

Facility Condition Assessment Report

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

COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary
Address: 3150 Willow Oak Way, Doraville, GA 30340**Attributes:****Facility Code** 4063
Super Cluster 1**General Information:****Function:** Elementary School
Gross Area: 72,228 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Oakcliff Elementary School campus consists of two buildings located at 3150 Willow Oak Way in Doraville, Georgia. The original campus was constructed in 1964, additions to the main school building were constructed in 1966 and 1970, and a gymnasium building was constructed in 2000. In addition to the buildings, the campus contains a covered walkway, hard surface play area, playground, and playfields. 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: \$4,139,194.00**Replacement Cost:** \$16,506,533.48**FCI:** 25.08%

21-Mar-2011
Oakcliff Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 FCI Report
Oakcliff 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 |
|--|-----------------|------------------|----------------------|-------------|------------------|--------------|------------------|-----------------------------|----------------|---------------------|----------------------|
| Oakcliff Elementary\Hard Surface Play Area | | \$13.26 | 8,160 | \$100,544 | \$108,162 | 92.96% | \$0 | \$0 | \$100,544 | \$0 | \$0 |
| Oakcliff Elementary\Site | | \$21.56 | 72,228 | \$527,569 | \$1,557,135 | 33.88% | \$0 | \$0 | \$527,569 | \$0 | \$0 |
| Oakcliff Elementary\ 1964, 1966, 1970 Building | Jan 1999 | \$198.79 | 66,750 | \$3,421,308 | \$13,269,059 | 25.78% | \$0 | \$0 | \$3,421,308 | \$0 | \$0 |
| Oakcliff Elementary\Playfield 2 | | \$4.99 | 19,468 | \$7,016 | \$97,140 | 7.22% | \$0 | \$0 | \$7,016 | \$0 | \$0 |
| Oakcliff Elementary\ 2000 Gym | | \$166.84 | 5,478 | \$56,155 | \$913,961 | 6.14% | \$0 | \$0 | \$56,155 | \$0 | \$0 |
| Oakcliff Elementary\Playfield 1 | | \$4.84 | 95,968 | \$26,602 | \$464,332 | 5.73% | \$0 | \$0 | \$26,602 | \$0 | \$0 |
| Oakcliff Elementary\2000 Covered Walkway | | \$27.64 | 3,500 | \$0 | \$96,745 | 0.00% | \$0 | \$0 | \$0 | \$0 | \$0 |

DeKalb County School System

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COMET4 Survey Report
Oakcliff 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 | | | | | | | | \$3,045,083 | \$1,094,111 | \$4,139,194 | | | |
| Elementary Schools | | | | | | | | \$3,045,083 | \$1,094,111 | \$4,139,194 | | | |
| Oakcliff Elementary | | | | | | | | \$3,045,083 | \$1,094,111 | \$4,139,194 | | | |
| 1964, 1966, 1970 Building | | | | | | | | \$2,479,208 | \$942,099 | \$3,421,308 | | | |
| Building Systems | | | | | | | | \$2,479,208 | \$942,099 | \$3,421,308 | | | |
| B2020 | Exterior Windows | System | | Beyond Service Life | Renew System | 1 | Ea. | \$336,287 | \$127,789 | \$464,075 | Necessary | Deferred Maintenance | The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced. |
| B2030 | Exterior Doors | System | | Beyond Service Life | Renew System | 1 | Ea. | \$46,258 | \$17,578 | \$63,836 | Necessary | Deferred Maintenance | The exterior doors and hardware are original and worn and should be replaced. |
| B3010 | Roof Coverings - BUR | System | | Beyond Service Life | Renew System | 1 | Ea. | \$295,169 | \$112,164 | \$407,333 | Necessary | Deferred Maintenance | The roof covering is aged, has standing water, and should be scheduled for replacement. |
| C1020 | Interior Doors | System | | Beyond Service Life | Renew System | 1 | Ea. | \$80,634 | \$30,641 | \$111,275 | Necessary | Deferred Maintenance | The original interior doors and hardware are aged and damaged and should be replaced. |
| C1030 | Fittings | System | | Beyond Service Life | Renew System | 1 | Ea. | \$135,836 | \$51,618 | \$187,454 | Necessary | Deferred Maintenance | Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and directional signage, are aged, worn, and damaged, and should be replaced. |
| C3010 | Wall Finishes - Paint | System | | Beyond Service Life | Renew System | 1 | Ea. | \$48,093 | \$18,275 | \$66,369 | Necessary | Deferred Maintenance | The painted wall finishes are aged and scuffed and should be repainted. |
| C3020 | Floor Finishes - Carpet | System | | Beyond Service Life | Renew System | 1 | Ea. | \$41,852 | \$15,904 | \$57,756 | Necessary | Deferred Maintenance | The carpet is aged, worn, and stained, and should be replaced. |
| C3020 | Floor Finishes - VCT | System | | Beyond Service Life | Renew System | 1 | Ea. | \$280,630 | \$106,640 | \$387,270 | Necessary | Deferred Maintenance | The VCT is worn, scuffed, and separating, and should be replaced. |
| D2010 | Plumbing Fixtures | System | | Beyond Service Life | Renew System | 1 | Ea. | \$856,870 | \$325,611 | \$1,182,480 | Necessary | Deferred Maintenance | The original plumbing fixtures are aged and inefficient and should be replaced with low flow fixtures. |
| D2040 | Rain Water Drainage | System | | Beyond Service Life | Renew System | 1 | Ea. | \$46,992 | \$17,857 | \$64,849 | Necessary | Deferred Maintenance | The rain water drainage system is aged and should be replaced in conjunction with the roof covering. |
| D3040 | Distribution & Exhaust Systems | System | | Beyond Service Life | Renew System | 1 | Ea. | \$248,177 | \$94,307 | \$342,484 | Necessary | Deferred Maintenance | The exhaust system is aged and ineffective and should be replaced. |
| D3090 | Other HVAC Systems/Equip - Kitchen Hood | System | | Beyond Service Life | Renew System | 1 | Ea. | \$62,411 | \$23,716 | \$86,128 | Necessary | Deferred Maintenance | The original kitchen hood system is aged and inefficient and should be replaced. |
| 2000 Gym Building Systems | | | | | | | | \$40,691 | \$15,464 | \$56,155 | | | |
| D3050 | Terminal & Package Units | Packaged A/C, Elec. Ht., Const. Volume | | Missing | Install Package A/C - 20 ton | 1 | Ea. | \$40,691 | \$15,464 | \$56,155 | Necessary | Capital Improvement | An air conditioning system is missing in the gymnasium and should be installed. |

DeKalb County School System

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COMET4 Survey Report Oakcliff 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 |
|------------------------|--|--------|----------|---------------------|--------------|-----|------|-----------|-----------------|------------|-----------|----------------------|---|
| Hard Surface Play Area | | | | | | | | \$79,797 | \$20,747 | \$100,544 | | | |
| Building Systems | | | | | | | | \$79,797 | \$20,747 | \$100,544 | | | |
| F1040 | Special Facilities - Basketball Court Hard Surface | System | | Beyond Service Life | Renew System | 1 | Ea. | \$79,797 | \$20,747 | \$100,544 | Necessary | Deferred Maintenance | The hard surface play area is aged and cracked and should be resurfaced and repainted |
| Playfield 1 | | | | | | | | \$21,113 | \$5,489 | \$26,602 | | | |
| Building Systems | | | | | | | | \$21,113 | \$5,489 | \$26,602 | | | |
| F1040 | Special Facilities - Sports Field - Natural Turf | System | | Beyond Service Life | Renew System | 1 | Ea. | \$21,113 | \$5,489 | \$26,602 | Necessary | Deferred Maintenance | The playfield turf is worn and damaged and should be reseeded. |
| Playfield 2 | | | | | | | | \$5,568 | \$1,448 | \$7,016 | | | |
| Building Systems | | | | | | | | \$5,568 | \$1,448 | \$7,016 | | | |
| F1040 | Special Facilities - Sports Field - Natural Turf | System | | Beyond Service Life | Renew System | 1 | Ea. | \$4,283 | \$1,114 | \$5,397 | Necessary | Deferred Maintenance | The playfield turf is worn and should be reseeded. |
| G2040 | Site Development - Fencing | System | | Beyond Service Life | Renew System | 1 | Ea. | \$1,285 | \$334 | \$1,619 | Necessary | Deferred Maintenance | The backstop is rusted and should be replaced. |
| Site | | | | | | | | \$418,706 | \$108,863 | \$527,569 | | | |
| Building Systems | | | | | | | | \$418,706 | \$108,863 | \$527,569 | | | |
| G2010 | Roadways | System | | Beyond Service Life | Renew System | 1 | Ea. | \$204,983 | \$53,296 | \$258,279 | Necessary | Deferred Maintenance | The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced and restriped. |
| G2020 | Parking Lots | System | | Beyond Service Life | Renew System | 1 | Ea. | \$92,957 | \$24,169 | \$117,126 | Necessary | Deferred Maintenance | The parking lots are aged and cracked and should be resurfaced and restriped. |
| G2030 | Pedestrian Paving | System | | Beyond Service Life | Renew System | 1 | Ea. | \$104,081 | \$27,061 | \$131,141 | Necessary | Deferred Maintenance | The pedestrian paving and walkways are aged and damaged and should be replaced. |
| G2040 | Site Development | System | | Beyond Service Life | Renew System | 1 | Ea. | \$16,685 | \$4,338 | \$21,023 | Necessary | Deferred Maintenance | The site turf is worn and should be reseeded. |

