

Facility Condition Assessment Report

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

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium**Address:** 4680 Chamblee Dunwoody Road, Chamblee, GA 30341**Attributes:**

Facility Code	9007
Super Cluster	0

General Information:

Function:	Non School Sites
Gross Area:	335,412 S.F.

Year Built:**Last Renovation:****Facility Description:**

The North DeKalb Stadium is an open concrete stadium located at 4680 Chamblee Dunwoody Road in Chamblee, Georgia. The original campus was constructed in 1962 and there have been no additions. In addition to the stadium, the stadium campus contains a football field, track, ticket booth, and irrigation pump house. 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: \$4,482,143.08**Replacement Cost:** \$10,464,309.97**FCI:** 42.83%

09-Dec-2010
North DeKalb Stadium

DeKalb County School System

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COMET4 FCI Report
North DeKalb Stadium 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
North DeKalb Stadium\Track		\$14.73	36,888	\$479,058	\$543,338	110.21%	\$479,058	\$0	\$0	\$0	\$0
North DeKalb Stadium\Site		\$20.32	335,412	\$2,648,131	\$6,816,846	37.89%	\$0	\$0	\$2,387,798	\$260,333	\$0
North DeKalb Stadium\1962 Ticket Booth		\$89.66	64	\$2,662	\$5,738	36.46%	\$0	\$0	\$383	\$2,279	\$0
North DeKalb Stadium\Football Field		\$8.47	108,000	\$461,039	\$914,458	36.18%	\$0	\$0	\$200,582	\$0	\$260,457
North DeKalb Stadium\1962 Stadium		\$152.46	14,260	\$891,253	\$2,174,114	30.90%	\$0	\$0	\$213,220	\$478,175	\$199,858
North DeKalb Stadium\Irrigation Pump House		\$153.37	64	\$0	\$9,816	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report North DeKalb Stadium 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								\$3,495,565	\$986,579	\$4,482,143			
Non School Sites								\$3,495,565	\$986,579	\$4,482,143			
North DeKalb Stadium								\$3,495,565	\$986,579	\$4,482,143			
1962 Stadium								\$645,835	\$245,417	\$891,253			
Building Systems								\$645,835	\$245,417	\$891,253			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$51,607	\$19,611	\$71,218	Recommended	Deferred Maintenance	The original single pane, operable windows are aged and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$8,314	\$3,159	\$11,473	Discretionary	Deferred Maintenance	The original exterior doors are aged and should be scheduled for replacement.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$18,709	\$7,109	\$25,819	Discretionary	Deferred Maintenance	The interior doors are aged and should be scheduled for replacement.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$31,686	\$12,041	\$43,726	Discretionary	Deferred Maintenance	Fittings, such as toilet and bath accessories and toilet partitions, are aged, worn, and damaged, and should be replaced.
C3010	Wall Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$17,098	\$6,497	\$23,595	Discretionary	Deferred Maintenance	The wall finishes are aged and should be refinished.
C3020	Floor Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$69,018	\$26,227	\$95,245	Discretionary	Deferred Maintenance	The floor finishes are aged and should be replaced.
D2010	Plumbing Fixtures	System		Beyond Service Life	Renew System	1	Ea.	\$14,431	\$5,484	\$19,915	Recommended	Deferred Maintenance	The plumbing fixtures are aged and should be scheduled for replacement.
D2020	Domestic Water Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$35,450	\$13,471	\$48,921	Recommended	Deferred Maintenance	The domestic water system is aged and should be scheduled for replacement.
D2030	Sanitary Waste	System		Beyond Service Life	Renew System	1	Ea.	\$44,548	\$16,928	\$61,477	Recommended	Deferred Maintenance	The original sanitary waste system is aged and should be scheduled for replacement.
D3040	Distribution Systems & Exhaust System	System		Inadequate	Renew System	1	Ea.	\$51,450	\$19,551	\$71,001	Necessary	Deferred Maintenance	The distribution and exhaust system is aged, inadequate, and should be replaced with an energy efficient system.
D5010	Electrical Service/Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$42,509	\$16,153	\$58,663	Necessary	Deferred Maintenance	The original electrical service and distribution system is aged, inadequate, and should be replaced.
D5020	Lighting and Branch Wiring	System		Beyond Service Life	Renew System	1	Ea.	\$200,467	\$76,177	\$276,645	Recommended	Deferred Maintenance	The lighting and branch wiring system is aged and should be replaced.
D5030	Communications and Security	System		Inadequate	Renew System	1	Ea.	\$60,548	\$23,008	\$83,556	Necessary	Deferred Maintenance	The communications and security system is aged, inadequate, and should be replaced.

