

Facility Condition Assessment Report

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

COMET4 Facility Report

Stephenson Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle**Address:** 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:****Facility Code** 0397
Super Cluster 3**General Information:****Function:** Middle School
Gross Area: 190,323 S.F.**Year Built:**
Last Renovation:**Facility Description:**

The Stephenson Middle School campus consists of one main school building located at 922 Stephenson Road in Stone Mountain, Georgia. The original campus was constructed in 1994 and an addition to the main school building was constructed in 2005. In addition to the main school building, the campus contains a covered walkway, football field, softball fields, 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: \$7,326,676.53**Replacement Cost:** \$39,625,352.77**FCI:** 18.49%

18-Nov-2010
Stephenson Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report
Stephenson 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
Stephenson Middle\Track		\$12.12	30,740	\$378,764	\$372,606	101.65%	\$0	\$0	\$378,764	\$0	\$0
Stephenson Middle\Tennis Courts		\$9.56	22,440	\$195,320	\$214,603	91.01%	\$0	\$0	\$195,320	\$0	\$0
Stephenson Middle\1994 Building		\$175.96	172,323	\$6,552,334	\$30,321,736	20.50%	\$34,500	\$167,808	\$5,623,538	\$0	\$726,488
Stephenson Middle\Site		\$18.95	190,323	\$186,952	\$3,606,697	5.18%	\$0	\$0	\$186,952	\$0	\$0
Stephenson Middle\Football Field		\$7.99	108,000	\$5,157	\$862,703	0.60%	\$0	\$0	\$5,157	\$0	\$0
Stephenson Middle\Softball Field 2		\$7.35	98,000	\$4,075	\$719,888	0.57%	\$0	\$0	\$4,075	\$0	\$0
Stephenson Middle\Softball Field 1		\$7.35	98,000	\$4,075	\$719,888	0.57%	\$0	\$0	\$4,075	\$0	\$0
Stephenson Middle\Covered Walkway		\$27.64	2,000	\$0	\$55,283	0.00%	\$0	\$0	\$0	\$0	\$0
Stephenson Middle\2005 Addition		\$152.89	18,000	\$0	\$2,751,949	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Survey Report

Stephenson 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								\$5,362,096	\$1,964,580	\$7,326,677			
Middle Schools								\$5,362,096	\$1,964,580	\$7,326,677			
Stephenson Middle								\$5,362,096	\$1,964,580	\$7,326,677			
1994 Building								\$4,748,068	\$1,804,266	\$6,552,334			
Building Systems								\$4,748,068	\$1,804,266	\$6,552,334			
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$248,317	\$94,361	\$342,678	Necessary	Deferred Maintenance	The painted wall finishes are worn and scuffed and should be repainted.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$21,606	\$8,210	\$29,817	Necessary	Deferred Maintenance	The carpet is aged, worn, and stained, and should be replaced.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$1,719,267	\$653,321	\$2,372,588	Necessary	Deferred Maintenance	The original water source heat pumps are aged, worn, becoming logistically unsupportable, and should be replaced.
D5030	Communications and Security - Fire Alarm	System		Beyond Service Life	Renew System	1	Ea.	\$193,346	\$73,472	\$266,818	Necessary	Deferred Maintenance	The original fire alarm system is operable, but is aged and should be scheduled for replacement.
D5030	Communications and Security - PA & Clock Systems	System		Beyond Service Life	Renew System	1	Ea.	\$447,351	\$169,993	\$617,344	Necessary	Deferred Maintenance	The original PA and clock systems are operable, but aged and should be scheduled for replacement.
D5030	Communications and Security - Security & CCTV Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$163,018	\$61,947	\$224,964	Necessary	Deferred Maintenance	The original CCTV system is operable, but is aged and should be scheduled for replacement.
D3060	Roof Coverings - BUR	System		Beyond Service Life	Renew System	1	Ea.	\$439,768	\$167,112	\$606,880	Necessary	Deferred Maintenance	The environmental control system is aged and should be replaced.
B3010	Roof Openings	System		Needs Remediation	Renew System	1	Ea.	\$762,012	\$289,565	\$1,051,577	Necessary	Deferred Maintenance	The original built-up roof covering is deteriorating and should be scheduled for replacement.
B3020	Roof Openings	Roof Hatches, Skylights		Inadequate	Replace Roof Hatches, Skylights	1	Ea.	\$5,900	\$2,242	\$8,142	Necessary	Code Compliance	The stair for the roof hatch is not OSHA compliant, as it should extend beyond the hatch.
B2010	Exterior Walls	Stucco Wall		Needs Remediation	Repair Stucco Walls	10,000	S.F.	\$121,600	\$46,208	\$167,808	Potentially Critical	Deferred Maintenance	Exterior Walls / The stucco finish on the parapet is stained and damaged and should be replaced.
C1030	Fittings	Identifying Devices		Inadequate	Install room signage	200	Ea.	\$21,460	\$8,155	\$29,615	Discretionary	Code Compliance	Room signage is inadequate and missing from many rooms, not mounted at the correct height, and lacks the necessary Braille markings.
C3020	Floor Finishes - VCT	System		Needs Remediation	Renew System	1	Ea.	\$504,980	\$191,893	\$696,873	Discretionary	Deferred Maintenance	The vinyl floor finish is deteriorated and stained and should be replaced.
C3030	Ceiling Finishes	Acoustical Ceilings		Damaged	Repair Acoustical Ceilings	34,464	S.F.	\$74,442	\$28,288	\$102,730	Necessary	Deferred Maintenance	Ceiling / A portion of the acoustical ceiling system is stained and deteriorated due to the damaged roof and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Survey Report

