

Facility Condition Assessment Report

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

COMET4 Facility Report

Peachtree Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle**Address:** 4664 North Peachtree Road, Dunwoody, GA 30338**Attributes:**

Facility Code	0207
Super Cluster	1

General Information:

Function:	Middle School
Gross Area:	147,300 S.F.

Year Built:	
Last Renovation:	

Facility Description:

The Peachtree Middle School campus consists of one main building located at 4664 North Peachtree Road in Dunwoody, Georgia. The original campus was constructed in 2006 and there have been no additions to the main school building. In addition to the main school building, the campus contains a football field, softball 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 or other facility on the campus.

Current Repair Cost: \$186,524.26**Replacement Cost:** \$32,643,840.19**FCI:** 0.57%

02-Dec-2010
Peachtree Middle School

DeKalb County School System

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COMET4 FCI Report

Report Date: 24 Jun 2011

Peachtree Middle 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
Peachtree Middle\Track		\$4.52	36,890	\$146,230	\$166,868	87.63%	\$0	\$0	\$146,230	\$0	\$0
Peachtree Middle\Football Field		\$6.96	108,000	\$4,491	\$751,162	0.30%	\$0	\$0	\$0	\$0	\$4,491
Peachtree Middle\2006 Building		\$188.57	147,300	\$35,803	\$27,775,831	0.14%	\$0	\$33,137	\$2,666	\$0	\$0
Peachtree Middle\Softball Field		\$7.37	21,100	\$0	\$155,528	0.00%	\$0	\$0	\$0	\$0	\$0
Peachtree Middle\Site		\$20.32	147,300	\$0	\$2,993,696	0.00%	\$0	\$0	\$0	\$0	\$0
Peachtree Middle\Playfield		\$8.34	96,000	\$0	\$800,755	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report

Peachtree Middle 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								\$145,564	\$40,960	\$186,524			
Middle Schools								\$145,564	\$40,960	\$186,524			
Peachtree Middle								\$145,564	\$40,960	\$186,524			
2006 Building								\$25,944	\$9,859	\$35,803			
Building Systems								\$25,944	\$9,859	\$35,803			
D3040		Distribution Systems & Exhaust Systems	Circulating Pump Double Suction	Needs Remediation	Replace Circulating Pump Double Suction	1	Ea.	\$1,932	\$734	\$2,666	Necessary	Deferred Maintenance	Main mechanical room / The number one circulation pump is malfunctioning and should be replaced.
D3040		Distribution Systems & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	KILN Exhaust System incl fixed hood roof exhaust	2	Ea.	\$24,012	\$9,125	\$33,137	Potentially Critical	Code Compliance	Art classroom / The kiln exhaust systems are inadequate and should be replaced.
Football Field Building Systems								\$3,564	\$927	\$4,491			
F1040		Special Facilities - Football Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$3,564	\$927	\$4,491	Discretionary	Deferred Maintenance	The football field needs to be reseeded.
Track Building Systems								\$116,056	\$30,175	\$146,230			
F1040		Special Facilities - Running Track Surface & Curbing	System	Needs Remediation	Renew System	1	Ea.	\$116,056	\$30,175	\$146,230	Necessary	Deferred Maintenance	The running track surface is damaged and should be replaced.

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Peachtree Middle Facility Executive Summary Report

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Facility: \Middle Schools\Peachtree Middle\2006 Building**Address:** 4664 North Peachtree Road, Dunwoody, GA 30338**Attributes:****Building Codes** 4010
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 2006
Gross Area: 147,300 S.F. **Last Renovation:****Facility Description:**

Peachtree Middle School is a three-story building located at 4664 North Peachtree Road in Dunwoody, 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 opportunities for this building at this time.

