

Facility Condition Assessment Report

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

COMET4 Facility Report

Rainbow Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary
Address: 2801 Kelley Chapel Road, Decatur, GA 30034**Attributes:****Facility Code** 4064
Super Cluster 4**General Information:****Function:** Elementary School
Gross Area: 72,970 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Rainbow Elementary School campus consists of two buildings located at 2801 Kelley Chapel Road in Decatur Georgia. The original campus was constructed in 1970, classroom additions were constructed in 1972 and 2003, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a covered walkway, hard surface play area, playground, and playfield. 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: \$5,382,475.54**Replacement Cost:** \$15,450,934.52**FCI:** 34.84%

09-Dec-2010
Rainbow Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Rainbow 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
Rainbow Elementary\Hard Surface Play Area		\$13.26	8,500	\$121,180	\$112,669	53.78%	\$0	\$0	\$0	\$0	\$121,180
Rainbow Elementary\1970, 1972 Building		\$199.44	52,757	\$4,737,297	\$10,521,640	42.48%	\$0	\$0	\$3,667,506	\$1,069,792	\$0
Rainbow Elementary\Site		\$17.02	72,970	\$455,545	\$1,241,731	34.45%	\$0	\$0	\$344,401	\$111,144	\$0
Rainbow Elementary\2003 Gym		\$146.58	5,478	\$56,154	\$802,985	6.99%	\$0	\$0	\$56,154	\$0	\$0
Rainbow Elementary\Playfield		\$6.22	44,370	\$12,299	\$276,177	2.23%	\$0	\$0	\$0	\$0	\$12,299
Rainbow Elementary\Covered Walkway		\$27.64	1,570	\$0	\$43,397	0.00%	\$0	\$0	\$0	\$0	\$0
Rainbow Elementary\2003 Addition		\$166.43	14,735	\$0	\$2,452,336	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report

Rainbow Elementary Detailed Facility Needs Assessment Report

Report Date: 05 Jul 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$3,940,995	\$1,441,481	\$5,382,476			
Elementary Schools								\$3,940,995	\$1,441,481	\$5,382,476			
Rainbow Elementary								\$3,940,995	\$1,441,481	\$5,382,476			
1970, 1972 Building								\$3,432,824	\$1,304,473	\$4,737,297			
Building Systems								\$3,432,824	\$1,304,473	\$4,737,297			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$265,790	\$101,000	\$366,790	Necessary	Deferred Maintenance	The original windows are aged and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$36,561	\$13,893	\$50,454	Necessary	Deferred Maintenance	The exterior doors are beyond their service life and should be replaced. In addition, an automatic door opener should be added to the main entrance.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$63,730	\$24,218	\$87,948	Recommended	Deferred Maintenance	The interior doors are beyond their service life, not fire rated, and should be replaced.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$107,360	\$40,797	\$148,157	Necessary	Deferred Maintenance	Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and shelving, are aged, worn, and damaged, and should be replaced.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$33,081	\$12,571	\$45,651	Necessary	Deferred Maintenance	The carpet is aged and frayed and should be replaced.
C3020	Floor Finishes - VCT	System		Beyond Service Life	Renew System	1	Ea.	\$184,838	\$70,238	\$255,076	Necessary	Deferred Maintenance	The flooring is beyond its service life and should be replaced. Furthermore, portions of the flooring still have the original 9x9 tiles.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$377,793	\$143,561	\$521,354	Recommended	Deferred Maintenance	The acoustical ceiling tile and grid system is aged and rusted and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$174,678	\$66,378	\$241,056	Necessary	Deferred Maintenance	The original gas-fired boiler is aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with an energy efficient model.
D3040	Distribution & Exhaust Systems	System		Beyond Service Life	Renew System	1	Ea.	\$196,151	\$74,537	\$270,688	Necessary	Deferred Maintenance	The exhaust fans are aged, worn, do not ventilate restrooms properly, and should be replaced.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$727,150	\$276,317	\$1,003,467	Necessary	Deferred Maintenance	The roof mounted units are aged and should be scheduled for replacement.
D5010	Electrical Service/Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$81,826	\$31,094	\$112,920	Necessary	Deferred Maintenance	The electrical distribution system is aged, becoming logistically unsupportable, and should be replaced.
D5020	Branch Wiring	System		Beyond Service Life	Renew System	1	Ea.	\$274,495	\$104,308	\$378,803	Necessary	Deferred Maintenance	The original branch wiring system is operating, but is aged, nearing capacity, in poor condition, and should be replaced.

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Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
	D5020	Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$360,963	\$137,166	\$498,129	Necessary	Deferred Maintenance	The original lighting system is operating, but is aged, inefficient, and should be replaced with an energy efficient system.
	E1020	Institutional Equipment	System	Beyond Service Life	Renew System	1	Ea.	\$16,829	\$6,395	\$23,225	Recommended	Deferred Maintenance	Stage lighting is aged and should be replaced.
	E1090	Other Equipment - Kitchen	System	Beyond Service Life	Renew System	1	Ea.	\$316,859	\$120,406	\$437,265	Recommended	Deferred Maintenance	The food service equipment is beyond its service life and should be replaced.
	E2010	Equipment Fixed Furnishings	System	Inadequate	Renew System	1	Ea.	\$177,580	\$67,480	\$245,060	Necessary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.
	D2040	Rain Water Drainage	System	Beyond Service Life	Renew System	1	Ea.	\$37,141	\$14,114	\$51,254	Necessary	Deferred Maintenance	The original cast iron rain water drainage system is aged, worn, has stoppages, and should be replaced.
2003 Gym Building Systems	D3030	Cooling Generating Systems	Packaged A/C, Elec. Ht., Const. Volume	Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,463	\$56,154	Necessary	Capital Improvement	Gym / Air conditioning is missing in the gymnasium and should be installed.
Hard Surface Play Area Building Systems	E1090	Other Equipment	System	Beyond Service Life	Renew System	1	Ea.	\$96,175	\$25,005	\$121,180	Discretionary	Deferred Maintenance	The basketball equipment is damaged or missing and should be replaced.
	F1040	Special Facilities - Basketball Court Hard Surface	System	Beyond Service Life	Renew System	1	Ea.	\$13,053	\$3,394	\$16,447	Discretionary	Deferred Maintenance	The hardcourt hard surface is damaged, beyond its service life, and should be replaced.
Playfield Building Systems	F1040	Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$83,122	\$21,612	\$104,733	Discretionary	Deferred Maintenance	The field turf is in need of reseeding
								\$9,761	\$2,538	\$12,299			
								\$9,761	\$2,538	\$12,299			
								\$9,761	\$2,538	\$12,299	Discretionary	Deferred Maintenance	The field turf is in need of reseeding

