

Facility Condition Assessment Report

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

COMET4 Facility Report

Princeton Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary
Address: 1321 South Deshon Road, Lithonia, GA 30058**Attributes:****Facility Code** 0108
Super Cluster 3**General Information:****Function:** Elementary School
Gross Area: 102,000 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Princeton Elementary School campus consists of one main building located at 1321 South Deshon Road in Lithonia, Georgia. The original campus was constructed in 2007 and there have been no additions to the main school building. In addition to the main building, the campus contains covered walkways and a storage building. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building or other facility on the campus.

Current Repair Cost: \$83,150.46**Replacement Cost:** \$22,962,257.02**FCI:** 0.36%

06-Dec-2010
Princeton Elementary School

DeKalb County School System

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COMET4 FCI Report
Princeton Elementary Weighted FCI Report

Report Date: 05 Jul 2011

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Princeton Elementary\2007 Building		\$198.05	102,000	\$83,150	\$20,201,031	0.41%	\$0	\$11,014	\$68,051	\$4,086	\$0
Princeton Elementary\Site		\$23.54	102,000	\$0	\$2,400,754	0.00%	\$0	\$0	\$0	\$0	\$0
Princeton Elementary\Playfield		\$6.22	40,800	\$0	\$253,956	0.00%	\$0	\$0	\$0	\$0	\$0
Princeton Elementary\Covered Walkway 2		\$27.64	350	\$0	\$9,674	0.00%	\$0	\$0	\$0	\$0	\$0
Princeton Elementary\Covered Walkway 1		\$27.64	3,000	\$0	\$82,924	0.00%	\$0	\$0	\$0	\$0	\$0
Princeton Elementary\2007 Storage		\$82.36	169	\$0	\$13,919	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report
Princeton Elementary Detailed Facility Needs Assessment Report

Report Date: 05 Jul 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$60,254	\$22,897	\$83,150			
Elementary Schools								\$60,254	\$22,897	\$83,150			
Princeton Elementary								\$60,254	\$22,897	\$83,150			
2007 Building								\$60,254	\$22,897	\$83,150			
Building Systems								\$60,254	\$22,897	\$83,150			
D3050	Terminal & Package Units	Rooftop Air Conditioner, Variable Air Volume	Inadequate	Extend condensate drain to roof vent or roof drain	10	Ea.	\$8,905	\$3,384	\$12,289	Necessary	Deferred Maintenance	Roof / Rooftop packaged AC and make up air units have inadequate condensate drains that should be replaced.	
D3040	Distribution & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	Replace Exhaust System	10	Ea	\$18,248	\$6,934	\$25,182	Necessary	Deferred Maintenance	Pre-kindergarten, kindergarten, staff, and public restrooms have inadequate exhaust, cause odors, and should be corrected.	
B3020	Roof Openings	Roof Hatches, Skylights	Inadequate	Replace Roof Hatches, Skylights	3	Ea.	\$2,961	\$1,125	\$4,086	Recommended	Safety	The roof opening does not follow OSHA guidelines and should be replaced.	
D3040	Distribution & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	KILN Exhaust System incl fixed hood roof exhaust	1	Ea.	\$7,981	\$3,033	\$11,014	Potentially Critical	Code Compliance	Art Room / Kiln exhaust is inadequate and inefficient and should be replaced.	
D3040	Distribution & Exhaust Systems	Roof Exhaust Fan Systems	Missing	Replace Exhaust System	10	Ea.	\$22,159	\$8,420	\$30,580	Necessary	Deferred Maintenance	Restroom exhaust and ventilation is inadequate and should be corrected. Use a common fan system for adjoining (horizontal or vertical) restrooms, janitor closets, or electrical rooms.	

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\2007 Building**Address:** 1321 South Deshon Road, Lithonia, GA 30058**Attributes:****Building Codes** 2010
Fire Sprinkler System Yes**General Information:****Function:** Elementary School
Gross Area: 102,000 S.F.**Year Built:** 2007
Last Renovation:**Facility Description:**

The Princeton Elementary School main building is a two-story building located at 1321 Deshon Road in Lithonia, Georgia. Originally built in 2007, 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) Expanding the EMS to include lighting control; 2) Installing low flow plumbing fixtures; 3) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting; 4) Replacing the aged plumbing fixtures with low flow fixtures; and 5) Replacing the HVAC, distribution and exhaust, and terminal and package systems.

