

Facility Condition Assessment Report

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

COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary**Address:** 3981 McGill Drive, Decatur, GA 30034**Attributes:****Facility Code** 0100
Super Cluster 4**General Information:****Function:** Elementary School
Gross Area: 99,190 S.F.**Year Built:**
Last Renovation:**Facility Description:**

The Narvie Harris Elementary School campus consists of one main building located at 3981 McGill Drive in Decatur Georgia. The original campus was constructed in 1998. There have not been any additions to the main building. In addition to the main building, the campus contains a covered walkway, hard surface play area, 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 or other facility on the campus.

Current Repair Cost: \$414,609.24**Replacement Cost:** \$22,013,857.51**FCI:** 1.88%

07-Dec-2010
Narvie Harris Elementary School

DeKalb County School System

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COMET4 FCI Report

Report Date: 05 Jul 2011

Narvie Harris 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
Narvie Harris Elementary\Playfield		\$6.22	11,550	\$3,202	\$71,892	2.23%	\$0	\$0	\$0	\$0	\$3,202
Narvie Harris Elementary\1998 Building		\$194.68	99,190	\$382,537	\$19,309,848	1.90%	\$0	\$0	\$323,335	\$53,199	\$6,003
Narvie Harris Elementary\Site		\$23.54	99,190	\$28,870	\$2,334,615	1.24%	\$0	\$0	\$28,870	\$0	\$0
Narvie Harris Elementary\Hard Surface Play Area		\$13.26	9,828	\$0	\$130,272	0.00%	\$0	\$0	\$0	\$0	\$0
Narvie Harris Elementary\Covered Walkway		\$27.64	6,050	\$0	\$167,230	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report
Narvie Harris Elementary Detailed Facility Needs Assessment Report

Report Date: 05 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								\$302,655	\$111,954	\$414,609			
Elementary Schools								\$302,655	\$111,954	\$414,609			
Narvie Harris Elementary								\$302,655	\$111,954	\$414,609			
1998 Building								\$277,201	\$105,336	\$382,537			
Building Systems								\$277,201	\$105,336	\$382,537			
B3010	Roof Coverings - BUR	System		Needs Remediation	Renew System	1	Ea.	\$197,376	\$75,003	\$272,379	Necessary	Deferred Maintenance	The built up roof covering should be scheduled for replacement due to blistering, ice-water shield damage, and leaks through the school.
D3040	Distribution & Exhaust Systems	Roof Exhaust Fan Systems		Needs Remediation	Replace Exhaust System	10	Ea.	\$36,925	\$14,032	\$50,957	Necessary	Deferred Maintenance	The restrooms exhaust fans are inadequate, do not ventilate restrooms properly, and should be replaced.
D3050	Terminal & Package Units	Package A/C Gas Ht. Multi-Zone		Missing	Install 15 ton Multi-Zone RTU	3,000	S.F.	\$38,550	\$14,649	\$53,199	Recommended	Deferred Maintenance	Kitchen / The kitchen has no cooling system and the area is uncomfortable to work in. Install a new packaged AC unit to serve this area.
B2030	Exterior Doors	Door Opener		Missing	Install Door Opener	1	Ea.	\$4,350	\$1,653	\$6,003	Discretionary	Code Compliance	Main Entrance / The main entrance to the building lacks an automatic door opener.
Playfield Building Systems								\$2,541	\$661	\$3,202			
F1040	Special Facilities - Sports Field - Natural Turf	System		Beyond Service Life	Renew System	1	Ea.	\$2,541	\$661	\$3,202	Discretionary	Deferred Maintenance	The field turf is in need of reseeding.
Site Building Systems								\$22,913	\$5,957	\$28,870			
G2040	Site Development	System		Beyond Service Life	Renew System	1	Ea.	\$22,913	\$5,957	\$28,870	Necessary	Deferred Maintenance	The soft play surface is beyond its service life, has several holes, and should be replaced.

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Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\1998 Building**Address:** 3981 McGill Drive, Decatur, GA 30034**Attributes:****Building Codes** 2010
Fire Sprinkler System Yes**General Information:****Function:** Elementary School
Gross Area: 99,190 S.F.**Year Built:** 1998
Last Renovation:**Facility Description:**

The Narvie Harris Elementary School main building is a one-story building located at 3981 McGill Drive in Decatur, Georgia. Originally built in 1998, there have been no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the roof insulation in conjunction with the roof covering; 2) Replacing the distribution system; and 3) install a terminal package unit in the kitchen.