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Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site								\$361,544	\$94,001	\$455,545			
Building Systems								\$361,544	\$94,001	\$455,545			
G2010	Roadways	System	System	Beyond Service Life	Renew System	1	Ea.	\$149,724	\$38,928	\$188,653	Necessary	Deferred Maintenance	The roadways and curbs are aged and should be resurfaced and replaced.
G2020	Parking Lots	System	System	Beyond Service Life	Renew System	1	Ea.	\$67,898	\$17,654	\$85,552	Necessary	Deferred Maintenance	The asphaltic parking lots are aged and should be resurfaced and restriped.
G2030	Pedestrian Paving	System	System	Beyond Service Life	Renew System	1	Ea.	\$76,023	\$19,766	\$95,789	Recommended	Deferred Maintenance	The pedestrian paving and walkways are aged, showing damage, and should be replaced.
G2040	Site Development	System	System	Beyond Service Life	Renew System	1	Ea.	\$12,187	\$3,169	\$15,355	Recommended	Deferred Maintenance	Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.
G4010	Electrical Distribution	System	System	Beyond Service Life	Renew System	1	Ea.	\$23,793	\$6,186	\$29,980	Necessary	Deferred Maintenance	The electrical distribution system is aged, becoming logistically unsupportable, and should be replaced.
G4020	Site Lighting	System	System	Beyond Service Life	Renew System	1	Ea.	\$31,918	\$8,299	\$40,217	Necessary	Deferred Maintenance	The original site lighting system is aged, partially inoperable, and should be replaced.

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Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building**Address:** 2801 Kelley Chapel Road, Decatur, GA 30034**Attributes:****Building Codes** 2010, 2011
Fire Sprinkler System No**General Information:****Function:** Elementary School
Gross Area: 52,757 S.F.
Year Built: 1970
Last Renovation:**Facility Description:**

The Rainbow Elementary School main building is a one-story building located at 2801 Kelley Chapel Road in Decatur Georgia. There have been two additions in 1972 and 2003, and plumbing fixture and cooling system renovations in 2010. 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 branch wiring and electrical distribution systems with more energy efficient systems; 2) Replacing the aging air distribution system; 3) Replacing the old terminal and packaged units with more efficient equipment; 4) Replacing the interior lighting system with an energy efficient system; 5) Replacing the aged boiler with a newer system; 6) Replacing the aged single pane windows with energy efficient low-e window system; and 7) Replacing the aged boiler with a modern, energy efficient system.

Current Repair Cost: \$4,737,297.45**Replacement Cost:** \$10,521,640.01**FCI:** 45.02%09-Dec-2010
East Elevation09-Dec-2010
South Elevation09-Dec-2010
West Elevation09-Dec-2010
North Elevation

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Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 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	\$199.44	S.F.	52,757	107	\$11,288,481	44	1974	1980	2010		\$4,737,297	\$10,521,638	45
Substructure	\$13.21	S.F.	52,757	100	\$696,741	100	1970					\$696,741	
Foundations	\$13.21	S.F.	52,757	100	\$696,741	100	1970					\$696,741	
Standard Foundations	\$6.49	S.F.	52,757	100	\$342,182	100	1970					\$342,182	
Special Foundations	\$4.14	S.F.	0	100		100	1970						
Slab on Grade	\$6.72	S.F.	52,757	100	\$354,559	100	1970					\$354,559	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1970						
Basement Walls	\$5.93	S.F.	0	100		100	1970						
Shell	\$46.34	S.F.	52,757	103	\$2,514,965	78	1978	1980			\$417,244	\$2,444,781	17
Superstructure	\$18.57	S.F.	52,757	100	\$979,951	100	1970					\$979,951	
Floor Construction	\$14.14	S.F.	52,757	100	\$746,248	100	1970					\$746,248	
Roof Construction	\$4.43	S.F.	52,757	100	\$233,703	100	1970					\$233,703	
Exterior Enclosure	\$21.65	S.F.	52,757	103	\$1,180,237	75	1970	2000			\$417,244	\$1,142,305	37
Exterior Walls	\$14.46	S.F.	52,757	100	\$762,993	100	1970					\$762,993	
Exterior Windows	\$6.32	S.F.	52,757	110	\$366,790	30	1970	2000			\$366,790	\$333,445	110
Exterior Doors	\$0.87	S.F.	52,757	110	\$50,454	30	1970	2000			\$50,454	\$45,867	110
Roofing	\$6.11	S.F.	52,757	110	\$354,777	25	1998	1980				\$322,525	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1970	1980					
Roof Coverings - BUR	\$5.55	S.F.	52,757	110	\$321,942	25	1998	2023				\$292,675	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1970	1985					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1970	2000					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1970	2045					
Roof Openings	\$0.57	S.F.	52,757	110	\$32,835	30	1998	2028				\$29,850	
Interiors	\$44.19	S.F.	52,757	108	\$2,522,873	44	1974	1980	2015		\$1,058,186	\$2,331,115	45
Interior Construction	\$11.04	S.F.	52,757	104	\$607,700	70	1970	1990			\$236,105	\$582,438	41
Partitions	\$6.40	S.F.	52,757	110	\$371,595	100	1970					\$337,814	
Interior Doors	\$2.08	S.F.	52,757	80	\$87,948	30	1970	2000			\$87,948	\$109,935	80
Fittings	\$2.55	S.F.	52,757	110	\$148,157	20	1970	1990			\$148,157	\$134,689	110
Stairs	\$1.59	S.F.	52,757	100	\$83,725	100	1970					\$83,725	
Stair Construction	\$1.59	S.F.	52,757	100	\$83,725	100	1970					\$83,725	
Interior Finishes	\$31.56	S.F.	52,757	110	\$1,831,448	32	1979	1980	2015		\$822,081	\$1,664,952	49
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	21,103	110	\$222,318	30	1970	2000	2015	5		\$202,108	
Wall Finishes - Paint	\$1.81	S.F.	31,654	110	\$62,947	10	2009	2019				\$57,224	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1970	1980					
Floor Finishes - Carpet	\$7.87	S.F.	5,276	110	\$45,651	8	2000	2008			\$45,651	\$41,501	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	10,551	110	\$155,519	50	1970	2020				\$141,381	
Floor Finishes - Terrazzo	\$48.99	S.F.	10,551	110	\$568,583	50	1970	2020				\$516,893	
Floor Finishes - VCT	\$8.79	S.F.	26,379	110	\$255,076	20	1970	1990			\$255,076	\$231,887	110
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1970	1990					
Ceiling Finishes	\$8.98	S.F.	52,757	110	\$521,354	20	1970	1990			\$521,354	\$473,958	110
Services	\$83.55	S.F.	52,757	110	\$4,848,352	23	1974	1980	2010		\$2,556,317	\$4,407,593	58
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	1970	2000					
Plumbing	\$24.01	S.F.	52,757	110	\$1,393,480	23	1978	2000	2015		\$51,254	\$1,266,800	4
Plumbing Fixtures	\$16.10	S.F.	52,757	110	\$934,593	20	2010	2030				\$849,630	
Domestic Water Distribution	\$3.59	S.F.	52,757	110	\$208,221	30	1970	2000	2015	5		\$189,292	
Sanitary Waste	\$3.05	S.F.	52,757	110	\$176,988	30	1970	2000	2015	5		\$160,898	
Rain Water Drainage	\$0.88	S.F.	52,757	110	\$51,254	30	1970	2000			\$51,254	\$46,595	110
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	52,757	110	\$22,424	30	1970	2000	2015	5		\$20,385	
HVAC	\$34.73	S.F.	52,757	110	\$2,015,742	22	1977	1985	2015		\$1,515,211	\$1,832,493	83
Heat Generating Systems	\$4.15	S.F.	52,757	110	\$241,056	30	1970	2000			\$241,056	\$219,142	110
Cooling Generating Systems	\$4.22	S.F.	52,757	110	\$245,060	30	2010	2040				\$222,782	
Distribution & Exhaust Systems	\$4.66	S.F.	52,757	110	\$270,688	30	1970	2000			\$270,688	\$246,080	110
Terminal & Package Units	\$17.29	S.F.	52,757	110	\$1,003,467	15	1970	1985			\$1,003,467	\$912,242	110
Controls & Instrumentation	\$3.23	S.F.	52,757	110	\$187,399	20	1970	1990	2015	5		\$170,363	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	52,757	110	\$68,072	30	1970	2000	2015	5		\$61,884	
Fire Protection	\$0.44	S.F.	52,757	110	\$25,627	30	1970		2010			\$23,297	
Sprinklers	\$4.25	S.F.	0	110		30	0		2010				
Standpipes	\$0.44	S.F.	52,757	110	\$25,627	30	1970					\$23,297	
Electrical	\$24.36	S.F.	52,757	110	\$1,413,503	24	1970	1980	2015		\$989,852	\$1,285,003	77