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COMET4 Survey Report North DeKalb Stadium 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
1962 Ticket Booth Building Systems								\$1,929	\$733	\$2,662			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$1,929 \$463	\$733 \$176	\$2,662 \$639	Recommended	Deferred Maintenance	The original exterior windows are aged and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$249	\$94	\$343	Recommended	Deferred Maintenance	The exterior door is aged and should be replaced.
C3010	Wall Finishes	System		Needs Remediation	Renew System	1	Ea.	\$153	\$58	\$212	Recommended	Deferred Maintenance	The wall finish is peeling and faded and should be replaced.
C3030	Ceiling Finishes	System		Needs Remediation	Renew System	1	Ea.	\$277	\$105	\$383	Necessary	Deferred Maintenance	The ceiling finish is peeling and faded and should be replaced.
D5010	Electrical Service/Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$168	\$64	\$232	Recommended	Deferred Maintenance	The original electrical service is aged and should be replaced.
D5020	Lighting and Branch Wiring	System		Beyond Service Life	Renew System	1	Ea.	\$618	\$235	\$853	Recommended	Deferred Maintenance	The light fixture is aged and should be replaced.
Football Field Building Systems								\$365,904	\$95,135	\$461,039			
F1040	Special Facilities - Football Field - Natural Turf	System		Beyond Service Life	Renew System	1	Ea.	\$365,904 \$11,880	\$95,135 \$3,089	\$461,039 \$14,969	Discretionary	Deferred Maintenance	The football field turf is aged and should be reseeded.
G2040	Site Development - Fencing; Goal Post; Scoreboard	System		Beyond Service Life	Renew System	1	Ea.	\$154,440	\$40,154	\$194,594	Discretionary	Deferred Maintenance	The goal posts, scoreboard, and site fencing are aged and should be scheduled for replacement.
G2050	Landscaping - Irrigation	System		Beyond Service Life	Renew System	1	Ea.	\$8,316	\$2,162	\$10,478	Discretionary	Deferred Maintenance	The irrigation system is aged and should be scheduled for replacement.
G3010	Water Supply - Water Service	System		Beyond Service Life	Renew System	1	Ea.	\$32,076	\$8,340	\$40,416	Discretionary	Deferred Maintenance	The water supply is aged and should be scheduled for replacement.
G4020	Site Lighting	System		Needs Remediation	Renew System	1	Ea.	\$159,192	\$41,390	\$200,582	Necessary	Deferred Maintenance	The football field lighting is aged, showing signs of wear, and should be replaced.

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Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site								\$2,101,692	\$546,440	\$2,648,131			
Building Systems								\$2,101,692	\$546,440	\$2,648,131			
G2010	Roadways	System		Damaged	Renew System	1	Ea.	\$291,473	\$75,783	\$367,256	Necessary	Deferred Maintenance	The roadways and curbs are aged, damaged and should be replaced.
G2020	Parking Lots	System		Inadequate	Renew System	1	Ea.	\$280,404	\$72,905	\$353,310	Necessary	Deferred Maintenance	The parking lot is inadequate and should be paved.
G2030	Pedestrian Paving	System		Damaged	Renew System	1	Ea.	\$553,430	\$143,892	\$697,322	Necessary	Deferred Maintenance	The pedestrian paving is aged, damaged, and should be replaced.
G2040105	Fence & Guardrails	System		Needs Remediation	Renew System	1	Ea.	\$566,846	\$147,380	\$714,226	Necessary	Deferred Maintenance	The fencing is aged and rusted and should be replaced.
G4010	Electrical Distribution	System		Inadequate	Renew System	1	Ea.	\$151,271	\$39,330	\$190,601	Recommended	Deferred Maintenance	The site electrical service is aged and inadequate and should be replaced.
G4020	Site Lighting	System		Inadequate	Renew System	1	Ea.	\$202,924	\$52,760	\$255,685	Necessary	Deferred Maintenance	Site lighting is inadequate and should be replaced.
G4030	Site Communication and Security	System		Beyond Service Life	Renew System	1	Ea.	\$55,343	\$14,389	\$69,732	Recommended	Deferred Maintenance	The original site communications service is aged and should be scheduled for replacement.
Track								\$380,205	\$98,853	\$479,058			
Building Systems								\$380,205	\$98,853	\$479,058			
F1040	Special Facilities - Running Track Surface & Curbing	System		Damaged	Renew System	1	Ea.	\$380,205	\$98,853	\$479,058	Critical	Deferred Maintenance	The track surface is damaged and a tripping hazard and should be replaced.

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North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium**Address:** 4680 Chamblee Dunwoody Road, Chamblee, GA 30341**Attributes:****Building Codes** 6010
Fire Sprinkler System No**General Information:****Function:** Non School Sites **Year Built:** 1962
Gross Area: 14,260 S.F. **Last Renovation:****Facility Description:**

The North DeKalb Stadium is a open concrete stadium with integrated concession stands, restrooms, and locker rooms located at 4680 Chamblee Dunwoody Road in Chamblee, 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.