Current Repair Cost: \$35,803.13**Replacement Cost:** \$27,775,831.32**FCI:** 0.13%02-Dec-2010
East Elevation02-Dec-2010
South Elevation02-Dec-2010
West Elevation02-Dec-2010
North Elevation

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Peachtree Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\2006 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	\$188.57	S.F.	147,300	107	\$29,792,970	45	2006	2014			\$35,803	\$27,775,831	
Substructure	\$7.71	S.F.	147,300	100	\$1,136,303	100	2006					\$1,136,303	
Foundations	\$4.98	S.F.	147,300	100	\$733,820	100	2006					\$733,820	
Standard Foundations	\$1.61	S.F.	147,300	100	\$237,831	100	2006					\$237,831	
Special Foundations	\$4.14	S.F.	0	100		100	2006						
Slab on Grade	\$3.37	S.F.	147,300	100	\$495,989	100	2006					\$495,989	
Basement Construction	\$2.73	S.F.	147,300	100	\$402,483	100	2006					\$402,483	
Basement Excavation	\$1.13	S.F.	147,300	100	\$166,685	100	2006					\$166,685	
Basement Walls	\$1.60	S.F.	147,300	100	\$235,798	100	2006					\$235,798	
Shell	\$50.81	S.F.	147,300	103	\$7,685,718	78	2006	2016				\$7,483,928	
Superstructure	\$22.74	S.F.	147,300	100	\$3,349,956	100	2006					\$3,349,956	
Floor Construction	\$16.20	S.F.	147,300	100	\$2,386,437	100	2006					\$2,386,437	
Roof Construction	\$6.54	S.F.	147,300	100	\$963,519	100	2006					\$963,519	
Exterior Enclosure	\$23.14	S.F.	147,300	104	\$3,538,187	72	2006	2036				\$3,408,904	
Exterior Walls	\$14.37	S.F.	147,300	100	\$2,116,082	100	2006					\$2,116,082	
Exterior Windows	\$8.00	S.F.	147,300	110	\$1,296,888	30	2006	2036				\$1,178,989	
Exterior Doors	\$0.77	S.F.	147,300	110	\$125,217	30	2006	2036				\$113,833	
Roofing	\$4.92	S.F.	147,300	110	\$797,575	17	2006	2016				\$725,068	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	52,000	110	\$211,548	10	2006	2016				\$192,317	
Roof Coverings - BUR	\$5.55	S.F.	95,300	110	\$581,555	20	2006	2026				\$528,686	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2006	2021					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2006	2036					
Roof Coverings Standing Seam Metal	\$23.47	S.F.	0	110		75	2006	2081					
Roof Openings	\$0.03	S.F.	147,300	110	\$4,472	30	2006	2036				\$4,065	
Interiors	\$40.29	S.F.	147,300	108	\$6,427,913	46	2006	2014				\$5,934,659	
Interior Construction	\$11.07	S.F.	147,300	105	\$1,706,688	76	2006	2026				\$1,630,257	
Partitions	\$7.22	S.F.	147,300	110	\$1,169,435	100	2006					\$1,063,123	
Interior Doors	\$1.96	S.F.	147,300	80	\$230,919	30	2006	2036				\$288,649	
Fittings	\$1.89	S.F.	147,300	110	\$306,334	20	2006	2026				\$278,485	
Stairs	\$0.92	S.F.	147,300	100	\$136,194	100	2006					\$136,194	
Stair Construction	\$0.92	S.F.	147,300	100	\$136,194	100	2006					\$136,194	
Interior Finishes	\$28.30	S.F.	147,300	110	\$4,585,031	33	2006	2014				\$4,168,208	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	47,000	110	\$495,141	30	2006	2036				\$450,128	
Wall Finishes - Paint	\$1.81	S.F.	100,300	110	\$199,455	10	2006	2016				\$181,322	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2006	2016					
Floor Finishes - Carpet	\$7.87	S.F.	35,000	110	\$302,841	8	2006	2014				\$275,310	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	24,000	110	\$353,755	50	2006	2056				\$321,595	
Floor Finishes - Terrazzo	\$48.99	S.F.	32,000	110	\$1,724,448	50	2006	2056				\$1,567,680	
Floor Finishes - VCT	\$8.79	S.F.	56,300	110	\$544,402	20	2006	2026				\$494,911	
Floor Finishes - Wood	\$8.98	S.F.	8,500	110	\$83,999	20	2006	2026				\$76,362	
Ceiling Finishes	\$5.44	S.F.	147,300	110	\$880,990	20	2006	2026				\$800,900	
Services	\$78.01	S.F.	147,300	110	\$12,640,188	24	2006	2016			\$35,803	\$11,491,079	
Conveying	\$1.01	S.F.	147,300	110	\$163,229	30	2006					\$148,390	
Elevators and Lifts	\$1.01	S.F.	147,300	110	\$163,229	30	2006					\$148,390	
Plumbing	\$16.30	S.F.	147,300	110	\$2,640,734	25	2006	2026				\$2,400,666	
Plumbing Fixtures	\$7.40	S.F.	147,300	110	\$1,198,504	20	2006	2026				\$1,089,549	
Domestic Water Distribution	\$3.45	S.F.	147,300	110	\$559,004	30	2006	2036				\$508,185	
Sanitary Waste	\$3.89	S.F.	147,300	110	\$630,556	30	2006	2036				\$573,233	
Rain Water Drainage	\$0.84	S.F.	147,300	110	\$136,397	30	2006	2036				\$123,997	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	147,300	110	\$116,273	30	2006	2036				\$105,702	
HVAC	\$34.53	S.F.	147,300	110	\$5,594,507	22	2006	2021			\$35,803	\$5,085,915	1
Heat Generating Systems	\$4.15	S.F.	147,300	110	\$673,040	30	2006	2036				\$611,855	
Cooling Generating Systems	\$4.22	S.F.	147,300	110	\$684,220	30	2006	2036				\$622,018	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	147,300	110	\$755,773	30	2006	2036			\$35,803	\$687,066	5
Terminal & Package Units	\$17.29	S.F.	147,300	110	\$2,801,726	15	2006	2021				\$2,547,023	
Controls & Instrumentation	\$3.20	S.F.	147,300	110	\$518,755	20	2006	2026				\$471,596	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	147,300	110	\$160,993	30	2006	2036				\$146,357	
Fire Protection	\$4.20	S.F.	147,300	110	\$679,749	30	2006	2036				\$617,953	
Sprinklers	\$3.70	S.F.	147,300	110	\$599,252	30	2006	2036				\$544,774	
Standpipes	\$0.50	S.F.	147,300	110	\$80,497	30	2006	2036				\$73,179	

