

Facility Condition Assessment Report

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

COMET4 Facility Report

Oak View Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary**Address:** 3574 Oakvale Road, Decatur, GA 30034**Attributes:****Facility Code** 0305
Super Cluster 4**General Information:****Function:** Elementary School
Gross Area: 108,000 S.F.**Year Built:**
Last Renovation:**Facility Description:**

The Oak View Elementary School campus consists of one main school building located at 3574 Oakvale Road in Decatur, Georgia. The original campus was constructed in 2004 and there have been no additions to the main school building. In addition to the main building the campus includes a covered walkway and playgrounds. 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: \$4,271,751.31**Replacement Cost:** \$37,800,690.55**FCI:** 11.30%

22-Feb-2011

Oak View Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Oak View Elementary Weighted FCI Report

Report Date: 05 Jul 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 |
|--|-----------------|------------------|----------------------|-------------|------------------|--------------|------------------|-----------------------------|----------------|---------------------|----------------------|
| Oak View Elementary\Site | | \$161.38 | 108,000 | \$3,856,413 | \$17,429,471 | 11.08% | \$0 | \$0 | \$7,560 | \$0 | \$3,848,853 |
| Oak View Elementary\2004 Building | | \$187.92 | 108,000 | \$415,339 | \$20,294,929 | 1.72% | \$0 | \$107,124 | \$0 | \$308,215 | \$0 |
| Oak View Elementary\2004 Covered Walkway | | \$27.64 | 2,760 | \$0 | \$76,290 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
Oak View 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 | | | | | | | | \$3,361,615 | \$910,136 | \$4,271,751 | | | |
| Elementary Schools | | | | | | | | \$3,361,615 | \$910,136 | \$4,271,751 | | | |
| Oak View Elementary | | | | | | | | \$3,361,615 | \$910,136 | \$4,271,751 | | | |
| 2004 Building | | | | | | | | \$300,970 | \$114,369 | \$415,339 | | | |
| Building Systems | | | | | | | | \$300,970 | \$114,369 | \$415,339 | | | |
| C3010 | Wall Finishes - Paint | System | | Beyond Service Life | Renew System | 1 | Ea. | \$155,628 | \$59,139 | \$214,767 | Recommended | Deferred Maintenance | The wall paint is aged and scuffed and should be repainted. |
| C3020 | Floor Finishes - Carpet | System | | Beyond Service Life | Renew System | 1 | Ea. | \$67,716 | \$25,732 | \$93,448 | Recommended | Deferred Maintenance | The carpet in the media center and administrative area is aged, worn, and stained, and should be replaced. |
| C3020 | Floor Finishes - Rubber Flooring | System | | Needs Remediation | Renew System | 1 | Ea. | \$77,626 | \$29,498 | \$107,124 | Potentially Critical | Safety | The rubber floor covering in the gym is loose and buckling in some areas. To eliminate possible trip hazards and prevent damage to the surface of the floor covering, repairs and securing of the floor covering are needed. |
| Site | | | | | | | | \$3,060,645 | \$795,768 | \$3,856,413 | | | |
| Building Systems | | | | | | | | \$3,060,645 | \$795,768 | \$3,856,413 | | | |
| G3030 | Storm Sewer | Storm Sewer | | Inadequate | Slope and Regrade Soil | 3 | Job | \$6,000 | \$1,560 | \$7,560 | Necessary | Deferred Maintenance | Rain water collects, ponds, and freezes in the parking lot medians and on the north end of the courtyard between the two classroom wings (flooding classroom #329, and on the southwest corner adjacent to classroom #121). Regrading of the soil to establish a positive drain is needed. |
| G2010 | Roadways | System | | Beyond Service Life | Renew System | 1 | Ea. | \$2,101,596 | \$546,415 | \$2,648,011 | Discretionary | Deferred Maintenance | The roadways are aged, showing wear, and should be resealed and restriped. |
| G2020 | Parking Lots | System | | Beyond Service Life | Renew System | 1 | Ea. | \$953,049 | \$247,793 | \$1,200,842 | Discretionary | Deferred Maintenance | The parking lots are aged, showing wear, and should be resealed and restriped. |

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

COMET4 Facility Report

Oak View Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary\2004 Building**Address:** 3574 Oakvale Road, Decatur, GA 30034**Attributes:****Building Codes** 2010
Fire Sprinkler System Yes**General Information:****Function:** Elementary School
Gross Area: 108,000 S.F.**Year Built:** 2004
Last Renovation:**Facility Description:**

The Oak View Elementary school main building is a two-story building located at 3574 Oakvale Road in Decatur Georgia. Originally built in 2004, 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) Installing flush controls on next renewal; and 2) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting.