Energy conservation opportunities for this building include: 1) Replacing the lighting systems with energy efficient fixtures; 2) Replacing the HVAC system with an energy efficient system; and 3) Replacing the plumbing fixtures with efficient fixtures.

Current Repair Cost: \$891,252.85**Replacement Cost:** \$2,174,113.82**FCI:** 40.99%09-Dec-2010
East Elevation09-Dec-2010
South Elevation09-Dec-2010
North Elevation09-Dec-2010
West Elevation

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North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium (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	\$152.46	S.F.	14,260	104	\$2,271,093	69	1964	1982			\$891,254	\$2,174,114	41
Substructure	\$14.97	S.F.	14,260	100	\$213,516	100	1962					\$213,516	
Foundations	\$14.97	S.F.	14,260	100	\$213,516	100	1962					\$213,516	
Standard Foundations	\$4.91	S.F.	14,260	100	\$70,057	100	1962					\$70,057	
Special Foundations	\$5.81	S.F.	14,260	100	\$82,848	100	1962					\$82,848	
Slab on Grade	\$4.25	S.F.	14,260	100	\$60,611	100	1962					\$60,611	
Shell	\$65.80	S.F.	14,260	101	\$945,803	94	1962	1992			\$82,691	\$938,285	9
Superstructure	\$25.65	S.F.	14,260	100	\$365,829	100	1962					\$365,829	
Floor Construction	\$12.09	S.F.	14,260	100	\$172,386	100	1962					\$172,386	
Roof Construction	\$13.57	S.F.	14,260	100	\$193,443	100	1962					\$193,443	
Exterior Enclosure	\$40.14	S.F.	14,260	101	\$579,974	90	1962	1992			\$82,691	\$572,456	14
Exterior Walls	\$34.87	S.F.	14,260	100	\$497,283	100	1962					\$497,283	
Exterior Windows	\$4.54	S.F.	14,260	110	\$71,218	30	1962	1992			\$71,218	\$64,743	110
Exterior Doors	\$0.73	S.F.	14,260	110	\$11,473	30	1962	1992			\$11,473	\$10,430	110
Roofing			0			0	0						
Roof Coverings		S.F.	0	110		20	1962						
Interiors	\$32.15	S.F.	14,260	107	\$491,596	56	1967	1982			\$188,385	\$458,516	41
Interior Construction	\$16.97	S.F.	14,260	106	\$256,572	79	1962	1982			\$69,545	\$242,049	29
Partitions	\$11.92	S.F.	14,260	110	\$187,027	100	1962					\$170,025	
Interior Doors	\$2.26	S.F.	14,260	80	\$25,819	30	1962	1992			\$25,819	\$32,273	80
Fittings	\$2.79	S.F.	14,260	110	\$43,726	20	1962	1982			\$43,726	\$39,751	110
Stairs	\$2.17	S.F.	14,260	100	\$30,896	100	1962					\$30,896	
Stair Construction	\$2.17	S.F.	14,260	100	\$30,896	100	1962					\$30,896	
Interior Finishes	\$13.01	S.F.	14,260	110	\$204,128	20	1975	1982			\$118,840	\$185,571	64
Wall Finishes	\$1.50	S.F.	14,260	110	\$23,595	20	1962	1982			\$23,595	\$21,450	110
Floor Finishes	\$6.07	S.F.	14,260	110	\$95,245	20	1962	1982			\$95,245	\$86,587	110
Ceiling Finishes	\$5.44	S.F.	14,260	110	\$85,288	20	2000	2020				\$77,534	
Services	\$39.54	S.F.	14,260	110	\$620,178	30	1962	1982			\$620,178	\$563,797	110
Plumbing	\$8.31	S.F.	14,260	110	\$130,313	28	1962	1982			\$130,313	\$118,466	110
Plumbing Fixtures	\$1.27	S.F.	14,260	110	\$19,915	20	1962	1982			\$19,915	\$18,104	110
Domestic Water Distribution	\$3.12	S.F.	14,260	110	\$48,921	30	1962	1992			\$48,921	\$44,474	110
Sanitary Waste	\$3.92	S.F.	14,260	110	\$61,477	30	1962	1992			\$61,477	\$55,888	110
HVAC	\$4.53	S.F.	14,260	110	\$71,001	30	1962	1992			\$71,001	\$64,546	110
Distribution Systems & Exhaust System	\$4.53	S.F.	14,260	110	\$71,001	30	1962	1992			\$71,001	\$64,546	110
Terminal & Package Units	\$7.99	S.F.	0	110		15	1962						
Electrical	\$26.70	S.F.	14,260	110	\$418,864	30	1962	1992			\$418,864	\$380,785	110
Electrical Service/Distribution	\$3.74	S.F.	14,260	110	\$58,663	30	1962	1992			\$58,663	\$53,330	110
Lighting and Branch Wiring	\$17.64	S.F.	14,260	110	\$276,645	30	1962	1992			\$276,645	\$251,495	110
Communications and Security	\$5.33	S.F.	14,260	110	\$83,556	30	1962	1992			\$83,556	\$75,960	110
Equipment & Furnishings			0			0	0						
Equipment			0			0	0						
Other Equipment - Food Service	\$4.60	S.F.	0	100		20	1962						
Furnishings			0			0	0						
Fixed Furnishings	\$1.78	S.F.	0	100		20	1962						