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COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 Building**Address:** 3150 Willow Oak Way, Doraville, GA 30340**Attributes:****Building Codes** 2010, 2011, 2012
Fire Sprinkler System No**General Information:****Function:** Elementary School **Year Built:** 1964
Gross Area: 66,750 S.F. **Last Renovation:** 1999**Facility Description:**

The Oakcliff Elementary School main building is a two-story building located at 3150 Willow Oak Way in Doraville, Georgia. Originally built in 1964, there have been two additions in 1966 and 1970, and renovations in 1999 and 2003. 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 single pane, operable windows with double pane, energy efficient windows; 2) Replacing the roof covering and insulation; 3) Replacing the aged plumbing fixtures with low flow fixtures; and 4) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting.

Current Repair Cost: \$3,421,307.70**Replacement Cost:** \$13,269,058.77**FCI:** 25.78%21-Mar-2011
North Elevation21-Mar-2011
East Elevation21-Mar-2011
South Elevation21-Mar-2011
West Elevation

DeKalb County School System

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COMET4 Facility Report Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 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 | \$198.79 | S.F. | 66,750 | 107 | \$14,185,961 | 46 | 1974 | 1974 | 2015 | | \$3,421,309 | \$13,269,058 | 26 |
| Substructure | \$19.36 | S.F. | 66,750 | 100 | \$1,292,372 | 100 | 1964 | | | | | \$1,292,372 | |
| Foundations | \$13.21 | S.F. | 66,750 | 100 | \$881,540 | 100 | 1964 | | | | | \$881,540 | |
| Standard Foundations | \$6.49 | S.F. | 66,750 | 100 | \$432,940 | 100 | 1964 | | | | | \$432,940 | |
| Special Foundations | \$4.14 | S.F. | 0 | 100 | | 100 | 1964 | | | | | | |
| Slab on Grade | \$6.72 | S.F. | 66,750 | 100 | \$448,600 | 100 | 1964 | | | | | \$448,600 | |
| Basement Construction | \$6.15 | S.F. | 66,750 | 100 | \$410,832 | 100 | 1964 | | | | | \$410,832 | |
| Basement Excavation | \$0.22 | S.F. | 66,750 | 100 | \$14,738 | 100 | 1964 | | | | | \$14,738 | |
| Basement Walls | \$5.93 | S.F. | 66,750 | 100 | \$396,094 | 100 | 1964 | | | | | \$396,094 | |
| Shell | \$45.77 | S.F. | 66,750 | 103 | \$3,140,477 | 79 | 1964 | 1989 | | | \$935,244 | \$3,055,454 | 31 |
| Superstructure | \$18.57 | S.F. | 66,750 | 100 | \$1,239,868 | 100 | 1964 | | | | | \$1,239,868 | |
| Floor Construction | \$14.14 | S.F. | 66,750 | 100 | \$944,179 | 100 | 1964 | | | | | \$944,179 | |
| Roof Construction | \$4.43 | S.F. | 66,750 | 100 | \$295,689 | 100 | 1964 | | | | | \$295,689 | |
| Exterior Enclosure | \$21.65 | S.F. | 66,750 | 103 | \$1,493,276 | 75 | 1964 | 1994 | | | \$527,911 | \$1,445,284 | 37 |
| Exterior Walls | \$14.46 | S.F. | 66,750 | 100 | \$965,365 | 100 | 1964 | | | | | \$965,365 | |
| Exterior Windows | \$6.32 | S.F. | 66,750 | 110 | \$464,075 | 30 | 1964 | 1994 | | | \$464,075 | \$421,887 | 110 |
| Exterior Doors | \$0.87 | S.F. | 66,750 | 110 | \$63,836 | 30 | 1964 | 1994 | | | \$63,836 | \$58,032 | 110 |
| Roofing | \$5.55 | S.F. | 66,750 | 110 | \$407,333 | 25 | 1964 | 1989 | | | \$407,333 | \$370,302 | 110 |
| Roof Coverings - Asphalt Shingles | \$3.70 | S.F. | 0 | 110 | | 10 | 1964 | | | | | | |
| Roof Coverings - BUR | \$5.55 | S.F. | 66,750 | 110 | \$407,333 | 25 | 1964 | 1989 | | | \$407,333 | \$370,302 | 110 |
| Roof Coverings - EPDM | \$2.84 | S.F. | 0 | 110 | | 15 | 1964 | | | | | | |
| Roof Coverings - Preformed Metal | \$4.28 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |
| Roof Coverings - Standing Seam Metal | \$23.47 | S.F. | 0 | 110 | | 75 | 1964 | | | | | | |
| Roof Openings | \$0.57 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |
| Interiors | \$42.72 | S.F. | 66,750 | 108 | \$3,084,630 | 43 | 1969 | 1974 | 2018 | | \$810,124 | \$2,851,775 | 28 |
| Interior Construction | \$11.04 | S.F. | 66,750 | 104 | \$768,884 | 70 | 1964 | 1984 | | | \$298,729 | \$736,921 | 41 |
| Partitions | \$6.40 | S.F. | 66,750 | 110 | \$470,155 | 100 | 1964 | | | | | \$427,414 | |
| Interior Doors | \$2.08 | S.F. | 66,750 | 80 | \$111,275 | 30 | 1964 | 1994 | | | \$111,275 | \$139,094 | 80 |
| Fittings | \$2.55 | S.F. | 66,750 | 110 | \$187,454 | 20 | 1964 | 1984 | | | \$187,454 | \$170,413 | 110 |
| Stairs | \$1.59 | S.F. | 66,750 | 100 | \$105,932 | 100 | 1964 | | | | | \$105,932 | |
| Stair Construction | \$1.59 | S.F. | 66,750 | 100 | \$105,932 | 100 | 1964 | | | | | \$105,932 | |
| Interior Finishes | \$30.10 | S.F. | 66,750 | 110 | \$2,209,814 | 30 | 1977 | 1974 | 2018 | | \$511,395 | \$2,008,922 | 25 |
| Wall Finishes - Ceramic & Glazed | \$9.58 | S.F. | 33,375 | 110 | \$351,603 | 30 | 1964 | 1994 | 2018 | 8 | | \$319,639 | |
| Wall Finishes - Paint | \$1.81 | S.F. | 33,375 | 110 | \$66,369 | 10 | 1964 | 1974 | | | \$66,369 | \$60,335 | 110 |
| Wall Finishes - Wall Coverings | \$1.99 | S.F. | 0 | 110 | | 10 | 1964 | | | | | | |
| Floor Finishes - Carpet | \$7.87 | S.F. | 6,675 | 110 | \$57,756 | 8 | 1999 | 2007 | | | \$57,756 | \$52,506 | 110 |
| Floor Finishes - Ceramic & Quarry Tile | \$13.40 | S.F. | 10,013 | 110 | \$147,589 | 50 | 1964 | 2014 | | | | \$134,172 | |
| Floor Finishes - Terrazzo | \$48.99 | S.F. | 10,013 | 110 | \$539,591 | 50 | 1964 | 2014 | | | | \$490,537 | |
| Floor Finishes - VCT | \$8.79 | S.F. | 40,050 | 110 | \$387,270 | 20 | 1964 | 1984 | | | \$387,270 | \$352,064 | 110 |
| Floor Finishes - Wood | \$13.58 | S.F. | 0 | 110 | | 20 | 1964 | | | | | | |
| Ceiling Finishes | \$8.98 | S.F. | 66,750 | 110 | \$659,636 | 20 | 1999 | 2019 | | | | \$599,669 | |
| Services | \$78.98 | S.F. | 66,750 | 110 | \$5,798,916 | 22 | 1980 | 1984 | 2020 | | \$1,675,941 | \$5,271,741 | 32 |
| Conveying | | | 0 | | | 0 | 0 | | | | | | |
| Elevators and Lifts | \$1.17 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |
| Plumbing | \$24.01 | S.F. | 66,750 | 110 | \$1,763,081 | 23 | 1964 | 1984 | 2020 | | \$1,247,329 | \$1,602,801 | 78 |
| Plumbing Fixtures | \$16.10 | S.F. | 66,750 | 110 | \$1,182,480 | 20 | 1964 | 1984 | | | \$1,182,480 | \$1,074,982 | 110 |
| Domestic Water Distribution | \$3.59 | S.F. | 66,750 | 110 | \$263,449 | 30 | 1964 | 1994 | 2020 | 10 | | \$239,499 | |
| Sanitary Waste | \$3.05 | S.F. | 66,750 | 110 | \$223,932 | 30 | 1964 | 1994 | 2020 | 10 | | \$203,574 | |
| Rain Water Drainage | \$0.88 | S.F. | 66,750 | 110 | \$64,849 | 30 | 1964 | 1994 | | | \$64,849 | \$58,954 | 110 |
| Other Plumbing Systems - Natural Gas | \$0.39 | S.F. | 66,750 | 110 | \$28,371 | 30 | 1964 | 1994 | 2020 | 10 | | \$25,792 | |
| HVAC | \$26.36 | S.F. | 66,750 | 110 | \$1,935,337 | 19 | 1982 | 1994 | | | \$428,612 | \$1,759,397 | 24 |
| Heat Generating Systems | \$4.15 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |
| Cooling Generating Systems | \$4.22 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |
| Distribution & Exhaust Systems | \$4.66 | S.F. | 66,750 | 110 | \$342,484 | 30 | 1964 | 1994 | | | \$342,484 | \$311,349 | 110 |
| Terminal & Package Units | \$17.29 | S.F. | 66,750 | 110 | \$1,269,621 | 15 | 1999 | 2014 | | | | \$1,154,201 | |
| Controls & Instrumentation | \$3.23 | S.F. | 66,750 | 110 | \$237,104 | 20 | 1999 | 2019 | | | | \$215,549 | |
| Other HVAC Systems/Equip - Kitchen Hood | \$1.17 | S.F. | 66,750 | 110 | \$86,128 | 30 | 1964 | 1994 | | | \$86,128 | \$78,298 | 110 |
| Fire Protection | \$4.25 | S.F. | 66,750 | 110 | \$312,086 | 30 | 1999 | 2029 | | | | \$283,714 | |
| Sprinklers | \$4.25 | S.F. | 66,750 | 110 | \$312,086 | 30 | 1999 | 2029 | | | | \$283,714 | |
| Standpipes | \$0.44 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |
| Electrical | \$24.36 | S.F. | 66,750 | 110 | \$1,788,412 | 24 | 1989 | 1994 | 2020 | | | \$1,625,829 | |

