

Facility Condition Assessment Report

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

COMET4 Facility Report

Redan Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle
Address: 1775 Young Road, Lithonia, GA 30058**Attributes:****Facility Code** 0205
Super Cluster 3**General Information:****Function:** Middle School
Gross Area: 161,263 S.F.
Year Built:
Last Renovation:**Facility Description:**

Redan Middle School campus consists of one main school building located at 1775 Young Road in Lithonia, Georgia. The original campus was constructed in 2003 and there have been no additions to the main school building. In addition to the main school building, the campus contains a baseball field, football field, track, and tennis courts. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Current Repair Cost: \$1,216,443.41**Replacement Cost:** \$34,563,481.52**FCI:** 3.52%

28-Jan-2011
Redan Middle School

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 FCI Report
Redan Middle Weighted FCI Report

Report Date: 24 Jun 2011

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Redan Middle\Tennis Courts		\$8.87	12,600	\$109,671	\$111,767	49.06%	\$0	\$0	\$0	\$0	\$109,671
Redan Middle\Track		\$4.52	36,888	\$146,223	\$166,859	43.82%	\$0	\$0	\$0	\$0	\$146,223
Redan Middle\Site		\$20.32	161,263	\$484,973	\$3,277,477	11.10%	\$0	\$0	\$0	\$484,973	\$0
Redan Middle\Baseball Field		\$5.87	98,000	\$36,674	\$575,417	5.55%	\$0	\$0	\$27,166	\$0	\$9,508
Redan Middle\Football Field		\$5.36	108,000	\$10,478	\$578,340	1.81%	\$0	\$0	\$10,478	\$0	\$0
Redan Middle\2003 Building		\$185.12	161,263	\$428,424	\$29,853,622	1.32%	\$0	\$0	\$288,893	\$139,532	\$0

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COMET4 Survey Report

Redan Middle Detailed Facility Needs Assessment Report

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$935,864	\$280,579	\$1,216,443			
Middle Schools								\$935,864	\$280,579	\$1,216,443			
Redan Middle								\$935,864	\$280,579	\$1,216,443			
2003 Building								\$310,452	\$117,972	\$428,424			
Building Systems								\$310,452	\$117,972	\$428,424			
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$209,142	\$79,474	\$288,617	Necessary	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
C3020	Floor Finishes - Carpet	System		Needs Remediation	Renew System	1	Ea.	\$101,110	\$38,422	\$139,532	Recommended	Deferred Maintenance	The carpet is worn, stained, and frayed, and should be replaced.
D2040	Rain Water Drainage	Roof Drain Systems		Needs Remediation	Repair Roof Drain Systems	2	Ea.	\$200	\$76	\$276	Necessary	Deferred Maintenance	School reports that the roof drains above room 921 leak and damage the ceiling and need to be repaired.
Baseball Field								\$29,106	\$7,568	\$36,674			
Building Systems								\$29,106	\$7,568	\$36,674			
F1040	Special Facilities - Sports Field - Natural Turf	System		Beyond Service Life	Renew System	1	Ea.	\$21,560	\$5,606	\$27,166	Necessary	Deferred Maintenance	The baseball field turf is worn and should be reseeded.
G2050	Landscaping - Irrigation	System		Damaged	Renew System	1	Ea.	\$7,546	\$1,962	\$9,508	Discretionary	Deferred Maintenance	The irrigation for the baseball field is damaged and inoperable and should be replaced.
Football Field								\$8,316	\$2,162	\$10,478			
Building Systems								\$8,316	\$2,162	\$10,478			
G2050	Landscaping - Irrigation	System		Damaged	Renew System	1	Ea.	\$8,316	\$2,162	\$10,478	Necessary	Deferred Maintenance	The irrigation system for the football field is damaged and inoperable and should be replaced.
Site								\$384,899	\$100,074	\$484,973			
Building Systems								\$384,899	\$100,074	\$484,973			
G2050	Landscaping	System		Damaged	Renew System	1	Ea.	\$381,387	\$99,161	\$480,548	Recommended	Deferred Maintenance	The landscaping and grass is worn, showing signs of erosion, and should be reseeded.
G2030	Pedestrian Paving	pedestrian paving		Damaged	replace pedestrian paving	125	L.F.	\$3,513	\$913	\$4,426	Recommended	Deferred Maintenance	The sidewalks are cracked and damaged and should be replaced.
Tennis Courts								\$87,041	\$22,631	\$109,671			
Building Systems								\$87,041	\$22,631	\$109,671			
F1040	Special Facilities - Tennis Court Hard Surface	System		Needs Remediation	Renew System	1	Ea.	\$87,041	\$22,631	\$109,671	Discretionary	Deferred Maintenance	The tennis court hard surface is cracking and should be resurfaced and restriped.

