

Facility Condition Assessment Report

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

COMET4 Facility Report

Ronald E. McNair Discovery Learning Acad Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad**Address:** 2162 Second Avenue, Decatur, GA 30032**Attributes:****Facility Code** 0405
Super Cluster 5**General Information:****Function:** Elementary School
Gross Area: 99,000 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Ronald E. McNair Discovery Learning Academy campus consists of two buildings located at 2162 Second Avenue in Decatur, Georgia. The original campus was constructed in 1951 as Leslie J. Steele Elementary School which was demolished in 2006, leaving only a detached gymnasium building. The Discovery Learning Academy main building and site were constructed in 2008 and there have been no further additions to the main school building or the existing gymnasium building. In addition to the buildings, the campus contains a covered walkway and retention pond. 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: \$21,726.25**Replacement Cost:** \$22,643,746.00**FCI:** 0.10%

07-Mar-2011
Ronald E. McNair Discovery Learning
Academy

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 FCI Report

Report Date: 05 Jul 2011

Ronald E. McNair Discovery Learning Acad Weighted FCI Report

Facility Name	Last Renovation	Cost Per Sq. Ft.	Gross Area (Sq. Ft.)	Repair Cost	Replacement Cost	Weighted FCI	Critical wt 1.25	Potentially Critical wt 1.1	Necessary wt 1	Recommended wt 0.75	Discretionary wt 0.5
Ronald E. McNair Discovery Learning Acad\2000 Gym		\$165.28	5,478	\$9,147	\$905,420	0.51%	\$0	\$0	\$0	\$0	\$9,147
Ronald E. McNair Discovery Learning Acad\2008 Building		\$207.30	93,522	\$12,579	\$19,387,459	0.07%	\$0	\$11,014	\$1,565	\$0	\$0
Ronald E. McNair Discovery Learning Acad\Site	Jan 2008	\$23.02	99,000	\$0	\$2,279,000	0.00%	\$0	\$0	\$0	\$0	\$0
Ronald E. McNair Discovery Learning Acad\Covered Walkway		\$27.64	2,600	\$0	\$71,868	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

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COMET4 Survey Report
Ronald E. McNair Discovery Learning Acad 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								\$15,743	\$5,983	\$21,726			
Elementary Schools								\$15,743	\$5,983	\$21,726			
Ronald E. McNair Discovery Learning Acad								\$15,743	\$5,983	\$21,726			
2008 Building								\$9,115	\$3,464	\$12,579			
Building Systems								\$9,115	\$3,464	\$12,579			
D3040	Distribution & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	KILN Exhaust System incl fixed hood roof exhaust		1	Ea.	\$7,981	\$3,033	\$11,014	Potentially Critical	Code Compliance	Rm. 2107 / The kiln hood is not code compliant and energy efficient and should be replaced.
D2030	Sanitary Waste	Sewer Interceptor	Missing	Install or replace sewer interceptor		1	Ea.	\$1,134	\$431	\$1,565	Necessary	Code Compliance	Rm. 2107 / Clay trap under sink is missing and should be installed.
2000 Gym								\$6,628	\$2,519	\$9,147			
Building Systems								\$6,628	\$2,519	\$9,147			
C3010	Wall Finishes - Paint	System	Beyond Service Life	Renew System		1	Ea.	\$6,628	\$2,519	\$9,147	Discretionary	Deferred Maintenance	The painted wall finish in the gymnasium is aged and should be repainted.

DeKalb County School System

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COMET4 Facility Report
Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\ **2008 Building**
Address: 2162 Second Avenue, Decatur, GA

Attributes:

Building Codes 2020
Fire Sprinkler System Yes

General Information:

Function: Elementary School **Year Built:** 2008
Gross Area: 93,522 S.F. **Last Renovation:**

Facility Description:

The Ronald E. McNair Discovery Learning Academy main building is a three-story building located at 2162 Second Avenue in Decatur, Georgia. The building is a replacement building for the original Leslie J. Steel Elementary School building which was demolished in 2006. Originally built in 2008, there have been no additions or 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) Installing low flow plumbing fixtures; and 2) Installing a building automation system that controls both HVAC and lighting.

