

Facility Condition Assessment Report

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary ReportReport Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)**Address:** 2415 N. Druid Hills Road N.E., Atlanta, GA 30329**Attributes:****Facility Code** 1620
Super Cluster 0**General Information:****Function:** Closed **Year Built:**
Gross Area: 159,467 S.F. **Last Renovation:****Facility Description:**

The Old Briarcliff Open Campus consists of two buildings located at 2415 N. Druid Hills Road NE in Atlanta, Georgia. The original campus structure, the arts building, was constructed in 1958 and the main classroom building was constructed in 1961. In addition to the arts building and main building, the campus contains baseball dugouts, baseball field, baseball storage building, covered walkway, and tennis courts. 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.

As part of the Facility Condition Assessment, the DeKalb County School System facilities staff asked Parsons to conduct a visual condition assessment of the buildings and sites, determine their physical condition, and make recommendations on either renovating or demolishing the schools. This report provides a description of the building and site systems, summarizes their physical condition, and includes Parsons' recommendation for future actions.

MAIN CLASSROOM BUILDING**Exterior Envelope and Roof Systems:**

The main classroom building is a two-story masonry building and is set on standard concrete foundations and slab on grade. Visible sections of the foundation and concrete slab were found to be in fair condition. The exterior walls are constructed of concrete masonry unit blocks with a brick veneer. Visible sections of the exterior walls were found to be in fair condition. The exterior windows are original fixed and operating steel units. Some of the exterior windows are broken or missing and the remaining components have deteriorated beyond repair and are in poor condition. The exterior doors are steel units set on steel frames with all but one set of exterior doors welded shut. Like the exterior windows, the exterior doors are broken, rusted, and are beyond repair. The roof is constructed of steel joists with a concrete deck and is covered with a built-up roof covering. The visible sections of the steel roof joists were found to be in fair condition. The roof covering was found to be aged but without leaks and in fair condition. The roof structure and covering are in fair condition. While the concrete foundation and slab, exterior walls, and roof structure and coverings are in fair condition, the exterior windows and doors are beyond repair. Overall the exterior envelope and roof of the building are beyond economic repair or renovation. Demolition and removal of the building is needed and recommended.

Interior Systems:

The interior floor finishes appear to be a combination of original vinyl tile, ceramic tile, and carpet covering the concrete floor slab. The majority of the floor finishes appear to be constructed of potentially hazardous material and should be abated prior to renovation or re-use. Interior wall partitions are constructed of a combination of concrete masonry units, gypsum board on wood studs, and gypsum board on metal studs. Interior wall finishes are a combination of ceramic wall tile, painted masonry, and painted gypsum board. Sections of the interior wall partitions have impact damage and the interior of the building requires a major renovation to become usable. The interior wall partitions are in poor but repairable condition. Sections of remaining interior wall finishes are stained and marred. The interior wall finishes are in poor, but repairable condition. The interior ceilings are a combination of suspended acoustical tile, painted gypsum board, and mineral fiber tile. Large sections of the interior ceilings appear to be constructed of potentially hazardous material and should be abated prior to renovation or re-use. Interior fittings in the building, such as the restroom partitions and accessories, lockers, and blackboards, are missing, damaged, or deteriorated. Many of these components are damaged and deteriorated beyond repair. Overall, the interior of the building is in poor condition and should be abated and renovated prior to re-use. Demolition and removal of these systems are needed and recommended.

Plumbing Systems:

The plumbing fixtures, water distribution, and sanitary systems are operable, but assessed to be unsafe. The plumbing system is deteriorated beyond economical repair or renovation. Demolition and removal of the system are needed and recommended.

Heating and Ventilation Systems:

The heating and ventilation systems are operable and appeared to be unsafe. All of the systems and components have been abandoned in place and have not been in service for many years. The equipment is worn, damaged, or deteriorated beyond economical repair or renovation. Demolition and removal of these systems are needed and recommended.

Electrical Systems:

The electrical systems, including the service and distribution, lighting and branch wiring, and security systems, are operable, but are abandoned. These systems and their components are energized, but not maintained and are deteriorated beyond economical repair. Demolition and removal of these systems are needed and recommended.

Equipment and Fixed Furnishings:

Equipment and fixed furnishings, such as the remnants of the counters and cabinets, are damaged and unserviceable. These systems are beyond economical repair or renovation. Demolition and removal are needed and recommended. The kitchen has been re-purposed to a classroom and the equipment removed or abandoned.

1958 ARTS BUILDING**Exterior Envelope and Roof Systems:**

The building is a two-story masonry building and is set on standard concrete foundations and slab on grade. Visible sections of the foundation and concrete slab were found to be in fair condition. The exterior walls are constructed of concrete masonry unit blocks with a brick veneer. Visible sections of the exterior walls were found to be in fair condition. The exterior windows are original, fixed and operating steel units. Some of the exterior windows are broken or missing and the remaining components have deteriorated beyond repair and are in poor condition. The exterior doors are steel units set on steel frames with all but one set of exterior doors welded shut. Like the exterior windows, the exterior doors are broken, rusted, and are beyond repair. The roof is constructed of steel joists with a concrete deck and is covered with a built-up roof covering. The visible sections of the steel roof joists were found to be in fair condition. The roof covering was found to be aged, but without leaks and in fair condition. The roof structure and covering are in fair condition. While the concrete foundation and slab, exterior walls, and roof structure and coverings are in fair condition, the exterior windows and doors are beyond repair. Overall the exterior envelope and roof of the building are beyond economic repair or renovation. Demolition and removal of the building is needed and recommended.