Current Repair Cost: \$382,537.34**Replacement Cost:** \$19,309,847.92**FCI:** 1.98%07-Dec-2010
East Elevation07-Dec-2010
South Elevation07-Dec-2010
West Elevation07-Dec-2010
North Elevation

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COMET4 Facility Report Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\1998 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	\$194.68	S.F.	99,190	108	\$20,848,663	43	1998	2006	2010		\$376,534	\$19,309,847	2
Substructure	\$13.21	S.F.	99,190	100	\$1,309,962	100	1998					\$1,309,962	
Foundations	\$13.21	S.F.	99,190	100	\$1,309,962	100	1998					\$1,309,962	
Standard Foundations	\$6.49	S.F.	99,190	100	\$643,346	100	1998					\$643,346	
Special Foundations	\$4.14	S.F.	0	100		100	1998						
Slab on Grade	\$6.72	S.F.	99,190	100	\$666,616	100	1998					\$666,616	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1998						
Basement Walls	\$5.93	S.F.	0	100		100	1998						
Shell	\$42.05	S.F.	99,190	106	\$4,401,176	74	1998	2008	2010		\$272,379	\$4,171,425	7
Superstructure	\$4.43	S.F.	99,190	100	\$439,392	100	1998					\$439,392	
Floor Construction	\$14.14	S.F.	0	100		100	1998						
Roof Construction	\$4.43	S.F.	99,190	100	\$439,392	100	1998					\$439,392	
Exterior Enclosure	\$21.65	S.F.	99,190	103	\$2,218,997	75	1998	2028				\$2,147,681	
Exterior Walls	\$14.46	S.F.	99,190	100	\$1,434,525	100	1998					\$1,434,525	
Exterior Windows	\$6.32	S.F.	99,190	110	\$689,613	30	1998	2028				\$626,920	
Exterior Doors	\$0.87	S.F.	99,190	110	\$94,859	30	1998	2028				\$86,236	
Roofing	\$15.97	S.F.	99,190	110	\$1,742,787	66	1998	2008	2010		\$272,379	\$1,584,352	17
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	1998	2008					
Roof Coverings - BUR	\$5.55	S.F.	44,635	110	\$272,379	25	1998	2023	2010		\$272,379	\$247,617	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1998	2013					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1998	2028					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	54,555	110	\$1,408,674	75	1998	2073				\$1,280,613	
Roof Openings	\$0.57	S.F.	99,190	110	\$61,734	30	1998	2028				\$56,122	
Interiors	\$41.43	S.F.	99,190	108	\$4,458,798	42	1999	2006	2015			\$4,109,823	
Interior Construction	\$11.04	S.F.	99,190	104	\$1,142,556	70	1998	2018				\$1,095,057	
Partitions	\$6.40	S.F.	99,190	110	\$698,647	100	1998					\$635,133	
Interior Doors	\$2.08	S.F.	99,190	80	\$165,354	30	1998	2028				\$206,692	
Fittings	\$2.55	S.F.	99,190	110	\$278,555	20	1998	2018				\$253,232	
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	1998						
Interior Finishes	\$30.39	S.F.	99,190	110	\$3,316,242	32	2001	2006	2015			\$3,014,766	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	24,798	110	\$261,245	30	1998	2028				\$237,495	
Wall Finishes - Paint	\$1.81	S.F.	74,392	110	\$147,934	10	2009	2019				\$134,486	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1998	2008					
Floor Finishes - Carpet	\$7.87	S.F.	9,919	110	\$85,825	8	1998	2006	2015	5		\$78,023	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	19,838	110	\$292,408	50	1998	2048				\$265,825	
Floor Finishes - Terrazzo	\$48.99	S.F.	19,838	110	\$1,069,050	50	1998	2048				\$971,864	
Floor Finishes - VCT	\$8.79	S.F.	49,595	110	\$479,567	20	1998	2018				\$435,970	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1998	2018					
Ceiling Finishes	\$8.98	S.F.	99,190	110	\$980,213	20	1998	2018				\$891,103	
Services	\$88.17	S.F.	99,190	110	\$9,619,944	23	1999	2008	2015		\$104,155	\$8,745,404	1
Conveying		S.F.	99,190			0	1998						
Elevators and Lifts		S.F.	99,190	110		30	1998						
Plumbing	\$24.01	S.F.	99,190	110	\$2,619,926	23	1998	2018				\$2,381,751	
Plumbing Fixtures	\$16.10	S.F.	99,190	110	\$1,757,157	20	1998	2018				\$1,597,415	
Domestic Water Distribution	\$3.59	S.F.	99,190	110	\$391,483	30	1998	2028				\$355,894	
Sanitary Waste	\$3.05	S.F.	99,190	110	\$332,761	30	1998	2028				\$302,510	
Rain Water Drainage	\$0.88	S.F.	99,190	110	\$96,365	30	1998	2028				\$87,605	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	99,190	110	\$42,160	30	1998	2028				\$38,327	
HVAC	\$34.73	S.F.	99,190	110	\$3,789,857	22	1998	2013			\$104,155	\$3,445,325	3
Heat Generating Systems	\$4.15	S.F.	99,190	110	\$453,217	30	1998	2028				\$412,015	
Cooling Generating Systems	\$4.22	S.F.	99,190	110	\$460,745	30	1998	2028				\$418,860	
Distribution & Exhaust Systems	\$4.66	S.F.	99,190	110	\$508,928	30	1998	2028			\$50,956	\$462,662	11
Terminal & Package Units	\$17.29	S.F.	99,190	110	\$1,886,647	15	1998	2013			\$53,199	\$1,715,134	3
Controls & Instrumentation	\$3.23	S.F.	99,190	110	\$352,335	20	1998	2018				\$320,304	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	99,190	110	\$127,985	30	1998	2028				\$116,350	
Fire Protection	\$4.69	S.F.	99,190	110	\$511,940	30	1998	2028				\$465,399	
Sprinklers	\$4.25	S.F.	99,190	110	\$463,757	30	1998	2028				\$421,597	
Standpipes	\$0.44	S.F.	99,190	110	\$48,183	30	1998	2028				\$43,802	
Electrical	\$24.73	S.F.	99,190	110	\$2,698,221	24	2000	2008	2015			\$2,452,929	

