

# **Facility Condition Assessment Report**

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

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Mary McLeod Bethune Middle**Address:** 5200 Covington Highway, Decatur, GA 30035**Attributes:**

<b>Facility Code</b>	0401
<b>Super Cluster</b>	5

**General Information:**

<b>Function:</b>	Middle School	<b>Year Built:</b>	
<b>Gross Area:</b>	161,263 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

The Mary McLeod Bethune Middle School campus consists of one main school building located at 5200 Covington Highway in Decatur, Georgia. The original campus was constructed in 2001 and there have been no additions to the main school building. In addition to the main school building, the campus contains a baseball field, football field, tennis courts, and track. 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:** \$1,745,344.09**Replacement Cost:** \$31,053,886.32**FCI:** 5.62%

08-Feb-2011

Mary McLeod Bethune Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 FCI Report

**Mary McLeod Bethune Middle 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
Mary McLeod Bethune Middle\2001 Building		\$163.52	161,263	\$1,567,802	\$26,369,129	5.95%	\$0	\$0	\$1,567,802	\$0	\$0
Mary McLeod Bethune Middle\Site		\$20.13	161,263	\$177,543	\$3,246,998	5.46%	\$0	\$0	\$176,573	\$969	\$0
Mary McLeod Bethune Middle\Track		\$4.52	36,900	\$0	\$166,913	0.00%	\$0	\$0	\$0	\$0	\$0
Mary McLeod Bethune Middle\Tennis Courts		\$8.87	13,200	\$0	\$117,089	0.00%	\$0	\$0	\$0	\$0	\$0
Mary McLeod Bethune Middle\Football Field		\$5.36	108,000	\$0	\$578,340	0.00%	\$0	\$0	\$0	\$0	\$0
Mary McLeod Bethune Middle\Baseball Field		\$5.87	98,000	\$0	\$575,417	0.00%	\$0	\$0	\$0	\$0	\$0

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Survey Report Mary McLeod Bethune Middle 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								\$1,276,995	\$468,349	\$1,745,344			
Middle Schools								\$1,276,995	\$468,349	\$1,745,344			
Mary McLeod Bethune Middle								\$1,276,995	\$468,349	\$1,745,344			
2001 Building								\$1,136,088	\$431,713	\$1,567,802			
Building Systems								\$1,136,088	\$431,713	\$1,567,802			
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$101,110	\$38,422	\$139,532	Necessary	Deferred Maintenance	The carpet is aged and worn and should be replaced.
D5030	Communications and Security - Security & CCTV	System		Inadequate	Renew System	1	Ea.	\$152,555	\$57,971	\$210,526	Necessary	Deferred Maintenance	The security system is aging, has inadequate coverage on the north, west, and east sides of the exterior, and should be replaced.
D5030	Communications and Security - PA & Clock Systems	System		Beyond Service Life	Renew System	1	Ea.	\$418,639	\$159,083	\$577,721	Necessary	Deferred Maintenance	The PA and clock system is aging (some clocks are damaged and inoperable) and should be replaced.
C1030	Fittings	System		Needs Remediation	Renew System	1	Ea.	\$243,023	\$92,349	\$335,372	Necessary	Deferred Maintenance	Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, shelving, and building signage are beyond their service life and should be replaced.
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$220,761	\$83,889	\$304,650	Necessary	Deferred Maintenance	The paint is worn and scuffed and should be replaced.
Site								\$140,907	\$36,636	\$177,543			
Building Systems								\$140,907	\$36,636	\$177,543			
G2010	Roadways	System		Needs Remediation	Renew System	1	Ea.	\$140,138	\$36,436	\$176,573	Necessary	Deferred Maintenance	The roadways are beginning to crack and should be seal coated and restriped.
G2020	Parking Lots	Paving		Damaged	Re-pave parking lot / roadways	120	S.Y.	\$769	\$200	\$969	Recommended	Deferred Maintenance	There is cracking in some locations near bus parking. Patching is needed due to heavy wear on parking lot surface.