Stephenson 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
	A1010	Standard Foundations	Standard Foundations	Needs Remediation	Professional Engineering Study	1	Each	\$25,000	\$9,500	\$34,500	Critical	Safety	Foundations / Differential settlement was observed throughout the building and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.
Football Field Building Systems	F1040	Special Facilities - Football Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$3,564	\$1,593	\$5,157	Necessary	Deferred Maintenance	The natural turf is aged and rough and should be reseeded.
								\$3,564	\$1,593	\$5,157			
								\$3,564	\$1,593	\$5,157			
Site Building Systems	G2020	Parking Lots	Paving	Damaged	Re-pave parking lot / roadways	20,000	S.Y.	\$148,374	\$38,577	\$186,952	Necessary	Deferred Maintenance	Parking / A portion of the parking lot is cracked and damaged and should be repaved.
								\$148,374	\$38,577	\$186,952			
								\$128,200	\$33,332	\$161,532			Playing areas / The site is in need of reseeded, especially at the play ground areas.
	G2050	Landscaping	System	Inadequate	Renew System	1	Ea.	\$20,174	\$5,245	\$25,420	Necessary	Deferred Maintenance	
Softball Field 1 Building Systems	F1040	Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$3,234	\$841	\$4,075	Necessary	Deferred Maintenance	The natural turf is aged and should be reseeded.
								\$3,234	\$841	\$4,075			
								\$3,234	\$841	\$4,075			
Softball Field 2 Building Systems	F1040	Special Facilities - Sports Field - Natural Turf	System	Damaged	Renew System	1	Ea.	\$3,234	\$841	\$4,075	Necessary	Deferred Maintenance	The playfield is damaged and aged and should be reseeded.
								\$3,234	\$841	\$4,075			
								\$3,234	\$841	\$4,075			
Tennis Courts Building Systems	F1040	Special Facilities - Tennis Court Hard Surface	System	Damaged	Renew System	1	Ea.	\$155,016	\$40,304	\$195,320	Necessary	Deferred Maintenance	The existing hardcourt surface is cracked and damaged and should be resurfaced.
								\$155,016	\$40,304	\$195,320			
								\$155,016	\$40,304	\$195,320			
Track Building Systems	F1040	Special Facilities - Running Track Surface & Curbing	System	Damaged	Renew System	1	Ea.	\$300,606	\$78,158	\$378,764	Necessary	Deferred Maintenance	The track surface is cracked and damaged throughout and should be resurfaced.
								\$300,606	\$78,158	\$378,764			
								\$300,606	\$78,158	\$378,764			

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Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\1994 Building
Address: 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:****Building Codes** 4010
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 1994
Gross Area: 172,323 S.F. **Last Renovation:****Facility Description:**

The Stephenson Middle School main building is a one-story building located at 922 Stephenson Road in Stone Mountain, Georgia. There has been one addition in 2005 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; and 4) Replacing the building automation system with an effective energy management system that controls HVAC and lighting.

Current Repair Cost: \$6,552,334.15**Replacement Cost:** \$30,321,735.59**FCI:** 21.61%18-Nov-2010
South Elevation18-Nov-2010
West Elevation18-Nov-2010
North Elevation18-Nov-2010
East Elevation

DeKalb County School System

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COMET4 Facility Report Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\1994 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	\$175.96	S.F.	172,323	108	\$32,735,139	42	1994	2002	2010		\$6,517,834	\$30,321,734	21
Substructure	\$9.12	S.F.	172,323	100	\$1,571,896	100	1994					\$1,571,896	
Foundations	\$9.12	S.F.	172,323	100	\$1,571,896	100	1994					\$1,571,896	
Standard Foundations	\$1.61	S.F.	172,323	100	\$278,233	100	1994					\$278,233	
Special Foundations	\$4.14	S.F.	172,323	100	\$713,417	100	1994					\$713,417	
Slab on Grade	\$3.37	S.F.	172,323	100	\$580,246	100	1994					\$580,246	
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	1994						
Basement Walls		S.F.	0	100		100	1994						
Shell	\$35.26	S.F.	172,323	104	\$6,323,255	68	1994	2004	2010		\$1,227,527	\$6,075,936	20
Superstructure	\$6.54	S.F.	172,323	100	\$1,127,199	100	1994					\$1,127,199	
Floor Construction		S.F.	0	100		100	1994						
Roof Construction	\$6.54	S.F.	172,323	100	\$1,127,199	100	1994					\$1,127,199	
Exterior Enclosure	\$23.14	S.F.	172,323	104	\$4,139,247	72	1994	2024			\$167,808	\$3,988,002	4
Exterior Walls	\$14.37	S.F.	172,323	100	\$2,475,558	100	1994				\$167,808	\$2,475,558	7
Exterior Windows	\$8.00	S.F.	172,323	110	\$1,517,201	30	1994	2024				\$1,379,273	
Exterior Doors	\$0.77	S.F.	172,323	110	\$146,488	30	1994	2024				\$133,171	
Roofing	\$5.58	S.F.	172,323	110	\$1,056,809	20	1994	2004	2010		\$1,059,719	\$960,735	110
Roof Coverings - Asphalt Shingles		S.F.	0	110		10	1994	2004					
Roof Coverings - BUR	\$5.55	S.F.	172,323	110	\$1,051,577	20	1994	2014	2010		\$1,051,577	\$955,979	110
Roof Coverings - EPDM		S.F.	0	110		15	0		2010				
Roof Coverings - Preformed Metal		S.F.	0	110		30	0		2010				
Roof Coverings Standing Seam Metal		S.F.	0	110		75	0		2010				
Roof Openings	\$0.03	S.F.	172,323	110	\$5,232	30	1994	2024			\$8,142	\$4,756	171
Interiors	\$47.33	S.F.	172,323	109	\$8,870,143	48	1994	2002	2010		\$1,201,713	\$8,155,863	15
Interior Construction	\$11.07	S.F.	172,323	105	\$1,996,616	76	1994	2014			\$29,615	\$1,907,202	2
Partitions	\$7.22	S.F.	172,323	110	\$1,368,096	100	1994					\$1,243,724	
Interior Doors	\$1.96	S.F.	172,323	80	\$270,147	30	1994	2024				\$337,684	
Fittings	\$1.89	S.F.	172,323	110	\$358,373	20	1994	2014			\$29,615	\$325,794	9
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	0						
Interior Finishes	\$36.26	S.F.	172,323	110	\$6,873,527	40	1994	2002	2010		\$1,172,098	\$6,248,661	19
Wall Finishes - Ceramic & Glazed		S.F.	0	110		30	0						
Wall Finishes - Paint	\$1.81	S.F.	172,323	110	\$342,678	10	1994	2004			\$342,678	\$311,526	110
Wall Finishes - Wall Coverings		S.F.	0	110		10	1994						
Floor Finishes - Carpet	\$7.87	S.F.	3,446	110	\$29,817	8	1994	2002			\$29,817	\$27,106	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	5,169	110	\$76,190	50	1994	2044				\$69,264	
Floor Finishes - Terrazzo	\$48.99	S.F.	86,162	110	\$4,643,184	50	1994	2044				\$4,221,076	
Floor Finishes - VCT	\$8.79	S.F.	72,068	110	\$696,873	20	1994	2014	2010		\$696,873	\$633,521	110
Floor Finishes - Wood	\$8.98	S.F.	5,478	110	\$54,135	20	1994	2014				\$49,213	
Ceiling Finishes	\$5.44	S.F.	172,323	110	\$1,030,650	20	1994	2014			\$102,730	\$936,955	11
Services	\$74.04	S.F.	172,323	110	\$14,034,106	23	1994	2004	2010		\$4,088,594	\$12,758,277	32
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	1994						
Plumbing	\$16.30	S.F.	172,323	110	\$3,089,335	25	1994	2014				\$2,808,486	
Plumbing Fixtures	\$7.40	S.F.	172,323	110	\$1,402,103	20	1994	2014				\$1,274,639	
Domestic Water Distribution	\$3.45	S.F.	172,323	110	\$653,966	30	1994	2024				\$594,514	
Sanitary Waste	\$3.89	S.F.	172,323	110	\$737,673	30	1994	2024				\$670,612	
Rain Water Drainage	\$0.84	S.F.	172,323	110	\$159,568	30	1994	2024				\$145,062	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	172,323	110	\$136,025	30	1994	2024				\$123,659	
HVAC	\$32.06	S.F.	172,323	110	\$6,076,650	21	1994	2009	2010		\$2,979,468	\$5,524,226	54
Heat Generating Systems	\$2.90	S.F.	172,323	110	\$549,331	30	1994	2024				\$499,392	
Cooling Generating Systems	\$7.44	S.F.	172,323	110	\$1,409,950	20	1994	2014				\$1,281,773	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	172,323	110	\$884,162	30	1994	2024				\$803,783	
Terminal & Package Units	\$12.52	S.F.	172,323	110	\$2,372,588	15	1994	2009			\$2,372,588	\$2,156,898	110
Controls & Instrumentation	\$3.20	S.F.	172,323	110	\$606,880	20	1994	2014	2010		\$606,880	\$551,709	110
Systems Testing & Balance	\$0.34	S.F.	172,323	110	\$65,397	30	1994	2024				\$59,451	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	172,323	110	\$188,342	30	1994	2024				\$171,220	
Fire Protection	\$3.70	S.F.	172,323	110	\$701,051	30	1994	2024				\$637,319	
Sprinklers	\$3.70	S.F.	172,323	110	\$701,051	30	1994	2024				\$637,319	