DeKalb County School System

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical	\$21.98	S.F.	147,300	110	\$3,561,969	24	2006	2016				\$3,238,155	
Electrical Service/Distribution	\$1.85	S.F.	147,300	110	\$299,626	30	2006	2036				\$272,387	
Branch Wiring	\$5.31	S.F.	147,300	110	\$860,865	30	2006	2036				\$782,605	
Lighting	\$8.03	S.F.	147,300	110	\$1,301,360	30	2006	2036				\$1,183,055	
Communications and Security - Fire Alarm	\$1.41	S.F.	147,300	110	\$228,073	10	2006	2016				\$207,339	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	147,300	110	\$527,699	10	2006	2016				\$479,727	
Communications and Security - Security & CCTV	\$1.19	S.F.	147,300	110	\$192,297	10	2006	2016				\$174,816	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	147,300	110	\$152,049	20	2006	2026				\$138,226	
Equipment & Furnishings	\$10.56	S.F.	147,300	110	\$1,710,551	19	2006	2021				\$1,555,046	
Equipment	\$5.40	S.F.	147,300	110	\$874,282	18	2006	2021				\$794,801	
Commercial Equipment		S.F.	0	100		20	2006	2026					
Institutional Equipment	\$2.70	S.F.	147,300	110	\$438,259	20	2006	2026				\$398,417	
Other Equipment - Kitchen Equipment	\$2.69	S.F.	147,300	110	\$436,023	15	2006	2021				\$396,384	
Furnishings	\$5.16	S.F.	147,300	110	\$836,269	20	2006	2026				\$760,245	
Fixed Furnishings	\$5.16	S.F.	147,300	110	\$836,269	20	2006	2026				\$760,245	
Special Construction	\$1.19	S.F.	147,300	110	\$192,297	20	2006	2026				\$174,816	
Special Construction	\$1.19	S.F.	147,300	110	\$192,297	20	2006	2026				\$174,816	
Special Structures - Canopies	\$1.19	S.F.	147,300	110	\$192,297	20	2006	2026				\$174,816	