Current Repair Cost: \$415,338.61**Replacement Cost:** \$20,294,929.15**FCI:** 2.05%22-Feb-2011
South Elevation22-Feb-2011
West Elevation22-Feb-2011
North Elevation22-Feb-2011
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Oak View Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary\2004 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 | \$187.92 | S.F. | 108,000 | 107 | \$21,727,515 | 44 | 2004 | 2012 | 2010 | | \$415,339 | \$20,294,925 | 2 |
| Substructure | \$13.21 | S.F. | 108,000 | 100 | \$1,426,313 | 100 | 2004 | | | | | \$1,426,313 | |
| Foundations | \$13.21 | S.F. | 108,000 | 100 | \$1,426,313 | 100 | 2004 | | | | | \$1,426,313 | |
| Standard Foundations | \$6.49 | S.F. | 108,000 | 100 | \$700,488 | 100 | 2004 | | | | | \$700,488 | |
| Special Foundations | \$4.14 | S.F. | 0 | 100 | | 100 | 2004 | | | | | | |
| Slab on Grade | \$6.72 | S.F. | 108,000 | 100 | \$725,825 | 100 | 2004 | | | | | \$725,825 | |
| Basement Construction | | | 0 | | | 0 | 0 | | | | | | |
| Basement Excavation | \$0.22 | S.F. | 0 | 100 | | 100 | 2004 | | | | | | |
| Basement Walls | \$5.93 | S.F. | 0 | 100 | | 100 | 2004 | | | | | | |
| Shell | \$46.34 | S.F. | 108,000 | 103 | \$5,148,438 | 78 | 2004 | 2014 | | | | \$5,004,762 | |
| Superstructure | \$18.57 | S.F. | 108,000 | 100 | \$2,006,078 | 100 | 2004 | | | | | \$2,006,078 | |
| Floor Construction | \$14.14 | S.F. | 108,000 | 100 | \$1,527,660 | 100 | 2004 | | | | | \$1,527,660 | |
| Roof Construction | \$4.43 | S.F. | 108,000 | 100 | \$478,418 | 100 | 2004 | | | | | \$478,418 | |
| Exterior Enclosure | \$21.65 | S.F. | 108,000 | 103 | \$2,416,088 | 75 | 2004 | 2034 | | | | \$2,338,437 | |
| Exterior Walls | \$14.46 | S.F. | 108,000 | 100 | \$1,561,939 | 100 | 2004 | | | | | \$1,561,939 | |
| Exterior Windows | \$6.32 | S.F. | 108,000 | 110 | \$750,864 | 30 | 2004 | 2034 | | | | \$682,603 | |
| Exterior Doors | \$0.87 | S.F. | 108,000 | 110 | \$103,285 | 30 | 2004 | 2034 | | | | \$93,895 | |
| Roofing | \$6.11 | S.F. | 108,000 | 110 | \$726,272 | 25 | 2004 | 2014 | | | | \$660,247 | |
| Roof Coverings - Asphal Shingles | \$3.70 | S.F. | 0 | 110 | | 10 | 2004 | 2014 | | | | | |
| Roof Coverings - BUR | \$5.55 | S.F. | 108,000 | 110 | \$659,055 | 25 | 2004 | 2029 | | | | \$599,141 | |
| Roof Coverings - EPDM | \$2.84 | S.F. | 0 | 110 | | 15 | 2004 | 2019 | | | | | |
| Roof Coverings - Preformed Metal | \$4.28 | S.F. | 0 | 110 | | 30 | 2004 | 2034 | | | | | |
| Roof Coverings - Standing Seam Metal | \$23.47 | S.F. | 0 | 110 | | 75 | 2004 | 2079 | | | | | |
| Roof Openings | \$0.57 | S.F. | 108,000 | 110 | \$67,217 | 30 | 2004 | 2034 | | | | \$61,106 | |
| Interiors | \$30.84 | S.F. | 108,000 | 107 | \$3,579,660 | 41 | 2004 | 2012 | 2010 | | \$415,339 | \$3,331,195 | 12 |
| Interior Construction | \$11.04 | S.F. | 108,000 | 104 | \$1,244,036 | 70 | 2004 | 2024 | | | | \$1,192,320 | |
| Partitions | \$6.40 | S.F. | 108,000 | 110 | \$760,700 | 100 | 2004 | | | | | \$691,546 | |
| Interior Doors | \$2.08 | S.F. | 108,000 | 80 | \$180,040 | 30 | 2004 | 2034 | | | | \$225,050 | |
| Fittings | \$2.55 | S.F. | 108,000 | 110 | \$303,296 | 20 | 2004 | 2024 | | | | \$275,724 | |
| Stairs | \$1.59 | S.F. | 108,000 | 100 | \$171,396 | 100 | 2004 | | | | | \$171,396 | |
