

Facility Condition Assessment Report

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

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium
Address: 2817 Clifton Springs Road, Decatur, GA 30034**Attributes:****Facility Code** 9005
Super Cluster 0**General Information:****Function:** Non School Sites
Gross Area: 24,873 S.F.
Year Built:
Last Renovation:**Facility Description:**

Panthersville Stadium campus is located at 2817 Clifton Springs Road in Decatur, Georgia. The original campus was constructed in 1968 and consists of the stadium seating structure and a separate concessions/restroom building constructed beneath the stadium. In addition to these buildings, the campus contains a football field and track. 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: \$1,791,145.06**Replacement Cost:** \$7,064,901.69**FCI:** 25.35%

23-Feb-2011
Panthersville Stadium

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report

Panthersville Stadium Weighted FCI Report

Report Date: 24 Jun 2011

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Panthersville Stadium\Football Field		\$14.06	108,000	\$875,675	\$1,518,653	57.66%	\$0	\$0	\$875,675	\$0	\$0
Panthersville Stadium\1968 Concession/Restroom Building		\$178.20	10,232	\$710,619	\$1,823,336	38.97%	\$0	\$0	\$710,619	\$0	\$0
Panthersville Stadium\Site		\$20.06	24,873	\$177,071	\$498,932	35.49%	\$0	\$0	\$177,071	\$0	\$0
Panthersville Stadium\Track		\$15.48	36,888	\$27,781	\$571,119	4.86%	\$0	\$0	\$27,781	\$0	\$0
Panthersville Stadium\1968 Stadium Seating		\$181.19	14,641	\$0	\$2,652,861	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report Panthersville Stadium Detailed Facility Needs Assessment Report

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$1,372,502	\$418,643	\$1,791,145			
Non School Sites								\$1,372,502	\$418,643	\$1,791,145			
Panthersville Stadium								\$1,372,502	\$418,643	\$1,791,145			
1968 Concession/Restroom Building								\$514,941	\$195,678	\$710,619			
Building Systems								\$514,941	\$195,678	\$710,619			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$53,012	\$20,145	\$73,157	Necessary	Deferred Maintenance	The original metal frame, single pane windows are aged, worn, and inefficient, and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$8,441	\$3,208	\$11,649	Necessary	Deferred Maintenance	The original metal exterior doors are aged, rusted, and damaged, and should be replaced.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$32,415	\$12,318	\$44,733	Necessary	Deferred Maintenance	The metal bathroom fittings and partitions are aged, worn, and damaged, and should be replaced.
D5010	Electrical Service/Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$26,900	\$10,222	\$37,122	Necessary	Deferred Maintenance	The original electric service switch boards, distribution panel board, motor control center, and branch circuit panel boards are aged, worn, and outdated, and should be replaced.
C3020	Floor Finishes	Vinyl Flooring		Beyond Service Life	Replace Vinyl Flooring	2,487	S.F.	\$5,894	\$2,240	\$8,134	Necessary	Deferred Maintenance	The VCT flooring is aged and worn and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$33,878	\$12,874	\$46,752	Necessary	Deferred Maintenance	The heating system, including gas fired boiler, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.
D3040	Distribution System	System		Beyond Service Life	Renew System	1	Ea.	\$40,631	\$15,440	\$56,071	Necessary	Deferred Maintenance	The exhaust fans and duct systems are inadequate, dirty, and damaged; they do not ventilate restrooms and other spaces properly; and should be replaced.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$141,028	\$53,591	\$194,618	Necessary	Deferred Maintenance	The gas furnances and the electric unit heaters are aged, worn, and outdated, and should be replaced.
D3060	Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$23,298	\$8,853	\$32,152	Necessary	Deferred Maintenance	The control system is aged, worn, outdated, and inadequate, and should be replaced.
D5030	Communications and Security - Fire Alarm System	System		Missing	Renew System	1	Ea.	\$6,190	\$2,352	\$8,543	Necessary	Deferred Maintenance	A fire alarm system needs to be installed.
D5030	Communications and Security - PA System	System		Beyond Service Life	Renew System	1	Ea.	\$38,380	\$14,584	\$52,965	Necessary	Deferred Maintenance	The PA system is aged, worn, outdated, and inadequate, and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report Panthersville Stadium Detailed Facility Needs Assessment Report