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COMET4 Survey Report

Redan Middle Detailed Facility Needs Assessment Report

Report Date: 24 Jun 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Track Building Systems F1040		Special Facilities - Running Track Surface & Curbing	System	Needs Remediation	Renew System	1	Ea.	\$116,050	\$30,173	\$146,223			
								\$116,050	\$30,173	\$146,223			
								\$116,050	\$30,173	\$146,223	Discretionary	Deferred Maintenance	The track hard surface is cracking and should be resurfaced and restriped.

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COMET4 Facility Report

Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\2003 Building**Address:** 1775 Young Road, Lithonia, GA 30058**Attributes:****Building Codes** 4010
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 2003
Gross Area: 161,263 S.F. **Last Renovation:****Facility Description:**

The Redan Middle School main building is a one-story building located at 1775 Young Road in Lithonia, Georgia. Originally built in 2003, 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.

Energy conservation opportunities for this building include: 1) Replacing the plumbing fixtures with low flow units and installing flush control valves on next renewal; and 2) Installing a building automation system that will control the lighting system.

Current Repair Cost: \$428,424.36**Replacement Cost:** \$29,853,621.54**FCI:** 1.44%28-Jan-2011
South Elevation28-Jan-2011
Southwest Elevation28-Jan-2011
North Elevation28-Jan-2011
East Elevation