| Stair Construction | \$1.59 | S.F. | 108,000 | 100 | \$171,396 | 100 | 2004 | | | | | \$171,396 | |
| Interior Finishes | \$18.22 | S.F. | 108,000 | 110 | \$2,164,228 | 20 | 2004 | 2012 | 2010 | | \$415,339 | \$1,967,479 | 21 |
| Wall Finishes - Ceramic & Glazed | \$9.58 | S.F. | 0 | 110 | | 30 | 2004 | 2034 | | | | | |
| Wall Finishes - Paint | \$1.81 | S.F. | 108,000 | 110 | \$214,767 | 10 | 2004 | 2014 | 2010 | | \$214,767 | \$195,242 | 110 |
| Wall Finishes - Wall Coverings | \$1.99 | S.F. | 0 | 110 | | 10 | 2004 | 2014 | | | | | |
| Floor Finishes - Carpet | \$7.87 | S.F. | 10,800 | 110 | \$93,448 | 8 | 2004 | 2012 | 2010 | | \$93,448 | \$84,953 | 110 |
| Floor Finishes - Ceramic & Quarry Tile | \$13.40 | S.F. | 0 | 110 | | 50 | 2004 | 2054 | | | | | |
| Floor Finishes - Rubber Flooring | \$19.06 | S.F. | 5,110 | 110 | \$107,124 | 50 | 2004 | 2054 | 2010 | | \$107,124 | \$97,385 | 110 |
| Floor Finishes - Terrazzo | \$48.99 | S.F. | 0 | 110 | | 50 | 2004 | 2054 | | | | | |
| Floor Finishes - VCT | \$8.79 | S.F. | 70,490 | 110 | \$681,614 | 20 | 2004 | 2024 | | | | \$619,649 | |
| Ceiling Finishes | \$8.98 | S.F. | 108,000 | 110 | \$1,067,275 | 20 | 2004 | 2024 | | | | \$970,250 | |
| Services | \$88.02 | S.F. | 108,000 | 110 | \$10,456,347 | 23 | 2004 | 2014 | | | | \$9,505,770 | |
| Conveying | \$1.17 | S.F. | 108,000 | 110 | \$139,352 | 30 | 2004 | 2034 | | | | \$126,684 | |
| Elevators and Lifts | \$1.17 | S.F. | 108,000 | 110 | \$139,352 | 30 | 2004 | 2034 | | | | \$126,684 | |
| Plumbing | \$23.13 | S.F. | 108,000 | 110 | \$2,747,700 | 23 | 2004 | 2024 | | | | \$2,497,910 | |
| Plumbing Fixtures | \$16.10 | S.F. | 108,000 | 110 | \$1,913,226 | 20 | 2004 | 2024 | | | | \$1,739,297 | |
| Domestic Water Distribution | \$3.59 | S.F. | 108,000 | 110 | \$426,254 | 30 | 2004 | 2034 | | | | \$387,504 | |
| Sanitary Waste | \$3.05 | S.F. | 108,000 | 110 | \$362,316 | 30 | 2004 | 2034 | | | | \$329,378 | |
| Rain Water Drainage | \$0.88 | S.F. | 0 | 110 | | 30 | 2004 | | | | | | |
| Other Plumbing Systems - Natural Gas | \$0.39 | S.F. | 108,000 | 110 | \$45,904 | 30 | 2004 | 2034 | | | | \$41,731 | |
| HVAC | \$34.73 | S.F. | 108,000 | 110 | \$4,126,470 | 22 | 2004 | 2019 | | | | \$3,751,336 | |
| Heat Generating Systems | \$4.15 | S.F. | 108,000 | 110 | \$493,471 | 30 | 2004 | 2034 | | | | \$448,610 | |
| Cooling Generating Systems | \$4.22 | S.F. | 108,000 | 110 | \$501,669 | 30 | 2004 | 2034 | | | | \$456,062 | |
| Distribution & Exhaust Systems | \$4.66 | S.F. | 108,000 | 110 | \$554,131 | 30 | 2004 | 2034 | | | | \$503,755 | |
| Terminal & Package Units | \$17.29 | S.F. | 108,000 | 110 | \$2,054,218 | 15 | 2004 | 2019 | | | | \$1,867,471 | |
| Controls & Instrumentation | \$3.23 | S.F. | 108,000 | 110 | \$383,629 | 20 | 2004 | 2024 | | | | \$348,754 | |
| Other HVAC Systems/Equip - Kitchen Hood | \$1.17 | S.F. | 108,000 | 110 | \$139,352 | 30 | 2004 | 2034 | | | | \$126,684 | |
| Fire Protection | \$4.25 | S.F. | 108,000 | 110 | \$504,948 | 30 | 2004 | 2034 | | | | \$459,043 | |
| Sprinklers | \$4.25 | S.F. | 108,000 | 110 | \$504,948 | 30 | 2004 | 2034 | | | | \$459,043 | |
| Standpipes | \$0.44 | S.F. | 0 | 110 | | 30 | 2004 | | | | | | |
| Electrical | \$24.73 | S.F. | 108,000 | 110 | \$2,937,877 | 24 | 2004 | 2014 | | | | \$2,670,797 | |

