

Facility Condition Assessment Report

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary**Address:** 3169 Hollywood Drive, Decatur, GA 30033**Attributes:**

Facility Code	2061
Super Cluster	2

General Information:

Function:	Elementary School	Year Built:
Gross Area:	58,843 S.F.	Last Renovation:

Facility Description:

The McLendon Elementary School campus consists of two buildings located at 3169 Hollywood Drive in Decatur, Georgia. The original campus was constructed in 1958, additions to the main school building were constructed in 1960, 1963, and 1969, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a covered walkway, storage building, playground, and playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Current Repair Cost: \$1,635,564.08**Replacement Cost:** \$12,230,149.54**FCI:** 13.37%

24-Feb-2011
McLendon Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 FCI Report

Report Date: 01 Jul 2011

McLendon Elementary Weighted FCI Report

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
McLendon Elementary\1980 Storage Building		\$71.04	120	\$4,162	\$8,525	48.82%	\$0	\$0	\$4,162	\$0	\$0
McLendon Elementary\Site		\$23.54	58,843	\$529,079	\$1,384,976	38.20%	\$0	\$0	\$529,079	\$0	\$0
McLendon Elementary\Playfield		\$6.22	48,000	\$86,486	\$298,771	28.95%	\$0	\$0	\$86,486	\$0	\$0
McLendon Elementary\1958, 1960, 1963, 1969 Building	Jan 2010	\$177.16	53,365	\$959,684	\$9,453,974	10.15%	\$0	\$0	\$959,684	\$0	\$0
McLendon Elementary\2003 Gym		\$189.79	5,478	\$56,154	\$1,039,677	5.40%	\$0	\$0	\$56,154	\$0	\$0
McLendon Elementary\2005 Covered Walkway		\$27.64	1,600	\$0	\$44,226	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

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COMET4 Survey Report McLendon Elementary Detailed Facility Needs Assessment Report

Report Date: 01 Jul 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$1,227,673	\$407,891	\$1,635,564			
Elementary Schools								\$1,227,673	\$407,891	\$1,635,564			
McLendon Elementary								\$1,227,673	\$407,891	\$1,635,564			
1958, 1960, 1963, 1969 Building								\$695,423	\$264,261	\$959,684			
Building Systems								\$695,423	\$264,261	\$959,684			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$268,853	\$102,164	\$371,017	Necessary	Deferred Maintenance	The original metal frame, single pane, operable windows in the kitchen and dining area are aged, worn, and inefficient and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$36,982	\$14,053	\$51,035	Necessary	Deferred Maintenance	The original metal exterior doors are aged, rusted, and damaged, and should be replaced.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$64,465	\$24,497	\$88,962	Necessary	Deferred Maintenance	The doors and hardware are original and worn and should be replaced.
C1030	Fittings	System		Inadequate	Renew System	1	Ea.	\$108,598	\$41,267	\$149,865	Necessary	Deferred Maintenance	Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and signage, are aged, worn, and damaged, and should be replaced.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$36,899	\$14,022	\$50,921	Necessary	Deferred Maintenance	The carpet is aged, worn, and stained, and should be replaced.
E2010	Fixed Furnishings	System		Beyond Service Life	Renew System	1	Ea.	\$179,627	\$68,258	\$247,885	Necessary	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.
1980 Storage Building								\$3,016	\$1,146	\$4,162			
Building Systems								\$3,016	\$1,146	\$4,162			
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$462	\$176	\$638	Necessary	Deferred Maintenance	The door is original aged and weathered and should be replaced.
B3010	Roof Coverings	System		Beyond Service Life	Renew System	1	Ea.	\$1,374	\$522	\$1,896	Necessary	Deferred Maintenance	The roof covering is aged and should be replaced in conjunction with the roof deck.
B1020	Roof Construction	System		Damaged	Renew System	1	Ea.	\$1,180	\$448	\$1,628	Necessary	Deferred Maintenance	The metal roof deck is rusted, pitted with holes, and damaged, and should be replaced.
2003 Gym								\$40,691	\$15,463	\$56,154			
Building Systems								\$40,691	\$15,463	\$56,154			
D3050	Terminal & Package Units	Packaged		Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,463	\$56,154	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.