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COMET4 Facility Report Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\2003 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	\$185.12	S.F.	161,263	108	\$32,326,691	43	2003	2011	2010		\$428,425	\$29,853,621	1
Substructure	\$4.98	S.F.	161,263	100	\$803,380	100	2003					\$803,380	
Foundations	\$4.98	S.F.	161,263	100	\$803,380	100	2003					\$803,380	
Standard Foundations	\$1.61	S.F.	161,263	100	\$260,375	100	2003					\$260,375	
Special Foundations		S.F.	0	100		100	2003						
Slab on Grade	\$3.37	S.F.	161,263	100	\$543,005	100	2003					\$543,005	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	2003						
Basement Walls		S.F.	0	100		100	2003						
Shell	\$55.19	S.F.	161,263	106	\$9,452,667	71	2003	2013	2018			\$8,899,838	
Superstructure	\$6.54	S.F.	161,263	100	\$1,054,854	100	2003					\$1,054,854	
Floor Construction		S.F.	0	100		100	2003						
Roof Construction	\$6.54	S.F.	161,263	100	\$1,054,854	100	2003					\$1,054,854	
Exterior Enclosure	\$23.14	S.F.	161,263	104	\$3,873,582	72	2003	2033				\$3,732,045	
Exterior Walls	\$14.37	S.F.	161,263	100	\$2,316,672	100	2003					\$2,316,672	
Exterior Windows	\$8.00	S.F.	161,263	110	\$1,419,824	30	2003	2033				\$1,290,749	
Exterior Doors	\$0.77	S.F.	161,263	110	\$137,086	30	2003	2033				\$124,624	
Roofing	\$25.50	S.F.	161,263	110	\$4,524,231	63	2003	2013	2018			\$4,112,939	
Roof Coverings - Asphalt Shingles		S.F.	0	110		10	2003	2013					
Roof Coverings - BUR	\$5.55	S.F.	161,263	110	\$984,085	20	2003	2023	2018	8		\$894,623	
Roof Coverings - EPDM		S.F.	0	110		15	2003	2018					
Roof Coverings - Preformed Metal		S.F.	0	110		30	2003	2033					
Roof Coverings Standing Seam Metal	\$23.47	S.F.	137,074	110	\$3,539,412	75	2003	2078				\$3,217,648	
Roof Openings	\$0.03	S.F.	24,189	110	\$734	30	2003	2033				\$668	
Interiors	\$36.32	S.F.	161,263	108	\$6,347,317	45	2003	2011	2010		\$428,149	\$5,856,472	7
Interior Construction	\$11.07	S.F.	161,263	105	\$1,868,471	76	2003	2023				\$1,784,795	
Partitions	\$7.22	S.F.	161,263	110	\$1,280,290	100	2003					\$1,163,900	
Interior Doors	\$1.96	S.F.	161,263	80	\$252,809	30	2003	2033				\$316,011	
Fittings	\$1.89	S.F.	161,263	110	\$335,372	20	2003	2023				\$304,884	
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	2003						
Interior Finishes	\$25.25	S.F.	161,263	110	\$4,478,846	33	2003	2011	2010		\$428,149	\$4,071,677	11
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	16,126	110	\$169,886	30	2003	2033				\$154,442	
Wall Finishes - Paint	\$1.81	S.F.	145,137	110	\$288,617	10	2003	2013	2010		\$288,617	\$262,379	110
Wall Finishes - Wall Coverings		S.F.	0	110		10	2003	2013					
Floor Finishes - Carpet	\$7.87	S.F.	16,126	110	\$139,532	8	2003	2011	2010		\$139,532	\$126,847	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	16,126	110	\$237,694	50	2003	2053				\$216,085	
Floor Finishes - Terrazzo	\$48.99	S.F.	32,253	110	\$1,738,082	50	2003	2053				\$1,580,074	
Floor Finishes - VCT	\$8.79	S.F.	73,667	110	\$712,335	20	2003	2023				\$647,577	
Floor Finishes - Wood	\$8.98	S.F.	23,092	110	\$228,199	20	2003	2023				\$207,454	
Ceiling Finishes	\$5.44	S.F.	161,263	110	\$964,501	20	2003	2023				\$876,819	
Services	\$78.01	S.F.	161,263	110	\$13,838,388	24	2003	2013	2015		\$276	\$12,580,350	
Conveying	\$1.01	S.F.	161,263	110	\$178,702	30	2003	2033				\$162,456	
Elevators and Lifts	\$1.01	S.F.	161,263	110	\$178,702	30	2003	2033				\$162,456	
Plumbing	\$16.30	S.F.	161,263	110	\$2,891,055	25	2003	2023			\$276	\$2,628,231	
Plumbing Fixtures	\$7.40	S.F.	161,263	110	\$1,312,113	20	2003	2023				\$1,192,830	
Domestic Water Distribution	\$3.45	S.F.	161,263	110	\$611,993	30	2003	2033				\$556,357	
Sanitary Waste	\$3.89	S.F.	161,263	110	\$690,328	30	2003	2033				\$627,571	
Rain Water Drainage	\$0.84	S.F.	161,263	110	\$149,326	30	2003	2033			\$276	\$135,751	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	161,263	110	\$127,295	30	2003	2033				\$115,722	
HVAC	\$34.53	S.F.	161,263	110	\$6,124,828	22	2003	2018				\$5,568,024	
Heat Generating Systems	\$4.15	S.F.	161,263	110	\$736,840	30	2003	2033				\$669,854	
Cooling Generating Systems	\$4.22	S.F.	161,263	110	\$749,080	30	2003	2033				\$680,981	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	161,263	110	\$827,415	30	2003	2033				\$752,195	
Terminal & Package Units	\$17.29	S.F.	161,263	110	\$3,067,309	15	2003	2018				\$2,788,463	
Controls & Instrumentation	\$3.20	S.F.	161,263	110	\$567,930	20	2003	2023				\$516,300	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	161,263	110	\$176,254	30	2003	2033				\$160,231	
Fire Protection	\$4.20	S.F.	161,263	110	\$744,184	30	2003	2033				\$676,530	
Sprinklers	\$3.70	S.F.	161,263	110	\$656,057	30	2003	2033				\$596,415	
Standpipes	\$0.50	S.F.	161,263	110	\$88,127	30	2003	2033				\$80,115	

