

Facility Condition Assessment Report

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Salem Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle
Address: 5333 Salem Road, Lithonia, GA 30058**Attributes:****Facility Code** 0291
Super Cluster 4**General Information:****Function:** Middle School
Gross Area: 138,469 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Salem Middle School campus consists of one main building located at 5333 Salem Road in Lithonia, Georgia. The original campus was constructed in 1989 and an addition to the main school building was constructed in 1998. In addition to the main school building, the campus contains a storage shed, football field, softball field, tennis courts, and track. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building or other facility on the campus.

Current Repair Cost: \$8,149,265.43**Replacement Cost:** \$25,693,886.42**FCI:** 31.72%02-Dec-2010
Salem Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Salem 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
Salem Middle\Track		\$4.52	36,888	\$146,223	\$166,859	87.63%	\$0	\$0	\$146,223	\$0	\$0
Salem Middle\Tennis Courts		\$9.56	4,800	\$41,780	\$45,904	68.26%	\$0	\$0	\$0	\$41,780	\$0
Salem Middle\1989 Building		\$163.19	117,062	\$7,777,719	\$19,103,691	34.83%	\$0	\$815,642	\$3,239,953	\$2,622,160	\$1,099,964
Salem Middle\Site		\$20.32	138,469	\$105,555	\$2,814,216	3.75%	\$0	\$0	\$105,555	\$0	\$0
Salem Middle\Softball Field		\$6.48	21,100	\$5,849	\$136,652	3.21%	\$0	\$0	\$0	\$5,849	\$0
Salem Middle\1998 Addition		\$128.84	21,047	\$57,172	\$2,711,729	1.75%	\$0	\$11,014	\$2,387	\$43,771	\$0
Salem Middle\Football Field		\$6.35	108,000	\$14,969	\$685,843	1.09%	\$0	\$0	\$0	\$0	\$14,969
Salem Middle\Storage Building		\$72.48	400	\$0	\$28,991	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report Salem 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								\$5,926,961	\$2,222,305	\$8,149,265			
Middle Schools								\$5,926,961	\$2,222,305	\$8,149,265			
Salem Middle								\$5,926,961	\$2,222,305	\$8,149,265			
1989 Building								\$5,636,028	\$2,141,691	\$7,777,719			
Building Systems								\$5,636,028	\$2,141,691	\$7,777,719			
B3010	Roof Coverings - BUR	System		Needs Remediation	Renew System	1	Ea.	\$517,648	\$196,706	\$714,354	Potentially Critical	Deferred Maintenance	The built up roofing is reported to have leaks, is aged, and should be replaced.
C1030	Fittings	System		Damaged	Renew System	1	Ea.	\$176,412	\$67,037	\$243,449	Recommended	Deferred Maintenance	Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are worn and damaged and should be replaced.
C3010	Wall Finishes - Paint	System		Damaged	Renew System	1	Ea.	\$168,686	\$64,101	\$232,787	Recommended	Deferred Maintenance	The wall paint is damaged and should be repainted.
C3020	Floor Finishes - VCT	System		Needs Remediation	Renew System	1	Ea.	\$478,515	\$181,836	\$660,351	Recommended	Deferred Maintenance	The VCT flooring is scuffed, stained, and worn, and should be replaced.
C3030	Ceiling Finishes	System		Needs Remediation	Renew System	1	Ea.	\$507,347	\$192,792	\$700,138	Necessary	Deferred Maintenance	The suspended ceiling tile and grid system is stained and damaged and should be replaced.
D2010	Plumbing Fixtures	System		Beyond Service Life	Renew System	1	Ea.	\$690,198	\$262,275	\$952,473	Recommended	Deferred Maintenance	The original plumbing fixtures are operable, but aged and should be scheduled for replacement.
D3050	Terminal & Package Units	System		Needs Remediation	Renew System	1	Ea.	\$1,613,466	\$613,117	\$2,226,582	Necessary	Deferred Maintenance	The original package units are reported to be malfunctioning and should be replaced.
D3060	Controls & Instrumentation	System		Inadequate	Renew System	1	Ea.	\$298,742	\$113,522	\$412,264	Recommended	Deferred Maintenance	The pneumatic HVAC control system is inadequate and should be replaced with an energy management system.
E1090	Other Equipment - Kitchen Equipment	System		Beyond Service Life	Renew System	1	Ea.	\$315,482	\$119,883	\$435,365	Discretionary	Deferred Maintenance	The original food service equipment is aged and should be scheduled for replacement.
E2010	Fixed Furnishings	System		Beyond Service Life	Renew System	1	Ea.	\$481,593	\$183,005	\$664,598	Discretionary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.
D5090	Other Electrical Systems - Emergency Generator	System		Beyond Service Life	Renew System	1	Ea.	\$87,562	\$33,274	\$120,836	Recommended	Deferred Maintenance	The original emergency generator is aged, inefficient, and should be replaced with an energy efficient model.
C3020	Floor Finishes - Carpet	System		Needs Remediation	Renew System	1	Ea.	\$73,397	\$27,891	\$101,287	Potentially Critical	Safety	The carpet is a tripping hazard, stained, and worn, and should be replaced.
D5020	Lighting	Lighting		Inadequate	Replace the lighting system	33,900	S.F.	\$193,230	\$73,427	\$266,657	Necessary	Deferred Maintenance	The gym and hallway lighting is too dim and inadequate for its use. It is suggested that the lighting be replaced.
B2010	Exterior Walls	Brick Veneer w/Stud Backup		Needs Remediation	Repair Brick Veneer w/Stud Backup	2,500	S.F.	\$33,750	\$12,825	\$46,575	Necessary	Deferred Maintenance	The brick veneer around the entrances at the rear of the building is cracking and should be repaired.