DeKalb County School System

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COMET4 Facility Report
Stephenson 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		S.F.	0	110		30	1994	2024					
Electrical	\$21.98	S.F.	172,323	110	\$4,167,070	24	1994	2004			\$1,109,126	\$3,788,246	29
Electrical Service/Distribution	\$1.85	S.F.	172,323	110	\$350,526	30	1994	2024				\$318,660	
Branch Wiring	\$5.31	S.F.	172,323	110	\$1,007,107	30	1994	2024				\$915,552	
Lighting	\$8.03	S.F.	172,323	110	\$1,522,432	30	1994	2024				\$1,384,029	
Communications and Security - Fire Alarm	\$1.41	S.F.	172,323	110	\$266,818	10	1994	2004			\$266,818	\$242,562	110
Communications and Security - PA & Clock Systems	\$3.26	S.F.	172,323	110	\$617,344	10	1994	2004			\$617,344	\$561,222	110
Communications and Security - Security & CCTV	\$1.19	S.F.	172,323	110	\$224,964	10	1994	2004			\$224,964	\$204,513	110
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	172,323	110	\$177,879	20	1994	2014				\$161,708	
Equipment & Furnishings	\$10.21	S.F.	172,323	110	\$1,935,739	19	1994	2009	2015			\$1,759,762	
Equipment	\$5.05	S.F.	172,323	110	\$957,406	18	1994	2009	2015			\$870,369	
Commercial Equipment		S.F.	0	100		20	1994	2014					
Institutional Equipment	\$2.70	S.F.	172,323	110	\$512,709	20	1994	2014				\$466,099	
Other Equipment - Kitchen Equipment	\$2.35	S.F.	172,323	110	\$444,697	15	1994	2009	2015	5		\$404,270	
Furnishings	\$5.16	S.F.	172,323	110	\$978,333	20	1994	2014				\$889,393	
Fixed Furnishings	\$5.16	S.F.	172,323	110	\$978,333	20	1994	2014				\$889,393	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	110		20	1994						

Facility: \Middle Schools\Stephenson Middle\1994 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **A1010**
System: **Standard Foundations**
Material: **Standard Foundations**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Professional Engineering Study**
Note: **Differential settlement was observed throughout the building and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.**

Surveyor/Update: Cesar De La Canal Fri, 01-Apr-2011
Priority: 1
Quantity: 1



Estimates:

Raw Cost	\$25,000.00
Plus or (Minus) Additional Cost	\$9,500.00
Total Estimated Amount	\$34,500.00

Deficiency:

Assembly: **B2010**
System: **Exterior Walls**
Material: **Stucco Wall**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Repair Stucco Walls**
Note: **The stucco finish on the parapet is stained and damaged and should be replaced.**

Surveyor/Update: Cesar De La Canal Sat, 18-Jun-2011
Priority: 2
Quantity: 10,000



Estimates:

Raw Cost	\$121,600.00
Plus or (Minus) Additional Cost	\$46,208.00
Total Estimated Amount	\$167,808.00

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COMET4 Facility Report

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Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\1994 Building (continued)

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original built-up roof covering is deteriorating and should be scheduled for replacement.**