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COMET4 Survey Report
McLendon Elementary Detailed Facility Needs Assessment Report

Report Date: 01 Jul 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Playfield								\$68,640	\$17,846	\$86,486			
Building Systems								\$68,640	\$17,846	\$86,486			
F1040		Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$10,560	\$2,746	\$13,306	Necessary	Deferred Maintenance	The playfield turf is worn and should be reseeded.
G2040		Site Development - Fencing	System	Beyond Service Life	Renew System	1	Ea.	\$58,080	\$15,101	\$73,181	Necessary	Deferred Maintenance	The fence is rusted and damaged and should be replaced.
Site								\$419,904	\$109,175	\$529,079			
Building Systems								\$419,904	\$109,175	\$529,079			
G2010		Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$166,996	\$43,419	\$210,416	Necessary	Deferred Maintenance	The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced.
G2020		Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$75,731	\$19,690	\$95,421	Necessary	Deferred Maintenance	The parking lots are aged and cracked and should be resurfaced and expanded.
G2030		Pedestrian Paving	System	Beyond Service Life	Renew System	1	Ea.	\$84,793	\$22,046	\$106,839	Necessary	Deferred Maintenance	The pedestrian paving and walkways are aged and damaged and should be replaced.
G2040105		Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$92,384	\$24,020	\$116,403	Necessary	Deferred Maintenance	The fencing is aged, rusted, and damaged, and should be replaced.

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COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\1958, 1960, 1963, 1969 Building**Address:** 3169 Hollywood Drive, Decatur, GA 30033**Attributes:****Building Codes** 2010, 2011, 2012, 2013
Fire Sprinkler System No**General Information:****Function:** Elementary School **Year Built:** 1958
Gross Area: 53,365 S.F. **Last Renovation:** 2010**Facility Description:**

The McLendon Elementary School main building is a one-story building located at 3169 Hollywood Drive in Decatur, Georgia. Originally built in 1958, there have been additions in 1960, 1963, and 1969, and a major renovation in 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 at this building include: 1) Replacing the exterior windows and doors; and 2) Replacing the existing energy management system with a building automation system that controls both HVAC and lighting.

Current Repair Cost: \$959,683.81**Replacement Cost:** \$9,453,973.80**FCI:** 10.15%24-Feb-2011
North Elevation24-Feb-2011
East Elevation24-Feb-2011
South Elevation24-Feb-2011
West Elevation

