

# **Facility Condition Assessment Report**

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

COMET4 Facility Report

**Margaret Harris Comprehensive School Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \High Schools\Margaret Harris Comprehensive School**Address:** 1634 Knob Hill Drive NE, Atlanta, GA 30329**Attributes:****Facility Code** 0177  
**Super Cluster** 6**General Information:****Function:** High School**Year Built:****Gross Area:** 43,766 S.F.**Last Renovation:****Facility Description:**

The Margaret Harris Comprehensive School is located at 1634 Knob Hill Drive NE in Atlanta, Georgia. The original campus was constructed in 1967 and additions to the main school building were constructed in 1967, 1979, and 1987. In addition to these buildings, the campus contains a greenhouse, covered walkway, storage building, and playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

**Current Repair Cost:** \$1,643,981.68**Replacement Cost:** \$10,762,932.40**FCI:** 15.27%

24-Jan-2011

Margaret Harris Comprehensive School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 FCI Report

**Margaret Harris Comprehensive School Weighted FCI Report**

Report Date: 24 Jun 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
Margaret Harris Comprehensive School\Site		\$20.80	43,766	\$341,514	\$910,447	37.51%	\$0	\$0	\$341,514	\$0	\$0
Margaret Harris Comprehensive School\1967, 1979 Building		\$207.38	41,566	\$1,233,722	\$8,619,883	11.25%	\$0	\$0	\$176,213	\$1,057,509	\$0
Margaret Harris Comprehensive School\Playfield		\$4.98	160,000	\$68,746	\$796,320	4.32%	\$0	\$0	\$0	\$0	\$68,746
Margaret Harris Comprehensive School\1980 Storage		\$76.05	150	\$0	\$11,408	0.00%	\$0	\$0	\$0	\$0	\$0
Margaret Harris Comprehensive School\Covered Walkway		\$27.64	1,350	\$0	\$37,316	0.00%	\$0	\$0	\$0	\$0	\$0
Margaret Harris Comprehensive School\1987 Greenhouse		\$100.01	600	\$0	\$60,005	0.00%	\$0	\$0	\$0	\$0	\$0
Margaret Harris Comprehensive School\1987 Addition		\$148.89	2,200	\$0	\$327,554	0.00%	\$0	\$0	\$0	\$0	\$0

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Survey Report  
**Margaret Harris Comprehensive School Detailed Facility Needs Assessment Report**

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$1,219,604	\$424,377	\$1,643,982			
High Schools								\$1,219,604	\$424,377	\$1,643,982			
Margaret Harris Comprehensive School								\$1,219,604	\$424,377	\$1,643,982			
1967, 1979 Building								\$894,002	\$339,721	\$1,233,722			
Building Systems								\$894,002	\$339,721	\$1,233,722			
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$127,691	\$48,522	\$176,213	Necessary	Deferred Maintenance	The original wood interior doors are beyond their service life, the door hardware does not comply with accessibility requirements, and the doors do not swing in the direction of egress.
C1030	Fittings	System		Inadequate	Renew System	1	Ea.	\$187,920	\$71,410	\$259,329	Recommended	Deferred Maintenance	Fittings, such as chalk and tack boards, room signage, toilet and bath accessories, toilet partitions, and shelving, are aged and damaged, and should be replaced.
E1090	Other Equipment - Kitchen	System		Beyond Service Life	Renew System	1	Ea.	\$338,804	\$128,746	\$467,550	Recommended	Deferred Maintenance	The kitchen equipment is beyond its service life and should be replaced.
E2010	Equipment Fixed Furnishings	System		Beyond Service Life	Renew System	1	Ea.	\$239,586	\$91,043	\$330,629	Recommended	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.
Playfield Building Systems								\$54,560	\$14,186	\$68,746			
F1040	Special Facilities - Sports Field - Natural Turf	System		Beyond Service Life	Renew System	1	Ea.	\$54,560	\$14,186	\$68,746			
								\$35,200	\$9,152	\$44,352	Discretionary	Deferred Maintenance	The playfield turf is worn and damaged and should be reseeded.
G2040	Site Development - Fencing	System		Beyond Service Life	Renew System	1	Ea.	\$19,360	\$5,034	\$24,394	Discretionary	Deferred Maintenance	The fencing is in poor condition and should be replaced.

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COMET4 Survey Report

**Margaret Harris Comprehensive School Detailed Facility Needs Assessment Report**

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site								\$271,043	\$70,471	\$341,514			
Building Systems								\$271,043	\$70,471	\$341,514			
G2010	Roadways	System		Beyond Service Life	Renew System	1	Ea.	\$186,312	\$48,441	\$234,753	Necessary	Deferred Maintenance	West side of site / The asphaltic roadways are aged, have many road cuts and repairs, and should be resurfaced.
G2030	Pedestrian Paving	System		Beyond Service Life	Renew System	1	Ea.	\$36,107	\$9,388	\$45,495	Necessary	Deferred Maintenance	The sidewalks are aged and cracked and should be replaced.
G2040	Site Development	System		Beyond Service Life	Renew System	1	Ea.	\$10,110	\$2,629	\$12,739	Necessary	Deferred Maintenance	The fencing is aged, rusted, and damaged, and should be replaced.
G3060	Fuel Distribution - Gas	System		Beyond Service Life	Renew System	1	Ea.	\$4,814	\$1,252	\$6,066	Necessary	Deferred Maintenance	Gas piping throughout the building is beyond its service life and should be replaced.
G4020	Site Lighting	System		Beyond Service Life	Renew System	1	Ea.	\$26,478	\$6,884	\$33,363	Necessary	Deferred Maintenance	Site lighting is beyond its service life and should be replaced.
G4030	Site Communication and Security	System		Beyond Service Life	Renew System	1	Ea.	\$7,221	\$1,878	\$9,099	Necessary	Deferred Maintenance	The site communications and security system is aged, beyond its service life, and should be replaced.