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Oakcliff 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. | 66,750 | 110 | \$142,870 | 30 | 1964 | 1994 | 2020 | 10 | | \$129,882 | |
| Branch Wiring | \$6.53 | S.F. | 66,750 | 110 | \$479,274 | 30 | 1964 | 1994 | 2020 | 10 | | \$435,704 | |
| Lighting | \$8.58 | S.F. | 66,750 | 110 | \$630,251 | 30 | 1999 | 2029 | | | | \$572,955 | |
| Communications and Security - Clock & PA Systems | \$5.51 | S.F. | 66,750 | 110 | \$404,293 | 10 | 2003 | 2013 | | | | \$367,539 | |
| Communications and Security - Fire Alarm | \$1.20 | S.F. | 66,750 | 110 | \$88,154 | 10 | 2003 | 2013 | | | | \$80,140 | |
| Communications and Security - Security & CCTV | \$0.59 | S.F. | 66,750 | 110 | \$43,570 | 10 | 2003 | 2013 | | | | \$39,609 | |
| Other Electrical Systems - Emergency Generator | \$0.37 | S.F. | 0 | 110 | | 15 | 1964 | | | | | | |
| Equipment & Furnishings | \$10.76 | S.F. | 66,750 | 110 | \$790,347 | 20 | 1989 | 1984 | 2015 | | | \$718,497 | |
| Equipment | \$6.54 | S.F. | 66,750 | 110 | \$480,288 | 20 | 1982 | 1984 | 2015 | | | \$436,625 | |
| Institutional Equipment | \$0.40 | S.F. | 66,750 | 110 | \$29,385 | 20 | 1999 | 2019 | | | | \$26,713 | |
| Other Equipment (Kitchen Equipment) | \$6.14 | S.F. | 66,750 | 110 | \$450,903 | 20 | 1964 | 1984 | 2015 | 5 | | \$409,912 | |
| Furnishings | \$4.22 | S.F. | 66,750 | 110 | \$310,059 | 20 | 2003 | 2023 | | | | \$281,872 | |
| Fixed Furnishings | \$4.22 | S.F. | 66,750 | 110 | \$310,059 | 20 | 2003 | 2023 | | | | \$281,872 | |
| Special Construction | \$1.19 | S.F. | 66,750 | 100 | \$79,219 | 25 | 1964 | 1989 | 2020 | | | \$79,219 | |
| Special Construction | \$1.19 | S.F. | 66,750 | 100 | \$79,219 | 25 | 1964 | 1989 | 2020 | | | \$79,219 | |
| Special Structures - Canopies | \$1.19 | S.F. | 66,750 | 100 | \$79,219 | 25 | 1964 | 1989 | 2020 | 10 | | \$79,219 | |

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Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 Building (continued)

Renewal Schedule:

| Systems | 2010-12 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-----------------------------------|-------------|-----------|-------------|-----------|------|------|-----------|-------------|-------------|------|------|
| Total | \$3,421,309 | \$585,721 | \$2,202,397 | \$522,720 | | | \$518,564 | \$1,208,382 | \$1,724,896 | | |
| Substructure | | | | | | | | | | | |
| Foundations | | | | | | | | | | | |
| Standard Foundations | | | | | | | | | | | |
| Special Foundations | | | | | | | | | | | |
| Slab on Grade | | | | | | | | | | | |
| Basement Construction | | | | | | | | | | | |
| Basement Excavation | | | | | | | | | | | |
| Basement Walls | | | | | | | | | | | |
| Shell | \$935,244 | | | | | | | | | | |
| Superstructure | | | | | | | | | | | |
| Floor Construction | | | | | | | | | | | |
| Roof Construction | | | | | | | | | | | |
| Exterior Enclosure | \$527,911 | | | | | | | | | | |
| Exterior Walls | | | | | | | | | | | |
| Exterior Windows | \$464,075 | | | | | | | | | | |
| Exterior Doors | \$63,836 | | | | | | | | | | |
| Roofing | \$407,333 | | | | | | | | | | |
| Roof Coverings - Asphal Shingles | | | | | | | | | | | |
| Roof Coverings - BUR | \$407,333 | | | | | | | | | | |
| Roof Coverings - EPDM | | | | | | | | | | | |
| Roof Coverings - Preformed Metal | | | | | | | | | | | |
| Roof Coverings - Standing Seam | | | | | | | | | | | |
| Metal | | | | | | | | | | | |
| Roof Openings | | | | | | | | | | | |
| Interiors | \$810,124 | | \$773,427 | | | | \$518,564 | \$860,675 | \$89,194 | | |
| Interior Construction | \$298,729 | | | | | | | | | | |
| Partitions | | | | | | | | | | | |
| Interior Doors | \$111,275 | | | | | | | | | | |
| Fittings | \$187,454 | | | | | | | | | | |
| Stairs | | | | | | | | | | | |
| Stair Construction | | | | | | | | | | | |
| Interior Finishes | \$511,395 | | \$773,427 | | | | \$518,564 | \$860,675 | \$89,194 | | |
| Wall Finishes - Ceramic & Glazed | | | | | | | \$445,400 | | | | |
| Wall Finishes - Paint | \$66,369 | | | | | | | | \$89,194 | | |
| Wall Finishes - Wall Coverings | | | | | | | | | | | |
| Floor Finishes - Carpet | \$57,756 | | | | | | \$73,164 | | | | |
| Floor Finishes - Ceramic & Quarry | | | \$166,113 | | | | | | | | |
| Tile | | | | | | | | | | | |
| Floor Finishes - Terrazzo | | | \$607,314 | | | | | | | | |
| Floor Finishes - VCT | \$387,270 | | | | | | | | | | |
| Floor Finishes - Wood | | | | | | | | | | | |
| Ceiling Finishes | | | | | | | | \$860,675 | | | |
| Services | \$1,675,941 | \$585,721 | \$1,428,970 | | | | | \$309,367 | \$1,529,238 | | |
| Conveying | | | | | | | | | | | |
| Elevators and Lifts | | | | | | | | | | | |
| Plumbing | \$1,247,329 | | | | | | | | \$693,127 | | |
| Plumbing Fixtures | \$1,182,480 | | | | | | | | | | |
| Domestic Water Distribution | | | | | | | | | \$354,053 | | |
| Sanitary Waste | | | | | | | | | \$300,945 | | |
| Rain Water Drainage | \$64,849 | | | | | | | | | | |
| Other Plumbing Systems - Natural | | | | | | | | | \$38,129 | | |
| Gas | | | | | | | | | | | |
| HVAC | \$428,612 | | \$1,428,970 | | | | | \$309,367 | | | |
| Heat Generating Systems | | | | | | | | | | | |
| Cooling Generating Systems | | | | | | | | | | | |
| Distribution & Exhaust Systems | \$342,484 | | | | | | | | | | |
| Terminal & Package Units | | | \$1,428,970 | | | | | | | | |
| Controls & Instrumentation | | | | | | | | \$309,367 | | | |
| Other HVAC Systems/Equip - | \$86,128 | | | | | | | | | | |
| Kitchen Hood | | | | | | | | | | | |
| Fire Protection | | | | | | | | | | | |
| Sprinklers | | | | | | | | | | | |
| Standpipes | | | | | | | | | | | |
| Electrical | | \$585,721 | | | | | | | \$836,111 | | |

