

# **Facility Condition Assessment Report**

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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**Report Date: 05 Jul 2011

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**Facility:** \Elementary Schools\Shadow Rock Elementary**Address:** 1040 Kingway Drive, Lithonia, GA 30058**Attributes:****Facility Code** 1616  
**Super Cluster** 3**General Information:****Function:** Elementary School  
**Gross Area:** 112,298 S.F.**Year Built:**  
**Last Renovation:****Facility Description:**

The Shadow Rock Elementary School campus consists of two buildings located at 1040 Kingway Drive in Lithonia, Georgia. The main school building was constructed in 1991 and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains covered walkways, storage buildings, playground, and playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building or other facility on the campus.

**Current Repair Cost:** \$6,319,707.66**Replacement Cost:** \$24,242,001.53**FCI:** 26.07%

19-Nov-2010  
Shadow Rock Elementary School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 FCI Report

**Shadow Rock 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
Shadow Rock Elementary\1991 Building		\$195.20	106,820	\$6,173,561	\$20,851,016	27.90%	\$652,093	\$92,427	\$4,372,045	\$0	\$1,056,996
Shadow Rock Elementary\2003 Gymnasium		\$165.54	5,478	\$56,155	\$906,806	6.19%	\$0	\$0	\$56,155	\$0	\$0
Shadow Rock Elementary\Site		\$20.68	112,298	\$89,991	\$2,321,941	2.03%	\$0	\$0	\$4,386	\$0	\$85,605
Shadow Rock Elementary\Storage Building 2		\$126.37	400	\$0	\$50,547	0.00%	\$0	\$0	\$0	\$0	\$0
Shadow Rock Elementary\Storage Building 1		\$57.06	400	\$0	\$22,825	0.00%	\$0	\$0	\$0	\$0	\$0
Shadow Rock Elementary\2003 Covered Walkway		\$27.64	1,500	\$0	\$41,462	0.00%	\$0	\$0	\$0	\$0	\$0
Shadow Rock Elementary\1991 Covered Walkway		\$27.64	1,715	\$0	\$47,405	0.00%	\$0	\$0	\$0	\$0	\$0

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Survey Report Shadow Rock Elementary Detailed Facility Needs Assessment Report

Report Date: 05 Jul 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
DeKalb County School System								\$4,585,708	\$1,734,000	\$6,319,708			
Elementary Schools								\$4,585,708	\$1,734,000	\$6,319,708			
Shadow Rock Elementary								\$4,585,708	\$1,734,000	\$6,319,708			
1991 Building								\$4,473,595	\$1,699,966	\$6,173,561			
Building Systems								\$4,473,595	\$1,699,966	\$6,173,561			
C3020	Floor Finishes - Carpet	System		Needs Remediation	Renew System	1	Ea.	\$66,976	\$25,451	\$92,427	Potentially Critical	Deferred Maintenance	The carpet is worn, stained, and a trip hazard, and should be replaced.
D5030	Communications and Security - Clock & PA Systems	System		Beyond Service Life	Renew System	1	Ea.	\$468,833	\$178,157	\$646,990	Necessary	Deferred Maintenance	The original clock and PA systems are aged, have reported outages, and should be replaced.
D5030	Communications and Security - Fire Alarm	System		Beyond Service Life	Renew System	1	Ea.	\$102,227	\$38,846	\$141,073	Necessary	Deferred Maintenance	The original fire alarm system is aged and should be scheduled for replacement.
D5030	Communications and Security - Security & CCTV	System		Beyond Service Life	Renew System	1	Ea.	\$50,526	\$19,200	\$69,726	Necessary	Deferred Maintenance	The original CCTV system is aged and should be scheduled for replacement.
B3010	Roof Coverings - BUR	System		Beyond Service Life	Renew System	1	Ea.	\$471,827	\$179,294	\$651,122	Critical	Deferred Maintenance	Roof / The built-up roofing is aged, has reported leaks, and should be replaced.
D3060	Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$274,955	\$104,483	\$379,437	Necessary	Deferred Maintenance	The building automation system is aged, is reported to operate incorrectly, and should be scheduled for replacement.
D5020	Lighting	System		Beyond Service Life	Renew System	1	Ea.	\$730,862	\$277,728	\$1,008,590	Discretionary	Deferred Maintenance	The original lighting system is operating properly, but is aged and should be upgraded with energy efficient fixtures.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$1,472,300	\$559,474	\$2,031,774	Necessary	Deferred Maintenance	The original water source heat pumps are operating, but are aged and there are reports of the system being inadequate. They should be replaced with energy efficient models.
B3010	Roof Coverings - Standing Seam Metal	System		Needs Remediation	Renew System	1	Ea.	\$2,245	\$853	\$3,099	Necessary	Deferred Maintenance	The standing seam metal roof on the ornamental tower has reported leaks and should be replaced.
B3020	Roof Openings	Roof Hatches, Skylights		Inadequate	Replace Roof Hatches, Skylights	1	Ea.	\$3,902	\$1,483	\$5,385	Discretionary	Safety	The roof hatch and ladder do not comply with safety requirements and should be replaced with new hatch and ladder.
B2030	Exterior Doors	Doors, Metal - Commercial		Damaged	Replace Doors, Metal - commercial	1	Ea.	\$704	\$267	\$971	Critical	Deferred Maintenance	Roof - Tower / The exterior door at the tower is rusted and damaged and should be replaced.
C3030	Ceiling Finishes	System		Damaged	Renew System	1	Ea.	\$764,938	\$290,676	\$1,055,614	Necessary	Deferred Maintenance	The ceiling system is reaching the end of its service life and has accelerated deterioration due to the damaged roof.
C1030	Fittings	Identifying Devices		Inadequate	Install room signage	250	Ea.	\$26,825	\$10,194	\$37,019	Discretionary	Code Compliance	Building Interior / The room signage is inadequate, missing from many rooms, is not mounted at the correct height, and lacks the necessary Braille markings.