DeKalb County School System

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COMET4 Survey Report

Salem 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
1998 Addition Building Systems								\$41,429	\$15,743	\$57,172			
D3040		Distribution Systems & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	KILN Exhaust System incl fixed hood roof exhaust	1	Ea.	\$41,429 \$7,981	\$15,743 \$3,033	\$57,172 \$11,014	Potentially Critical	Code Compliance	The kiln has inadequate roof exhaust and an adequate system should be installed.
C3030		Ceiling Finishes	Acoustical Ceilings	Damaged	Replace Acoustical Ceilings	1,000	S.F.	\$1,730	\$657	\$2,387	Necessary	Deferred Maintenance	The ceiling tiles are damaged in areas, including the restrooms, and should be replaced.
C1030		Fittings	System	Beyond Service Life	Renew System	1	Ea.	\$31,718	\$12,053	\$43,771	Recommended	Deferred Maintenance	Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond their service life and should be replaced.
Football Field Building Systems								\$11,880	\$3,089	\$14,969			
F1040		Special Facilities - Football Field - Natural Turf	System	Needs Remediation	Renew System	1	Ea.	\$11,880 \$11,880	\$3,089 \$3,089	\$14,969 \$14,969	Discretionary	Deferred Maintenance	The football field turf is worn and should be reseeded.
Site Building Systems								\$83,774	\$21,781	\$105,555			
G4020		Site Lighting	System	Inadequate	Renew System	1	Ea.	\$83,774 \$83,774	\$21,781 \$21,781	\$105,555 \$105,555	Necessary	Deferred Maintenance	The site lighting is reported and assessed to be inadequate and should be replaced.
Softball Field Building Systems								\$4,642	\$1,207	\$5,849			
F1040		Special Facilities - Sports Field - Natural Turf	System	Needs Remediation	Renew System	1	Ea.	\$4,642 \$4,642	\$1,207 \$1,207	\$5,849 \$5,849	Recommended	Deferred Maintenance	The softball field turf is worn and should be reseeded.
Tennis Courts Building Systems								\$33,158	\$8,621	\$41,780			
F1040		Special Facilities - Tennis Court Hard Surface	System	Damaged	Renew System	1	Ea.	\$33,158 \$33,158	\$8,621 \$8,621	\$41,780 \$41,780	Recommended	Deferred Maintenance	The tennis court surface is damaged and should be replaced.
Track Building Systems								\$116,050	\$30,173	\$146,223			
F1040		Special Facilities - Running Track Surface & Curbing	System	Needs Remediation	Renew System	1	Ea.	\$116,050 \$116,050	\$30,173 \$30,173	\$146,223 \$146,223	Necessary	Deferred Maintenance	The track surface is cracked and damaged and should be resurfaced.

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COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1989 Building**Address:** 5333 Salem Road, Lithonia, GA 30058**Attributes:****Building Codes** 4010
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 1989
Gross Area: 117,062 S.F. **Last Renovation:****Facility Description:**

The Salem Middle School main building is a one-story building located at 5333 Salem Road in Lithonia Georgia. Originally built in 1989, there has been one addition in 1998 and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the roof covering and insulation; 2) Replacing the interior and exterior lighting; 3) Replacing the aged HVAC equipment; 4) Replacing the plumbing fixtures and flush valves with low flow units; and 5) Replacing the building controls and automation system with a system that controls both HVAC and lighting.

Current Repair Cost: \$7,777,718.86**Replacement Cost:** \$19,103,691.22**FCI:** 40.71%02-Dec-2010
East Elevation02-Dec-2010
West Elevation02-Dec-2010
South Elevation02-Dec-2010
West Elevation

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COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1989 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	\$163.19	S.F.	117,062	108	\$20,642,177	40	1990	1999	2010		\$7,777,716	\$19,103,689	41
Substructure	\$4.98	S.F.	117,062	100	\$583,179	100	1989					\$583,179	
Foundations	\$4.98	S.F.	117,062	100	\$583,179	100	1989					\$583,179	
Standard Foundations	\$1.61	S.F.	117,062	100	\$189,008	100	1989					\$189,008	
Special Foundations	\$4.14	S.F.	0	100		100	1989						
Slab on Grade	\$3.37	S.F.	117,062	100	\$394,171	100	1989					\$394,171	
Basement Construction			0			0	0						
Basement Excavation	\$1.13	S.F.	0	100		100	1989						
Basement Walls	\$1.60	S.F.	0	100		100	1989						
Shell	\$35.26	S.F.	117,062	104	\$4,295,496	68	1989	2009			\$760,929	\$4,127,489	18
Superstructure	\$6.54	S.F.	117,062	100	\$765,726	100	1989					\$765,726	
Floor Construction	\$16.20	S.F.	0	100		100	1989						
Roof Construction	\$6.54	S.F.	117,062	100	\$765,726	100	1989					\$765,726	
Exterior Enclosure	\$23.14	S.F.	117,062	104	\$2,811,862	72	1989	2019			\$46,575	\$2,709,119	2
Exterior Walls	\$14.37	S.F.	117,062	100	\$1,681,689	100	1989				\$46,575	\$1,681,689	3
Exterior Windows	\$8.00	S.F.	117,062	110	\$1,030,661	30	1989	2019				\$936,964	
Exterior Doors	\$0.77	S.F.	117,062	110	\$99,512	30	1989	2019				\$90,466	
Roofing	\$5.58	S.F.	117,062	110	\$717,908	20	1989	2009			\$714,354	\$652,644	109
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1989						
Roof Coverings - BUR	\$5.55	S.F.	117,062	110	\$714,354	20	1989	2009			\$714,354	\$649,413	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1989						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1989						
Roof Coverings Standing Seam Metal	\$23.47	S.F.	0	110		75	1989						
Roof Openings	\$0.03	S.F.	117,062	110	\$3,554	30	1989	2019				\$3,231	
Interiors	\$33.51	S.F.	117,062	108	\$4,246,762	45	1989	1999	2010		\$1,938,012	\$3,923,255	49
Interior Construction	\$11.07	S.F.	117,062	105	\$1,356,337	76	1989	2009			\$243,449	\$1,295,595	19
Partitions	\$7.22	S.F.	117,062	110	\$929,372	100	1989					\$844,883	
Interior Doors	\$1.96	S.F.	117,062	80	\$183,516	30	1989	2019				\$229,395	
Fittings	\$1.89	S.F.	117,062	110	\$243,449	20	1989	2009			\$243,449	\$221,317	110
Stairs			0			0	0						
Stair Construction	\$0.92	S.F.	0	100		100	1989						
Interior Finishes	\$22.45	S.F.	117,062	110	\$2,890,425	30	1990	1999	2010		\$1,694,563	\$2,627,660	64
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	1989						
Wall Finishes - Paint	\$1.81	S.F.	117,062	110	\$232,787	10	1989	1999			\$232,787	\$211,625	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1989						
Floor Finishes - Carpet	\$7.87	S.F.	11,706	110	\$101,287	8	2005	2013	2010		\$101,287	\$92,079	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	11,706	110	\$172,544	50	1989	2039				\$156,858	
Floor Finishes - Terrazzo	\$48.99	S.F.	17,559	110	\$946,237	50	1989	2039				\$860,215	
Floor Finishes - VCT	\$8.79	S.F.	68,291	110	\$660,351	20	1989	2009			\$660,351	\$600,319	110
Floor Finishes - Wood	\$8.98	S.F.	7,800	110	\$77,081	20	2009	2029				\$70,074	
Ceiling Finishes	\$5.44	S.F.	117,062	110	\$700,138	20	1989	2009			\$700,138	\$636,490	110
Services	\$77.00	S.F.	117,062	110	\$9,915,663	24	1990	2004	2015		\$3,978,812	\$9,014,241	44
Conveying			0			0	0						
Elevators and Lifts	\$1.01	S.F.	0	110		30	1989						
Plumbing	\$16.30	S.F.	117,062	110	\$2,098,638	25	1989	2009			\$952,473	\$1,907,853	50
Plumbing Fixtures	\$7.40	S.F.	117,062	110	\$952,473	20	1989	2009			\$952,473	\$865,884	110
Domestic Water Distribution	\$3.45	S.F.	117,062	110	\$444,250	30	1989	2019				\$403,864	
Sanitary Waste	\$3.89	S.F.	117,062	110	\$501,114	30	1989	2019				\$455,558	
Rain Water Drainage	\$0.84	S.F.	117,062	110	\$108,397	30	1989	2019				\$98,543	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	117,062	110	\$92,404	30	1989	2019				\$84,004	
HVAC	\$34.53	S.F.	117,062	110	\$4,446,055	22	1989	2004			\$2,638,846	\$4,041,870	65
Heat Generating Systems	\$4.15	S.F.	117,062	110	\$534,877	30	1989	2019				\$486,252	
Cooling Generating Systems	\$4.22	S.F.	117,062	110	\$543,762	30	1989	2019				\$494,329	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	117,062	110	\$600,626	30	1989	2019				\$546,024	
Terminal & Package Units	\$17.29	S.F.	117,062	110	\$2,226,582	15	1989	2004			\$2,226,582	\$2,024,166	110
Controls & Instrumentation	\$3.20	S.F.	117,062	110	\$412,264	20	1989	2009			\$412,264	\$374,786	110
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	117,062	110	\$127,944	30	1989	2019				\$116,313	
Fire Protection	\$4.20	S.F.	117,062	110	\$540,208	30	1989	2019				\$491,098	
Sprinklers	\$3.70	S.F.	117,062	110	\$476,236	30	1989	2019				\$432,942	
Standpipes	\$0.50	S.F.	117,062	110	\$63,972	30	1989	2019				\$58,156	