DeKalb County School System

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COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

| Systems | 2010-12 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---|---------|-----------|------|-----------|------|------|------|----------|-----------|------|------|
| Electrical Service/Distribution | | | | | | | | | \$192,006 | | |
| Branch Wiring | | | | | | | | | \$644,105 | | |
| Lighting | | | | | | | | | | | |
| Communications and Security - Clock & PA Systems | | \$441,782 | | | | | | | | | |
| Communications and Security - Fire Alarm | | \$96,328 | | | | | | | | | |
| Communications and Security - Security & CCTV | | \$47,611 | | | | | | | | | |
| Other Electrical Systems - Emergency Generator | | | | | | | | | | | |
| Equipment & Furnishings | | | | \$522,720 | | | | \$38,340 | | | |
| Equipment | | | | \$522,720 | | | | \$38,340 | | | |
| Institutional Equipment | | | | | | | | \$38,340 | | | |
| Other Equipment (Kitchen Equipment) | | | | \$522,720 | | | | | | | |
| Furnishings | | | | | | | | | | | |
| Fixed Furnishings | | | | | | | | | | | |
| Special Construction | | | | | | | | | \$106,464 | | |
| Special Construction | | | | | | | | | \$106,464 | | |
| Special Structures - Canopies | | | | | | | | | \$106,464 | | |

Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 Building (continued)

Deficiency Sheet:

Deficiency:

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

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

Tue, 12-Apr-2011



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$336,286.50 |
| Plus or (Minus) Additional Cost | \$127,788.87 |
| Total Estimated Amount | \$464,075.37 |

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The exterior doors and hardware are original and worn and should be replaced.**

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

Tue, 12-Apr-2011



Estimates:

| | |
|---------------------------------|--------------------|
| Raw Cost | \$46,257.75 |
| Plus or (Minus) Additional Cost | \$17,577.94 |
| Total Estimated Amount | \$63,835.69 |

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COMET4 Facility Report

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Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 Building (continued)

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR System**
Material:
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Tue, 12-Apr-2011

Note: **The roof covering is aged, has standing water, and should be scheduled for replacement.**



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$295,168.50 |
| Plus or (Minus) Additional Cost | \$112,164.03 |
| Total Estimated Amount | \$407,332.53 |

Deficiency:

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

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

Tue, 12-Apr-2011

Note: **The original interior doors and hardware are aged and damaged and should be replaced.**



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$80,634.00 |
| Plus or (Minus) Additional Cost | \$30,640.92 |
| Total Estimated Amount | \$111,274.92 |

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Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 Building (continued)

Deficiency:

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

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

Tue, 12-Apr-2011

Note: **Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and directional signage, are aged, worn, and damaged, and should be replaced.**



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$135,836.25 |
| Plus or (Minus) Additional Cost | \$51,617.77 |
| Total Estimated Amount | \$187,454.02 |

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Paint**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Tue, 12-Apr-2011

Note: **The painted wall finishes are aged and scuffed and should be repainted.**



Estimates:

| | |
|---------------------------------|--------------------|
| Raw Cost | \$48,093.38 |
| Plus or (Minus) Additional Cost | \$18,275.48 |
| Total Estimated Amount | \$66,368.86 |

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COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 Building (continued)

Deficiency:

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

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

Tue, 12-Apr-2011



Estimates:

| | |
|---------------------------------|--------------------|
| Raw Cost | \$41,852.25 |
| Plus or (Minus) Additional Cost | \$15,903.85 |
| Total Estimated Amount | \$57,756.10 |

Deficiency:

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

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

Fri, 15-Apr-2011



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$280,630.35 |
| Plus or (Minus) Additional Cost | \$106,639.53 |
| Total Estimated Amount | \$387,269.88 |

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Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 Building (continued)

Deficiency:

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

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

Tue, 12-Apr-2011

Note: **The original plumbing fixtures are aged and inefficient and should be replaced with low flow fixtures.**



Estimates:

| | |
|---------------------------------|-----------------------|
| Raw Cost | \$856,869.75 |
| Plus or (Minus) Additional Cost | \$325,610.50 |
| Total Estimated Amount | \$1,182,480.25 |

Deficiency:

Assembly: **D2040**
System: **Rain Water Drainage System**
Material:
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Tue, 12-Apr-2011

Note: **The rain water drainage system is aged and should be replaced in conjunction with the roof covering.**



Estimates:

| | |
|---------------------------------|--------------------|
| Raw Cost | \$46,992.00 |
| Plus or (Minus) Additional Cost | \$17,856.96 |
| Total Estimated Amount | \$64,848.96 |

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COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 1964, 1966, 1970 Building (continued)**Deficiency:**

Assembly: **D3040**
 System: **Distribution & Exhaust Systems**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

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

Tue, 12-Apr-2011

Note: The exhaust system is aged and ineffective and should be replaced.**Estimates:**

| | |
|---------------------------------|---------------------|
| Raw Cost | \$248,176.50 |
| Plus or (Minus) Additional Cost | \$94,307.07 |
| Total Estimated Amount | \$342,483.57 |

Deficiency:

Assembly: **D3090**
 System: **Other HVAC Systems/Equip - Kitchen Hood**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

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

Tue, 12-Apr-2011

Note: The original kitchen hood system is aged and inefficient and should be replaced.**Estimates:**

| | |
|---------------------------------|--------------------|
| Raw Cost | \$62,411.25 |
| Plus or (Minus) Additional Cost | \$23,716.27 |
| Total Estimated Amount | \$86,127.52 |

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COMET4 Facility Report
Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 2000 Gym
Address: 3150 Willow Oak Way, Doraville, GA 303340

Attributes:

Building Codes 2020
Fire Sprinkler System No

General Information:

Function: Elementary School **Year Built:** 2000
Gross Area: 5,478 S.F. **Last Renovation:**

Facility Description:

The 2000 Gymnasium at Oakcliff Elementary School is a one-story building located at 3150 Willow Oak Way in Doraville, Georgia. There have been no additions and no major renovations to this building. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

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

Current Repair Cost: \$56,155.31

Replacement Cost: \$913,960.87

FCI: 6.14%



21-Mar-2011
North Elevation



21-Mar-2011
East Elevation



21-Mar-2011
South Elevation



21-Mar-2011
West Elevation

DeKalb County School System

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COMET4 Facility Report
Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 2000 Gym (continued)