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Survey Report  
**Shadow Rock 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
	B2030	Exterior Doors	Door Opener	Missing	Install Door Opener	1	Ea.	\$4,350	\$1,653	\$6,003	Discretionary	Code Compliance	Main Entrance / The main entrance to the building lacks an automatic door opener.
	D3050	Terminal & Package Units	Package A/C Gas Ht. Multi-Zone	Inadequate	Install 15 ton Multi-Zone RTU	2,500	S.F.	\$32,125	\$12,208	\$44,333	Necessary	Deferred Maintenance	Kitchen cooling is inadequate and should be augmented with an energy efficient roof top unit.
2003 Gymnasium Building Systems	D3050	Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume	Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,464	\$56,155	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.
Site Building Systems	G2050	Landscaping	System	Beyond Service Life	Renew System	1	Ea.	\$71,422	\$18,570	\$89,991	Necessary	Deferred Maintenance	The original turf is aged and requires re-seeding.
	G4020	Site Lighting	System	Inadequate	Renew System	1	Ea.	\$71,422	\$18,570	\$89,991	Discretionary	Deferred Maintenance	It was reported that the parking lot and the back portion of the site are inadequately illuminated. Additional lighting throughout the site is recommended.
								\$3,481	\$905	\$4,386			
								\$67,940	\$17,664	\$85,605			

# DeKalb County School System

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

## Shadow Rock Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Building

**Address:** 1040 Kingway Drive, Lithonia, GA 30058

**Attributes:**

**Building Codes** 2010  
**Fire Sprinkler System** Yes

**General Information:**

**Function:** Elementary School **Year Built:** 1991  
**Gross Area:** 106,820 S.F. **Last Renovation:**

**Facility Description:**

The Shadow Rock Elementary School main building is a two-story building located at 1040 Kingway Drive in Lithonia, Georgia. 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.

Energy conservation opportunities for this building include: 1) Replacing the single pane, operable windows with double pane, energy efficient windows; 2) Replacing the roof covering and insulation; 3) Replacing the aged water source heat pump systems with energy efficient models; 4) Replacing the original T-12 light fixtures with T-8 light fixtures; and 5) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting.

**Current Repair Cost:** \$6,173,561.22

**Replacement Cost:** \$20,851,015.97

**FCI:** 29.61%



19-Nov-2010  
South Elevation



19-Nov-2010  
East Elevation



19-Nov-2010  
West Elevation



19-Nov-2010  
North Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

## COMET4 Facility Report Shadow Rock Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Shadow Rock Elementary\1991 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	\$195.20	S.F.	106,820	107	\$22,354,727	44	1991	1999	2010		\$6,173,562	\$20,851,015	30
Substructure	\$13.21	S.F.	106,820	100	\$1,410,729	100	1991					\$1,410,729	
Foundations	\$13.21	S.F.	106,820	100	\$1,410,729	100	1991					\$1,410,729	
Standard Foundations	\$6.49	S.F.	106,820	100	\$692,835	100	1991					\$692,835	
Special Foundations		S.F.	0	100		100	1991						
Slab on Grade	\$6.72	S.F.	106,820	100	\$717,894	100	1991					\$717,894	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	1991						
Basement Walls		S.F.	0	100		100	1991						
Shell	\$46.36	S.F.	106,820	103	\$5,094,554	78	1991	2016	2010		\$666,580	\$4,952,233	13
Superstructure	\$18.57	S.F.	106,820	100	\$1,984,160	100	1991					\$1,984,160	
Floor Construction	\$14.14	S.F.	106,820	100	\$1,510,969	100	1991					\$1,510,969	
Roof Construction	\$4.43	S.F.	106,820	100	\$473,191	100	1991					\$473,191	
Exterior Enclosure	\$21.65	S.F.	106,820	103	\$2,389,690	75	1991	2021			\$6,974	\$2,312,888	
Exterior Walls	\$14.46	S.F.	106,820	100	\$1,544,874	100	1991					\$1,544,874	
Exterior Windows	\$6.32	S.F.	106,820	110	\$742,660	30	1991	2021				\$675,145	
Exterior Doors	\$0.87	S.F.	106,820	110	\$102,156	30	1991	2021			\$6,974	\$92,869	8
Roofing	\$6.13	S.F.	106,820	110	\$720,704	26	1991	2016	2010		\$659,606	\$655,185	101
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	1991						
Roof Coverings - BUR	\$5.55	S.F.	106,700	110	\$651,122	25	1991	2016	2010		\$651,122	\$591,929	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1991						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1991						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	120	110	\$3,099	75	1991	2066	2010		\$3,099	\$2,817	110
Roof Openings	\$0.57	S.F.	106,820	110	\$66,483	30	1991	2021			\$5,385	\$60,439	9
Interiors	\$37.72	S.F.	106,820	108	\$4,344,705	43	1991	1999	2010		\$1,185,059	\$4,029,202	29
Interior Construction	\$11.04	S.F.	106,820	104	\$1,230,445	70	1991	2011	2014		\$37,018	\$1,179,293	3
Partitions	\$6.40	S.F.	106,820	110	\$752,389	100	1991					\$683,990	
Interior Doors	\$2.08	S.F.	106,820	80	\$178,073	30	1991	2021				\$222,592	
Fittings	\$2.55	S.F.	106,820	110	\$299,983	20	1991	2011	2014	4	\$37,018	\$272,711	14
Stairs	\$1.93	S.F.	106,820	100	\$206,376	100	1991					\$206,376	
Stair Construction	\$1.93	S.F.	106,820	100	\$206,376	100	1991					\$206,376	
Interior Finishes	\$24.75	S.F.	106,820	110	\$2,907,884	27	1991	1999	2010		\$1,148,041	\$2,643,533	43
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	10,682	110	\$112,534	30	1991	2021				\$102,304	
Wall Finishes - Paint	\$1.81	S.F.	96,138	110	\$191,178	10	1991	2001	2013	3		\$173,798	
Wall Finishes - Wall Coverings		S.F.	0	110		10	1991						
Floor Finishes - Carpet	\$7.87	S.F.	10,682	110	\$92,427	8	1991	1999			\$92,427	\$84,025	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	10,682	110	\$157,450	50	1991	2041				\$143,137	
Floor Finishes - Terrazzo	\$48.99	S.F.	10,682	110	\$575,642	50	1991	2041				\$523,311	
Floor Finishes - VCT	\$8.79	S.F.	74,774	110	\$723,039	20	1991	2011	2014	4		\$657,308	
Floor Finishes - Wood		S.F.	0	110		20	1991						
Ceiling Finishes	\$8.98	S.F.	106,820	110	\$1,055,614	20	1991	2011	2010		\$1,055,614	\$959,650	110
Services	\$89.99	S.F.	106,820	110	\$10,573,983	23	1991	2001	2010		\$4,321,923	\$9,612,709	45
Conveying	\$2.10	S.F.	106,820	110	\$246,472	30	1991					\$224,066	
Elevators and Lifts	\$2.10	S.F.	106,820	110	\$246,472	30	1991					\$224,066	
Plumbing	\$24.01	S.F.	106,820	110	\$2,821,459	23	1991	2011	2014			\$2,564,961	
Plumbing Fixtures	\$16.10	S.F.	106,820	110	\$1,892,323	20	1991	2011	2014	4		\$1,720,293	
Domestic Water Distribution	\$3.59	S.F.	106,820	110	\$421,597	30	1991	2021				\$383,270	
Sanitary Waste	\$3.05	S.F.	106,820	110	\$358,358	30	1991	2021				\$325,780	
Rain Water Drainage	\$0.88	S.F.	106,820	110	\$103,778	30	1991	2021				\$94,343	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	106,820	110	\$45,403	30	1991	2021				\$41,275	
HVAC	\$34.73	S.F.	106,820	110	\$4,081,384	24	1991	2011	2010		\$2,455,544	\$3,710,349	66
Heat Generating Systems	\$4.15	S.F.	106,820	110	\$488,080	30	1991	2021				\$443,709	
Cooling Generating Systems	\$4.22	S.F.	106,820	110	\$496,187	30	1991	2021				\$451,079	
Distribution & Exhaust Systems	\$4.66	S.F.	106,820	110	\$548,076	30	1991	2021				\$498,251	
Terminal & Package Units	\$17.29	S.F.	106,820	110	\$2,031,774	20	1991	2011	2010		\$2,076,107	\$1,847,067	112
Controls & Instrumentation	\$3.23	S.F.	106,820	110	\$379,437	20	1991	2011	2010		\$379,437	\$344,943	110
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	106,820	110	\$137,830	30	1991	2021				\$125,300	
Fire Protection	\$4.25	S.F.	106,820	110	\$499,431	30	1991	2021				\$454,028	
Sprinklers	\$4.25	S.F.	106,820	110	\$499,431	30	1991	2021				\$454,028	
Standpipes		S.F.	0	110		30	1991						
Electrical	\$24.90	S.F.	106,820	110	\$2,925,237	20	1991	2001	2010		\$1,866,379	\$2,659,305	70