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Margaret Harris Comprehensive School Facility Executive Summary Report

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ 1967, 1979 Building  
**Address:** 1634 Knob Hill Drive NE, Atlanta, GA 30329

### Attributes:

**Building Codes** 8010, 8011  
**Fire Sprinkler System** Yes

### General Information:

**Function:** High School  
**Gross Area:** 41,566 S.F.  
**Year Built:** 1967  
**Last Renovation:**

### Facility Description:

The Margaret Harris High School main building is a one-story building located at 1634 Knob Hill Drive NE in Atlanta, Georgia. Originally built in 1967, there have been two additions in 1979 and 1987, and major renovations in 2008, 2009, and 2010. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the PTAC units which are not energy efficient; and 2) Installing a more comprehensive energy management system that includes the lighting system as well as the HVAC system.

**Current Repair Cost:** \$1,233,722.11

**Replacement Cost:** \$8,619,882.95

**FCI:** 14.31%



24-Jan-2011  
South Elevation



24-Jan-2011  
West Elevation



24-Jan-2011  
North Elevation



24-Jan-2011  
East Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Margaret Harris Comprehensive School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Margaret Harris Comprehensive School\ 1967, 1979 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	\$207.38	S.F.	41,566	108	\$9,287,818	41	1981	1977	2015		\$1,233,721	\$8,619,885	14
Substructure	\$6.86	S.F.	41,566	100	\$285,085	100	1967					\$285,085	
Foundations	\$6.86	S.F.	41,566	100	\$285,085	100	1967					\$285,085	
Standard Foundations	\$3.49	S.F.	41,566	100	\$145,124	100	1967					\$145,124	
Special Foundations		S.F.	41,566	100		100	1967						
Slab on Grade	\$3.37	S.F.	41,566	100	\$139,961	100	1967					\$139,961	
Basement Construction		S.F.	41,566			0	1967						
Basement Excavation		S.F.	41,566	100		100	1967						
Basement Walls		S.F.	41,566	100		100	1967						
Shell	\$40.52	S.F.	41,566	104	\$1,753,070	69	1974	1977	2015			\$1,684,121	
Superstructure	\$9.77	S.F.	41,566	100	\$406,116	100	1967					\$406,116	
Floor Construction		S.F.	41,566	100		100	1967						
Roof Construction	\$9.77	S.F.	41,566	100	\$406,116	100	1967					\$406,116	
Exterior Enclosure	\$25.20	S.F.	41,566	104	\$1,093,303	68	1981	1997	2015			\$1,047,413	
Exterior Walls	\$14.16	S.F.	41,566	100	\$588,525	100	1967					\$588,525	
Exterior Windows	\$10.42	S.F.	41,566	110	\$476,384	30	2008	2038				\$433,076	
Exterior Doors	\$0.62	S.F.	41,566	110	\$28,394	30	1967	1997	2015	5		\$25,812	
Roofing	\$5.55	S.F.	41,566	110	\$253,651	25	1973	1977				\$230,592	
Roof Coverings - Asphalt Shingles		S.F.	41,566	110		10	1967	1977					
Roof Coverings - BUR	\$5.55	S.F.	41,566	110	\$253,651	25	2003	2028				\$230,592	
Roof Coverings - EPDM		S.F.	41,566	110		15	1967	1982					
Roof Coverings - Preformed Metal		S.F.	41,566	110		30	1967	1997					
Roof Coverings - Standing Seam Metal		S.F.	41,566	110		75	1967	2042					
Roof Openings		S.F.	41,566	110		30	1967	1997					
Interiors	\$57.72	S.F.	41,566	107	\$2,572,902	51	1979	1977	2015		\$435,542	\$2,399,076	18
Interior Construction	\$28.75	S.F.	41,566	104	\$1,248,234	73	1967	1987			\$435,542	\$1,194,832	36
Partitions	\$17.77	S.F.	41,566	110	\$812,692	100	1967					\$738,811	
Interior Doors	\$5.30	S.F.	41,566	80	\$176,213	30	1967	1997			\$176,213	\$220,267	80
Fittings	\$5.67	S.F.	41,566	110	\$259,329	20	1967	1987			\$259,329	\$235,754	110
Stairs		S.F.	41,566			0	1967						
Stair Construction		S.F.	41,566	100		100	1967						
Interior Finishes	\$28.97	S.F.	41,566	110	\$1,324,668	31	1987	1977	2015			\$1,204,244	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	16,626	110	\$175,154	30	1967	1997	2015	5		\$159,231	
Wall Finishes - Paint	\$1.81	S.F.	24,940	110	\$49,595	10	2008	2018				\$45,087	
Wall Finishes - Wall Coverings		S.F.	41,566	110		10	1967	1977					
Floor Finishes - Carpet		S.F.	41,566	110		8	1995	2003					
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	6,235	110	\$91,903	50	1967	2017				\$83,548	
Floor Finishes - Terrazzo	\$48.99	S.F.	6,235	110	\$335,998	50	1967	2017				\$305,453	
Floor Finishes - VCT	\$8.79	S.F.	27,018	110	\$261,255	20	2010	2030				\$237,504	
Floor Finishes - Wood		S.F.	41,566	110		20	1967	1987					
Ceiling Finishes	\$8.98	S.F.	41,566	110	\$410,763	20	2008	2028				\$373,421	
Services	\$84.83	S.F.	41,566	110	\$3,878,582	22	1992	1997	2015			\$3,525,985	
Conveying		S.F.	41,566			0	1967	1997					
Elevators and Lifts		S.F.	41,566	110		30	1967	1997					
Plumbing	\$24.67	S.F.	41,566	110	\$1,128,177	23	1974	1997	2015			\$1,025,616	
Plumbing Fixtures	\$16.10	S.F.	41,566	110	\$736,344	20	2010	2030				\$669,404	
Domestic Water Distribution	\$3.42	S.F.	41,566	110	\$156,481	30	1967	1997	2015	5		\$142,255	
Sanitary Waste	\$4.31	S.F.	41,566	110	\$196,863	30	1967	1997	2015	5		\$178,967	
Rain Water Drainage	\$0.84	S.F.	41,566	110	\$38,489	30	1967	1997	2015	5		\$34,990	
Other Plumbing Systems - Acid Waste		S.F.	41,566	110		30	1967	1997					
Other Plumbing Systems - Natural Gas		S.F.	41,566	110		30	1967	1997					
HVAC	\$34.33	S.F.	41,566	110	\$1,569,858	20	2001	1997				\$1,427,143	
Heat Generating Systems		S.F.	41,566	110		30	1967	1997					
Cooling Generating Systems	\$4.22	S.F.	41,566	110	\$193,077	30	2008	2038				\$175,525	
Distribution Systems & Exhaust Systems	\$4.98	S.F.	41,566	110	\$227,781	30	2008	2038				\$207,073	
Terminal & Package Units	\$21.57	S.F.	41,566	110	\$986,209	15	2008	2023				\$896,554	
Controls & Instrumentation	\$2.86	S.F.	41,566	110	\$130,611	20	2008	2028				\$118,737	
Other HVAC Systems/Equip - Kitchen Hood	\$0.70	S.F.	41,566	110	\$32,180	30	2008	2038				\$29,254	
Fire Protection	\$3.70	S.F.	41,566	110	\$169,100	30	1973	1997	2015			\$153,728	