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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.	99,190	110	\$212,304	30	1998	2028				\$193,004	
Branch Wiring	\$6.53	S.F.	99,190	110	\$712,198	30	1998	2028				\$647,453	
Lighting	\$8.58	S.F.	99,190	110	\$936,548	30	1998	2028				\$851,407	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	99,190	110	\$600,776	10	1998	2008	2015	5		\$546,160	
Communications and Security - Fire Alarm	\$1.20	S.F.	99,190	110	\$130,996	10	2009	2019				\$119,088	
Communications and Security - Security & CCTV	\$0.59	S.F.	99,190	110	\$64,745	10	1998	2008	2015	5		\$58,859	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	99,190	110	\$40,654	20	1998	2018				\$36,958	
Equipment & Furnishings	\$8.63	S.F.	99,190	110	\$941,064	20	1998	2018				\$855,514	
Equipment	\$4.40	S.F.	99,190	110	\$480,319	20	1998	2018				\$436,654	
Commercial Equipment	\$7.53	S.F.	0	110		20	1998	2018					
Institutional Equipment	\$0.40	S.F.	99,190	110	\$43,665	20	1998	2018				\$39,696	
Other Equipment	\$4.00	S.F.	99,190	110	\$436,654	20	1998	2018				\$396,958	
Furnishings	\$4.22	S.F.	99,190	110	\$460,745	20	1998	2018				\$418,860	
Fixed Furnishings	\$4.22	S.F.	99,190	110	\$460,745	20	1998	2018				\$418,860	
Special Construction	\$1.19	S.F.	99,190	100	\$117,719	25	1998	2023				\$117,719	
Special Construction	\$1.19	S.F.	99,190	100	\$117,719	25	1998	2023				\$117,719	
Special Structures - Canopies	\$1.19	S.F.	99,190	100	\$117,719	25	1998	2023				\$117,719	

DeKalb County School System

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COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\1998 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$376,534	\$2,061,591		\$871,017			\$6,117,924	\$363,941			
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$272,379										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing	\$272,379										
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$272,379										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors				\$99,495			\$2,202,071	\$193,021			
Interior Construction							\$352,865				
Partitions											
Interior Doors											
Fittings							\$352,865				
Stairs											
Stair Construction											
Interior Finishes				\$99,495			\$1,849,206	\$193,021			
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint								\$193,021			
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet				\$99,495							
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT							\$607,501				
Floor Finishes - Wood											
Ceiling Finishes							\$1,241,705				
Services	\$104,155	\$2,061,591		\$771,522			\$2,723,740	\$170,920			
Conveying											
Elevators and Lifts											
Plumbing							\$2,225,914				
Plumbing Fixtures							\$2,225,914				
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC	\$104,155	\$2,061,591					\$446,327				
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems	\$50,956										
Terminal & Package Units	\$53,199	\$2,061,591									
Controls & Instrumentation							\$446,327				
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical				\$771,522			\$51,499	\$170,920			