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

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\2001 Building**Address:** 5200 Covington Highway, Decatur, GA 30035**Attributes:****Building Codes** 4010  
**Fire Sprinkler System** Yes**General Information:****Function:** Middle School **Year Built:** 2001  
**Gross Area:** 161,263 S.F. **Last Renovation:****Facility Description:**

The Mary McLeod Bethune Middle School main building is a one-story building located at 5200 Covington Highway in Decatur, Georgia. Original built in 2001, 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/upgrading window treatments on next renewal; 2) Installing flush controls on next renewal; and 3) Replacing the building automation system with an energy management system that completely controls HVAC and lighting.

**Current Repair Cost:** \$1,567,801.59**Replacement Cost:** \$26,369,128.53**FCI:** 5.95%08-Feb-2011  
South Elevation08-Feb-2011  
North Elevation08-Feb-2011  
Northeast Elevation08-Feb-2011  
East Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

## Mary McLeod Bethune Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Mary McLeod Bethune Middle\2001 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	\$163.52	S.F.	161,263	108	\$28,493,749	41	2001	2009	2010		\$1,567,801	\$26,369,129	6
Substructure	\$4.98	S.F.	161,263	100	\$803,380	100	2001					\$803,380	
Foundations	\$4.98	S.F.	161,263	100	\$803,380	100	2001					\$803,380	
Standard Foundations	\$1.61	S.F.	161,263	100	\$260,375	100	2001					\$260,375	
Special Foundations	\$4.14	S.F.	0	100		100	2001						
Slab on Grade	\$3.37	S.F.	161,263	100	\$543,005	100	2001					\$543,005	
Basement Construction			0			0	0						
Basement Excavation	\$1.13	S.F.	0	100		100	2001						
Basement Walls	\$1.60	S.F.	0	100		100	2001						
Shell	\$37.95	S.F.	161,263	104	\$6,394,396	70	2001	2011				\$6,119,590	
Superstructure	\$6.54	S.F.	161,263	100	\$1,054,854	100	2001					\$1,054,854	
Floor Construction	\$16.20	S.F.	0	100		100	2001						
Roof Construction	\$6.54	S.F.	161,263	100	\$1,054,854	100	2001					\$1,054,854	
Exterior Enclosure	\$23.14	S.F.	161,263	104	\$3,873,582	72	2001	2031				\$3,732,045	
Exterior Walls	\$14.37	S.F.	161,263	100	\$2,316,672	100	2001					\$2,316,672	
Exterior Windows	\$8.00	S.F.	161,263	110	\$1,419,824	30	2001	2031				\$1,290,749	
Exterior Doors	\$0.77	S.F.	161,263	110	\$137,086	30	2001	2031				\$124,624	
Roofing	\$8.26	S.F.	161,263	110	\$1,465,960	43	2001	2011				\$1,332,691	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	2001	2011					
Roof Coverings - BUR	\$5.55	S.F.	137,074	110	\$836,475	20	2001	2021				\$760,432	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2001	2016					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2001	2031					
Roof Coverings Standing Seam Metal	\$23.47	S.F.	24,189	110	\$624,589	75	2001	2076				\$567,808	
Roof Openings	\$0.03	S.F.	161,263	110	\$4,896	30	2001	2031				\$4,451	