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report
Salem 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.	117,062	110	\$2,830,762	24	1993	2008	2015		\$387,493	\$2,573,420	15
Electrical Service/Distribution	\$1.85	S.F.	117,062	110	\$238,118	30	1989	2019				\$216,471	
Branch Wiring	\$5.31	S.F.	117,062	110	\$684,145	30	1989	2019				\$621,950	
Lighting	\$8.03	S.F.	117,062	110	\$1,034,215	30	1989	2019			\$266,657	\$940,195	28
Communications and Security - Fire Alarm	\$1.41	S.F.	117,062	110	\$181,254	10	1998	2008	2015	5		\$164,776	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	117,062	110	\$419,372	10	1998	2008	2015	5		\$381,248	
Communications and Security - Security & CCTV	\$1.19	S.F.	117,062	110	\$152,822	10	1998	2008	2015	5		\$138,929	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	117,062	110	\$120,836	20	1989	2009			\$120,836	\$109,851	110
Equipment & Furnishings	\$11.25	S.F.	117,062	110	\$1,448,255	18	1989	2004	2015		\$1,099,963	\$1,316,596	84
Equipment	\$6.09	S.F.	117,062	110	\$783,657	17	1989	2004	2015		\$435,365	\$712,416	61
Commercial Equipment	\$7.71	S.F.	0	100		20	1989						
Institutional Equipment	\$2.70	S.F.	117,062	110	\$348,292	20	1989	2009	2015	5		\$316,629	
Other Equipment - Kitchen Equipment	\$3.38	S.F.	117,062	110	\$435,365	15	1989	2004			\$435,365	\$395,787	110
Furnishings	\$5.16	S.F.	117,062	110	\$664,598	20	1989	2009			\$664,598	\$604,180	110
Fixed Furnishings	\$5.16	S.F.	117,062	110	\$664,598	20	1989	2009			\$664,598	\$604,180	110
Special Construction	\$1.19	S.F.	117,062	110	\$152,822	100	1989					\$138,929	
Special Construction	\$1.19	S.F.	117,062	110	\$152,822	100	1989					\$138,929	
Special Structures - Canopies	\$1.19	S.F.	117,062	110	\$152,822	100	1989					\$138,929	

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COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1989 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$7,777,716			\$1,277,219			\$128,308	\$8,829,799	\$312,846		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$760,929							\$1,479,256			
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$46,575							\$1,474,619			
Exterior Walls	\$46,575										
Exterior Windows								\$1,344,778			
Exterior Doors								\$129,841			
Roofing	\$714,354							\$4,637			
Roof Coverings - Asphalt Shingles											
Roof Coverings - BUR	\$714,354										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings Standing Seam											
Metal											
Roof Openings								\$4,637			
Interiors	\$1,938,012						\$128,308	\$239,446	\$312,846		
Interior Construction	\$243,449							\$239,446			
Partitions											
Interior Doors								\$239,446			
Fittings	\$243,449										
Stairs											
Stair Construction											
Interior Finishes	\$1,694,563						\$128,308		\$312,846		
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint	\$232,787								\$312,846		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$101,287						\$128,308				
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT	\$660,351										
Floor Finishes - Wood											
Ceiling Finishes	\$700,138										
Services	\$3,978,812			\$873,453				\$7,111,097			
Conveying											
Elevators and Lifts											
Plumbing	\$952,473							\$1,495,487			
Plumbing Fixtures	\$952,473										
Domestic Water Distribution								\$579,646			
Sanitary Waste								\$653,841			
Rain Water Drainage								\$141,434			
Other Plumbing Systems - Natural								\$120,566			
Gas											
HVAC	\$2,638,846							\$2,358,000			
Heat Generating Systems								\$697,894			
Cooling Generating Systems								\$709,487			
Distribution Systems & Exhaust								\$783,681			
Systems											
Terminal & Package Units	\$2,226,582										
Controls & Instrumentation	\$412,264										
Other HVAC Systems/Equip -								\$166,938			
Kitchen Hood											
Fire Protection								\$704,849			
Sprinklers								\$621,380			
Standpipes								\$83,469			

Facility: \Middle Schools\Salem Middle\1989 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2010**
System: **Exterior Walls**
Material: **Brick Veneer w/Stud Backup**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Repair Brick Veneer w/Stud Backup**
Note: **The brick veneer around the entrances at the rear of the building is cracking and should be repaired.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 2,500

Fri, 01-Apr-2011



Estimates:

	Raw Cost	\$33,750.00
	Plus or (Minus) Additional Cost	\$12,825.00
	Total Estimated Amount	\$46,575.00