Interior Systems:

The interior floor finishes appear to be a combination of original vinyl tile, ceramic tile, and carpet covering the concrete floor slab. The majority of the floor finishes appear to be constructed of potentially hazardous material and should be abated prior to renovation or re-use. Interior wall partitions are constructed of a combination of concrete masonry units, gypsum board on wood studs, and gypsum board on metal studs. Interior wall finishes are a combination of ceramic wall tile, painted masonry, and painted gypsum board. Sections of the interior wall partitions have impact damage leaving and require a major renovation to become usable. The interior wall partitions are in poor, but repairable condition. Sections of remaining interior wall finishes are stained and marred. The interior wall finishes are in poor, but repairable condition. The interior ceilings are a combination of suspended acoustical tile, painted gypsum board, and mineral fiber tile. Large sections of the interior ceilings appear to be constructed of potentially hazardous material and should be abated prior to renovation or re-use. Interior fittings in the building, such as the restroom partitions and accessories, lockers, and blackboards, are missing, damaged, or deteriorated. Many of these components are damaged and deteriorated beyond repair. Overall, the interior of the building is in poor condition and should be abated and renovated prior to re-use. Demolition and removal of these systems are needed and recommended.

Plumbing Systems:

The plumbing fixtures, water distribution, and sanitary systems are operable, but assessed to be unsafe. The plumbing system is deteriorated beyond economical repair or renovation. Demolition and removal of the system are needed and recommended.

Heating and Ventilation Systems:

The heating and ventilation systems are operable and appeared to be unsafe. All of the system and components have been abandoned in place and have not been in service for many years. The equipment is worn, damaged, or deteriorated beyond economical repair or renovation. Demolition and removal of these systems are needed and recommended.

Electrical Systems:

The electrical systems, including the service and distribution, lighting and branch wiring, and security systems, are operable but are abandoned. These systems and their components are energized but not maintained and are deteriorated beyond economical repair. Demolition and removal of these systems are needed and recommended.

Equipment and Fixed Furnishings:

Equipment and fixed furnishings, such as the remnants of the counters and cabinets, are damaged and unserviceable. These systems are beyond economical repair or renovation. Demolition and removal are needed and recommended. The kitchen has been re-purposed to a classroom and the equipment removed or abandoned.

COVERED WALKWAY

The covered walkway is constructed of steel columns, roof joists, and a concrete filled metal deck. The covered walkway is in fair condition, but is in close proximity to the main building and the arts building and should be demolished and removed in conjunction with the two buildings.

BASEBALL STORAGE BUILDING

The baseball storage building is constructed of concrete block exterior walls, a structural slab on grade, and a concrete filled metal roof deck. The building is abandoned and is in poor, unsalvageable condition. The baseball storage building should be demolished and removed.

BASEBALL DUGOUTS

The baseball dugouts are constructed of concrete block exterior walls on a structural slab on grade and a concrete filled metal roof deck. The buildings are abandoned and in poor, unsalvageable condition. The baseball dugouts should be demolished and removed.

SITE

The Old Briarcliff Open Campus site was originally constructed in 1958, has a total area of 15.6 acres, and is occupied by approximately 154,855 square feet of permanent building space. The site includes concrete and asphalt paved roads and parking, concrete sidewalks, metal fencing, retaining walls, and landscaping. It also includes water, sanitary, and electrical utilities. Paved surfaces are cracked and damaged with large areas of heaving, settling and potholes, and some hard surface sections have reverted to their natural aggregate material. Fencing and retaining walls are damaged and deteriorated. Water, sanitary, and electrical systems are inoperable and unsafe. All paved surfaces, fencing, retaining walls, landscaping, as well as water, sanitary, and electrical systems throughout the site are damaged and deteriorated beyond economical repair. Demolition and removal is recommended.

FINDINGS AND RECOMMENDATIONS

The Old Briarcliff Open Campus is in overall poor and unsatisfactory condition. The majority of the main classroom building, arts building, and site systems are damaged, deteriorated, or worn beyond economical repair or renovation. Additionally, the buildings appear to contain potentially hazardous material that will required further study prior to demolition and removal. The main classroom building, arts building, and site present significant safety and liability hazards and it is recommended that the main classroom building, arts building, covered walkway, and site be demolished and removed. Appropriate hazardous material testing of the building and site will be needed to determine the required methods of hazardous material remediation.