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COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\1998 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **Door Opener**
Distress: **Missing**
Category: **Code Compliance**
Correction: **Install Door Opener**
Note: **The main entrance to the building lacks an automatic door opener.**

Surveyor/Update: Cesar De La Canal
Priority: 5
Quantity: 1

Sat, 02-Apr-2011



Estimates:

Raw Cost	\$4,350.00
Plus or (Minus) Additional Cost	\$1,653.00
Total Estimated Amount	\$6,003.00

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built up roof covering should be scheduled for replacement due to blistering, ice-water shield damage, and leaks through the school.**

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

Thu, 31-Mar-2011



Estimates:

Raw Cost	\$197,375.97
Plus or (Minus) Additional Cost	\$75,002.87
Total Estimated Amount	\$272,378.84

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COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\1998 Building (continued)

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **Roof Exhaust Fan Systems**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Replace Exhaust System**

Surveyor/Update: Cesar De La Canal
Priority: 3
Quantity: 10

Fri, 24-Jun-2011

Note: **The restrooms exhaust fans are inadequate, do not ventilate restrooms properly, and should be replaced.**



Estimates:

Raw Cost	\$36,925.00
Plus or (Minus) Additional Cost	\$14,031.50
Total Estimated Amount	\$50,956.50

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Package A/C Gas Ht. Multi-Zone**
Distress: **Missing**
Category: **Deferred Maintenance**
Correction: **Install 15 ton Multi-Zone RTU**

Surveyor/Update: Cesar De La Canal
Priority: 4
Quantity: 3,000

Sat, 30-Apr-2011

Note: **The kitchen has no cooling system and the area is uncomfortable to work in. Install a new packaged AC unit to serve this area.**



Estimates:

Raw Cost	\$38,550.00
Plus or (Minus) Additional Cost	\$14,649.00
Total Estimated Amount	\$53,199.00

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COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\Covered Walkway
Address: 3981 McGill Drive , Decatur, GA 30034

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	1998
Gross Area:	6,050 S.F.	Last Renovation:	

Facility Description:

An engineered metal covered walkway connects the main building to the school bus loading/unloading zone and provides some weather protection for the students.

Current Repair Cost: \$0.00 **Replacement Cost:** \$167,230.47 **FCI:** 0.00%



07-Dec-2010
Northwest Elevation



07-Dec-2010
Southeast Elevation



07-Dec-2010
Northeast Elevation



07-Dec-2010
North Elevation

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Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	6,050	100	\$167,230	25	1998	2023			0	\$167,230	
Special Construction	\$27.64	S.F.	6,050	100	\$167,230	25	1998	2023				\$167,230	
Special Construction	\$27.64	S.F.	6,050	100	\$167,230	25	1998	2023				\$167,230	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	6,050	100	\$167,230	25	1998	2023				\$167,230	

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Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary**Covered Walkway** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\Hard Surface Play Area**Address:** 3981 McGill Drive, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1998**Gross Area:** 9,828 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$130,272.11**FCI:** 0.00%

07-Dec-2010

Hard Surface Play Area at Narvie Harris
Elementary School

DeKalb County School System

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Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$13.26	S.F.	9,828	108	\$141,280	19	1998	2006			0	\$130,271	
Equipment & Furnishings	\$1.94	S.F.	9,828	100	\$19,070	8	1998	2006				\$19,070	
Equipment	\$1.94	S.F.	9,828	100	\$19,070	8	1998	2006				\$19,070	
Other Equipment	\$1.94	S.F.	9,828	0	\$19,070	8	1998	2006				\$19,070	
Special Construction	\$11.20	S.F.	9,828	110	\$121,096	20	1998	2018				\$110,087	
Special Construction	\$11.20	S.F.	9,828	110	\$121,096	20	1998	2018				\$110,087	
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	9,828	110	\$121,096	20	1998	2018				\$110,087	
Building Sitework	\$0.11	S.F.	9,828	100	\$1,114	100	1998	2028				\$1,114	
Site Preparation	\$0.11	S.F.	9,828	100	\$1,114	100	1998					\$1,114	
Site Earthwork	\$0.11	S.F.	9,828	100	\$1,114	100	1998					\$1,114	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1998	2028					
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1998	2028					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\Playfield**Address:** 3981 McGill Drive, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1998**Gross Area:** 11,550 S.F.**Last Renovation:****Facility Description:**