Interiors	\$36.16	S.F.	161,263	108	\$6,319,278	46	2001	2009	2010		\$779,554	\$5,830,983	13
Interior Construction	\$11.07	S.F.	161,263	105	\$1,868,471	76	2001	2021	2010		\$335,372	\$1,784,795	19
Partitions	\$7.22	S.F.	161,263	110	\$1,280,290	100	2001					\$1,163,900	
Interior Doors	\$1.96	S.F.	161,263	80	\$252,809	30	2001	2031				\$316,011	
Fittings	\$1.89	S.F.	161,263	110	\$335,372	20	2001	2021	2010		\$335,372	\$304,884	110
Stairs			0			0	0						
Stair Construction	\$0.92	S.F.	0	100		100	2001						
Interior Finishes	\$25.09	S.F.	161,263	110	\$4,450,807	33	2001	2009	2010		\$444,182	\$4,046,188	11
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	8,063	110	\$84,943	30	2001	2031				\$77,221	
Wall Finishes - Paint	\$1.81	S.F.	153,200	110	\$304,650	10	2001	2011	2010		\$304,650	\$276,955	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2001	2011					
Floor Finishes - Carpet	\$7.87	S.F.	16,126	110	\$139,532	8	2001	2009			\$139,532	\$126,847	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	24,189	110	\$356,541	50	2001	2051				\$324,128	
Floor Finishes - Terrazzo	\$48.99	S.F.	32,253	110	\$1,738,082	50	2001	2051				\$1,580,074	
Floor Finishes - VCT	\$8.79	S.F.	65,603	110	\$634,359	20	2001	2021				\$576,690	
Floor Finishes - Wood	\$8.98	S.F.	23,092	110	\$228,199	20	2001	2021				\$207,454	
Ceiling Finishes	\$5.44	S.F.	161,263	110	\$964,501	20	2001	2021				\$876,819	
Services	\$76.51	S.F.	161,263	110	\$13,571,559	24	2001	2011	2010		\$788,247	\$12,337,779	6
Conveying			0			0	0						
Elevators and Lifts	\$1.01	S.F.	0	110		30	2001	2031					
Plumbing	\$16.30	S.F.	161,263	110	\$2,891,055	25	2001	2021				\$2,628,231	
Plumbing Fixtures	\$7.40	S.F.	161,263	110	\$1,312,113	20	2001	2021				\$1,192,830	
Domestic Water Distribution	\$3.45	S.F.	161,263	110	\$611,993	30	2001	2031				\$556,357	
Sanitary Waste	\$3.89	S.F.	161,263	110	\$690,328	30	2001	2031				\$627,571	
Rain Water Drainage	\$0.84	S.F.	161,263	110	\$149,326	30	2001	2031				\$135,751	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	161,263	110	\$127,295	30	2001	2031				\$115,722	
HVAC	\$34.53	S.F.	161,263	110	\$6,124,828	22	2001	2016				\$5,568,024	
Heat Generating Systems	\$4.15	S.F.	161,263	110	\$736,840	30	2001	2031				\$669,854	
Cooling Generating Systems	\$4.22	S.F.	161,263	110	\$749,080	30	2001	2031				\$680,981	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	161,263	110	\$827,415	30	2001	2031				\$752,195	
Terminal & Package Units	\$17.29	S.F.	161,263	110	\$3,067,309	15	2001	2016				\$2,788,463	
Controls & Instrumentation	\$3.20	S.F.	161,263	110	\$567,930	20	2001	2021				\$516,300	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	161,263	110	\$176,254	30	2001	2031				\$160,231	
Fire Protection	\$3.70	S.F.	161,263	110	\$656,057	30	2001	2031				\$596,415	
Sprinklers	\$3.70	S.F.	161,263	110	\$656,057	30	2001	2031				\$596,415	
Standpipes	\$0.50	S.F.	0	110		30	2001						