Building Condition:

| System | Unit Price\$ | Unit of Meas | Qty | Renewal% | Renewal\$ | Life | Installed | Calc Next Renewal | Next Renewal | RSL | Deficiency\$ | Replacement Value | FCI% |
|---|--------------|--------------|-------|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Total | \$166.84 | S.F. | 5,478 | 106 | \$972,103 | 53 | 2000 | 2008 | 2015 | | \$56,155 | \$913,963 | 6 |
| Substructure | \$17.07 | S.F. | 5,478 | 100 | \$93,516 | 100 | 2000 | | | | | \$93,516 | |
| Foundations | \$17.07 | S.F. | 5,478 | 100 | \$93,516 | 100 | 2000 | | | | | \$93,516 | |
| Standard Foundations | \$10.57 | S.F. | 5,478 | 100 | \$57,909 | 100 | 2000 | | | | | \$57,909 | |
| Slab on Grade | \$6.50 | S.F. | 5,478 | 100 | \$35,607 | 100 | 2000 | | | | | \$35,607 | |
| Shell | \$45.06 | S.F. | 5,478 | 103 | \$254,594 | 89 | 2000 | 2030 | | | | \$246,830 | |
| Superstructure | \$14.21 | S.F. | 5,478 | 100 | \$77,867 | 100 | 2000 | | | | | \$77,867 | |
| Roof Construction | \$14.21 | S.F. | 5,478 | 100 | \$77,867 | 100 | 2000 | | | | | \$77,867 | |
| Exterior Enclosure | \$18.96 | S.F. | 5,478 | 101 | \$105,127 | 91 | 2000 | 2030 | | | | \$103,872 | |
| Exterior Walls | \$16.67 | S.F. | 5,478 | 100 | \$91,323 | 100 | 2000 | | | | | \$91,323 | |
| Exterior Doors | \$2.29 | S.F. | 5,478 | 110 | \$13,804 | 30 | 2000 | 2030 | | | | \$12,549 | |
| Roofing | \$11.88 | S.F. | 5,478 | 110 | \$71,600 | 75 | 2000 | 2075 | | | | \$65,091 | |
| Roof Coverings - Standing Seam Metal | \$11.88 | S.F. | 5,478 | 110 | \$71,600 | 75 | 2000 | 2075 | | | | \$65,091 | |
| Interiors | \$44.00 | S.F. | 5,478 | 107 | \$258,177 | 43 | 2000 | 2008 | 2015 | | | \$241,056 | |
| Interior Construction | \$21.51 | S.F. | 5,478 | 104 | \$122,660 | 76 | 2000 | 2020 | | | | \$117,858 | |
| Partitions | \$13.57 | S.F. | 5,478 | 110 | \$81,745 | 100 | 2000 | | | | | \$74,314 | |
| Interior Doors | \$4.25 | S.F. | 5,478 | 80 | \$18,628 | 40 | 2000 | 2040 | | | | \$23,284 | |
| Fittings | \$3.70 | S.F. | 5,478 | 110 | \$22,287 | 20 | 2000 | 2020 | | | | \$20,260 | |
| Interior Finishes | \$22.49 | S.F. | 5,478 | 110 | \$135,517 | 12 | 2000 | 2008 | 2015 | | | \$123,198 | |
| Wall Finishes - Ceramic | \$7.19 | S.F. | 0 | 110 | | 30 | 2000 | | | | | | |
| Wall Finishes - Paint | \$1.52 | S.F. | 5,478 | 110 | \$9,147 | 10 | 2000 | 2010 | 2015 | 5 | | \$8,316 | |
| Floor Finishes - Ceramic Tile | \$7.16 | S.F. | 548 | 110 | \$4,318 | 50 | 2000 | 2050 | | | | \$3,925 | |
| Floor Finishes - Neoprene | \$19.06 | S.F. | 4,382 | 110 | \$91,865 | 8 | 2000 | 2008 | 2015 | 5 | | \$83,514 | |
| Floor Finishes - VCT | \$5.38 | S.F. | 548 | 110 | \$3,244 | 15 | 2000 | 2015 | | | | \$2,949 | |
| Ceiling Finishes | \$4.47 | S.F. | 5,478 | 110 | \$26,943 | 20 | 2000 | 2020 | | | | \$24,494 | |
| Services | \$60.71 | S.F. | 5,478 | 110 | \$365,816 | 23 | 2000 | 2010 | 2015 | | \$56,155 | \$332,561 | 17 |
| Plumbing | \$14.37 | S.F. | 5,478 | 110 | \$86,569 | 30 | 2000 | 2030 | | | | \$78,699 | |
| Plumbing Fixtures | \$7.20 | S.F. | 5,478 | 110 | \$43,409 | 30 | 2000 | 2030 | | | | \$39,463 | |
| Domestic Water Distribution | \$5.96 | S.F. | 5,478 | 110 | \$35,925 | 30 | 2000 | 2030 | | | | \$32,659 | |
| Sanitary Waste | \$0.87 | S.F. | 5,478 | 110 | \$5,239 | 30 | 2000 | 2030 | | | | \$4,763 | |
| Rain Water Drainage | \$0.22 | S.F. | 0 | 110 | | 30 | 2000 | | | | | | |
| Other Plumbing Systems - Natural Gas | \$0.33 | S.F. | 5,478 | 110 | \$1,996 | 30 | 2000 | 2030 | | | | \$1,814 | |
| HVAC | \$28.61 | S.F. | 5,478 | 110 | \$172,387 | 21 | 2000 | 2015 | | | \$56,155 | \$156,716 | 36 |
| Distribution Systems & Exhaust Systems | \$10.39 | S.F. | 5,478 | 110 | \$62,618 | 30 | 2000 | 2030 | | | | \$56,926 | |
| Terminal & Package Units | \$16.63 | S.F. | 5,478 | 110 | \$100,206 | 15 | 2000 | 2015 | | | \$56,155 | \$91,096 | 62 |
| Controls & Instrumentation | \$1.59 | S.F. | 5,478 | 110 | \$9,563 | 20 | 2000 | 2020 | | | | \$8,694 | |
| Fire Protection | | | 0 | | | 0 | 0 | | | | | | |
| Sprinklers | \$3.91 | S.F. | 0 | 110 | | 30 | 2000 | | | | | | |
| Electrical | \$17.73 | S.F. | 5,478 | 110 | \$106,860 | 22 | 2000 | 2010 | 2015 | | | \$97,146 | |
| Electrical Service/Distribution | \$1.34 | S.F. | 5,478 | 110 | \$8,066 | 30 | 2000 | 2030 | | | | \$7,333 | |
| Branch Wiring | \$5.96 | S.F. | 5,478 | 110 | \$35,925 | 30 | 2000 | 2030 | | | | \$32,659 | |
| Lighting | \$5.96 | S.F. | 5,478 | 110 | \$35,925 | 20 | 2000 | 2020 | | | | \$32,659 | |
| Communications and Security - Fire Alarm | \$2.46 | S.F. | 5,478 | 110 | \$14,802 | 10 | 2000 | 2010 | 2015 | 5 | | \$13,457 | |
| Communications and Security - Public Address & Clock System | \$1.01 | S.F. | 5,478 | 110 | \$6,071 | 20 | 2000 | 2020 | | | | \$5,519 | |
| Communications and Security - Security & CCTV | \$1.01 | S.F. | 5,478 | 110 | \$6,071 | 10 | 2000 | 2010 | 2015 | 5 | | \$5,519 | |

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COMET4 Facility Report
Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 2000 Gym (continued)

Renewal Schedule:

| Systems | 2010-12 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---|----------|------|------|-----------|------|------|------|------|-----------|------|------|
| Total | \$56,155 | | | \$261,225 | | | | | \$135,451 | | |
| Substructure | | | | | | | | | | | |
| Foundations | | | | | | | | | | | |
| Standard Foundations | | | | | | | | | | | |
| Slab on Grade | | | | | | | | | | | |
| Shell | | | | | | | | | | | |
| Superstructure | | | | | | | | | | | |
| Roof Construction | | | | | | | | | | | |
| Exterior Enclosure | | | | | | | | | | | |
| Exterior Walls | | | | | | | | | | | |
| Exterior Doors | | | | | | | | | | | |
| Roofing | | | | | | | | | | | |
| Roof Coverings - Standing Seam Metal | | | | | | | | | | | |
| Interiors | | | | \$120,862 | | | | | \$66,161 | | |
| Interior Construction | | | | | | | | | \$29,951 | | |
| Partitions | | | | | | | | | | | |
| Interior Doors | | | | | | | | | | | |
| Fittings | | | | | | | | | \$29,951 | | |
| Interior Finishes | | | | \$120,862 | | | | | \$36,210 | | |
| Wall Finishes - Ceramic | | | | | | | | | | | |
| Wall Finishes - Paint | | | | \$10,604 | | | | | | | |
| Floor Finishes - Ceramic Tile | | | | | | | | | | | |
| Floor Finishes - Neoprene | | | | \$106,497 | | | | | | | |
| Floor Finishes - VCT | | | | \$3,761 | | | | | | | |
| Ceiling Finishes | | | | | | | | | \$36,210 | | |
| Services | \$56,155 | | | \$140,363 | | | | | \$69,290 | | |
| Plumbing | | | | | | | | | | | |
| Plumbing Fixtures | | | | | | | | | | | |
| Domestic Water Distribution | | | | | | | | | | | |
| Sanitary Waste | | | | | | | | | | | |
| Rain Water Drainage | | | | | | | | | | | |
| Other Plumbing Systems - Natural Gas | | | | | | | | | | | |
| HVAC | \$56,155 | | | \$116,166 | | | | | \$12,852 | | |
| Distribution Systems & Exhaust Systems | | | | | | | | | | | |
| Terminal & Package Units | \$56,155 | | | \$116,166 | | | | | | | |
| Controls & Instrumentation | | | | | | | | | \$12,852 | | |
| Fire Protection | | | | | | | | | | | |
| Sprinklers | | | | | | | | | | | |
| Electrical | | | | \$24,197 | | | | | \$56,438 | | |
| Electrical Service/Distribution | | | | | | | | | | | |
| Branch Wiring | | | | | | | | | | | |
| Lighting | | | | | | | | | \$48,280 | | |
| Communications and Security - Fire Alarm | | | | \$17,160 | | | | | | | |
| Communications and Security - Public Address & Clock System | | | | | | | | | \$8,158 | | |
| Communications and Security - Security & CCTV | | | | \$7,037 | | | | | | | |