Facility: \Middle Schools\Peachtree Middle\2006 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **D3040**
System: **Distribution Systems & Exhaust Systems**
Material: **Circulating Pump Double Suction**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Replace Circulating Pump Double Suction**
Note: **The number one circulation pump is malfunctioning and should be replaced.**

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

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$1,932.00
Plus or (Minus) Additional Cost	\$734.16
Total Estimated Amount	\$2,666.16

Deficiency:

Assembly: **D3040**
System: **Distribution Systems & Exhaust Systems**
Material: **Roof Exhaust Fan Systems**
Distress: **Inadequate**
Category: **Code Compliance**
Correction: **KILN Exhaust System incl fixed hood roof exhaust**
Note: **The kiln exhaust systems are inadequate and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 2
Quantity: 2

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$24,012.30
Plus or (Minus) Additional Cost	\$9,124.67
Total Estimated Amount	\$33,136.97

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COMET4 Facility Report

Peachtree Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Football Field**Address:** 4664 North Peachtree Road, Dunwoody, GA 30338**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2006**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at Peachtree Middle School is located on the campus grounds. There have been no additions and no 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: \$4,490.64**Replacement Cost:** \$751,161.60**FCI:** 0.60%

02-Dec-2010

Football Field at Peachtree Middle School

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COMET4 Facility Report
Peachtree Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\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	\$6.96	S.F.	108,000	103	\$776,745	74	2006	2016	2010		\$4,491	\$751,162	1
Special Construction	\$0.04	S.F.	108,000	110	\$4,491	10	2006	2016	2010		\$4,491	\$4,082	110
Special Construction	\$0.04	S.F.	108,000	110	\$4,491	10	2006	2016	2010		\$4,491	\$4,082	110
Special Facilities - Football Field - Natural Turf	\$0.04	S.F.	108,000	110	\$4,491	10	2006	2016	2010		\$4,491	\$4,082	110
Building Sitework	\$6.92	S.F.	108,000	103	\$772,254	74	2006	2026				\$747,080	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	2006					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	2006					\$495,331	
Site Improvements	\$0.30	S.F.	108,000	110	\$35,925	20	2006	2026				\$32,660	
Site Development - Fencing; Goal Post; Scoreboard	\$0.21	S.F.	108,000	110	\$25,447	20	2006	2026				\$23,134	
Landscaping - Irrigation	\$0.09	S.F.	108,000	110	\$10,478	20	2006	2026				\$9,526	
Site Mechanical Utilities	\$0.34	S.F.	108,000	110	\$40,416	30	2006	2036				\$36,742	
Water Supply - Water Service	\$0.34	S.F.	108,000	110	\$40,416	30	2006	2036				\$36,742	
Site Electrical Utilities	\$1.69	S.F.	108,000	110	\$200,582	30	2006	2036				\$182,347	
Site Lighting	\$1.69	S.F.	108,000	110	\$200,582	30	2006	2036				\$182,347	

Facility: \Middle Schools\Peachtree Middle\Football Field (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 5
Quantity: 1

Mon, 31-Jan-2011



Estimates:

Raw Cost	\$3,564.00
Plus or (Minus) Additional Cost	\$926.64
Total Estimated Amount	\$4,490.64

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COMET4 Facility Report

Peachtree Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Playfield**Address:** 4664 North Peachtree Road, Dunwoody, GA**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2006**Gross Area:** 96,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$800,755.20**FCI:** 0.00%

02-Dec-2010

Playing Field at Peachtree Middle School

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Report Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Playfield (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$8.34	S.F.	96,000	105	\$836,801	64	2006	2016			0	\$800,754	
Special Construction	\$0.25	S.F.	96,000	110	\$26,611	10	2006	2016				\$24,192	
Special Construction	\$0.25	S.F.	96,000	110	\$26,611	10	2006	2016				\$24,192	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	96,000	110	\$26,611	10	2006	2016				\$24,192	
Building Sitework	\$8.09	S.F.	96,000	104	\$810,190	66	2006	2026				\$776,562	
Site Preparation	\$4.59	S.F.	96,000	100	\$440,294	100	2006					\$440,294	
Site Earthwork	\$4.59	S.F.	96,000	100	\$440,294	100	2006					\$440,294	
Site Improvements	\$1.47	S.F.	96,000	110	\$155,676	20	2006	2026				\$141,523	
Site Development - Fencing	\$1.39	S.F.	96,000	110	\$146,362	20	2006	2026				\$133,056	
Landscaping - Irrigation	\$0.09	S.F.	96,000	110	\$9,314	20	2006	2026				\$8,467	
Site Mechanical Utilities	\$0.34	S.F.	96,000	110	\$35,925	30	2006	2036				\$32,659	
Water Supply - Water Service	\$0.34	S.F.	96,000	110	\$35,925	30	2006	2036				\$32,659	
Site Electrical Utilities	\$1.69	S.F.	96,000	110	\$178,295	30	2006	2036				\$162,086	
Site Lighting	\$1.69	S.F.	96,000	110	\$178,295	30	2006	2036				\$162,086	