DeKalb County School System

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COMET4 Facility Report McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\1958, 1960, 1963, 1969 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	\$177.16	S.F.	53,365	108	\$10,179,911	40	1984	1966	2013		\$959,685	\$9,453,976	10
Substructure	\$13.21	S.F.	53,365	100	\$704,770	100	1958					\$704,770	
Foundations	\$13.21	S.F.	53,365	100	\$704,770	100	1958					\$704,770	
Standard Foundations	\$6.49	S.F.	53,365	100	\$346,125	100	1958					\$346,125	
Special Foundations	\$4.14	S.F.	0	100		100	1958						
Slab on Grade	\$6.72	S.F.	53,365	100	\$358,645	100	1958					\$358,645	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1958						
Basement Walls	\$5.93	S.F.	0	100		100	1958						
Shell	\$32.20	S.F.	53,365	104	\$1,789,099	69	1972	1988			\$422,052	\$1,718,108	25
Superstructure	\$4.43	S.F.	53,365	100	\$236,396	100	1958					\$236,396	
Floor Construction	\$14.14	S.F.	0	100		100	1958						
Roof Construction	\$4.43	S.F.	53,365	100	\$236,396	100	1958					\$236,396	
Exterior Enclosure	\$21.65	S.F.	53,365	103	\$1,193,838	75	1958	1988			\$422,052	\$1,155,470	37
Exterior Walls	\$14.46	S.F.	53,365	100	\$771,786	100	1958					\$771,786	
Exterior Windows	\$6.32	S.F.	53,365	110	\$371,017	30	1958	1988			\$371,017	\$337,288	110
Exterior Doors	\$0.87	S.F.	53,365	110	\$51,035	30	1958	1988			\$51,035	\$46,396	110
Roofing	\$6.11	S.F.	53,365	110	\$358,865	25	2001	2026				\$326,242	
Roof Coverings - Asphalt Shingles		S.F.	0	110		10	1958						
Roof Coverings - BUR	\$5.55	S.F.	53,365	110	\$325,652	25	2001	2026				\$296,048	
Roof Coverings - EPDM		S.F.	0	110		15	1958						
Roof Coverings - Preformed Metal		S.F.	0	110		30	1958						
Roof Coverings - Standing Seam Metal		S.F.	0	110		75	1958						
Roof Openings	\$0.57	S.F.	53,365	110	\$33,213	30	2001	2031				\$30,194	
Interiors	\$44.64	S.F.	53,365	108	\$2,578,337	42	1968	1966	2013		\$289,748	\$2,381,969	12
Interior Construction	\$11.04	S.F.	53,365	104	\$614,704	70	1958	1978			\$238,827	\$589,150	41
Partitions	\$6.40	S.F.	53,365	110	\$375,877	100	1958					\$341,707	
Interior Doors	\$2.08	S.F.	53,365	80	\$88,962	30	1958	1988			\$88,962	\$111,202	80
Fittings	\$2.55	S.F.	53,365	110	\$149,865	20	1958	1978			\$149,865	\$136,241	110
Stairs	\$1.59	S.F.	53,365	100	\$84,690	100	1958					\$84,690	
Stair Construction	\$1.59	S.F.	53,365	100	\$84,690	100	1958					\$84,690	
Interior Finishes	\$32.01	S.F.	53,365	110	\$1,878,943	30	1975	1966	2013		\$50,921	\$1,708,129	3
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	29,421	110	\$309,948	30	1958	1988	2018	8		\$281,771	
Wall Finishes - Paint	\$1.81	S.F.	29,422	110	\$58,508	10	1958	1968	2013	3		\$53,189	
Wall Finishes - Wall Coverings		S.F.	53,365	110		10	1958	1968					
Floor Finishes - Carpet	\$7.87	S.F.	5,885	110	\$50,921	8	1958	1966			\$50,921	\$46,291	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	5,885	110	\$86,744	50	1958	2008	2018	8		\$78,858	
Floor Finishes - Terrazzo	\$48.99	S.F.	8,826	110	\$475,624	50	1958	2008	2018	8		\$432,386	
Floor Finishes - VCT	\$8.79	S.F.	38,247	110	\$369,835	20	2010	2030				\$336,214	
Floor Finishes - Wood		S.F.	53,365	110		20	1958						
Ceiling Finishes	\$8.98	S.F.	53,365	110	\$527,363	20	2010	2030				\$479,420	
Services	\$74.22	S.F.	53,365	110	\$4,356,612	22	2004	1988	2015			\$3,960,560	
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	1958						
Plumbing	\$23.13	S.F.	53,365	110	\$1,357,695	23	1989	1988	2015			\$1,234,269	
Plumbing Fixtures	\$16.10	S.F.	53,365	110	\$945,364	20	2010	2030				\$859,422	
Domestic Water Distribution	\$3.59	S.F.	53,365	110	\$210,621	30	2010	2040				\$191,474	
Sanitary Waste	\$3.05	S.F.	53,365	110	\$179,028	30	1958	1988	2015	5		\$162,753	
Rain Water Drainage		S.F.	53,365	110		30	1958						
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	53,365	110	\$22,682	30	2010	2040				\$20,620	
HVAC	\$26.36	S.F.	53,365	110	\$1,547,254	19	2010	2025				\$1,406,595	
Heat Generating Systems	\$4.15	S.F.	0	110		30	1958						
Cooling Generating Systems	\$4.22	S.F.	0	110		30	1958						
Distribution & Exhaust Systems	\$4.66	S.F.	53,365	110	\$273,807	30	2010	2040				\$248,916	
Terminal & Package Units	\$17.29	S.F.	53,365	110	\$1,015,031	15	2010	2025				\$922,756	
Controls & Instrumentation	\$3.23	S.F.	53,365	110	\$189,559	20	2010	2030				\$172,326	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	53,365	110	\$68,857	30	2010	2040				\$62,597	
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	1958	1988					
Standpipes	\$0.44	S.F.	0	110		30	1958						
Electrical	\$24.73	S.F.	53,365	110	\$1,451,663	24	2010	2020				\$1,319,696	

DeKalb County School System

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COMET4 Facility Report

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Report Date: 01 Jul 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	53,365	110	\$114,221	30	2010	2040				\$103,838	
Branch Wiring	\$6.53	S.F.	53,365	110	\$383,168	30	2010	2040				\$348,335	
Lighting	\$8.58	S.F.	53,365	110	\$503,870	30	2010	2040				\$458,064	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	53,365	110	\$323,222	10	2010	2020				\$293,838	
Communications and Security - Fire Alarm	\$1.20	S.F.	53,365	110	\$70,477	10	2010	2020				\$64,070	
Communications and Security - Security & CCTV	\$0.59	S.F.	53,365	110	\$34,833	10	2010	2020				\$31,667	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	53,365	110	\$21,872	15	2010	2025				\$19,884	
Equipment & Furnishings	\$11.72	S.F.	53,365	110	\$687,759	20	1984	1978			\$247,885	\$625,235	40
Equipment	\$7.49	S.F.	53,365	110	\$439,874	20	2010	1978				\$399,885	
Institutional Equipment	\$0.40	S.F.	0	110		20	1958	1978					
Other Equipment (Kitchen Equipment)	\$7.49	S.F.	53,365	110	\$439,874	20	2010	2030				\$399,885	
Furnishings	\$4.22	S.F.	53,365	110	\$247,885	20	1958	1978			\$247,885	\$225,350	110
Fixed Furnishings	\$4.22	S.F.	53,365	110	\$247,885	20	1958	1978			\$247,885	\$225,350	110
Special Construction	\$1.19	S.F.	53,365	100	\$63,334	25	1958	1983	2018			\$63,334	
Special Construction	\$1.19	S.F.	53,365	100	\$63,334	25	1958	1983	2018			\$63,334	
Special Structures - Canopies	\$1.19	S.F.	53,365	100	\$63,334	25	1958	1983	2018	8		\$63,334	