**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Shadow Rock 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.	106,820	110	\$228,635	30	1991	2021				\$207,850	
Branch Wiring	\$6.53	S.F.	106,820	110	\$766,983	30	1991	2021				\$697,257	
Lighting	\$8.58	S.F.	106,820	110	\$1,008,590	20	1991	2011	2010		\$1,008,590	\$916,900	110
Communications and Security - Clock & PA Systems	\$5.51	S.F.	106,820	110	\$646,990	10	1991	2001			\$646,990	\$588,172	110
Communications and Security - Fire Alarm	\$1.20	S.F.	106,820	110	\$141,073	10	1991	2001			\$141,073	\$128,248	110
Communications and Security - Security & CCTV	\$0.59	S.F.	106,820	110	\$69,726	10	1991	2001			\$69,726	\$63,387	110
Other Electrical Systems - Emergency Generator	\$0.54	S.F.	106,820	110	\$63,240	20	1991	2011	2020	10		\$57,491	
Equipment & Furnishings	\$7.92	S.F.	106,820	110	\$930,756	20	1991	2011	2014			\$846,142	
Equipment	\$3.70	S.F.	106,820	110	\$434,569	20	1991	2011	2014			\$395,063	
Commercial Equipment		S.F.	0	110		20	1991						
Institutional Equipment		S.F.	0	0		20	1991						
Other Equipment - Kitchen Equipment	\$3.70	S.F.	106,820	110	\$434,569	20	1991	2011	2014	4		\$395,063	
Furnishings	\$4.22	S.F.	106,820	110	\$496,187	20	1991	2011	2014			\$451,079	
Fixed Furnishings	\$4.22	S.F.	106,820	110	\$496,187	20	1991	2011	2014	4		\$451,079	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies		S.F.	0	100		25	1991						



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COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$6,173,562	\$208,905	\$4,328,821				\$117,084		\$1,237,784	\$7,331,268	
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$666,580									\$1,261,451	
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$6,974									\$1,169,423	
Exterior Walls											
Exterior Windows										\$1,028,015	
Exterior Doors	\$6,974									\$141,408	
Roofing	\$659,606									\$92,028	
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$651,122										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam Metal	\$3,099										
Roof Openings	\$5,385									\$92,028	
Interiors	\$1,185,059	\$208,905	\$1,151,420				\$117,084			\$402,268	
Interior Construction	\$37,018		\$337,633							\$246,495	
Partitions											
Interior Doors										\$246,495	
Fittings	\$37,018		\$337,633								
Stairs											
Stair Construction											
Interior Finishes	\$1,148,041	\$208,905	\$813,787				\$117,084			\$155,773	
Wall Finishes - Ceramic & Glazed										\$155,773	
Wall Finishes - Paint		\$208,905									
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$92,427						\$117,084				
Floor Finishes - Ceramic & Quarry Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT			\$813,787								
Floor Finishes - Wood											
Ceiling Finishes	\$1,055,614										
Services	\$4,321,923		\$2,129,826						\$1,237,784	\$5,667,549	
Conveying											
Elevators and Lifts											
Plumbing			\$2,129,826							\$1,286,141	
Plumbing Fixtures			\$2,129,826								
Domestic Water Distribution										\$583,589	
Sanitary Waste										\$496,051	
Rain Water Drainage										\$143,653	
Other Plumbing Systems - Natural Gas										\$62,848	
HVAC	\$2,455,544									\$2,311,911	
Heat Generating Systems										\$675,617	
Cooling Generating Systems										\$686,839	
Distribution & Exhaust Systems										\$758,666	
Terminal & Package Units	\$2,076,107										
Controls & Instrumentation	\$379,437										
Other HVAC Systems/Equip - Kitchen Hood										\$190,789	
Fire Protection										\$691,329	
Sprinklers										\$691,329	
Standpipes											
Electrical	\$1,866,379								\$1,237,784	\$1,378,168	



Facility: \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)

Deficiency Sheet:

**Deficiency:**

Assembly: **B2030**  
System: **Exterior Doors**  
Material: **Doors, Metal - Commercial**  
Distress: **Damaged**  
Category: **Deferred Maintenance**  
Correction: **Replace Doors, Metal - commercial**  
Note: **The exterior door at the tower is rusted and damaged and should be replaced.**

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

Sat, 02-Apr-2011



**Estimates:**

Raw Cost	<b>\$703.55</b>
Plus or (Minus) Additional Cost	<b>\$267.35</b>
Total Estimated Amount	<b>\$970.90</b>

**Deficiency:**

Assembly: **B2030**  
System: **Exterior Doors**  
Material: **Door Opener**  
Distress: **Missing**  
Category: **Code Compliance**  
Correction: **Install Door Opener**  
Note: **The main entrance to the building lacks an automatic door opener.**