**DeKalb County School System**

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 Stone Mountain, GA 30083

COMET4 Facility Report

**Mary McLeod Bethune Middle 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%
Electrical	\$21.98	S.F.	161,263	110	\$3,899,619	24	2001	2011	2010		\$788,247	\$3,545,109	22
Electrical Service/Distribution	\$1.85	S.F.	161,263	110	\$328,028	30	2001	2031				\$298,208	
Branch Wiring	\$5.31	S.F.	161,263	110	\$942,469	30	2001	2031				\$856,790	
Lighting	\$8.03	S.F.	161,263	110	\$1,424,720	30	2001	2031				\$1,295,200	
Communications and Security - Fire Alarm	\$1.41	S.F.	161,263	110	\$249,693	10	2001	2011	2016	6		\$226,994	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	161,263	110	\$577,721	10	2001	2011	2010		\$577,721	\$525,201	110
Communications and Security - Security & CCTV	\$1.19	S.F.	161,263	110	\$210,526	10	2001	2011	2010		\$210,526	\$191,387	110
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	161,263	110	\$166,462	20	2001	2021				\$151,329	
Equipment & Furnishings	\$7.92	S.F.	161,263	110	\$1,405,136	18	2001	2016				\$1,277,397	
Equipment	\$2.76	S.F.	161,263	110	\$489,594	15	2001	2016				\$445,086	
Commercial Equipment		S.F.	161,263	100		20	2001	2021					
Institutional Equipment	\$2.70	S.F.	0	110		20	2001	2021					
Other Equipment (Kitchen Equipment)	\$2.76	S.F.	161,263	110	\$489,594	15	2001	2016				\$445,086	
Furnishings	\$5.16	S.F.	161,263	110	\$915,542	20	2001	2021				\$832,311	
Fixed Furnishings	\$5.16	S.F.	161,263	110	\$915,542	20	2001	2021				\$832,311	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	110		20	2001	2021					







Facility: \Middle Schools\Mary McLeod Bethune Middle\2001 Building (continued)

Deficiency Sheet:

**Deficiency:**

Assembly: **C1030**  
System: **Fittings**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, shelving, and building signage are beyond their service life and should be replaced.**

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

Fri, 11-Mar-2011



**Estimates:**

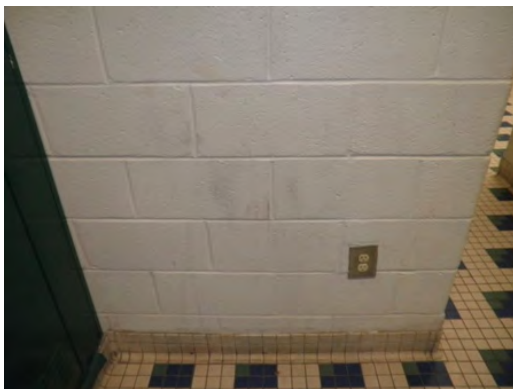
Raw Cost	<b>\$243,023.34</b>
Plus or (Minus) Additional Cost	<b>\$92,348.87</b>
Total Estimated Amount	<b>\$335,372.21</b>

**Deficiency:**

Assembly: **C3010**  
System: **Wall Finishes - Paint**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The paint is worn and scuffed and should be replaced.**

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

Wed, 16-Feb-2011



**Estimates:**

Raw Cost	<b>\$220,761.20</b>
Plus or (Minus) Additional Cost	<b>\$83,889.26</b>
Total Estimated Amount	<b>\$304,650.46</b>

**DeKalb County School System**

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COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\2001 Building (continued)

**Deficiency:**

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

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

Sat, 18-Jun-2011



**Estimates:**

Raw Cost	<b>\$101,110.02</b>
Plus or (Minus) Additional Cost	<b>\$38,421.81</b>
Total Estimated Amount	<b>\$139,531.83</b>

**Deficiency:**

Assembly: **D5030**  
System: **Communications and Security - PA & Clock Systems**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The PA and clock system is aging (some clocks are damaged and inoperable) and should be replaced.**

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

Fri, 11-Mar-2011



**Estimates:**

Raw Cost	<b>\$418,638.75</b>
Plus or (Minus) Additional Cost	<b>\$159,082.72</b>
Total Estimated Amount	<b>\$577,721.47</b>

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\2001 Building (continued)

**Deficiency:**

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

Material: **Inadequate**  
Distress: **Inadequate**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

Note: **The security system is aging, has inadequate coverage on the north, west, and east sides of the exterior, and should be replaced.**