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR System**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built up roofing is reported to have leaks, is aged, and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 2
Quantity: 1

Wed, 12-Jan-2011



Estimates:

	Raw Cost	\$517,648.16
	Plus or (Minus) Additional Cost	\$196,706.30
	Total Estimated Amount	\$714,354.46

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COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1989 Building (continued)**Deficiency:**

Assembly: **C1030**
 System: **Fittings**
 Material: **System**
 Distress: **Damaged**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and shelving, are worn and damaged and should be replaced.**

Surveyor/Update: Chuck Gulley
 Priority: 4
 Quantity: 1

Wed, 02-Feb-2011

**Estimates:**

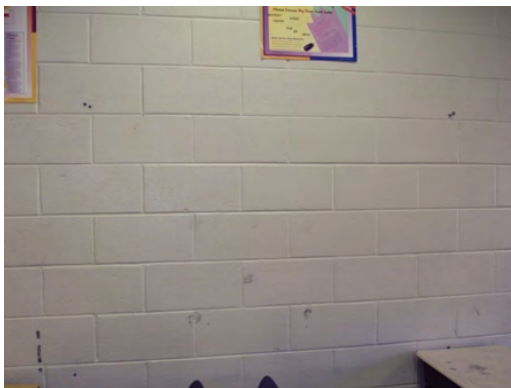
Raw Cost	\$176,412.43
Plus or (Minus) Additional Cost	\$67,036.72
Total Estimated Amount	\$243,449.15

Deficiency:

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

Surveyor/Update: Chuck Gulley
 Priority: 4
 Quantity: 1

Sat, 18-Jun-2011

**Estimates:**

Raw Cost	\$168,686.34
Plus or (Minus) Additional Cost	\$64,100.81
Total Estimated Amount	\$232,787.15

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1989 Building (continued)

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 2
Quantity: 1

Wed, 02-Feb-2011



Estimates:

Raw Cost	\$73,396.62
Plus or (Minus) Additional Cost	\$27,890.72
Total Estimated Amount	\$101,287.34

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$478,515.04
Plus or (Minus) Additional Cost	\$181,835.71
Total Estimated Amount	\$660,350.75

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1989 Building (continued)**Deficiency:**

Assembly: **C3030**
 System: **Ceiling Finishes**
 Material: **System**
 Distress: **Needs Remediation**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: The suspended ceiling tile and grid system is stained and damaged and should be replaced.**Estimates:**

Raw Cost	\$507,346.71
Plus or (Minus) Additional Cost	\$192,791.75
Total Estimated Amount	\$700,138.46

Deficiency:

Assembly: **D2010**
 System: **Plumbing Fixtures**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Chuck Gulley
 Priority: 4
 Quantity: 1

Wed, 02-Feb-2011

Note: The original plumbing fixtures are operable, but aged and should be scheduled for replacement.**Estimates:**

Raw Cost	\$690,197.55
Plus or (Minus) Additional Cost	\$262,275.07
Total Estimated Amount	\$952,472.62

Facility: \Middle Schools\Salem Middle\1989 Building (continued)

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: **The original package units are reported to be malfunctioning and should be replaced.**



Estimates:

Raw Cost	\$1,613,465.55
Plus or (Minus) Additional Cost	\$613,116.91
Total Estimated Amount	\$2,226,582.46

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Sat, 30-Apr-2011

Note: **The pneumatic HVAC control system is inadequate and should be replaced with an energy management system.**



Estimates:

Raw Cost	\$298,742.22
Plus or (Minus) Additional Cost	\$113,522.05
Total Estimated Amount	\$412,264.27

Facility: \Middle Schools\Salem Middle\1989 Building (continued)

Deficiency:

Assembly: **D5020**
System: **Lighting**
Material: **Lighting**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Replace the lighting system**
Note: **The gym and hallway lighting is too dim and inadequate for its use. It is suggested that the lighting be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 33,900

Sat, 30-Apr-2011



Estimates:

Raw Cost	\$193,230.00
Plus or (Minus) Additional Cost	\$73,427.40
Total Estimated Amount	\$266,657.40

Deficiency:

Assembly: **D5090**
System: **Other Electrical Systems - Emergency Generator**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original emergency generator is aged, inefficient, and should be replaced with an energy efficient model.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Wed, 02-Feb-2011



Estimates:

Raw Cost	\$87,562.38
Plus or (Minus) Additional Cost	\$33,273.70
Total Estimated Amount	\$120,836.08

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1989 Building (continued)**Deficiency:**

Assembly: **E1090**
 System: **Other Equipment - Kitchen Equipment System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Wed, 12-Jan-2011

Note: The original food service equipment is aged and should be scheduled for replacement.**Estimates:**

Raw Cost	\$315,482.09
Plus or (Minus) Additional Cost	\$119,883.19
Total Estimated Amount	\$435,365.28

Deficiency:

Assembly: **E2010**
 System: **Fixed Furnishings System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Chuck Gulley
 Priority: 5
 Quantity: 1

Wed, 02-Feb-2011

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

Raw Cost	\$481,593.07
Plus or (Minus) Additional Cost	\$183,005.37
Total Estimated Amount	\$664,598.44

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1998 Addition
Address: 5333 Salem Road, Lithonia, GA 30058**Attributes:****Building Codes** 4011
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 1998
Gross Area: 21,047 S.F. **Last Renovation:****Facility Description:**

The 1998 Classroom Addition at Salem Middle School is a one-story building located at 5333 Salem Road in Lithonia Georgia. There have been 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.