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Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **B2020**
 System: **Exterior Windows**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The original single pane, operable windows are aged and should be replaced.**

Surveyor/Update: Chuck Gulley
 Priority: 4
 Quantity: 1

Tue, 21-Dec-2010

**Estimates:**

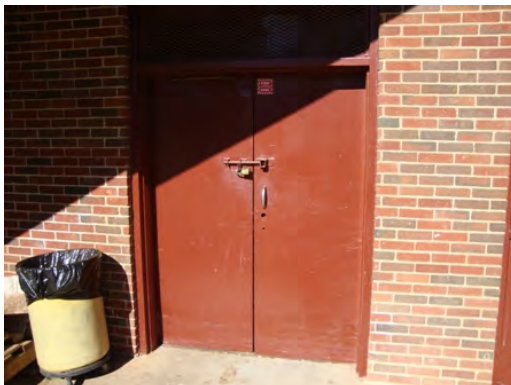
Raw Cost	\$51,606.94
Plus or (Minus) Additional Cost	\$19,610.64
Total Estimated Amount	\$71,217.58

Deficiency:

Assembly: **B2030**
 System: **Exterior Doors**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The original exterior doors are aged and should be scheduled for replacement.**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Thu, 13-Jan-2011

**Estimates:**

Raw Cost	\$8,313.58
Plus or (Minus) Additional Cost	\$3,159.16
Total Estimated Amount	\$11,472.74

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Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium (continued)**Deficiency:**

Assembly: **C1020**
 System: **Interior Doors**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Wed, 22-Dec-2010

Note: The interior doors are aged and should be scheduled for replacement.**Estimates:**

Raw Cost	\$18,709.12
Plus or (Minus) Additional Cost	\$7,109.47
Total Estimated Amount	\$25,818.59

Deficiency:

Assembly: **C1030**
 System: **Fittings**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Sun, 12-Jun-2011

Note: Fittings, such as toilet and bath accessories and toilet partitions, are aged, worn, and damaged, and should be replaced.**Estimates:**

Raw Cost	\$31,685.72
Plus or (Minus) Additional Cost	\$12,040.57
Total Estimated Amount	\$43,726.29

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Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium (continued)

Deficiency:

Assembly: **C3010**
System: **Wall Finishes**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The wall finishes are aged and should be refinished.**

Surveyor/Update: Chuck Gulley
Priority: 5
Quantity: 1

Wed, 22-Dec-2010



Estimates:

Raw Cost	\$17,097.74
Plus or (Minus) Additional Cost	\$6,497.14
Total Estimated Amount	\$23,594.88

Deficiency:

Assembly: **C3020**
System: **Floor Finishes**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The floor finishes are aged and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 5
Quantity: 1

Tue, 08-Feb-2011



Estimates:

Raw Cost	\$69,018.40
Plus or (Minus) Additional Cost	\$26,226.99
Total Estimated Amount	\$95,245.39

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Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium (continued)

Deficiency:

Assembly: **D2010**
System: **Plumbing Fixtures**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Thu, 13-Jan-2011

Note: **The plumbing fixtures are aged and should be scheduled for replacement.**



Estimates:

Raw Cost	\$14,431.12
Plus or (Minus) Additional Cost	\$5,483.83
Total Estimated Amount	\$19,914.95

Deficiency:

Assembly: **D2020**
System: **Domestic Water Distribution**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Tue, 21-Dec-2010

Note: **The domestic water system is aged and should be scheduled for replacement.**



Estimates:

Raw Cost	\$35,450.36
Plus or (Minus) Additional Cost	\$13,471.14
Total Estimated Amount	\$48,921.50

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Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium (continued)

Deficiency:

Assembly: **D2030**
System: **Sanitary Waste System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original sanitary waste system is aged and should be scheduled for replacement.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$44,548.24
Plus or (Minus) Additional Cost	\$16,928.33
Total Estimated Amount	\$61,476.57

Deficiency:

Assembly: **D3040**
System: **Distribution Systems & Exhaust System**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The distribution and exhaust system is aged, inadequate, and should be replaced with an energy efficient system.**

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

Tue, 08-Feb-2011



Estimates:

Raw Cost	\$51,450.08
Plus or (Minus) Additional Cost	\$19,551.03
Total Estimated Amount	\$71,001.11