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
	D5020	Lighting and Branch Wiring	System	Beyond Service Life	Renew System	1	Ea.	\$98,821	\$37,552	\$136,373	Necessary	Deferred Maintenance	With the exception of the restroom light fixtures, the fixtures in the other rooms, on the exterior of the building, and the concourse pendant lighting are aged, worn, and outdated, and should be replaced.
	D2010	Plumbing Fixtures	Drinking Fountain Systems	Needs Remediation	Replace Drinking Fountain Systems	4	Ea.	\$6,052	\$2,300	\$8,352	Necessary	Deferred Maintenance	The drinking fountains in the restrooms and locker rooms are inoperable and should be replaced.
Football Field Building Systems								\$694,980	\$180,695	\$875,675			
	G2050	Landscaping - Irrigation	System	Beyond Service Life	Renew System	1	Ea.	\$694,980	\$180,695	\$875,675	Necessary	Deferred Maintenance	The irrigation system is operational, but is aged and worn and should be replaced.
	G4020	Site Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$8,316	\$2,162	\$10,478	Necessary	Deferred Maintenance	The stadium lighting for the football field is operational, but is worn and outdated and should be replaced.
Site Building Systems								\$140,532	\$36,538	\$177,071			
	G2010	Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$140,532	\$36,538	\$177,071	Necessary	Deferred Maintenance	The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced.
	G2020	Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$21,615	\$5,620	\$27,234	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.	\$20,794	\$5,406	\$26,200	Necessary	Deferred Maintenance	The sidewalks are aged, cracked, and damaged, and should be replaced.
	G2040105	Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$41,040	\$10,671	\$51,711	Necessary	Deferred Maintenance	The fencing is aged, rusted, and damaged, and should be replaced.
	G4020	Site Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$42,035	\$10,929	\$52,965	Necessary	Deferred Maintenance	The site lighting for the parking lot is aged, worn, and outdated, and should be replaced.
Track Building Systems								\$15,048	\$3,913	\$18,961	Necessary	Deferred Maintenance	
	F10	Special Construction - Track Score Board	System	Beyond Service Life	Renew System	1	Ea.	\$22,048	\$5,733	\$27,781	Necessary	Deferred Maintenance	The score board for the track is aged, worn, and weathered, and should be replaced.
								\$22,048	\$5,733	\$27,781			
								\$22,048	\$5,733	\$27,781			

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom Building**Address:** 2817 Clifton Springs Road, Decatur, GA 30034**Attributes:****Building Codes** 6010
Fire Sprinkler System No**General Information:****Function:** Non School Sites **Year Built:** 1968
Gross Area: 10,232 S.F. **Last Renovation:****Facility Description:**

The Concession/Restroom Building at Panthersville Stadium is a one-story building with a full basement located at 2817 Clifton Springs Road in Decatur, 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.

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) Installing plumbing fixtures with low flow units and flush control valves at next renewal; 4) Replacing the boiler, exhaust fans, gas furnaces and electric unit heaters with up to date, energy efficient units; 5) Installing a energy management system or building automation system with an effective system that completely controls HVAC and lighting; and 6) Replacing the aged incandescent and fluorescent lighting with new energy efficient fixtures.