Current Repair Cost: \$1,713,764.12



23-Feb-2011
Old Briarcliff Open Campus

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report

Report Date: 25 Jun 2011

Old Briarcliff Open Campus (Closed) Weighted FCI Report

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Old Briarcliff Open Campus (Closed)\Tennis Courts		\$0.00	22,440	\$2,155	\$0	-	\$0	\$0	\$2,155	\$0	\$0
Old Briarcliff Open Campus (Closed)\Site		\$0.00	154,855	\$74,342	\$0	-	\$0	\$0	\$74,342	\$0	\$0
Old Briarcliff Open Campus (Closed)\Covered Walkway		\$0.00	2,000	\$2,103	\$0	-	\$0	\$0	\$2,103	\$0	\$0
Old Briarcliff Open Campus (Closed)\Baseball Storage Building		\$0.00	300	\$3,155	\$0	-	\$0	\$0	\$3,155	\$0	\$0
Old Briarcliff Open Campus (Closed)\Baseball Field		\$0.00	98,000	\$6,721	\$0	-	\$0	\$0	\$6,721	\$0	\$0
Old Briarcliff Open Campus (Closed)\Baseball Dugout 2		\$0.00	200	\$2,103	\$0	-	\$0	\$0	\$2,103	\$0	\$0
Old Briarcliff Open Campus (Closed)\Baseball Dugout 1		\$0.00	200	\$2,103	\$0	-	\$0	\$0	\$2,103	\$0	\$0
Old Briarcliff Open Campus (Closed)\1961 Main Building		\$0.00	121,095	\$1,273,426	\$0	-	\$0	\$0	\$1,273,426	\$0	\$0
Old Briarcliff Open Campus (Closed)\1958 Arts Building		\$0.00	33,060	\$347,656	\$0	-	\$0	\$0	\$347,656	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report Old Briarcliff Open Campus (Closed) Detailed Facility Needs Assessment Report

Report Date: 25 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$1,247,563	\$466,201	\$1,713,764			
Vacant Sites								\$1,247,563	\$466,201	\$1,713,764			
Old Briarcliff Open Campus (Closed)								\$1,247,563	\$466,201	\$1,713,764			
1958 Arts Building								\$251,917	\$95,739	\$347,656			
Building Systems								\$251,917	\$95,739	\$347,656			
G10	Site Preparation	Demo Site and Buildings	Damaged	Demo Building	33,060	S.F.	\$251,917	\$95,739	\$347,656	Necess ary	Safety	The arts building is abandoned, damaged, and beyond economical repair, and should be demolished.	
1961 Main Building								\$922,744	\$350,682	\$1,273,426			
Building Systems								\$922,744	\$350,682	\$1,273,426			
G10	Site Preparation	Demo Site and Buildings	Damaged	Demo Building	121,095	S.F.	\$922,744	\$350,682	\$1,273,426	Necess ary	Safety	The main classroom building is abandoned and damaged and should be demolished.	
Baseball Dugout 1								\$1,524	\$579	\$2,103			
Building Systems								\$1,524	\$579	\$2,103			
G10	Site Preparation	Demo Site and Buildings	Damaged	Demo Building	200	S.F.	\$1,524	\$579	\$2,103	Necess ary	Safety	The baseball dugout is abandoned and damaged and should be demolished.	
Baseball Dugout 2								\$1,524	\$579	\$2,103			
Building Systems								\$1,524	\$579	\$2,103			
G10	Site Preparation	Demo Site and Buildings	Damaged	Demo Building	200	S.F.	\$1,524	\$579	\$2,103	Necess ary	Safety	The baseball dugout is abandoned and damaged and should be demolished.	
Baseball Field								\$5,334	\$1,387	\$6,721			
Building Systems								\$5,334	\$1,387	\$6,721			
G10	Site Preparation	Demo Site and Buildings	Damaged	Demo Site	700	S.F.	\$5,334	\$1,387	\$6,721	Necess ary	Safety	The baseball field is abandoned and damaged and should be demolished.	
Baseball Storage Building								\$2,286	\$869	\$3,155			
Building Systems								\$2,286	\$869	\$3,155			
G10	Site Preparation	Demo Site and Buildings	Damaged	Demo Building	300	S.F.	\$2,286	\$869	\$3,155	Necess ary	Safety	The baseball storage shed is abandoned and damaged and should be demolished.	
Covered Walkway								\$1,524	\$579	\$2,103			
Building Systems								\$1,524	\$579	\$2,103			
G10	Site Preparation	Demo Site and Buildings	Damaged	Demo Building	2,000	S.F.	\$1,524	\$579	\$2,103	Necess ary	Safety	The covered walkways are aged, abandoned, and damaged, and should be demolished.	
Site								\$59,000	\$15,342	\$74,342			
Building Systems								\$59,000	\$15,342	\$74,342			
G10	Site Preparation	Demo Site and Buildings	Damaged	Demo Site	154,855	S.F.	\$59,000	\$15,342	\$74,342	Necess ary	Safety	Building sitework is abandoned and damaged and should be demolished.	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Survey Report
Old Briarcliff Open Campus (Closed) Detailed Facility Needs Assessment Report

Report Date: 25 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Tennis Courts								\$1,710	\$445	\$2,155			
Building Systems								\$1,710	\$445	\$2,155			
G10		Site Preparation	Demo Site and Buildings	Needs Remediation	Demo Site	22,440	S.F.	\$1,710	\$445	\$2,155	Necessary	Safety	The tennis courts are abandoned and damaged and should be demolished.