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Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium (continued)

Deficiency:

Assembly: **D5010**
 System: **Electrical Service/Distribution System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

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

Tue, 08-Feb-2011

Note: **The original electrical service and distribution system is aged, inadequate, and should be replaced.****Estimates:**

Raw Cost	\$42,509.06
Plus or (Minus) Additional Cost	\$16,153.44
Total Estimated Amount	\$58,662.50

Deficiency:

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

Surveyor/Update: Chuck Gulley
 Priority: 4
 Quantity: 1

Thu, 13-Jan-2011

Note: **The lighting and branch wiring system is aged and should be replaced.****Estimates:**

Raw Cost	\$200,467.08
Plus or (Minus) Additional Cost	\$76,177.49
Total Estimated Amount	\$276,644.57

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Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Stadium (continued)

Deficiency:

Assembly: **D5030**
System: **Communications and Security System**
Material: **Inadequate**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The communications and security system is aged, inadequate, and should be replaced.**

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

Tue, 08-Feb-2011



Estimates:

Raw Cost	\$60,547.96
Plus or (Minus) Additional Cost	\$23,008.22
Total Estimated Amount	\$83,556.18

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Ticket Booth
Address: 4680 Chamblee Dunwoody Road, Chamblee, GA 30341

Attributes:
Fire Sprinkler System No

General Information:
Function: Non School Sites **Year Built:** 1962
Gross Area: 64 S.F. **Last Renovation:**

Facility Description:

The Ticket Booth at the North DeKalb Stadium is a one-story building located at 4680 Chamblee Dunwoody Road in Chamblee, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$2,661.96

Replacement Cost: \$5,738.15

FCI: 46.39%



09-Dec-2010
South Elevation



09-Dec-2010
West Elevation



09-Dec-2010
North Elevation



09-Dec-2010
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Ticket Booth (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	\$89.66	S.F.	64	104	\$5,980	68	1962	1982			\$2,662	\$5,738	46
Substructure	\$3.41	S.F.	64	100	\$218	100	1962					\$218	
Foundations	\$3.41	S.F.	64	100	\$218	100	1962					\$218	
Standard Foundations	\$4.49	S.F.	0	100			1962						
Slab on Grade	\$3.41	S.F.	64	100	\$218	100	1962					\$218	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1962						
Basement Walls	\$3.41	S.F.	0	100		100	1962						
Shell	\$62.39	S.F.	64	102	\$4,082	83	1962	1992			\$982	\$3,993	25
Superstructure	\$13.56	S.F.	64	100	\$868	100	1962					\$868	
Roof Construction	\$13.57	S.F.	64	100	\$868	100	1962					\$868	
Exterior Enclosure	\$48.83	S.F.	64	103	\$3,214	79	1962	1992			\$982	\$3,125	31
Exterior Walls	\$34.87	S.F.	64	100	\$2,232	100	1962					\$2,232	
Exterior Windows	\$9.08	S.F.	64	110	\$639	30	1962	1992			\$639	\$581	110
Exterior Doors	\$4.87	S.F.	64	110	\$343	30	1962	1992			\$343	\$312	110
Roofing			0			0	0						
Roof Coverings	\$14.37	S.F.	0	110		20	1962						
Interiors	\$8.45	S.F.	64	110	\$595	20	1962	1982			\$595	\$541	110
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1962						
Interior Doors	\$2.26	S.F.	0	80		30	1962						
Fittings	\$2.79	S.F.	0	110		20	1962						
Interior Finishes	\$8.45	S.F.	64	110	\$595	20	1962	1982			\$595	\$541	110
Wall Finishes	\$3.01	S.F.	64	110	\$212	20	1962	1982			\$212	\$193	110
Floor Finishes	\$6.07	S.F.	0	110		20	1962						
Ceiling Finishes	\$5.44	S.F.	64	110	\$383	20	1962	1982			\$383	\$348	110
Services	\$15.41	S.F.	64	110	\$1,085	30	1962	1992			\$1,085	\$986	110
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1962						
Electrical	\$15.41	S.F.	64	110	\$1,085	30	1962	1992			\$1,085	\$986	110
Electrical Service/Distribution	\$3.30	S.F.	64	110	\$232	30	1962	1992			\$232	\$211	110
Lighting and Branch Wiring	\$12.12	S.F.	64	110	\$853	30	1962	1992			\$853	\$775	110

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Ticket Booth (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2020**
System: **Exterior Windows**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original exterior windows are aged and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$463.23
Plus or (Minus) Additional Cost	\$176.03
Total Estimated Amount	\$639.26

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$248.51
Plus or (Minus) Additional Cost	\$94.43
Total Estimated Amount	\$342.94

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Ticket Booth (continued)

Deficiency:

Assembly: **C3010**
System: **Wall Finishes**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Wed, 30-Mar-2011