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COMET4 Facility Report
Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical	\$21.98	S.F.	161,263	110	\$3,899,619	24	2003	2013	2015			\$3,545,109	
Electrical Service/Distribution	\$1.85	S.F.	161,263	110	\$328,028	30	2003	2033				\$298,208	
Branch Wiring	\$5.31	S.F.	161,263	110	\$942,469	30	2003	2033				\$856,790	
Lighting	\$8.03	S.F.	161,263	110	\$1,424,720	30	2003	2033				\$1,295,200	
Communications and Security - Fire Alarm	\$1.41	S.F.	161,263	110	\$249,693	10	2003	2013				\$226,994	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	161,263	110	\$577,721	10	2003	2013				\$525,201	
Communications and Security - Security & CCTV	\$1.19	S.F.	161,263	110	\$210,526	10	2003	2013				\$191,387	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	161,263	110	\$166,462	20	2003	2023	2015	5		\$151,329	
Equipment & Furnishings	\$10.63	S.F.	161,263	110	\$1,884,939	19	2003	2018				\$1,713,581	
Equipment	\$5.46	S.F.	161,263	110	\$969,397	17	2003	2018				\$881,270	
Commercial Equipment	\$0.77	S.F.	0	100		20	2003	2023					
Institutional Equipment	\$2.70	S.F.	161,263	110	\$479,803	20	2003	2023				\$436,184	
Other Equipment - Kitchen Equipment	\$2.76	S.F.	161,263	110	\$489,594	15	2003	2018				\$445,086	
Furnishings	\$5.16	S.F.	161,263	110	\$915,542	20	2003	2023				\$832,311	
Fixed Furnishings	\$5.16	S.F.	161,263	110	\$915,542	20	2003	2023				\$832,311	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies		S.F.	0	110		20	2003	2023					

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COMET4 Facility Report

Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\2003 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Paint**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The wall paint is aged and scuffed and should be repainted.**

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

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$209,142.42
Plus or (Minus) Additional Cost	\$79,474.12
Total Estimated Amount	\$288,616.54

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Carpet**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The carpet is worn, stained, and frayed, and should be replaced.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$101,110.02
Plus or (Minus) Additional Cost	\$38,421.81
Total Estimated Amount	\$139,531.83

Facility: \Middle Schools\Redan Middle\2003 Building (continued)

Deficiency:

Assembly: **D2040**
System: **Rain Water Drainage**
Material: **Roof Drain Systems**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Repair Roof Drain Systems**
Note: **School reports that the roof drains above room 921 leak and damage the ceiling and need to be repaired.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 2

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$200.00
Plus or (Minus) Additional Cost	\$76.00
Total Estimated Amount	\$276.00

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COMET4 Facility Report

Redan Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Baseball Field**Address:** 1775 Young Road, Lithonia, GA 30058**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2003**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$36,673.56**Replacement Cost:** \$575,416.80**FCI:** 6.37%