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary ReportReport Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)\1958 Arts Building
Address: 2415 N. Druid Hills Road N.E., Atlanta, GA 30329**Attributes:****Building Codes** 5010
Fire Sprinkler System No**General Information:****Function:** Closed **Year Built:** 1958
Gross Area: 33,060 S.F. **Last Renovation:****Facility Description:**

The 1958 Arts Building Old Briarcliff Open Campus is a two-story building located at 2415 N. Druid Hills Road N.E. in Atlanta, Georgia. There have been no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Exterior Envelope and Roof Systems:

The 1958 Arts Building is a two-story masonry building and is set on standard concrete foundations and slab on grade. Visible sections of the foundation and concrete slab were found to be in fair condition. The exterior walls are constructed of concrete masonry unit blocks with a brick veneer. Visible sections of the exterior walls were found to be in fair condition. The exterior windows are original, fixed and operating steel units. Some of the exterior windows are broken or missing and the remaining components have deteriorated beyond repair and are in poor condition. The exterior doors are steel units set on steel frames with all but one set of exterior doors welded shut. Like the exterior windows, the exterior doors are broken, rusted, and are beyond repair. The roof is constructed of steel joists with a concrete deck and is covered with a built-up roof covering. The visible sections of the steel roof joists were found to be in fair condition. The roof covering was found to be aged, but without leaks and in fair condition. The roof structure and covering are in fair condition. While the concrete foundation and slab, exterior walls, and roof structure and coverings are in fair condition, the exterior windows and doors are beyond repair. Overall the exterior envelope and roof of the building are beyond economic repair or renovation. Demolition and removal of the building are needed and recommended.

Interior Systems:

The interior floor finishes appear to be a combination of original vinyl tile, ceramic tile, and carpet covering the concrete floor slab. The majority of the floor finishes appear to be constructed of potentially hazardous material and should be abated prior to renovation or re-use. Interior wall partitions are constructed of a combination of concrete masonry units, gypsum board on wood studs, and gypsum board on metal studs. Interior wall finishes are a combination of ceramic wall tile, painted masonry, and painted gypsum board. Sections of the interior wall partitions have impact damage and require a major renovation to become usable. The interior wall partitions are in poor but repairable condition. Sections of remaining interior wall finishes are stained and marred. The interior wall finishes are in poor but repairable condition. The interior ceilings are a combination of suspended acoustical tile, painted gypsum board, and mineral fiber tile. Large sections of the interior ceilings appear to be constructed of potentially hazardous material and should be abated prior to renovation or re-use. Interior fittings in the building such as the restroom partitions and accessories, lockers, and blackboards are missing, damaged, or deteriorated. Many of these components are damaged and deteriorated beyond repair. Overall, the interior of the building is in poor condition and should be abated and renovated prior to re-use. Demolition and removal of these systems are needed and recommended.

Plumbing Systems:

The plumbing fixtures, water distribution, and sanitary systems are operable, but assessed to be unsafe. The plumbing system is deteriorated beyond economical repair or renovation. Demolition and removal of the system are needed and recommended.

Heating and Ventilation Systems:

The heating and ventilation systems are operable, but appear to be unsafe. All of the system and components have been abandoned in place and have not been in service for many years. The equipment is worn, damaged, or deteriorated beyond economical repair or renovation. Demolition and removal of these systems are needed and recommended.

Electrical Systems:

The electrical systems, including the service and distribution, lighting and branch wiring, and security systems, are operable, but are abandoned. These systems and their components are energized, but not maintained and are deteriorated beyond economical repair. Demolition and removal of these systems are needed and recommended.

Equipment and Fixed Furnishings:

Equipment and fixed furnishings such as the remnants of the counters, and cabinets are damaged and unserviceable. These systems are beyond economical repair or renovation. Demolition and removal are needed and recommended.

Current Repair Cost: \$347,656.46

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)\1958 Arts Building



23-Feb-2011
West Elevation



23-Feb-2011
South Elevation



23-Feb-2011
East Elevation



23-Feb-2011
North Elevation

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)\1958 Arts 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	\$0.00	S.F.	33,060	0		0	1958				\$347,656		
Building Sitework		S.F.	33,060			0	1958				\$347,656		
Site Preparation			33,060	0		0	1958				\$347,656		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)\1958 Arts Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Damaged**
Category: **Safety**
Correction: **Demo Building**
Note: **The arts building is abandoned, damaged, and beyond economical repair, and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 33,060

Wed, 27-Apr-2011



Estimates:

Raw Cost	\$251,917.20
Plus or (Minus) Additional Cost	\$95,739.26
Total Estimated Amount	\$347,656.46

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary ReportReport Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)\1961 Main Building
Address: 2415 N. Druid Hills Road N.E., Atlanta, GA 30329**Attributes:****Building Codes** 5011
Fire Sprinkler System No**General Information:****Function:** Closed **Year Built:** 1961
Gross Area: 121,095 S.F. **Last Renovation:****Facility Description:**

The 1961 Main Classroom Building at Old Briarcliff Open Campus is a two-story building located at 2415 N. Druid Hills Road N.E. in Atlanta, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Exterior Envelope and Roof Systems:

The main classroom building is a two-story masonry building and is set on standard concrete foundations and slab on grade. Visible sections of the foundation and concrete slab were found to be in fair condition. The exterior walls are constructed of concrete masonry unit blocks with a brick veneer. Visible sections of the exterior walls were found to be in fair condition. The exterior windows are original with fixed and operating steel units. Some of the exterior windows are broken or missing and the remaining components have deteriorated beyond repair and are in poor condition. The exterior doors are steel units set on steel frames with all but one set of exterior doors welded shut. Like the exterior windows, the exterior doors are broken, rusted, and are beyond repair. The roof is constructed of steel joists with a concrete deck and is covered with a built-up roof covering. The visible sections of the steel roof joists were found to be in fair condition. The roof covering was found to be aged, but without leaks and in fair condition. The roof structure and covering are in fair condition. While the concrete foundation and slab, exterior walls, and roof structure and coverings are in fair condition, the exterior windows and doors are beyond repair. Overall the exterior envelope and roof of the building are beyond economic repair or renovation. Demolition and removal of the building are needed and recommended.