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Peachtree Middle Facility Executive Summary Report

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Facility: \Middle Schools\Peachtree Middle\Playfield (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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COMET4 Facility Report

Peachtree Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Site
Address: 4664 North Peachtree Road, Atlanta, GA 30338**Attributes:****Site Code** 1520**General Information:****Function:** Middle School**Year Built:** 2006**Gross Area:** 147,300 S.F.**Last Renovation:****Facility Description:**

The Peachtree Middle School site was originally constructed in 2006, has a total area of 28.5 acres, and is occupied by approximately 147,300 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Current Repair Cost: \$0.00**Replacement Cost:** \$2,993,695.74**FCI:** 0.00%

28-Dec-2010

Aerial Image of Peachtree Middle School

DeKalb County School System

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COMET4 Facility Report

Peachtree Middle Facility Executive Summary Report

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Facility: \Middle Schools\Peachtree Middle\Site (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$20.32	S.F.	147,300	109	\$3,261,700	36	2006	2016			0	\$2,993,697	
Building Sitework	\$20.32	S.F.	147,300	109	\$3,261,700	36	2006	2016				\$2,993,697	
Site Improvements	\$8.95	S.F.	147,300	108	\$1,418,155	22	2006	2016				\$1,317,746	
Roadways	\$1.00	S.F.	147,300	110	\$161,285	25	2006	2031				\$146,622	
Parking Lots	\$0.96	S.F.	147,300	110	\$155,160	25	2006	2031				\$141,054	
Pedestrian Paving	\$1.89	S.F.	147,300	110	\$306,237	30	2006	2036				\$278,397	
Site Development	\$0.26	S.F.	147,300	110	\$42,873	10	2006	2016				\$38,976	
Site Development 2	\$2.13	S.F.	147,300	100	\$313,661	30	2006	2036				\$313,661	
Fence & Guardrails	\$2.13		147,300	100	\$313,661	30	2006	2036				\$313,661	
Landscaping	\$2.71	S.F.	147,300	110	\$438,939	10	2006					\$399,036	
Site Mechanical Utilities	\$9.98	S.F.	147,300	110	\$1,616,929	50	2006	2036				\$1,469,937	
Water Supply	\$2.73	S.F.	147,300	110	\$443,022	50	2006	2056				\$402,748	
Sanitary Sewer	\$1.99	S.F.	147,300	110	\$322,569	50	2006	2056				\$293,245	
Storm Sewer	\$5.05	S.F.	147,300	110	\$818,673	50	2006	2056				\$744,248	
Fuel Distribution - Gas	\$0.20	S.F.	147,300	110	\$32,665	30	2006	2036				\$29,696	
Site Electrical Utilities	\$1.40	S.F.	147,300	110	\$226,616	30	2006	2036				\$206,014	
Electrical Distribution	\$0.52	S.F.	147,300	110	\$83,705	30	2006	2036				\$76,095	
Site Lighting	\$0.69	S.F.	147,300	110	\$112,287	30	2006	2036				\$102,079	
Site Communication and Security	\$0.19	S.F.	147,300	110	\$30,624	30	2006	2036				\$27,840	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Peachtree Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Site (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Peachtree Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Softball Field**Address:** 4664 North Peachtree Road, Dunwoody, GA 30338**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2006**Gross Area:** 21,100 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$155,528.10**FCI:** 0.00%