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

Fri, 11-Mar-2011



**Estimates:**

Raw Cost	<b>\$152,554.80</b>
Plus or (Minus) Additional Cost	<b>\$57,970.82</b>
Total Estimated Amount	<b>\$210,525.62</b>

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

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Baseball Field**Address:** 5200 Covington Highway, Decatur, GA 30035**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 2001**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

The Baseball Field at Mary McLeod Bethune Middle 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:** \$575,416.80**FCI:** 0.00%

08-Feb-2011  
Baseball Field at Mary McLeod Bethune  
Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Baseball Field (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$5.87	S.F.	98,000	102	\$588,012	81	2001	2011	2014		0	\$575,417	
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	2001	2011	2014			\$24,696	
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	2001	2011	2014			\$24,696	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	2001	2011	2014	4		\$24,696	
Building Sitework	\$5.62	S.F.	98,000	102	\$560,846	85	2001	2021				\$550,721	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	2001					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	2001					\$449,467	
Site Improvements	\$0.69	S.F.	98,000	110	\$74,705	20	2001	2021				\$67,914	
Site Development - Fencing; Scoreboard; Dug Outs	\$0.60	S.F.	98,000	110	\$65,197	20	2001	2021				\$59,270	
Landscaping - Irrigation	\$0.09	S.F.	98,000	110	\$9,508	20	2001	2021				\$8,644	
Site Mechanical Utilities	\$0.34	S.F.	98,000	110	\$36,674	30	2001	2031				\$33,340	
Water Supply - Water Service	\$0.34	S.F.	98,000	110	\$36,674	30	2001	2031				\$33,340	
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2001						



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COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Baseball Field (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

**Mary McLeod Bethune Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Football Field**Address:** 5200 Covington Highway, Decatur, GA 30035**Attributes:**

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

**General Information:**

<b>Function:</b>	Middle School	<b>Year Built:</b>	2001
<b>Gross Area:</b>	108,000 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

The Football Field at Mary McLeod Bethune Middle 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:** \$578,340.00**FCI:** 0.00%

08-Feb-2011  
Football Field at Mary McLeod Bethune  
Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Football Field (continued)

**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$5.36	S.F.	108,000	101	\$586,641	88	2001	2011	2014		0	\$578,341	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2001	2011	2014			\$13,608	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2001	2011	2014			\$13,608	
Special Facilities - Footbal Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	2001	2011	2014	4		\$13,608	
Building Sitework	\$5.23	S.F.	108,000	101	\$571,672	90	2001	2021				\$564,733	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	2001					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	2001					\$495,331	
Site Improvements	\$0.30	S.F.	108,000	110	\$35,925	20	2001	2021				\$32,660	
Site Development - Fencing; Goal Post; Scoreboard	\$0.21	S.F.	108,000	110	\$25,447	20	2001	2021				\$23,134	
Landscaping - Irrigation	\$0.09	S.F.	108,000	110	\$10,478	20	2001	2021				\$9,526	
Site Mechanical Utilities	\$0.34	S.F.	108,000	110	\$40,416	30	2001	2031				\$36,742	
Water Supply - Water Service	\$0.34	S.F.	108,000	110	\$40,416	30	2001	2031				\$36,742	
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2001						



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Football Field (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

**Mary McLeod Bethune Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Site  
**Address:** 5200 Covington Highway, Decatur, GA 30035**Attributes:****Site Code** 1922**General Information:****Function:** Middle School**Year Built:** 2001**Gross Area:** 161,263 S.F.**Last Renovation:****Facility Description:**

The Mary McLeod Bethune Middle School site was originally constructed in 2001, has a total area of 52.5 acres, and is occupied by approximately 161,263 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:** \$177,542.50**Replacement Cost:** \$3,246,998.25**FCI:** 5.47%