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COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\1958, 1960, 1963, 1969 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$959,685	\$63,933		\$207,542			\$1,249,758		\$575,912		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$422,052										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$422,052										
Exterior Walls											
Exterior Windows	\$371,017										
Exterior Doors	\$51,035										
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$289,748	\$63,933					\$1,169,529				
Interior Construction	\$238,827										
Partitions											
Interior Doors	\$88,962										
Fittings	\$149,865										
Stairs											
Stair Construction											
Interior Finishes	\$50,921	\$63,933					\$1,169,529				
Wall Finishes - Ceramic & Glazed							\$392,633				
Wall Finishes - Paint		\$63,933									
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$50,921						\$64,505				
Floor Finishes - Ceramic & Quarry							\$109,884				
Tile											
Floor Finishes - Terrazzo							\$602,507				
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services				\$207,542					\$575,912		
Conveying											
Elevators and Lifts											
Plumbing				\$207,542							
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste				\$207,542							
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC											
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units											
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical									\$575,912		

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Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Electrical Service/Distribution											
Branch Wiring											
Lighting											
Communications and Security - Clock & PA Systems									\$434,384		
Communications and Security - Fire Alarm									\$94,715		
Communications and Security - Security & CCTV									\$46,813		
Other Electrical Systems - Emergency Generator											
Equipment & Furnishings	\$247,885										
Equipment											
Institutional Equipment											
Other Equipment (Kitchen Equipment)											
Furnishings	\$247,885										
Fixed Furnishings	\$247,885										
Special Construction							\$80,229				
Special Construction							\$80,229				
Special Structures - Canopies							\$80,229				

Facility: \Elementary Schools\McLendon Elementary\1958, 1960, 1963, 1969 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2020**
System: **Exterior Windows**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note:

The original metal frame, single pane, operable windows in the kitchen and dinning area are aged, worn, and inefficient and should be replaced.

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

Sat, 26-Mar-2011



Estimates:

Raw Cost	\$268,852.87
Plus or (Minus) Additional Cost	\$102,164.09
Total Estimated Amount	\$371,016.96

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note:

The original metal exterior doors are aged, rusted, and damaged, and should be replaced.

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

Sat, 26-Mar-2011



Estimates:

Raw Cost	\$36,981.95
Plus or (Minus) Additional Cost	\$14,053.14
Total Estimated Amount	\$51,035.09

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Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\1958, 1960, 1963, 1969 Building (continued)**Deficiency:**

Assembly: **C1020**
 System: **Interior Doors**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The doors and hardware are original and worn and should be replaced.**

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

Sat, 26-Mar-2011

**Estimates:**

Raw Cost	\$64,464.92
Plus or (Minus) Additional Cost	\$24,496.67
Total Estimated Amount	\$88,961.59

Deficiency:

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

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

Sat, 26-Mar-2011

**Estimates:**

Raw Cost	\$108,597.78
Plus or (Minus) Additional Cost	\$41,267.15
Total Estimated Amount	\$149,864.93

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Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\1958, 1960, 1963, 1969 Building (continued)**Deficiency:**

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

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

Sat, 26-Mar-2011

**Estimates:**

Raw Cost	\$36,898.95
Plus or (Minus) Additional Cost	\$14,021.60
Total Estimated Amount	\$50,920.55

Deficiency:

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

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

Sat, 26-Mar-2011

**Estimates:**

Raw Cost	\$179,626.59
Plus or (Minus) Additional Cost	\$68,258.10
Total Estimated Amount	\$247,884.69

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\1980 Storage Building
Address: 3169 Hollywood Drive, Decatur, GA 30033

Attributes:
Fire Sprinkler System No

General Information:
Function: Storage Building **Year Built:** 1980
Gross Area: 120 S.F. **Last Renovation:**

Facility Description:

The Storage Building at McLendon Elementary School is located at 3169 Hollywood Drive in Decatur, Georgia. 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.