28-Jan-2011

Baseball Field at Redan Middle School

DeKalb County School System

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COMET4 Facility Report
Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Baseball Field (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$5.87	S.F.	98,000	102	\$588,012	81	2003	2013	2010		\$36,674	\$575,417	6
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	2003	2013	2010		\$27,166	\$24,696	110
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	2003	2013	2010		\$27,166	\$24,696	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	2003	2013	2010		\$27,166	\$24,696	110
Building Sitework	\$5.62	S.F.	98,000	102	\$560,846	85	2003	2023	2010		\$9,508	\$550,721	2
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	2003					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	2003					\$449,467	
Site Improvements	\$0.69	S.F.	98,000	110	\$74,705	20	2003	2023	2010		\$9,508	\$67,914	14
Site Development - Fencing; Scoreboard; Dug Outs	\$0.60	S.F.	98,000	110	\$65,197	20	2003	2023				\$59,270	
Landscaping - Irrigation	\$0.09	S.F.	98,000	110	\$9,508	20	2003	2023	2010		\$9,508	\$8,644	110
Site Mechanical Utilities	\$0.34	S.F.	98,000	110	\$36,674	30	2003	2033				\$33,340	
Water Supply - Water Service	\$0.34	S.F.	98,000	110	\$36,674	30	2003	2033				\$33,340	
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2003						

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Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Baseball Field (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
 System: **Special Facilities - Sports Field - Natural Turf System**
 Material: **Beyond Service Life**
 Distress: **Deferred Maintenance**
 Category: **Renew System**
 Correction: **The baseball field turf is worn and should be reseeded.**
 Note:

Surveyor/Update: Kate McPhillips
 Priority: 3
 Quantity: 1
 Fri, 25-Feb-2011



Estimates:

	Raw Cost	\$21,560.00
	Plus or (Minus) Additional Cost	\$5,605.60
	Total Estimated Amount	\$27,165.60

Deficiency:

Assembly: **G2050**
 System: **Landscaping - Irrigation System**
 Material: **Damaged**
 Distress: **Deferred Maintenance**
 Category: **Renew System**
 Correction: **The irrigation for the baseball field is damaged and inoperable and should be replaced.**
 Note:

Surveyor/Update: Troy Weeks
 Priority: 5
 Quantity: 1
 Thu, 17-Feb-2011



Estimates:

	Raw Cost	\$7,546.00
	Plus or (Minus) Additional Cost	\$1,961.96
	Total Estimated Amount	\$9,507.96

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COMET4 Facility Report

Redan Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Football Field**Address:** 1775 Young Road, Lithonia, GA 30058**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2003**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$10,478.16**Replacement Cost:** \$578,340.00**FCI:** 1.81%

28-Jan-2011

Football Field at Redan Middle School

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COMET4 Facility Report
Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$5.36	S.F.	108,000	101	\$586,641	88	2003	2013	2010		\$10,478	\$578,341	2
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2003	2013				\$13,608	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2003	2013				\$13,608	
Special Facilities - Football Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	2003	2013				\$13,608	
Building Sitework	\$5.23	S.F.	108,000	101	\$571,672	90	2003	2023	2010		\$10,478	\$564,733	2
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	2003					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	2003					\$495,331	
Site Improvements	\$0.30	S.F.	108,000	110	\$35,925	20	2003	2023	2010		\$10,478	\$32,660	32
Site Development - Fencing; Goal Post; Scoreboard	\$0.21	S.F.	108,000	110	\$25,447	20	2003	2023				\$23,134	
Landscaping - Irrigation	\$0.09	S.F.	108,000	110	\$10,478	20	2003	2023	2010		\$10,478	\$9,526	110
Site Mechanical Utilities	\$0.34	S.F.	108,000	110	\$40,416	30	2003	2033				\$36,742	
Water Supply - Water Service	\$0.34	S.F.	108,000	110	\$40,416	30	2003	2033				\$36,742	
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2003						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **G2050**
System: **Landscaping - Irrigation System**
Material: **Damaged**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The irrigation system for the football field is damaged and inoperable and should be replaced.**

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

Sat, 05-Feb-2011



Estimates:

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

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

COMET4 Facility Report

Redan Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Site
Address: 1775 Young Road, Lithonia, GA 30058**Attributes:****Site Code** 1850**General Information:****Function:** Middle School**Year Built:** 2003**Gross Area:** 161,263 S.F.**Last Renovation:****Facility Description:**