The Playfield at Narvie Harris 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: \$3,201.66**Replacement Cost:** \$71,891.82**FCI:** 4.45%

07-Dec-2010
Playfield at Narvie Harris Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris 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.	11,550	103	\$73,784	77	1998	2008			\$3,202	\$71,892	4
Special Construction	\$0.25	S.F.	11,550	110	\$3,202	10	1998	2008			\$3,202	\$2,911	110
Special Construction	\$0.25	S.F.	11,550	110	\$3,202	10	1998	2008			\$3,202	\$2,911	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	11,550	110	\$3,202	10	1998	2008			\$3,202	\$2,911	110
Building Sitework	\$5.97	S.F.	11,550	102	\$70,582	80	1998	2018				\$68,981	
Site Preparation	\$4.59	S.F.	11,550	100	\$52,973	100	1998					\$52,973	
Site Earthwork	\$4.59	S.F.	11,550	100	\$52,973	100	1998					\$52,973	
Site Improvements	\$1.39	S.F.	11,550	110	\$17,609	20	1998	2018				\$16,008	
Site Development - Fencing	\$1.39	S.F.	11,550	110	\$17,609	20	1998	2018				\$16,008	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1998	2018					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1998	2028					
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1998	2028					

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\Playfield (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Sports Field - Natural Turf System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The field turf is in need of reseeding.**

Surveyor/Update: Cesar De La Canal
Priority: 5
Quantity: 1

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$2,541.00
Plus or (Minus) Additional Cost	\$660.66
Total Estimated Amount	\$3,201.66

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

COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\Site
Address: 3981 McGill Drive, Decatur, GA 30034**Attributes:****Site Code** 1925**General Information:****Function:** Elementary School**Year Built:** 1998**Gross Area:** 99,190 S.F.**Last Renovation:****Facility Description:**

The Narvie Harris Elementary School site was originally constructed in 1998, has a total area of 15 acres, and is occupied by approximately 99,190 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: \$28,870.24**Replacement Cost:** \$2,334,615.19**FCI:** 1.24%

11-Nov-2010

Aerial Image of Narvie Harris Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris 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.	99,190	109	\$2,548,456	35	1998	2008			\$28,870	\$2,334,616	1
Building Sitework	\$23.54	S.F.	99,190	109	\$2,548,456	35	1998	2008			\$28,870	\$2,334,616	1
Site Improvements	\$11.87	S.F.	99,190	108	\$1,275,415	22	1998	2008			\$28,870	\$1,177,307	2
Roadways	\$3.25	S.F.	99,190	110	\$354,692	25	1998	2023				\$322,447	
Parking Lots	\$1.47	S.F.	99,190	110	\$160,848	25	1998	2023				\$146,226	
Pedestrian Paving	\$1.65	S.F.	99,190	110	\$180,095	30	1998	2028				\$163,723	
Site Development	\$0.26	S.F.	99,190	110	\$28,870	10	1998	2008			\$28,870	\$26,246	110
Site Development 2	\$1.98	S.F.	99,190	100	\$196,218	30	1998	2028				\$196,218	
Fence & Guardrails	\$1.98	S.F.	99,190	100	\$196,218	30	1998	2028				\$196,218	
Landscaping	\$3.25	S.F.	99,190	110	\$354,692	10	1998					\$322,447	
Site Mechanical Utilities	\$10.46	S.F.	99,190	110	\$1,141,062	50	1998	2028				\$1,037,328	
Water Supply	\$2.38	S.F.	99,190	110	\$259,832	50	1998	2048				\$236,211	
Sanitary Sewer	\$2.36	S.F.	99,190	110	\$257,083	50	1998	2048				\$233,711	
Storm Sewer	\$5.51	S.F.	99,190	110	\$600,776	50	1998	2048				\$546,160	
Fuel Distribution - Gas	\$0.21	S.F.	99,190	110	\$23,371	30	1998	2028				\$21,246	
Site Electrical Utilities	\$1.21	S.F.	99,190	110	\$131,979	30	1998	2028				\$119,981	
Electrical Distribution	\$0.52	S.F.	99,190	110	\$56,366	30	1998	2028				\$51,242	
Site Lighting	\$0.69	S.F.	99,190	110	\$75,613	30	1998	2028				\$68,739	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Narvie Harris Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Narvie Harris Elementary\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The soft play surface is beyond its service life, has several holes, and should be replaced.**