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

Wed, 30-Mar-2011



Estimates:

Raw Cost	\$762,012.31
Plus or (Minus) Additional Cost	\$289,564.68
Total Estimated Amount	\$1,051,576.99

Deficiency:

Assembly: **B3020**
System: **Roof Openings**
Material: **Roof Hatches, Skylights**
Distress: **Inadequate**
Category: **Code Compliance**
Correction: **Replace Roof Hatches, Skylights**
Note: **The stair for the roof hatch is not OSHA compliant, as it should extend beyond the hatch.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$5,900.00
Plus or (Minus) Additional Cost	\$2,242.00
Total Estimated Amount	\$8,142.00

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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\1994 Building (continued)**Deficiency:**

Assembly: **C1030**
 System: **Fittings**
 Material: **Identifying Devices**
 Distress: **Inadequate**
 Category: **Code Compliance**
 Correction: **Install room signage**

Surveyor/Update: Cesar De La Canal
 Priority: 5
 Quantity: 200

Fri, 01-Apr-2011

Note: **Room signage is inadequate and missing from many rooms, not mounted at the correct height, and lacks the necessary Braille markings.**

**Estimates:**

Raw Cost	\$21,460.00
Plus or (Minus) Additional Cost	\$8,154.80
Total Estimated Amount	\$29,614.80

Deficiency:

Assembly: **C3010**
 System: **Wall Finishes - Paint**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Somnath Das
 Priority: 3
 Quantity: 1

Sat, 18-Jun-2011

Note: **The painted wall finishes are worn and scuffed and should be repainted.**

**Estimates:**

Raw Cost	\$248,317.44
Plus or (Minus) Additional Cost	\$94,360.63
Total Estimated Amount	\$342,678.07

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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\1994 Building (continued)**Deficiency:**

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

Surveyor/Update: Somnath Das
 Priority: 3
 Quantity: 1

Sat, 18-Jun-2011

**Estimates:**

Raw Cost	\$21,606.42
Plus or (Minus) Additional Cost	\$8,210.44
Total Estimated Amount	\$29,816.86

Deficiency:

Assembly: **C3020**
 System: **Floor Finishes - VCT**
 Material: **System**
 Distress: **Needs Remediation**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The vinyl floor finish is deteriorated and stained and should be replaced.**

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

Wed, 30-Mar-2011

**Estimates:**

Raw Cost	\$504,980.48
Plus or (Minus) Additional Cost	\$191,892.58
Total Estimated Amount	\$696,873.06

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\1994 Building (continued)

Deficiency:

Assembly: **C3030**
 System: **Ceiling Finishes**
 Material: **Acoustical Ceilings**
 Distress: **Damaged**
 Category: **Deferred Maintenance**
 Correction: **Repair Acoustical Ceilings**

Surveyor/Update: Cesar De La Canal
 Priority: 3
 Quantity: 34,464

Fri, 01-Apr-2011

Note: **A portion of the acoustical ceiling system is stained and deteriorated due to the damaged roof and should be replaced.**

**Estimates:**

Raw Cost	\$74,442.24
Plus or (Minus) Additional Cost	\$28,288.05
Total Estimated Amount	\$102,730.29

Deficiency:

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

Surveyor/Update: Somnath Das
 Priority: 3
 Quantity: 1

Mon, 06-Dec-2010

Note: **The original water source heat pumps are aged, worn, becoming logistically unsupportable, and should be replaced.**

**Estimates:**

Raw Cost	\$1,719,266.57
Plus or (Minus) Additional Cost	\$653,321.30
Total Estimated Amount	\$2,372,587.87

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\1994 Building (continued)**Deficiency:**

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

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

Wed, 24-Nov-2010

Note: The environmental control system is aged and should be replaced.**Estimates:**

Raw Cost	\$439,768.30
Plus or (Minus) Additional Cost	\$167,111.95
Total Estimated Amount	\$606,880.25

Deficiency:

Assembly: **D5030**
 System: **Communications and Security - Fire Alarm**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Somnath Das
 Priority: 3
 Quantity: 1

Mon, 06-Dec-2010

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

Raw Cost	\$193,346.41
Plus or (Minus) Additional Cost	\$73,471.63
Total Estimated Amount	\$266,818.04

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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\1994 Building (continued)

Deficiency:

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

Surveyor/Update: Somnath Das
 Priority: 3
 Quantity: 1

Sat, 18-Jun-2011

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

Note: **The original PA and clock systems are operable, but aged and should be scheduled for replacement.**

**Estimates:**

Raw Cost	\$447,350.51
Plus or (Minus) Additional Cost	\$169,993.19
Total Estimated Amount	\$617,343.70

Deficiency:

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

Surveyor/Update: Somnath Das
 Priority: 3
 Quantity: 1

Mon, 06-Dec-2010

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

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

**Estimates:**

Raw Cost	\$163,017.56
Plus or (Minus) Additional Cost	\$61,946.67
Total Estimated Amount	\$224,964.23

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\2005 Addition
Address: 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:****Building Codes** 4011
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 2005
Gross Area: 18,000 S.F. **Last Renovation:****Facility Description:**

The 2004 Classroom Addition at Stephenson Middle School is a one-story building located at 922 Stephenson Road in Stone Mountain, 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 consists of incorporating the HVAC and lighting systems into a new building automation system for the school.