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

Sat, 02-Apr-2011



**Estimates:**

Raw Cost	<b>\$4,350.00</b>
Plus or (Minus) Additional Cost	<b>\$1,653.00</b>
Total Estimated Amount	<b>\$6,003.00</b>

**DeKalb County School System**

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COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)

**Deficiency:**

Assembly: **B3010**  
System: **Roof Coverings - BUR System**  
Material: **Beyond Service Life**  
Distress: **Deferred Maintenance**  
Category: **Renew System**  
Correction: **Renew System**

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

Fri, 03-Dec-2010

Note: **The built-up roofing is aged, has reported leaks, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$471,827.40</b>
Plus or (Minus) Additional Cost	<b>\$179,294.41</b>
Total Estimated Amount	<b>\$651,121.81</b>

**Deficiency:**

Assembly: **B3010**  
System: **Roof Coverings - Standing Seam Metal System**  
Material: **Needs Remediation**  
Distress: **Deferred Maintenance**  
Category: **Renew System**  
Correction: **Renew System**

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

Wed, 30-Mar-2011



Note: **The standing seam metal roof on the ornamental tower has reported leaks and should be replaced.**

**Estimates:**

Raw Cost	<b>\$2,245.32</b>
Plus or (Minus) Additional Cost	<b>\$853.22</b>
Total Estimated Amount	<b>\$3,098.54</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)

**Deficiency:**

Assembly: **B3020**  
System: **Roof Openings**  
Material: **Roof Hatches, Skylights**  
Distress: **Inadequate**  
Category: **Safety**  
Correction: **Replace Roof Hatches, Skylights**  
Note: **The roof hatch and ladder do not comply with safety requirements and should be replaced with new hatch and ladder.**

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

Fri, 24-Jun-2011



**Estimates:**

Raw Cost	<b>\$3,901.90</b>
Plus or (Minus) Additional Cost	<b>\$1,482.72</b>
Total Estimated Amount	<b>\$5,384.62</b>

**Deficiency:**

Assembly: **C1030**  
System: **Fittings**  
Material: **Identifying Devices**  
Distress: **Inadequate**  
Category: **Code Compliance**  
Correction: **Install room signage**  
Note: **The room signage is inadequate, missing from many rooms, is not mounted at the correct height, and lacks the necessary Braille markings.**

Surveyor/Update: Cesar De La Canal  
Priority: 5  
Quantity: 250

Sat, 02-Apr-2011



**Estimates:**

Raw Cost	<b>\$26,825.00</b>
Plus or (Minus) Additional Cost	<b>\$10,193.50</b>
Total Estimated Amount	<b>\$37,018.50</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)

**Deficiency:**

Assembly: **C3020**  
System: **Floor Finishes - Carpet**  
Material: **System**  
Distress: **Needs Remediation**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Wed, 30-Mar-2011

Note: **The carpet is worn, stained, and a trip hazard, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$66,976.14</b>
Plus or (Minus) Additional Cost	<b>\$25,450.93</b>
Total Estimated Amount	<b>\$92,427.07</b>

**Deficiency:**

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

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

Thu, 31-Mar-2011

Note: **The ceiling system is reaching the end of its service life and has accelerated deterioration due to the damaged roof.**



**Estimates:**

Raw Cost	<b>\$764,938.02</b>
Plus or (Minus) Additional Cost	<b>\$290,676.45</b>
Total Estimated Amount	<b>\$1,055,614.47</b>

**DeKalb County School System**1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)**Deficiency:**

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

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

Mon, 06-Dec-2010

Note: **The original water source heat pumps are operating, but are aged and there are reports of the system being inadequate. They should be replaced with energy efficient models.**

**Estimates:**

Raw Cost	<b>\$1,472,300.06</b>
Plus or (Minus) Additional Cost	<b>\$559,474.02</b>
Total Estimated Amount	<b>\$2,031,774.08</b>

**Deficiency:**

Assembly: **D3050**  
 System: **Terminal & Package Units**  
 Material: **Package A/C Gas Ht. Multi-Zone**  
 Distress: **Inadequate**  
 Category: **Deferred Maintenance**  
 Correction: **Install 15 ton Multi-Zone RTU**

Surveyor/Update: Chuck Gulley  
 Priority: 3  
 Quantity: 2,500

Sat, 30-Apr-2011

Note: **Kitchen cooling is inadequate and should be augmented with an energy efficient roof top unit.**

**Estimates:**

Raw Cost	<b>\$32,125.00</b>
Plus or (Minus) Additional Cost	<b>\$12,207.50</b>
Total Estimated Amount	<b>\$44,332.50</b>

Facility: \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)

**Deficiency:**

Assembly: **D3060**  
System: **Controls & Instrumentation System**  
Material: **Beyond Service Life**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**

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

Tue, 23-Nov-2010

Note: **The building automation system is aged, is reported to operate incorrectly, and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$274,954.68</b>
Plus or (Minus) Additional Cost	<b>\$104,482.78</b>
Total Estimated Amount	<b>\$379,437.46</b>

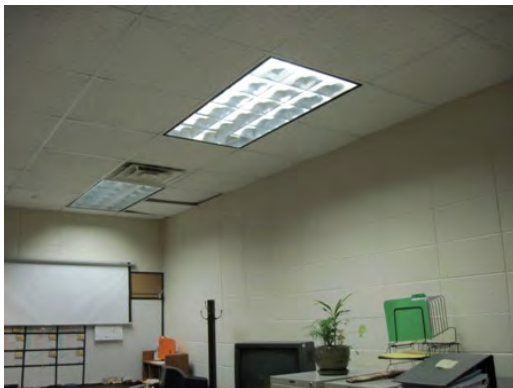
**Deficiency:**

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

Surveyor/Update: Paul Hufford  
Priority: 5  
Quantity: 1

Mon, 06-Dec-2010

Note: **The original lighting system is operating properly, but is aged and should be upgraded with energy efficient fixtures.**



**Estimates:**

Raw Cost	<b>\$730,862.44</b>
Plus or (Minus) Additional Cost	<b>\$277,727.73</b>
Total Estimated Amount	<b>\$1,008,590.17</b>



**DeKalb County School System**

1701 Mountain Industrial Blvd  
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COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)

**Deficiency:**

Assembly: **D5030**  
System: **Communications and Security - Clock & PA Systems**

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

Tue, 21-Jun-2011

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

Note: **The original clock and PA systems are aged, have reported outages, and should be replaced.**