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

Thu, 10-Feb-2011



Estimates:

Raw Cost	\$22,912.89
Plus or (Minus) Additional Cost	\$5,957.35
Total Estimated Amount	\$28,870.24

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 4052
Project: Assessments 2010	Region: 1	Site: Murphey Candler 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	Poor	0.32	0.97	33.00
Parking	Fair	0.54	0.81	67.00
Playground	Poor	0.77	2.34	33.00
Safety and Security				
Fencing	Poor	0.25	0.75	33.00
Signage & Way Finding	Poor	0.33	1.00	33.00
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	Poor	0.25	0.50	50.00
School Climate				
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
General Classrooms				
Size	Fair	11.02	16.45	67.00
Adjacencies	Fair	2.36	3.53	67.00
Storage\Fixed Equip.	Fair	2.36	3.53	67.00
Remedial - Special Needs				
Size	Good	3.50	3.50	100.00
Adjacencies	P/U	0.00	0.75	0.00
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.	G/F	0.73	0.73	100.00
P.E.				
Size	Fair	3.36	6.72	50.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	G/F	1.44	1.44	100.00
Music				
Size	P/U	0.00	2.59	0.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Project #: 4469

County: DeKalb

Site #: 4052

Project: Assessments 2010

Region: 1

Site: Murphey Candler ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

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.	Fair	0.23	0.45	50.00
Computer Labs				
Size	P/U	0.00	1.19	0.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	P/U	0.00	0.26	0.00
Kindergarten				
Size	Good	2.86	2.86	100.00
Adjacencies	P/U	0.00	0.61	0.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	P/U	0.00	2.49	0.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	P/U	0.00	0.89	0.00
Teacher Lounge and Work Room(s)	Fair	0.63	1.27	50.00
Cafeteria	Good	5.00	5.00	100.00
Food Prep	Poor	2.05	6.20	33.00
Counseling	Good	0.29	0.29	100.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	P/U	0.00	0.50	0.00
Total For Site:		60.11	100.00	60.11

Comments

Suitability - Elementary

Murphey Candler Elementary School was built in 1964, has had a new wing added since, and a major remodel in 2008. The school has a traditional education program for grades pre-k through five.

Suitability - Elementary->Site-->Traffic

The bus routing is good, but the parent drop off is two-way in the middle of the staff parking lot. The area has major conflicts with parking and other cars.

Suitability - Elementary->Site-->Pedestrian Traffic

Major pedestrian routes are generally good, except for during parent drop off. The site lacks many needed sidewalks to the portable, play structures, and around the buildings.

Suitability - Elementary->Site-->Parking

The parking is adequate, but some visitor parking is on street and the parking lots lack adequate lighting.