Current Repair Cost: \$12,579.09

Replacement Cost: \$19,387,458.79

FCI: 0.06%



07-Mar-2011
Southwest Elevation



07-Mar-2011
North Elevation



07-Mar-2011
Northeast Elevation



07-Mar-2011
East Elevation

DeKalb County School System

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COMET4 Facility Report Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\ 2008 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	\$207.30	S.F.	93,522	107	\$20,762,839	48	2008	2016			\$12,579	\$19,387,461	
Substructure	\$19.36	S.F.	93,522	100	\$1,810,772	100	2008					\$1,810,772	
Foundations	\$13.21	S.F.	93,522	100	\$1,235,145	100	2008					\$1,235,145	
Standard Foundations	\$6.49	S.F.	93,522	100	\$606,602	100	2008					\$606,602	
Special Foundations	\$4.14	S.F.	0	100		100	2008						
Slab on Grade	\$6.72	S.F.	93,522	100	\$628,543	100	2008					\$628,543	
Basement Construction	\$6.15	S.F.	93,522	100	\$575,627	100	2008					\$575,627	
Basement Excavation	\$0.22	S.F.	93,522	100	\$20,650	100	2008					\$20,650	
Basement Walls	\$5.93	S.F.	93,522	100	\$554,977	100	2008					\$554,977	
Shell	\$56.53	S.F.	93,522	104	\$5,506,707	81	2008	2033				\$5,286,989	
Superstructure	\$18.58	S.F.	93,522	100	\$1,737,206	100	2008					\$1,737,206	
Floor Construction	\$14.15	S.F.	93,522	100	\$1,322,909	100	2008					\$1,322,909	
Roof Construction	\$4.43	S.F.	93,522	100	\$414,297	100	2008					\$414,297	
Exterior Enclosure	\$21.65	S.F.	93,522	103	\$2,092,262	75	2008	2038				\$2,025,020	
Exterior Walls	\$14.46	S.F.	93,522	100	\$1,352,594	100	2008					\$1,352,594	
Exterior Windows	\$6.32	S.F.	93,522	110	\$650,226	30	2008	2038				\$591,115	
Exterior Doors	\$0.87	S.F.	93,522	110	\$89,442	30	2008	2038				\$81,311	
Roofing	\$16.30	S.F.	93,522	110	\$1,677,239	68	2008	2033				\$1,524,763	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	2008						
Roof Coverings - BUR	\$5.55	S.F.	37,409	110	\$228,290	25	2008	2033				\$207,537	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2008						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2008						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	56,113	110	\$1,448,949	75	2008	2083				\$1,317,226	
Roof Openings	\$0.57	S.F.	0	110		30	2008						
Interiors	\$32.79	S.F.	93,522	108	\$3,300,128	40	2008	2016				\$3,066,761	
Interior Construction	\$11.04	S.F.	93,522	104	\$1,077,300	70	2008	2028				\$1,032,515	
Partitions	\$6.40	S.F.	93,522	110	\$658,744	100	2008					\$598,859	
Interior Doors	\$2.08	S.F.	93,522	80	\$155,910	30	2008	2038				\$194,887	
Fittings	\$2.55	S.F.	93,522	110	\$262,646	20	2008	2028				\$238,769	
Stairs	\$1.59	S.F.	93,522	100	\$148,424	100	2008					\$148,424	
Stair Construction	\$1.59	S.F.	93,522	100	\$148,424	100	2008					\$148,424	
Interior Finishes	\$20.16	S.F.	93,522	110	\$2,074,404	20	2008	2016				\$1,885,822	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	4,676	110	\$49,263	30	2008	2038				\$44,784	
Wall Finishes - Paint	\$1.81	S.F.	88,846	110	\$176,683	10	2008	2018				\$160,621	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2008						
Floor Finishes - Carpet	\$7.87	S.F.	28,057	110	\$242,773	8	2008	2016				\$220,703	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	9,352	110	\$137,851	50	2008	2058				\$125,319	
Floor Finishes - Rubber	\$8.98	S.F.	4,676	110	\$46,210	20	2008	2028				\$42,010	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2008						
Floor Finishes - VCT	\$8.79	S.F.	51,437	110	\$497,394	20	2008	2028				\$452,176	
Ceiling Finishes	\$8.98	S.F.	93,522	110	\$924,230	20	2008	2028				\$840,209	
Services	\$89.62	S.F.	93,522	110	\$9,219,582	23	2008	2018			\$12,579	\$8,381,439	
Conveying	\$1.45	S.F.	93,522	110	\$149,069	30	2008	2038				\$135,518	
Elevators and Lifts	\$1.45	S.F.	93,522	110	\$149,069	30	2008	2038				\$135,518	
Plumbing	\$24.01	S.F.	93,522	110	\$2,470,291	23	2008	2028			\$1,565	\$2,245,719	
Plumbing Fixtures	\$16.11	S.F.	93,522	110	\$1,656,799	20	2008	2028				\$1,506,181	
Domestic Water Distribution	\$3.59	S.F.	93,522	110	\$369,124	30	2008	2038				\$335,567	
Sanitary Waste	\$3.05	S.F.	93,522	110	\$313,755	30	2008	2038			\$1,565	\$285,232	1
Rain Water Drainage	\$0.88	S.F.	93,522	110	\$90,861	30	2008	2038				\$82,601	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	93,522	110	\$39,752	30	2008	2038				\$36,138	
HVAC	\$34.74	S.F.	93,522	110	\$3,573,405	22	2008	2023			\$11,014	\$3,248,550	
Heat Generating Systems	\$4.15	S.F.	93,522	110	\$427,332	30	2008	2038				\$388,484	
Cooling Generating Systems	\$4.22	S.F.	93,522	110	\$434,431	30	2008	2038				\$394,937	
Distribution & Exhaust Systems	\$4.66	S.F.	93,522	110	\$479,861	30	2008	2038			\$11,014	\$436,237	3
Terminal & Package Units	\$17.29	S.F.	93,522	110	\$1,778,894	15	2008	2023				\$1,617,176	
Controls & Instrumentation	\$3.23	S.F.	93,522	110	\$332,212	20	2008	2028				\$302,011	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	93,522	110	\$120,675	30	2008	2038				\$109,705	
Fire Protection	\$4.69	S.F.	93,522	110	\$482,701	30	2008	2038				\$438,819	
Sprinklers	\$4.25	S.F.	93,522	110	\$437,270	30	2008	2038				\$397,518	
Standpipes	\$0.44	S.F.	93,522	110	\$45,431	30	2008					\$41,301	
Electrical	\$24.73	S.F.	93,522	110	\$2,544,116	24	2008	2018				\$2,312,833	