**Estimates:**

Raw Cost	<b>\$468,832.98</b>
Plus or (Minus) Additional Cost	<b>\$178,156.53</b>
Total Estimated Amount	<b>\$646,989.51</b>

**Deficiency:**

Assembly: **D5030**  
System: **Communications and Security - Fire Alarm System**

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

Mon, 06-Dec-2010

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

Note: **The original fire alarm system is aged and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$102,226.74</b>
Plus or (Minus) Additional Cost	<b>\$38,846.16</b>
Total Estimated Amount	<b>\$141,072.90</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Building (continued)

**Deficiency:**

Assembly: **D5030**  
System: **Communications and Security - Security & CCTV System**

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

Tue, 23-Nov-2010

Material: **Beyond Service Life**  
Distress: **Deferred Maintenance**  
Category: **Renew System**

Note: **The original CCTV system is aged and should be scheduled for replacement.**



**Estimates:**

Raw Cost	<b>\$50,525.86</b>
Plus or (Minus) Additional Cost	<b>\$19,199.83</b>
Total Estimated Amount	<b>\$69,725.69</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Covered Walkway  
**Address:** 1040 Kingway Drive, Lithonia, GA 30058

**Attributes:**  
\*\*\*None\*\*\*

**General Information:**

<b>Function:</b>	Elementary School	<b>Year Built:</b>	1991
<b>Gross Area:</b>	1,715 S.F.	<b>Last Renovation:</b>	

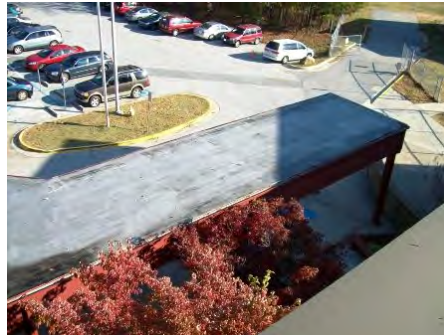
**Facility Description:**

An engineered metal covered walkway connects the student drop off/pick up area with the main school building and provides some weather protection for the students.

**Current Repair Cost:** \$0.00      **Replacement Cost:** \$47,405.00      **FCI:** 0.00%



19-Nov-2010  
North Elevation



19-Nov-2010  
East Elevation



19-Nov-2010  
West Elevation



19-Nov-2010  
Southwest Elevation

**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	1,715	100	\$47,405	25	1991	2016			0	\$47,405	
Special Construction	\$27.64	S.F.	1,715	100	\$47,405	25	1991	2016				\$47,405	
Special Construction	\$27.64	S.F.	1,715	100	\$47,405	25	1991	2016				\$47,405	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,715	100	\$47,405	25	1991	2016				\$47,405	



**Facility:** \Elementary Schools\Shadow Rock Elementary\1991 Covered Walkway (continued)

**Deficiency Sheet:**

\*\*\* No Deficiencies Found \*\*\*

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\2003 Covered Walkway  
**Address:** 1040 Kingway Drive, Lithonia, GA 30058

**Attributes:**  
\*\*\*None\*\*\*

**General Information:**

<b>Function:</b>	Elementary School	<b>Year Built:</b>	2003
<b>Gross Area:</b>	1,500 S.F.	<b>Last Renovation:</b>	

**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:** \$41,462.10      **FCI:** 0.00%



19-Nov-2010  
North Elevation



19-Nov-2010  
Northeast Elevation



19-Nov-2010  
East Elevation



19-Nov-2010  
Northeast Elevation

**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock 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	\$27.64	S.F.	1,500	100	\$41,462	25	2003	2028			0	\$41,462	
Special Construction	\$27.64	S.F.	1,500	100	\$41,462	25	2003	2028				\$41,462	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,500	100	\$41,462	25	2003	2028				\$41,462	





**Facility:** \Elementary Schools\Shadow Rock Elementary\2003 Covered Walkway (continued)

**Deficiency Sheet:**

\*\*\* No Deficiencies Found \*\*\*

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\2003 Gymnasium  
**Address:** 1040 Kingway Drive, Lithonia, GA 30058

**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 Shadow Rock Elementary School is a one-story building located at 1040 Kingway Drive in Lithonia, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