Current Repair Cost: \$83,150.46**Replacement Cost:** \$20,201,030.64**FCI:** 0.41%06-Dec-2010
South Elevation06-Dec-2010
West Elevation06-Dec-2010
North Elevation06-Dec-2010
East Elevation

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COMET4 Facility Report
Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\2007 Building (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$198.05	S.F.	102,000	107	\$21,657,394	45	2007	2015			\$83,151	\$20,201,034	
Substructure	\$13.21	S.F.	102,000	100	\$1,347,073	100	2007					\$1,347,073	
Foundations	\$13.21	S.F.	102,000	100	\$1,347,073	100	2007					\$1,347,073	
Standard Foundations	\$6.49	S.F.	102,000	100	\$661,572	100	2007					\$661,572	
Special Foundations	\$4.14	S.F.	0	100		100	2007						
Slab on Grade	\$6.72	S.F.	102,000	100	\$685,501	100	2007					\$685,501	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	2007						
Basement Walls	\$5.93	S.F.	0	100		100	2007						
Shell	\$48.94	S.F.	102,000	103	\$5,153,739	79	2007	2017			\$4,086	\$4,991,562	
Superstructure	\$18.57	S.F.	102,000	100	\$1,894,630	100	2007					\$1,894,630	
Floor Construction	\$14.14	S.F.	102,000	100	\$1,442,790	100	2007					\$1,442,790	
Roof Construction	\$4.43	S.F.	102,000	100	\$451,840	100	2007					\$451,840	
Exterior Enclosure	\$21.65	S.F.	102,000	103	\$2,281,861	75	2007	2037				\$2,208,525	
Exterior Walls	\$14.46	S.F.	102,000	100	\$1,475,165	100	2007					\$1,475,165	
Exterior Windows	\$6.32	S.F.	102,000	110	\$709,149	30	2007	2037				\$644,681	
Exterior Doors	\$0.87	S.F.	102,000	110	\$97,547	30	2007	2037				\$88,679	
Roofing	\$8.71	S.F.	102,000	110	\$977,248	45	2007	2017			\$4,086	\$888,407	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	5,100	110	\$20,748	10	2007	2017				\$18,862	
Roof Coverings - BUR	\$5.55	S.F.	81,600	110	\$497,953	25	2007	2032				\$452,684	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2007	2022					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2007	2037					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	15,300	110	\$395,064	75	2007	2082				\$359,149	
Roof Openings	\$0.57	S.F.	102,000	110	\$63,483	30	2007	2037			\$4,086	\$57,712	7
Interiors	\$38.15	S.F.	102,000	108	\$4,200,103	42	2007	2015				\$3,890,959	
Interior Construction	\$11.04	S.F.	102,000	104	\$1,174,924	70	2007	2027				\$1,126,080	
Partitions	\$6.40	S.F.	102,000	110	\$718,439	100	2007					\$653,126	
Interior Doors	\$2.08	S.F.	102,000	80	\$170,038	30	2007	2037				\$212,548	
Fittings	\$2.55	S.F.	102,000	110	\$286,447	20	2007	2027				\$260,406	
Stairs	\$1.59	S.F.	102,000	100	\$161,874	100	2007					\$161,874	
Stair Construction	\$1.59	S.F.	102,000	100	\$161,874	100	2007					\$161,874	
Interior Finishes	\$25.52	S.F.	102,000	110	\$2,863,305	28	2007	2015				\$2,603,005	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	2007	2037					
Wall Finishes - Paint	\$1.81	S.F.	102,000	110	\$202,835	10	2007	2017				\$184,396	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2007	2017					
Floor Finishes - Carpet	\$7.87	S.F.	10,200	110	\$88,257	8	2007	2015				\$80,233	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	0	110		50	2007	2057					
Floor Finishes - Terrazzo	\$48.99	S.F.	15,300	110	\$824,502	50	2007	2057				\$749,547	
Floor Finishes - VCT	\$8.79	S.F.	76,500	110	\$739,729	20	2007	2027				\$672,481	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	2007	2027					
Ceiling Finishes	\$8.98	S.F.	102,000	110	\$1,007,982	20	2007	2027				\$916,348	
Services	\$88.46	S.F.	102,000	110	\$9,924,989	23	2007	2017			\$79,065	\$9,022,717	1
Conveying	\$1.17	S.F.	102,000	110	\$131,611	30	2007	2037				\$119,646	
Elevators and Lifts	\$1.17	S.F.	102,000	110	\$131,611	30	2007	2037				\$119,646	
Plumbing	\$23.13	S.F.	102,000	110	\$2,595,052	23	2007	2027				\$2,359,138	
Plumbing Fixtures	\$16.10	S.F.	102,000	110	\$1,806,936	20	2007	2027				\$1,642,669	
Domestic Water Distribution	\$3.59	S.F.	102,000	110	\$402,574	30	2007	2037				\$365,976	
Sanitary Waste	\$3.05	S.F.	102,000	110	\$342,188	30	2007	2037				\$311,080	
Rain Water Drainage	\$0.88	S.F.	0	110		30	2007	2037					
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	102,000	110	\$43,354	30	2007	2037				\$39,413	
HVAC	\$34.73	S.F.	102,000	110	\$3,897,222	22	2007	2022			\$79,065	\$3,542,930	2
Heat Generating Systems	\$4.15	S.F.	102,000	110	\$466,056	30	2007	2037				\$423,688	
Cooling Generating Systems	\$4.22	S.F.	102,000	110	\$473,798	30	2007	2037				\$430,726	
Distribution & Exhaust Systems	\$4.66	S.F.	102,000	110	\$523,346	30	2007	2037			\$66,776	\$475,769	14
Terminal & Package Units	\$17.29	S.F.	102,000	110	\$1,940,095	15	2007	2022			\$12,289	\$1,763,723	1
Controls & Instrumentation	\$3.23	S.F.	102,000	110	\$362,316	20	2007	2027				\$329,378	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	102,000	110	\$131,611	30	2007	2037				\$119,646	
Fire Protection	\$4.69	S.F.	102,000	110	\$526,443	30	2007	2037				\$478,584	
Sprinklers	\$4.25	S.F.	102,000	110	\$476,895	30	2007	2037				\$433,541	
Standpipes	\$0.44	S.F.	102,000	110	\$49,548	30	2007					\$45,043	
Electrical	\$24.73	S.F.	102,000	110	\$2,774,661	24	2007	2017				\$2,522,419	