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

Current Repair Cost: \$57,171.78**Replacement Cost:** \$2,711,729.16**FCI:** 2.11%02-Dec-2010
South Elevation02-Dec-2010
East Elevation02-Dec-2010
Southeast Elevation02-Dec-2010
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1998 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	\$128.84	S.F.	21,047	108	\$2,916,039	44	1998	2008	2010		\$57,172	\$2,711,730	2
Substructure	\$4.98	S.F.	21,047	100	\$104,851	100	1998					\$104,851	
Foundations	\$4.98	S.F.	21,047	100	\$104,851	100	1998					\$104,851	
Standard Foundations	\$1.61	S.F.	21,047	100	\$33,982	100	1998					\$33,982	
Special Foundations	\$4.14	S.F.	0	100		100	1998						
Slab on Grade	\$3.37	S.F.	21,047	100	\$70,869	100	1998					\$70,869	
Basement Construction			0			0	0						
Basement Excavation	\$1.13	S.F.	0	100		100	1998						
Basement Walls	\$1.60	S.F.	0	100		100	1998						
Shell	\$35.26	S.F.	21,047	104	\$772,303	68	1998	2018				\$742,096	
Superstructure	\$6.54	S.F.	21,047	100	\$137,673	100	1998					\$137,673	
Floor Construction	\$16.20	S.F.	0	100		100	1998						
Roof Construction	\$6.54	S.F.	21,047	100	\$137,673	100	1998					\$137,673	
Exterior Enclosure	\$23.14	S.F.	21,047	104	\$505,555	72	1998	2028				\$487,082	
Exterior Walls	\$14.37	S.F.	21,047	100	\$302,357	100	1998					\$302,357	
Exterior Windows	\$8.00	S.F.	21,047	110	\$185,306	30	1998	2028				\$168,460	
Exterior Doors	\$0.77	S.F.	21,047	110	\$17,892	30	1998	2028				\$16,265	
Roofing	\$5.58	S.F.	21,047	110	\$129,075	20	1998	2018				\$117,341	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1998						
Roof Coverings - BUR	\$5.55	S.F.	21,047	110	\$128,436	20	1998	2018				\$116,760	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1998						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1998						
Roof Coverings Standing Seam Metal	\$23.47	S.F.	0	110		75	1998						
Roof Openings	\$0.03	S.F.	21,047	110	\$639	30	1998	2028				\$581	
Interiors	\$33.59	S.F.	21,047	108	\$765,386	45	1998	2008	2010		\$46,158	\$707,054	7
Interior Construction	\$11.07	S.F.	21,047	105	\$243,861	76	1998	2018	2010		\$43,771	\$232,940	19
Partitions	\$7.22	S.F.	21,047	110	\$167,095	100	1998					\$151,905	
Interior Doors	\$1.96	S.F.	21,047	80	\$32,995	30	1998	2028				\$41,244	
Fittings	\$1.89	S.F.	21,047	110	\$43,771	20	1998	2018	2010		\$43,771	\$39,791	110
Stairs			0			0	0						
Stair Construction	\$0.92	S.F.	0	100		100	1998						
Interior Finishes	\$22.53	S.F.	21,047	110	\$521,525	31	1998	2008	2013		\$2,387	\$474,114	1
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	1998						
Wall Finishes - Paint	\$1.81	S.F.	21,047	110	\$41,854	10	1998	2008	2013	3		\$38,049	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1998						
Floor Finishes - Carpet	\$7.87	S.F.	0	110		8	2005						
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	2,105	110	\$31,027	50	1998	2048				\$28,207	
Floor Finishes - Terrazzo	\$48.99	S.F.	3,157	110	\$170,128	50	1998	2048				\$154,661	
Floor Finishes - VCT	\$8.79	S.F.	15,785	110	\$152,636	20	1998	2018				\$138,760	
Floor Finishes - Wood	\$8.98	S.F.	0	110		20	1998						
Ceiling Finishes	\$5.44	S.F.	21,047	110	\$125,880	20	1998	2018			\$2,387	\$114,437	2
Services	\$49.85	S.F.	21,047	110	\$1,154,008	25	1998	2008	2015		\$11,014	\$1,049,101	1
Conveying			0			0	0						
Elevators and Lifts	\$1.01	S.F.	0	110		30	1998						
Plumbing	\$16.30	S.F.	21,047	110	\$377,321	25	1998	2018				\$343,019	
Plumbing Fixtures	\$7.40	S.F.	21,047	110	\$171,248	20	1998	2018				\$155,680	
Domestic Water Distribution	\$3.45	S.F.	21,047	110	\$79,873	30	1998	2028				\$72,612	
Sanitary Waste	\$3.89	S.F.	21,047	110	\$90,097	30	1998	2028				\$81,907	
Rain Water Drainage	\$0.84	S.F.	21,047	110	\$19,489	30	1998	2028				\$17,717	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	21,047	110	\$16,614	30	1998	2028				\$15,103	
HVAC	\$7.87	S.F.	21,047	110	\$182,111	26	1998	2018			\$11,014	\$165,556	7
Heat Generating Systems	\$4.15	S.F.	0	110		30	1998						
Cooling Generating Systems	\$4.22	S.F.	0	110		30	1998						
Distribution Systems & Exhaust Systems	\$4.66	S.F.	21,047	110	\$107,989	30	1998	2028			\$11,014	\$98,172	11
Terminal & Package Units	\$17.29	S.F.	0	110		15	1998						
Controls & Instrumentation	\$3.20	S.F.	21,047	110	\$74,122	20	1998	2018				\$67,384	
Systems Testing & Balance	\$0.34	S.F.	0	110		30	1998						
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	0	110		30	1998						
Fire Protection	\$3.70	S.F.	21,047	110	\$85,624	30	1998	2028				\$77,840	
Sprinklers	\$3.70	S.F.	21,047	110	\$85,624	30	1998	2028				\$77,840	

DeKalb County School System

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COMET4 Facility Report
Salem 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%
Standpipes	\$0.50	S.F.	0	110		30	1998						
Electrical	\$21.98	S.F.	21,047	110	\$508,952	24	1998	2008	2015			\$462,686	
Electrical Service/Distribution	\$1.85	S.F.	21,047	110	\$42,812	30	1998	2028				\$38,920	
Branch Wiring	\$5.31	S.F.	21,047	110	\$123,005	30	1998	2028				\$111,823	
Lighting	\$8.03	S.F.	21,047	110	\$185,945	30	1998	2028				\$169,041	
Communications and Security - Fire Alarm	\$1.41	S.F.	21,047	110	\$32,588	10	1998	2008	2015	5		\$29,626	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	21,047	110	\$75,400	10	1998	2008	2015	5		\$68,546	
Communications and Security - Security & CCTV	\$1.19	S.F.	21,047	110	\$27,476	10	1998	2008	2015	5		\$24,979	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	21,047	110	\$21,726	15	1998	2013				\$19,751	
Equipment & Furnishings	\$5.16	S.F.	21,047	110	\$119,491	20	1998	2018				\$108,628	
Equipment			0			0	0						
Commercial Equipment	\$7.71	S.F.	0	100		20	1998						
Institutional Equipment	\$2.70	S.F.	0	110		20	1998						
Other Equipment (sports Equipment)	\$1.37	S.F.	0	110		15	1998						
Furnishings	\$5.16	S.F.	21,047	110	\$119,491	20	1998	2018				\$108,628	
Fixed Furnishings	\$5.16	S.F.	21,047	110	\$119,491	20	1998	2018				\$108,628	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	110		20	1998						

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\1998 Addition (continued)**Deficiency Sheet:****Deficiency:**

Assembly: **C1030**
 System: **Fittings**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **Fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond their service life and should be replaced.**