Current Repair Cost: \$710,618.69**Replacement Cost:** \$1,823,336.26**FCI:** 38.97%23-Feb-2011
East Elevation23-Feb-2011
South Elevation23-Feb-2011
West Elevation23-Feb-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom 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	\$178.20	S.F.	10,232	107	\$1,942,019	52	1975	1983	2015		\$710,621	\$1,823,338	39
Substructure	\$11.51	S.F.	10,232	100	\$117,763	100	1968					\$117,763	
Foundations	\$7.89	S.F.	10,232	100	\$80,768	100	1968					\$80,768	
Standard Foundations	\$4.49	S.F.	10,232	100	\$45,891	100	1968					\$45,891	
Slab on Grade	\$3.41	S.F.	10,232	100	\$34,877	100	1968					\$34,877	
Basement Construction	\$3.62	S.F.	10,232	100	\$36,995	100	1968					\$36,995	
Basement Excavation	\$0.21	S.F.	10,232	100	\$2,118	100	1968					\$2,118	
Basement Walls	\$3.41	S.F.	10,232	100	\$34,877	100	1968					\$34,877	
Shell	\$70.34	S.F.	10,232	103	\$742,113	75	1974	1998			\$84,806	\$719,704	12
Superstructure	\$13.57	S.F.	10,232	100	\$138,801	100	1968					\$138,801	
Roof Construction	\$13.57	S.F.	10,232	100	\$138,801	100	1968					\$138,801	
Exterior Enclosure	\$42.41	S.F.	10,232	102	\$441,622	87	1968	1998			\$84,806	\$433,912	20
Exterior Windows	\$6.50	S.F.	10,232	110	\$73,157	30	1968	1998			\$73,157	\$66,506	110
Exterior Doors	\$1.03	S.F.	10,232	110	\$11,649	30	1968	1998			\$11,649	\$10,590	110
Roofing	\$14.37	S.F.	10,232	110	\$161,690	20	2000	2020				\$146,991	
Roof Coverings	\$14.37	S.F.	10,232	110	\$161,690	20	2000	2020				\$146,991	
Interiors	\$31.17	S.F.	10,232	109	\$348,557	51	1975	1988	2015		\$52,867	\$318,974	17
Interior Construction	\$18.16	S.F.	10,232	109	\$202,088	74	1968	1988	2015		\$44,733	\$185,821	24
Partitions	\$11.92	S.F.	10,232	110	\$134,198	100	1968					\$121,998	
Interior Doors	\$2.26	S.F.	10,232	100	\$23,157	30	1968	1998	2015	5		\$23,157	
Fittings	\$3.97	S.F.	10,232	110	\$44,733	20	1968	1988			\$44,733	\$40,666	110
Interior Finishes	\$13.01	S.F.	10,232	110	\$146,469	20	1982	1988	2015		\$8,134	\$133,153	6
Wall Finishes	\$1.50	S.F.	10,232	110	\$16,930	20	1968	1988	2015	5		\$15,391	
Floor Finishes	\$6.07	S.F.	10,232	110	\$68,342	20	1968	1988	2015	5	\$8,134	\$62,129	13
Ceiling Finishes	\$5.44	S.F.	10,232	110	\$61,197	20	2010	2030				\$55,633	
Services	\$65.18	S.F.	10,232	110	\$733,586	22	1977	1983	2018		\$572,948	\$666,897	86
Plumbing	\$9.69	S.F.	10,232	110	\$109,036	29	1976	1998	2018		\$8,352	\$99,124	8
Plumbing Fixtures	\$1.27	S.F.	10,232	110	\$14,290	20	2000	2020			\$8,352	\$12,991	64
Domestic Water Distribution	\$3.12	S.F.	10,232	110	\$35,103	30	1968	1998	2018	8		\$31,912	
Sanitary Waste	\$3.92	S.F.	10,232	110	\$44,111	30	1968	1998	2018	8		\$40,101	
Rain Water Drainage	\$1.38	S.F.	10,232	110	\$15,532	30	1968	1998	2018	8		\$14,120	
HVAC	\$29.28	S.F.	10,232	110	\$329,593	20	1968	1983			\$329,593	\$299,631	110
Heat Generating Systems	\$4.15	S.F.	10,232	110	\$46,752	30	1968	1998			\$46,752	\$42,502	110
Distribution System	\$4.98	S.F.	10,232	110	\$56,071	30	1968	1998			\$56,071	\$50,974	110
Terminal & Package Units	\$17.29	S.F.	10,232	110	\$194,618	15	1968	1983			\$194,618	\$176,926	110
Controls & Instrumentation	\$2.86	S.F.	10,232	110	\$32,152	20	1968	1988			\$32,152	\$29,229	110
Electrical	\$26.21	S.F.	10,232	110	\$294,957	22	1984	1998			\$235,003	\$268,142	88
Electrical Service/Distribution	\$3.30	S.F.	10,232	110	\$37,122	30	1968	1998			\$37,122	\$33,747	110
Lighting and Branch Wiring	\$12.12	S.F.	10,232	110	\$136,373	30	1968	1998			\$136,373	\$123,975	110
Communications and Security - Fire Alarm System	\$0.76	S.F.	10,232	110	\$8,543	10	1990	2000			\$8,543	\$7,766	110
Communications and Security - PA System	\$4.71	S.F.	10,232	110	\$52,965	10	1990	2000			\$52,965	\$48,150	110
Communications and Security - Security System	\$5.33	S.F.	10,232	110	\$59,954	10	2005	2015				\$54,504	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$710,621			\$195,202			\$120,022		\$319,163		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$84,806								\$217,298		
Superstructure											
Roof Construction											
Exterior Enclosure	\$84,806										
Exterior Walls											
Exterior Windows	\$73,157										
Exterior Doors	\$11,649										
Roofing									\$217,298		
Roof Coverings									\$217,298		
Interiors	\$52,867			\$125,699							
Interior Construction	\$44,733			\$26,845							
Partitions											
Interior Doors				\$26,845							
Fittings	\$44,733										
Interior Finishes	\$8,134			\$98,854							
Wall Finishes				\$19,627							
Floor Finishes	\$8,134			\$79,227							
Ceiling Finishes											
Services	\$572,948			\$69,503			\$120,022		\$101,865		
Plumbing	\$8,352						\$120,022		\$19,204		
Plumbing Fixtures	\$8,352								\$19,204		
Domestic Water Distribution							\$44,467				
Sanitary Waste							\$55,879				
Rain Water Drainage							\$19,676				
HVAC	\$329,593										
Heat Generating Systems	\$46,752										
Distribution System	\$56,071										
Terminal & Package Units	\$194,618										
Controls & Instrumentation	\$32,152										
Electrical	\$235,003			\$69,503					\$82,661		
Electrical Service/Distribution	\$37,122										
Lighting and Branch Wiring	\$136,373										
Communications and Security - Fire Alarm System	\$8,543								\$11,481		
Communications and Security - PA System	\$52,965								\$71,180		
Communications and Security - Security System				\$69,503							