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

**Current Repair Cost:** \$56,155.31

**Replacement Cost:** \$906,805.79

**FCI:** 6.19%



19-Nov-2010  
West Elevation



19-Nov-2010  
South Elevation



19-Nov-2010  
North Elevation



19-Nov-2010  
East Elevation

# DeKalb County School System

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

## Shadow Rock Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Shadow Rock Elementary\2003 Gymnasium (continued)

### Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$165.54	S.F.	5,478	108	\$976,477	47	2003	2013	2010		\$56,155	\$906,804	6
Substructure	\$13.21	S.F.	5,478	100	\$72,348	100	2003					\$72,348	
Foundations	\$13.21	S.F.	5,478	100	\$72,348	100	2003					\$72,348	
Standard Foundations	\$6.49	S.F.	5,478	100	\$35,531	100	2003					\$35,531	
Special Foundations	\$4.14	S.F.	0	100		100	2003						
Slab on Grade	\$6.72	S.F.	5,478	100	\$36,817	100	2003					\$36,817	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	2003						
Basement Walls	\$5.93	S.F.	0	100		100	2003						
Shell	\$43.80	S.F.	5,478	106	\$253,596	84	2003	2033				\$239,950	
Superstructure	\$4.43	S.F.	5,478	100	\$24,267	100	2003					\$24,267	
Floor Construction	\$14.15	S.F.	0	100		100	2003						
Roof Construction	\$4.43	S.F.	5,478	100	\$24,267	100	2003					\$24,267	
Exterior Enclosure	\$15.33	S.F.	5,478	101	\$84,466	96	2003	2033				\$83,990	
Exterior Walls	\$14.46	S.F.	5,478	100	\$79,227	100	2003					\$79,227	
Exterior Windows	\$6.32	S.F.	0	110		30	2003						
Exterior Doors	\$0.87	S.F.	5,478	110	\$5,239	30	2003	2033				\$4,763	
Roofing	\$24.04	S.F.	5,478	110	\$144,863	74	2003	2033				\$131,693	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	2003						
Roof Coverings - BUR	\$5.55	S.F.	0	110		25	2003						
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2003						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2003						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	5,478	110	\$141,453	75	2003	2078				\$128,593	
Roof Openings	\$0.57	S.F.	5,478	110	\$3,410	30	2003	2033				\$3,100	
Interiors	\$34.91	S.F.	5,478	108	\$206,965	36	2003	2013				\$191,263	
Interior Construction	\$11.04	S.F.	5,478	104	\$63,102	70	2003	2023				\$60,479	
Partitions	\$6.40	S.F.	5,478	110	\$38,586	100	2003					\$35,078	
Interior Doors	\$2.08	S.F.	5,478	80	\$9,132	30	2003	2033				\$11,415	
Fittings	\$2.55	S.F.	5,478	110	\$15,384	20	2003	2023				\$13,986	
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	2003						
Interior Finishes	\$23.87	S.F.	5,478	110	\$143,863	21	2003	2013				\$130,784	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	2003						
Wall Finishes - Paint	\$1.81	S.F.	5,478	110	\$10,894	10	2003	2013				\$9,903	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2003						
Floor Finishes - Carpet	\$7.87	S.F.	0	110		8	2003						
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	548	110	\$8,078	50	2003	2053				\$7,343	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2003						
Floor Finishes - VCT	\$8.79	S.F.	548	110	\$5,299	20	2003	2023				\$4,817	
Floor Finishes - Wood	\$13.58	S.F.	4,382	110	\$65,456	20	2003	2023				\$59,506	
Ceiling Finishes	\$8.98	S.F.	5,478	110	\$54,136	20	2003	2023				\$49,215	
Services	\$73.61	S.F.	5,478	110	\$443,568	22	2003	2013	2010		\$56,155	\$403,243	14
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	2003						
Plumbing	\$24.01	S.F.	5,478	110	\$144,695	23	2003	2023				\$131,542	
Plumbing Fixtures	\$16.11	S.F.	5,478	110	\$97,046	20	2003	2023				\$88,224	
Domestic Water Distribution	\$3.59	S.F.	5,478	110	\$21,621	30	2003	2033				\$19,656	
Sanitary Waste	\$3.05	S.F.	5,478	110	\$18,378	30	2003	2033				\$16,707	
Rain Water Drainage	\$0.88	S.F.	5,478	110	\$5,322	30	2003	2033				\$4,838	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	5,478	110	\$2,328	30	2003	2033				\$2,117	
HVAC	\$25.24	S.F.	5,478	110	\$152,098	20	2003	2018	2010		\$56,155	\$138,270	41
Heat Generating Systems	\$4.15	S.F.	5,478	110	\$25,031	30	2003	2033				\$22,755	
Cooling Generating Systems	\$4.22	S.F.	0	110		30	2003						
Distribution & Exhaust Systems	\$3.80	S.F.	5,478	110	\$22,869	30	2003	2033				\$20,790	
Terminal & Package Units	\$17.29	S.F.	5,478	110	\$104,198	15	2003	2018	2010		\$56,155	\$94,725	59
Controls & Instrumentation	\$3.23	S.F.	0	110		20	2003						
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	0	110		30	2003						
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	2003						
Standpipes	\$0.44	S.F.	0	110		30	2003						
Electrical	\$24.36	S.F.	5,478	110	\$146,775	24	2003	2013				\$133,431	

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock 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.	5,478	110	\$11,725	30	2003	2033				\$10,659	
Branch Wiring	\$6.53	S.F.	5,478	110	\$39,334	30	2003	2033				\$35,758	
Lighting	\$8.58	S.F.	5,478	110	\$51,725	30	2003	2033				\$47,022	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	5,478	110	\$33,180	10	2003	2013				\$30,164	
Communications and Security - Fire Alarm	\$1.20	S.F.	5,478	110	\$7,235	10	2003	2013				\$6,577	
Communications and Security - Security & CCTV	\$0.59	S.F.	5,478	110	\$3,576	10	2003	2013				\$3,251	
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		15	2003						
Equipment & Furnishings			0			0	0						
Equipment			0			0	0						
Commercial Equipment	\$7.54	S.F.	0	110		20	2003						
Institutional Equipment	\$0.40	S.F.	0	110		20	2003						
Other Equipment	\$0.77	S.F.	0	110		20	2003						
Furnishings			0			0	0						
Fixed Furnishings	\$4.22	S.F.	0	110		20	2003						
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	2003						





Facility: \Elementary Schools\Shadow Rock Elementary\2003 Gymnasium (continued)

Deficiency Sheet:

**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	<b>\$40,691.00</b>
	Plus or (Minus) Additional Cost	<b>\$15,464.31</b>
	Total Estimated Amount	<b>\$56,155.31</b>



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**DeKalb County School System**1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**Report Date: 05 Jul 2011

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**Facility:** \Elementary Schools\Shadow Rock Elementary\Site**Address:** 1040 Kingway Drive, Lithonia, GA 30058**Attributes:****Site Code** 1775**General Information:****Function:** Elementary School**Year Built:** 1991**Gross Area:** 112,298 S.F.**Last Renovation:****Facility Description:**

The Shadow Rock Elementary School site was originally constructed in 1991, has a total area of 15 acres, and is occupied by approximately 112,928 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:** \$89,991.13**Replacement Cost:** \$2,321,940.83**FCI:** 3.88%

28-Dec-2010  
Aerial Image of Shadow Rock  
Elementary School

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock 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	\$20.68	S.F.	112,298	107	\$2,488,056	39	1991	2001	2010		\$89,991	\$2,321,941	4
Building Sitework	\$20.68	S.F.	112,298	107	\$2,488,056	39	1991	2001	2010		\$89,991	\$2,321,941	4
Site Improvements	\$9.01	S.F.	112,298	103	\$1,046,783	27	1991	2001			\$4,386	\$1,011,693	
Roadways	\$3.25	S.F.	112,298	110	\$401,564	25	1991	2016				\$365,058	
Parking Lots	\$1.47	S.F.	112,298	110	\$182,105	25	1991	2016				\$165,550	
Pedestrian Paving	\$1.65	S.F.	112,298	110	\$203,895	30	1991	2021				\$185,359	
Site Development	\$0.26	S.F.	112,298	110	\$32,685	10	1991					\$29,714	
Site Development 2	\$1.98	S.F.	112,298	100	\$222,148	30	1991	2021				\$222,148	
Fence & Guardrails	\$1.98	S.F.	112,298	100	\$222,148	30	1991	2021				\$222,148	
Landscaping	\$0.39	S.F.	112,298	10	\$4,386	10	1991	2001			\$4,386	\$43,864	10
Site Mechanical Utilities	\$10.46	S.F.	112,298	110	\$1,291,854	50	1991	2021				\$1,174,412	
Water Supply	\$2.38	S.F.	112,298	110	\$294,169	50	1991	2041				\$267,426	
Sanitary Sewer	\$2.36	S.F.	112,298	110	\$291,056	50	1991	2041				\$264,597	
Storm Sewer	\$5.51	S.F.	112,298	110	\$680,169	50	1991	2041				\$618,335	
Fuel Distribution - Gas	\$0.21	S.F.	112,298	110	\$26,460	30	1991	2021				\$24,054	
Site Electrical Utilities	\$1.21	S.F.	112,298	110	\$149,419	30	1991	2021	2010		\$85,605	\$135,836	63
Electrical Distribution	\$0.52	S.F.	112,298	110	\$63,814	30	1991	2021				\$58,013	
Site Lighting	\$0.69	S.F.	112,298	110	\$85,605	30	1991	2021	2010		\$85,605	\$77,823	110