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Oak View Elementary Facility Executive Summary Report

Report Date: 05 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. | 108,000 | 110 | \$231,161 | 30 | 2004 | 2034 | | | | \$210,146 | |
| Branch Wiring | \$6.53 | S.F. | 108,000 | 110 | \$775,455 | 30 | 2004 | 2034 | | | | \$704,959 | |
| Lighting | \$8.58 | S.F. | 108,000 | 110 | \$1,019,732 | 30 | 2004 | 2034 | | | | \$927,029 | |
| Communications and Security - Clock & PA Systems | \$5.51 | S.F. | 108,000 | 110 | \$654,137 | 10 | 2004 | 2014 | | | | \$594,670 | |
| Communications and Security - Fire Alarm | \$1.20 | S.F. | 108,000 | 110 | \$142,631 | 10 | 2004 | 2014 | | | | \$129,665 | |
| Communications and Security - Security & CCTV | \$0.59 | S.F. | 108,000 | 110 | \$70,496 | 10 | 2004 | 2014 | | | | \$64,087 | |
| Other Electrical Systems - Emergency Generator | \$0.37 | S.F. | 108,000 | 110 | \$44,265 | 15 | 2004 | 2019 | | | | \$40,241 | |
| Equipment & Furnishings | \$8.32 | S.F. | 108,000 | 110 | \$988,583 | 20 | 2004 | 2024 | | | | \$898,711 | |
| Equipment | \$4.10 | S.F. | 108,000 | 110 | \$486,914 | 20 | 2004 | 2024 | | | | \$442,649 | |
| Commercial Equipment | \$0.77 | S.F. | 0 | 110 | | 20 | 2004 | 2024 | | | | | |
| Institutional Equipment | \$0.40 | S.F. | 108,000 | 110 | \$47,544 | 20 | 2004 | 2024 | | | | \$43,222 | |
| Other Equipment (Kitchen Equipment) | \$3.70 | S.F. | 108,000 | 110 | \$439,370 | 20 | 2004 | 2024 | | | | \$399,427 | |
| Furnishings | \$4.22 | S.F. | 108,000 | 110 | \$501,669 | 20 | 2004 | 2024 | | | | \$456,062 | |
| Fixed Furnishings | \$4.22 | S.F. | 108,000 | 110 | \$501,669 | 20 | 2004 | 2024 | | | | \$456,062 | |
| Special Construction | \$1.19 | S.F. | 108,000 | 100 | \$128,174 | 25 | 2004 | 2029 | | | | \$128,174 | |
| Special Construction | \$1.19 | S.F. | 108,000 | 100 | \$128,174 | 25 | 2004 | 2029 | | | | \$128,174 | |
| Special Structures - Canopies | \$1.19 | S.F. | 108,000 | 100 | \$128,174 | 25 | 2004 | 2029 | | | | \$128,174 | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Oak View Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary\2004 Building (continued)

Renewal Schedule:

| Systems | 2010-12 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-----------------------------------|-----------|------|-----------|------|------|------|-----------|-------------|-----------|------|------|
| Total | \$415,339 | | \$976,113 | | | | \$118,377 | \$2,738,045 | \$288,628 | | |
| Substructure | | | | | | | | | | | |
| Foundations | | | | | | | | | | | |
| Standard Foundations | | | | | | | | | | | |
| Special Foundations | | | | | | | | | | | |
| Slab on Grade | | | | | | | | | | | |
| Basement Construction | | | | | | | | | | | |
| Basement Excavation | | | | | | | | | | | |
| Basement Walls | | | | | | | | | | | |
| Shell | | | | | | | | | | | |
| Superstructure | | | | | | | | | | | |
| Floor Construction | | | | | | | | | | | |
| Roof Construction | | | | | | | | | | | |
| Exterior Enclosure | | | | | | | | | | | |
| Exterior Walls | | | | | | | | | | | |
| Exterior Windows | | | | | | | | | | | |
| Exterior Doors | | | | | | | | | | | |
| Roofing | | | | | | | | | | | |
| Roof Coverings - Asphal Shingles | | | | | | | | | | | |
| Roof Coverings - BUR | | | | | | | | | | | |
| Roof Coverings - EPDM | | | | | | | | | | | |
| Roof Coverings - Preformed Metal | | | | | | | | | | | |
| Roof Coverings - Standing Seam | | | | | | | | | | | |
| Metal | | | | | | | | | | | |
| Roof Openings | | | | | | | | | | | |
| Interiors | \$415,339 | | | | | | \$118,377 | | \$288,628 | | |
| Interior Construction | | | | | | | | | | | |
| Partitions | | | | | | | | | | | |
| Interior Doors | | | | | | | | | | | |
| Fittings | | | | | | | | | | | |
| Stairs | | | | | | | | | | | |
| Stair Construction | | | | | | | | | | | |
| Interior Finishes | \$415,339 | | | | | | \$118,377 | | \$288,628 | | |
| Wall Finishes - Ceramic & Glazed | | | | | | | | | | | |
| Wall Finishes - Paint | \$214,767 | | | | | | | | \$288,628 | | |
| Wall Finishes - Wall Coverings | | | | | | | | | | | |
| Floor Finishes - Carpet | \$93,448 | | | | | | \$118,377 | | | | |
| Floor Finishes - Ceramic & Quarry | | | | | | | | | | | |
| Tile | | | | | | | | | | | |
| Floor Finishes - Rubber Flooring | \$107,124 | | | | | | | | | | |
| Floor Finishes - Terrazzo | | | | | | | | | | | |
| Floor Finishes - VCT | | | | | | | | | | | |
| Ceiling Finishes | | | | | | | | | | | |
| Services | | | \$976,113 | | | | | \$2,738,045 | | | |
| Conveying | | | | | | | | | | | |
| Elevators and Lifts | | | | | | | | | | | |
| Plumbing | | | | | | | | | | | |
| Plumbing Fixtures | | | | | | | | | | | |
| Domestic Water Distribution | | | | | | | | | | | |
| Sanitary Waste | | | | | | | | | | | |
| Rain Water Drainage | | | | | | | | | | | |
| Other Plumbing Systems - Natural | | | | | | | | | | | |
| Gas | | | | | | | | | | | |
| HVAC | | | | | | | | \$2,680,289 | | | |
| Heat Generating Systems | | | | | | | | | | | |
| Cooling Generating Systems | | | | | | | | | | | |
| Distribution & Exhaust Systems | | | | | | | | | | | |
| Terminal & Package Units | | | | | | | | \$2,680,289 | | | |
| Controls & Instrumentation | | | | | | | | | | | |
| Other HVAC Systems/Equip - | | | | | | | | | | | |
| Kitchen Hood | | | | | | | | | | | |
| Fire Protection | | | | | | | | | | | |
| Sprinklers | | | | | | | | | | | |
| Standpipes | | | | | | | | | | | |
| Electrical | | | \$976,113 | | | | | \$57,756 | | | |

Facility: \Elementary Schools\Oak View Elementary\2004 Building (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Sun, 26-Jun-2011



Estimates:

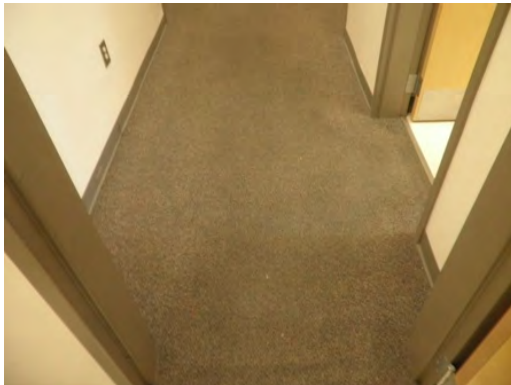
| | |
|---------------------------------|---------------------|
| Raw Cost | \$155,628.00 |
| Plus or (Minus) Additional Cost | \$59,138.64 |
| Total Estimated Amount | \$214,766.64 |

Deficiency:

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

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Mon, 21-Mar-2011



Estimates:

| | |
|---------------------------------|--------------------|
| Raw Cost | \$67,716.00 |
| Plus or (Minus) Additional Cost | \$25,732.08 |
| Total Estimated Amount | \$93,448.08 |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Oak View Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary\2004 Building (continued)

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Rubber Flooring**
Material: **System**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Renew System**

Surveyor/Update: Kate McPhillips
Priority: 2
Quantity: 1

Wed, 30-Mar-2011

Note: **The rubber floor covering in the gym is loose and buckling in some areas. To eliminate possible trip hazards and prevent damage to the surface of the floor covering, repairs and securing of the floor covering are needed.**



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$77,626.01 |
| Plus or (Minus) Additional Cost | \$29,497.88 |
| Total Estimated Amount | \$107,123.89 |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Oak View Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary\2004 Covered Walkway
Address: 3574 Oakvale Road, Decatur, GA 30034

Attributes:
None

General Information:

| | | | |
|--------------------|-------------------|-------------------------|------|
| Function: | Elementary School | Year Built: | 2004 |
| Gross Area: | 2,760 S.F. | Last Renovation: | |

Facility Description:

An engineered metal covered walkway connects the parking lot with the main school building and provides some weather protection for the students.

Current Repair Cost: \$0.00

Replacement Cost: \$76,290.26

FCI: 0.00%



22-Feb-2011
Southeast Elevation



22-Feb-2011
East Elevation



22-Feb-2011
Southwest Elevation



22-Feb-2011
South Elevation

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

COMET4 Facility Report

Oak View Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary\2004 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. | 2,760 | 100 | \$76,290 | 25 | 2004 | 2029 | | | 0 | \$76,290 | |
| Special Construction | \$27.64 | S.F. | 2,760 | 100 | \$76,290 | 25 | 2004 | 2029 | | | | \$76,290 | |
| Special Construction | \$27.64 | S.F. | 2,760 | 100 | \$76,290 | 25 | 2004 | 2029 | | | | \$76,290 | |
| Special Structures - Covered Walkways Metal | \$27.64 | S.F. | 2,760 | 100 | \$76,290 | 25 | 2004 | 2029 | | | | \$76,290 | |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Oak View Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary\2004 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Oak View Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View Elementary\Site**Address:** 3574 Oakvale Road, Decatur, GA 30034**Attributes:****Site Code** 1880**General Information:****Function:** Elementary School**Year Built:** 2004**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Oak View Elementary School site was originally constructed in 2004, has a total area of 17 acres, and is occupied by approximately 108,000 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: \$3,856,412.70**Replacement Cost:** \$17,429,471.14**FCI:** 22.13%

26-Oct-2010

Aerial Image of Oak View Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Oak View Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oak View 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 | | | | | \$19,025,930 | 35 | 2004 | 2014 | 2010 | | \$3,856,413 | \$17,429,470 | 22 |
| Building Sitework | \$161.38 | S.F. | 108,000 | 109 | \$19,025,930 | 35 | 2004 | 2014 | 2010 | | \$3,856,413 | \$17,429,470 | 22 |
| Site Improvements | \$81.38 | S.F. | 108,000 | 108 | \$9,521,830 | 22 | 2004 | 2014 | 2010 | | \$3,848,853 | \$8,789,380 | 44 |
| Roadways | \$3.25 | S.F. | 740,520 | 110 | \$2,648,011 | 25 | 2004 | 2029 | 2010 | | \$2,648,011 | \$2,407,282 | 110 |
| Parking Lots | \$1.47 | S.F. | 740,520 | 110 | \$1,200,842 | 25 | 2004 | 2029 | 2010 | | \$1,200,842 | \$1,091,675 | 110 |
| Pedestrian Paving | \$1.65 | S.F. | 740,520 | 110 | \$1,344,533 | 30 | 2004 | 2034 | | | | \$1,222,302 | |
| Site Development | \$0.26 | S.F. | 740,520 | 110 | \$215,536 | 10 | 2004 | 2014 | | | | \$195,942 | |
| Site Development 2 | \$13.56 | S.F. | 108,000 | 100 | \$1,464,897 | 30 | 2004 | 2034 | | | | \$1,464,897 | |
| Fence & Guardrails | \$1.98 | S.F. | 740,520 | 100 | \$1,464,897 | 30 | 2004 | 2034 | | | | \$1,464,897 | |
| Landscaping | \$3.25 | S.F. | 740,520 | 110 | \$2,648,011 | 10 | 2004 | | | | | \$2,407,282 | |
| Site Mechanical Utilities | \$71.71 | S.F. | 108,000 | 110 | \$8,518,794 | 50 | 2004 | 2034 | | | \$7,560 | \$7,744,357 | |
| Water Supply | \$2.38 | S.F. | 740,520 | 110 | \$1,939,822 | 50 | 2004 | 2054 | | | | \$1,763,474 | |
| Sanitary Sewer | \$2.36 | S.F. | 740,520 | 110 | \$1,919,295 | 50 | 2004 | 2054 | | | | \$1,744,813 | |
| Storm Sewer | \$5.51 | S.F. | 740,520 | 110 | \$4,485,196 | 50 | 2004 | 2054 | | | \$7,560 | \$4,077,451 | |
| Fuel Distribution - Gas | \$0.21 | S.F. | 740,520 | 110 | \$174,481 | 30 | 2004 | 2034 | | | | \$158,619 | |
| Site Electrical Utilities | \$8.29 | S.F. | 108,000 | 110 | \$985,306 | 30 | 2004 | 2034 | | | | \$895,733 | |
| Electrical Distribution | \$0.52 | S.F. | 740,520 | 110 | \$420,808 | 30 | 2004 | 2034 | | | | \$382,553 | |
| Site Lighting | \$0.69 | S.F. | 740,520 | 110 | \$564,498 | 30 | 2004 | 2034 | | | | \$513,180 | |