Current Repair Cost: \$0.00**Replacement Cost:** \$2,751,949.08**FCI:** 0.00%18-Nov-2010
East Elevation18-Nov-2010
South Elevation18-Nov-2010
Southeast Elevation18-Nov-2010
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\2005 Addition (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$152.89	S.F.	18,000	108	\$2,965,044	41	2005	2015	2015		0	\$2,751,950	
Substructure	\$7.71	S.F.	18,000	100	\$138,856	100	2005					\$138,856	
Foundations	\$4.98	S.F.	18,000	100	\$89,673	100	2005					\$89,673	
Standard Foundations	\$1.61	S.F.	18,000	100	\$29,063	100	2005					\$29,063	
Special Foundations	\$4.14	S.F.	0	100		100	2005						
Slab on Grade	\$3.37	S.F.	18,000	100	\$60,610	100	2005					\$60,610	
Basement Construction	\$2.73	S.F.	18,000	100	\$49,183	100	2005					\$49,183	
Basement Excavation	\$1.13	S.F.	18,000	100	\$20,369	100	2005					\$20,369	
Basement Walls	\$1.60	S.F.	18,000	100	\$28,814	100	2005					\$28,814	
Shell	\$39.76	S.F.	18,000	105	\$749,570	64	2005	2020				\$715,640	
Superstructure	\$6.54	S.F.	18,000	100	\$117,742	100	2005					\$117,742	
Floor Construction	\$16.20	S.F.	0	100		100	2005						
Roof Construction	\$6.54	S.F.	18,000	100	\$117,742	100	2005					\$117,742	
Exterior Enclosure	\$23.14	S.F.	18,000	104	\$432,364	72	2005	2035				\$416,566	
Exterior Walls	\$14.37	S.F.	18,000	100	\$258,584	100	2005					\$258,584	
Exterior Windows	\$8.00	S.F.	18,000	110	\$158,479	30	2005	2035				\$144,072	
Exterior Doors	\$0.77	S.F.	18,000	110	\$15,301	30	2005	2035				\$13,910	
Roofing	\$10.07	S.F.	18,000	110	\$199,464	24	2005	2020				\$181,332	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	2005						
Roof Coverings - BUR	\$5.55	S.F.	18,000	110	\$109,842	20	2005	2025				\$99,857	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2005	2020					
Roof Coverings - Preformed Metal	\$4.28	S.F.	18,000	110	\$84,704	30	2005					\$77,004	
Roof Coverings Standing Seam Metal	\$23.47	S.F.	0	110		75	2005						
Roof Openings	\$0.25	S.F.	18,000	110	\$4,918	30	2005	2035				\$4,471	
Interiors	\$28.34	S.F.	18,000	108	\$550,572	42	2005	2015				\$510,140	
Interior Construction	\$11.07	S.F.	18,000	105	\$208,557	76	2005	2025				\$199,217	
Partitions	\$7.22	S.F.	18,000	110	\$142,905	100	2005					\$129,913	
Interior Doors	\$1.96	S.F.	18,000	80	\$28,218	30	2005	2035				\$35,273	
Fittings	\$1.89	S.F.	18,000	110	\$37,434	20	2005	2025				\$34,031	
Stairs			0			0	0						
Stair Construction	\$0.92	S.F.	0	100		100	2005						
Interior Finishes	\$17.27	S.F.	18,000	110	\$342,015	22	2005	2015				\$310,923	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	1,800	110	\$18,963	30	2005	2035				\$17,239	
Wall Finishes - Paint	\$1.81	S.F.	16,200	110	\$32,215	10	2005	2015				\$29,286	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2005						
Floor Finishes - Carpet	\$7.87	S.F.	0	110		8	2005						
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	1,800	110	\$26,532	50	2005	2055				\$24,120	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	2005						
Floor Finishes - VCT	\$8.79	S.F.	16,200	110	\$156,648	20	2005	2025				\$142,408	
Floor Finishes - Wood	\$8.98	S.F.	0	110		20	2005						
Ceiling Finishes	\$5.44	S.F.	18,000	110	\$107,657	20	2005	2025				\$97,870	
Services	\$69.21	S.F.	18,000	110	\$1,370,299	24	2005	2015	2015			\$1,245,726	
Conveying			0			0	0						
Elevators and Lifts	\$1.01	S.F.	0	110		30	2005						
Plumbing	\$16.30	S.F.	18,000	110	\$322,697	25	2005	2025				\$293,360	
Plumbing Fixtures	\$7.40	S.F.	18,000	110	\$146,457	20	2005	2025				\$133,142	
Domestic Water Distribution	\$3.45	S.F.	18,000	110	\$68,310	30	2005	2035				\$62,100	
Sanitary Waste	\$3.89	S.F.	18,000	110	\$77,054	30	2005	2035				\$70,049	
Rain Water Drainage	\$0.84	S.F.	18,000	110	\$16,668	30	2005	2035				\$15,152	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	18,000	110	\$14,208	30	2005	2035				\$12,917	
HVAC	\$28.17	S.F.	18,000	110	\$557,683	22	2005	2020				\$506,985	
Heat Generating Systems	\$2.90	S.F.	0	110		30	2005	2035					
Cooling Generating Systems	\$7.44	S.F.	18,000	110	\$147,276	30	2005	2035				\$133,888	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	18,000	110	\$92,355	30	2005	2035				\$83,959	
Terminal & Package Units	\$12.52	S.F.	18,000	110	\$247,829	15	2005	2020				\$225,299	
Controls & Instrumentation	\$3.20	S.F.	18,000	110	\$63,392	20	2005	2025				\$57,629	
Systems Testing & Balance	\$0.34	S.F.	18,000	110	\$6,831	30	2005	2035				\$6,210	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	0	110		30	2005	2035					
Fire Protection	\$3.70	S.F.	18,000	110	\$73,228	30	2005	2035				\$66,571	
Sprinklers	\$3.70	S.F.	18,000	110	\$73,228	30	2005	2035				\$66,571	

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report
Stephenson 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	2005	2035					
Electrical	\$21.04	S.F.	18,000	110	\$416,691	24	2005	2015	2015			\$378,810	
Electrical Service/Distribution	\$1.85	S.F.	18,000	110	\$36,614	30	2005	2035				\$33,286	
Branch Wiring	\$5.31	S.F.	18,000	110	\$105,197	30	2005	2035				\$95,634	
Lighting	\$8.03	S.F.	18,000	110	\$159,026	30	2005	2035				\$144,569	
Communications and Security - Fire Alarm	\$1.41	S.F.	18,000	110	\$27,870	10	2005	2015				\$25,337	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	18,000	110	\$64,485	10	2005	2015				\$58,622	
Communications and Security - Security & CCTV	\$1.19	S.F.	18,000	110	\$23,499	10	2005	2015				\$21,362	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	0	110		15	2005	2020	2015	5			
Equipment & Furnishings	\$7.87	S.F.	18,000	110	\$155,747	20	2005	2020				\$141,588	
Equipment	\$2.70	S.F.	18,000	110	\$53,555	20	2005	2020				\$48,686	
Commercial Equipment	\$7.71	S.F.	0	100		20	2005	2025					
Institutional Equipment	\$2.70	S.F.	18,000	110	\$53,555	20	2005	2025				\$48,686	
Other Equipment (sports Equipment)	\$1.37	S.F.	0	110		15	2005	2020					
Furnishings	\$5.16	S.F.	18,000	110	\$102,192	20	2005	2025				\$92,902	
Fixed Furnishings	\$5.16	S.F.	18,000	110	\$102,192	20	2005	2025				\$92,902	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	110		20	2005	2025					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\2005 Addition (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Covered Walkway
Address: 922 Stephenson Road, Stone Mountain, GA 30087