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COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\ 2000 Gym (continued)

Deficiency Sheet:

Deficiency:

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

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

Sun, 26-Jun-2011



Estimates:

| | |
|---------------------------------|--------------------|
| Raw Cost | \$40,691.00 |
| Plus or (Minus) Additional Cost | \$15,464.31 |
| Total Estimated Amount | \$56,155.31 |

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COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\2000 Covered Walkway

Address: 3150 Willow Oak Way, Doraville, GA 30340

Attributes:
None

General Information:

Function: Elementary School
Gross Area: 3,500 S.F.

Year Built: 2000
Last Renovation:

Facility Description:

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

Current Repair Cost: \$0.00

Replacement Cost: \$96,744.90

FCI: 0.00%



21-Mar-2011
East Elevation



21-Mar-2011
West Elevation



21-Mar-2011
North Elevation



21-Mar-2011
South Elevation

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COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\2000 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. | 3,500 | 100 | \$96,745 | 25 | 2000 | 2025 | | | 0 | \$96,745 | |
| Special Construction | \$27.64 | S.F. | 3,500 | 100 | \$96,745 | 25 | 2000 | 2025 | | | | \$96,745 | |
| Special Construction | \$27.64 | S.F. | 3,500 | 100 | \$96,745 | 25 | 2000 | 2025 | | | | \$96,745 | |
| Special Structures - Covered Walkways Metal | \$27.64 | S.F. | 3,500 | 100 | \$96,745 | 25 | 2000 | 2025 | | | | \$96,745 | |

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COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\2000 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\Hard Surface Play Area**Address:** 3150 Willow Oak Way, Doraville, GA 30340**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 2000**Gross Area:** 8,160 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Oakcliff Elementary School is located on the campus grounds and features basketball courts. 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: \$100,543.77**Replacement Cost:** \$108,162.43**FCI:** 92.96%

21-Mar-2011
Hard Surface Play Area at Oakcliff
Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff 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. | 8,160 | 108 | \$117,303 | 19 | 2000 | 2010 | 2010 | | \$100,544 | \$108,162 | 93 |
| Equipment & Furnishings | \$1.94 | S.F. | 8,160 | 100 | \$15,834 | 10 | 2000 | 2010 | | | | \$15,834 | |
| Equipment | \$1.94 | S.F. | 8,160 | 100 | \$15,834 | 10 | 2000 | 2010 | | | | \$15,834 | |
| Other Equipment | \$1.94 | S.F. | 8,160 | 0 | \$15,834 | 10 | 2000 | 2010 | | | | \$15,834 | |
| Special Construction | \$11.20 | S.F. | 8,160 | 110 | \$100,544 | 20 | 2000 | 2020 | 2010 | | \$100,544 | \$91,403 | 110 |
| Special Construction | \$11.20 | S.F. | 8,160 | 110 | \$100,544 | 20 | 2000 | 2020 | 2010 | | \$100,544 | \$91,403 | 110 |
| Special Facilities - Basketball Court Hard Surface | \$11.20 | S.F. | 8,160 | 110 | \$100,544 | 20 | 2000 | 2020 | 2010 | | \$100,544 | \$91,403 | 110 |
| Building Sitework | \$0.11 | S.F. | 8,160 | 100 | \$925 | 100 | 2000 | | | | | \$925 | |
| Site Preparation | \$0.11 | S.F. | 8,160 | 100 | \$925 | 100 | 2000 | | | | | \$925 | |
| Site Earthwork | \$0.11 | S.F. | 8,160 | 100 | \$925 | 100 | 2000 | | | | | \$925 | |
| Site Improvements | | | 0 | | | 0 | 0 | | | | | | |
| Site Development - Fencing | \$0.84 | S.F. | 0 | 100 | | 30 | 2000 | | | | | | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$0.69 | S.F. | 0 | 110 | | 30 | 2000 | | | | | | |

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

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Basketball Court Hard Surface System**

Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**

Note: **The hard surface play area is aged and cracked and should be resurfaced and repainted**

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

Tue, 12-Apr-2011



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$79,796.64 |
| Plus or (Minus) Additional Cost | \$20,747.13 |
| Total Estimated Amount | \$100,543.77 |

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

COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\Playfield 1**Address:** 3150 Willow Oak Way, Doraville, GA 30340**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1964**Gross Area:** 95,968 S.F.**Last Renovation:****Facility Description:**

Playfield 1 at Oakcliff Elementary School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$26,602.33**Replacement Cost:** \$464,331.57**FCI:** 5.73%

21-Mar-2011

Playfield 1 at Oakcliff Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\Playfield 1 (continued)

Building Condition:

| System | Unit Price\$ | Unit of Meas | Qty | Renewal% | Renewal\$ | Life | Installed | Calc Next Renewal | Next Renewal | RSL | Deficiency\$ | Replacement Value | FCI% |
|--|--------------|--------------|--------|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Total | \$4.84 | S.F. | 95,968 | 101 | \$466,750 | 95 | 1964 | 1974 | | | \$26,602 | \$464,332 | 6 |
| Special Construction | \$0.25 | S.F. | 95,968 | 110 | \$26,602 | 10 | 1964 | 1974 | | | \$26,602 | \$24,184 | 110 |
| Special Construction | \$0.25 | S.F. | 95,968 | 110 | \$26,602 | 10 | 1964 | 1974 | | | \$26,602 | \$24,184 | 110 |
| Special Facilities - Sports Field - Natural Turf | \$0.25 | S.F. | 95,968 | 110 | \$26,602 | 10 | 1964 | 1974 | | | \$26,602 | \$24,184 | 110 |
| Building Sitework | \$4.59 | S.F. | 95,968 | 100 | \$440,148 | 100 | 1964 | | | | | \$440,148 | |
| Site Preparation | \$4.59 | S.F. | 95,968 | 100 | \$440,148 | 100 | 1964 | | | | | \$440,148 | |
| Site Earthwork | \$4.59 | S.F. | 95,968 | 100 | \$440,148 | 100 | 1964 | | | | | \$440,148 | |
| Site Improvements | | | 0 | | | 0 | 0 | | | | | | |
| Site Development - Fencing | \$1.39 | S.F. | 0 | 110 | | 20 | 1964 | | | | | | |
| Landscaping - Irrigation | \$0.09 | S.F. | 0 | 110 | | 20 | 1964 | | | | | | |
| Site Mechanical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Water Supply - Water Service | \$0.34 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$1.69 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |

Facility: \Elementary Schools\Oakcliff Elementary\Playfield 1 (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 playfield turf is worn and damaged and should be reseeded.**

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

Tue, 12-Apr-2011



Estimates:

| | |
|---------------------------------|--------------------|
| Raw Cost | \$21,112.96 |
| Plus or (Minus) Additional Cost | \$5,489.37 |
| Total Estimated Amount | \$26,602.33 |

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

COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\Playfield 2**Address:** 3150 Willow Oak Way, Doraville, GA 30340**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1964**Gross Area:** 19,468 S.F.**Last Renovation:****Facility Description:**

Playfield 2 at Oakcliff Elementary School is located on the campus grounds. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$7,015.69**Replacement Cost:** \$97,140.37**FCI:** 7.22%