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Electrical Service/Distribution	\$1.95	S.F.	93,522	110	\$200,179	30	2008	2038				\$181,981	
Branch Wiring	\$6.53	S.F.	93,522	110	\$671,522	30	2008	2038				\$610,474	
Lighting	\$8.58	S.F.	93,522	110	\$883,058	30	2008	2038				\$802,780	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	93,522	110	\$566,463	10	2008	2018				\$514,967	
Communications and Security - Fire Alarm	\$1.20	S.F.	93,522	110	\$123,515	10	2008	2018				\$112,286	
Communications and Security - Security & CCTV	\$0.59	S.F.	93,522	110	\$61,047	10	2008	2018				\$55,498	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	93,522	110	\$38,332	15	2008	2023				\$34,847	
Equipment & Furnishings	\$9.00	S.F.	93,522	110	\$925,650	20	2008	2028				\$841,500	
Equipment	\$4.77	S.F.	93,522	110	\$491,219	20	2008	2028				\$446,563	
Institutional Equipment	\$0.40	S.F.	93,522	110	\$41,172	20	2008	2028				\$37,429	
Other Equipment (Kitchen Equipment)	\$4.37	S.F.	93,522	110	\$450,047	20	2008	2028				\$409,134	
Furnishings	\$4.22	S.F.	93,522	110	\$434,431	20	2008	2028				\$394,937	
Fixed Furnishings	\$4.22	S.F.	93,522	110	\$434,431	20	2008	2028				\$394,937	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	2008						