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom 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 windows are aged, worn, and inefficient, and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1
Mon, 21-Mar-2011



Estimates:

Raw Cost	\$53,011.99
Plus or (Minus) Additional Cost	\$20,144.56
Total Estimated Amount	\$73,156.55

Deficiency:

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

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1
Mon, 21-Mar-2011



Estimates:

Raw Cost	\$8,441.40
Plus or (Minus) Additional Cost	\$3,207.73
Total Estimated Amount	\$11,649.13

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Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom Building (continued)**Deficiency:**

Assembly: **C1030**
 System: **Fittings**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The metal bathroom fittings and partitions are aged, worn, and damaged, and should be replaced.**

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

Mon, 21-Mar-2011

**Estimates:**

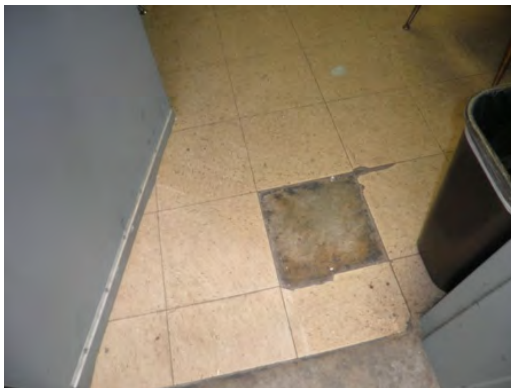
Raw Cost	\$32,414.98
Plus or (Minus) Additional Cost	\$12,317.69
Total Estimated Amount	\$44,732.67

Deficiency:

Assembly: **C3020**
 System: **Floor Finishes**
 Material: **Vinyl Flooring**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Replace Vinyl Flooring**
 Note: **The VCT flooring is aged and worn and should be replaced.**

Surveyor/Update: Kate McPhillips
 Priority: 3
 Quantity: 2,487

Fri, 01-Apr-2011

**Estimates:**

Raw Cost	\$5,894.19
Plus or (Minus) Additional Cost	\$2,239.79
Total Estimated Amount	\$8,133.98

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1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom Building (continued)

Deficiency:

Assembly: **D2010**
System: **Plumbing Fixtures**
Material: **Drinking Fountain Systems**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Replace Drinking Fountain Systems**
Note: **The drinking fountains in the restrooms and locker rooms are inoperable and should be replaced.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 4

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$6,052.00
Plus or (Minus) Additional Cost	\$2,299.76
Total Estimated Amount	\$8,351.76

Deficiency:

Assembly: **D3020**
System: **Heat Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The heating system, including gas fired boiler, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 20-Apr-2011



Estimates:

Raw Cost	\$33,878.15
Plus or (Minus) Additional Cost	\$12,873.70
Total Estimated Amount	\$46,751.85

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom Building (continued)

Deficiency:

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

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Thu, 31-Mar-2011

Note: **The exhaust fans and duct systems are inadequate, dirty, and damaged; they do not ventilate restrooms and other spaces properly; and should be replaced.**



Estimates:

Raw Cost	\$40,631.27
Plus or (Minus) Additional Cost	\$15,439.88
Total Estimated Amount	\$56,071.15

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Mon, 21-Mar-2011

Note: **The gas furnances and the electric unit heaters are aged, worn, and outdated, and should be replaced.**



Estimates:

Raw Cost	\$141,027.66
Plus or (Minus) Additional Cost	\$53,590.51
Total Estimated Amount	\$194,618.17

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1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom Building (continued)

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Mon, 21-Mar-2011

Note: **The control system is aged, worn, outdated, and inadequate, and should be replaced.**



Estimates:

Raw Cost	\$23,298.26
Plus or (Minus) Additional Cost	\$8,853.34
Total Estimated Amount	\$32,151.60

Deficiency:

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

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

Mon, 21-Mar-2011

Note: **The original electric service switch boards, distribution panel board, motor control center, and branch circuit panel boards are aged, worn, and outdated, and should be replaced.**



Estimates:

Raw Cost	\$26,899.93
Plus or (Minus) Additional Cost	\$10,221.97
Total Estimated Amount	\$37,121.90

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

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom Building (continued)**Deficiency:**

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

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Mon, 21-Mar-2011

Note: **With the exception of the restroom light fixtures, the fixtures in the other rooms, on the exterior of the building, and the concourse pendant lighting are aged, worn, and outdated, and should be replaced.**

**Estimates:**

Raw Cost	\$98,820.66
Plus or (Minus) Additional Cost	\$37,551.85
Total Estimated Amount	\$136,372.51

Deficiency:

Assembly: **D5030**
 System: **Communications and Security - Fire Alarm System**
 Material: **System**
 Distress: **Missing**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Sat, 30-Apr-2011

Note: **A fire alarm system needs to be installed.**

**Estimates:**

Raw Cost	\$6,190.36
Plus or (Minus) Additional Cost	\$2,352.34
Total Estimated Amount	\$8,542.70

Facility: \Non School Sites\Panthersville Stadium\1968 Concession/Restroom Building (continued)

Deficiency:

Assembly: **D5030**
System: **Communications and Security - PA System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Mon, 21-Mar-2011

Note: **The PA system is aged, worn, outdated, and inadequate, and should be replaced.**



Estimates:

Raw Cost	\$38,380.23
Plus or (Minus) Additional Cost	\$14,584.49
Total Estimated Amount	\$52,964.72

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

COMET4 Facility Report

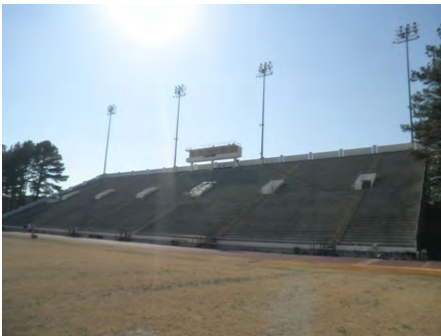
Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Stadium Seating**Address:** 2817 Clifton Springs Road, Decatur, GA 30034**Attributes:****Building Codes** 6010
Fire Sprinkler System No**General Information:****Function:** Non School Sites **Year Built:** 1968
Gross Area: 14,641 S.F. **Last Renovation:****Facility Description:**

The Stadium Seating at Panthersville Stadium is located at 2817 Clifton Springs Road in Decatur, 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.

There are no energy conservation opportunities for this building at this time.