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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 Service/Distribution	\$1.95	S.F.	102,000	110	\$218,319	30	2007	2037				\$198,472	
Branch Wiring	\$6.53	S.F.	102,000	110	\$732,374	30	2007	2037				\$665,795	
Lighting	\$8.58	S.F.	102,000	110	\$963,080	30	2007	2037				\$875,527	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	102,000	110	\$617,796	10	2007	2017				\$561,632	
Communications and Security - Fire Alarm	\$1.20	S.F.	102,000	110	\$134,707	10	2007	2017				\$122,461	
Communications and Security - Security & CCTV	\$0.59	S.F.	102,000	110	\$66,579	10	2007	2017				\$60,527	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	102,000	110	\$41,806	20	2007	2027				\$38,005	
Equipment & Furnishings	\$8.11	S.F.	102,000	110	\$910,436	20	2007	2027				\$827,669	
Equipment	\$3.89	S.F.	102,000	110	\$436,638	20	2007	2027				\$396,943	
Commercial Equipment	\$7.53	S.F.	0	110		20	2007	2027					
Institutional Equipment	\$0.40	S.F.	0	110		20	2007	2027					
Other Equipment	\$3.89	S.F.	102,000	110	\$436,638	20	2007	2027				\$396,943	
Furnishings	\$4.22	S.F.	102,000	110	\$473,798	20	2007	2027				\$430,726	
Fixed Furnishings	\$4.22	S.F.	102,000	110	\$473,798	20	2007	2027				\$430,726	
Special Construction	\$1.19	S.F.	102,000	100	\$121,054	25	2007	2032				\$121,054	
Special Construction	\$1.19	S.F.	102,000	100	\$121,054	25	2007	2032				\$121,054	
Special Structures - Canopies	\$1.19	S.F.	102,000	100	\$121,054	25	2007	2032				\$121,054	