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COMET4 Facility Report
Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\ **2008 Building** (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$12,579				\$289,884		\$1,175,194				
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 - Asphalt Shingles											
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors					\$289,884		\$223,817				
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes					\$289,884		\$223,817				
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint							\$223,817				
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet					\$289,884						
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Rubber											
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Ceiling Finishes											
Services	\$12,579						\$951,377				
Conveying											
Elevators and Lifts											
Plumbing	\$1,565										
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste	\$1,565										
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC	\$11,014										
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems	\$11,014										
Terminal & Package Units											
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical							\$951,377				

DeKalb County School System

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COMET4 Facility Report

Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\ **2008 Building** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **D2030**
System: **Sanitary Waste**
Material: **Sewer Interceptor**
Distress: **Missing**
Category: **Code Compliance**
Correction: **Install or replace sewer interceptor**
Note: **Clay trap under sink is missing and should be installed.**

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

Thu, 07-Apr-2011



Estimates:

Raw Cost	\$1,134.00
Plus or (Minus) Additional Cost	\$430.97
Total Estimated Amount	\$1,564.97

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **Roof Exhaust Fan Systems**
Distress: **Inadequate**
Category: **Code Compliance**
Correction: **KILN Exhaust System incl fixed hood roof exhaust**
Note: **The kiln hood is not code compliant and energy efficient and should be replaced.**

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

Thu, 07-Apr-2011



Estimates:

Raw Cost	\$7,981.00
Plus or (Minus) Additional Cost	\$3,033.12
Total Estimated Amount	\$11,014.12

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COMET4 Facility Report
Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\2000 Gym
Address: 2162 Second Avenue, Decatur, GA 30032

Attributes:

Building Codes 2010
Fire Sprinkler System No

General Information:

Function: Elementary School **Year Built:** 2000
Gross Area: 5,478 S.F. **Last Renovation:**

Facility Description:

The 2000 Gymnasium at Ronald E. McNair Discovery Learning Academy is a one-story building located at 2162 Second Avenue in Decatur, Georgia. Originally built in 2000 to serve the former Leslie J. Steele Elementary School, which was demolished in 2006, 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.