Note: **The wall finish is peeling and faded and should be replaced.**



Estimates:

Raw Cost	\$153.47
Plus or (Minus) Additional Cost	\$58.32
Total Estimated Amount	\$211.79

Deficiency:

Assembly: **C3030**
System: **Ceiling Finishes**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: **The ceiling finish is peeling and faded and should be replaced.**



Estimates:

Raw Cost	\$277.38
Plus or (Minus) Additional Cost	\$105.40
Total Estimated Amount	\$382.78

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\1962 Ticket Booth (continued)

Deficiency:

Assembly: **D5010**
System: **Electrical Service/Distribution System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Thu, 13-Jan-2011

Note: **The original electrical service is aged and should be replaced.**



Estimates:

Raw Cost	\$168.26
Plus or (Minus) Additional Cost	\$63.94
Total Estimated Amount	\$232.20

Deficiency:

Assembly: **D5020**
System: **Lighting and Branch Wiring System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The light fixture is aged and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$618.11
Plus or (Minus) Additional Cost	\$234.88
Total Estimated Amount	\$852.99

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Football Field**Address:** 4680 Chamblee Dunwoody Road, Chamblee, GA 30341**Attributes:**

None

General Information:**Function:** Non School Sites**Year Built:** 1962**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at the North DeKalb Stadium 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: \$461,039.04**Replacement Cost:** \$914,457.60**FCI:** 50.42%

09-Dec-2010

Football Field at North DeKalb Stadium

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\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	\$8.47	S.F.	108,000	105	\$956,370	64	1962	1972			\$461,039	\$914,458	50
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1962	1972			\$14,969	\$13,608	110
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1962	1972			\$14,969	\$13,608	110
Special Facilities - Football Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	1962	1972			\$14,969	\$13,608	110
Building Sitework	\$8.34	S.F.	108,000	105	\$941,401	65	1962	1982			\$446,070	\$900,850	50
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	1962					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	1962					\$495,331	
Site Improvements	\$1.73	S.F.	108,000	110	\$205,072	20	1962	1982			\$205,072	\$186,430	110
Site Development - Fencing; Goal Post; Scoreboard	\$1.64	S.F.	108,000	110	\$194,594	20	1962	1982			\$194,594	\$176,904	110
Landscaping - Irrigation	\$0.09	S.F.	108,000	110	\$10,478	20	1962	1982			\$10,478	\$9,526	110
Site Mechanical Utilities	\$0.34	S.F.	108,000	110	\$40,416	30	1962	1992			\$40,416	\$36,742	110
Water Supply - Water Service	\$0.34	S.F.	108,000	110	\$40,416	30	1962	1992			\$40,416	\$36,742	110
Site Electrical Utilities	\$1.69	S.F.	108,000	110	\$200,582	30	1962	1992			\$200,582	\$182,347	110
Site Lighting	\$1.69	S.F.	108,000	110	\$200,582	30	1962	1992			\$200,582	\$182,347	110

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Football Field (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 5
Quantity: 1

Sun, 12-Jun-2011



Estimates:

Raw Cost	\$11,880.00
Plus or (Minus) Additional Cost	\$3,088.80
Total Estimated Amount	\$14,968.80

Deficiency:

Assembly: **G2040**
System: **Site Development - Fencing; Goal Post; Scoreboard System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The goal posts, scoreboard, and site fencing are aged and should be scheduled for replacement.**

Surveyor/Update: Chuck Gulley
Priority: 5
Quantity: 1

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$154,440.00
Plus or (Minus) Additional Cost	\$40,154.40
Total Estimated Amount	\$194,594.40

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Football Field (continued)

Deficiency:

Assembly: **G2050**
 System: **Landscaping - Irrigation System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The irrigation system is aged and should be scheduled for replacement.**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Sun, 12-Jun-2011

**Estimates:**

Raw Cost	\$8,316.00
Plus or (Minus) Additional Cost	\$2,162.16
Total Estimated Amount	\$10,478.16

Deficiency:

Assembly: **G3010**
 System: **Water Supply - Water Service System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The water supply is aged and should be scheduled for replacement.**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Tue, 21-Dec-2010

**Estimates:**

Raw Cost	\$32,076.00
Plus or (Minus) Additional Cost	\$8,339.76
Total Estimated Amount	\$40,415.76

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Football Field (continued)

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: **The football field lighting is aged, showing signs of wear, and should be replaced.**



Estimates:

Raw Cost	\$159,192.00
Plus or (Minus) Additional Cost	\$41,389.92
Total Estimated Amount	\$200,581.92

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Irrigation Pump House

Address: 4680 Chamblee Dunwoody Road, Chamblee, GA 30341

Attributes:

Fire Sprinkler System No

General Information:

Function: Non School Sites

Year Built: 1994

Gross Area: 64 S.F.