DeKalb County School System

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COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\2007 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$83,151			\$102,313		\$1,282,347					\$2,766,112
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$4,086					\$25,517					
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing	\$4,086					\$25,517					
Roof Coverings - Asphal Shingles						\$25,517					
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings	\$4,086										
Interiors				\$102,313		\$249,462					
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes				\$102,313		\$249,462					
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint						\$249,462					
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet				\$102,313							
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services	\$79,065					\$1,007,368					\$2,766,112
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC	\$79,065										\$2,766,112
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems	\$66,776										
Terminal & Package Units	\$12,289										\$2,766,112
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical						\$1,007,368					

Facility: \Elementary Schools\Princeton Elementary\2007 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B3020**
System: **Roof Openings**
Material: **Roof Hatches, Skylights**
Distress: **Inadequate**
Category: **Safety**
Correction: **Replace Roof Hatches, Skylights**
Note: **The roof opening does not follow OSHA guidelines and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 3

Sat, 02-Apr-2011



Estimates:

Raw Cost	\$2,960.76
Plus or (Minus) Additional Cost	\$1,125.09
Total Estimated Amount	\$4,085.85

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **Roof Exhaust Fan Systems**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Replace Exhaust System**
Note: **Pre-kindergarten, kindergarten, staff, and public restrooms have inadequate exhaust, cause odors, and should be corrected.**

Surveyor/Update: Paul Hufford
Priority: 3
Quantity: 10

Tue, 21-Jun-2011



Estimates:

Raw Cost	\$18,248.00
Plus or (Minus) Additional Cost	\$6,934.24
Total Estimated Amount	\$25,182.24

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Facility: \Elementary Schools\Princeton Elementary\2007 Building (continued)**Deficiency:**

Assembly: **D3040**
 System: **Distribution & Exhaust Systems**
 Material: **Roof Exhaust Fan Systems**
 Distress: **Inadequate**
 Category: **Code Compliance**
 Correction: **KILN Exhaust System incl fixed hood roof exhaust**

Surveyor/Update: Paul Hufford
 Priority: 2
 Quantity: 1

Tue, 21-Jun-2011

Note: **Kiln exhaust is inadequate and inefficient and should be replaced.**

**Estimates:**

Raw Cost	\$7,981.00
Plus or (Minus) Additional Cost	\$3,032.78
Total Estimated Amount	\$11,013.78

Deficiency:

Assembly: **D3040**
 System: **Distribution & Exhaust Systems**
 Material: **Roof Exhaust Fan Systems**
 Distress: **Missing**
 Category: **Deferred Maintenance**
 Correction: **Replace Exhaust System**

Surveyor/Update: Paul Hufford
 Priority: 3
 Quantity: 10

Sat, 02-Apr-2011

Note: **Restroom exhaust and ventilation is inadequate and should be corrected. Use a common fan system for adjoining (horizontal or vertical) restrooms, janitor closets, or electrical rooms.**

**Estimates:**

Raw Cost	\$22,159.20
Plus or (Minus) Additional Cost	\$8,420.50
Total Estimated Amount	\$30,579.70

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Facility: \Elementary Schools\Princeton Elementary\2007 Building (continued)

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Rooftop Air Conditioner, Variable Air Volume**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Extend condensate drain to roof vent or roof drain**

Surveyor/Update: Paul Hufford
Priority: 3
Quantity: 10

Sun, 26-Jun-2011

Note: **Rooftop packaged AC and make up air units have inadequate condensate drains that should be replaced.**



Estimates:

Raw Cost	\$8,905.00
Plus or (Minus) Additional Cost	\$3,383.90
Total Estimated Amount	\$12,288.90

Facility: \Elementary Schools\Princeton Elementary\2007 Storage
Address: 1321 South Deshon Road, Lithonia, GA 30058

Attributes:
None

General Information:

Function:	Storage Building	Year Built:	2007
Gross Area:	169 S.F.	Last Renovation:	

Facility Description:

The Storage Building at Princeton Elementary School is a one-story building located on the school 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:** \$13,918.57 **FCI:** 0.00%