28-Oct-2010

Aerial Image of Mary McLeod Bethune  
Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\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	\$20.13	S.F.	161,263	109	\$3,537,359	36	2001	2011	2010		\$177,542	\$3,246,995	5
Building Sitework	\$20.13	S.F.	161,263	109	\$3,537,359	36	2001	2011	2010		\$177,542	\$3,246,995	5
Site Improvements	\$8.95	S.F.	161,263	108	\$1,552,585	22	2001	2011	2010		\$177,542	\$1,442,657	12
Roadways	\$1.00	S.F.	161,263	110	\$176,573	25	2001	2026	2010		\$176,573	\$160,521	110
Parking Lots	\$0.96	S.F.	161,263	110	\$169,868	25	2001	2026			\$969	\$154,425	1
Pedestrian Paving	\$1.89	S.F.	161,263	110	\$335,266	30	2001	2031				\$304,787	
Site Development	\$0.26	S.F.	161,263	110	\$46,937	10	2001	2011	2014	4		\$42,670	
Site Development 2	\$2.13	S.F.	161,263	100	\$343,393	30	2001	2031				\$343,393	
Fence & Guardrails	\$2.13		161,263	100	\$343,393	30	2001	2031				\$343,393	
Landscaping	\$2.71	S.F.	161,263	110	\$480,548	10	2001					\$436,861	
Site Mechanical Utilities	\$9.98	S.F.	161,263	110	\$1,770,204	50	2001	2031				\$1,609,275	
Water Supply	\$2.73	S.F.	161,263	110	\$485,018	50	2001	2051				\$440,925	
Sanitary Sewer	\$1.99	S.F.	161,263	110	\$353,147	50	2001	2051				\$321,042	
Storm Sewer	\$5.05	S.F.	161,263	110	\$896,277	50	2001	2051				\$814,797	
Fuel Distribution - Gas	\$0.20	S.F.	161,263	110	\$35,762	30	2001	2031				\$32,511	
Site Electrical Utilities	\$1.21	S.F.	161,263	110	\$214,570	30	2001	2031				\$195,063	
Electrical Distribution	\$0.52	S.F.	161,263	110	\$91,639	30	2001	2031				\$83,308	
Site Lighting	\$0.69	S.F.	161,263	110	\$122,931	30	2001	2031				\$111,755	
Site Communication and Security	\$0.19	S.F.	0	110		30	2001						



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Site (continued)

**Deficiency Sheet:**

**Deficiency:**

Assembly: **G2010**  
System: **Roadways**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The roadways are beginning to crack and should be seal coated and restriped.**

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

Sat, 18-Jun-2011



**Estimates:**

	Raw Cost	<b>\$140,137.55</b>
	Plus or (Minus) Additional Cost	<b>\$36,435.76</b>
	Total Estimated Amount	<b>\$176,573.31</b>

**Deficiency:**

Assembly: **G2020**  
System: **Parking Lots**  
Material: **Paving**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Re-pave parking lot / roadways**  
Note: **There is cracking in some locations near bus parking. Patching is needed due to heavy wear on parking lot surface.**

Surveyor/Update: Kate McPhillips  
Priority: 4  
Quantity: 120

Fri, 01-Apr-2011



**Estimates:**

	Raw Cost	<b>\$769.20</b>
	Plus or (Minus) Additional Cost	<b>\$199.99</b>
	Total Estimated Amount	<b>\$969.19</b>



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

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Tennis Courts**Address:** 5200 Covington Highway, Decatur, GA 30035**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 2001**Gross Area:** 13,200 S.F.**Last Renovation:****Facility Description:**

The Tennis Courts at Mary McLeod Bethune Middle School are 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:** \$117,089.28**FCI:** 0.00%