21-Mar-2011

Playfield 2 at Oakcliff Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\Playfield 2 (continued)

Building Condition:

| System | Unit Price\$ | Unit of Meas | Qty | Renewal% | Renewal\$ | Life | Installed | Calc Next Renewal | Next Renewal | RSL | Deficiency\$ | Replacement Value | FCI% |
|--|--------------|--------------|--------|----------|-----------|------|-----------|-------------------|--------------|-----|--------------|-------------------|------|
| Total | \$4.99 | S.F. | 19,468 | 101 | \$97,778 | 94 | 1964 | 1974 | | | \$7,016 | \$97,140 | 7 |
| Special Construction | \$0.25 | S.F. | 19,468 | 110 | \$5,397 | 10 | 1964 | 1974 | | | \$5,397 | \$4,906 | 110 |
| Special Construction | \$0.25 | S.F. | 19,468 | 110 | \$5,397 | 10 | 1964 | 1974 | | | \$5,397 | \$4,906 | 110 |
| Special Facilities - Sports Field - Natural Turf | \$0.25 | S.F. | 19,468 | 110 | \$5,397 | 10 | 1964 | 1974 | | | \$5,397 | \$4,906 | 110 |
| Building Sitework | \$4.74 | S.F. | 19,468 | 100 | \$92,381 | 99 | 1964 | 1984 | | | \$1,619 | \$92,234 | 2 |
| Site Preparation | \$4.66 | S.F. | 19,468 | 100 | \$90,762 | 100 | 1964 | | | | | \$90,762 | |
| Site Earthwork | \$4.66 | S.F. | 19,468 | 100 | \$90,762 | 100 | 1964 | | | | | \$90,762 | |
| Site Improvements | \$0.08 | S.F. | 19,468 | 110 | \$1,619 | 20 | 1964 | 1984 | | | \$1,619 | \$1,472 | 110 |
| Site Development - Fencing | \$0.08 | S.F. | 19,468 | 110 | \$1,619 | 20 | 1964 | 1984 | | | \$1,619 | \$1,472 | 110 |
| Landscaping - Irrigation | \$0.09 | S.F. | 0 | 110 | | 20 | 1964 | | | | | | |
| Site Mechanical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Water Supply - Water Service | \$0.35 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |
| Site Electrical Utilities | | | 0 | | | 0 | 0 | | | | | | |
| Site Lighting | \$1.71 | S.F. | 0 | 110 | | 30 | 1964 | | | | | | |

Facility: \Elementary Schools\Oakcliff Elementary\Playfield 2 (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Chuck Gulley Tue, 12-Apr-2011
Priority: 3
Quantity: 1



Estimates:

| | |
|---------------------------------|-------------------|
| Raw Cost | \$4,282.96 |
| Plus or (Minus) Additional Cost | \$1,113.73 |
| Total Estimated Amount | \$5,396.69 |

Deficiency:

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

Surveyor/Update: Chuck Gulley Wed, 13-Apr-2011
Priority: 3
Quantity: 1



Estimates:

| | |
|---------------------------------|-------------------|
| Raw Cost | \$1,284.89 |
| Plus or (Minus) Additional Cost | \$334.12 |
| Total Estimated Amount | \$1,619.01 |

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

COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff Elementary\Site**Address:** 3150 Willow Oak Way, Doraville, GA 30340**Attributes:****Site Code** 1475**General Information:****Function:** Elementary School**Year Built:** 1964**Gross Area:** 72,228 S.F.**Last Renovation:****Facility Description:**

The Oakcliff Elementary School site was originally constructed in 1964, has a total area of 10.7 acres, and is occupied by approximately 72,228 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: \$527,569.20**Replacement Cost:** \$1,557,134.56**FCI:** 33.88%

31-Mar-2011

Aerial Image of Oakcliff Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Oakcliff 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 | \$21.56 | S.F. | 72,228 | 110 | \$1,712,847 | 35 | 1974 | 1974 | | | \$527,569 | \$1,557,137 | 34 |
| Building Sitework | \$21.56 | S.F. | 72,228 | 110 | \$1,712,847 | 35 | 1974 | 1974 | | | \$527,569 | \$1,557,137 | 34 |
| Site Improvements | \$9.89 | S.F. | 72,228 | 110 | \$785,848 | 21 | 1964 | 1974 | | | \$527,569 | \$714,409 | 74 |
| Roadways | \$3.25 | S.F. | 72,228 | 110 | \$258,279 | 25 | 1964 | 1989 | | | \$258,279 | \$234,799 | 110 |
| Parking Lots | \$1.47 | S.F. | 72,228 | 110 | \$117,126 | 25 | 1964 | 1989 | | | \$117,126 | \$106,479 | 110 |
| Pedestrian Paving | \$1.65 | S.F. | 72,228 | 110 | \$131,141 | 30 | 1964 | 1994 | | | \$131,141 | \$119,220 | 110 |
| Site Development | \$0.26 | S.F. | 72,228 | 110 | \$21,023 | 10 | 1964 | 1974 | | | \$21,023 | \$19,112 | 110 |
| Site Development 2 | | | 0 | | | 0 | 0 | | | | | | |
| Fence & Guardrails | \$1.98 | S.F. | 0 | 100 | | 30 | 1964 | 1994 | | | | | |
| Landscaping | \$3.25 | S.F. | 72,228 | 110 | \$258,279 | 10 | 1964 | | | | | \$234,799 | |
| Site Mechanical Utilities | \$10.46 | S.F. | 72,228 | 110 | \$830,896 | 50 | 1973 | 2014 | | | | \$755,361 | |
| Water Supply | \$2.38 | S.F. | 72,228 | 110 | \$189,204 | 50 | 1964 | 2014 | | | | \$172,004 | |
| Sanitary Sewer | \$2.36 | S.F. | 72,228 | 110 | \$187,202 | 50 | 1964 | 2014 | | | | \$170,184 | |
| Storm Sewer | \$5.51 | S.F. | 72,228 | 110 | \$437,472 | 50 | 1964 | 2014 | | | | \$397,702 | |
| Fuel Distribution - Gas | \$0.21 | S.F. | 72,228 | 110 | \$17,018 | 30 | 2000 | 2030 | | | | \$15,471 | |
| Site Electrical Utilities | \$1.21 | S.F. | 72,228 | 110 | \$96,103 | 30 | 2000 | 2030 | | | | \$87,367 | |
| Electrical Distribution | \$0.52 | S.F. | 72,228 | 110 | \$41,044 | 30 | 2000 | 2030 | | | | \$37,313 | |
| Site Lighting | \$0.69 | S.F. | 72,228 | 110 | \$55,059 | 30 | 2000 | 2030 | | | | \$50,054 | |

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

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 1
Fri, 24-Jun-2011



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$204,983.06 |
| Plus or (Minus) Additional Cost | \$53,295.60 |
| Total Estimated Amount | \$258,278.66 |

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 1
Fri, 24-Jun-2011



Estimates:

| | |
|---------------------------------|---------------------|
| Raw Cost | \$92,957.44 |
| Plus or (Minus) Additional Cost | \$24,168.93 |
| Total Estimated Amount | \$117,126.37 |

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Oakcliff Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency:

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

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

Tue, 12-Apr-2011

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



Estimates:

| | | |
|--|---------------------------------|---------------------|
| | Raw Cost | \$104,080.55 |
| | Plus or (Minus) Additional Cost | \$27,060.94 |
| | Total Estimated Amount | \$131,141.49 |

Deficiency:

Assembly: **G2040**
System: **Site Development System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Renew System**
Note: **The site turf is worn and should be reseeded.**

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

Tue, 12-Apr-2011



Estimates:

| | | |
|--|---------------------------------|--------------------|
| | Raw Cost | \$16,684.67 |
| | Plus or (Minus) Additional Cost | \$4,338.01 |
| | Total Estimated Amount | \$21,022.68 |