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Sprinklers	\$3.70	S.F.	41,566	110	\$169,100	30	1979	2009	2015	5		\$153,728	
Standpipes		S.F.	41,566	110		30	1967	1997					
Electrical	\$22.12	S.F.	41,566	110	\$1,011,447	24	2008	2018				\$919,498	
Electrical Service/Distribution	\$1.85	S.F.	41,566	110	\$84,550	30	2008	2038				\$76,864	
Branch Wiring	\$5.35	S.F.	41,566	110	\$244,817	30	2008	2038				\$222,561	
Lighting	\$8.03	S.F.	41,566	110	\$367,226	30	2008	2038				\$333,841	
Communications and Security - Fire Alarm	\$0.76	S.F.	41,566	110	\$34,703	10	2008	2018				\$31,549	
Communications and Security - PA & Clock Systems	\$4.71	S.F.	41,566	110	\$215,161	10	2008	2018				\$195,601	
Communications and Security - Security & CCTV	\$1.13	S.F.	41,566	110	\$51,740	10	2008	2018				\$47,036	
Other Electrical Systems - Emergency Generator	\$0.29	S.F.	41,566	110	\$13,250	20	2008	2028				\$12,046	
Equipment & Furnishings	\$17.46	S.F.	41,566	110	\$798,179	17	1967	1982			\$798,179	\$725,618	110
Equipment	\$10.23	S.F.	41,566	110	\$467,550	15	1967	1982			\$467,550	\$425,046	110
Commercial Equipment		S.F.	41,566	110		20	1967	1987					
Institutional Equipment		S.F.	41,566	110		20	1967	1987					
Other Equipment - Kitchen Equipment	\$10.23	S.F.	41,566	110	\$467,550	15	1967	1982			\$467,550	\$425,046	110
Furnishings	\$7.23	S.F.	41,566	110	\$330,629	20	1967	1987			\$330,629	\$300,572	110
Fixed Furnishings	\$7.23	S.F.	41,566	110	\$330,629	20	1967	1987			\$330,629	\$300,572	110
Special Construction		S.F.	41,566			0	1967	1987					
Special Construction		S.F.	41,566			0	1967	1987					
Special Structures - Canopies		S.F.	41,566	110		20	1967	1987					



**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ 1967, 1979 Building (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$1,233,721			\$886,243		\$526,264	\$444,889				
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell				\$32,916							
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure				\$32,916							
Exterior Walls											
Exterior Windows											
Exterior Doors				\$32,916							
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$435,542			\$203,051		\$526,264	\$62,826				
Interior Construction	\$435,542										
Partitions											
Interior Doors	\$176,213										
Fittings	\$259,329										
Stairs											
Stair Construction											
Interior Finishes				\$203,051		\$526,264	\$62,826				
Wall Finishes - Ceramic & Glazed				\$203,051							
Wall Finishes - Paint							\$62,826				
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet											
Floor Finishes - Ceramic & Quarry						\$113,029					
Tile											
Floor Finishes - Terrazzo						\$413,235					
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services				\$650,276			\$382,063				
Conveying											
Elevators and Lifts											
Plumbing				\$454,242							
Plumbing Fixtures											
Domestic Water Distribution				\$181,404							
Sanitary Waste				\$228,218							
Rain Water Drainage				\$44,620							
Other Plumbing Systems - Acid											
Waste											
Other Plumbing Systems - Natural											
Gas											
HVAC											
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems & Exhaust											
Systems											
Terminal & Package Units											
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection				\$196,034							



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COMET4 Facility Report

**Margaret Harris Comprehensive School Facility Executive Summary Report**

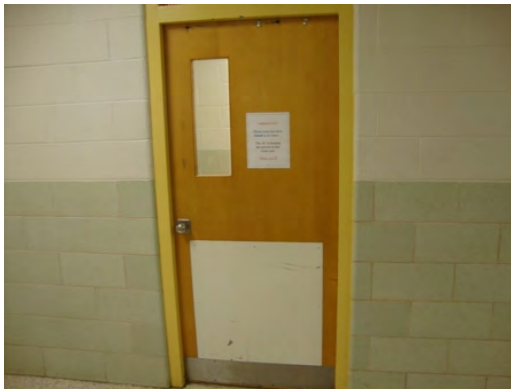
Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ 1967, 1979 Building (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **C1020**  
 System: **Interior Doors**  
 Material: **System**  
 Distress: **Beyond Service Life**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**  
 Note: **The original wood interior doors are beyond their service life, the door hardware does not comply with accessibility requirements, and the doors do not swing in the direction of egress.**

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

Tue, 19-Apr-2011

**Estimates:**

Raw Cost	<b>\$127,690.75</b>
Plus or (Minus) Additional Cost	<b>\$48,522.49</b>
Total Estimated Amount	<b>\$176,213.24</b>