02-Dec-2010

Softball Field at Peachtree Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Peachtree Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Softball 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	\$7.37	S.F.	21,100	104	\$161,404	71	2006	2016			0	\$155,527	
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	2006	2016				\$5,317	
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	2006	2016				\$5,317	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	21,100	110	\$5,849	10	2006	2016				\$5,317	
Building Sitework	\$7.12	S.F.	21,100	104	\$155,555	73	2006	2026				\$150,210	
Site Preparation	\$4.59	S.F.	21,100	100	\$96,773	100	2006					\$96,773	
Site Earthwork	\$4.59	S.F.	21,100	100	\$96,773	100	2006					\$96,773	
Site Improvements	\$0.50	S.F.	21,100	110	\$11,698	20	2006	2026				\$10,634	
Site Development - Fencing; Scoreboard; Dug Outs	\$0.42	S.F.	21,100	110	\$9,651	20	2006	2026				\$8,773	
Landscaping - Irrigation	\$0.09	S.F.	21,100	110	\$2,047	20	2006	2026				\$1,861	
Site Mechanical Utilities	\$0.34	S.F.	21,100	110	\$7,896	30	2006	2036				\$7,178	
Water Supply - Water Service	\$0.34	S.F.	21,100	110	\$7,896	30	2006	2036				\$7,178	
Site Electrical Utilities	\$1.69	S.F.	21,100	110	\$39,188	30	2006	2036				\$35,625	
Site Lighting	\$1.69	S.F.	21,100	110	\$39,188	30	2006	2036				\$35,625	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Peachtree Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Softball Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Peachtree Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Track
Address: 4664 N. Peachtree Road, Dunwoody, GA 30338**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	2006
Gross Area:	36,890 S.F.	Last Renovation:	

Facility Description:

The Track at Peachtree Middle School is located on the campus grounds. There have been no additions and no 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: \$146,230.48**Replacement Cost:** \$166,868.23**FCI:** 87.63%02-Dec-2010
Track at Peachtree Middle School

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

COMET4 Facility Report

Peachtree Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\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	\$4.52	S.F.	36,890	108	\$180,161	27	2006	2016	2010		\$146,230	\$166,868	88
Special Construction	\$3.60	S.F.	36,890	110	\$146,230	10	2006	2016	2010		\$146,230	\$132,937	110
Special Construction	\$3.60	S.F.	36,890	110	\$146,230	10	2006	2016	2010		\$146,230	\$132,937	110
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	36,890	110	\$146,230	10	2006	2016	2010		\$146,230	\$132,937	110
Building Sitework	\$0.92	S.F.	36,890	100	\$33,931	100	2006					\$33,931	
Site Preparation	\$0.92	S.F.	36,890	100	\$33,931	100	2006					\$33,931	
Site Earthwork	\$0.92	S.F.	36,890	100	\$33,931	100	2006					\$33,931	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Peachtree Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Peachtree Middle\Track (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Running Track Surface & Curbing System**

Material: **Needs Remediation**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

Note: **The running track surface is damaged and should be replaced.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$116,055.94
Plus or (Minus) Additional Cost	\$30,174.54
Total Estimated Amount	\$146,230.48

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0207
Project: Assessments 2010	Region: 1	Site: Peachtree Charter MS
Grade Config: 6 - 8	Site Type: Middle	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High				
Site				
Traffic	Fair	2.68	4.00	67.00
Pedestrian Traffic	Good	0.43	0.43	100.00
Parking	Good	0.86	0.86	100.00
Play Courts & Fields	Fair	0.70	1.05	67.00
Safety and Security				
Fencing	Poor	0.26	0.78	33.00
Signage & Way Finding	Unsat	0.00	1.00	0.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	P/U	0.00	0.50	0.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Good	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Good	2.93	2.93	100.00
Remedial - Special Needs				
Size	Fair	1.51	3.03	50.00
Adjacencies	G/F	0.65	0.65	100.00
Storage\Fixed Equip.	P/U	0.00	0.65	0.00
Library				
Size	Good	3.25	3.25	100.00
Adjacencies	G/F	0.70	0.70	100.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
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	1.29	2.57	50.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	G/F	0.55	0.55	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	2.26	2.26	100.00
Adjacencies	G/F	0.48	0.48	100.00
Storage\Fixed Equip.	G/F	0.48	0.48	100.00
Performing Arts\Auditorium				
Size	Good	1.47	1.47	100.00
Adjacencies	Good	0.31	0.31	100.00
Storage\Fixed Equip.	Good	0.31	0.31	100.00
Vocational Technical				
Size	Fair	3.16	4.72	67.00
Adjacencies	Good	1.01	1.01	100.00
Storage\Fixed Equip.	G/F	1.01	1.01	100.00
Science				
Size	Good	3.34	3.34	100.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	G/F	0.72	0.72	100.00
Administration				
Size	Good	1.47	1.47	100.00
Adjacencies	G/F	0.31	0.31	100.00
Storage\Fixed Equip.	G/F	0.31	0.31	100.00
Restrooms (Student)	Good	0.93	0.93	100.00
Teacher Lounge and Work Room(s)	Good	0.91	0.91	100.00
Cafeteria	Fair	2.68	4.00	67.00
Food Prep	Good	5.72	5.72	100.00
Counseling	Fair	0.21	0.42	50.00
Clinic	G/F	0.34	0.34	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		83.78	100.00	83.78