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

Wed, 02-Feb-2011

**Estimates:**

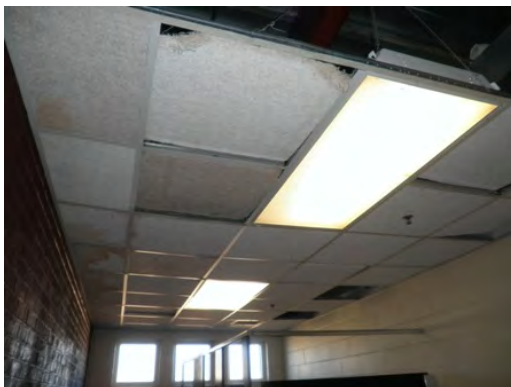
Raw Cost	\$31,717.83
Plus or (Minus) Additional Cost	\$12,052.78
Total Estimated Amount	\$43,770.61

Deficiency:

Assembly: **C3030**
 System: **Ceiling Finishes**
 Material: **Acoustical Ceilings**
 Distress: **Damaged**
 Category: **Deferred Maintenance**
 Correction: **Replace Acoustical Ceilings**
 Note: **The ceiling tiles are damaged in areas, including the restrooms, and should be replaced.**

Surveyor/Update: Kate McPhillips
 Priority: 3
 Quantity: 1,000

Fri, 01-Apr-2011

**Estimates:**

Raw Cost	\$1,730.00
Plus or (Minus) Additional Cost	\$657.40
Total Estimated Amount	\$2,387.40

Facility: \Middle Schools\Salem Middle\1998 Addition (continued)

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 2
Quantity: 1

Fri, 01-Apr-2011

Note: **The kiln has inadequate roof exhaust and an adequate system should be installed.**



Estimates:

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

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COMET4 Facility Report

Salem Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Football Field**Address:** 5333 Salem Road, Lithonia, GA 30058**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 1989**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$14,968.80**Replacement Cost:** \$685,843.20**FCI:** 2.18%

02-Dec-2010

Football Field at Salem Middle School

DeKalb County School System

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 Stone Mountain, GA 30083

COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem 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	\$6.35	S.F.	108,000	103	\$704,894	76	1989	1999	2015		\$14,969	\$685,843	2
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1989	1999			\$14,969	\$13,608	110
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	1989	1999			\$14,969	\$13,608	110
Special Facilities - Footbal Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	1989	1999			\$14,969	\$13,608	110
Building Sitework	\$6.22	S.F.	108,000	103	\$689,925	77	1989	2009	2015			\$672,235	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	1989					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	1989					\$495,331	
Site Improvements	\$1.64	S.F.	108,000	110	\$194,594	20	1989	2009	2015			\$176,904	
Site Development - Fencing; Goal Post; Scoreboard	\$1.64	S.F.	108,000	110	\$194,594	20	1989	2009	2015	5		\$176,904	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1989						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1989						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1989						

DeKalb County School System

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COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Footbal Field - Natural Turf System**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The football field turf is worn and should be reseeded.**

Surveyor/Update: Chuck Gulley
Priority: 5
Quantity: 1

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$11,880.00
Plus or (Minus) Additional Cost	\$3,088.80
Total Estimated Amount	\$14,968.80

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COMET4 Facility Report

Salem Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Site
Address: 5333 Salem Road, Lithonia, GA 30058**Attributes:****Site Code** 1580**General Information:****Function:** Middle School**Year Built:** 1989**Gross Area:** 138,469 S.F.**Last Renovation:****Facility Description:**

The Salem Middle School site was originally constructed in 1989, has a total area of 30 acres, and is occupied by approximately 138,469 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: \$105,554.92**Replacement Cost:** \$2,814,216.26**FCI:** 3.75%

28-Oct-2010

Aerial Image of Salem Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem 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	\$20.32	S.F.	138,469	109	\$3,066,152	36	1989	2014	2010		\$105,555	\$2,814,216	4
Building Sitework	\$20.32	S.F.	138,469	109	\$3,066,152	36	1989	2014	2010		\$105,555	\$2,814,216	4
Site Improvements	\$8.95	S.F.	138,469	108	\$1,333,133	22	1989	2014				\$1,238,744	
Roadways	\$1.00	S.F.	138,469	110	\$151,615	25	1989	2014				\$137,832	
Parking Lots	\$0.96	S.F.	138,469	110	\$145,858	25	1989	2014				\$132,598	
Pedestrian Paving	\$1.89	S.F.	138,469	110	\$287,877	30	1989	2019				\$261,706	
Site Development	\$0.26	S.F.	138,469	110	\$40,303	10	1989					\$36,639	
Site Development 2	\$2.13	S.F.	138,469	100	\$294,856	30	1989	2019				\$294,856	
Fence & Guardrails	\$2.13	S.F.	138,469	100	\$294,856	30	1989	2019				\$294,856	
Landscaping	\$2.71	S.F.	138,469	110	\$412,624	10	1989					\$375,113	
Site Mechanical Utilities	\$9.98	S.F.	138,469	110	\$1,519,990	50	1989	2019				\$1,381,809	
Water Supply	\$2.73	S.F.	138,469	110	\$416,462	50	1989	2039				\$378,602	
Sanitary Sewer	\$1.99	S.F.	138,469	110	\$303,230	50	1989	2039				\$275,664	
Storm Sewer	\$5.05	S.F.	138,469	110	\$769,591	50	1989	2039				\$699,628	
Fuel Distribution - Gas	\$0.20	S.F.	138,469	110	\$30,707	30	1989	2019				\$27,915	
Site Electrical Utilities	\$1.40	S.F.	138,469	110	\$213,029	30	1989	2019	2010		\$105,555	\$193,663	55
Electrical Distribution	\$0.52	S.F.	138,469	110	\$78,686	30	1989	2019				\$71,533	
Site Lighting	\$0.69	S.F.	138,469	110	\$105,555	30	1989	2019	2010		\$105,555	\$95,959	110
Site Communication and Security	\$0.19	S.F.	138,469	110	\$28,788	30	1989	2019				\$26,171	

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Site (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$105,555		\$334,808					\$940,629			
Building Sitework	\$105,555		\$334,808					\$940,629			
Site Improvements			\$334,808					\$760,334			
Roadways			\$170,644								
Parking Lots			\$164,164								
Pedestrian Paving								\$375,614			
Site Development											
Site Development 2								\$384,720			
Fence & Guardrails								\$384,720			
Landscaping											
Site Mechanical Utilities								\$40,066			
Water Supply											
Sanitary Sewer											
Storm Sewer											
Fuel Distribution - Gas								\$40,066			
Site Electrical Utilities	\$105,555							\$140,229			
Electrical Distribution								\$102,668			
Site Lighting	\$105,555										
Site Communication and Security								\$37,561			

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **System**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The site lighting is reported and assessed to be inadequate and should be replaced.**