Current Repair Cost: \$0.00**Replacement Cost:** \$2,652,861.35**FCI:** 0.00%23-Feb-2011
East Elevation23-Feb-2011
North Elevation23-Feb-2011
West Elevation23-Feb-2011
South Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Stadium Seating (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	\$181.19	S.F.	14,641	105	\$2,785,160	61					0	\$2,652,861	
Substructure	\$14.97	S.F.	14,641	100	\$219,219	100	0					\$219,219	
Foundations	\$14.97	S.F.	14,641	100	\$219,219	100	0					\$219,219	
Standard Foundations	\$4.91	S.F.	14,641	100	\$71,928	100	0					\$71,928	
Special Foundations	\$5.81	S.F.	14,641	100	\$85,061	100	0					\$85,061	
Slab on Grade	\$4.25	S.F.	14,641	100	\$62,230	100	0					\$62,230	
Shell	\$80.16	S.F.	14,641	102	\$1,202,435	80	0					\$1,173,684	
Superstructure	\$25.65	S.F.	14,641	100	\$375,603	100	0					\$375,603	
Floor Construction	\$12.09	S.F.	14,641	100	\$176,992	100	0					\$176,992	
Roof Construction	\$13.57	S.F.	14,641	100	\$198,611	100	0					\$198,611	
Exterior Enclosure	\$40.14	S.F.	14,641	101	\$595,469	90	0					\$587,751	
Exterior Walls	\$34.87	S.F.	14,641	100	\$510,570	100	0					\$510,570	
Exterior Windows	\$4.54	S.F.	14,641	110	\$73,120	30	0					\$66,473	
Exterior Doors	\$0.73	S.F.	14,641	110	\$11,779	30	0					\$10,708	
Roofing	\$14.37	S.F.	14,641	110	\$231,363	20	0					\$210,330	
Roof Coverings	\$14.37	S.F.	14,641	110	\$231,363	20	0					\$210,330	
Interiors	\$32.15	S.F.	14,641	107	\$504,730	56	0					\$470,767	
Interior Construction	\$16.97	S.F.	14,641	106	\$263,427	79	0					\$248,517	
Partitions	\$11.92	S.F.	14,641	110	\$192,024	100	0					\$174,568	
Interior Doors	\$2.26	S.F.	14,641	80	\$26,508	30	0					\$33,136	
Fittings	\$2.79	S.F.	14,641	110	\$44,895	20	0					\$40,813	
Stairs	\$2.17	S.F.	14,641	100	\$31,721	100	0					\$31,721	
Stair Construction	\$2.17	S.F.	14,641	100	\$31,721	100	0					\$31,721	
Interior Finishes	\$13.01	S.F.	14,641	110	\$209,582	20	0					\$190,529	
Wall Finishes	\$1.50	S.F.	14,641	110	\$24,225	20	0					\$22,023	
Floor Finishes	\$6.07	S.F.	14,641	110	\$97,790	20	0					\$88,900	
Ceiling Finishes	\$5.44	S.F.	14,641	110	\$87,567	20	0					\$79,606	
Services	\$47.53	S.F.	14,641	110	\$765,431	27	0					\$695,846	
Plumbing	\$8.31	S.F.	14,641	110	\$133,795	28	0					\$121,631	
Plumbing Fixtures	\$1.27	S.F.	14,641	110	\$20,447	20	0					\$18,588	
Domestic Water Distribution	\$3.12	S.F.	14,641	110	\$50,229	30	0					\$45,662	
Sanitary Waste	\$3.92	S.F.	14,641	110	\$63,119	30	0					\$57,381	
HVAC	\$12.52	S.F.	14,641	110	\$201,581	20	0					\$183,256	
Distribution Systems & Exhaust System	\$4.53	S.F.	14,641	110	\$72,898	30	0					\$66,271	
Terminal & Package Units	\$7.99	S.F.	14,641	110	\$128,683	15	0					\$116,985	
Electrical	\$26.70	S.F.	14,641	110	\$430,055	30	0					\$390,959	
Electrical Service/Distribution	\$3.74	S.F.	14,641	110	\$60,230	30	0					\$54,754	
Lighting and Branch Wiring	\$17.64	S.F.	14,641	110	\$284,036	30	0					\$258,215	
Communications and Security	\$5.33	S.F.	14,641	110	\$85,789	30	0					\$77,990	
Equipment & Furnishings	\$6.38	S.F.	14,641	100	\$93,345	20	0					\$93,345	
Equipment	\$4.60	S.F.	14,641	100	\$67,281	20	0					\$67,281	
Other Equipment - Food Service	\$4.60	S.F.	14,641	100	\$67,281	20	0					\$67,281	
Furnishings	\$1.78	S.F.	14,641	100	\$26,064	20	0					\$26,064	
Fixed Furnishings	\$1.78	S.F.	14,641	100	\$26,064	20	0					\$26,064	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\1968 Stadium Seating (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\Football Field**Address:** 2817 Clifton Springs Road, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Non School Sites**Year Built:** 1968**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at Panthersville Stadium is located at 2817 Clifton Springs Road, Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$875,674.80**Replacement Cost:** \$1,518,652.80**FCI:** 57.66%