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

Current Repair Cost: \$9,147.16

Replacement Cost: \$905,419.77

FCI: 1.01%



07-Mar-2011
Northwest Elevation



07-Mar-2011
North Elevation



07-Mar-2011
East Elevation



07-Mar-2011
South Elevation

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COMET4 Facility Report

Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\2000 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	\$165.28	S.F.	5,478	106	\$962,704	58	2000	2008	2015		\$9,147	\$905,423	1
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2000					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2000					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2000					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2000	2030				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2000					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2000	2030				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2000					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2000	2030				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2000	2075				\$65,089	
Interiors	\$45.91	S.F.	5,478	107	\$269,677	57	2000	2008	2015		\$9,147	\$251,512	4
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2000	2020				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2000					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2000	2040				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2000	2020				\$20,260	
Interior Finishes	\$24.40	S.F.	5,478	110	\$147,022	42	2000	2008	2015		\$9,147	\$133,657	7
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2000						
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2000	2010			\$9,147	\$8,316	110
Floor Finishes - Ceramic Tile	\$7.16	S.F.	110	110	\$867	8	2000	2008	2015	5		\$788	
Floor Finishes - Neoprene	\$19.06	S.F.	5,204	110	\$109,094	50	2000	2050				\$99,177	
Floor Finishes - VCT	\$5.38	S.F.	164	110	\$971	15	2000	2015				\$883	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2000	2020				\$24,493	
Services	\$57.24	S.F.	5,478	110	\$344,929	24	2000	2010	2016			\$313,576	
Plumbing	\$14.37	S.F.	5,478	110	\$86,565	30	2000	2030				\$78,696	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2000	2030				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2000	2030				\$4,763	
Rain Water Drainage	\$0.22	S.F.	0	110		30	2000						
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2000	2030				\$1,814	
HVAC	\$28.61	S.F.	5,478	110	\$172,382	21	2000	2015				\$156,712	
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2000	2030				\$56,924	
Terminal & Package Units	\$16.63	S.F.	5,478	110	\$100,203	15	2000	2015				\$91,094	
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2000	2020				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	0						
Electrical	\$14.27	S.F.	5,478	110	\$85,982	24	2000	2010	2016			\$78,168	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2000	2030				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2000	2030				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2000	2020				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	0	110		10	2000						
Communications and Security - Public Address & Clock System	\$1.01	S.F.	0	110		20	2000						
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2000	2010	2016	6		\$5,519	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\2000 Gym (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$9,147			\$118,294	\$7,248				\$139,582		
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Shell											
Superstructure											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Doors											
Roofing											
Roof Coverings - Standing Seam Metal											
Interiors	\$9,147			\$2,131					\$78,452		
Interior Construction									\$29,950		
Partitions											
Interior Doors											
Fittings									\$29,950		
Interior Finishes	\$9,147			\$2,131					\$48,502		
Wall Finishes - Ceramic											
Wall Finishes - Paint	\$9,147								\$12,293		
Floor Finishes - Ceramic Tile				\$1,005							
Floor Finishes - Neoprene											
Floor Finishes - VCT				\$1,126							
Ceiling Finishes									\$36,209		
Services				\$116,163	\$7,248				\$61,130		
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural Gas											
HVAC				\$116,163					\$12,852		
Distribution Systems & Exhaust Systems											
Terminal & Package Units				\$116,163							
Controls & Instrumentation									\$12,852		
Fire Protection											
Sprinklers											
Electrical					\$7,248				\$48,278		
Electrical Service/Distribution											
Branch Wiring											
Lighting									\$48,278		
Communications and Security - Fire Alarm											
Communications and Security - Public Address & Clock System											
Communications and Security - Security & CCTV					\$7,248						

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\2000 Gym (continued)

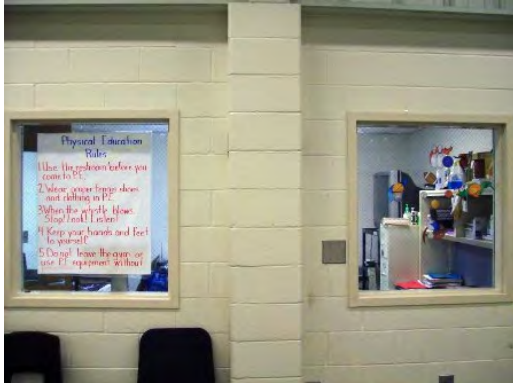
Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$6,628.38
Plus or (Minus) Additional Cost	\$2,518.78
Total Estimated Amount	\$9,147.16

DeKalb County School System

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COMET4 Facility Report
Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\Covered Walkway
Address: 2162 Second Avenue, Decatur, GA 30032

Attributes:
None

General Information:

Function: Elementary School **Year Built:** 2008
Gross Area: 2,600 S.F. **Last Renovation:**

Facility Description:

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

Current Repair Cost: \$0.00 **Replacement Cost:** \$71,867.64 **FCI:** 0.00%



07-Mar-2011
Northwest Elevation



07-Mar-2011
South Elevation



07-Mar-2011
West Elevation



07-Mar-2011
North Elevation

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COMET4 Facility Report

Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\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.	2,600	100	\$71,868	25	2008	2033			0	\$71,868	
Special Construction	\$27.64	S.F.	2,600	100	\$71,868	25	2008	2033				\$71,868	
Special Construction	\$27.64	S.F.	2,600	100	\$71,868	25	2008	2033				\$71,868	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	2,600	100	\$71,868	25	2008	2033				\$71,868	