Interior Systems:

The interior floor finishes appear to be a combination of original vinyl tile, ceramic tile, and carpet covering the concrete floor slab. The majority of the floor finishes appear to be constructed of potentially hazardous material and should be abated prior to renovation or re-use. Interior wall partitions are constructed of a combination of concrete masonry units, gypsum board on wood studs, and gypsum board on metal studs. Interior wall finishes are a combination of ceramic wall tile, painted masonry, and painted gypsum board. Sections of the interior wall partitions have impact damage and require a major renovation to become usable. The interior wall partitions are in poor but repairable condition. Sections of remaining interior wall finishes are stained and marred. The interior wall finishes are in poor, but repairable condition. The interior ceilings are a combination of suspended acoustical tile, painted gypsum board, and mineral fiber tile. Large sections of the interior ceilings appear to be constructed of potentially hazardous material and should be abated prior to renovation or re-use. Interior fittings in the building such as the restroom partitions and accessories, lockers, and blackboards are missing, damaged, or deteriorated. Many of these components are damaged and deteriorated beyond repair. Overall, the interior of the building is in poor condition and should be abated and renovated prior to re-use. Demolition and removal of these systems are needed and recommended.

Plumbing Systems:

The plumbing fixtures, water distribution, and sanitary systems are operable, but assessed to be unsafe. The plumbing system is deteriorated beyond economical repair or renovation. Demolition and removal of the system are needed and recommended.

Heating and Ventilation Systems:

The heating and ventilation systems are operable and appeared to be unsafe. All of the system and components have been abandoned in place and have not been in service for many years. The equipment is worn, damaged, or deteriorated beyond economical repair or renovation. Demolition and removal of these systems are needed and recommended.

Electrical Systems:

The electrical systems, including the service and distribution, lighting and branch wiring, and security systems, are operable, but are abandoned. These systems and their components are energized, but not maintained and are deteriorated beyond economical repair. Demolition and removal of these systems are needed and recommended.

Equipment and Fixed Furnishings:

Equipment and fixed furnishings such as the remnants of the counters and cabinets are damaged and unserviceable. These systems are beyond economical repair or renovation. Demolition and removal are needed and recommended. The kitchen has been re-purposed to a classroom and the equipment removed or abandoned.

Current Repair Cost: \$1,273,425.86

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)\1961 Main Building



23-Feb-2011
North Elevation



23-Feb-2011
West Elevation



23-Feb-2011
South Elevation



23-Feb-2011
East Elevation

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)\1961 Main 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	\$0.00	S.F.	121,095	0		0	1961				\$1,273,426		
Building Sitework		S.F.	121,095			0	1961				\$1,273,426		
Site Preparation			121,095	0		0	1961				\$1,273,426		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)\1961 Main Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Damaged**
Category: **Safety**
Correction: **Demo Building**
Note: **The main classroom building is abandoned and damaged and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 121,095

Wed, 27-Apr-2011



Estimates:

Raw Cost	\$922,743.90
Plus or (Minus) Additional Cost	\$350,681.96
Total Estimated Amount	\$1,273,425.86

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Dugout 1**
Address: 2415 N. Druid Hills Road N.E., Atlanta, GA 30329

Attributes:
Fire Sprinkler System No

General Information:
Function: Closed **Year Built:** 1961
Gross Area: 200 S.F. **Last Renovation:**

Facility Description:

Baseball Dugout 1 at Old Briarcliff Open Campus is constructed of concrete block exterior walls, a structural slab on grade, and a concrete filled metal roof deck. The dugout is abandoned and is in poor, unsalvageable condition and should be demolished and removed.

Current Repair Cost: \$2,103.18



23-Feb-2011
West Elevation



23-Feb-2011
North Elevation



23-Feb-2011
East Elevation



23-Feb-2011
South Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Dugout 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	\$0.00	S.F.	200	0		0	1961				\$2,103		
Building Sitework		S.F.	200			0	1961				\$2,103		
Site Preparation			200	0		0	1961				\$2,103		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Dugout 1** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Damaged**
Category: **Safety**
Correction: **Demo Building**
Note: **The baseball dugout is abandoned and damaged and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 200

Wed, 15-Jun-2011



Estimates:

Raw Cost	\$1,524.00
Plus or (Minus) Additional Cost	\$579.18
Total Estimated Amount	\$2,103.18

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Dugout 2**
Address: 2415 N. Druid Hills Road N.E., Atlanta, GA 30329

Attributes:

Fire Sprinkler System No

General Information:

Function: Closed

Year Built: 1961

Gross Area: 200 S.F.

Last Renovation:

Facility Description:

Baseball Dugout 2 at Old Briarcliff Open Campus is constructed of concrete block exterior walls, a structural slab on grade, and a concrete filled metal roof deck. The dugout is abandoned and is in poor, unsalvageable condition and should be demolished and removed.