Facility: \Elementary Schools\Shadow Rock Elementary\Site (continued)

Deficiency Sheet:

**Deficiency:**

Assembly: **G2050**  
System: **Landscaping**  
Material: **System**  
Distress: **Beyond Service Life**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **The original turf is aged and requires re-seeding.**

Surveyor/Update: Somnath Das  
Priority: 3  
Quantity: 1  
Tue, 23-Nov-2010



**Estimates:**

Raw Cost	<b>\$3,481.24</b>
Plus or (Minus) Additional Cost	<b>\$905.12</b>
Total Estimated Amount	<b>\$4,386.36</b>

**Deficiency:**

Assembly: **G4020**  
System: **Site Lighting**  
Material: **System**  
Distress: **Inadequate**  
Category: **Deferred Maintenance**  
Correction: **Renew System**  
Note: **It was reported that the parking lot and the back portion of the site are inadequately illuminated. Additional lighting throughout the site is recommended.**

Surveyor/Update: Cesar De La Canal  
Priority: 5  
Quantity: 1  
Sat, 30-Apr-2011



**Estimates:**

Raw Cost	<b>\$67,940.29</b>
Plus or (Minus) Additional Cost	<b>\$17,664.48</b>
Total Estimated Amount	<b>\$85,604.77</b>

**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\Storage Building 1  
**Address:** 1040 Kingway Drive, Lithonia, GA 30058

**Attributes:**  
\*\*\*None\*\*\*

**General Information:**

<b>Function:</b>	Storage Building	<b>Year Built:</b>	1991
<b>Gross Area:</b>	400 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

Storage Building 1 at Shadow Rock Elementary School is a one-story building located at 1040 Kingway Drive in Lithonia, Georgia. 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:** \$0.00      **Replacement Cost:** \$22,825.20      **FCI:** 0.00%



19-Nov-2010  
East Elevation



19-Nov-2010  
South Elevation



19-Nov-2010  
North Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\Storage Building 1 (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	\$57.06	S.F.	400	100	\$22,854	99	1991	2021			0	\$22,825	
Substructure	\$7.89	S.F.	400	100	\$3,157	100	1991					\$3,157	
Foundations	\$7.89	S.F.	400	100	\$3,157	100	1991					\$3,157	
Standard Foundations	\$4.49	S.F.	400	100	\$1,794	100	1991					\$1,794	
Slab on Grade	\$3.41	S.F.	400	100	\$1,363	100	1991					\$1,363	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1991						
Basement Walls	\$3.41	S.F.	0	100		100	1991						
Shell	\$49.17	S.F.	400	100	\$19,697	99	1991	2021				\$19,668	
Superstructure	\$13.56	S.F.	400	100	\$5,426	100	1991					\$5,426	
Roof Construction	\$13.57	S.F.	400	100	\$5,426	100	1991					\$5,426	
Exterior Enclosure	\$35.60	S.F.	400	100	\$14,271	98	1991	2021				\$14,242	
Exterior Walls	\$34.87	S.F.	400	100	\$13,949	100	1991					\$13,949	
Exterior Windows	\$4.54	S.F.	0	110		30	1991						
Exterior Doors	\$0.73	S.F.	400	110	\$322	30	1991	2021				\$293	
Roofing			0			0	0						
Roof Coverings	\$14.37	S.F.	0	110		20	1991						
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1991						
Interior Doors	\$2.26	S.F.	0	80		30	1991						
Fittings	\$2.79	S.F.	0	110		20	1991						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1991						
Floor Finishes	\$6.07	S.F.	0	110		20	1991						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1991						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1991						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1991						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1991						



**Facility:** \Elementary Schools\Shadow Rock Elementary\Storage Building 1 (continued)

**Deficiency Sheet:**

\*\*\* No Deficiencies Found \*\*\*



**DeKalb County School System**

1701 Mountain Industrial Blvd  
Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\Storage Building 2  
**Address:** 1040 Kingway Drive, Lithonia, GA 30058

**Attributes:**  
\*\*\*None\*\*\*

**General Information:**

<b>Function:</b>	Storage Building	<b>Year Built:</b>	1991
<b>Gross Area:</b>	400 S.F.	<b>Last Renovation:</b>	

**Facility Description:**

Storage Building 2 at Shadow Rock Elementary School is a one-story building located at 1040 Kingway Drive in Lithonia, Georgia. 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:** \$0.00      **Replacement Cost:** \$50,546.64      **FCI:** 0.00%