DeKalb County School System

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COMET4 Facility Report

Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad**Covered Walkway** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Ronald E. McNair Discovery Learning Acad Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\Site
Address: 2162 Second Avenue, Decatur, GA 30032**Attributes:****Site Code** 1385**General Information:****Function:** Elementary School**Year Built:** 1951**Gross Area:** 99,000 S.F.**Last Renovation:** 2008**Facility Description:**

The original Ronald E. McNair Discovery Learning Academy campus was constructed in 1951 as Leslie J. Steele Elementary School campus, which was demolished in 2006. The Discovery Learning Academy site was constructed in 2008 and there have been no further additions or renovations. The site has a total area of 7.5 acres and is occupied by approximately 99,000 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, and fencing. Site mechanical and electrical features include water, sewer, natural gas, and site lighting. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for the site features.

Current Repair Cost: \$0.00**Replacement Cost:** \$2,278,999.80**FCI:** 0.00%

27-Oct-2010

Aerial Image of Ronald E. McNair
Discovery Learning Academy

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\Site (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.02	S.F.	99,000	109	\$2,487,314	35	2008	2018			0	\$2,279,000	
Building Sitework	\$23.02	S.F.	99,000	109	\$2,487,314	35	2008	2018				\$2,279,000	
Site Improvements	\$11.87	S.F.	99,000	108	\$1,272,971	22	2008	2018				\$1,175,050	
Roadways	\$3.25	S.F.	99,000	110	\$354,012	25	2008	2033				\$321,829	
Parking Lots	\$1.47	S.F.	99,000	110	\$160,540	25	2008	2033				\$145,946	
Pedestrian Paving	\$1.65	S.F.	99,000	110	\$179,750	30	2008	2038				\$163,409	
Site Development	\$0.26	S.F.	99,000	110	\$28,815	10	2008	2018				\$26,195	
Site Development 2	\$1.98	S.F.	99,000	100	\$195,842	30	2008	2038				\$195,842	
Fence & Guardrails	\$1.98	S.F.	99,000	100	\$195,842	30	2008	2038				\$195,842	
Landscaping	\$3.25	S.F.	99,000	110	\$354,012	10	2008					\$321,829	
Site Mechanical Utilities	\$10.46	S.F.	99,000	110	\$1,138,875	50	2008	2038				\$1,035,343	
Water Supply	\$2.38	S.F.	99,000	110	\$259,334	50	2008	2058				\$235,759	
Sanitary Sewer	\$2.36	S.F.	99,000	110	\$256,590	50	2008	2058				\$233,264	
Storm Sewer	\$5.51	S.F.	99,000	110	\$599,625	50	2008	2058				\$545,114	
Fuel Distribution - Gas	\$0.21	S.F.	99,000	110	\$23,326	30	2008	2038				\$21,206	
Site Electrical Utilities	\$0.69	S.F.	99,000	110	\$75,468	30	2008	2038				\$68,607	
Electrical Distribution	\$0.52	S.F.	0	110		30	0						
Site Lighting	\$0.69	S.F.	99,000	110	\$75,468	30	2008	2038				\$68,607	

DeKalb County School System

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COMET4 Facility Report

Ronald E. McNair Discovery Learning Acad Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Ronald E. McNair Discovery Learning Acad\Site (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0405
Project: Assessments 2010	Region: 1	Site: Ronald E. McNair Disco
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	Fair	0.65	0.97	67.00
Parking	Good	0.81	0.81	100.00
Playground	Poor	0.77	2.34	33.00
Safety and Security				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	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	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Fair	11.02	16.45	67.00
Adjacencies	Poor	1.16	3.53	33.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Fair	1.75	3.50	50.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	P/U	0.00	0.75	0.00
Library				
Size	Good	3.41	3.41	100.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	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