Facility: \Elementary Schools\Oak View 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, showing wear, and should be resealed and restriped.**

Surveyor/Update: Kate McPhillips
Priority: 5
Quantity: 1

Fri, 24-Jun-2011



Estimates:

| | | |
|--|---------------------------------|-----------------------|
| | Raw Cost | \$2,101,595.76 |
| | Plus or (Minus) Additional Cost | \$546,414.90 |
| | Total Estimated Amount | \$2,648,010.66 |

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The parking lots are aged, showing wear, and should be resealed and restriped.**

Surveyor/Update: Kate McPhillips
Priority: 5
Quantity: 1

Fri, 24-Jun-2011



Estimates:

| | | |
|--|---------------------------------|-----------------------|
| | Raw Cost | \$953,049.24 |
| | Plus or (Minus) Additional Cost | \$247,792.80 |
| | Total Estimated Amount | \$1,200,842.04 |

Facility: \Elementary Schools\Oak View Elementary\Site (continued)

Deficiency:

Assembly: **G3030**
System: **Storm Sewer**
Material: **Storm Sewer**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Slope and Regrade Soil**
Note:

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

Fri, 15-Apr-2011

Rain water collects, ponds, and freezes in the parking lot medians and on the north end of the courtyard between the two classroom wings (flooding classroom #329, and on the southwest corner adjacent to classroom #121). Regrading of the soil to establish a positive drain is needed.



Estimates:

| | |
|---------------------------------|-------------------|
| Raw Cost | \$6,000.00 |
| Plus or (Minus) Additional Cost | \$1,560.00 |
| Total Estimated Amount | \$7,560.00 |

Educational Adequacy Report

Suitability Report - Full

| | | |
|---------------------------|-----------------------|------------------|
| Project #: 4469 | County: DeKalb | Site #: 0305 |
| Project: Assessments 2010 | Region: 1 | Site: Oakview ES |
| Grade Config: PK-5 | Site Type: Elementary | Site Size: 0.00 |

| Suitability | Rating | Score | Possible Score | Percent Score |
|---------------------------------|--------|-------|----------------|---------------|
| Suitability - Elementary | | | | |
| Site | | | | |
| Traffic | Fair | 1.34 | 2.00 | 67.00 |
| Pedestrian Traffic | Good | 0.97 | 0.97 | 100.00 |
| Parking | Good | 0.81 | 0.81 | 100.00 |
| Playground | Poor | 0.77 | 2.34 | 33.00 |
| Safety and Security | | | | |
| Fencing | Good | 0.75 | 0.75 | 100.00 |
| Signage & Way Finding | Good | 1.00 | 1.00 | 100.00 |
| 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 | Good | 0.50 | 0.50 | 100.00 |
| 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 | Good | 16.45 | 16.45 | 100.00 |
| 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 | Good | 3.41 | 3.41 | 100.00 |
| Adjacencies | G/F | 0.73 | 0.73 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.73 | 0.73 | 100.00 |
| P.E. | | | | |
| Size | Good | 6.72 | 6.72 | 100.00 |
| Adjacencies | G/F | 1.44 | 1.44 | 100.00 |
| Storage\Fixed Equip. | G/F | 1.44 | 1.44 | 100.00 |
| Music | | | | |
| Size | Good | 2.59 | 2.59 | 100.00 |
| Adjacencies | G/F | 0.56 | 0.56 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.56 | 0.56 | 100.00 |