06-Dec-2010
Northeast Elevation



06-Dec-2010
Northwest Elevation



06-Dec-2010
Southwest Elevation



06-Dec-2010
Southeast Elevation

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Facility: \Elementary Schools\Princeton Elementary\2007 Storage (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	\$82.36	S.F.	169	104	\$14,434	71	2007	2027			0	\$13,919	
Substructure	\$3.41	S.F.	169	100	\$576	100	2007					\$576	
Foundations	\$3.41	S.F.	169	100	\$576	100	2007					\$576	
Standard Foundations	\$4.49	S.F.	0	100			2007						
Slab on Grade	\$3.41	S.F.	169	100	\$576	100	2007					\$576	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	2007						
Basement Walls	\$3.41	S.F.	0	100		100	2007						
Shell	\$63.54	S.F.	169	102	\$10,993	80	2007	2027				\$10,738	
Superstructure	\$13.57	S.F.	169	100	\$2,293	100	2007					\$2,293	
Roof Construction	\$13.57	S.F.	169	100	\$2,293	100	2007					\$2,293	
Exterior Enclosure	\$35.60	S.F.	169	100	\$6,029	98	2007	2037				\$6,017	
Exterior Walls	\$34.87	S.F.	169	100	\$5,893	100	2007					\$5,893	
Exterior Windows	\$4.54	S.F.	0	110		30	2007	2037					
Exterior Doors	\$0.73	S.F.	169	110	\$136	30	2007	2037				\$124	
Roofing	\$14.37	S.F.	169	110	\$2,671	20	2007	2027				\$2,428	
Roof Coverings	\$14.37	S.F.	169	110	\$2,671	20	2007	2027				\$2,428	
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	2007						
Interior Doors	\$2.26	S.F.	0	80		30	2007	2037					
Fittings	\$2.79	S.F.	0	110		20	2007	2027					
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	2007	2027					
Floor Finishes	\$6.07	S.F.	0	110		20	2007	2027					
Ceiling Finishes	\$5.44	S.F.	0	110		20	2007	2027					
Services	\$15.41	S.F.	169	110	\$2,865	30	2007	2037				\$2,605	
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	2007	2037					
Electrical	\$15.41	S.F.	169	110	\$2,865	30	2007	2037				\$2,605	
Electrical Service/Distribution	\$3.30	S.F.	169	110	\$613	30	2007	2037				\$557	
Lighting and Branch Wiring	\$12.12	S.F.	169	110	\$2,252	30	2007	2037				\$2,048	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\2007 Storage (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\Covered Walkway 1
Address: 1321 South Deshon Road, Lithonia, GA 30058

Attributes:
None

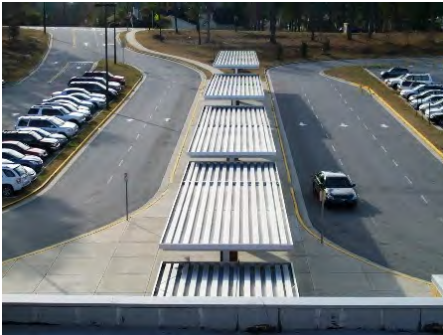
General Information:

Function:	Elementary School	Year Built:	2007
Gross Area:	3,000 S.F.	Last Renovation:	

Facility Description:

An engineered covered walkway connects the main building to the student drop off/pick up area and provides some weather protection for the students.

Current Repair Cost: \$0.00 **Replacement Cost:** \$82,924.20 **FCI:** 0.00%



06-Dec-2010
North Elevation



06-Dec-2010
West Elevation



06-Dec-2010
West Elevation



06-Dec-2010
South Elevation

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

COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\Covered Walkway 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	\$27.64	S.F.	3,000	100	\$82,924	25	2007	2032			0	\$82,924	
Special Construction	\$27.64	S.F.	3,000	100	\$82,924	25	2007	2032				\$82,924	
Special Construction	\$27.64	S.F.	3,000	100	\$82,924	25	2007	2032				\$82,924	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	3,000	100	\$82,924	25	2007	2032				\$82,924	

DeKalb County School System

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COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\Covered Walkway 1 (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\Covered Walkway 2

Address: 1321 South Deshon Road, Lithonia, GA 30058

Attributes:
None

General Information:

Function: Elementary School
Gross Area: 350 S.F.

Year Built: 2007
Last Renovation:

Facility Description:

An engineered covered walkway provides some weather protection for the students outside of the main building.