Attributes:
None

General Information:

Function:	Middle School	Year Built:	2005
Gross Area:	2,000 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$0.00 **Replacement Cost:** \$55,282.80 **FCI:** 0.00%



18-Nov-2010
East Elevation



18-Nov-2010
Southeast Elevation



18-Nov-2010
South Elevation



18-Nov-2010
West Elevation

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

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	2,000	100	\$55,283	25	2005	2030			0	\$55,283	
Special Construction	\$27.64	S.F.	2,000	100	\$55,283	25	2005	2030				\$55,283	
Special Construction	\$27.64	S.F.	2,000	100	\$55,283	25	2005	2030				\$55,283	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	2,000	100	\$55,283	25	2005	2030				\$55,283	

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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Stephenson Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Football Field
Address: 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	1994
Gross Area:	108,000 S.F.	Last Renovation:	

Facility Description:

The Football Field at Stephenson 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: \$5,157.46**Replacement Cost:** \$862,703.14**FCI:** 0.60%

18-Nov-2010
Football Field at Stephenson Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson 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	\$7.99	S.F.	108,000	103	\$892,085	74	1994	2004			\$5,157	\$862,703	1
Special Construction	\$0.04	S.F.	108,000	110	\$5,157	10	1994	2004			\$5,157	\$4,689	110
Special Construction	\$0.04	S.F.	108,000	110	\$5,157	10	1994	2004			\$5,157	\$4,689	110
Special Facilities - Footbal Field - Natural Turf	\$0.04	S.F.	108,000	110	\$5,157	10	1994	2004			\$5,157	\$4,689	110
Building Sitework	\$7.94	S.F.	108,000	103	\$886,928	74	1994	2014				\$858,014	
Site Preparation	\$5.27	S.F.	108,000	100	\$568,884	100	1994					\$568,884	
Site Earthwork	\$5.27	S.F.	108,000	100	\$568,884	100	1994					\$568,884	
Site Improvements	\$0.35	S.F.	108,000	110	\$41,260	20	1994	2014				\$37,509	
Site Development - Fencing; Goal Post; Scoreboard	\$0.25	S.F.	108,000	110	\$29,226	20	1994	2014				\$26,569	
Landscaping - Irrigation	\$0.10	S.F.	108,000	110	\$12,034	20	1994	2014				\$10,940	
Site Mechanical Utilities	\$0.39	S.F.	108,000	110	\$46,417	30	1994	2024				\$42,197	
Water Supply - Water Service	\$0.39	S.F.	108,000	110	\$46,417	30	1994	2024				\$42,197	
Site Electrical Utilities	\$1.94	S.F.	108,000	110	\$230,367	30	1994	2024				\$209,424	
Site Lighting	\$1.94	S.F.	108,000	110	\$230,367	30	1994	2024				\$209,424	

DeKalb County School System

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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Footbal Field - Natural Turf System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The natural turf is aged and rough and should be reseeded.**

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

Fri, 04-Feb-2011



Estimates:

Raw Cost	\$3,564.00
Plus or (Minus) Additional Cost	\$1,593.46
Total Estimated Amount	\$5,157.46

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COMET4 Facility Report

Stephenson Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Site**Address:** 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:****Site Code** 1790**General Information:****Function:** Middle School**Year Built:** 1994**Gross Area:** 190,323 S.F.**Last Renovation:****Facility Description:**

The Stephenson Middle School site was originally constructed in 1994, has a total area of 38.2 acres, and is occupied by approximately 190,323 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: \$186,951.54**Replacement Cost:** \$3,606,696.98**FCI:** 5.18%

18-Nov-2010

Aerial Image of Stephenson Middle
School

DeKalb County School System

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COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson 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	\$18.95	S.F.	190,323	102	\$3,672,645	40	1994	2004	2015		\$186,952	\$3,606,696	5
Building Sitework	\$18.95	S.F.	190,323	102	\$3,672,645	40	1994	2004	2015		\$186,952	\$3,606,696	5
Site Improvements	\$7.57	S.F.	190,323	90	\$1,290,642	27	1994	2004	2015		\$186,952	\$1,441,239	13
Roadways	\$1.00	S.F.	190,323	110	\$208,392	25	1994	2019				\$189,448	
Parking Lots	\$0.96	S.F.	190,323	110	\$200,479	25	1994	2019			\$161,532	\$182,253	89
Pedestrian Paving	\$1.89	S.F.	190,323	110	\$395,682	30	1994	2024				\$359,710	
Site Development	\$0.26	S.F.	190,323	110	\$55,395	10	1994	2004	2015	5		\$50,359	
Site Development 2	\$2.13	S.F.	190,323	100	\$405,274	30	1994	2024				\$405,274	
Fence & Guardrails	\$2.13		190,323	100	\$405,274	30	1994	2024				\$405,274	
Landscaping	\$1.34	S.F.	190,323	10	\$25,420	10	1994	2004			\$25,420	\$254,195	10
Site Mechanical Utilities	\$9.98	S.F.	190,323	110	\$2,089,199	50	1994	2024				\$1,899,271	
Water Supply	\$2.73	S.F.	190,323	110	\$572,419	50	1994	2044				\$520,381	
Sanitary Sewer	\$1.99	S.F.	190,323	110	\$416,785	50	1994	2044				\$378,895	
Storm Sewer	\$5.05	S.F.	190,323	110	\$1,057,789	50	1994	2044				\$961,626	
Fuel Distribution - Gas	\$0.20	S.F.	190,323	110	\$42,206	30	1994	2024				\$38,369	
Site Electrical Utilities	\$1.40	S.F.	190,323	110	\$292,804	30	1994	2024				\$266,186	
Electrical Distribution	\$0.52	S.F.	190,323	110	\$108,153	30	1994	2024				\$98,321	
Site Lighting	\$0.69	S.F.	190,323	110	\$145,083	30	1994	2024				\$131,894	
Site Communication and Security	\$0.19	S.F.	190,323	110	\$39,568	30	1994	2024				\$35,971	