Suitability - Elementary->Site-->Playground

The two play structures lack adequate access, including sidewalks, ramps, and appropriate under-surfaces, are small for the number of children and not age-appropriate for the smaller children. The site also lacks blacktopped areas for play.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Fencing The school lacks adequate fencing around the play fields and side wooded areas. Some of the existing fencing is down.				
Suitability - Elementary->Safety and Security-->Signage & Way Finding Some rooms are marked, but most with just the teacher name, and the site lacks way finding signage.				
Suitability - Elementary->Safety and Security-->Ease of Supervision The pod design of the school provides many hiding areas. The facility has 16 cameras, but not enough to cover all areas.				
Suitability - Elementary->Safety and Security-->Sprinkler System The newer section of the school, about 20 percent of it, has a fire suppression system.				
Suitability - Elementary->School Climate-->Landscaping Some of the grass is sparse, but okay overall.				
Suitability - Elementary->General Classrooms-->Size A handful of the classes are below the DCSS standard of 750 square feet.				
Suitability - Elementary->General Classrooms-->Adjacencies Some of the classes are adjacent to the strings classroom without adequate acoustic separation.				
Suitability - Elementary->General Classrooms-->Storage\Fixed Equip. Some of the classes lack adequate storage.				
Suitability - Elementary->Remedial - Special Needs-->Size The Discovery class is small for the program, but the rest of the spaces are generous.				
Suitability - Elementary->Remedial - Special Needs-->Adjacencies One of the largest special education rooms is adjacent to the music room without adequate acoustic separation.				
Suitability - Elementary->Library-->Size The library, at about 2,300 square feet, is well below the DCSS standard of 4,500.				
Suitability - Elementary->P.E.-->Size The gym, at less than 5,000 square feet, is less than the DCSS standard of 5,200. The heating and cooling in the space is inadequate.				
Suitability - Elementary->Music-->Size All of the music spaces (choral, strings, and band) are below the DCSS size guideline and the band room is in a trailer.				
Suitability - Elementary->Music-->Adjacencies The strings class is in the middle of other regular classes and the choral/music room is next to a special education class. There is inadequate acoustic separation.				
Suitability - Elementary->Art-->Size The school lacks an adequate room.				
Suitability - Elementary->Art-->Adjacencies The school lacks an adequate room.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The school lacks an adequate room.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The stage lacks storage and the lights do not work.				
Suitability - Elementary->Computer Labs-->Size The computer lab at 744 square feet is below the DCSS standard of 1,000.				

Project #: 4469

County: DeKalb

Site #: 4052

Project: Assessments 2010

Region: 1

Site: Murphey Candler ES

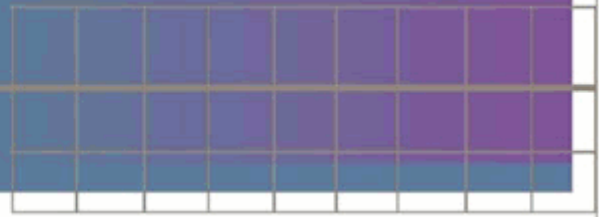
Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Computer Labs-->Storage\Fixed Equip. The computer lab lacks storage and the heating/cooling is poor.				
Suitability - Elementary->Kindergarten-->Adjacencies The kindergarten spaces are not near the parent drop off area or the play structures.				
Suitability - Elementary->Administration-->Size The waiting area and office spaces are inadequate. The assistant principal uses a classroom as an office.				
Suitability - Elementary->Administration-->Storage\Fixed Equip. The main office lacks adequate storage.				
Suitability - Elementary->Restrooms (Student) Many of the restrooms lacked soap dispensers and privacy partitions. Some have floors that are not easily washable and lack working floor drains. Most lack adequate ventilation.				
Suitability - Elementary->Teacher Lounge and Work Room(s) Storage and ventilation are limited and the spaces are small.				
Suitability - Elementary->Food Prep The food prep area is small and lacks a working freezer. The delivery area is poorly lit. Dry storage lacks adequate shelving and the floor surface throughout is difficult to wash and maintain.				
Suitability - Elementary->Clinic The nurse station is located across the school from the main office, and near a very noisy transformer. The size is also inadequate.				
Suitability - Elementary->Custodial & Maintenance The storage spaces are small and lack adequate ventilation.				

Technology Readiness Report



Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 4052
Project: Assessments 2010	Region: 1	Site: Murphey Candler ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Unsat	0.00	10.00	0.00
Cooling	Unsat	0.00	10.00	0.00
Drops	Poor	3.30	10.00	33.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Fair	6.70	10.00	67.00
Video Distribution	Unsat	0.00	5.00	0.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Fair	6.70	10.00	67.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		51.70	100.00	51.70

Comments

Technology Readiness->Electrical Power

Many of the classes have adequate outlets in number, but some of the outlets do not work, necessitating power strips. The issue is most prevalent in the original parts of the building.

Technology Readiness->Cooling

Heating and cooling is a significant issue throughout the facility.

Technology Readiness->Drops

Most classrooms only have one drop and classes have between 0-2 computers for the students.

Technology Readiness->Wireless

The wireless is not available except in a few small spaces.

Technology Readiness->LAN-WAN Performance

Internet works most of the time, but not always.

Technology Readiness->Video Distribution

Most classes do not have mounted TVs.

Technology Readiness->Faculty & Staff Technology

Some of the drops for the staff stations are in inconvenient locations that interfere with the learning spaces.

Technology Readiness->Emergency Alert

The facility has a system, but it does not work in the halls or outside.

Technology Readiness->Projectors

About 70 percent of the facility has smartboards, but many are wall mounted.