08-Feb-2011

Tennis Courts at Mary McLeod Bethune  
Middle School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Tennis Courts (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	\$8.87	S.F.	13,200	109	\$127,534	22	2001	2021			0	\$117,089	
Special Construction	\$7.91	S.F.	13,200	110	\$114,894	20	2001	2021				\$104,449	
Special Construction	\$7.91	S.F.	13,200	110	\$114,894	20	2001	2021				\$104,449	
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	13,200	110	\$114,894	20	2001	2021				\$104,449	
Building Sitework	\$0.96	S.F.	13,200	100	\$12,640	38	2001	2031				\$12,640	
Site Preparation	\$0.11	S.F.	13,200	100	\$1,497	100	2001					\$1,497	
Site Earthwork	\$0.11	S.F.	13,200	100	\$1,497	100	2001					\$1,497	
Site Improvements	\$0.84	S.F.	13,200	100	\$11,143	30	2001	2031				\$11,143	
Site Development - Fencing	\$0.84	S.F.	13,200	100	\$11,143	30	2001	2031				\$11,143	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	2001						



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Tennis Courts (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

**Mary McLeod Bethune Middle Facility Executive Summary Report**Report Date: 24 Jun 2011

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**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Track**Address:** 5200 Covington Highway, Decatur, GA 30035**Attributes:**

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

**General Information:****Function:** Middle School**Year Built:** 2001**Gross Area:** 36,900 S.F.**Last Renovation:****Facility Description:**

The Track at Mary McLeod Bethune Middle 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:** \$166,913.46**FCI:** 0.00%

08-Feb-2011

Track at Mary McLeod Bethune Middle  
School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Track (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	\$4.52	S.F.	36,900	108	\$180,211	27	2001	2011	2014		0	\$166,914	
Special Construction	\$3.60	S.F.	36,900	110	\$146,270	10	2001	2011	2014			\$132,973	
Special Construction	\$3.60	S.F.	36,900	110	\$146,270	10	2001	2011	2014			\$132,973	
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	36,900	110	\$146,270	10	2001	2011	2014	4		\$132,973	
Building Sitework	\$0.92	S.F.	36,900	100	\$33,941	100	2001					\$33,941	
Site Preparation	\$0.92	S.F.	36,900	100	\$33,941	100	2001					\$33,941	
Site Earthwork	\$0.92	S.F.	36,900	100	\$33,941	100	2001					\$33,941	



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**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Mary McLeod Bethune Middle Facility Executive Summary Report**

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Report Date: 24 Jun 2011

**Facility:** \Middle Schools\Mary McLeod Bethune Middle\Track (continued)

**Deficiency Sheet:**

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



# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0401
Project: Assessments 2010	Region: 1	Site: Mary McLeod Bethune M
Grade Config: 6 - 8	Site Type: Middle	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - Middle_Jr. High</b>				
<b>Site</b>				
Traffic	Fair	2.68	4.00	67.00
Pedestrian Traffic	Good	0.43	0.43	100.00
Parking	Good	0.86	0.86	100.00
Play Courts & Fields	Good	1.05	1.05	100.00
<b>Safety and Security</b>				
Fencing	Good	0.78	0.78	100.00
Signage & Way Finding	Fair	0.67	1.00	67.00
Ease of Supervision	P/U	0.00	3.50	0.00
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	Good	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Good	2.93	2.93	100.00
<b>Remedial - Special Needs</b>				
Size	Fair	1.51	3.03	50.00
Adjacencies	G/F	0.65	0.65	100.00
Storage\Fixed Equip.	P/U	0.00	0.65	0.00
<b>Library</b>				
Size	Good	3.25	3.25	100.00
Adjacencies	G/F	0.70	0.70	100.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
<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	Good	2.57	2.57	100.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	G/F	0.55	0.55	100.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Art</b>				
Size	Good	2.26	2.26	100.00
Adjacencies	G/F	0.48	0.48	100.00
Storage\Fixed Equip.	G/F	0.48	0.48	100.00
<b>Performing Arts\Auditorium</b>				
Size	Good	1.47	1.47	100.00
Adjacencies	Good	0.31	0.31	100.00
Storage\Fixed Equip.	Good	0.31	0.31	100.00
<b>Vocational Technical</b>				
Size	Good	4.72	4.72	100.00
Adjacencies	Good	1.01	1.01	100.00
Storage\Fixed Equip.	G/F	1.01	1.01	100.00
<b>Science</b>				
Size	Good	3.34	3.34	100.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	G/F	0.72	0.72	100.00
<b>Administration</b>				
Size	Good	1.47	1.47	100.00
Adjacencies	G/F	0.31	0.31	100.00
Storage\Fixed Equip.	G/F	0.31	0.31	100.00
<b>Restrooms (Student)</b>	Good	0.93	0.93	100.00
<b>Teacher Lounge and Work Room(s)</b>	Fair	0.45	0.91	50.00
<b>Cafeteria</b>	Good	4.00	4.00	100.00
<b>Food Prep</b>	Good	5.72	5.72	100.00
<b>Counseling</b>	Good	0.42	0.42	100.00
<b>Clinic</b>	P/U	0.00	0.34	0.00
<b>Custodial &amp; Maintenance</b>	G/F	0.50	0.50	100.00
<b>Total For Site:</b>		<b>91.90</b>	<b>100.00</b>	<b>91.90</b>