**Deficiency:**

Assembly: **C1030**  
 System: **Fittings**  
 Material: **System**  
 Distress: **Inadequate**  
 Category: **Deferred Maintenance**  
 Correction: **Renew System**  
 Note: **Fittings, such as chalk and tack boards, room signage, toilet and bath accessories, toilet partitions, and shelving, are aged and damaged, and should be replaced.**

Surveyor/Update: Walter Williams  
 Priority: 4  
 Quantity: 1

Fri, 04-Mar-2011

**Estimates:**

Raw Cost	<b>\$187,919.89</b>
Plus or (Minus) Additional Cost	<b>\$71,409.56</b>
Total Estimated Amount	<b>\$259,329.45</b>

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Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ 1967, 1979 Building (continued)**Deficiency:**

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

Surveyor/Update: Walter Williams  
 Priority: 4  
 Quantity: 1

Mon, 21-Feb-2011

**Note:** The kitchen equipment is beyond its service life and should be replaced.**Estimates:**

Raw Cost	<b>\$338,804.47</b>
Plus or (Minus) Additional Cost	<b>\$128,745.70</b>
Total Estimated Amount	<b>\$467,550.17</b>

**Deficiency:**

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

Surveyor/Update: Walter Williams  
 Priority: 4  
 Quantity: 1

Tue, 19-Apr-2011

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

Raw Cost	<b>\$239,586.42</b>
Plus or (Minus) Additional Cost	<b>\$91,042.84</b>
Total Estimated Amount	<b>\$330,629.26</b>

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ 1987 Addition  
**Address:** 1634 Knob Hill Drive NE, Atlanta, GA 30329

**Attributes:**

**Building Codes** 8012  
**Fire Sprinkler System** Yes

**General Information:**

**Function:** High School **Year Built:** 1987  
**Gross Area:** 2,200 S.F. **Last Renovation:**

**Facility Description:**

The 1987 Classroom Addition at Margaret Harris Comprehensive School is a one-story building located at 1634 Knob Hill Drive NE in Atlanta, Georgia. There has been no additions, but there have been electrical and HVAC renovations in 2008 and 2009. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

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

**Current Repair Cost:** \$0.00

**Replacement Cost:** \$327,554.04

**FCI:** 0.00%



24-Jan-2011  
West Elevation



24-Jan-2011  
North Elevation



24-Jan-2011  
North Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Margaret Harris Comprehensive School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Margaret Harris Comprehensive School\ 1987 Addition (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	\$148.89	S.F.	2,200	107	\$350,039	47	1996	1995	2015		0	\$327,555	
Substructure	\$6.86	S.F.	2,200	100	\$15,089	100	1987					\$15,089	
Foundations	\$6.86	S.F.	2,200	100	\$15,089	100	1987					\$15,089	
Standard Foundations	\$3.49	S.F.	2,200	100	\$7,681	100	1987					\$7,681	
Special Foundations	\$4.06	S.F.	0	100		100	1987						
Slab on Grade	\$3.37	S.F.	2,200	100	\$7,408	100	1987					\$7,408	
Basement Construction			0			0	0						
Basement Excavation	\$0.11	S.F.	0	100		100	1987						
Basement Walls	\$1.59	S.F.	0	100		100	1987						
Shell	\$40.52	S.F.	2,200	104	\$92,786	69	1990	1997	2020			\$89,137	
Superstructure	\$9.77	S.F.	2,200	100	\$21,495	100	1987					\$21,495	
Floor Construction	\$14.14	S.F.	0	100		100	1987						
Roof Construction	\$9.77	S.F.	2,200	100	\$21,495	100	1987					\$21,495	
Exterior Enclosure	\$25.20	S.F.	2,200	104	\$57,866	68	1987	2017				\$55,437	
Exterior Walls	\$14.16	S.F.	2,200	100	\$31,149	100	1987					\$31,149	
Exterior Windows	\$10.42	S.F.	2,200	110	\$25,214	30	1987	2017				\$22,922	
Exterior Doors	\$0.62	S.F.	2,200	110	\$1,503	30	1987	2017				\$1,366	
Roofing	\$5.55	S.F.	2,200	110	\$13,425	25	2004	1997	2020			\$12,205	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	1987	1997					
Roof Coverings - BUR	\$5.55	S.F.	2,200	110	\$13,425	25	2004	2029	2020	10		\$12,205	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1987	2002					
Roof Coverings - Preformed Metal	\$0.07	S.F.	0	110		30	1987	2017					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1987	2062					
Roof Openings	\$0.07	S.F.	0	110		30	1987	2017					
Interiors	\$48.33	S.F.	2,200	107	\$113,456	51	1994	1995	2015			\$106,320	
Interior Construction	\$28.75	S.F.	2,200	104	\$66,067	73	1987	2007	2015			\$63,240	
Partitions	\$17.77	S.F.	2,200	110	\$43,014	100	1987					\$39,104	
Interior Doors	\$5.30	S.F.	2,200	80	\$9,327	30	1987	2017				\$11,658	
Fittings	\$5.67	S.F.	2,200	110	\$13,726	20	1987	2007	2015	5		\$12,478	
Stairs			0			0	0						
Stair Construction	\$1.93	S.F.	0	100		100	1987						
Interior Finishes	\$19.58	S.F.	2,200	110	\$47,389	19	2001	1995	2015			\$43,080	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	1987	2017					
Wall Finishes - Paint	\$1.81	S.F.	2,200	110	\$4,375	10	2008	2018				\$3,977	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1987	1997					
Floor Finishes - Carpet	\$7.87	S.F.	0	110		8	1987	1995					
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	0	110		50	1987	2037					
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	1987	2037					
Floor Finishes - VCT	\$8.79	S.F.	2,200	110	\$21,273	20	1987	2007	2015	5		\$19,339	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1987	2007					
Ceiling Finishes	\$8.98	S.F.	2,200	110	\$21,741	20	2008	2028				\$19,764	
Services	\$45.95	S.F.	2,200	110	\$111,208	21	2006	2007				\$101,100	
Conveying			0			0	0						
Elevators and Lifts	\$0.84	S.F.	0	110		30	1987	2017					
Plumbing			0			0	0						
Plumbing Fixtures	\$16.10	S.F.	0	110		20	1987	2007					
Domestic Water Distribution	\$3.42	S.F.	0	110		30	1987	2017					
Sanitary Waste	\$4.31	S.F.	0	110		30	1987	2017					
Rain Water Drainage	\$0.84	S.F.	0	110		30	1987	2017					
Other Plumbing Systems - Acid Waste	\$0.50	S.F.	0	110		30	1987	2017					
Other Plumbing Systems - Natural Gas	\$0.70	S.F.	0	110		30	1987	2017					
HVAC	\$22.27	S.F.	2,200	110	\$53,901	18	2009	2007				\$49,001	
Heat Generating Systems	\$4.15	S.F.	0	110		30	1987	2017					
Cooling Generating Systems	\$4.22	S.F.	0	110		30	1987	2017					
Distribution Systems & Exhaust Systems	\$4.98	S.F.	2,200	110	\$12,056	30	2009	2039				\$10,960	
Terminal & Package Units	\$17.29	S.F.	2,200	110	\$41,845	15	2009	2024				\$38,041	
Controls & Instrumentation	\$2.86	S.F.	0	110		20	1987	2007					
Other HVAC Systems/Equip - Kitchen Hood	\$0.70	S.F.	0	110		30	1987	2017					
Fire Protection	\$3.70	S.F.	2,200	110	\$8,950	30	1987	2017				\$8,136	