Current Repair Cost: \$0.00

Replacement Cost: \$9,674.49

FCI: 0.00%



06-Dec-2010
North Elevation



06-Dec-2010
East Elevation



06-Dec-2010
South Elevation



06-Dec-2010
North Elevation

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Stone Mountain, GA 30083

COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\Covered Walkway 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	\$27.64	S.F.	350	100	\$9,674	25	2007	2032			0	\$9,674	
Special Construction	\$27.64	S.F.	350	100	\$9,674	25	2007	2032				\$9,674	
Special Construction	\$27.64	S.F.	350	100	\$9,674	25	2007	2032				\$9,674	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	350	100	\$9,674	25	2007	2032				\$9,674	

DeKalb County School System

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COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\Covered Walkway 2 (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Princeton Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\Playfield**Address:** 1321 South Deshon Road, Lithonia, GA 30058**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 2007**Gross Area:** 40,800 S.F.**Last Renovation:****Facility Description:**

The Playfield at Princeton Elementary 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:** \$253,955.52**FCI:** 0.00%

06-Dec-2010

Playfield at Princeton Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\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	\$6.22	S.F.	40,800	103	\$260,639	77	2007	2017			0	\$253,956	
Special Construction	\$0.25	S.F.	40,800	110	\$11,310	10	2007	2017				\$10,282	
Special Construction	\$0.25	S.F.	40,800	110	\$11,310	10	2007	2017				\$10,282	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	40,800	110	\$11,310	10	2007	2017				\$10,282	
Building Sitework	\$5.97	S.F.	40,800	102	\$249,329	80	2007	2027				\$243,674	
Site Preparation	\$4.59	S.F.	40,800	100	\$187,125	100	2007					\$187,125	
Site Earthwork	\$4.59	S.F.	40,800	100	\$187,125	100	2007					\$187,125	
Site Improvements	\$1.39	S.F.	40,800	110	\$62,204	20	2007	2027				\$56,549	
Site Development - Fencing	\$1.39	S.F.	40,800	110	\$62,204	20	2007	2027				\$56,549	
Landscaping - Irrigation		S.F.	0	110		20	2007	2027					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service		S.F.	0	110		30	2007	2037					
Site Electrical Utilities			0			0	0						
Site Lighting		S.F.	0	110		30	2007	2037					

DeKalb County School System

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COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary**Playfield** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Princeton Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Princeton Elementary\Site
Address: 1321 South Deshon Road, Lithonia, GA 30034**Attributes:****Site Code** 1911**General Information:****Function:** Elementary School**Year Built:** 2007**Gross Area:** 102,000 S.F.**Last Renovation:****Facility Description:**

The Princeton Elementary School site was constructed in 2007, has a total area of 10.6 acres, and is occupied by approximately 102,000 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Current Repair Cost: \$0.00**Replacement Cost:** \$2,400,753.60**FCI:** 0.00%

06-Dec-2010

Aerial Image of Princeton Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	102,000	109	\$2,620,652	35	2007	2017			0	\$2,400,752	
Building Sitework	\$23.54	S.F.	102,000	109	\$2,620,652	35	2007	2017				\$2,400,752	
Site Improvements	\$11.87	S.F.	102,000	108	\$1,311,546	22	2007	2017				\$1,210,658	
Roadways	\$3.25	S.F.	102,000	110	\$364,740	25	2007	2032				\$331,582	
Parking Lots	\$1.47	S.F.	102,000	110	\$165,405	25	2007	2032				\$150,368	
Pedestrian Paving	\$1.65	S.F.	102,000	110	\$185,197	30	2007	2037				\$168,361	
Site Development	\$0.26	S.F.	102,000	110	\$29,688	10	2007	2017				\$26,989	
Site Development 2	\$1.98	S.F.	102,000	100	\$201,776	30	2007	2037				\$201,776	
Fence & Guardrails	\$1.98	S.F.	102,000	100	\$201,776	30	2007	2037				\$201,776	
Landscaping	\$3.25	S.F.	102,000	110	\$364,740	10	2007					\$331,582	
Site Mechanical Utilities	\$10.46	S.F.	102,000	110	\$1,173,388	50	2007	2037				\$1,066,715	
Water Supply	\$2.38	S.F.	102,000	110	\$267,193	50	2007	2057				\$242,903	
Sanitary Sewer	\$2.36	S.F.	102,000	110	\$264,366	50	2007	2057				\$240,332	
Storm Sewer	\$5.51	S.F.	102,000	110	\$617,796	50	2007	2057				\$561,632	
Fuel Distribution - Gas	\$0.21	S.F.	102,000	110	\$24,033	30	2007	2037				\$21,848	
Site Electrical Utilities	\$1.21	S.F.	102,000	110	\$135,718	30	2007	2037				\$123,379	
Electrical Distribution	\$0.52	S.F.	102,000	110	\$57,963	30	2007	2037				\$52,693	
Site Lighting	\$0.69	S.F.	102,000	110	\$77,755	30	2007	2037				\$70,686	