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

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$83,773.75
Plus or (Minus) Additional Cost	\$21,781.17
Total Estimated Amount	\$105,554.92

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

COMET4 Facility Report

Salem Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Softball Field**Address:** 5333 Salem Road, Lithonia, GA 30058**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 1989**Gross Area:** 21,100 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$5,848.92**Replacement Cost:** \$136,652.04**FCI:** 4.28%

02-Dec-2010

Softball Field at Salem Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Softball 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	\$6.48	S.F.	21,100	103	\$140,640	75	1989	1999	2015		\$5,849	\$136,652	4
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1989	1999			\$5,849	\$5,317	110
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	1989	1999			\$5,849	\$5,317	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	21,100	110	\$5,849	10	1989	1999			\$5,849	\$5,317	110
Building Sitework	\$6.22	S.F.	21,100	103	\$134,791	77	1989	2009	2015			\$131,335	
Site Preparation	\$4.59	S.F.	21,100	100	\$96,773	100	1989					\$96,773	
Site Earthwork	\$4.59	S.F.	21,100	100	\$96,773	100	1989					\$96,773	
Site Improvements	\$1.64	S.F.	21,100	110	\$38,018	20	1989	2009	2015			\$34,562	
Site Development - Fencing; Scoreboard; Dug Outs	\$1.64	S.F.	21,100	110	\$38,018	20	1989	2009	2015	5		\$34,562	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1989						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1989						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1989						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Softball Field (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$4,642.00
Plus or (Minus) Additional Cost	\$1,206.92
Total Estimated Amount	\$5,848.92

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Storage Building
Address: 5333 Salem Road, Lithonia, GA 30058

Attributes:
Fire Sprinkler System No

General Information:
Function: Middle School
Gross Area: 400 S.F.
Year Built: 1989
Last Renovation:

Facility Description:

The Storage Building at Salem Middle School is a one-story building located at 5333 Salem Road in Lithonia Georgia. There has 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.

Current Repair Cost: \$0.00 **Replacement Cost:** \$28,991.04 **FCI:** 0.00%



02-Dec-2010
South Elevation



02-Dec-2010
East Elevation



02-Dec-2010
West Elevation



02-Dec-2010
Northwest Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Storage 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	\$72.48	S.F.	400	102	\$29,636	83	1989	2019			0	\$28,991	
Substructure	\$7.89	S.F.	400	100	\$3,157	100	1989					\$3,157	
Foundations	\$7.89	S.F.	400	100	\$3,157	100	1989					\$3,157	
Standard Foundations	\$4.49	S.F.	400	100	\$1,794	100	1989					\$1,794	
Slab on Grade	\$3.41	S.F.	400	100	\$1,363	100	1989					\$1,363	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1989						
Basement Walls	\$3.41	S.F.	0	100		100	1989						
Shell	\$49.17	S.F.	400	100	\$19,697	99	1989	2019				\$19,668	
Superstructure	\$13.56	S.F.	400	100	\$5,426	100	1989					\$5,426	
Roof Construction	\$13.57	S.F.	400	100	\$5,426	100	1989					\$5,426	
Exterior Enclosure	\$35.60	S.F.	400	100	\$14,271	98	1989	2019				\$14,242	
Exterior Walls	\$34.87	S.F.	400	100	\$13,949	100	1989					\$13,949	
Exterior Windows	\$4.54	S.F.	0	110		30	1989						
Exterior Doors	\$0.73	S.F.	400	110	\$322	30	1989	2019				\$293	
Roofing			0			0	0						
Roof Coverings	\$14.37	S.F.	0	110		20	1989						
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1989						
Interior Doors	\$2.26	S.F.	0	80		30	1989						
Fittings	\$2.79	S.F.	0	110		20	1989						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1989						
Floor Finishes	\$6.07	S.F.	0	110		20	1989						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1989						
Services	\$15.42	S.F.	400	110	\$6,782	30	1989	2019				\$6,166	
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1989						
Electrical	\$15.42	S.F.	400	110	\$6,782	30	1989	2019				\$6,166	
Electrical Service/Distribution	\$3.30	S.F.	400	110	\$1,451	30	1989	2019				\$1,319	
Lighting and Branch Wiring	\$12.12	S.F.	400	110	\$5,331	30	1989	2019				\$4,847	

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Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Storage Building (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total								\$9,269			
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell								\$420			
Superstructure											
Roof Construction											
Exterior Enclosure								\$420			
Exterior Walls											
Exterior Windows											
Exterior Doors								\$420			
Roofing											
Roof Coverings											
Interiors											
Interior Construction											
Partitions											
Interior Doors											
Fittings											
Interior Finishes											
Wall Finishes											
Floor Finishes											
Ceiling Finishes											
Services								\$8,849			
Plumbing											
Rain Water Drainage											
Electrical								\$8,849			
Electrical Service/Distribution								\$1,893			
Lighting and Branch Wiring								\$6,956			

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Storage Building (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Salem Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Tennis Courts**Address:** 5333 Salem Road, Lithonia, GA 30058**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 1989**Gross Area:** 4,800 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$41,779.58**Replacement Cost:** \$45,904.32**FCI:** 91.01%

02-Dec-2010

Tennis Courts at Salem Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem 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	\$9.56	S.F.	4,800	109	\$50,035	22	1989	2009			\$41,780	\$45,903	91
Special Construction	\$7.91	S.F.	4,800	110	\$41,780	20	1989	2009			\$41,780	\$37,981	110
Special Construction	\$7.91	S.F.	4,800	110	\$41,780	20	1989	2009			\$41,780	\$37,981	110
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	4,800	110	\$41,780	20	1989	2009			\$41,780	\$37,981	110
Building Sitework	\$1.65	S.F.	4,800	104	\$8,255	35	1989	2019				\$7,922	
Site Preparation	\$0.11	S.F.	4,800	100	\$544	100	1989					\$544	
Site Earthwork	\$0.11	S.F.	4,800	100	\$544	100	1989					\$544	
Site Improvements	\$0.84	S.F.	4,800	100	\$4,052	30	1989	2019				\$4,052	
Site Development - Fencing	\$0.84	S.F.	4,800	100	\$4,052	30	1989	2019				\$4,052	
Site Electrical Utilities	\$0.69	S.F.	4,800	110	\$3,659	30	1989	2019				\$3,326	
Site Lighting	\$0.69	S.F.	4,800	110	\$3,659	30	1989	2019				\$3,326	

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Tennis Courts (continued)**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$41,780							\$10,061			
Special Construction	\$41,780										
Special Construction	\$41,780										
Special Facilities - Tennis Court Hard Surface	\$41,780										
Building Sitework								\$10,061			
Site Preparation											
Site Earthwork											
Site Improvements								\$5,287			
Site Development - Fencing								\$5,287			
Site Electrical Utilities								\$4,774			
Site Lighting								\$4,774			