Last Renovation:

Facility Description:

The Irrigation Pump House at the North DeKalb Stadium is a one-story building located at 4680 Chamblee Dunwoody Road in Chamblee, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$0.00

Replacement Cost: \$9,815.88

FCI: 0.00%



09-Dec-2010
West Elevation



09-Dec-2010
South Elevation



09-Dec-2010
East Elevation



09-Dec-2010
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Irrigation Pump House (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	\$153.38	S.F.	64	107	\$10,458	53	1994	2024			0	\$9,816	
Substructure	\$4.48	S.F.	64	100	\$287	100	1994					\$287	
Foundations	\$4.48	S.F.	64	100	\$287	100	1994					\$287	
Standard Foundations	\$4.49	S.F.	64	100	\$287	100	1994					\$287	
Slab on Grade	\$3.41	S.F.	0	100		100	1994						
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1994						
Basement Walls	\$3.41	S.F.	0	100		100	1994						
Shell	\$49.17	S.F.	64	100	\$3,151	99	1994	2024				\$3,147	
Superstructure	\$13.56	S.F.	64	100	\$868	100	1994					\$868	
Roof Construction	\$13.57	S.F.	64	100	\$868	100	1994					\$868	
Exterior Enclosure	\$35.61	S.F.	64	100	\$2,283	98	1994	2024				\$2,279	
Exterior Walls	\$34.87	S.F.	64	100	\$2,232	100	1994					\$2,232	
Exterior Windows	\$4.54	S.F.	0	110		30	1994						
Exterior Doors	\$0.73	S.F.	64	110	\$51	30	1994	2024				\$47	
Roofing			0			0	0						
Roof Coverings	\$14.37	S.F.	0	110		20	1994						
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1994						
Interior Doors	\$2.26	S.F.	0	80		30	1994						
Fittings	\$2.79	S.F.	0	110		20	1994						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1994						
Floor Finishes	\$6.07	S.F.	0	110		20	1994						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1994						
Services	\$99.72	S.F.	64	110	\$7,020	30	1994	2024				\$6,382	
Plumbing	\$96.42	S.F.	64	110	\$6,788	30	1994	2024				\$6,171	
Rain Water Drainage	\$1.38	S.F.	0	110		30	1994						
Other Plumbing Systems - Irrigation System	\$96.42	S.F.	64	110	\$6,788	30	1994	2024				\$6,171	
Electrical	\$3.30	S.F.	64	110	\$232	30	1994	2024				\$211	
Electrical Service/Distribution	\$3.30	S.F.	64	110	\$232	30	1994	2024				\$211	
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1994						

DeKalb County School System

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COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Irrigation Pump House (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School s\North DeKalb Stadium\Site**Address:** 4680 Chamblee Dunwoody Road, Chamblee, GA 30341**Attributes:****Site Code** 9001**General Information:****Function:** Non School Sites**Year Built:** 1962**Gross Area:** 335,412 S.F.**Last Renovation:****Facility Description:**

The North DeKalb Stadium site was originally constructed in 1962, has a total area of 7.4 acres, and is occupied by approximately 335,412 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: \$2,648,131.41**Replacement Cost:** \$6,816,846.41**FCI:** 38.85%

28-Oct-2010

Aerial Image of North DeKalb Stadium

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\North DeKalb Stadium\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	\$20.32	S.F.	335,412	109	\$7,427,109	37	1962	1987	2013		\$2,648,132	\$6,816,847	39
Building Sitework	\$20.32	S.F.	335,412	109	\$7,427,109	37	1962	1987	2013		\$2,648,132	\$6,816,847	39
Site Improvements	\$8.95	S.F.	335,412	108	\$3,229,233	23	1962	1987			\$2,132,114	\$3,000,596	71
Roadways	\$1.00	S.F.	335,412	110	\$367,256	25	1962	1987			\$367,256	\$333,869	110
Parking Lots	\$0.96	S.F.	335,412	110	\$353,310	25	1962	1987			\$353,310	\$321,191	110
Pedestrian Paving	\$1.89	S.F.	335,412	110	\$697,322	30	1962	1992			\$697,322	\$633,929	110
Site Development	\$0.26	S.F.	335,412	110	\$97,625	30	1962					\$88,750	
Site Development 2	\$2.13	S.F.	335,412	100	\$714,226	30	1962	1992			\$714,226	\$714,226	100
Fence & Guardrails	\$2.13		335,412	100	\$714,226	30	1962	1992			\$714,226	\$714,226	100
Landscaping	\$2.71	S.F.	335,412	110	\$999,494	10	1962					\$908,631	
Site Mechanical Utilities	\$9.98	S.F.	335,412	110	\$3,681,858	50	1962	1992	2013			\$3,347,143	
Water Supply	\$2.73	S.F.	335,412	110	\$1,008,792	50	1962	2012	2013	3		\$917,083	
Sanitary Sewer	\$1.99	S.F.	335,412	110	\$734,512	50	1962	2012	2013	3		\$667,738	
Storm Sewer	\$5.05	S.F.	335,412	110	\$1,864,173	50	1962	2012	2013	3		\$1,694,703	
Fuel Distribution - Gas	\$0.20	S.F.	335,412	110	\$74,381	30	1962	1992	2013	3		\$67,619	
Site Electrical Utilities	\$1.40	S.F.	335,412	110	\$516,018	30	1962	1992			\$516,018	\$469,108	110
Electrical Distribution	\$0.52	S.F.	335,412	110	\$190,601	30	1962	1992			\$190,601	\$173,274	110
Site Lighting	\$0.69	S.F.	335,412	110	\$255,685	30	1962	1992			\$255,685	\$232,441	110
Site Communication and Security	\$0.19	S.F.	335,412	110	\$69,732	30	1962	1992			\$69,732	\$63,393	110