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Sprinklers	\$3.70	S.F.	2,200	110	\$8,950	30	1987	2017				\$8,136	
Standpipes	\$0.40	S.F.	0	110		30	1987	2017					
Electrical	\$19.98	S.F.	2,200	110	\$48,357	23	2008	2007				\$43,963	
Electrical Service/Distribution	\$1.85	S.F.	0	110		30	1987	2017					
Branch Wiring	\$5.35	S.F.	2,200	110	\$12,958	30	2008	2038				\$11,780	
Lighting	\$8.03	S.F.	2,200	110	\$19,436	30	2008	2038				\$17,670	
Communications and Security - Fire Alarm	\$0.76	S.F.	2,200	110	\$1,837	10	2008	2018				\$1,670	
Communications and Security - PA & Clock Systems	\$4.71	S.F.	2,200	110	\$11,388	10	2008	2018				\$10,353	
Communications and Security - Security & CCTV	\$1.13	S.F.	2,200	110	\$2,738	10	2008	2018				\$2,490	
Other Electrical Systems - Emergency Generator	\$0.29	S.F.	0	110		20	1987	2007					
Equipment & Furnishings	\$7.23	S.F.	2,200	110	\$17,500	20	1987	2002	2015			\$15,909	
Equipment			0			0	0						
Institutional Equipment	\$0.70	S.F.	0	110		20	1987	2007					
Other Equipment (Kitchen Equipment)	\$5.02	S.F.	0	110		20	1987	2007					
Other Equipment (Sports Equipment)	\$1.37	S.F.	0	100		15	1987	2002					
Furnishings	\$7.23	S.F.	2,200	110	\$17,500	20	1987	2007	2015			\$15,909	
Fixed Furnishings	\$7.23	S.F.	2,200	110	\$17,500	20	1987	2007	2015	5		\$15,909	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.93	S.F.	0	110		20	1987	2007					

**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ 1987 Addition (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total				\$60,861		\$55,337	\$25,764		\$18,042		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell						\$32,858			\$18,042		
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure						\$32,858					
Exterior Walls											
Exterior Windows						\$31,010					
Exterior Doors						\$1,848					
Roofing									\$18,042		
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR									\$18,042		
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors				\$40,574		\$11,471	\$5,542				
Interior Construction				\$15,912		\$11,471					
Partitions											
Interior Doors						\$11,471					
Fittings				\$15,912							
Stairs											
Stair Construction											
Interior Finishes				\$24,662			\$5,542				
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint							\$5,542				
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet											
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT				\$24,662							
Floor Finishes - Wood											
Ceiling Finishes											
Services						\$11,008	\$20,222				
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Acid											
Waste											
Other Plumbing Systems - Natural											
Gas											
HVAC											
Heat Generating Systems											
Cooling Generating Systems											
Distribution Systems & Exhaust											
Systems											
Terminal & Package Units											
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection						\$11,008					





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COMET4 Facility Report

**Margaret Harris Comprehensive School Facility Executive Summary Report**

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**Facility:** \High Schools\Margaret Harris Comprehensive School\ **1987 Addition** (continued)

**Deficiency Sheet:**

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

**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ 1987 Greenhouse  
**Address:** 1634 Knob Hill Drive NE, Atlanta, GA 30329

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

**General Information:**  
**Function:** Other Facilities  
**Gross Area:** 600 S.F.  
**Year Built:** 1987  
**Last Renovation:**

**Facility Description:**

The Greenhouse at Margaret Harris Comprehensive 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:** \$0.00      **Replacement Cost:** \$60,005.16      **FCI:** 0.00%



24-Jan-2011  
North Elevation



24-Jan-2011  
East Elevation



24-Jan-2011  
South Elevation



24-Jan-2011  
West Elevation

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

**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ **1987 Greenhouse** (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	\$100.01	S.F.	600	110	\$66,006	30	1987	2017			0	\$60,005	
Special Construction	\$100.01	S.F.	600	110	\$66,006	30	1987	2017				\$60,005	
Special Construction	\$100.01	S.F.	600	110	\$66,006	30	1987	2017				\$60,005	
Special Structures - Greenhouse - Pre-Engineered	\$100.01	S.F.	600	110	\$66,006	30	1987	2017				\$60,005	

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

**Margaret Harris Comprehensive School Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \High Schools\Margaret Harris Comprehensive School\ **1987 Greenhouse** (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total						\$81,179					
Special Construction						\$81,179					
Special Construction						\$81,179					
Special Structures - Greenhouse - Pre-Engineered						\$81,179					

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**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

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**Facility:** \High Schools\Margaret Harris Comprehensive School\ **1987 Greenhouse** (continued)

**Deficiency Sheet:**

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

**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\  
**Address:** 1634 Knob Hill Drive NE, Atlanta, GA 30329  
**Covered Walkway**

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

**General Information:**

**Function:** Elementary School      **Year Built:** 2008  
**Gross Area:** 1,350 S.F.      **Last Renovation:**

**Facility Description:**

An engineered covered walkway connects the student drop off/pick up area and the main building provides some weather protection for the students.

