

Facility Condition Assessment Report

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

COMET4 Facility Report

Rowland Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary**Address:** 1317 S. Indian Creek Drive, Stone Mountain, GA 30083**Attributes:****Facility Code** 4065
Super Cluster 5**General Information:****Function:** Elementary School
Gross Area: 64,528 S.F.**Year Built:**
Last Renovation:**Facility Description:**

The Rowland Elementary School campus consists of two buildings located at 1317 S. Indian Creek Drive in Stone Mountain, Georgia. The original campus was constructed in 1967, additions to the main school building were constructed in 1969 and 2005, and a gymnasium building was constructed in 2003. In addition to the buildings, the campus contains a covered walkway, 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 and other facilities on the campus.

Current Repair Cost: \$885,958.74**Replacement Cost:** \$13,766,329.42**FCI:** 6.44%

10-Feb-2011
Rowland Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Rowland 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
Rowland Elementary\Site		\$23.54	64,528	\$631,904	\$1,518,783	34.90%	\$0	\$0	\$224,321	\$407,583	\$0
Rowland Elementary\ 2003 Gym		\$175.99	5,478	\$68,476	\$964,048	6.85%	\$0	\$0	\$58,884	\$9,592	\$0
Rowland Elementary\Playfield		\$4.84	32,500	\$9,009	\$157,248	5.73%	\$0	\$0	\$9,009	\$0	\$0
Rowland Elementary\ 1967, 1969 Building	Jan 2005	\$192.78	47,250	\$176,570	\$9,108,889	1.40%	\$0	\$0	\$0	\$155,769	\$20,800
Rowland Elementary\2003 Covered Walkway		\$133.29	1,136	\$0	\$151,420	0.00%	\$0	\$0	\$0	\$0	\$0
Rowland Elementary\ 2005 Addition		\$158.13	11,800	\$0	\$1,865,943	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

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COMET4 Survey Report

Rowland 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
								\$683,930	\$202,029	\$885,959			
DeKalb County School System								\$683,930	\$202,029	\$885,959			
Elementary Schools								\$683,930	\$202,029	\$885,959			
Rowland Elementary								\$127,949	\$48,621	\$176,570			
1967, 1969 Building								\$127,949	\$48,621	\$176,570			
Building Systems													
E1020	Institutional Equipment	System		Beyond Service Life	Renew System	1	Ea.	\$15,073	\$5,728	\$20,800	Discretionary	Deferred Maintenance	The stage lighting and curtain are aged and should be replaced.
C3010	Wall Finishes - Paint	System		Damaged	Renew System	1	Ea.	\$54,470	\$20,699	\$75,168	Recommended	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
C1030	Fittings	Toilet Partitions		Needs Remediation	Replace Toilet Partitions	23	Ea.	\$48,484	\$18,424	\$66,908	Recommended	Deferred Maintenance	The building fittings are damaged and should be replaced. The toilet partitions and the reinforcement that mounts to them floor are rusted.
C3020	Floor Finishes - Carpet	Carpet		Needs Remediation	Replace Carpet	750	S.F.	\$9,923	\$3,771	\$13,693	Recommended	Deferred Maintenance	The carpet in the front office area is worn due to heavy traffic and should be replaced.
2003 Gym								\$47,319	\$21,156	\$68,476			
Building Systems								\$47,319	\$21,157	\$68,476			
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$6,628	\$2,964	\$9,592	Recommended	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
D3050	Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume		Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$18,193	\$58,884	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.
Playfield								\$7,150	\$1,859	\$9,009			
Building Systems								\$7,150	\$1,859	\$9,009			
F1040	Special Facilities - Sports Field - Natural Turf	System		Beyond Service Life	Renew System	1	Ea.	\$7,150	\$1,859	\$9,009	Necessary	Deferred Maintenance	The play field turf is worn and should be reseeded.

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COMET4 Survey Report

Rowland 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
Site								\$501,511	\$130,393	\$631,904			
Building Systems								\$501,511	\$130,393	\$631,904			
G2010	Roadways	System	System	Beyond Service Life	Renew System	1	Ea.	\$183,130	\$47,614	\$230,744	Recommended	Deferred Maintenance	The roadways in front and in back of the main building are aged and worn beyond their service life. These areas should be repaved and restriped.
G2020	Parking Lots	System	System	Beyond Service Life	Renew System	1	Ea.	\$83,048	\$21,592	\$104,640	Necessary	Deferred Maintenance	The parking lots are aged and cracked and should be resurfaced and restriped.
G2030	Pedestrian Paving	System	System	Beyond Service Life	Renew System	1	Ea.	\$92,985	\$24,176	\$117,161	Necessary	Deferred Maintenance	The sidewalks are aged, cracked, and damaged, and should be replaced.
G2040105	Fence & Guardrails	System	System	Beyond Service Life	Renew System	1	Ea.	\$101,309	\$26,340	\$127,649	Recommended	Deferred Maintenance	The fences and gates are broken, unable to lock, and should be scheduled for replacement.
G4020	Site Lighting	System	System	Beyond Service Life	Renew System	1	Ea.	\$39,039	\$10,150	\$49,190	Recommended	Deferred Maintenance	Site lighting for the parking areas is aged and inadequate and should be replaced.
G3030	Storm Sewer	Storm Sewer	Storm Sewer	Needs Remediation	Slope and Regrade Soil	1	Job	\$2,000	\$520	\$2,520	Necessary	Deferred Maintenance	The sidewalk between the gym and first grade hall floods and retains water. Regrading and sloping of the soil to the storm drain just west of the sidewalk is needed.