23-Feb-2011

Football Field at Panthersville Stadium

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$14.06	S.F.	108,000	107	\$1,620,985	50	1980	1988	2018		\$875,675	\$1,518,653	58
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2005	2015				\$13,608	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2005	2015				\$13,608	
Special Facilities - Footbal Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	2005	2015				\$13,608	
Building Sitework	\$13.94	S.F.	108,000	107	\$1,606,016	50	1974	1988	2018		\$875,675	\$1,505,045	58
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	1968					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	1968					\$495,331	
Site Improvements	\$1.73	S.F.	108,000	110	\$205,072	20	1984	1988			\$10,478	\$186,430	6
Site Development - Fencing; Goal Post; Scoreboard	\$1.64	S.F.	108,000	110	\$194,594	20	2000	2020				\$176,904	
Landscaping - Irrigation	\$0.09	S.F.	108,000	110	\$10,478	20	1968	1988			\$10,478	\$9,526	110
Site Mechanical Utilities	\$0.34	S.F.	108,000	110	\$40,416	30	1968	1998	2018			\$36,742	
Water Supply - Water Service	\$0.34	S.F.	108,000	110	\$40,416	30	1968	1998	2018	8		\$36,742	
Site Electrical Utilities	\$7.28	S.F.	108,000	110	\$865,197	30	1968	1998			\$865,197	\$786,542	110
Site Lighting	\$7.28	S.F.	108,000	110	\$865,197	30	1968	1998			\$865,197	\$786,542	110

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **G2050**
System: **Landscaping - Irrigation System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **The irrigation system is operational, but is aged and worn and should be replaced.**
Note:

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

Wed, 20-Apr-2011



Estimates:

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

Deficiency:

Assembly: **G4020**
System: **Site Lighting System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **The stadium lighting for the football field is operational, but is worn and outdated and should be replaced.**
Note:

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

Mon, 21-Mar-2011



Estimates:

Raw Cost	\$686,664.00
Plus or (Minus) Additional Cost	\$178,532.64
Total Estimated Amount	\$865,196.64

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

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School s\Panthersville Stadium\Site
Address: 2817 Clifton Springs Road, Decatur, GA 30034**Attributes:****Site Code** 1470**General Information:****Function:** Non School Sites**Year Built:** 1968**Gross Area:** 24,873 S.F.**Last Renovation:****Facility Description:**

The Panthersville Stadium site was originally constructed in 1968, has a total area of 22.1 acres, and is occupied by approximately 24,873 square feet of permanent building space. The stadium site features include paved driveways and parking lots, pedestrian pavement, 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: \$177,070.89**Replacement Cost:** \$498,932.48**FCI:** 35.49%

29-Oct-2010

Aerial Image of Panthersville Stadium

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\Panthersville Stadium\Site (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$20.06	S.F.	24,873	109	\$543,530	37	1968	1993	2018		\$177,071	\$498,932	35
Building Sitework	\$20.06	S.F.	24,873	109	\$543,530	37	1968	1993	2018		\$177,071	\$498,932	35
Site Improvements	\$8.68	S.F.	24,873	108	\$232,229	22	1968	1993			\$158,110	\$215,933	73
Roadways	\$1.00	S.F.	24,873	110	\$27,234	25	1968	1993			\$27,234	\$24,759	110
Parking Lots	\$0.96	S.F.	24,873	110	\$26,200	25	1968	1993			\$26,200	\$23,818	110
Pedestrian Paving	\$1.89	S.F.	24,873	110	\$51,711	30	1968	1998			\$51,711	\$47,010	110
Site Development	\$0.26	S.F.	0	110		30	1968	1998					
Site Development 2	\$2.13	S.F.	24,873	100	\$52,965	30	1968	1998			\$52,965	\$52,965	100
Fence & Guardrails	\$2.13	S.F.	24,873	100	\$52,965	30	1968	1998			\$52,965	\$52,965	100
Landscaping	\$2.71	S.F.	24,873	110	\$74,119	10	1968					\$67,381	
Site Mechanical Utilities	\$9.98	S.F.	24,873	110	\$273,035	50	1968	1998	2018			\$248,212	
Water Supply	\$2.73	S.F.	24,873	110	\$74,809	50	1968	2018				\$68,008	
Sanitary Sewer	\$1.99	S.F.	24,873	110	\$54,469	50	1968	2018				\$49,517	
Storm Sewer	\$5.05	S.F.	24,873	110	\$138,241	50	1968	2018				\$125,673	
Fuel Distribution - Gas	\$0.20	S.F.	24,873	110	\$5,516	30	1968	1998	2018	8		\$5,014	
Site Electrical Utilities	\$1.40	S.F.	24,873	110	\$38,266	30	1968	1998	2018		\$18,961	\$34,787	55
Electrical Distribution	\$0.52	S.F.	24,873	110	\$14,134	30	1968	1998	2018	8		\$12,849	
Site Lighting	\$0.69	S.F.	24,873	110	\$18,961	30	1968	1998			\$18,961	\$17,237	110
Site Communication and Security	\$0.19	S.F.	24,873	110	\$5,171	30	1968					\$4,701	