Current Repair Cost: \$2,103.18



23-Feb-2011
South Elevation



23-Feb-2011
North Elevation



23-Feb-2011
Southwest Elevation



23-Feb-2011
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Dugout 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	\$0.00	S.F.	200	0		0	1961				\$2,103		
Building Sitework		S.F.	200			0	1961				\$2,103		
Site Preparation			200	0		0	1961				\$2,103		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Dugout 2** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Damaged**
Category: **Safety**
Correction: **Demo Building**
Note: **The baseball dugout is abandoned and damaged and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 200

Wed, 27-Apr-2011



Estimates:

Raw Cost	\$1,524.00
Plus or (Minus) Additional Cost	\$579.18
Total Estimated Amount	\$2,103.18

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary ReportReport Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Field****Address:** 2415 N. Druid Hills Road N.E., Atlanta, GA 30329**Attributes:**

None

General Information:

Function:	Closed	Year Built:	1961
Gross Area:	98,000 S.F.	Last Renovation:	

Facility Description:

The Baseball Field at Old Briarcliff Open Campus is located on the campus grounds and is no longer in use. The baseball field is abandoned and is in poor, unsalvageable condition and should be demolished.

Current Repair Cost: \$6,721.04

23-Feb-2011
Baseball Field at Old Briarcliff Open
Campus

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Field** (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$0.00	S.F.	98,000	0		0	1961				\$6,721		
Building Sitework		S.F.	98,000			0	1961				\$6,721		
Site Preparation			98,000	0		0	1961				\$6,721		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Field** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Damaged**
Category: **Safety**
Correction: **Demo Site**
Note: **The baseball field is abandoned and damaged and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 700

Wed, 27-Apr-2011



Estimates:

Raw Cost	\$5,334.00
Plus or (Minus) Additional Cost	\$1,387.04
Total Estimated Amount	\$6,721.04

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)\Baseball Storage Building
Address: 2415 N. Druid Hills Road N.E., Atlanta, GA 30329

Attributes:
Fire Sprinkler System No

General Information:
Function: Closed **Year Built:** 1961
Gross Area: 300 S.F. **Last Renovation:**

Facility Description:

The Baseball Storage Building at Old Briarcliff Open Campus is constructed of concrete blocks exterior walls, a structural slab on grade, and a concrete filled metal roof deck. The building is abandoned and is in poor, unsalvageable condition and should be demolished and removed.

Current Repair Cost: \$3,154.78



23-Feb-2011
West Elevation



23-Feb-2011
South Elevation



23-Feb-2011
North Elevation



23-Feb-2011
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Storage Building** (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$0.00	S.F.	300	0		0	1961				\$3,155		
Building Sitework		S.F.	300			0	1961				\$3,155		
Site Preparation			300	0		0	1961				\$3,155		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)**Baseball Storage Building** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Damaged**
Category: **Safety**
Correction: **Demo Building**
Note: **The baseball storage shed is abandoned and damaged and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 300

Wed, 27-Apr-2011



Estimates:

Raw Cost	\$2,286.00
Plus or (Minus) Additional Cost	\$868.78
Total Estimated Amount	\$3,154.78

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)\Covered Walkway
Address: 2415 N. Druid Hills Road N.E., Atlanta, GA 30329

Attributes:
None

General Information:

Function:	Closed	Year Built:	1961
Gross Area:	2,000 S.F.	Last Renovation:	

Facility Description:

An engineered metal covered walkway connects the main classroom building with the 1958 arts building. The covered walkway is in poor condition and should be demolished and removed in conjunction with the main building, arts building, and site demolition.

Current Repair Cost: \$2,103.18



23-Feb-2011
East Elevation



23-Feb-2011
West Elevation



23-Feb-2011
Southwest Elevation



23-Feb-2011
Southeast Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)**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	\$0.00	S.F.	2,000	0		0	1961				\$2,103		
Building Sitework		S.F.	2,000			0	1961				\$2,103		
Site Preparation			2,000	0		0	1961				\$2,103		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)\Covered Walkway (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Damaged**
Category: **Safety**
Correction: **Demo Building**
Note: **The covered walkways are aged, abandoned, and damaged, and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 2,000

Wed, 27-Apr-2011



Estimates:

Raw Cost	\$1,524.00
Plus or (Minus) Additional Cost	\$579.18
Total Estimated Amount	\$2,103.18

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary ReportReport Date: 25 Jun 2011

Facility: \\Vacant s\Old Briarcliff Open Campus (Closed)\Site
Address: 2415 N. Druid Hills Road N.E., Atlanta, GA 30329**Attributes:****Site Code** 1010**General Information:****Function:** Closed**Year Built:** 1958**Gross Area:** 154,855 S.F.**Last Renovation:****Facility Description:**

The Old Briarcliff Open Campus site was originally constructed in 1958, has a total area of 15.6 acres, and is occupied by approximately 154,855 square feet of permanent building space. The site includes concrete and asphalt paved roads and parking, concrete sidewalks, metal fencing, retaining walls, and landscaping. It also includes water, sanitary, and electrical utilities. Paved surfaces are cracked and damaged with large areas of heaving, settling and potholes, and some hard surface sections have reverted to their natural aggregate material. Fencing and retaining walls are damaged and deteriorated. Water, sanitary, and electrical systems are inoperable and unsafe. All paved surfaces, fencing, retaining walls, landscaping, as well as water, sanitary, and electrical systems throughout the site are damaged and deteriorated beyond economical repair. Demolition and removal is recommended.