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COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ 1967, 1969 Building
Address: 1317 S. Indian Creek Drive, Stone Mountain, GA 30083

Attributes:

Building Codes 2010, 2011
Fire Sprinkler System Yes

General Information:

Function: Elementary School **Year Built:** 1967
Gross Area: 47,250 S.F. **Last Renovation:** 2005

Facility Description:

The Rowland Elementary School main building is a one-story building located at 1317 S. Indian Creek Drive in Stone Mountain, Georgia. Originally built in 1967, there have been two additions in 1969 and 2005, and major renovations in 2005. 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 flush controls; and 2) Replacing the building automation system with an energy management system that completely controls HVAC and lighting.

Current Repair Cost: \$176,569.69

Replacement Cost: \$9,108,888.78

FCI: 1.94%



10-Feb-2011
East Elevation



10-Feb-2011
West Elevation



10-Feb-2011
North Elevation



10-Feb-2011
South Elevation

DeKalb County School System

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COMET4 Facility Report
Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ 1967, 1969 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	\$192.78	S.F.	47,250	108	\$9,809,493	41	1996	1977	2010		\$176,569	\$9,108,889	2
Substructure	\$19.36	S.F.	47,250	100	\$914,827	100	1967					\$914,827	
Foundations	\$13.21	S.F.	47,250	100	\$624,012	100	1967					\$624,012	
Standard Foundations	\$6.49	S.F.	47,250	100	\$306,464	100	1967					\$306,464	
Special Foundations	\$4.14	S.F.	0	100		100	1967						
Slab on Grade	\$6.72	S.F.	47,250	100	\$317,548	100	1967					\$317,548	
Basement Construction	\$6.15	S.F.	47,250	100	\$290,815	100	1967					\$290,815	
Basement Excavation	\$0.22	S.F.	47,250	100	\$10,433	100	1967					\$10,433	
Basement Walls	\$5.93	S.F.	47,250	100	\$280,382	100	1967					\$280,382	
Shell	\$31.63	S.F.	47,250	104	\$1,554,683	69	1990	1977				\$1,494,498	
Superstructure	\$4.43	S.F.	47,250	100	\$209,308	100	1967					\$209,308	
Floor Construction	\$14.14	S.F.	0	100		100	1967						
Roof Construction	\$4.43	S.F.	47,250	100	\$209,308	100	1967					\$209,308	
Exterior Enclosure	\$21.65	S.F.	47,250	103	\$1,057,038	75	1992	2035				\$1,023,066	
Exterior Walls	\$14.46	S.F.	47,250	100	\$683,348	100	1967					\$683,348	
Exterior Windows	\$6.32	S.F.	47,250	110	\$328,503	30	2005	2035				\$298,639	
Exterior Doors	\$0.87	S.F.	47,250	110	\$45,187	30	2005	2035				\$41,079	
Roofing	\$5.55	S.F.	47,250	110	\$288,337	25	2005	1977				\$262,124	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	1967	1977					
Roof Coverings - BUR	\$5.55	S.F.	47,250	110	\$288,337	25	2005	2030				\$262,124	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1967	1982					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1967	1997					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1967	2042					
Roof Openings	\$0.57	S.F.	0	110		30	1967	1997					
Interiors	\$40.82	S.F.	47,250	108	\$2,091,828	42	1995	1977	2010		\$155,769	\$1,928,516	8
Interior Construction	\$11.04	S.F.	47,250	104	\$544,266	70	1992	2025			\$66,908	\$521,640	13
Partitions	\$6.40	S.F.	47,250	110	\$332,806	100	1967					\$302,551	
Interior Doors	\$2.08	S.F.	47,250	80	\$78,768	30	2005	2035				\$98,460	
Fittings	\$2.55	S.F.	47,250	110	\$132,692	20	2005	2025			\$66,908	\$120,629	55
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	1967						
Interior Finishes	\$29.78	S.F.	47,250	110	\$1,547,562	32	1998	1977	2010		\$88,861	\$1,406,876	6
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	9,450	110	\$99,555	30	1967	1997	2015	5		\$90,505	
Wall Finishes - Paint	\$1.81	S.F.	37,800	110	\$75,168	10	2005	2015	2010		\$75,168	\$68,335	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1967	1977					
Floor Finishes - Carpet	\$7.87	S.F.	4,725	110	\$40,884	8	2005	2013			\$13,693	\$37,167	37
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	7,088	110	\$104,476	50	1967	2017				\$94,978	
Floor Finishes - Terrazzo	\$48.99	S.F.	9,450	110	\$509,251	50	1967	2017				\$462,956	
Floor Finishes - VCT	\$8.79	S.F.	25,988	110	\$251,295	20	2005	2025				\$228,450	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1967	1987					
Ceiling Finishes	\$8.98	S.F.	47,250	110	\$466,933	20	2005	2025				\$424,485	
Services	\$87.89	S.F.	47,250	110	\$4,568,198	22	2005	2015				\$4,152,905	
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	1967						
Plumbing	\$24.01	S.F.	47,250	110	\$1,248,023	23	2005	2025				\$1,134,566	
Plumbing Fixtures	\$16.10	S.F.	47,250	110	\$837,037	20	2005	2025				\$760,942	
Domestic Water Distribution	\$3.59	S.F.	47,250	110	\$186,486	30	2005	2035				\$169,533	
Sanitary Waste	\$3.05	S.F.	47,250	110	\$158,513	30	2005	2035				\$144,103	
Rain Water Drainage	\$0.88	S.F.	47,250	110	\$45,904	30	2005	2035				\$41,731	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	47,250	110	\$20,083	30	2005	2035				\$18,257	
HVAC	\$34.90	S.F.	47,250	110	\$1,813,938	18	2005	2020				\$1,649,035	
Heat Generating Systems	\$4.15	S.F.	0	110		30	1967						
Cooling Generating Systems	\$4.22	S.F.	0	110		30	1967						
Distribution & Exhaust Systems	\$4.66	S.F.	47,250	110	\$242,432	30	2005	2035				\$220,393	
Terminal & Package Units	\$25.83	S.F.	47,250	110	\$1,342,701	15	2005	2020				\$1,220,638	
Controls & Instrumentation	\$3.23	S.F.	47,250	110	\$167,838	20	2005	2025				\$152,580	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	47,250	110	\$60,967	30	2005	2035				\$55,424	
Fire Protection	\$4.25	S.F.	47,250	110	\$220,915	30	2005	2035				\$200,831	
Sprinklers	\$4.25	S.F.	47,250	110	\$220,915	30	2005	2035				\$200,831	
Standpipes	\$0.44	S.F.	0	110		30	1967						
Electrical	\$24.73	S.F.	47,250	110	\$1,285,322	24	2005	2015				\$1,168,473	