DeKalb County School System

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COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\North DeKalb Stadium\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roadways and curbs are aged, damaged and should be replaced.**

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

Wed, 22-Dec-2010



Estimates:

Raw Cost	\$291,473.03
Plus or (Minus) Additional Cost	\$75,782.99
Total Estimated Amount	\$367,256.02

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The parking lot is inadequate and should be paved.**

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

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$280,404.43
Plus or (Minus) Additional Cost	\$72,905.15
Total Estimated Amount	\$353,309.58

DeKalb County School System

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COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\North DeKalb Stadium\Site (continued)

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The pedestrian paving is aged, damaged, and should be replaced.**

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

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$553,429.80
Plus or (Minus) Additional Cost	\$143,891.75
Total Estimated Amount	\$697,321.55

Deficiency:

Assembly: **G2040105**
System: **Fence & Guardrails**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The fencing is aged and rusted and should be replaced.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$566,846.28
Plus or (Minus) Additional Cost	\$147,380.03
Total Estimated Amount	\$714,226.31

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\North DeKalb Stadium\Site (continued)

Deficiency:

Assembly: **G4010**
System: **Electrical Distribution System**
Material: **Inadequate**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Thu, 13-Jan-2011

Note: **The site electrical service is aged and inadequate and should be replaced.**



Estimates:

Raw Cost	\$151,270.81
Plus or (Minus) Additional Cost	\$39,330.41
Total Estimated Amount	\$190,601.22

Deficiency:

Assembly: **G4020**
System: **Site Lighting System**
Material: **Inadequate**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Site lighting is inadequate and should be replaced.**

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

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$202,924.26
Plus or (Minus) Additional Cost	\$52,760.31
Total Estimated Amount	\$255,684.57

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\North DeKalb Stadium\Site (continued)

Deficiency:

Assembly: **G4030**
System: **Site Communication and Security**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original site communications service is aged and should be scheduled for replacement.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Tue, 21-Dec-2010



Estimates:

Raw Cost	\$55,342.98
Plus or (Minus) Additional Cost	\$14,389.17
Total Estimated Amount	\$69,732.15

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

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Track**Address:** 4680 Chamblee Dunwoody Road, Chamblee, GA 30341**Attributes:**

None

General Information:**Function:** Non School Sites**Year Built:** 1992**Gross Area:** 36,888 S.F.**Last Renovation:****Facility Description:**

The Track at the North DeKalb Stadium is located on the campus grounds. 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: \$479,057.82**Replacement Cost:** \$543,338.11**FCI:** 88.17%

09-Dec-2010

Track at North DeKalb Stadium

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

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\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	\$14.73	S.F.	36,888	108	\$586,889	27	1992	2002			\$479,058	\$543,338	88
Special Construction	\$11.81	S.F.	36,888	110	\$479,058	10	1992	2002			\$479,058	\$435,507	110
Special Construction	\$11.81	S.F.	36,888	110	\$479,058	10	1992	2002			\$479,058	\$435,507	110
Special Facilities - Running Track Surface & Curbing	\$11.81	S.F.	36,888	110	\$479,058	10	1992	2002			\$479,058	\$435,507	110
Building Sitework	\$2.92	S.F.	36,888	100	\$107,831	100	1992					\$107,831	
Site Preparation	\$2.92	S.F.	36,888	100	\$107,831	100	1992					\$107,831	
Site Earthwork	\$2.92	S.F.	36,888	100	\$107,831	100	1992					\$107,831	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

North DeKalb Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\North DeKalb Stadium\Track (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Running Track Surface & Curbing System**
Material: **Damaged**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **The track surface is damaged and a tripping hazard and should be replaced.**

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

Sat, 02-Apr-2011



Estimates:

Raw Cost	\$380,204.62
Plus or (Minus) Additional Cost	\$98,853.20
Total Estimated Amount	\$479,057.82