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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.	52,757	110	\$112,920	30	1970	2000			\$112,920	\$102,655	110
Branch Wiring	\$6.53	S.F.	52,757	110	\$378,803	30	1970	2000			\$378,803	\$344,366	110
Lighting	\$8.58	S.F.	52,757	110	\$498,129	30	1970	2000			\$498,129	\$452,845	110
Communications and Security - Clock & PA Systems	\$5.51	S.F.	52,757	110	\$319,540	10	1970	1980	2015	5		\$290,491	
Communications and Security - Fire Alarm	\$1.20	S.F.	52,757	110	\$69,674	10	1970	1980	2015	5		\$63,340	
Communications and Security - Security & CCTV	\$0.59	S.F.	52,757	110	\$34,437	10	1970	1980	2015	5		\$31,306	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		20	1970	1990					
Equipment & Furnishings	\$12.16	S.F.	52,757	110	\$705,550	20	1970	1990			\$705,550	\$641,408	110
Equipment	\$7.93	S.F.	52,757	110	\$460,490	20	1970	1990			\$460,490	\$418,626	110
Commercial Equipment	\$7.53	S.F.	0	110		20	1970	1990					
Institutional Equipment	\$0.40	S.F.	52,757	110	\$23,225	20	1970	1990			\$23,225	\$21,113	110
Other Equipment - Kitchen Equipment	\$7.53	S.F.	52,757	110	\$437,265	20	1970	1990			\$437,265	\$397,513	110
Furnishings	\$4.22	S.F.	52,757	110	\$245,060	20	1970	1990			\$245,060	\$222,782	110
Fixed Furnishings	\$4.22	S.F.	52,757	110	\$245,060	20	1970	1990			\$245,060	\$222,782	110
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	1970	1995					

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Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$4,737,297			\$1,517,575			\$57,829	\$82,131	\$973,133		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$417,244										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$417,244										
Exterior Walls											
Exterior Windows	\$366,790										
Exterior Doors	\$50,454										
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$1,058,186			\$257,728			\$57,829	\$82,131	\$973,133		
Interior Construction	\$236,105										
Partitions											
Interior Doors	\$87,948										
Fittings	\$148,157										
Stairs											
Stair Construction											
Interior Finishes	\$822,081			\$257,728			\$57,829	\$82,131	\$973,133		
Wall Finishes - Ceramic & Glazed				\$257,728							
Wall Finishes - Paint								\$82,131			
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$45,651						\$57,829				
Floor Finishes - Ceramic & Quarry									\$209,005		
Tile											
Floor Finishes - Terrazzo									\$764,128		
Floor Finishes - VCT	\$255,076										
Floor Finishes - Wood											
Ceiling Finishes	\$521,354										
Services	\$2,556,317			\$1,259,847							
Conveying											
Elevators and Lifts											
Plumbing	\$51,254			\$472,559							
Plumbing Fixtures											
Domestic Water Distribution				\$241,386							
Sanitary Waste				\$205,178							
Rain Water Drainage	\$51,254										
Other Plumbing Systems - Natural				\$25,995							
Gas											
HVAC	\$1,515,211			\$296,162							
Heat Generating Systems	\$241,056										
Cooling Generating Systems											
Distribution & Exhaust Systems	\$270,688										
Terminal & Package Units	\$1,003,467										
Controls & Instrumentation				\$217,247							
Other HVAC Systems/Equip -				\$78,915							
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$989,852			\$491,126							

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 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 windows are aged and should be replaced.**

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

Wed, 19-Jan-2011



Estimates:

Raw Cost **\$265,789.77**
Plus or (Minus) Additional Cost **\$101,000.11**
Total Estimated Amount **\$366,789.88**

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The exterior doors are beyond their service life and should be replaced. In addition, an automatic door opener should be added to the main entrance.**

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

Thu, 10-Feb-2011



Estimates:

Raw Cost **\$36,560.60**
Plus or (Minus) Additional Cost **\$13,893.03**
Total Estimated Amount **\$50,453.63**

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)

Deficiency:

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

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Thu, 10-Feb-2011

Note: **The interior doors are beyond their service life, not fire rated, and should be replaced.**



Estimates:

Raw Cost	\$63,730.46
Plus or (Minus) Additional Cost	\$24,217.57
Total Estimated Amount	\$87,948.03

Deficiency:

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

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

Thu, 10-Feb-2011

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



Estimates:

Raw Cost	\$107,360.50
Plus or (Minus) Additional Cost	\$40,796.99
Total Estimated Amount	\$148,157.49

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)**Deficiency:**

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

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

Fri, 24-Jun-2011

**Estimates:**

Raw Cost	\$33,080.52
Plus or (Minus) Additional Cost	\$12,570.60
Total Estimated Amount	\$45,651.12

Deficiency:

Assembly: **C3020**
 System: **Floor Finishes - VCT**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The flooring is beyond its service life and should be replaced. Furthermore, portions of the flooring still have the original 9x9 tiles.**

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

Thu, 10-Feb-2011

**Estimates:**

Raw Cost	\$184,837.65
Plus or (Minus) Additional Cost	\$70,238.31
Total Estimated Amount	\$255,075.96

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)

Deficiency:

Assembly: **C3030**
System: **Ceiling Finishes**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The acoustical ceiling tile and grid system is aged and rusted and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Tue, 21-Jun-2011



Estimates:

Raw Cost	\$377,792.88
Plus or (Minus) Additional Cost	\$143,561.29
Total Estimated Amount	\$521,354.17

Deficiency:

Assembly: **D2040**
System: **Rain Water Drainage**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original cast iron rain water drainage system is aged, worn, has stoppages, and should be replaced.**

Surveyor/Update: Cesar De La Canal
Priority: 3
Quantity: 1

Thu, 10-Feb-2011



Estimates:

Raw Cost	\$37,140.93
Plus or (Minus) Additional Cost	\$14,113.55
Total Estimated Amount	\$51,254.48

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)

Deficiency:

Assembly: **D3020**
System: **Heat Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Fri, 24-Jun-2011

Note: **The original gas-fired boiler is aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with an energy efficient model.**



Estimates:

Raw Cost	\$174,678.43
Plus or (Minus) Additional Cost	\$66,377.80
Total Estimated Amount	\$241,056.23

Deficiency:

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

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

Thu, 10-Feb-2011

Note: **The exhaust fans are aged, worn, do not ventilate restrooms properly, and should be replaced.**



Estimates:

Raw Cost	\$196,150.53
Plus or (Minus) Additional Cost	\$74,537.20
Total Estimated Amount	\$270,687.73

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)

Deficiency:

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

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

Wed, 19-Jan-2011

Note: **The roof mounted units are aged and should be scheduled for replacement.**



Estimates:

Raw Cost	\$727,149.73
Plus or (Minus) Additional Cost	\$276,316.90
Total Estimated Amount	\$1,003,466.63

Deficiency:

Assembly: **D5010**
System: **Electrical Service/Distribution System**
Material: **Electrical Service/Distribution System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The electrical distribution system is aged, becoming logistically unsupportable, and should be replaced.**

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

Thu, 10-Feb-2011



Estimates:

Raw Cost	\$81,826.11
Plus or (Minus) Additional Cost	\$31,093.92
Total Estimated Amount	\$112,920.03

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)

Deficiency:

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

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

Thu, 10-Feb-2011

Note: **The original branch wiring system is operating, but is aged, nearing capacity, in poor condition, and should be replaced.**



Estimates:

Raw Cost	\$274,494.67
Plus or (Minus) Additional Cost	\$104,307.97
Total Estimated Amount	\$378,802.64

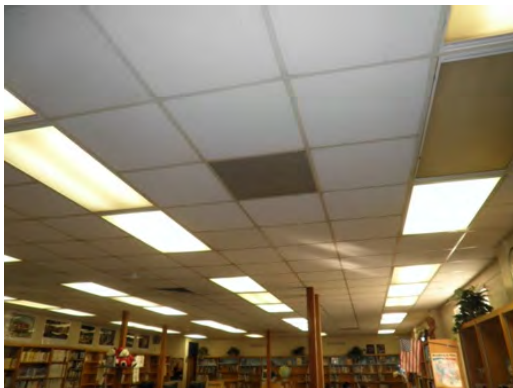
Deficiency:

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

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

Thu, 10-Feb-2011

Note: **The original lighting system is operating, but is aged, inefficient, and should be replaced with an energy efficient system.**



Estimates:

Raw Cost	\$360,963.39
Plus or (Minus) Additional Cost	\$137,166.09
Total Estimated Amount	\$498,129.48

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)

Deficiency:

Assembly: **E1020**
System: **Institutional Equipment System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Stage lighting is aged and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Thu, 10-Feb-2011



Estimates:

Raw Cost	\$16,829.48
Plus or (Minus) Additional Cost	\$6,395.20
Total Estimated Amount	\$23,224.68

Deficiency:

Assembly: **E1090**
System: **Other Equipment - Kitchen Equipment System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The food service equipment is beyond its service life and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Thu, 10-Feb-2011



Estimates:

Raw Cost	\$316,858.54
Plus or (Minus) Additional Cost	\$120,406.25
Total Estimated Amount	\$437,264.79

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\1970, 1972 Building (continued)

Deficiency:

Assembly: **E2010**
System: **Fixed Furnishings**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Sat, 30-Apr-2011

Note: **Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.**



Estimates:

Raw Cost	\$177,580.06
Plus or (Minus) Additional Cost	\$67,480.42
Total Estimated Amount	\$245,060.48

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\2003 Addition**Address:** 2801 Kelley Chapel Road, Decatur, GA 30034**Attributes:****Building Codes** 2012
Fire Sprinkler System Yes**General Information:****Function:** Elementary School **Year Built:** 2003
Gross Area: 14,735 S.F. **Last Renovation:****Facility Description:**

The 2003 Classroom Addition at Rainbow Elementary School is located at 2801 Kelley Chapel Road in Decatur Georgia. There have been no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

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

Current Repair Cost: \$0.00**Replacement Cost:** \$2,452,335.76**FCI:** 0.00%09-Dec-2010
East Elevation09-Dec-2010
South Elevation09-Dec-2010
Southwest Elevation09-Dec-2010
West Elevation