DeKalb County School System

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COMET4 Facility Report

Princeton Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency Sheet:

*** No Deficiencies Found ***

Educational Adequacy Report

Suitability Report - Full

Project #: 4469

County: DeKalb

Site #: 0108

Project: Assessments 2010

Region: 1

Site: Princeton ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Fair	1.34	2.00	67.00
Pedestrian Traffic	Fair	0.65	0.97	67.00
Parking	Good	0.81	0.81	100.00
Playground	Poor	0.77	2.34	33.00
Safety and Security				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	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	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Good	16.45	16.45	100.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Fair	1.75	3.50	50.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Library				
Size	Good	3.41	3.41	100.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	P/U	0.00	1.44	0.00
Music				
Size	Good	2.59	2.59	100.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	1.64	1.64	100.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Good	0.45	0.45	100.00
Computer Labs				
Size	Good	1.19	1.19	100.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	Good	2.86	2.86	100.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	Good	2.49	2.49	100.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
Restrooms (Student)	Good	0.89	0.89	100.00
Teacher Lounge and Work Room(s)	Good	1.27	1.27	100.00
Cafeteria	Poor	1.65	5.00	33.00
Food Prep	Good	6.20	6.20	100.00
Counseling	Good	0.29	0.29	100.00
Clinic	G/F	0.58	0.58	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		89.00	100.00	89.00

Comments

Suitability - Elementary

Princeton Elementary school is a PK through 5th grade school that opened in 2007. The classrooms are located in three, two-story wings. This is a Title 1 school. Arts are integrated throughout the curriculum. There are a number of before- and after-school programs for students.

Suitability - Elementary->Site-->Traffic

The bus lane is separate from the parent traffic lane, but there are three lanes used for the parent loading zone and students cross between cars.

Suitability - Elementary->Site-->Pedestrian Traffic

Pedestrians cross between cars in the parent loading zone and there are not safe walk routes from the neighborhood.

Suitability - Elementary->Site-->Playground

There is a lack of playground equipment for the number of students at this school. There is no blacktop play space, and the grass play area is small and mostly dirt.

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

There is no large signage or way-finding signs.

Project #: 4469

County: DeKalb

Site #: 0108

Project: Assessments 2010

Region: 1

Site: Princeton ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Interior Circulation The main staircase is narrow.				
Suitability - Elementary->Remedial - Special Needs-->Size Some of the remedial spaces are small.				
Suitability - Elementary->Library-->Size There is 3,000 square feet of space available for student use that has been divided into three learning spaces. There are several large support rooms.				
Suitability - Elementary->P.E.-->Storage\Fixed Equip. There is limited storage for the physical education program needs.				
Suitability - Elementary->Music-->Adjacencies The music room is adjacent to one classroom without sufficient acoustical separation.				
Suitability - Elementary->Art-->Storage\Fixed Equip. There is not a drying rack for student work. There is only one sink and the water does not work properly. The sink does not have a clay trap.				
Suitability - Elementary->Administration-->Size This is a well planned administrative area.				
Suitability - Elementary->Cafeteria The cafeteria is 3,100 square feet, which is below district guidelines and too small for the student population being served. Lunch is served from 10:15am until 1:00pm.				
Suitability - Elementary->Counseling The counselors have a suite; with two offices, a conference room, and reception area.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 0108
Project: Assessments 2010	Region: 1	Site: Princeton ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Unsat	0.00	5.00	0.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		90.00	100.00	90.00

Comments

Technology Readiness->Drops
 Most classrooms have 3-4 computers; some have six.

Technology Readiness->Wireless
 The gym is not wireless.

Technology Readiness->Video Distribution
 About one-third of the classrooms have smartboards.

Technology Readiness->Projectors
 There are no ceiling-mounted projectors at this site.