Current Repair Cost: \$4,161.69

Replacement Cost: \$8,525.09

FCI: 48.82%



24-Feb-2011
North Elevation



24-Feb-2011
East Elevation



24-Feb-2011
South Elevation



24-Feb-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\1980 Storage Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$71.05	S.F.	120	103	\$8,756	78	1980	2000	2010		\$4,162	\$8,526	49
Substructure	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Foundations	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Standard Foundations		S.F.	120	100		100	1980						
Slab on Grade	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Basement Construction		S.F.	120			0	1980						
Basement Excavation		S.F.	120	100		100	1980						
Basement Walls		S.F.	120	100		100	1980						
Shell	\$67.64	S.F.	120	103	\$8,347	76	1980	2000	2010		\$4,162	\$8,117	51
Superstructure	\$13.57	S.F.	120	100	\$1,628	100	1980	2080	2010		\$1,628	\$1,628	100
Roof Construction	\$13.57	S.F.	120	100	\$1,628	100	1980	2080	2010		\$1,628	\$1,628	100
Exterior Enclosure	\$39.71	S.F.	120	101	\$4,823	91	1980	2010			\$638	\$4,765	13
Exterior Walls	\$34.87	S.F.	120	100	\$4,185	100	1980					\$4,185	
Exterior Windows		S.F.	120	110		30	1980						
Exterior Doors	\$4.83	S.F.	120	110	\$638	30	1980	2010			\$638	\$580	110
Roofing	\$14.37	S.F.	120	110	\$1,896	20	1980	2000			\$1,896	\$1,724	110
Roof Coverings	\$14.37	S.F.	120	110	\$1,896	20	1980	2000			\$1,896	\$1,724	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions		S.F.	0	110		40	1980						
Interior Doors	\$2.26	S.F.	0	80		30	1980						
Fittings		S.F.	0	110		20	1980						
Interior Finishes			0			0	0						
Wall Finishes		S.F.	0	110		20	1980						
Floor Finishes		S.F.	0	110		20	1980						
Ceiling Finishes		S.F.	0	110		20	1980						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1980						
Electrical			0			0	0						
Electrical Service/Distribution		S.F.	0	110		30	1980						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1980						

Facility: \Elementary Schools\McLendon Elementary\1980 Storage Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B1020**
System: **Roof Construction**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The metal roof deck is rusted, pitted with holes, and damaged, and should be replaced.**

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

Sat, 26-Mar-2011



Estimates:

Raw Cost	\$1,179.60
Plus or (Minus) Additional Cost	\$448.25
Total Estimated Amount	\$1,627.85

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The door is original aged and weathered and should be replaced.**

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$462.00
Plus or (Minus) Additional Cost	\$175.56
Total Estimated Amount	\$637.56

Facility: \Elementary Schools\McLendon Elementary\1980 Storage Building (continued)

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roof covering is aged and should be replaced in conjunction with the roof deck.**

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

Sat, 26-Mar-2011



Estimates:

Raw Cost	\$1,374.12
Plus or (Minus) Additional Cost	\$522.17
Total Estimated Amount	\$1,896.29

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\2003 Gym
Address: 3169 Hollywood Drive, Decatur, GA 30033

Attributes:

Building Codes 2020
Fire Sprinkler System No

General Information:

Function: Elementary School **Year Built:** 2003
Gross Area: 5,478 S.F. **Last Renovation:**

Facility Description:

The 2003 Gymnasium at McLendon Elementary School is a one-story building located at 3169 Hollywood Drive in Decatur Georgia. 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.