DeKalb County School System

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COMET4 Facility Report
Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\2003 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$166.43	S.F.	14,735	108	\$2,641,057	40	2003	2011			0	\$2,452,334	
Substructure	\$13.21	S.F.	14,735	100	\$194,599	100	2003					\$194,599	
Foundations	\$13.21	S.F.	14,735	100	\$194,599	100	2003					\$194,599	
Standard Foundations	\$6.49	S.F.	14,735	100	\$95,571	100	2003					\$95,571	
Special Foundations	\$4.14	S.F.	0	100		100	2003						
Slab on Grade	\$6.72	S.F.	14,735	100	\$99,028	100	2003					\$99,028	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	2003						
Basement Walls	\$5.93	S.F.	0	100		100	2003						
Shell	\$31.63	S.F.	14,735	104	\$484,830	69	2003	2013				\$466,062	
Superstructure	\$4.43	S.F.	14,735	100	\$65,273	100	2003					\$65,273	
Floor Construction	\$14.14	S.F.	0	100		100	2003						
Roof Construction	\$4.43	S.F.	14,735	100	\$65,273	100	2003					\$65,273	
Exterior Enclosure	\$21.65	S.F.	14,735	103	\$329,639	75	2003	2033				\$319,045	
Exterior Walls	\$14.46	S.F.	14,735	100	\$213,103	100	2003					\$213,103	
Exterior Windows	\$6.32	S.F.	14,735	110	\$102,444	30	2003	2033				\$93,131	
Exterior Doors	\$0.87	S.F.	14,735	110	\$14,092	30	2003	2033				\$12,811	
Roofing	\$5.55	S.F.	14,735	110	\$89,918	25	2003	2013				\$81,744	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	2003	2013					
Roof Coverings - BUR	\$5.55	S.F.	14,735	110	\$89,918	25	2003	2028				\$81,744	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2003	2018					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2003	2033					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	2003	2078					
Roof Openings	\$0.57	S.F.	0	110		30	2003	2033					
Interiors	\$40.89	S.F.	14,735	108	\$653,565	37	2003	2011				\$602,524	
Interior Construction	\$11.04	S.F.	14,735	104	\$169,730	70	2003	2023				\$162,674	
Partitions	\$6.40	S.F.	14,735	110	\$103,786	100	2003					\$94,351	
Interior Doors	\$2.08	S.F.	14,735	80	\$24,564	30	2003	2033				\$30,705	
Fittings	\$2.55	S.F.	14,735	110	\$41,380	20	2003	2023				\$37,618	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	2003						
Interior Finishes	\$29.85	S.F.	14,735	110	\$483,835	25	2003	2011				\$439,850	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	14,735	110	\$155,232	30	2003	2033				\$141,120	
Wall Finishes - Paint	\$1.81	S.F.	14,735	110	\$29,302	10	2003	2013				\$26,638	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2003	2013					
Floor Finishes - Carpet	\$7.87	S.F.	0	110		8	2003	2011					
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	2,210	110	\$32,575	50	2003	2053				\$29,614	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2003	2053					
Floor Finishes - VCT	\$8.79	S.F.	12,525	110	\$121,112	20	2003	2023				\$110,102	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	2003	2023					
Ceiling Finishes	\$8.98	S.F.	14,735	110	\$145,614	20	2003	2023				\$132,376	
Services	\$76.48	S.F.	14,735	110	\$1,239,618	22	2003	2013				\$1,126,926	
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	2003	2033					
Plumbing	\$22.74	S.F.	14,735	110	\$368,620	23	2003	2023				\$335,109	
Plumbing Fixtures	\$16.10	S.F.	14,735	110	\$261,031	20	2003	2023				\$237,301	
Domestic Water Distribution	\$3.59	S.F.	14,735	110	\$58,156	30	2003	2033				\$52,869	
Sanitary Waste	\$3.05	S.F.	14,735	110	\$49,433	30	2003	2033				\$44,939	
Rain Water Drainage	\$0.88	S.F.	0	110		30	2003	2033					
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	0	110		30	2003	2033					
HVAC	\$24.32	S.F.	14,735	110	\$394,119	18	2003	2018				\$358,290	
Heat Generating Systems	\$4.15	S.F.	0	110		30	2003	2033					
Cooling Generating Systems	\$4.22	S.F.	0	110		30	2003	2033					
Distribution & Exhaust Systems	\$3.80	S.F.	14,735	110	\$61,511	30	2003	2033				\$55,919	
Terminal & Package Units	\$17.29	S.F.	14,735	110	\$280,268	15	2003	2018				\$254,789	
Controls & Instrumentation	\$3.23	S.F.	14,735	110	\$52,340	20	2003	2023				\$47,582	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	0	110		30	2003	2033					
Fire Protection	\$4.69	S.F.	14,735	110	\$76,051	30	2003	2033				\$69,137	
Sprinklers	\$4.25	S.F.	14,735	110	\$68,893	30	2003	2033				\$62,630	
Standpipes	\$0.44	S.F.	14,735	110	\$7,158	30	2003					\$6,507	
Electrical	\$24.73	S.F.	14,735	110	\$400,828	24	2003	2013				\$364,390	

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	14,735	110	\$31,538	30	2003	2033				\$28,671	
Branch Wiring	\$6.53	S.F.	14,735	110	\$105,799	30	2003	2033				\$96,181	
Lighting	\$8.58	S.F.	14,735	110	\$139,127	30	2003	2033				\$126,479	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	14,735	110	\$89,247	10	2003	2013				\$81,134	
Communications and Security - Fire Alarm	\$1.20	S.F.	14,735	110	\$19,460	10	2003	2013				\$17,691	
Communications and Security - Security & CCTV	\$0.59	S.F.	14,735	110	\$9,618	10	2003	2013				\$8,744	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	14,735	110	\$6,039	15	2003	2018				\$5,490	
Equipment & Furnishings	\$4.22	S.F.	14,735	110	\$68,445	20	2003	2023				\$62,223	
Equipment			0			0	0						
Commercial Equipment	\$7.53	S.F.	0	110		20	2003	2023					
Institutional Equipment	\$0.40	S.F.	0	110		20	2003	2023					
Other Equipment	\$0.77	S.F.	0	110		20	2003	2023					
Furnishings	\$4.22	S.F.	14,735	110	\$68,445	20	2003	2023				\$62,223	
Fixed Furnishings	\$4.22	S.F.	14,735	110	\$68,445	20	2003	2023				\$62,223	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	2003	2028					

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\2003 Addition (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total		\$161,316					\$362,685				
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell											
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing											
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors		\$32,019									
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes		\$32,019									
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint		\$32,019									
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet											
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services		\$129,297					\$362,685				
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC							\$355,035				
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units							\$355,035				
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical		\$129,297					\$7,650				

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Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\2003 Addition (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\2003 Gym**Address:** 2801 Kelley Chapel Road, Decatur, GA 30034**Attributes:****Building Codes** 2020
Fire Sprinkler System No**General Information:****Function:** Elementary School
Gross Area: 5,478 S.F.**Year Built:** 2003
Last Renovation:**Facility Description:**

The 2003 Gymnasium at Rainbow Elementary School is a one-story building located at 2801 Kelley Chapel Road in Decatur, Georgia. There have been no additions or major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

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

Current Repair Cost: \$56,153.58**Replacement Cost:** \$802,984.96**FCI:** 6.99%09-Dec-2010
South Elevation09-Dec-2010
West Elevation09-Dec-2010
North Elevation09-Dec-2010
East Elevation