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	1.64	1.64	100.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	G/F	0.35	0.35	100.00
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	Good	1.19	1.19	100.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	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	Good	2.49	2.49	100.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	G/F	0.53	0.53	100.00
Restrooms (Student)	Good	0.89	0.89	100.00
Teacher Lounge and Work Room(s)	Good	1.27	1.27	100.00
Cafeteria	Fair	3.35	5.00	67.00
Food Prep	Good	6.20	6.20	100.00
Counseling	Good	0.29	0.29	100.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		74.72	100.00	74.72

Comments

Suitability - Elementary

Ronald E. McNair Discovery Learning Academy was built on the site of a previous elementary school. Parts of the previous building were remodeled and a new three-story section was added to the facility. The school is a prekindergarten through fifth grade school. Some students attend the school by request. The remaining students come from the surrounding neighborhood. The school is a Discovery Academy. The building opened in 2008. The school has a science room and drama room.

Suitability - Elementary->Site-->Traffic

There is not space for good separation of buses and cars. Buses load and unload in the fire lane/parking lot behind the school building and car access is restricted during bus loading times. This causes significant congestion on a main street in front of the school.

Suitability - Elementary->Site-->Pedestrian Traffic

The school does not have adequate crosswalks and major intersections adjacent to the building.

Suitability - Elementary->Site-->Playground

The play areas are small and located between the two wings of the new building and adjacent to the gymnasium. The school does not have an open green space for play.

Project #: 4469

County: DeKalb

Site #: 0405

Project: Assessments 2010

Region: 1

Site: Ronald E. McNair Disco

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Safety and Security-->Signage & Way Finding The school does not have adequate internal directional signage. The front entrance is not well marked.				
Suitability - Elementary->Safety and Security-->Ease of Supervision The building is difficult to supervise. It is comprised of three floors with two hallways on each floor perpendicular to a third hallway.				
Suitability - Elementary->General Classrooms-->Size The classrooms are 754 square feet which is adequate for grades 2-5, but the usable space is decreased by the HVAC wall units which also limit flexibility. The first-grade classrooms are the same size as the other grade levels and do not meet the standard of 900 square feet.				
Suitability - Elementary->General Classrooms-->Adjacencies The classrooms are located in a separate, new, three-story addition and not located newer the support areas.				
Suitability - Elementary->Remedial - Special Needs-->Size One of the self-contained special education rooms is small for the student population.				
Suitability - Elementary->Remedial - Special Needs-->Storage\Fixed Equip. Only one of the self-contained special education rooms has an in-class restroom. The rooms are not equipped with any specialized storage cabinetry. None of the special education rooms have a changing table or shower.				
Suitability - Elementary->Music-->Size Band is taught in a room that also serves as a reading room and a space for occupational therapy. The choral room is 840 square feet with a large storage area.				
Suitability - Elementary->Art-->Storage\Fixed Equip. The art room is equipped with only one sink.				
Suitability - Elementary->Performing Arts\Auditorium-->Size The cafeteria does not seat the entire student body. The stage is small and cannot accommodate an entire grade level for a school performance. Risers are set up on the cafeteria floor for school programs. The school has an excellent space for the instruction of drama.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The cafeteria does not have storage for tables and chairs.				
Suitability - Elementary->Kindergarten-->Size The kindergarten and preschool classrooms are 696 square feet in size. They also have 32 square feet that is taken up by the HVAC system.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. The kindergarten and preschool classrooms do not have any additional storage other than what is typically found in a general classroom.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The teachers' lounge is small for the number of staff. Teachers utilize the planning rooms at the end of each hallway as teacher lounges.				
Suitability - Elementary->Cafeteria The cafeteria is 3,168 square feet. It is small for the number of students enrolled in the school. It cannot accommodate the entire student body for a program.				
Suitability - Elementary->Clinic The clinic is small and has only one cot.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 0405
Project: Assessments 2010	Region: 1	Site: Ronald E. McNair Discover

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	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:		95.00	100.00	95.00

Comments

Technology Readiness->Projectors
 Only 20% of the instructional spaces have ceiling-mounted projectors or comparable technology.