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

Current Repair Cost: \$56,153.58

Replacement Cost: \$1,039,677.29

FCI: 5.40%



24-Feb-2011
North Elevation



24-Feb-2011
East Elevation



24-Feb-2011
South Elevation



24-Feb-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\2003 Gym (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$189.79	S.F.	5,478	107	\$1,110,387	53	2003	2011	2010		\$56,154	\$1,039,681	5
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2003					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2003					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2003	2033				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2003	2033				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2003					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Interiors	\$66.30	S.F.	5,478	108	\$392,496	46	2003	2011	2014			\$363,167	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2003	2023				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2003					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2003	2023				\$20,260	
Interior Finishes	\$44.78	S.F.	5,478	110	\$269,841	32	2003	2011	2014			\$245,312	
Wall Finishes - Ceramic	\$7.19	S.F.	5,478	110	\$43,324	30	2003	2033				\$39,386	
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2003	2013				\$8,316	
Floor Finishes - Ceramic Tile	\$7.16	S.F.	5,478	110	\$43,158	8	2003	2011	2014	4		\$39,235	
Floor Finishes - Neoprene	\$19.06	S.F.	5,478	110	\$114,838	50	2003	2053				\$104,399	
Floor Finishes - VCT	\$5.38	S.F.	5,478	110	\$32,431	15	2003	2018				\$29,483	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2003	2023				\$24,493	
Services	\$61.37	S.F.	5,478	110	\$369,793	23	2003	2013	2010		\$56,154	\$336,179	17
Plumbing	\$14.37	S.F.	5,478	110	\$86,565	30	2003	2033				\$78,696	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2003	2033				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2003	2033				\$4,763	
Rain Water Drainage	\$0.22	S.F.	0	110		30	2003	2033					
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2003	2033				\$1,814	
HVAC	\$29.27	S.F.	5,478	110	\$176,374	21	2003	2018			\$56,154	\$160,340	35
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units	\$17.29	S.F.	5,478	110	\$104,195	15	2003	2018			\$56,154	\$94,722	59
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2003	2023				\$8,694	
Fire Protection			0			0	0		2010				
Sprinklers	\$3.91	S.F.	0	110		30	2003	2033	2010				
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2003	2013				\$97,143	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2003	2033				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2003	2023				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013				\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2003	2013				\$5,519	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\2003 Gym (continued)

Deficiency Sheet:

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Packaged A/C, Elec. Ht., Const. Volume**
Distress: **Missing**
Category: **Capital Improvement**
Correction: **Install Package A/C - 20 ton**
Note: **An air conditioning system is missing in the gymnasium and should be installed.**

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

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$40,691.00
Plus or (Minus) Additional Cost	\$15,462.58
Total Estimated Amount	\$56,153.58

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\2005 Covered Walkway
Address: 3169 Hollywood Drive, Decatur, GA 30033

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	2005
Gross Area:	1,600 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$0.00

Replacement Cost: \$44,226.24

FCI: 0.00%



24-Feb-2011
North Elevation



24-Feb-2011
South Elevation



24-Feb-2011
West Elevation



24-Feb-2011
Southwest Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\2005 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.	1,600	100	\$44,226	25	2005	2030			0	\$44,226	
Special Construction	\$27.64	S.F.	1,600	100	\$44,226	25	2005	2030				\$44,226	
Special Construction	\$27.64	S.F.	1,600	100	\$44,226	25	2005	2030				\$44,226	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,600	100	\$44,226	25	2005	2030				\$44,226	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\2005 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\Playfield
Address: 3169 Hollywood Drive, Decatur, GA 30033**Attributes:**
None**General Information:**

Function:	Elementary School	Year Built:	1980
Gross Area:	48,000 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$86,486.40**Replacement Cost:** \$298,771.20**FCI:** 28.95%

24-Feb-2011
Playfield at McLendon Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\Playfield (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$6.22	S.F.	48,000	103	\$306,634	77	1980	1990			\$86,487	\$298,771	29
Special Construction	\$0.25	S.F.	48,000	110	\$13,306	10	1980	1990			\$13,306	\$12,096	110
Special Construction	\$0.25	S.F.	48,000	110	\$13,306	10	1980	1990			\$13,306	\$12,096	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	48,000	110	\$13,306	10	1980	1990			\$13,306	\$12,096	110
Building Sitework	\$5.97	S.F.	48,000	102	\$293,328	80	1980	2000			\$73,181	\$286,675	26
Site Preparation	\$4.59	S.F.	48,000	100	\$220,147	100	1980					\$220,147	
Site Earthwork	\$4.59	S.F.	48,000	100	\$220,147	100	1980					\$220,147	
Site Improvements	\$1.39	S.F.	48,000	110	\$73,181	20	1980	2000			\$73,181	\$66,528	110
Site Development - Fencing	\$1.39	S.F.	48,000	110	\$73,181	20	1980	2000			\$73,181	\$66,528	110
Landscaping - Irrigation		S.F.	48,000	110		20	1980						
Site Mechanical Utilities		S.F.	48,000			0	1980						
Water Supply - Water Service		S.F.	48,000	110		30	1980						
Site Electrical Utilities		S.F.	48,000			0	1980						
Site Lighting		S.F.	48,000	110		30	1980						

Facility: \Elementary Schools\McLendon Elementary\Playfield (continued)

Deficiency Sheet:

Deficiency:

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

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

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$10,560.00
Plus or (Minus) Additional Cost	\$2,745.60
Total Estimated Amount	\$13,305.60

Deficiency:

Assembly: **G2040**
System: **Site Development - Fencing System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The fence is rusted and damaged and should be replaced.**

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

Sat, 26-Mar-2011



Estimates:

Raw Cost	\$58,080.00
Plus or (Minus) Additional Cost	\$15,100.80
Total Estimated Amount	\$73,180.80

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary ReportReport Date: 01 Jul 2011