**Current Repair Cost:** \$0.00      **Replacement Cost:** \$37,315.89      **FCI:** 0.00%



24-Jan-2011  
East Elevation



24-Jan-2011  
North Elevation



24-Jan-2011  
West Elevation



24-Jan-2011  
South Elevation

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

**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\ **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.	1,350	100	\$37,316	25	2008	2033			0	\$37,316	
Special Construction	\$27.64	S.F.	1,350	100	\$37,316	25	2008	2033				\$37,316	
Special Construction	\$27.64	S.F.	1,350	100	\$37,316	25	2008	2033				\$37,316	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,350	100	\$37,316	25	2008	2033				\$37,316	





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**DeKalb County School System**

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COMET4 Facility Report

**Margaret Harris Comprehensive School Facility Executive Summary Report**

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**Facility:** \High Schools\Margaret Harris Comprehensive School\ **Covered Walkway** (continued)

**Deficiency Sheet:**

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

**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\1980 Storage  
**Address:** 1634 Knob Hill Drive NE, Atlanta, GA 30329

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

**General Information:**  
**Function:** Storage Building **Year Built:** 1980  
**Gross Area:** 150 S.F. **Last Renovation:**

**Facility Description:**

The Storage Building at Margaret Harris High School is located at 1634 Knob Hill Drive NE Atlanta Georgia 30329. 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:** \$0.00 **Replacement Cost:** \$11,407.77 **FCI:** 0.00%



24-Jan-2011  
West Elevation



24-Jan-2011  
North Elevation



24-Jan-2011  
East Elevation



24-Jan-2011  
South Elevation

**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\1980 Storage (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$76.05	S.F.	150	103	\$11,771	91	1980	2000	2015		0	\$11,408	
Substructure	\$3.41	S.F.	150	100	\$511	100	1980					\$511	
Foundations	\$3.41	S.F.	150	100	\$511	100	1980					\$511	
Standard Foundations		S.F.	150	100		100	1980						
Slab on Grade	\$3.41	S.F.	150	100	\$511	100	1980					\$511	
Basement Construction		S.F.	150			0	1980						
Basement Excavation		S.F.	150	100		100	1980						
Basement Walls		S.F.	150	100		100	1980						
Shell	\$72.65	S.F.	150	103	\$11,260	91	1980	2010	2015			\$10,897	
Superstructure	\$13.57	S.F.	150	100	\$2,035	100	1980					\$2,035	
Roof Construction	\$13.57	S.F.	150	100	\$2,035	100	1980					\$2,035	
Exterior Enclosure	\$35.61	S.F.	150	100	\$5,352	98	1980	2010	2015			\$5,341	
Exterior Walls	\$34.87	S.F.	150	100	\$5,231	100	1980					\$5,231	
Exterior Windows		S.F.	150	110		30	1980	2010					
Exterior Doors	\$0.73	S.F.	150	110	\$121	30	1980	2010	2015	5		\$110	
Roofing	\$23.47	S.F.	150	110	\$3,873	75	1980	2055				\$3,521	
Roof Coverings	\$23.47	S.F.	150	110	\$3,873	75	1980	2055				\$3,521	
Interiors		S.F.	150			0	1980	2000					
Interior Construction		S.F.	150			0	1980	2000					
Partitions		S.F.	150	0		40	1980						
Interior Doors		S.F.	150	0		30	1980	2010					
Fittings		S.F.	150	110		20	1980	2000					
Interior Finishes		S.F.	150			0	1980	2000					
Wall Finishes		S.F.	150	110		20	1980	2000					
Floor Finishes		S.F.	150	110		20	1980	2000					
Ceiling Finishes		S.F.	150	110		20	1980	2000					
Services		S.F.	150			0	1980	2010	2015				
Plumbing		S.F.	150			0	1980	2010	2015				
Rain Water Drainage		S.F.	150	110		30	1980	2010	2015	5			
Electrical		S.F.	150			0	1980	2010					
Electrical Service/Distribution		S.F.	150	110		30	1980	2010					
Lighting and Branch Wiring		S.F.	150	110		30	1980	2010					



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**DeKalb County School System**

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COMET4 Facility Report

**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

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**Facility:** \High Schools\Margaret Harris Comprehensive School\1980 Storage (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

**Margaret Harris Comprehensive School Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \High Schools\Margaret Harris Comprehensive School\Playfield**Address:** 1634 Knob Hill Drive NE, Atlanta, GA**Attributes:**

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

**General Information:**

<b>Function:</b>	High School	<b>Year Built:</b>	1967
<b>Gross Area:</b>	160,000 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

The Playfield at Margaret Harris Comprehensive 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:** \$68,745.60**Replacement Cost:** \$796,320.00**FCI:** 8.63%