Current Repair Cost: \$74,341.86

28-Mar-2011
Aerial Image of Old Briarcliff Open
Campus (Closed)

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

COMET4 Facility Report

Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant s\Old Briarcliff Open Campus (Closed)\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	\$0.00	S.F.	154,855	0		0	1958				\$74,342		
Building Sitework		S.F.	154,855			0	1958				\$74,342		
Site Preparation			154,855	0		0	1958				\$74,342		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant s\Old Briarcliff Open Campus (Closed)**Site** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Damaged**
Category: **Safety**
Correction: **Demo Site**
Note: **Building sitework is abandoned and damaged and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 154,855

Wed, 27-Apr-2011



Estimates:

Raw Cost	\$58,999.76
Plus or (Minus) Additional Cost	\$15,342.11
Total Estimated Amount	\$74,341.87

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary ReportReport Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)\Tennis Courts**Address:** 2415 N. Druid Hills Road N.E., Atlanta, GA 30329**Attributes:**

None

General Information:

Function:	Closed	Year Built:	1961
Gross Area:	22,440 S.F.	Last Renovation:	

Facility Description:

The Tennis Courts at Old Briarcliff Open Campus are located on the campus grounds, are in poor condition, and should be demolished and removed in conjunction with the main building, arts building, and site demolition.

Current Repair Cost: \$2,154.57

23-Feb-2011

Tennis Courts at Old Briarcliff Open
Campus

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \Vacant Sites\Old Briarcliff Open Campus (Closed)\Tennis Courts (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	\$0.00	S.F.	22,440	0		0	1961				\$2,155		
Building Sitework		S.F.	22,440			0	1961				\$2,155		
Site Preparation			22,440	0		0	1961				\$2,155		

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Old Briarcliff Open Campus (Closed) Facility Executive Summary Report

Report Date: 25 Jun 2011

Facility: \\Vacant Sites\Old Briarcliff Open Campus (Closed)\Tennis Courts (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G10**
System: **Site Preparation**
Material: **Demo Site and Buildings**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Demo Site**
Note: **The tennis courts are abandoned and damaged and should be demolished.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 22,440

Wed, 27-Apr-2011



Estimates:

Raw Cost	\$1,709.93
Plus or (Minus) Additional Cost	\$444.64
Total Estimated Amount	\$2,154.57

Educational Adequacy Report

Suitability Report - Full

Project #: 4469

County: DeKalb

Site #: 1620

Project: Assessments 2010

Region: 1

Site: Old Briarcliff Open Campu

Grade Config:

Site Type: Vacant

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - High School				
Site				
Traffic	Poor	0.33	1.00	33.00
Pedestrian Traffic	Poor	0.32	0.98	33.00
Parking	Fair	1.41	2.11	67.00
Play Courts & Fields	Fair	1.85	2.77	67.00
Safety and Security				
Fencing	Fair	0.57	0.85	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	Poor	0.25	0.50	50.00
School Climate				
Learning Style Variety	P/U	0.00	5.00	0.00
School Environment	P/U	0.00	5.00	0.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Fair	9.15	13.65	67.00
Adjacencies	Fair	1.96	2.93	67.00
Storage\Fixed Equip.	Unsat	0.00	2.93	0.00
Remedial - Special Needs				
Size	Fair	1.45	2.91	50.00
Adjacencies	G/F	0.62	0.62	100.00
Storage\Fixed Equip.	P/U	0.00	0.62	0.00
Library				
Size	Fair	1.48	2.95	50.00
Adjacencies	G/F	0.63	0.63	100.00
Storage\Fixed Equip.	P/U	0.00	0.63	0.00
P.E.				
Size	Fair	4.20	8.40	50.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	P/U	0.00	1.80	0.00
Music				
Size	Fair	1.04	2.08	50.00
Adjacencies	P/U	0.00	0.45	0.00
Storage\Fixed Equip.	P/U	0.00	0.45	0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Fair	1.16	2.33	50.00
Adjacencies	G/F	0.50	0.50	100.00
Storage\Fixed Equip.	P/U	0.00	0.50	0.00
Performing Arts\Auditorium				
Size	Good	1.12	1.12	100.00
Adjacencies	Fair	0.16	0.24	67.00
Storage\Fixed Equip.	Good	0.24	0.24	100.00
Vocational Technical				
Size	Fair	4.01	5.98	67.00
Adjacencies	Good	1.28	1.28	100.00
Storage\Fixed Equip.	P/U	0.00	1.28	0.00
Science				
Size	Fair	1.45	2.90	50.00
Adjacencies	Good	0.62	0.62	100.00
Storage\Fixed Equip.	P/U	0.00	0.62	0.00
Administration				
Size	Good	1.83	1.83	100.00
Adjacencies	G/F	0.39	0.39	100.00
Storage\Fixed Equip.	P/U	0.00	0.39	0.00
Restrooms (Student)	Fair	0.46	0.91	50.00
Teacher Lounge and Work Room(s)	Fair	0.36	0.71	50.00
Cafeteria	Fair	2.68	4.00	67.00
Food Prep	Good	5.11	5.11	100.00
Counseling	Fair	0.38	0.76	50.00
Clinic	G/F	0.24	0.24	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		51.72	100.00	51.72

Comments

Suitability - High School

This high school is closed and currently leased to a film company.

Suitability - High School->Site-->Traffic

The traffic pattern causes major congestion entering and exiting the site during peak pick up/drop off times.

Suitability - High School->Site-->Pedestrian Traffic

The school is located on a busy road and access to school crossings is limited.

Suitability - High School->Site-->Parking

There is some parking, but it is located a long distance from building.