Comments**Suitability - Middle_Jr. High**

Peachtree Charter Middle School is a three story building constructed in 2007. This is a neighborhood school educating students in grades 6th through 8th. This school is a special education outpost for middle school students in this part of the county. There are also a few students in an emotional behavior program.

Suitability - Middle_Jr. High->Site-->Traffic

There are separate lanes for both buses and parent traffic. However, the parent lanes are not long enough and block street traffic.

Suitability - Middle_Jr. High->Site-->Play Courts & Fields

The track is asphalt that is in poor condition. There is a large grass area in addition to the football field.

Suitability - Middle_Jr. High->Safety and Security-->Fencing

Much of the campus is open to public access.

Suitability - Middle_Jr. High->Safety and Security-->Signage & Way Finding

There is no large signage or wayfinding signs.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High->Safety and Security-->Ease of Supervision Three floors, plus the wing for physical education and music, make this a difficult building to supervise. Personnel have been appropriately placed to meet supervision needs.				
Suitability - Middle_Jr. High->Safety and Security-->Interior Circulation The stairs are a point of congestion between class periods.				
Suitability - Middle_Jr. High->General Classrooms-->Size The corner classrooms are too small compared to district guidelines. All other rooms are appropriate sized.				
Suitability - Middle_Jr. High->Remedial - Special Needs-->Size The two main self-contained special needs classrooms are too small for program needs.				
Suitability - Middle_Jr. High->Remedial - Special Needs-->Storage\Fixed Equip. The two self-contained rooms are well equipped, but lack storage.				
Suitability - Middle_Jr. High->Library-->Size This is a beautiful space. There is almost too much natural light, as it is difficult to view technology equipment.				
Suitability - Middle_Jr. High->P.E.-->Size The weight room is small and crowded.				
Suitability - Middle_Jr. High->P.E.-->Storage\Fixed Equip. There is a lack of adequate storage for program needs.				
Suitability - Middle_Jr. High->Music-->Size The chorus room is too small compared to district guidelines.				
Suitability - Middle_Jr. High->Music-->Storage\Fixed Equip. With the growth of the instrumental music program, there is a lack of storage lockers for student instruments.				
Suitability - Middle_Jr. High->Performing Arts\Auditorium-->Storage\Fixed Equip. There is a large drama program at this school, which means additional storage would be beneficial.				
Suitability - Middle_Jr. High->Vocational Technical-->Size The classroom area in the career technology program is small and crowded for the number of students in the classes.				
Suitability - Middle_Jr. High->Administration-->Size This is a large enough administrative complex, but there are issues with the configuration around the attendance area and the other secretarial space; congestion being the issue.				
Suitability - Middle_Jr. High->Cafeteria The cafeteria is 5,300 square feet, which is well below district guidelines. Lunches run from 11:00am-2:00pm. There are students and staff eating on the stage area.				
Suitability - Middle_Jr. High->Counseling The reception area is inadequate, especially during registration times.				
Suitability - Middle_Jr. High->Clinic While this is a large space, at times it is inadequate for the number of students being served.				

Technology Readiness Report