The Redan Middle School site was originally constructed in 2003, has a total area of 26 acres, and is occupied by approximately 161,263 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: \$484,973.36**Replacement Cost:** \$3,277,476.96**FCI:** 14.80%

28-Oct-2010

Aerial Image of Redan Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total				109	\$3,570,886	36	2003	2013	2010		\$484,974	\$3,277,474	15
Building Sitework	\$20.32	S.F.	161,263	109	\$3,570,886	36	2003	2013	2010		\$484,974	\$3,277,474	15
Site Improvements	\$8.95	S.F.	161,263	108	\$1,552,585	22	2003	2013	2010		\$484,974	\$1,442,657	34
Roadways	\$1.00	S.F.	161,263	110	\$176,573	25	2003	2028				\$160,521	
Parking Lots	\$0.96	S.F.	161,263	110	\$169,868	25	2003	2028				\$154,425	
Pedestrian Paving	\$1.89	S.F.	161,263	110	\$335,266	30	2003	2033			\$4,426	\$304,787	1
Site Development	\$0.26	S.F.	161,263	110	\$46,937	10	2003	2013				\$42,670	
Site Development 2	\$2.13	S.F.	161,263	100	\$343,393	30	2003	2033				\$343,393	
Fence & Guardrails	\$2.13		161,263	100	\$343,393	30	2003	2033				\$343,393	
Landscaping	\$2.71	S.F.	161,263	110	\$480,548	10	2003	2013	2010		\$480,548	\$436,861	110
Site Mechanical Utilities	\$9.98	S.F.	161,263	110	\$1,770,204	50	2003	2033				\$1,609,275	
Water Supply	\$2.73	S.F.	161,263	110	\$485,018	50	2003	2053				\$440,925	
Sanitary Sewer	\$1.99	S.F.	161,263	110	\$353,147	50	2003	2053				\$321,042	
Storm Sewer	\$5.05	S.F.	161,263	110	\$896,277	50	2003	2053				\$814,797	
Fuel Distribution - Gas	\$0.20	S.F.	161,263	110	\$35,762	30	2003	2033				\$32,511	
Site Electrical Utilities	\$1.40	S.F.	161,263	110	\$248,097	30	2003	2033				\$225,542	
Electrical Distribution	\$0.52	S.F.	161,263	110	\$91,639	30	2003	2033				\$83,308	
Site Lighting	\$0.69	S.F.	161,263	110	\$122,931	30	2003	2033				\$111,755	
Site Communication and Security	\$0.19	S.F.	161,263	110	\$33,527	30	2003	2033				\$30,479	

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

Deficiency Sheet:

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **pedestrian paving**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **replace pedestrian paving**
Note: **The sidewalks are cracked and damaged and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 125

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$3,512.50
Plus or (Minus) Additional Cost	\$913.25
Total Estimated Amount	\$4,425.75

Deficiency:

Assembly: **G2050**
System: **Landscaping**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The landscaping and grass is worn, showing signs of erosion, and should be reseeded.**

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

Thu, 17-Feb-2011



Estimates:

Raw Cost	\$381,387.00
Plus or (Minus) Additional Cost	\$99,160.62
Total Estimated Amount	\$480,547.62

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Redan Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Tennis Courts**Address:** 1775 Young Road, Lithonia, GA 30058**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2003**Gross Area:** 12,600 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$109,671.41**Replacement Cost:** \$111,767.04**FCI:** 98.13%