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1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rowland 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.	47,250	110	\$101,133	30	2005	2035				\$91,939	
Branch Wiring	\$6.53	S.F.	47,250	110	\$339,262	30	2005	2035				\$308,420	
Lighting	\$8.58	S.F.	47,250	110	\$446,133	30	2005	2035				\$405,575	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	47,250	110	\$286,185	10	2005	2015				\$260,168	
Communications and Security - Fire Alarm	\$1.20	S.F.	47,250	110	\$62,401	10	2005	2015				\$56,728	
Communications and Security - Security & CCTV	\$0.59	S.F.	47,250	110	\$30,842	10	2005	2015				\$28,038	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	47,250	110	\$19,366	15	2005	2020				\$17,605	
Equipment & Furnishings	\$13.08	S.F.	47,250	110	\$679,957	20	1992	1987			\$20,800	\$618,143	3
Equipment	\$8.86	S.F.	47,250	110	\$460,477	20	1986	1987			\$20,800	\$418,616	5
Commercial Equipment	\$0.77	S.F.	0	110		20	1967	1987					
Institutional Equipment	\$0.40	S.F.	47,250	110	\$20,800	20	1967	1987			\$20,800	\$18,909	110
Other Equipment (Kitchen Equipment)	\$8.46	S.F.	47,250	110	\$439,677	20	2005	2025				\$399,707	
Furnishings	\$4.22	S.F.	47,250	110	\$219,480	20	2005	2025				\$199,527	
Fixed Furnishings	\$4.22	S.F.	47,250	110	\$219,480	20	2005	2025				\$199,527	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	1967	1992					

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COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ 1967, 1969 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$176,569	\$44,675		\$555,273		\$754,807			\$1,931,524	\$56,592	
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	\$155,769	\$44,675		\$115,412		\$754,807			\$101,020	\$56,592	
Interior Construction	\$66,908										
Partitions											
Interior Doors											
Fittings	\$66,908										
Stairs											
Stair Construction											
Interior Finishes	\$88,861	\$44,675		\$115,412		\$754,807			\$101,020	\$56,592	
Wall Finishes - Ceramic & Glazed				\$115,412							
Wall Finishes - Paint	\$75,168								\$101,020		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$13,693	\$44,675								\$56,592	
Floor Finishes - Ceramic & Quarry						\$128,492					
Tile						\$626,315					
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services				\$439,861					\$1,830,504		
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC									\$1,804,478		
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units									\$1,804,478		
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical				\$439,861					\$26,026		

Facility: \Elementary Schools\Rowland Elementary\ 1967, 1969 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **C1030**
System: **Fittings**
Material: **Toilet Partitions**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Replace Toilet Partitions**
Note: **The building fittings are damaged and should be replaced. The toilet partitions and the reinforcement that mounts to them floor are rusted.**

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 23

Sat, 02-Apr-2011



Estimates:

Raw Cost	\$48,484.00
Plus or (Minus) Additional Cost	\$18,423.92
Total Estimated Amount	\$66,907.92

Deficiency:

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

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

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$54,469.80
Plus or (Minus) Additional Cost	\$20,698.52
Total Estimated Amount	\$75,168.32