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Tennis Court Hard Surface System**
Material: **Damaged**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The tennis court surface is damaged and should be replaced.**

Surveyor/Update: Chuck Gulley
Priority: 4
Quantity: 1

Wed, 29-Dec-2010



Estimates:

Raw Cost	\$33,158.40
Plus or (Minus) Additional Cost	\$8,621.18
Total Estimated Amount	\$41,779.58

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Salem Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Salem Middle\Track
Address: 5333 Salem Road, Lithonia, GA 30058**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	1989
Gross Area:	36,888 S.F.	Last Renovation:	

Facility Description:

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

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

29-Dec-2010
Track at Salem Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Salem 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	1989	1999			\$146,223	\$166,860	88
Special Construction	\$3.60	S.F.	36,888	110	\$146,223	10	1989	1999			\$146,223	\$132,930	110
Special Construction	\$3.60	S.F.	36,888	110	\$146,223	10	1989	1999			\$146,223	\$132,930	110
Special Facilities - Running Track Surface & Curbing	\$3.60	S.F.	36,888	110	\$146,223	10	1989	1999			\$146,223	\$132,930	110
Building Sitework	\$0.92	S.F.	36,888	100	\$33,930	100	1989					\$33,930	
Site Preparation	\$0.92	S.F.	36,888	100	\$33,930	100	1989					\$33,930	
Site Earthwork	\$0.92	S.F.	36,888	100	\$33,930	100	1989					\$33,930	

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 Facility Report

Salem Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

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

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

Correction: **Renew System**
Note: **The track surface is cracked and damaged and should be resurfaced.**

Surveyor/Update: Chuck Gulley
Priority: 3
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 #: 0291
Project: Assessments 2010	Region: 1	Site: Salem 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	P/U	0.00	5.00	0.00
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.	Poor	0.97	2.93	33.00
Remedial - Special Needs				
Size	Good	3.03	3.03	100.00
Adjacencies	G/F	0.65	0.65	100.00
Storage\Fixed Equip.	P/U	0.00	0.65	0.00
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

Project #: 4469

County: DeKalb

Site #: 0291

Project: Assessments 2010

Region: 1

Site: Salem MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

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	Good	4.72	4.72	100.00
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)	Fair	0.46	0.93	50.00
Teacher Lounge and Work Room(s)	Fair	0.45	0.91	50.00
Cafeteria	Fair	2.68	4.00	67.00
Food Prep	Fair	3.83	5.72	67.00
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:		81.91	100.00	81.91

Comments**Suitability - Middle_Jr. High**

Salem Middle School is located in the community of Lithonia. The school was constructed in 1989 and opened it's doors to students in 1991. Salem Middle is currently serving grades 6-8. Two new instructional wings were added to the single level school about 10-15 years ago. As a neighborhood school, some students are able to walk to campus, however most are bused. The school has 5 elementary feeder schools. Salem Middle is an IB Middle Years Program candidate hoping to receive their authorization early 2011. The school also qualifies for school-wide

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

Large, expansive playfields (tennis courts, 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

There are no large exterior directional signs to major spaces of campus. The interior has small hallway signs but no directional signs to major interior spaces (gym, cafeteria, Media Center, etc.). Most classrooms were missing signage.

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 workstations. Classroom size and configuration is not conducive to flexibility within the space.				
Suitability - Middle_Jr. High->School Climate-->School Environment Most classrooms have exterior windows but there are quite a few interior rooms that lack natural light and good ventilation. Hallways were not bright and inviting. Most classrooms had little to no signage and all doors were locked -- no sense of "welcome to my class."				
Suitability - Middle_Jr. High->General Classrooms-->Adjacencies In the 100s hall, there are 4 academic classrooms located directly across from the cafeteria, but most classrooms are acoustically isolated from other noisy spaces.				
Suitability - Middle_Jr. High->General Classrooms-->Storage\Fixed Equip. Most classroom spaces lacked adequate casework and storage which has resulted in excessive clutter and disorganization of classroom materials, supplies, and equipment; even to the point of materials being piled on top of electrical cords.				
Suitability - Middle_Jr. High->Remedial - Special Needs-->Storage\Fixed Equip. Most classroom spaces lacked adequate casework and storage.				
Suitability - Middle_Jr. High->Music-->Size The band and chorus rooms were spacious. The orchestra program was located in a converted general classroom space located in a different part of the building.				
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->Restrooms (Student) Restrooms were without paper towels, poorly ventilated, and many were in disrepair.				
Suitability - Middle_Jr. High->Teacher Lounge and Work Room(s) The teachers lounge area seemed small (about 500 square feet) for the size of the staff. Workroom areas were located in several areas.				
Suitability - Middle_Jr. High->Cafeteria The cafetorium space includes an elevated stage at one end. Due to the large number of tables and chairs, there is not sufficient storage for these items. The food service area does not seem large enough for the number of students using the space (long lines due to circulation issues).				
Suitability - Middle_Jr. High->Food Prep Most of the food preparation area was adequate. However, there did not appear to be enough counter space for efficient preparation of lunches. Many of the foods being prepared were being shifted among mobile carts. The automatic dishwashing system was no longer being used -- the school now uses disposable products.				
Suitability - Middle_Jr. High->Clinic The school no longer provides a campus clinic or school nurse for students. Sick students report to their grade level administrator; medications are dispensed by an office secretary.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0291

Project: Assessments 2010

Region: 1

Site: Salem MS

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	Fair	5.00	10.00	50.00
Drops	Poor	3.30	10.00	33.00
Wireless	Unsat	0.00	5.00	0.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Fair	2.50	5.00	50.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Unsat	0.00	10.00	0.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		65.80	100.00	65.80

Comments

Technology Readiness->Cooling

Computer labs have adequate HVAC capacity. Classroom temperatures varied throughout the building.

Technology Readiness->Drops

All classrooms have two drops. Most classrooms had 2 student computer stations and one teacher station (all older computer technology).

Technology Readiness->Wireless

There are only small pockets of wireless capability in this building. A few offices and the Media Center have wireless. The school does have several mobile wireless computer carts that teachers can use in the classroom.

Technology Readiness->Video Distribution

Smartboard technology is located in most language arts and math classrooms, plus the Media Center. The technology is not available in other classroom spaces. All classrooms have older TV/video cable systems and overhead projectors.

Technology Readiness->Faculty & Staff Technology

Very few classroom spaces and faculty work stations have access to wireless capability. Most teacher work stations have old computer technology.

Technology Readiness->Projectors

Only classrooms with smartboard technology have ceiling-mounted projectors (approximately 50%).