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

Deficiency Sheet:

Deficiency:

Assembly: **G2020**
 System: **Parking Lots**
 Material: **Paving**
 Distress: **Damaged**
 Category: **Deferred Maintenance**
 Correction: **Re-pave parking lot / roadways**
 Note: **A portion of the parking lot is cracked and damaged and should be repaved.**

Surveyor/Update: Cesar De La Canal Fri, 01-Apr-2011
 Priority: 3
 Quantity: 20,000



Estimates:

	Raw Cost	\$128,200.00
	Plus or (Minus) Additional Cost	\$33,332.00
	Total Estimated Amount	\$161,532.00

Deficiency:

Assembly: **G2050**
 System: **Landscaping**
 Material: **System**
 Distress: **Inadequate**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The site is in need of reseeding, especially at the play ground areas.**

Surveyor/Update: Cesar De La Canal Fri, 04-Feb-2011
 Priority: 3
 Quantity: 1



Estimates:

	Raw Cost	\$20,174.24
	Plus or (Minus) Additional Cost	\$5,245.30
	Total Estimated Amount	\$25,419.54

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

COMET4 Facility Report

Stephenson Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Softball Field 1**Address:** 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 1994**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

Softball Field 1 at Stephenson 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: \$4,074.84**Replacement Cost:** \$719,888.40**FCI:** 0.57%

18-Nov-2010

Softball Field 1 at Stephenson Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Softball Field 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	\$7.35	S.F.	98,000	104	\$746,931	71	1994	2004			\$4,075	\$719,888	1
Special Construction	\$0.04	S.F.	98,000	110	\$4,075	10	1994	2004			\$4,075	\$3,704	110
Special Construction	\$0.04	S.F.	98,000	110	\$4,075	10	1994	2004			\$4,075	\$3,704	110
Special Facilities - Sports Field - Natural Turf	\$0.04	S.F.	98,000	110	\$4,075	10	1994	2004			\$4,075	\$3,704	110
Building Sitework	\$7.31	S.F.	98,000	104	\$742,856	71	1994	2014				\$716,184	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	1994					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	1994					\$449,467	
Site Improvements	\$0.69	S.F.	98,000	110	\$74,705	20	1994	2014				\$67,914	
Site Development - Fencing; Scoreboard; Dug Outs	\$0.60	S.F.	98,000	110	\$65,197	20	1994	2014				\$59,270	
Landscaping - Irrigation	\$0.09	S.F.	98,000	110	\$9,508	20	1994	2014				\$8,644	
Site Mechanical Utilities	\$0.34	S.F.	98,000	110	\$36,674	30	1994	2024				\$33,340	
Water Supply - Water Service	\$0.34	S.F.	98,000	110	\$36,674	30	1994	2024				\$33,340	
Site Electrical Utilities	\$1.69	S.F.	98,000	110	\$182,010	30	1994	2024				\$165,463	
Site Lighting	\$1.69	S.F.	98,000	110	\$182,010	30	1994	2024				\$165,463	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Softball Field 1 (continued)

Deficiency Sheet:

Deficiency:

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

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

Fri, 04-Feb-2011



Estimates:

Raw Cost	\$3,234.00
Plus or (Minus) Additional Cost	\$840.84
Total Estimated Amount	\$4,074.84

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

COMET4 Facility Report

Stephenson Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Softball Field 2**Address:** 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 1994**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

Softball Field 2 at Stephenson Middle School is located at 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: \$4,074.84**Replacement Cost:** \$719,888.40**FCI:** 0.57%

18-Nov-2010

Softball Field 2 at Stephenson Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Softball Field 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	\$7.35	S.F.	98,000	104	\$746,931	71	1994	2004			\$4,075	\$719,888	1
Special Construction	\$0.04	S.F.	98,000	110	\$4,075	10	1994	2004			\$4,075	\$3,704	110
Special Construction	\$0.04	S.F.	98,000	110	\$4,075	10	1994	2004			\$4,075	\$3,704	110
Special Facilities - Sports Field - Natural Turf	\$0.04	S.F.	98,000	110	\$4,075	10	1994	2004			\$4,075	\$3,704	110
Building Sitework	\$7.31	S.F.	98,000	104	\$742,856	71	1994	2014				\$716,184	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	1994					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	1994					\$449,467	
Site Improvements	\$0.69	S.F.	98,000	110	\$74,705	20	1994	2014				\$67,914	
Site Development - Fencing	\$0.60	S.F.	98,000	110	\$65,197	20	1994	2014				\$59,270	
Landscaping - Irrigation	\$0.09	S.F.	98,000	110	\$9,508	20	1994	2014				\$8,644	
Site Mechanical Utilities	\$0.34	S.F.	98,000	110	\$36,674	30	1994	2024				\$33,340	
Water Supply - Water Service	\$0.34	S.F.	98,000	110	\$36,674	30	1994	2024				\$33,340	
Site Electrical Utilities	\$1.69	S.F.	98,000	110	\$182,010	30	1994	2024				\$165,463	
Site Lighting	\$1.69	S.F.	98,000	110	\$182,010	30	1994	2024				\$165,463	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Softball Field 2 (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Sports Field - Natural Turf System**
Material: **Damaged**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The playfield is damaged and aged and should be reseeded.**

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

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$3,234.00
Plus or (Minus) Additional Cost	\$840.84
Total Estimated Amount	\$4,074.84