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Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ 1967, 1969 Building (continued)

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - Carpet**
Material: **Carpet**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Replace Carpet**
Note: **The carpet in the front office area is worn due to heavy traffic and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 750

Sat, 02-Apr-2011



Estimates:

Raw Cost	\$9,922.50
Plus or (Minus) Additional Cost	\$3,770.55
Total Estimated Amount	\$13,693.05

Deficiency:

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

Surveyor/Update: Troy Weeks
Priority: 5
Quantity: 1

Thu, 10-Mar-2011



Estimates:

Raw Cost	\$15,072.75
Plus or (Minus) Additional Cost	\$5,727.64
Total Estimated Amount	\$20,800.39

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COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ **2003 Gym**
Address: 1317 S. Indian Creek Drive, Stone Mountain, GA 30083**Attributes:****Building Codes** 2020
Fire Sprinkler System No**General Information:****Function:** Elementary School **Year Built:** 2003
Gross Area: 5,478 S.F. **Last Renovation:****Facility Description:**

The 2003 Gymnasium at Rowland Elementary School is a one-story building located at 1317 S. Indian Creek Drive in Stone Mountain, 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: \$68,475.87**Replacement Cost:** \$964,047.57**FCI:** 7.10%10-Feb-2011
North Elevation10-Feb-2011
East Elevation10-Feb-2011
South Elevation10-Feb-2011
West Elevation

DeKalb County School System

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COMET4 Facility Report
Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland 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	\$175.99	S.F.	5,478	106	\$1,025,581	57	2003	2011	2010		\$68,476	\$964,048	7
Substructure	\$17.90	S.F.	5,478	100	\$98,059	100	2003					\$98,059	
Foundations	\$17.90	S.F.	5,478	100	\$98,059	100	2003					\$98,059	
Standard Foundations	\$11.08	S.F.	5,478	100	\$60,722	100	2003					\$60,722	
Slab on Grade	\$6.82	S.F.	5,478	100	\$37,337	100	2003					\$37,337	
Shell	\$47.25	S.F.	5,478	103	\$266,965	89	2003	2033				\$258,823	
Superstructure	\$14.91	S.F.	5,478	100	\$81,650	100	2003					\$81,650	
Roof Construction	\$14.91	S.F.	5,478	100	\$81,650	100	2003					\$81,650	
Exterior Enclosure	\$19.88	S.F.	5,478	101	\$110,236	91	2003	2033				\$108,920	
Exterior Walls	\$17.48	S.F.	5,478	100	\$95,761	100	2003					\$95,761	
Exterior Doors	\$2.40	S.F.	5,478	110	\$14,475	30	2003	2033				\$13,159	
Roofing	\$12.46	S.F.	5,478	110	\$75,079	75	2003	2078				\$68,253	
Roof Coverings - Standing Seam Metal	\$12.46	S.F.	5,478	110	\$75,079	75	2003	2078				\$68,253	
Interiors	\$46.48	S.F.	5,478	107	\$272,781	57	2003	2011	2010		\$9,592	\$254,642	4
Interior Construction	\$22.56	S.F.	5,478	104	\$128,619	76	2003	2023				\$123,586	
Partitions	\$14.22	S.F.	5,478	110	\$85,717	100	2003					\$77,925	
Interior Doors	\$4.46	S.F.	5,478	80	\$19,533	40	2003	2043				\$24,416	
Fittings	\$3.88	S.F.	5,478	110	\$23,369	20	2003	2023				\$21,245	
Interior Finishes	\$23.92	S.F.	5,478	110	\$144,162	40	2003	2011	2010		\$9,592	\$131,056	7
Wall Finishes - Ceramic	\$7.54	S.F.	0	110		30	2003	2033					
Wall Finishes - Paint	\$1.59	S.F.	5,478	110	\$9,592	10	2003	2013	2010		\$9,592	\$8,720	110
Floor Finishes - Ceramic Tile	\$7.51	S.F.	274	110	\$2,264	8	2003	2011	2014	4		\$2,058	
Floor Finishes - Neoprene	\$19.98	S.F.	4,656	110	\$102,352	50	2003	2053				\$93,048	
Floor Finishes - VCT	\$5.64	S.F.	274	110	\$1,701	15	2003	2018				\$1,546	
Ceiling Finishes	\$4.69	S.F.	5,478	110	\$28,253	20	2003	2023				\$25,684	
Services	\$64.35	S.F.	5,478	110	\$387,776	23	2003	2013			\$58,884	\$352,524	17
Plumbing	\$15.06	S.F.	5,478	110	\$90,775	30	2003	2033				\$82,523	
Plumbing Fixtures	\$7.55	S.F.	5,478	110	\$45,518	30	2003	2033				\$41,380	
Domestic Water Distribution	\$6.25	S.F.	5,478	110	\$37,670	30	2003	2033				\$34,246	
Sanitary Waste	\$0.91	S.F.	5,478	110	\$5,494	30	2003	2033				\$4,994	
Rain Water Drainage	\$0.23	S.F.	0	110		30	2003						
Other Plumbing Systems - Natural Gas	\$0.35	S.F.	5,478	110	\$2,093	30	2003	2033				\$1,903	
HVAC	\$30.69	S.F.	5,478	110	\$184,950	21	2003	2018			\$58,884	\$168,136	35
Distribution Systems & Exhaust Systems	\$10.90	S.F.	5,478	110	\$65,661	30	2003	2033				\$59,692	
Terminal & Package Units	\$18.13	S.F.	5,478	110	\$109,261	15	2003	2018			\$58,884	\$99,328	59
Controls & Instrumentation	\$1.66	S.F.	5,478	110	\$10,028	20	2003	2023				\$9,116	
Fire Protection			0			0	0						
Sprinklers	\$4.10	S.F.	0	110		30	2003						
Electrical	\$18.60	S.F.	5,478	110	\$112,051	22	2003	2013				\$101,865	
Electrical Service/Distribution	\$1.40	S.F.	5,478	110	\$8,458	30	2003	2033				\$7,689	
Branch Wiring	\$6.25	S.F.	5,478	110	\$37,670	30	2003	2033				\$34,246	
Lighting	\$6.25	S.F.	5,478	110	\$37,670	20	2003	2023				\$34,246	
Communications and Security - Fire Alarm	\$2.58	S.F.	5,478	110	\$15,521	10	2003	2013				\$14,110	
Communications and Security - Public Address & Clock System	\$1.06	S.F.	5,478	110	\$6,366	20	2003	2023				\$5,787	
Communications and Security - Security & CCTV	\$1.06	S.F.	5,478	110	\$6,366	10	2003	2013				\$5,787	