DeKalb County School System

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COMET4 Facility Report
Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\2003 Gym (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$146.58	S.F.	5,478	105	\$846,790	63	2003	2011	2013		0	\$802,987	
Substructure	\$21.39	S.F.	5,478	100	\$117,174	100	2003					\$117,174	
Foundations	\$17.51	S.F.	5,478	100	\$95,932	100	2003					\$95,932	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2003					\$57,907	
Special Foundations	\$0.44	S.F.	5,478	100	\$2,419	100	2003					\$2,419	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2003					\$35,606	
Basement Construction	\$3.88	S.F.	5,478	100	\$21,242	100	2003					\$21,242	
Basement Excavation	\$0.23	S.F.	5,478	100	\$1,285	100	2003					\$1,285	
Basement Walls	\$3.64	S.F.	5,478	100	\$19,957	100	2003					\$19,957	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2003	2018				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Floor Construction	\$22.01	S.F.	0	100		100	2003						
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2003	2033				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2003					\$91,320	
Exterior Windows	\$10.60	S.F.	0	110		30	2003	2033					
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2018				\$65,089	
Roof Coverings - BUR	\$11.88	S.F.	0	110		20	2003	2023					
Roof Coverings - EPDM	\$11.88	S.F.	0	110		15	2003	2018					
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Roof Openings	\$0.57	S.F.	0	110		30	2003	2033					
Interiors	\$34.47	S.F.	5,478	106	\$199,870	57	2003	2011	2013			\$188,841	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2003	2023				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2003					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2003	2023				\$20,260	
Stairs	\$1.59	S.F.	5,478	100	\$8,694	100	2003					\$8,694	
Stair Construction	\$1.59	S.F.	5,478	100	\$8,694	100	2003					\$8,694	
Interior Finishes	\$11.37	S.F.	5,478	110	\$68,521	16	2003	2011	2013			\$62,292	
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2003	2033					
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2003	2013	2013	3		\$8,316	
Floor Finishes - Carpet	\$3.45	S.F.	0	110		8	2003	2011					
Floor Finishes - VCT	\$5.38	S.F.	5,478	110	\$32,431	15	2003	2018				\$29,483	
Floor Finishes - Wood	\$19.06	S.F.	0	110		50	2003	2053					
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2003	2023				\$24,493	
Services	\$45.66	S.F.	5,478	110	\$275,161	27	2003	2013	2015			\$250,150	
Conveying			0			0	0						
Elevators and Lifts	\$0.69	S.F.	0	110		30	2003	2033					
Plumbing	\$14.59	S.F.	5,478	110	\$87,895	30	2003	2033				\$79,906	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2003	2033				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2003	2033				\$4,763	
Rain Water Drainage	\$0.22	S.F.	5,478	110	\$1,330	30	2003	2033				\$1,210	
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2003	2033				\$1,814	
HVAC	\$14.35	S.F.	5,478	110	\$86,482	30	2003	2018				\$78,620	
Heat Generating Systems	\$3.96	S.F.	5,478	110	\$23,866	30	2003	2033				\$21,696	
Cooling Generating Systems	\$3.52	S.F.	0	110		30	2003	2033					
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units	\$25.99	S.F.	0	110		15	2003	2018					
Controls & Instrumentation	\$1.59	S.F.	0	110		20	2003	2023					
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2003						
Electrical	\$16.73	S.F.	5,478	110	\$100,784	23	2003	2013	2015			\$91,624	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2003	2033				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2003	2023				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013	2015	5		\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	0	110		10	2003	2013					
Other Electrical Systems - Emergency Generator	\$0.43	S.F.	0	110		15	2003	2018					

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Equipment & Furnishings			0			0	0						
Equipment			0			0	0						
Commercial Equipment	\$6.29	S.F.	0	110		20	2003	2023					
Institutional Equipment	\$7.62	S.F.	0	110		20	2003	2023					
Furnishings			0			0	0						
Fixed Furnishings	\$1.61	S.F.	0	110		20	2003	2023					

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\2003 Gym (continued)

Deficiency Sheet:

Deficiency:

Assembly: **D3030**
System: **Cooling Generating Systems**
Material: **Packaged A/C, Elec. Ht., Const. Volume**
Distress: **Missing**
Category: **Capital Improvement**
Correction: **Install Package A/C - 20 ton**
Note: **Air conditioning is missing in the gymnasium and should be installed.**

Surveyor/Update: Paul Hufford
Priority: 3
Quantity: 1

Thu, 26-May-2011



Estimates:

Raw Cost	\$40,691.00
Plus or (Minus) Additional Cost	\$15,462.58
Total Estimated Amount	\$56,153.58

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\Covered Walkway
Address: 2801 Kelley Chapel Road, Decatur, GA 30034

Attributes:
None

General Information:

Function:	Other Facilities	Year Built:	2000
Gross Area:	1,570 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$0.00 **Replacement Cost:** \$43,397.00 **FCI:** 0.00%



09-Dec-2010
East Elevation



09-Dec-2010
South Elevation



09-Dec-2010
West Elevation



09-Dec-2010
West Elevation

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Stone Mountain, GA 30083

COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	1,570	100	\$43,397	25	2000	2025			0	\$43,397	
Special Construction	\$27.64	S.F.	1,570	100	\$43,397	25	2000	2025				\$43,397	
Special Construction	\$27.64	S.F.	1,570	100	\$43,397	25	2000	2025				\$43,397	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,570	100	\$43,397	25	2000	2025				\$43,397	

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Rainbow Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\Hard Surface Play Area**Address:** 2801 Kelley Chapel Road, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1970**Gross Area:** 8,500 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Rainbow 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 for the site features.

Current Repair Cost: \$121,180.06**Replacement Cost:** \$112,669.20**FCI:** 107.55%

09-Dec-2010
Basketball Court at Rainbow Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$13.26	S.F.	8,500	108	\$122,190	21	1970	1970			\$121,180	\$112,669	108
Equipment & Furnishings	\$1.94	S.F.	8,500	100	\$16,493	0	1970	1970			\$16,447	\$16,493	100
Equipment	\$1.94	S.F.	8,500	100	\$16,493	0	1970	1970			\$16,447	\$16,493	100
Other Equipment	\$1.94	S.F.	8,500	0	\$16,493	0	1970	1970			\$16,447	\$16,493	100
Special Construction	\$11.20	S.F.	8,500	110	\$104,733	20	1970	1990			\$104,733	\$95,212	110
Special Construction	\$11.20	S.F.	8,500	110	\$104,733	20	1970	1990			\$104,733	\$95,212	110
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	8,500	110	\$104,733	20	1970	1990			\$104,733	\$95,212	110
Building Sitework	\$0.11	S.F.	8,500	100	\$964	100	1970	2000				\$964	
Site Preparation	\$0.11	S.F.	8,500	100	\$964	100	1970					\$964	
Site Earthwork	\$0.11	S.F.	8,500	100	\$964	100	1970					\$964	
Site Improvements			0			0	0						
Site Development - Fencing		S.F.	0	100		30	1970	2000					
Site Electrical Utilities			0			0	0						
Site Lighting		S.F.	0	110		30	1970	2000					

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

Deficiency Sheet:

Deficiency:

Assembly: **E1090**
System: **Other Equipment**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The basketball equipment is damaged or missing and should be replaced.**

Surveyor/Update: Cesar De La Canal
Priority: 5
Quantity: 1

Fri, 24-Jun-2011



Estimates:

	Raw Cost	\$13,053.15
	Plus or (Minus) Additional Cost	\$3,393.82
	Total Estimated Amount	\$16,446.97

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Basketball Court Hard Surface**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The hardcourt hard surface is damaged, beyond its service life, and should be replaced.**

Surveyor/Update: Cesar De La Canal
Priority: 5
Quantity: 1

Sat, 25-Jun-2011



Estimates:

	Raw Cost	\$83,121.50
	Plus or (Minus) Additional Cost	\$21,611.59
	Total Estimated Amount	\$104,733.09

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\Playfield**Address:** 2801 Kelley Chapel Road, Decatur, GA 30034**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1972**Gross Area:** 44,370 S.F.**Last Renovation:****Facility Description:**

The Playfield at Rainbow 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: \$12,299.36**Replacement Cost:** \$276,176.63**FCI:** 4.45%