24-Jan-2011

Margaret Harris Comprehensive School

**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\Playfield (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.98	S.F.	160,000	101	\$802,570	93	1967	1977			\$68,746	\$796,320	9
Special Construction	\$0.25	S.F.	160,000	110	\$44,352	10	1967	1977			\$44,352	\$40,320	110
Special Construction	\$0.25	S.F.	160,000	110	\$44,352	10	1967	1977			\$44,352	\$40,320	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	160,000	110	\$44,352	10	1967	1977			\$44,352	\$40,320	110
Building Sitework	\$4.72	S.F.	160,000	100	\$758,218	97	1967	1987			\$24,394	\$756,000	3
Site Preparation	\$4.59	S.F.	160,000	100	\$733,824	100	1967					\$733,824	
Site Earthwork	\$4.59	S.F.	160,000	100	\$733,824	100	1967					\$733,824	
Site Improvements	\$0.14	S.F.	160,000	110	\$24,394	20	1967	1987			\$24,394	\$22,176	110
Site Development - Fencing	\$0.14	S.F.	160,000	110	\$24,394	20	1967	1987			\$24,394	\$22,176	110
Landscaping - Irrigation		S.F.	160,000	110		20	1967	1987					
Site Mechanical Utilities		S.F.	160,000			0	1967	1997					
Water Supply - Water Service		S.F.	160,000	110		30	1967	1997					
Site Electrical Utilities		S.F.	160,000			0	1967	1997					
Site Lighting		S.F.	160,000	110		30	1967	1997					





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COMET4 Facility Report

**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\Playfield (continued)

**Deficiency Sheet:**

**Deficiency:**

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

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

Thu, 31-Mar-2011



**Estimates:**

Raw Cost	<b>\$35,200.00</b>
Plus or (Minus) Additional Cost	<b>\$9,152.00</b>
Total Estimated Amount	<b>\$44,352.00</b>

**Deficiency:**

Assembly: **G2040**  
System: **Site Development - Fencing System**  
Material: **Beyond Service Life**  
Distress: **Deferred Maintenance**  
Category: **Renew System**  
Correction: **The fencing is in poor condition and should be replaced.**  
Note:

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

Mon, 21-Feb-2011



**Estimates:**

Raw Cost	<b>\$19,360.00</b>
Plus or (Minus) Additional Cost	<b>\$5,033.60</b>
Total Estimated Amount	<b>\$24,393.60</b>

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COMET4 Facility Report

**Margaret Harris Comprehensive School Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \High Schools\Margaret Harris Comprehensive School\Site  
**Address:** 1634 Knob Hill Drive NE, Atlanta, GA 30329**Attributes:****Site Code** 1405**General Information:****Function:** High School**Year Built:** 1967**Gross Area:** 43,766 S.F.**Last Renovation:****Facility Description:**

The Margaret Harris Comprehensive School site was originally constructed in 1967, has a total area of 9.5 acres, and is occupied by approximately 43,766 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.

**Current Repair Cost:** \$341,513.98**Replacement Cost:** \$910,446.59**FCI:** 37.51%

04-Nov-2010

Aerial Image of Margret Harris  
Comprehensive School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\Site (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$20.80	S.F.	43,766	110	\$1,001,492	31	1970	1977			\$341,515	\$910,447	38
Building Sitework	\$20.80	S.F.	43,766	110	\$1,001,492	31	1970	1977			\$341,515	\$910,447	38
Site Improvements	\$14.26	S.F.	43,766	110	\$686,668	23	1974	1977			\$292,987	\$624,243	47
Roadways	\$4.88	S.F.	43,766	110	\$234,753	25	1967	1992			\$234,753	\$213,412	110
Parking Lots	\$6.36	S.F.	43,766	110	\$306,331	25	2008	2033				\$278,483	
Pedestrian Paving	\$0.94	S.F.	43,766	110	\$45,495	30	1967	1997			\$45,495	\$41,359	110
Site Development	\$0.26	S.F.	43,766	110	\$12,739	10	1967	1977			\$12,739	\$11,580	110
Site Development 2		S.F.	43,766			0	1967	1997					
Fence & Guardrails		S.F.	43,766	100		30	1967	1997					
Landscaping	\$1.81	S.F.	43,766	110	\$87,350	10	1967					\$79,409	
Site Mechanical Utilities	\$5.66	S.F.	43,766	110	\$272,362	50	1967	1997			\$6,066	\$247,602	2
Water Supply	\$1.03	S.F.	43,766	110	\$49,741	50	1967	2017				\$45,219	
Sanitary Sewer	\$0.45	S.F.	43,766	110	\$21,837	50	1967	2017				\$19,852	
Storm Sewer	\$4.04	S.F.	43,766	110	\$194,718	50	1967	2017				\$177,016	
Fuel Distribution - Gas	\$0.13	S.F.	43,766	110	\$6,066	30	1967	1997			\$6,066	\$5,515	110
Site Electrical Utilities	\$0.88	S.F.	43,766	110	\$42,462	30	1967	1997			\$42,462	\$38,602	110
Electrical Distribution		S.F.	43,766	110		30	1967	1997					
Site Lighting	\$0.69	S.F.	43,766	110	\$33,363	30	1967	1997			\$33,363	\$30,330	110
Site Communication and Security	\$0.19	S.F.	43,766	110	\$9,099	30	1967	1997			\$9,099	\$8,272	110



**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\Site (continued)

**Deficiency Sheet:**

**Deficiency:**

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

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

Sat, 18-Jun-2011



**Estimates:**

Raw Cost	<b>\$186,311.86</b>
Plus or (Minus) Additional Cost	<b>\$48,441.08</b>
Total Estimated Amount	<b>\$234,752.94</b>

**Deficiency:**

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

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

Tue, 19-Apr-2011



**Estimates:**

Raw Cost	<b>\$36,106.95</b>
Plus or (Minus) Additional Cost	<b>\$9,387.81</b>
Total Estimated Amount	<b>\$45,494.76</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\Site (continued)

**Deficiency:**

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

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

Mon, 21-Feb-2011

Note: **The fencing is aged, rusted, and damaged, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$10,109.95</b>
Plus or (Minus) Additional Cost	<b>\$2,628.59</b>
Total Estimated Amount	<b>\$12,738.54</b>

**Deficiency:**

Assembly: **G3060**  
System: **Fuel Distribution - Gas**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Tue, 19-Apr-2011

Note: **Gas piping throughout the building is beyond its service life and should be replaced.**