Facility: \Elementary Schools\Rowland Elementary\ 2003 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 wall paint is aged and scuffed and should be repainted.**

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

Sun, 26-Jun-2011



Estimates:

	Raw Cost	\$6,628.38
	Plus or (Minus) Additional Cost	\$2,963.55
	Total Estimated Amount	\$9,591.93

Deficiency:

Assembly: **D3050**
 System: **Terminal & Package Units**
 Material: **Packaged A/C, Elec. Ht., Const. Volume**
 Distress: **Missing**
 Category: **Capital Improvement**
 Correction: **Install Package A/C - 20 ton**
 Note: **An air conditioning system is missing in the gymnasium and should be installed.**

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

Sun, 26-Jun-2011



Estimates:

	Raw Cost	\$40,691.00
	Plus or (Minus) Additional Cost	\$18,192.95
	Total Estimated Amount	\$58,883.95

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

COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ 2005 Addition**Address:** 1317 S. Indian Creek Drive, Stone Mountain, GA 30083**Attributes:****Building Codes** 2012
Fire Sprinkler System Yes**General Information:****Function:** Elementary School **Year Built:** 2005
Gross Area: 11,800 S.F. **Last Renovation:****Facility Description:**

The 2005 Classroom Addition at Rowland Elementary School is a one-story building located at 1317 S. Indian Creek Drive in Stone Mountain, Georgia. There have been no major renovations to this addition. 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 flush controls; and 2) Replacing the building automation system with an energy management system that completely controls HVAC and lighting.