19-Nov-2010  
South Elevation



19-Nov-2010  
East Elevation



19-Nov-2010  
West Elevation



19-Nov-2010  
Northwest Elevation

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\Storage Building 2 (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	\$126.36	S.F.	400	105	\$52,931	60	1991	2011	2014		0	\$50,546	
Substructure	\$11.51	S.F.	400	100	\$4,603	100	1991					\$4,603	
Foundations	\$7.89	S.F.	400	100	\$3,157	100	1991					\$3,157	
Standard Foundations	\$4.49	S.F.	400	100	\$1,794	100	1991					\$1,794	
Slab on Grade	\$3.41	S.F.	400	100	\$1,363	100	1991					\$1,363	
Basement Construction	\$3.62	S.F.	400	100	\$1,446	100	1991					\$1,446	
Basement Excavation	\$0.21	S.F.	400	100	\$83	100	1991					\$83	
Basement Walls	\$3.41	S.F.	400	100	\$1,363	100	1991					\$1,363	
Shell	\$68.08	S.F.	400	103	\$28,016	76	1991	2011	2014			\$27,230	
Superstructure	\$13.56	S.F.	400	100	\$5,426	100	1991					\$5,426	
Roof Construction	\$13.57	S.F.	400	100	\$5,426	100	1991					\$5,426	
Exterior Enclosure	\$40.15	S.F.	400	101	\$16,269	90	1991	2021				\$16,058	
Exterior Walls	\$34.87	S.F.	400	100	\$13,949	100	1991					\$13,949	
Exterior Windows	\$4.54	S.F.	400	110	\$1,998	30	1991	2021				\$1,816	
Exterior Doors	\$0.73	S.F.	400	110	\$322	30	1991	2021				\$293	
Roofing	\$14.36	S.F.	400	110	\$6,321	20	1991	2011	2014			\$5,746	
Roof Coverings	\$14.37	S.F.	400	110	\$6,321	20	1991	2011	2014	4		\$5,746	
Interiors	\$29.99	S.F.	400	108	\$12,923	29	1991	2011	2014			\$11,995	
Interior Construction	\$16.97	S.F.	400	106	\$7,197	36	1991	2011	2014			\$6,789	
Partitions	\$11.92	S.F.	400	110	\$5,246	40	1991					\$4,769	
Interior Doors	\$2.26	S.F.	400	80	\$724	30	1991	2021				\$905	
Fittings	\$2.79	S.F.	400	110	\$1,227	20	1991	2011	2014	4		\$1,115	
Interior Finishes	\$13.02	S.F.	400	110	\$5,726	20	1991	2011	2014			\$5,206	
Wall Finishes	\$1.50	S.F.	400	110	\$662	20	1991	2011	2014	4		\$602	
Floor Finishes	\$6.07	S.F.	400	110	\$2,672	20	1991	2011	2014	4		\$2,429	
Ceiling Finishes	\$5.44	S.F.	400	110	\$2,392	20	1991	2011	2014	4		\$2,175	
Services	\$16.80	S.F.	400	110	\$7,389	30	1991	2021				\$6,718	
Plumbing	\$1.38	S.F.	400	110	\$607	30	1991	2021				\$552	
Rain Water Drainage	\$1.38	S.F.	400	110	\$607	30	1991	2021				\$552	
Electrical	\$15.42	S.F.	400	110	\$6,782	30	1991	2021				\$6,166	
Electrical Service/Distribution	\$3.30	S.F.	400	110	\$1,451	30	1991	2021				\$1,319	
Lighting and Branch Wiring	\$12.12	S.F.	400	110	\$5,331	30	1991	2021				\$4,847	

**DeKalb County School System**

1701 Mountain Industrial Blvd  
 Stone Mountain, GA 30083

COMET4 Facility Report

**Shadow Rock Elementary Facility Executive Summary Report**

Report Date: 05 Jul 2011

**Facility:** \Elementary Schools\Shadow Rock Elementary\Storage Building 2 (continued)

**Renewal Schedule:**

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total			\$14,939							\$14,442	
Substructure											
Foundations											
Standard Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell			\$7,114							\$3,210	
Superstructure											
Roof Construction											
Exterior Enclosure										\$3,210	
Exterior Walls											
Exterior Windows										\$2,765	
Exterior Doors										\$445	
Roofing			\$7,114								
Roof Coverings			\$7,114								
Interiors			\$7,825							\$1,002	
Interior Construction			\$1,380							\$1,002	
Partitions											
Interior Doors										\$1,002	
Fittings			\$1,380								
Interior Finishes			\$6,445								
Wall Finishes			\$745								
Floor Finishes			\$3,007								
Ceiling Finishes			\$2,693								
Services										\$10,230	
Plumbing										\$841	
Rain Water Drainage										\$841	
Electrical										\$9,389	
Electrical Service/Distribution										\$2,009	
Lighting and Branch Wiring										\$7,380	

**Facility:** \Elementary Schools\Shadow Rock Elementary\Storage Building 2 (continued)

**Deficiency Sheet:**

\*\*\* No Deficiencies Found \*\*\*

# **Educational Adequacy Report**

### Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 1616a
Project: Assessments 2010	Region: 1	Site: Shadow Rock ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
<b>Suitability - Elementary</b>				
<b>Site</b>				
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	Fair	1.57	2.34	67.00
<b>Safety and Security</b>				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	Good	1.00	1.00	100.00
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
<b>School Climate</b>				
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
<b>General Classrooms</b>				
Size	Good	16.45	16.45	100.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Fair	2.36	3.53	67.00
<b>Remedial - Special Needs</b>				
Size	Good	3.50	3.50	100.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
<b>Library</b>				
Size	Good	3.41	3.41	100.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
<b>P.E.</b>				
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
<b>Music</b>				
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
<b>Art</b>				
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
<b>Performing Arts\Auditorium</b>				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00
<b>Computer Labs</b>				
Size	Good	1.19	1.19	100.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
<b>Kindergarten</b>				
Size	Good	2.86	2.86	100.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
<b>Administration</b>				
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
<b>Restrooms (Student)</b>	Good	0.89	0.89	100.00
<b>Teacher Lounge and Work Room(s)</b>	Good	1.27	1.27	100.00
<b>Cafeteria</b>	Good	5.00	5.00	100.00
<b>Food Prep</b>	Good	6.20	6.20	100.00
<b>Counseling</b>	Good	0.29	0.29	100.00
<b>Clinic</b>	G/F	0.58	0.58	100.00
<b>Custodial &amp; Maintenance</b>	G/F	0.50	0.50	100.00
<b>Total For Site:</b>		<b>95.04</b>	<b>96.98</b>	<b>98.00</b>

**Comments**

Suitability - Elementary

Shadow Rock Elementary was built in 1992 and serves 688 students in preschool through 5th grade. A stand alone gym was added in 2004.

Suitability - Elementary->Site-->Playground

The playground is large enough to allow for organized and free play. However there is minimal play equipment.

Suitability - Elementary->General Classrooms-->Storage\Fixed Equip.

Some classrooms lack adequate storage for materials and equipment.

Suitability - Elementary->Restrooms (Student)

The boys' restrooms do not have urinal privacy partitions.

# **Technology Readiness Report**




### Technology Readiness Report - Full

Project #: <b>4469</b>	County: <b>DeKalb</b>	Site #: <b>1616a</b>
Project: <b>Assessments 2010</b>	Region: <b>1</b>	Site: <b>Shadow Rock ES</b>

Technology Readiness	Rating	Score	Possible Score	Percent Score
<b>Technology Readiness</b>				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Good	5.00	5.00	100.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Good	5.00	5.00	100.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Fair	6.70	10.00	67.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
<b>Total For Site:</b>		<b>91.70</b>	<b>100.00</b>	<b>91.70</b>

Comments

Technology Readiness->Faculty & Staff Technology  
 Some faculty do not have wireless connections depending on their location in the building.

Technology Readiness->Projectors  
 Approximately 10 percent of the instructional spaces do not have ceiling-mounted projectors.