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

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\Panthersville Stadium\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.**

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

Wed, 20-Apr-2011

**Estimates:**

Raw Cost	\$21,614.64
Plus or (Minus) Additional Cost	\$5,619.81
Total Estimated Amount	\$27,234.45

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: Kate McPhillips
 Priority: 3
 Quantity: 1

Sun, 12-Jun-2011

**Estimates:**

Raw Cost	\$20,793.83
Plus or (Minus) Additional Cost	\$5,406.40
Total Estimated Amount	\$26,200.23

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\Panthersville Stadium\Site (continued)

Deficiency:

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

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

Wed, 02-Mar-2011

Note: **The sidewalks are aged, cracked, and damaged, and should be replaced.**



Estimates:

Raw Cost	\$41,040.45
Plus or (Minus) Additional Cost	\$10,670.52
Total Estimated Amount	\$51,710.97

Deficiency:

Assembly: **G2040105**
System: **Fence & Guardrails System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Renew System**

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

Mon, 21-Mar-2011

Note: **The fencing is aged, rusted, and damaged, and should be replaced.**



Estimates:

Raw Cost	\$42,035.37
Plus or (Minus) Additional Cost	\$10,929.20
Total Estimated Amount	\$52,964.57

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\Panthersville Stadium\ **Site** (continued)

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 20-Apr-2011

Note: **The site lighting for the parking lot is aged, worn, and outdated, and should be replaced.**



Estimates:

Raw Cost	\$15,048.17
Plus or (Minus) Additional Cost	\$3,912.52
Total Estimated Amount	\$18,960.69

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

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\Track
Address: 2817 Clifton Springs Road, Decatur, GA 30034**Attributes:**
None**General Information:**

Function:	Non School Sites	Year Built:	1968
Gross Area:	36,888 S.F.	Last Renovation:	

Facility Description:

The Track at Panthersville Stadium is located at 2817 Clifton Springs Road, Decatur, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$27,780.68**Replacement Cost:** \$571,118.79**FCI:** 4.86%23-Feb-2011
Track at Panthersville Stadium

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Panthersville Stadium Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\Panthersville Stadium\Track (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$14.73	S.F.	36,888	108	\$586,889	27	1986	2015			0	\$543,338	
Special Construction	\$11.81	S.F.	36,888	110	\$479,058	10	2005	2015				\$435,507	
Special Construction			0	0		0	0						
Special Construction - Track Score Board	\$11.81	S.F.	36,888	110	\$479,058	10	2005	2015			\$22048.16	\$435,507	
Special Facilities - Running Track Surface & Curbing	\$11.81	S.F.	36,888	110	\$479,058	10	2005	2015				\$435,507	
Building Sitework	\$2.92	S.F.	36,888	100	\$107,831	100	1968					\$107,831	
Site Preparation	\$2.92	S.F.	36,888	100	\$107,831	100	1968					\$107,831	
Site Earthwork	\$2.92	S.F.	36,888	100	\$107,831	100	1968					\$107,831	

Facility: \Non School Sites\Panthersville Stadium\Track (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F10**
 System: **Special Construction - Track Score Board**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The score board for the track is aged, worn, and weathered, and should be replaced.**

Surveyor/Update: Troy Weeks
 Priority: 3
 Quantity: 1

Mon, 21-Mar-2011



Estimates:

Raw Cost	\$22,048.16
Plus or (Minus) Additional Cost	\$5,732.52
Total Estimated Amount	\$27,780.68