Facility: \Elementary Schools\McLendon Elementary\Site**Address:** 3169 Hollywood Drive, Decatur, GA 30033**Attributes:****Site Code** 1410**General Information:****Function:** Elementary School**Year Built:** 1958**Gross Area:** 58,843 S.F.**Last Renovation:****Facility Description:**

The McLendon Elementary School site was originally constructed in 1958, has a total area of 9.4 acres, and is occupied by approximately 58,843 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: \$529,078.60**Replacement Cost:** \$1,384,975.92**FCI:** 38.20%

28-Mar-2011

Aerial Image of McLendon Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	58,843	109	\$1,511,834	35	1980	1983	2020		\$529,079	\$1,384,975	38
Building Sitework	\$23.54	S.F.	58,843	109	\$1,511,834	35	1980	1983	2020		\$529,079	\$1,384,975	38
Site Improvements	\$11.87	S.F.	58,843	108	\$756,622	22	1966	1983			\$529,079	\$698,419	76
Roadways	\$3.25	S.F.	58,843	110	\$210,416	25	1958	1983			\$210,416	\$191,287	110
Parking Lots	\$1.47	S.F.	58,843	110	\$95,421	25	1958	1983			\$95,421	\$86,746	110
Pedestrian Paving	\$1.65	S.F.	58,843	110	\$106,839	30	1958	1988			\$106,839	\$97,126	110
Site Development	\$0.26	S.F.	58,843	110	\$17,127	10	2009	2019				\$15,570	
Site Development 2	\$1.98	S.F.	58,843	100	\$116,403	30	1958	1988			\$116,403	\$116,403	100
Fence & Guardrails	\$1.98	S.F.	58,843	100	\$116,403	30	1958	1988			\$116,403	\$116,403	100
Landscaping	\$3.25	S.F.	58,843	110	\$210,416	10	1958					\$191,287	
Site Mechanical Utilities	\$10.46	S.F.	58,843	110	\$676,918	50	1984	2008	2020			\$615,380	
Water Supply	\$2.38	S.F.	58,843	110	\$154,142	50	1958	2008	2020	10		\$140,129	
Sanitary Sewer	\$2.36	S.F.	58,843	110	\$152,510	50	2010	2060				\$138,646	
Storm Sewer	\$5.51	S.F.	58,843	110	\$356,401	50	1958	2008	2020	10		\$324,001	
Fuel Distribution - Gas	\$0.21	S.F.	58,843	110	\$13,865	30	2010	2040				\$12,604	
Site Electrical Utilities	\$1.21	S.F.	58,843	110	\$78,294	30	2010	2040				\$71,176	
Electrical Distribution	\$0.52	S.F.	58,843	110	\$33,438	30	2010	2040				\$30,398	
Site Lighting	\$0.69	S.F.	58,843	110	\$44,856	30	2010	2040				\$40,778	

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

Deficiency Sheet:

Deficiency:

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

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$166,996.43
Plus or (Minus) Additional Cost	\$43,419.07
Total Estimated Amount	\$210,415.50

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The parking lots are aged and cracked and should be resurfaced and expanded.**

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$75,730.94
Plus or (Minus) Additional Cost	\$19,690.04
Total Estimated Amount	\$95,420.98

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

McLendon Elementary Facility Executive Summary Report

Report Date: 01 Jul 2011

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

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Sat, 26-Mar-2011

Note: **The pedestrian paving and walkways are aged and damaged and should be replaced.**



Estimates:

Raw Cost	\$84,792.76
Plus or (Minus) Additional Cost	\$22,046.12
Total Estimated Amount	\$106,838.88

Deficiency:

Assembly: **G2040105**
System: **Fence & Guardrails System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Fri, 24-Jun-2011

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



Estimates:

Raw Cost	\$92,383.51
Plus or (Minus) Additional Cost	\$24,019.71
Total Estimated Amount	\$116,403.22

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 2061
Project: Assessments 2010	Region: 1	Site: McLendon ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Poor	0.66	2.00	33.00
Pedestrian Traffic	Fair	0.65	0.97	67.00
Parking	Fair	0.54	0.81	67.00
Playground	Good	2.34	2.34	100.00
Safety and Security				
Fencing	Fair	0.50	0.75	67.00
Signage & Way Finding	Poor	0.33	1.00	33.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
School Climate				
Learning Style Variety	P/U	0.00	5.00	0.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Fair	11.02	16.45	67.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Fair	1.75	3.50	50.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Library				
Size	Fair	1.71	3.41	50.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	P/U	0.00	0.73	0.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	P/U	0.00	1.44	0.00
Music				
Size	Good	2.59	2.59	100.00
Adjacencies	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	P/U	0.00	0.56	0.00