**Comments**

## Suitability - Middle\_Jr. High

Mary McLeod Bethune Middle School is a sixth through eighth grade facility that was built in 2000. The school has the same floor plan as two other middle schools in the district.

## Suitability - Middle\_Jr. High-&gt;Site--&gt;Traffic

Due to the number of buses, they are double parked in parts of the bus drop off lane. Parents pick up in the parking lot in front of the school. The school has a stoplight at the main entrance which causes some traffic build up.

## Suitability - Middle\_Jr. High-&gt;Safety and Security--&gt;Signage &amp; Way Finding

The school does not have adequate internal directional signage.

## Suitability - Middle\_Jr. High-&gt;Safety and Security--&gt;Ease of Supervision

The school has multiple hallways that run perpendicular to other hallways making line of sight supervision difficult. The classroom and external doors are inset and the areas around the doors are not easily supervised.

## Suitability - Middle\_Jr. High-&gt;Remedial - Special Needs--&gt;Size

Two of the self-contained special education classes are located in rooms that are science demonstration spaces. The other room is in the original teachers' lounge and has an internal restroom. The spaces are small for the number of students and do not meet the standard of 2,250 square feet.

Project #: 4469

County: DeKalb

Site #: 0401

Project: Assessments 2010

Region: 1

Site: Mary McLeod Bethune M

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High->Remedial - Special Needs-->Storage\Fixed Equip. The rooms do not have changing tables that are located in the restrooms or private areas, adequate toilets, and a shower or bathtub.				
Suitability - Middle_Jr. High->Vocational Technical The Family Consumer Science room is currently used for storage.				
Suitability - Middle_Jr. High->Vocational Technical-->Storage\Fixed Equip. The business education area does not have a ceiling-mounted projector or comparable equipment.				
Suitability - Middle_Jr. High->Restrooms (Student) A few of the boys' restrooms lack adequate urinal partitions.				
Suitability - Middle_Jr. High->Teacher Lounge and Work Room(s) The teachers lounge is small in size.				
Suitability - Middle_Jr. High->Clinic The school does not have a clinic. Medications are stored in a space that was originally designed as a clinic and is now used by support staff as an office. The staff member helps students administer their medications.				

# **Technology Readiness Report**


### Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 0401
Project: Assessments 2010	Region: 1	Site: Mary McLeod Bethune MS

Technology Readiness	Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Good	5.00	5.00	100.00
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>90.00</b>	<b>100.00</b>	<b>90.00</b>

**Comments**

Technology Readiness->Wireless  
 Wireless is only available in the media center.

Technology Readiness->Projectors  
 Only 20% of the instructional spaces have ceiling-mounted projectors or comparable equipment.