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

COMET4 Facility Report

Stephenson Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Tennis Courts
Address: 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	1994
Gross Area:	22,440 S.F.	Last Renovation:	

Facility Description:

The Tennis Courts at Stephenson 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: \$195,319.56**Replacement Cost:** \$214,602.70**FCI:** 91.01%

18-Nov-2010
Tennis Courts at Stephenson Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson 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.	22,440	109	\$233,915	22	1994	2014	2010		\$195,320	\$214,603	91
Special Construction	\$7.91	S.F.	22,440	110	\$195,320	20	1994	2014	2010		\$195,320	\$177,563	110
Special Construction	\$7.91	S.F.	22,440	110	\$195,320	20	1994	2014	2010		\$195,320	\$177,563	110
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	22,440	110	\$195,320	20	1994	2014	2010		\$195,320	\$177,563	110
Building Sitework	\$1.65	S.F.	22,440	104	\$38,595	35	1994	2024				\$37,040	
Site Preparation	\$0.11	S.F.	22,440	100	\$2,545	100	1994					\$2,545	
Site Earthwork	\$0.11	S.F.	22,440	100	\$2,545	100	1994					\$2,545	
Site Improvements	\$0.84	S.F.	22,440	100	\$18,944	30	1994	2024				\$18,944	
Site Development - Fencing	\$0.84	S.F.	22,440	100	\$18,944	30	1994	2024				\$18,944	
Site Electrical Utilities	\$0.69	S.F.	22,440	110	\$17,106	30	1994	2024				\$15,551	
Site Lighting	\$0.69	S.F.	22,440	110	\$17,106	30	1994	2024				\$15,551	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

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

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

Sat, 18-Jun-2011



Estimates:

Raw Cost	\$155,015.52
Plus or (Minus) Additional Cost	\$40,304.04
Total Estimated Amount	\$195,319.56

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

COMET4 Facility Report

Stephenson Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson Middle\Track**Address:** 922 Stephenson Road, Stone Mountain, GA 30087**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 1994**Gross Area:** 30,740 S.F.**Last Renovation:****Facility Description:**

The Track at Stephenson 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: \$378,764.14**Replacement Cost:** \$372,605.69**FCI:** 101.65%

18-Nov-2010

Track at Stephenson Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stephenson 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	\$12.12	S.F.	30,740	109	\$407,039	16	1994	2004			\$378,764	\$372,606	102
Special Construction	\$11.20	S.F.	30,740	110	\$378,764	10	1994	2004			\$378,764	\$344,331	110
Special Construction	\$11.20	S.F.	30,740	110	\$378,764	10	1994	2004			\$378,764	\$344,331	110
Special Facilities - Running Track Surface & Curbing	\$11.20	S.F.	30,740	110	\$378,764	10	1994	2004			\$378,764	\$344,331	110
Building Sitework	\$0.92	S.F.	30,740	100	\$28,275	100	1994					\$28,275	
Site Preparation	\$0.92	S.F.	30,740	100	\$28,275	100	1994					\$28,275	
Site Earthwork	\$0.92	S.F.	30,740	100	\$28,275	100	1994					\$28,275	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stephenson Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Running Track Surface & Curbing System**
Material: **Damaged**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **The track surface is cracked and damaged throughout and should be resurfaced.**

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

Wed, 24-Nov-2010



Estimates:

Raw Cost	\$300,606.46
Plus or (Minus) Additional Cost	\$78,157.68
Total Estimated Amount	\$378,764.14

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0397
Project: Assessments 2010	Region: 1	Site: Stephenson 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	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
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Good	13.65	13.65	100.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Fair	1.96	2.93	67.00
Remedial - Special Needs				
Size	Good	3.03	3.03	100.00
Adjacencies	G/F	0.65	0.65	100.00
Storage\Fixed Equip.	G/F	0.65	0.65	100.00
Library				
Size	P/U	0.00	3.25	0.00
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	Fair	1.29	2.57	50.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	P/U	0.00	0.55	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.	Fair	0.16	0.31	50.00
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.	P/U	0.00	0.31	0.00
Restrooms (Student)	Good	0.93	0.93	100.00
Teacher Lounge and Work Room(s)	Good	0.91	0.91	100.00
Cafeteria	Good	4.00	4.00	100.00
Food Prep	Good	5.72	5.72	100.00
Counseling	Good	0.42	0.42	100.00
Clinic	P/U	0.00	0.34	0.00
Custodial & Maintenance	P/U	0.00	0.50	0.00
Total For Site:		92.29	100.00	92.29

Comments

Suitability - Middle_Jr. High

The county built Stephenson Middle School in 1994, and added a fourth wing in 2004. The school is a neighborhood middle school, drawing sixth to eighth grade students from local elementary schools. The school has a standard education program, as well as remedial, special needs, and a technology program.

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

The school track is in poor condition.

Suitability - Middle_Jr. High->General Classrooms-->Size

School general classrooms are slightly smaller (4% smaller) than they should be, but rooms are still appropriate and adequate for the range of classes held in them.

Suitability - Middle_Jr. High->General Classrooms-->Storage\Fixed Equip.

Some school rooms lack adequate storage.

Suitability - Middle_Jr. High->Library-->Size

The school library is significantly smaller than it should be for the current student enrollment.

Project #: 4469

County: DeKalb

Site #: 0397

Project: Assessments 2010

Region: 1

Site: Stephenson MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High->Music-->Size The school has two music rooms, but needs more space for its extensive band program.				
Suitability - Middle_Jr. High->Music-->Storage\Fixed Equip. School music rooms have very little storage.				
Suitability - Middle_Jr. High->Performing Arts\Auditorium-->Storage\Fixed Equip. The school auditorium has limited storage space and lacks modern sound and lighting equipment.				
Suitability - Middle_Jr. High->Administration-->Storage\Fixed Equip. The school administrative area has limited storage space to efficiently store all materials.				
Suitability - Middle_Jr. High->Clinic The school does not have a clinic.				
Suitability - Middle_Jr. High->Custodial & Maintenance The school lacks custodial and other facility maintenance space.				

Technology Readiness Report