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Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	P/U	0.00	1.64	0.00
Adjacencies	P/U	0.00	0.35	0.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Good	0.45	0.45	100.00
Computer Labs				
Size	Good	1.19	1.19	100.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	Fair	1.43	2.86	50.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	P/U	0.00	0.61	0.00
Administration				
Size	Fair	1.25	2.49	50.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	Good	0.89	0.89	100.00
Teacher Lounge and Work Room(s)	Fair	0.63	1.27	50.00
Cafeteria	Fair	3.35	5.00	67.00
Food Prep	Fair	4.16	6.20	67.00
Counseling	Fair	0.15	0.29	50.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		68.82	100.00	68.82

Comments

Suitability - Elementary

McLendon Elementary school was constructed in 1958. The kindergarten wing was added in the 1970's and the gym building was constructed in 2004. The school provides education to students in grades PK-5th. For over 60% of the students English is a second language. During the summer of 2010 a major renovation improved the HVAC system, wiring, ceilings, flooring, and paint. There are four portable classrooms, 2 for ESOL, 1 for parents, and 1 for speech.

Suitability - Elementary->Site-->Traffic

There is only one traffic lane serving the campus, resulting in buses and parent traffic conflicting with each other. This lane also has parking on the side away from the building. Cars stop at the curb increasing congestion problems.

Suitability - Elementary->Site-->Pedestrian Traffic

Students dropped off in the parking areas must cross the traffic lane to reach the building. Some students are released across the street from the school, again crossing traffic.

Suitability - Elementary->Site-->Parking

There is inadequate parking for the number of staff. Staff have created a parking area on the dirt in the area near the kitchen. The distance to the main entry from that parking area and the lower parking area is significant.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Site-->Playground A large blacktop area has been recently added. The grass area is due for renovation sometime in the near future. An additional PK/kindergarten playground near the building is planned.				
Suitability - Elementary->Safety and Security-->Fencing There is a significant expanse that is not fenced.				
Suitability - Elementary->Safety and Security-->Signage & Way Finding There is no large signage or wayfinding signs.				
Suitability - Elementary->Safety and Security-->Sprinkler System The renovation did not include a sprinkler system.				
Suitability - Elementary->School Climate-->Learning Style Variety It has been necessary to be creative in developing additional spaces to serve students. Every possible space is being used.				
Suitability - Elementary->School Climate-->School Environment The renovation has had a positive impact on the quality of the learning environment.				
Suitability - Elementary->General Classrooms-->Size Classrooms are smaller than the district guideline.				
Suitability - Elementary->Remedial - Special Needs-->Size EIP teachers and other support people have created spaces to meet with students.				
Suitability - Elementary->Library-->Size The library is less than 2500 square feet in size. Two rooms off the library, which could be used by the library, are being used for other purposes.				
Suitability - Elementary->Library-->Storage\Fixed Equip. The main library space is being used for storage of AV and other equipment. Parents are planning to help with some changes in this space.				
Suitability - Elementary->P.E.-->Storage\Fixed Equip. There is a lack of adequate storage space for program needs. The gym does not have air conditioning.				
Suitability - Elementary->Music-->Storage\Fixed Equip. There is a lack of storage for program needs.				
Suitability - Elementary->Art-->Size There is no art classroom in this building.				
Suitability - Elementary->Art-->Adjacencies There is no art classroom in this building.				
Suitability - Elementary->Art-->Storage\Fixed Equip. There is no art classroom in this building.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. Storage is limited, as the space is being used for other purposes.				
Suitability - Elementary->Kindergarten-->Size The PK and kindergarten rooms are less than 750 square feet in size.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. There is a lack of adequate storage for program needs.				

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Suitability - Elementary->Administration-->Size There is no conference room in the administration area. A classroom is used at the other end of the building for that purpose. The copy machine and other work equipment is located in a space adjacent to the teacher's room and is shared with teachers.				
Suitability - Elementary->Administration-->Storage\Fixed Equip. There is limited storage.				
Suitability - Elementary->Restrooms (Student) Student restrooms were renovated in the summer of 2010.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The teachers share workspace with the office. The lounge is a small area adjacent to the office.				
Suitability - Elementary->Cafeteria The cafeteria is around 3600 square feet in size. There is only one crowded service line for over 500 students.				
Suitability - Elementary->Food Prep Cold storage is inadequate. The old equipment in the kitchen needs frequent repairs.				
Suitability - Elementary->Counseling The counselor's office is small. Meetings requiring more than two people must be held at another location.				
Suitability - Elementary->Clinic The clinic is small and does not have a restroom.				

Technology Readiness Report