28-Jan-2011

Tennis Courts at Redan Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Tennis Courts (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$8.87	S.F.	12,600	109	\$121,737	22	2003	2023	2010		\$109,671	\$111,767	98
Special Construction	\$7.91	S.F.	12,600	110	\$109,671	20	2003	2023	2010		\$109,671	\$99,701	110
Special Construction	\$7.91	S.F.	12,600	110	\$109,671	20	2003	2023	2010		\$109,671	\$99,701	110
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	12,600	110	\$109,671	20	2003	2023	2010		\$109,671	\$99,701	110
Building Sitework	\$0.96	S.F.	12,600	100	\$12,066	38	2003	2033				\$12,066	
Site Preparation	\$0.11	S.F.	12,600	100	\$1,429	100	2003					\$1,429	
Site Earthwork	\$0.11	S.F.	12,600	100	\$1,429	100	2003					\$1,429	
Site Improvements	\$0.84	S.F.	12,600	100	\$10,637	30	2003	2033				\$10,637	
Site Development - Fencing	\$0.84	S.F.	12,600	100	\$10,637	30	2003	2033				\$10,637	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	2003						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Tennis Courts (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Tennis Court Hard Surface System**
Material: **Needs Remediation**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The tennis court hard surface is cracking and should be resurfaced and restriped.**

Surveyor/Update: Kate McPhillips
Priority: 5
Quantity: 1

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$87,040.80
Plus or (Minus) Additional Cost	\$22,630.61
Total Estimated Amount	\$109,671.41

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

COMET4 Facility Report

Redan Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Redan Middle\Track
Address: 1775 Young Road, Lithonia, GA 30058**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	2003
Gross Area:	36,888 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$146,222.56**Replacement Cost:** \$166,859.18**FCI:** 87.63%

28-Jan-2011
Track at Redan Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$4.52	S.F.	36,888	108	\$180,153	27	2003	2013	2010		\$146,223	\$166,860	88
Special Construction	\$3.60	S.F.	36,888	110	\$146,223	10	2003	2013	2010		\$146,223	\$132,930	110
Special Construction	\$3.60	S.F.	36,888	110	\$146,223	10	2003	2013	2010		\$146,223	\$132,930	110
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	36,888	110	\$146,223	10	2003	2013	2010		\$146,223	\$132,930	110
Building Sitework	\$0.92	S.F.	36,888	100	\$33,930	100	2003					\$33,930	
Site Preparation	\$0.92	S.F.	36,888	100	\$33,930	100	2003					\$33,930	
Site Earthwork	\$0.92	S.F.	36,888	100	\$33,930	100	2003					\$33,930	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Redan Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

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

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

Note: **The track hard surface is cracking and should be resurfaced and restriped.**

Surveyor/Update: Kate McPhillips
Priority: 5
Quantity: 1

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$116,049.65
Plus or (Minus) Additional Cost	\$30,172.91
Total Estimated Amount	\$146,222.56

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0205
Project: Assessments 2010	Region: 1	Site: Redan MS
Grade Config: 6 - 8	Site Type: Middle	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High				
Site				
Traffic	Good	4.00	4.00	100.00
Pedestrian Traffic	Good	0.43	0.43	100.00
Parking	Good	0.86	0.86	100.00
Play Courts & Fields	Fair	0.70	1.05	67.00
Safety and Security				
Fencing	Good	0.78	0.78	100.00
Signage & Way Finding	Poor	0.33	1.00	33.00
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	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	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Good	2.93	2.93	100.00
Remedial - Special Needs				
Size	Good	3.03	3.03	100.00
Adjacencies	G/F	0.65	0.65	100.00
Storage\Fixed Equip.	G/F	0.65	0.65	100.00
Library				
Size	Good	3.25	3.25	100.00
Adjacencies	G/F	0.70	0.70	100.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
P.E.				
Size	Good	8.40	8.40	100.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
Music				
Size	Good	2.57	2.57	100.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	G/F	0.55	0.55	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	2.26	2.26	100.00
Adjacencies	G/F	0.48	0.48	100.00
Storage\Fixed Equip.	G/F	0.48	0.48	100.00
Performing Arts\Auditorium				
Size	Good	1.47	1.47	100.00
Adjacencies	Good	0.31	0.31	100.00
Storage\Fixed Equip.	Good	0.31	0.31	100.00
Vocational Technical				
Size	Fair	3.16	4.72	67.00
Adjacencies	Good	1.01	1.01	100.00
Storage\Fixed Equip.	G/F	1.01	1.01	100.00
Science				
Size	Good	3.34	3.34	100.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	G/F	0.72	0.72	100.00
Administration				
Size	Good	1.47	1.47	100.00
Adjacencies	G/F	0.31	0.31	100.00
Storage\Fixed Equip.	G/F	0.31	0.31	100.00
Restrooms (Student)	Good	0.93	0.93	100.00
Teacher Lounge and Work Room(s)	Good	0.91	0.91	100.00
Cafeteria	Fair	2.68	4.00	67.00
Food Prep	Good	5.72	5.72	100.00
Counseling	Good	0.42	0.42	100.00
Clinic	P/U	0.00	0.34	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		90.77	100.00	90.77