09-Dec-2010

Playfield at Rainbow Elementary School

DeKalb County School System

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 Stone Mountain, GA 30083

COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow 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.	44,370	103	\$283,445	77	1972	1982	2015		\$12,299	\$276,177	4
Special Construction	\$0.25	S.F.	44,370	110	\$12,299	10	1972	1982			\$12,299	\$11,181	110
Special Construction	\$0.25	S.F.	44,370	110	\$12,299	10	1972	1982			\$12,299	\$11,181	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	44,370	110	\$12,299	10	1972	1982			\$12,299	\$11,181	110
Building Sitework	\$5.97	S.F.	44,370	102	\$271,146	80	1972	1992	2015			\$264,996	
Site Preparation	\$4.59	S.F.	44,370	100	\$203,499	100	1972					\$203,499	
Site Earthwork	\$4.59	S.F.	44,370	100	\$203,499	100	1972					\$203,499	
Site Improvements	\$1.39	S.F.	44,370	110	\$67,647	20	1972	1992	2015			\$61,497	
Site Development - Fencing	\$1.39	S.F.	44,370	110	\$67,647	20	1972	1992	2015	5		\$61,497	
Landscaping - Irrigation		S.F.	44,370	110		20	1972	1992					
Site Mechanical Utilities		S.F.	44,370			0	1972	2002					
Water Supply - Water Service		S.F.	44,370	110		30	1972	2002					
Site Electrical Utilities			0			0	0						
Site Lighting		S.F.	0	110		30	1972	2002					

Facility: \Elementary Schools\Rainbow Elementary\Playfield (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Sports Field - Natural Turf System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The field turf is in need of reseeding**

Surveyor/Update: Cesar De La Canal
Priority: 5
Quantity: 1

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$9,761.40
Plus or (Minus) Additional Cost	\$2,537.96
Total Estimated Amount	\$12,299.36

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow Elementary\Site
Address: 2801 Kelley Chapel Road, Decatur, GA 30034**Attributes:****Site Code** 1535**General Information:****Function:** Elementary School**Year Built:** 1970**Gross Area:** 72,970 S.F.**Last Renovation:****Facility Description:**

The Rainbow Elementary School site was originally constructed in 1970, has a total area of 11.5 acres, and is occupied by approximately 72,970 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, playfield, 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: \$455,545.09**Replacement Cost:** \$1,241,730.96**FCI:** 36.69%

28-Dec-2010

Aerial image of Rainbow Elementary
School

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rainbow 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	\$17.02	S.F.	72,970	109	\$1,355,470	35	1974	1980			\$455,546	\$1,241,732	37
Building Sitework	\$17.02	S.F.	72,970	109	\$1,355,470	35	1974	1980			\$455,546	\$1,241,732	37
Site Improvements	\$8.58	S.F.	72,970	108	\$678,366	22	1975	1980			\$385,349	\$626,183	62
Roadways	\$3.25	S.F.	52,757	110	\$188,653	25	1970	1995			\$188,653	\$171,502	110
Parking Lots	\$1.47	S.F.	52,757	110	\$85,552	25	1970	1995			\$85,552	\$77,774	110
Pedestrian Paving	\$1.65	S.F.	52,757	110	\$95,789	30	1970	2000			\$95,789	\$87,081	110
Site Development	\$0.26	S.F.	52,757	110	\$15,355	10	1970	1980			\$15,355	\$13,960	110
Site Development 2	\$1.43	S.F.	72,970	100	\$104,364	30	2000	2030				\$104,364	
Fence & Guardrails	\$1.98	S.F.	52,757	100	\$104,364	30	2000	2030				\$104,364	
Landscaping	\$3.25	S.F.	52,757	110	\$188,653	10	1970					\$171,502	
Site Mechanical Utilities	\$7.56	S.F.	72,970	110	\$606,907	50	1975	2020				\$551,734	
Water Supply	\$2.38	S.F.	52,757	110	\$138,199	50	1970	2020				\$125,636	
Sanitary Sewer	\$2.36	S.F.	52,757	110	\$136,737	50	1970	2020				\$124,306	
Storm Sewer	\$5.51	S.F.	52,757	110	\$319,540	50	1970	2020				\$290,491	
Fuel Distribution - Gas	\$0.21	S.F.	52,757	110	\$12,431	30	1990	2020				\$11,301	
Site Electrical Utilities	\$0.87	S.F.	72,970	110	\$70,197	30	1970	2000			\$70,197	\$63,815	110
Electrical Distribution	\$0.52	S.F.	52,757	110	\$29,980	30	1970	2000			\$29,980	\$27,254	110
Site Lighting	\$0.69	S.F.	52,757	110	\$40,217	30	1970	2000			\$40,217	\$36,561	110

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roadways and curbs are aged and should be resurfaced and replaced.**

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

Fri, 24-Jun-2011



Estimates:

	Raw Cost	\$149,724.37
	Plus or (Minus) Additional Cost	\$38,928.34
	Total Estimated Amount	\$188,652.71

Deficiency:

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

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

Fri, 24-Jun-2011



Estimates:

	Raw Cost	\$67,898.26
	Plus or (Minus) Additional Cost	\$17,653.55
	Total Estimated Amount	\$85,551.81

DeKalb County School System

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency:

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

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Fri, 24-Jun-2011

Note: **The pedestrian paving and walkways are aged, showing damage, and should be replaced.**



Estimates:

Raw Cost	\$76,022.84
Plus or (Minus) Additional Cost	\$19,765.94
Total Estimated Amount	\$95,788.78

Deficiency:

Assembly: **G2040**
System: **Site Development System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **Renew System**

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Fri, 24-Jun-2011

Note: **Site development features, such as the flagpole, site furnishings, and signage, are beyond their service life and should be replaced.**



Estimates:

Raw Cost	\$12,186.87
Plus or (Minus) Additional Cost	\$3,168.59
Total Estimated Amount	\$15,355.46

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COMET4 Facility Report

Rainbow Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency:

Assembly: **G4010**
System: **Electrical Distribution System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Thu, 10-Feb-2011

Note: **The electrical distribution system is aged, becoming logistically unsupportable, and should be replaced.**



Estimates:

	Raw Cost	\$23,793.41
	Plus or (Minus) Additional Cost	\$6,186.29
	Total Estimated Amount	\$29,979.70

Deficiency:

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

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

Thu, 10-Feb-2011

Note: **The original site lighting system is aged, partially inoperable, and should be replaced.**



Estimates:

	Raw Cost	\$31,917.99
	Plus or (Minus) Additional Cost	\$8,298.68
	Total Estimated Amount	\$40,216.67

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 4064
Project: Assessments 2010	Region: 1	Site: Rainbow ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Poor	0.66	2.00	33.00
Pedestrian Traffic	Good	0.97	0.97	100.00
Parking	Fair	0.54	0.81	67.00
Playground	Fair	1.57	2.34	67.00
Safety and Security				
Fencing	Fair	0.50	0.75	67.00
Signage & Way Finding	Fair	0.67	1.00	67.00
Ease of Supervision	P/U	0.00	3.50	0.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
School Climate				
Learning Style Variety	P/U	0.00	5.00	0.00
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	Fair	2.36	3.53	67.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	P/U	0.00	3.50	0.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	P/U	0.00	0.75	0.00
Library				
Size	P/U	0.00	3.41	0.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	P/U	0.00	0.73	0.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	P/U	0.00	1.44	0.00
Storage\Fixed Equip.	G/F	1.44	1.44	100.00
Music				
Size	Fair	1.30	2.59	50.00
Adjacencies	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Project #: 4469