Suitability - High School->Site-->Play Courts & Fields

The on-site fields are in need of maintenance. Most events are played at the adjacent stadium.

Suitability - High School->Safety and Security-->Fencing

Some fencing repairs are needed.

Suitability - High School->Safety and Security-->Signage & Way Finding

External signage is old and difficult to read.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - High School->Safety and Security-->Ease of Supervision The school has multiple levels making difficult line of sight for supervision. The administrative areas have limited visibility.				
Suitability - High School->Safety and Security-->Interior Circulation The building configuration contributes to poor circulation - some hallways are narrow and congested.				
Suitability - High School->Safety and Security-->Sprinkler System Some parts of the building do not have adequate sprinkler systems.				
Suitability - High School->School Climate-->Learning Style Variety There are limited small group spaces.				
Suitability - High School->School Climate-->School Environment This is an older building that does not have sufficient natural lighting, open common spaces are limited, and instructional spaces are outdated.				
Suitability - High School->General Classrooms-->Size Some of the classrooms are less than the district standard for size.				
Suitability - High School->General Classrooms-->Adjacencies Some general classrooms are located in areas next to performing arts and cafeteria, which tend to be noisy.				
Suitability - High School->General Classrooms-->Storage\Fixed Equip. Most general classrooms lack adequate storage.				
Suitability - High School->Remedial - Special Needs-->Size Some remedial spaces are small and not appropriate.				
Suitability - High School->Remedial - Special Needs-->Storage\Fixed Equip. There is a lack of storage.				
Suitability - High School->Library-->Size The media center does not meet the district's size standard.				
Suitability - High School->Library-->Storage\Fixed Equip. Most equipment and storage have been removed.				
Suitability - High School->P.E.-->Size Gymnasium does meet district sq. ft. standard				
Suitability - High School->P.E.-->Storage\Fixed Equip. There is a lack of general athletic storage spaces.				
Suitability - High School->Music-->Size The music area is small.				
Suitability - High School->Music-->Adjacencies Some general classrooms are located near music rooms.				
Suitability - High School->Music-->Storage\Fixed Equip. There is limited storage space for instruments.				
Suitability - High School->Art-->Size The art room is small for the program and does not meet the district's size standard.				
Suitability - High School->Art-->Storage\Fixed Equip. Some storage and fixed equipment has been removed.				
Suitability - High School->Performing Arts\Auditorium-->Adjacencies Some general classrooms are adjacent to the auditorium without sufficient acoustical separation.				

Project #: 4469

County: DeKalb

Site #: 1620

Project: Assessments 2010

Region: 1

Site: Old Briarcliff Open Campu

Grade Config:

Site Type: Vacant

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<p>Suitability - High School->Vocational Technical-->Size Vocational spaces are limited. Most rooms do not meet district's square footage standard.</p>				
<p>Suitability - High School->Vocational Technical-->Storage\Fixed Equip. Storage and fixed equipment have been removed.</p>				
<p>Suitability - High School->Science-->Size Most science rooms do not meet the district's square foot standard.</p>				
<p>Suitability - High School->Science-->Storage\Fixed Equip. Fixtures and equipment are old and outdated.</p>				
<p>Suitability - High School->Administration-->Storage\Fixed Equip. There is a lack of storage in administrative areas.</p>				
<p>Suitability - High School->Restrooms (Student) Some restrooms are not ADA accessible.</p>				
<p>Suitability - High School->Teacher Lounge and Work Room(s) There is a small teacher lounge, but the work room equipment has been removed.</p>				
<p>Suitability - High School->Cafeteria The cafeteria does not meet district square foot standards.</p>				
<p>Suitability - High School->Counseling The counseling offices do not meet district standards.</p>				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 1620
Project: Assessments 2010	Region: 1	Site: Old Briarcliff Open Campus

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Unsat	0.00	15.00	0.00
Electrical Power	Fair	5.00	10.00	50.00
Cooling	Unsat	0.00	10.00	0.00
Drops	Poor	3.30	10.00	33.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Unsat	0.00	10.00	0.00
Video Distribution	Unsat	0.00	5.00	0.00
Voice Distribution	Unsat	0.00	5.00	0.00
Faculty & Staff Technology	Unsat	0.00	10.00	0.00
Emergency Alert	Unsat	0.00	5.00	0.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		18.30	100.00	18.30

Comments

Technology Readiness->MDFIT Equipment Environment
Equipment has been removed from the building.

Technology Readiness->Electrical Power
Some rooms have inadequate electrical outlets.

Technology Readiness->Cooling
The computer closet has poor ventilation and HVAC.

Technology Readiness->Drops
Most classrooms have two drops, but the district standard is four drops in each room.

Technology Readiness->Wireless
Equipment has been removed from the building.

Technology Readiness->LAN-WAN Performance
Equipment has been removed from the building.

Technology Readiness->Video Distribution
Equipment has been removed from the building.

Technology Readiness->Voice Distribution
Equipment has been removed from the building.

Technology Readiness->Faculty & Staff Technology
Equipment has been removed from the building.

Project #: 4469

County: DeKalb

Site #: 1620

Project: Assessments 2010

Region: 1

Site: Old Briarcliff Open Campus

Technology Readiness

Rating

Score

**Possible
Score**

**Percent
Score**

Technology Readiness->Emergency Alert
The emergency alert system is inactive.

Technology Readiness->Projectors
Equipment has been removed from the building.