Comments**Suitability - Middle_Jr. High**

Redan Middle School opened its doors to students in 2002-2003 school year. The school is located in central DeKalb County serving students in grades 6-8. Students attending this school come from 5 local area feeder elementary schools. Redan Middle is considered a neighborhood school with many of the students within walking distance. The school building was designed as a single-level structure with 3 major hallways (one per grade level) and classrooms configured to accommodate team instruction. All science labs in this building are located around

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

Large, expansive playfields (tennis court, baseball, football & track) are located across the back of the school. The fields are not easily accessible to students with disabilities. The campus has no outdoor paved activity courts (basketball, etc.) that would benefit students with disabilities.

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

The school does not have large signage directing the public to major spaces of the building or grounds. Most classrooms had signs. There is no large directional signage used in hallway spaces to indicate major locations (media center, gym, cafeteria, etc.).

Project #: 4469

County: DeKalb

Site #: 0205

Project: Assessments 2010

Region: 1

Site: Redan MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High->School Climate-->Learning Style Variety				
There are no areas for small-group work/projects or work stations. Classroom size and configuration is not conducive to flexibility within the space.				
Suitability - Middle_Jr. High->Performing Arts\Auditorium				
This school does not have a separate auditorium but rather a "cafetorium" configuration. There is an elevated stage at one end of the cafeteria that is used for school performances. The space is adequate for the programs offered at this school.				
Suitability - Middle_Jr. High->Performing Arts\Auditorium-->Size				
This school has a "cafetorium" configuration with an elevated stage located at one end of the cafeteria.				
Suitability - Middle_Jr. High->Vocational Technical-->Size				
The Family and Consumer Science lab was adequate for the program needs. The Business and Computer Science lab did not meet the size guidelines for the program. The space lacked windows and appropriate workstations for students.				
Suitability - Middle_Jr. High->Vocational Technical-->Storage\Fixed Equip.				
The Business and Computer Science classroom lacked appropriate (current) technology/computers for instructional purposes.				
Suitability - Middle_Jr. High->Cafeteria				
The cafeteria lacked an adequate storage area for tables and chairs. The circulation pattern for food pick-up was crowded but functional for this particular cafeteria design.				
Suitability - Middle_Jr. High->Clinic				
There is no clinic space on this campus. Currently, campus security or counselors manage/distribute student medications. Sick students report to their grade-level administrator for assistance.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0205

Project: Assessments 2010

Region: 1

Site: Redan MS

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	Poor	3.30	10.00	33.00
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:		75.80	100.00	75.80

Comments

Technology Readiness->MDFIT Equipment Environment

The main MDF server room is air conditioned but lacks the necessary security. The equipment is located in an office space within the media center. The noise level from fans is a problem. There are also IT server "closets" located in each classroom hallway -- none of these rooms are air conditioned.

Technology Readiness->Drops

Each classroom has two computer drops but not all were functional. Currently 2-3 computers are provided in each room, but not all are in working condition.

Technology Readiness->Video Distribution

Currently only a few classrooms have smartboards technology. All classrooms use TV/video cable system for distribution throughout the school.

Technology Readiness->Projectors

Most classrooms are still using regular overhead projection systems (approximately 75%). Only the rooms with smartboard technology have ceiling-mounted projectors.