Project #: 4469

County: DeKalb

Site #: 0305

Project: Assessments 2010

Region: 1

Site: Oakview ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|--|--------|--------------|----------------|---------------|
| Art | | | | |
| Size | Good | 1.64 | 1.64 | 100.00 |
| Adjacencies | G/F | 0.35 | 0.35 | 100.00 |
| 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 | Good | 2.86 | 2.86 | 100.00 |
| Adjacencies | G/F | 0.61 | 0.61 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.61 | 0.61 | 100.00 |
| Administration | | | | |
| Size | Good | 2.49 | 2.49 | 100.00 |
| Adjacencies | G/F | 0.53 | 0.53 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.53 | 0.53 | 100.00 |
| Restrooms (Student) | Good | 0.89 | 0.89 | 100.00 |
| Teacher Lounge and Work Room(s) | Good | 1.27 | 1.27 | 100.00 |
| Cafeteria | Fair | 3.35 | 5.00 | 67.00 |
| Food Prep | Good | 6.20 | 6.20 | 100.00 |
| Counseling | Good | 0.29 | 0.29 | 100.00 |
| Clinic | G/F | 0.58 | 0.58 | 100.00 |
| Custodial & Maintenance | G/F | 0.50 | 0.50 | 100.00 |
| Total For Site: | | 94.02 | 100.00 | 94.02 |

Comments

Suitability - Elementary

Oakview Elementary is a two-story school that was built in 2004 and serves students in grades PK through 5th. This is a Title 1 school. The facility has an abundance of natural lighting.

Suitability - Elementary->Site-->Traffic

Buses and parent traffic share the same two entrances to the campus. Some parent traffic flows through the staff parking area. Once buses have dropped off students, parents use the bus circle also due to the convenient location of the entrance by the cafeteria.

Suitability - Elementary->Site-->Playground

There are two playgrounds that are age appropriate. There is only a small amount of equipment and the grass area is also small. There is no blacktop space for student activity.

Suitability - Elementary->Remedial - Special Needs-->Size

Most of the remedial classrooms are the same size as regular classrooms, 750 square feet.

Suitability - Elementary->Art-->Storage\Fixed Equip.

There is only one sink and it does not have a clay trap.

Project #: 4469

County: DeKalb

Site #: 0305

Project: Assessments 2010

Region: 1

Site: Oakview ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability

Rating

Score

**Possible
Score**

**Percent
Score**

Suitability - Elementary->Kindergarten-->Size

The learning space in the kindergarten rooms is slightly over 800 square feet. There is additional space for restrooms that are shared with the adjacent classroom.

Suitability - Elementary->Cafeteria

The cafeteria is 4100 square feet, which is small for the student population.

Technology Readiness Report

| | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |

Technology Readiness Report - Full

| | | |
|----------------------------------|-----------------------|-------------------------|
| Project #: 4469 | County: DeKalb | Site #: 0305 |
| Project: Assessments 2010 | Region: 1 | Site: Oakview ES |

| Technology Readiness | Rating | Score | Possible Score | Percent Score |
|-----------------------------|--------|--------------|----------------|---------------|
| Technology Readiness | | | | |
| MDFIT Equipment Environment | Good | 15.00 | 15.00 | 100.00 |
| Electrical Power | Good | 10.00 | 10.00 | 100.00 |
| Cooling | Good | 10.00 | 10.00 | 100.00 |
| Drops | Fair | 6.70 | 10.00 | 67.00 |
| Wireless | Good | 5.00 | 5.00 | 100.00 |
| WAN Backbone | Good | 10.00 | 10.00 | 100.00 |
| LAN-WAN Performance | Good | 10.00 | 10.00 | 100.00 |
| Video Distribution | Fair | 2.50 | 5.00 | 50.00 |
| Voice Distribution | Unsat | 0.00 | 5.00 | 0.00 |
| Faculty & Staff Technology | Good | 10.00 | 10.00 | 100.00 |
| Emergency Alert | Good | 5.00 | 5.00 | 100.00 |
| Projectors | Unsat | 0.00 | 5.00 | 0.00 |
| Total For Site: | | 84.20 | 100.00 | 84.20 |

Comments

Technology Readiness->Drops
Most classrooms have three computers each for student use.

Technology Readiness->Video Distribution
Currently 75% of the building has smartboards.

Technology Readiness->Voice Distribution
The classrooms do not have VOIP communications.

Technology Readiness->Projectors
None of the classrooms have ceiling-mounted projectors.