County: DeKalb

Site #: 4064

Project: Assessments 2010

Region: 1

Site: Rainbow ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	P/U	0.00	1.64	0.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Fair	1.42	2.12	67.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Fair	0.23	0.45	50.00
Computer Labs				
Size	Fair	0.60	1.19	50.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	P/U	0.00	2.86	0.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	P/U	0.00	0.61	0.00
Administration				
Size	Fair	1.25	2.49	50.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	P/U	0.00	1.27	0.00
Cafeteria	Poor	1.65	5.00	33.00
Food Prep	Poor	2.05	6.20	33.00
Counseling	P/U	0.00	0.29	0.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	P/U	0.00	0.50	0.00
Total For Site:		56.39	100.00	56.39

Comments**Suitability - Elementary**

Rainbow Elementary School was built in 1968 and is a neighborhood school serving grades prekindergarten through fifth. The school is adjacent to a high school and separated by a city street. An addition was built in 2004 for general classroom spaces. Enrollment is approximately 500 students. The original building had a lower-level instructional area. The space is not currently used due to noncompliance to fire code.

Suitability - Elementary->Site-->Traffic

The school utilizes two traffic lanes but there is not adequate separation for parent loading and deliveries.

Suitability - Elementary->Site-->Parking

The school does not have adequate off street parking and faculty and staff utilize the high school lot across the street.

Suitability - Elementary->Site-->Playground

The playground equipment is utilized by the pre-kindergarten and kindergarten students. It is not ADA accessible. Part of the equipment is not age-appropriate.

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Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Fencing The school does not have adequate fencing between the playground and the delivery area. The back of the open playfield next to a residential area is not fenced.				
Suitability - Elementary->Safety and Security-->Signage & Way Finding The school does not have adequate internal directional signage.				
Suitability - Elementary->Safety and Security-->Ease of Supervision The new addition has two floors and narrow stairwells. The old addition is configured in a U-shape. These combined make line of sight difficult.				
Suitability - Elementary->Safety and Security-->Sprinkler System The school is not equipped with a sprinkler system.				
Suitability - Elementary->School Climate-->Learning Style Variety Other than general classroom space, the school does not have facilities for small group discussions, individualized instruction, and projects.				
Suitability - Elementary->School Climate-->School Environment The school was built utilizing ceramic tiles in the hallways and classrooms which gives it an industrial look.				
Suitability - Elementary->General Classrooms-->Adjacencies The classrooms on the lower level of the new addition are not in close proximity to the media center and art room. The school originally had a lower level with instructional spaces, but this area is no longer used.				
Suitability - Elementary->Remedial - Special Needs-->Size The self-contained special education spaces are general classrooms. They do not meet the square footage requirements.				
Suitability - Elementary->Remedial - Special Needs-->Storage\Fixed Equip. These self-contained special education classrooms are not equipped with restrooms, appropriate storage for supplies and materials, and sinks. The restrooms on the special education hallway have been divided off for a changing table and accessible toilet.				
Suitability - Elementary->Library-->Size The library is 2,000 square feet. It has one small workroom and office combination.				
Suitability - Elementary->Library-->Storage\Fixed Equip. The library has one small room used for audiovisual storage.				
Suitability - Elementary->P.E.-->Adjacencies The gymnasium is a separate building from the main school.				
Suitability - Elementary->Music-->Size The music room is slightly larger than a general classroom and it does not meet the requirements of 1,100 square feet in size.				
Suitability - Elementary->Art-->Size The art room is approximately 700 ft.?. The original storage area is now used for a copier room.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The art room is equipped with only one sink, the kiln is located in the corner of the room, and the room does not have adequate storage for supplies, materials, and student projects. The natural lighting is not adequate for an art room.				
Suitability - Elementary->Performing Arts\Auditorium-->Size The cafeteria also serves as the auditorium. The school often uses the gymnasium floor for student seating during school programs. The gymnasium is not equipped with a stage or elevated area.				

Project #: 4469

County: DeKalb

Site #: 4064

Project: Assessments 2010

Region: 1

Site: Rainbow ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The cafeteria/auditorium does not have any storage for tables and chairs.				
Suitability - Elementary->Computer Labs-->Size The computer labs are general classrooms that are utilized for computers. They are approximately 750 square feet				
Suitability - Elementary->Kindergarten-->Size Two of the kindergarten classrooms contain space for support staff and are too small One kindergarten class is 768 square feet.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. The kindergarten classrooms do not have any additional storage other than that normally found in a general classroom. One has an adjacent restroom that is not in the classroom.				
Suitability - Elementary->Administration-->Size The school does not have a conference room in close proximity to the main office. The workroom for faculty and staff is small. The conference room was previously a classroom.				
Suitability - Elementary->Administration-->Adjacencies The main office does have line of sight to the front doors, and utilizes a video buzzer system for entrance.				
Suitability - Elementary->Administration-->Storage\Fixed Equip. The administrative area does not have adequate storage for supplies materials.				
Suitability - Elementary->Restrooms (Student) The restrooms adjacent to the special education classrooms have areas partitioned to create handicapped accessible toilets and changing tables. The restrooms do not have partitions between the urinals.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The school does not have a teachers' lounge. Copiers are located in a small room adjacent to the administration area and in what used to be a storage room for the art department.				
Suitability - Elementary->Cafeteria The cafeteria is 2,640 square feet and does not meet the minimum standard in size. The school utilizes one serving line.				
Suitability - Elementary->Food Prep The food preparation area and dry storage areas are both small. The ice machine and a refrigerator are located in the cafeteria.				
Suitability - Elementary->Counseling The counselor's office is located at the opposite end from the administrative offices in the new addition. There is not a conference room or reception area.				
Suitability - Elementary->Clinic The clinic is equipped with only one cot. The cot is located in a separate area that is not visible from the nurse's desk.				
Suitability - Elementary->Custodial & Maintenance The two-story new addition does not have a custodial closet. The custodial closets in the old original building are equipped with elevated sinks and are not adequately ventilated.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 4064
Project: Assessments 2010	Region: 1	Site: Rainbow ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Fair	7.50	15.00	50.00
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	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Good	5.00	5.00	100.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		82.50	100.00	82.50

Comments

Technology Readiness->MDFIT Equipment Environment

The main server is located in what was a classroom that is now utilized as a weather station and testing area. There is a supplemental air conditioner in the space that cools the entire room.

Technology Readiness->Wireless

The school has wireless capabilities in the media center.

Technology Readiness->Projectors

Approximately 50% of the instructional spaces have ceiling-mounted projectors or comparable technology.