Current Repair Cost: \$0.00**Replacement Cost:** \$1,865,942.85**FCI:** 0.00%10-Feb-2011
East Elevation10-Feb-2011
South Elevation10-Feb-2011
West Elevation10-Feb-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ 2005 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	\$158.13	S.F.	11,800	108	\$2,007,283	41	2005	2013			0	\$1,865,944	
Substructure	\$13.21	S.F.	11,800	100	\$155,838	100	2005					\$155,838	
Foundations	\$13.21	S.F.	11,800	100	\$155,838	100	2005					\$155,838	
Standard Foundations	\$6.49	S.F.	11,800	100	\$76,535	100	2005					\$76,535	
Special Foundations	\$4.14	S.F.	0	100		100	2005						
Slab on Grade	\$6.72	S.F.	11,800	100	\$79,303	100	2005					\$79,303	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	2005						
Basement Walls	\$5.93	S.F.	0	100		100	2005						
Shell	\$31.63	S.F.	11,800	104	\$388,260	69	2005	2015				\$373,230	
Superstructure	\$4.43	S.F.	11,800	100	\$52,272	100	2005					\$52,272	
Floor Construction	\$14.14	S.F.	0	100		100	2005						
Roof Construction	\$4.43	S.F.	11,800	100	\$52,272	100	2005					\$52,272	
Exterior Enclosure	\$21.65	S.F.	11,800	103	\$263,980	75	2005	2035				\$255,496	
Exterior Walls	\$14.46	S.F.	11,800	100	\$170,656	100	2005					\$170,656	
Exterior Windows	\$6.32	S.F.	11,800	110	\$82,039	30	2005	2035				\$74,581	
Exterior Doors	\$0.87	S.F.	11,800	110	\$11,285	30	2005	2035				\$10,259	
Roofing	\$5.55	S.F.	11,800	110	\$72,008	25	2005	2015				\$65,462	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	2005	2015					
Roof Coverings - BUR	\$5.55	S.F.	11,800	110	\$72,008	25	2005	2030				\$65,462	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2005	2020					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2005	2035					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	2005	2080					
Roof Openings	\$0.57	S.F.	0	110		30	2005	2035					
Interiors	\$31.27	S.F.	11,800	108	\$398,474	38	2005	2013				\$368,955	
Interior Construction	\$11.04	S.F.	11,800	104	\$135,923	70	2005	2025				\$130,272	
Partitions	\$6.40	S.F.	11,800	110	\$83,114	100	2005					\$75,558	
Interior Doors	\$2.08	S.F.	11,800	80	\$19,671	30	2005	2035				\$24,589	
Fittings	\$2.55	S.F.	11,800	110	\$33,138	20	2005	2025				\$30,125	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	2005						
Interior Finishes	\$20.23	S.F.	11,800	110	\$262,551	22	2005	2013				\$238,683	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	2005	2035					
Wall Finishes - Paint	\$1.81	S.F.	11,800	110	\$23,465	10	2005	2015				\$21,332	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2005	2015					
Floor Finishes - Carpet	\$7.87	S.F.	590	110	\$5,105	8	2005	2013				\$4,641	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	1,770	110	\$26,089	50	2005	2055				\$23,718	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2005	2055					
Floor Finishes - VCT	\$8.79	S.F.	9,440	110	\$91,282	20	2005	2025				\$82,983	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	2005	2025					
Ceiling Finishes	\$8.98	S.F.	11,800	110	\$116,610	20	2005	2025				\$106,009	
Services	\$77.80	S.F.	11,800	110	\$1,009,899	22	2005	2015				\$918,092	
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	2005						
Plumbing	\$24.01	S.F.	11,800	110	\$311,675	23	2005	2025				\$283,342	
Plumbing Fixtures	\$16.10	S.F.	11,800	110	\$209,038	20	2005	2025				\$190,034	
Domestic Water Distribution	\$3.59	S.F.	11,800	110	\$46,572	30	2005	2035				\$42,338	
Sanitary Waste	\$3.05	S.F.	11,800	110	\$39,586	30	2005	2035				\$35,988	
Rain Water Drainage	\$0.88	S.F.	11,800	110	\$11,464	30	2005	2035				\$10,422	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	11,800	110	\$5,015	30	2005	2035				\$4,560	
HVAC	\$25.19	S.F.	11,800	110	\$326,901	18	2005	2020				\$297,184	
Heat Generating Systems	\$4.15	S.F.	0	110		30	2005						
Cooling Generating Systems	\$4.22	S.F.	0	110		30	2005						
Distribution & Exhaust Systems	\$4.66	S.F.	11,800	110	\$60,544	30	2005	2035				\$55,040	
Terminal & Package Units	\$17.29	S.F.	11,800	110	\$224,442	15	2005	2020				\$204,039	
Controls & Instrumentation	\$3.23	S.F.	11,800	110	\$41,915	20	2005	2025				\$38,105	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	0	110		30	2005						
Fire Protection	\$4.25	S.F.	11,800	110	\$55,170	30	2005	2035				\$50,155	
Sprinklers	\$4.25	S.F.	11,800	110	\$55,170	30	2005	2035				\$50,155	
Standpipes	\$0.44	S.F.	0	110		30	2005						
Electrical	\$24.36	S.F.	11,800	110	\$316,153	24	2005	2015				\$287,411	

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rowland 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.	11,800	110	\$25,256	30	2005	2035				\$22,960	
Branch Wiring	\$6.53	S.F.	11,800	110	\$84,726	30	2005	2035				\$77,023	
Lighting	\$8.58	S.F.	11,800	110	\$111,415	30	2005	2035				\$101,286	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	11,800	110	\$71,470	10	2005	2015				\$64,973	
Communications and Security - Fire Alarm	\$1.20	S.F.	11,800	110	\$15,584	10	2005	2015				\$14,167	
Communications and Security - Security & CCTV	\$0.59	S.F.	11,800	110	\$7,702	10	2005	2015				\$7,002	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		15	2005						
Equipment & Furnishings	\$4.22	S.F.	11,800	110	\$54,812	20	2005	2025				\$49,829	
Equipment			0			0	0						
Institutional Equipment	\$0.40	S.F.	0	110		20	2005	2025					
Other Equipment (Kitchen Equipment)		S.F.	0	110		20	2005						
Furnishings	\$4.22	S.F.	11,800	110	\$54,812	20	2005	2025				\$49,829	
Fixed Furnishings	\$4.22	S.F.	11,800	110	\$54,812	20	2005	2025				\$49,829	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	2005	2030					

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ 2005 Addition (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total		\$5,578		\$137,052					\$301,632	\$7,067	
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		\$5,578		\$27,203						\$7,067	
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Stairs											
Stair Construction											
Interior Finishes		\$5,578		\$27,203						\$7,067	
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint				\$27,203							
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet		\$5,578								\$7,067	
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes											
Services				\$109,849					\$301,632		
Conveying											
Elevators and Lifts											
Plumbing											
Plumbing Fixtures											
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC									\$301,632		
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems											
Terminal & Package Units									\$301,632		
Controls & Instrumentation											
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical				\$109,849							

DeKalb County School System

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COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\ 2005 Addition (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\2003 Covered Walkway
Address: 1317 S. Indian Creek Drive, Stone Mountain, GA 30083

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	2003
Gross Area:	1,136 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:** \$151,419.59 **FCI:** 0.00%