**Estimates:**

Raw Cost	<b>\$4,814.26</b>
Plus or (Minus) Additional Cost	<b>\$1,251.71</b>
Total Estimated Amount	<b>\$6,065.97</b>

**DeKalb County School System**

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COMET4 Facility Report  
**Margaret Harris Comprehensive School Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \High Schools\Margaret Harris Comprehensive School\Site (continued)

**Deficiency:**

Assembly: **G4020**  
System: **Site Lighting**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **Site lighting is beyond its service life and should be replaced.**

Surveyor/Update: Walter Williams Tue, 19-Apr-2011  
Priority: 3  
Quantity: 1



**Estimates:**

Raw Cost	<b>\$26,478.43</b>
Plus or (Minus) Additional Cost	<b>\$6,884.39</b>
Total Estimated Amount	<b>\$33,362.82</b>

**Deficiency:**

Assembly: **G4030**  
System: **Site Communication and Security**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The site communications and security system is aged, beyond its service life, and should be replaced.**

Surveyor/Update: Walter Williams Mon, 21-Feb-2011  
Priority: 3  
Quantity: 1



**Estimates:**

Raw Cost	<b>\$7,221.39</b>
Plus or (Minus) Additional Cost	<b>\$1,877.56</b>
Total Estimated Amount	<b>\$9,098.95</b>



# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0177
Project: Assessments 2010	Region: 1	Site: Margaret Harris Compreh
Grade Config: P- 12	Site Type: Other	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - K-12</b>				
<b>Site</b>				
Traffic	Fair	2.01	3.00	67.00
Pedestrian Traffic	Good	0.34	0.34	100.00
Parking	Fair	2.38	3.55	67.00
Play Courts & Fields	Unsat	0.00	4.66	0.00
<b>Safety and Security</b>				
Fencing	Good	1.43	1.43	100.00
Signage & Way Finding	Fair	0.12	0.18	67.00
Ease of Supervision	G/F	2.50	2.50	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	Good	12.25	12.25	100.00
Adjacencies	Good	2.63	2.63	100.00
Storage\Fixed Equip.	Good	2.63	2.63	100.00
<b>Remedial - Special Needs</b>				
Size	Good	2.38	2.38	100.00
Adjacencies	G/F	0.51	0.51	100.00
Storage\Fixed Equip.	G/F	0.51	0.51	100.00
<b>Library</b>				
Size	Good	1.83	1.83	100.00
Adjacencies	G/F	0.39	0.39	100.00
Storage\Fixed Equip.	P/U	0.00	0.39	0.00
<b>P.E.</b>				
Size	Good	8.40	8.40	100.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
<b>Music</b>				
Size	P/U	0.00	2.38	0.00
Adjacencies	P/U	0.00	0.51	0.00
Storage\Fixed Equip.	P/U	0.00	0.51	0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
Size	P/U	0.00	1.15	0.00
Adjacencies	P/U	0.00	0.25	0.00
Storage\Fixed Equip.	P/U	0.00	0.25	0.00
<b>Performing Arts\Auditorium</b>				
Size	Good	4.05	4.05	100.00
Adjacencies	Good	0.87	0.87	100.00
Storage\Fixed Equip.	Good	0.87	0.87	100.00
<b>Vocational Technical</b>				
Size	Good	3.74	3.74	100.00
Adjacencies	Good	0.80	0.80	100.00
Storage\Fixed Equip.	G/F	0.80	0.80	100.00
<b>Science</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>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	Fair	0.61	1.21	50.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
<b>Restrooms (Student)</b>				
	Good	0.89	0.89	100.00
<b>Teacher Lounge and Work Room(s)</b>				
	Good	0.68	0.68	100.00
<b>Cafeteria</b>				
	Good	5.00	5.00	100.00
<b>Food Prep</b>				
	Good	6.63	6.63	100.00
<b>Counseling</b>				
	Good	0.31	0.31	100.00
<b>Clinic</b>				
	G/F	0.26	0.26	100.00
<b>Custodial &amp; Maintenance</b>				
	G/F	0.50	0.50	100.00
<b>Total For Site:</b>		<b>82.41</b>	<b>95.84</b>	<b>85.99</b>

Comments

## Suitability - K-12

Margaret Harris Comprehensive High School is the district site for students that have severe and profound multiple disabilities. The building is a former elementary school constructed in 1964. There has been a recent renovation of restrooms, HVAC, and windows.

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

Bus traffic flows around a staff/visitor parking area. There is parent traffic through this area also.

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

There is a lack of adequate parking space.

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

There is little playground equipment and the equipment is not handicapped accessible.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - K-12->Safety and Security-->Signage & Way Finding There are no wayfinding signs.				
Suitability - K-12->Safety and Security-->Sprinkler System There are no sprinklers in this building.				
Suitability - K-12->Remedial - Special Needs-->Storage\Fixed Equip. Most classrooms have adequate storage.				
Suitability - K-12->Library-->Size This is a regular classroom that meets the needs of the school.				
Suitability - K-12->Library-->Storage\Fixed Equip. The library storage and workspace is located in the corner of the library, divided by a desk and shelf.				
Suitability - K-12->Music-->Size There is no space for this program at this site.				
Suitability - K-12->Music-->Adjacencies There is no space for this program at this site.				
Suitability - K-12->Music-->Storage\Fixed Equip. There is no space for this program at this site.				
Suitability - K-12->Art-->Size There is no space for this program at this site.				
Suitability - K-12->Art-->Adjacencies There is no space for this program at this site.				
Suitability - K-12->Art-->Storage\Fixed Equip. There is no space for this program at this site.				
Suitability - K-12->Vocational Technical-->Size The home economics room and family living space meet this need.				
Suitability - K-12->Administration-->Size The reception area is small and there is not a conference room in the administrative area.				
Suitability - K-12->Restrooms (Student) Student restrooms were recently renovated.				
Suitability - K-12->Teacher Lounge and Work Room(s) The staff use the family living space, which is adequate for school needs.				
Suitability - K-12->Clinic There are three full-time nurses on staff. The space works well.				

# **Technology Readiness Report**