Educational Adequacy Report

Suitability Report - Full

| | | |
|---------------------------|-----------------------|-------------------|
| Project #: 4469 | County: DeKalb | Site #: 4063 |
| Project: Assessments 2010 | Region: 1 | Site: Oakcliff 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 | Good | 0.97 | 0.97 | 100.00 |
| Parking | Fair | 0.54 | 0.81 | 67.00 |
| Playground | Good | 2.34 | 2.34 | 100.00 |
| Safety and Security | | | | |
| Fencing | Fair | 0.50 | 0.75 | 67.00 |
| Signage & Way Finding | Fair | 0.67 | 1.00 | 67.00 |
| Ease of Supervision | P/U | 0.00 | 3.50 | 0.00 |
| Limited Entrances | G/F | 0.50 | 0.50 | 100.00 |
| Interior Circulation | P/U | 0.00 | 0.50 | 0.00 |
| 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 | 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 | Good | 3.41 | 3.41 | 100.00 |
| Adjacencies | P/U | 0.00 | 0.73 | 0.00 |
| Storage\Fixed Equip. | G/F | 0.73 | 0.73 | 100.00 |
| P.E. | | | | |
| Size | Fair | 3.36 | 6.72 | 50.00 |
| Adjacencies | P/U | 0.00 | 1.44 | 0.00 |
| Storage\Fixed Equip. | P/U | 0.00 | 1.44 | 0.00 |
| Music | | | | |
| Size | Good | 2.59 | 2.59 | 100.00 |
| Adjacencies | G/F | 0.56 | 0.56 | 100.00 |
| Storage\Fixed Equip. | G/F | 0.56 | 0.56 | 100.00 |

| Suitability | Rating | Score | Possible Score | Percent Score |
|--|--------|--------------|----------------|---------------|
| Art | | | | |
| Size | (N/A) | 0.00 | 0.00 | 0.00 |
| Adjacencies | (N/A) | 0.00 | 0.00 | 0.00 |
| Storage\Fixed Equip. | (N/A) | 0.00 | 0.00 | 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 | P/U | 0.00 | 0.26 | 0.00 |
| 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. | P/U | 0.00 | 0.61 | 0.00 |
| Administration | | | | |
| Size | Fair | 1.25 | 2.49 | 50.00 |
| Adjacencies | G/F | 0.53 | 0.53 | 100.00 |
| Storage\Fixed Equip. | P/U | 0.00 | 0.53 | 0.00 |
| Restrooms (Student) | Fair | 0.44 | 0.89 | 50.00 |
| Teacher Lounge and Work Room(s) | P/U | 0.00 | 1.27 | 0.00 |
| Cafeteria | Fair | 3.35 | 5.00 | 67.00 |
| Food Prep | Fair | 4.16 | 6.20 | 67.00 |
| Counseling | P/U | 0.00 | 0.29 | 0.00 |
| Clinic | P/U | 0.00 | 0.58 | 0.00 |
| Custodial & Maintenance | P/U | 0.00 | 0.50 | 0.00 |
| Total For Site: | | 72.03 | 97.66 | 73.76 |

Comments

Suitability - Elementary

Oak Cliff Elementary School is a PK through fifth grade theme school. Students must apply to be admitted and their parents must be willing to allocate time to the school. The school utilizes a series of rotation classes that include music, Spanish, science, physical education, and social studies. The multi-story building was built in the early 1960s and does not have sufficient handicapped access between the various floors.

Suitability - Elementary->Site-->Traffic

The parent drop-off lane and the bus lane are both located in a parking lot in front of the building. Parents and buses must exit from the same location.

Suitability - Elementary->Site-->Parking

The school does not have adequate off-street parking to accommodate all of the staff and the numerous visitors.

Suitability - Elementary->Safety and Security-->Fencing

A portion of the playground is not fenced that runs adjacent to a portion of the bus/parent drop-off zone and exit. The far end of the main playground is not fenced which would allow students to access a forested area and street.

Suitability - Elementary->Safety and Security-->Signage & Way Finding

The school does not have adequate internal directional signage.

Project #: 4469

County: DeKalb

Site #: 4063

Project: Assessments 2010

Region: 1

Site: Oakcliff ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|---|--------|-------|----------------|---------------|
| Suitability - Elementary->Safety and Security-->Ease of Supervision This school is extremely difficult to supervise due to the numerous floors and configurations of the hallways. | | | | |
| Suitability - Elementary->Safety and Security-->Interior Circulation The stairways are very narrow. | | | | |
| Suitability - Elementary->Remedial - Special Needs-->Adjacencies A room that is used by part of the day special education students is located on the bottom floor of the building and is not easily accessible. | | | | |
| Suitability - Elementary->Library-->Adjacencies The media center is located on the third floor of the building. Many classrooms are located on the first and second floors. | | | | |
| Suitability - Elementary->P.E.-->Size The gymnasium does not meet the minimum square footage as established by the district, however as long as class sizes remain small the facility is adequate. | | | | |
| Suitability - Elementary->P.E.-->Adjacencies The gymnasium is a separate building and students access it by going outside. | | | | |
| Suitability - Elementary->P.E.-->Storage\Fixed Equip. The gymnasium does not have adequate storage for physical education equipment. | | | | |
| Suitability - Elementary->Art The school does not have an art program. Art is incorporated into various curricular activities but primarily the social studies area. | | | | |
| Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The cafeteria/auditorium does not have adequate storage for tables and chairs. | | | | |
| Suitability - Elementary->Computer Labs-->Size The computer lab is a reconfigured general classroom. | | | | |
| Suitability - Elementary->Computer Labs-->Adjacencies The computer lab is located on the third floor adjacent to the media center. | | | | |
| Suitability - Elementary->Computer Labs-->Storage\Fixed Equip. The computer lab does not have adequate storage for supplies and materials. The way the lab is configured, the students must look between the computers in order to see the projector screen at the front of the classroom. | | | | |
| Suitability - Elementary->Kindergarten-->Adjacencies Three of the kindergarten classrooms are located on the first floor and two of the kindergarten classrooms are located on the third floor. | | | | |
| Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. The kindergarten classrooms are not equipped with adequate storage for supplies and materials. | | | | |
| Suitability - Elementary->Administration-->Size The principal's office and the administrative assistant's workspaces are small. | | | | |
| Suitability - Elementary->Administration-->Storage\Fixed Equip. The administrative areas do not have adequate storage for supplies and equipment nor do they have appropriate workrooms. | | | | |
| Suitability - Elementary->Restrooms (Student) The restrooms in the older addition of the building do not have adequate ventilation. The boys' restrooms do not have urinal privacy partitions. | | | | |

Project #: 4469

County: DeKalb

Site #: 4063

Project: Assessments 2010

Region: 1

Site: Oakcliff ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

| Suitability | Rating | Score | Possible Score | Percent Score |
|---|--------|-------|----------------|---------------|
| Suitability - Elementary->Teacher Lounge and Work Room(s) The school has a very small faculty lounge with an attached workroom. The workroom does not have an area for faculty to assemble materials. The faculty lounge houses the mailboxes. | | | | |
| Suitability - Elementary->Cafeteria The cafeteria only has one serving line. Lunches start at 10:30 in the morning and are served continually until 12:52. | | | | |
| Suitability - Elementary->Food Prep The food preparation area is small for the number of staff. The school does not have adequate dry storage. The kitchen is not air-conditioned. | | | | |
| Suitability - Elementary->Counseling The school has one counseling office that is approximately 300 ft.?. It is equipped with a small conference room area. It does not have a reception area. | | | | |
| Suitability - Elementary->Clinic The clinic is located in the current parent workroom. Medications are stored in the front office. The clinic has one cot and shares a restroom with a pre-K classroom. | | | | |
| Suitability - Elementary->Custodial & Maintenance The custodial closets do not have adequate ventilation. Many of the closets utilize elevated sinks and lack adequate cabinetry for the storage of chemicals. | | | | |

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 4063

Project: Assessments 2010

Region: 1

Site: Oakcliff ES

| Technology Readiness | Rating | Score | Possible Score | Percent Score |
|-----------------------------|--------|--------------|----------------|---------------|
| Technology Readiness | | | | |
| MDFIT Equipment Environment | Unsat | 0.00 | 15.00 | 0.00 |
| Electrical Power | Good | 10.00 | 10.00 | 100.00 |
| Cooling | Good | 10.00 | 10.00 | 100.00 |
| Drops | Good | 10.00 | 10.00 | 100.00 |
| Wireless | 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 | Good | 5.00 | 5.00 | 100.00 |
| Voice Distribution | Good | 5.00 | 5.00 | 100.00 |
| Faculty & Staff Technology | Good | 10.00 | 10.00 | 100.00 |
| Emergency Alert | Good | 5.00 | 5.00 | 100.00 |
| Projectors | Unsat | 0.00 | 5.00 | 0.00 |
| Total For Site: | | 80.00 | 100.00 | 80.00 |

Comments

Technology Readiness->MDFIT Equipment Environment

The MDF is located in a storage room adjacent to the stage. The spaces also is utilized by the school store that is run by the PTA.

Technology Readiness->Projectors

All first through fifth grade classrooms are equipped with ceiling-mounted projectors. 10% of all instructional spaces do not have the technology.