10-Feb-2011
East Elevation



10-Feb-2011
North Elevation



10-Feb-2011
West Elevation



10-Feb-2011
Northeast Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\2003 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	\$133.29	S.F.	1,136	100	\$151,420	25	2003	2028			0	\$151,420	
Special Construction	\$133.29	S.F.	1,136	100	\$151,420	25	2003	2028				\$151,420	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	5,478	100	\$151,420	25	2003	2028				\$151,420	

DeKalb County School System

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COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\2003 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rowland Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\Playfield
Address: 1317 S. Indian Creek Drive, Stone Mountain, GA 30083**Attributes:**
None**General Information:**

Function:	Elementary School	Year Built:	1967
Gross Area:	32,500 S.F.	Last Renovation:	

Facility Description:

The Playfield at Rowland Elementary 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: \$9,009.00**Replacement Cost:** \$157,248.00**FCI:** 5.73%

10-Feb-2011
Playfield at Rowland Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland 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	\$4.84	S.F.	32,500	101	\$158,067	95	1967	1977			\$9,009	\$157,248	6
Special Construction	\$0.25	S.F.	32,500	110	\$9,009	10	1967	1977			\$9,009	\$8,190	110
Special Construction	\$0.25	S.F.	32,500	110	\$9,009	10	1967	1977			\$9,009	\$8,190	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	32,500	110	\$9,009	10	1967	1977			\$9,009	\$8,190	110
Building Sitework	\$4.59	S.F.	32,500	100	\$149,058	100	1967	1987				\$149,058	
Site Preparation	\$4.59	S.F.	32,500	100	\$149,058	100	1967					\$149,058	
Site Earthwork	\$4.59	S.F.	32,500	100	\$149,058	100	1967					\$149,058	
Site Improvements			0			0	0						
Site Development - Fencing	\$1.39	S.F.	0	110		20	1967	1987					
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1967						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1967						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1967						

Facility: \Elementary Schools\Rowland 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 play field turf is worn and should be reseeded.**

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

Sun, 13-Mar-2011



Estimates:

Raw Cost	\$7,150.00
Plus or (Minus) Additional Cost	\$1,859.00
Total Estimated Amount	\$9,009.00

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Rowland Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Rowland Elementary\Site**Address:** 1317 S. Indian Creek Drive, Stone Mountain, GA 30083**Attributes:****Site Code** 1570**General Information:****Function:** Elementary School**Year Built:** 1967**Gross Area:** 64,528 S.F.**Last Renovation:****Facility Description:**

The Rowland Elementary School site was originally constructed in 1967, has a total area of 10 acres, and is occupied by approximately 64,528 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, playground, 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: \$631,904.17**Replacement Cost:** \$1,518,782.63**FCI:** 41.61%

27-Oct-2010

Aerial Image of Roland Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	64,528	109	\$1,657,896	35	1986	1992			\$631,904	\$1,518,783	42
Building Sitework	\$23.54	S.F.	64,528	109	\$1,657,896	35	1986	1992			\$631,904	\$1,518,783	42
Site Improvements	\$11.87	S.F.	64,528	108	\$829,720	22	1973	1992			\$580,194	\$765,896	76
Roadways	\$3.25	S.F.	64,528	110	\$230,744	25	1967	1992			\$230,744	\$209,768	110
Parking Lots	\$1.47	S.F.	64,528	110	\$104,640	25	1967	1992			\$104,640	\$95,127	110
Pedestrian Paving	\$1.65	S.F.	64,528	110	\$117,161	30	1967	1997			\$117,161	\$106,510	110
Site Development	\$0.26	S.F.	64,528	110	\$18,782	10	2005	2015				\$17,074	
Site Development 2	\$1.98	S.F.	64,528	100	\$127,649	30	1967	1997			\$127,649	\$127,649	100
Fence & Guardrails	\$1.98	S.F.	64,528	100	\$127,649	30	1967	1997			\$127,649	\$127,649	100
Landscaping	\$3.25	S.F.	64,528	110	\$230,744	10	1967					\$209,768	
Site Mechanical Utilities	\$10.46	S.F.	64,528	110	\$742,317	50	2005	2035			\$2,520	\$674,834	
Water Supply	\$2.38	S.F.	64,528	110	\$169,034	50	2005	2055				\$153,667	
Sanitary Sewer	\$2.36	S.F.	64,528	110	\$167,245	50	2005	2055				\$152,041	
Storm Sewer	\$5.51	S.F.	64,528	110	\$390,834	50	2005	2055			\$2,520	\$355,304	1
Fuel Distribution - Gas	\$0.21	S.F.	64,528	110	\$15,204	30	2005	2035				\$13,822	
Site Electrical Utilities	\$1.21	S.F.	64,528	110	\$85,859	30	1986	1997			\$49,190	\$78,053	63
Electrical Distribution	\$0.52	S.F.	64,528	110	\$36,669	30	2005	2035				\$33,335	
Site Lighting	\$0.69	S.F.	64,528	110	\$49,190	30	1967	1997			\$49,190	\$44,718	110

Facility: \Elementary Schools\Rowland 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 in front and in back of the main building are aged and worn beyond their service life. These areas should be repaved and restriped.**

Surveyor/Update: Troy Weeks
Priority: 4
Quantity: 1

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$183,130.46
Plus or (Minus) Additional Cost	\$47,613.92
Total Estimated Amount	\$230,744.38

Deficiency:

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

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

Fri, 24-Jun-2011



Estimates:

Raw Cost	\$83,047.54
Plus or (Minus) Additional Cost	\$21,592.36
Total Estimated Amount	\$104,639.90

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

COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency:

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

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

Sun, 13-Mar-2011

Note: **The sidewalks are aged, cracked, and damaged, and should be replaced.****Estimates:**

Raw Cost	\$92,984.85
Plus or (Minus) Additional Cost	\$24,176.06
Total Estimated Amount	\$117,160.91

Deficiency:

Assembly: **G2040105**
 System: **Fence & Guardrails System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Troy Weeks
 Priority: 4
 Quantity: 1

Sun, 13-Mar-2011

Note: **The fences and gates are broken, unable to lock, and should be scheduled for replacement.****Estimates:**

Raw Cost	\$101,308.96
Plus or (Minus) Additional Cost	\$26,340.33
Total Estimated Amount	\$127,649.29

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Rowland Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency:

Assembly: **G3030**
System: **Storm Sewer**
Material: **Storm Sewer**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Slope and Regrade Soil**
Note: **The sidewalk between the gym and first grade hall floods and retains water. Regrading and sloping of the soil to the storm drain just west of the sidewalk is needed.**

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

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$2,000.00
Plus or (Minus) Additional Cost	\$520.00
Total Estimated Amount	\$2,520.00

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Site lighting for the parking areas is aged and inadequate and should be replaced.**

Surveyor/Update: Troy Weeks
Priority: 4
Quantity: 1

Thu, 10-Mar-2011



Estimates:

Raw Cost	\$39,039.44
Plus or (Minus) Additional Cost	\$10,150.25
Total Estimated Amount	\$49,189.69

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 4065
Project: Assessments 2010	Region: 1	Site: Rowland ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Good	2.00	2.00	100.00
Pedestrian Traffic	Good	0.97	0.97	100.00
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	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Fair	11.02	16.45	67.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Fair	1.75	3.50	50.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	P/U	0.00	0.75	0.00
Library				
Size	Fair	1.71	3.41	50.00
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	Good	2.59	2.59	100.00
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	Good	2.12	2.12	100.00
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	Fair	1.43	2.86	50.00
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)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	Good	1.27	1.27	100.00
Cafeteria	Poor	1.65	5.00	33.00
Food Prep	Good	6.20	6.20	100.00
Counseling	Good	0.29	0.29	100.00
Clinic	G/F	0.58	0.58	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		81.81	100.00	81.81

Comments

Suitability - Elementary

Rowland Elementary school provides elementary education to local students. The DeKalb County School System built the school in 1968, added a gymnasium in the late 1990's, and underwent a significant renovation in 2006. The 2006 renovation included a new wing to the school that include eight classrooms. The school has a special education program, and other standard remedial and language programs.

Suitability - Elementary->Site-->Playground

The school playground is smaller and not as well equipped as it should be for an elementary school of this size.

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

The school would benefit from larger internal signage.

Suitability - Elementary->General Classrooms-->Size

Some school general classrooms are smaller than they should be for the grade level served.

Suitability - Elementary->Remedial - Special Needs-->Size

Some school special needs rooms are smaller than they should be.

Project #: 4469

County: DeKalb

Site #: 4065

Project: Assessments 2010

Region: 1

Site: Rowland ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->Remedial - Special Needs-->Storage\Fixed Equip. School special needs areas lack bathrooms and changing areas.				
Suitability - Elementary->Library-->Size The school library is slightly smaller than it should be.				
Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip. The school performing arts area lacks sufficient modern lighting and sound systems.				
Suitability - Elementary->Computer Labs-->Size Some computer lab spaces are too small.				
Suitability - Elementary->Kindergarten-->Size School kindergarten rooms are smaller than they should be the average class size in them.				
Suitability - Elementary->Kindergarten-->Storage\Fixed Equip. School kindergarten spaces lack bathrooms.				
Suitability - Elementary->Restrooms (Student) Most school classrooms are not well laid out and lack appropriate circulation.				
Suitability - Elementary->Cafeteria The school cafeteria has poor circulation in the food service area, and lacks sufficient storage.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 4065

Project: Assessments 2010

Region: 1

Site: Rowland 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	Fair	6.70	10.00	67.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Fair	6.70	10.00	67.00
Video Distribution	Fair	2.50	5.00	50.00
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:		78.40	100.00	78.40

Comments

Technology Readiness->MDFIT Equipment Environment

Not all computer equipment is in purpose-designed rooms or in protected cabinets.

Technology Readiness->Drops

The school lacks computer drops in general classrooms.

Technology Readiness->LAN-WAN Performance

The school LAN is sometimes slow.

Technology Readiness->Video Distribution

The school uses a combination of smartboards and projectors to stream video.

Technology Readiness->Projectors

Not all school classrooms have fixed overhead projectors. Approximately 25% of rooms lack fixed projectors.