

Facility Condition Assessment Report

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

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle
Address: 4301 Sarr Parkway, Stone Mountain, GA 30083**Attributes:****Facility Code** 0506
Super Cluster 3**General Information:****Function:** Middle School
Gross Area: 163,590 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Stone Mountain Middle School campus consists of one main building located at 4301 Sarr Parkway in Stone Mountain, Georgia. The original campus was constructed in 2006 and there have been no additions to the main school building. In addition to the main building, the campus contains a storage building, covered walkway, softball field, football field, track, and tennis courts. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Current Repair Cost: \$115,438.14**Replacement Cost:** \$33,309,576.22**FCI:** 0.35%28-Jan-2011
Stone Mountain Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report

Stone Mountain 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
Stone Mountain Middle\2006 Building		\$171.63	163,590	\$103,323	\$28,077,753	0.42%	\$34,391	\$55,154	\$13,778	\$0	\$0
Stone Mountain Middle\Site		\$23.32	163,590	\$12,115	\$3,815,344	0.32%	\$0	\$0	\$12,115	\$0	\$0
Stone Mountain Middle\Track		\$14.73	36,888	\$0	\$543,338	0.00%	\$0	\$0	\$0	\$0	\$0
Stone Mountain Middle\Tennis Courts		\$8.87	14,400	\$0	\$127,734	0.00%	\$0	\$0	\$0	\$0	\$0
Stone Mountain Middle\Softball Field		\$5.25	21,100	\$0	\$110,864	0.00%	\$0	\$0	\$0	\$0	\$0
Stone Mountain Middle\Football Field		\$5.28	108,000	\$0	\$570,175	0.00%	\$0	\$0	\$0	\$0	\$0
Stone Mountain Middle\Covered Walkway		\$27.64	1,560	\$0	\$43,121	0.00%	\$0	\$0	\$0	\$0	\$0
Stone Mountain Middle\2006 Storage		\$124.99	170	\$0	\$21,248	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
Stone Mountain 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								\$84,487	\$30,951	\$115,438			
Middle Schools								\$84,487	\$30,951	\$115,438			
Stone Mountain Middle								\$84,487	\$30,951	\$115,438			
2006 Building								\$74,872	\$28,451	\$103,323			
Building Systems								\$74,872	\$28,451	\$103,323			
B3020	Roof Openings	Roof Hatches, Skylights	Inadequate	Replace Roof Hatches, Skylights	3	Ea.	\$2,961	\$1,125	\$4,086	Potentially Critical	Safety	The roof opening does not follow OSHA safety guidelines and should be replaced.	
C1010	Partitions	Engineering Study for Partitons	Damaged	Study analyze and develop solution	1	Ea.	\$25,000	\$9,500	\$34,500	Potentially Critical	Safety	The partition walls have observable cracks that should be studied by a professional engineer. The pricing does not include remediation measures.	
D5020	Branch Wiring	Safety Swtich	Inadequate	Install Classroom Emergency Utility Safety S.O.	13	Ea.	\$24,921	\$9,470	\$34,391	Critical	Code Compliance	Twelve science labs and the home economics room. / Lab emergency utility shutoffs are inaccessible or inadequate (locked or in another room) and should be moved to the hallway exit in each room.	
D3040	Distribution Systems & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	KILN Exhaust System incl fixed hood roof exhaust	1	Ea.	\$12,006	\$4,562	\$16,568	Potentially Critical	Code Compliance	Kiln - Art Studio #604 / Kiln exhaust system is inadequate and has no outside air available. Replace with code compliant system with run time delay.	
D3040	Distribution Systems & Exhaust Systems	Roof Exhaust Fan Systems	Inadequate	Replace Exhaust System	4	Ea.	\$9,984	\$3,794	\$13,778	Necessary	Deferred Maintenance	Boy's and Girl's Locker Rooms / Exhaust and ventilation in the boys and girls locker rooms are inadequate and should be replaced.	
Site								\$9,615	\$2,500	\$12,115			
Building Systems								\$9,615	\$2,500	\$12,115			
G2010	Roadways	Paving	Damaged	Re-pave parking lot / roadways	1,500	S.Y.	\$9,615	\$2,500	\$12,115	Necessary	Safety	The asphaltic roadway is damaged with large potholes that should be repaired.	

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Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\2006 Building**Address:** 4301 Sarr Parkway, Stone Mountain, GA 30083**Attributes:****Building Codes** 4010
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 2006
Gross Area: 163,590 S.F. **Last Renovation:****Facility Description:**

The Stone Mountain Middle School main building is a three-story building located at 4301 Sarr Parkway in Stone Mountain, Georgia. There have been no additions or renovations to the main building. 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/upgrading the roof covering insulation on the next replacement of the roof; 2) Replacing the HVAC equipment with more efficiently units on the next renewal; and 3) Replacing the building controls and automation system with a system that controls both HVAC and lighting.

Current Repair Cost: \$103,323.24**Replacement Cost:** \$28,077,753.09**FCI:** 0.37%28-Jan-2011
North Elevation28-Jan-2011
East Elevation28-Jan-2011
South Elevation28-Jan-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\2006 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	\$171.63	S.F.	163,590	107	\$30,085,681	44	2006	2014			\$38,586	\$28,077,754	
Substructure	\$4.98	S.F.	163,590	100	\$814,972	100	2006					\$814,972	
Foundations	\$4.98	S.F.	163,590	100	\$814,972	100	2006					\$814,972	
Standard Foundations	\$1.61	S.F.	163,590	100	\$264,132	100	2006					\$264,132	
Special Foundations	\$4.14	S.F.	0	100		100	0						
Slab on Grade	\$3.37	S.F.	163,590	100	\$550,840	100	2006					\$550,840	
Basement Construction			0			0	0						
Basement Excavation	\$1.13	S.F.	0	100		100	0						
Basement Walls	\$1.60	S.F.	0	100		100	0						
Shell	\$51.46	S.F.	163,590	103	\$8,653,159	78	2006	2026			\$4,086	\$8,418,373	
Superstructure	\$22.74	S.F.	163,590	100	\$3,720,429	100	2006					\$3,720,429	
Floor Construction	\$16.20	S.F.	163,590	100	\$2,650,354	100	2006					\$2,650,354	
Roof Construction	\$6.54	S.F.	163,590	100	\$1,070,075	100	2006					\$1,070,075	
Exterior Enclosure	\$23.14	S.F.	163,590	104	\$3,929,478	72	2006	2036				\$3,785,897	
Exterior Walls	\$14.37	S.F.	163,590	100	\$2,350,101	100	2006					\$2,350,101	
Exterior Windows	\$8.00	S.F.	163,590	110	\$1,440,312	30	2006	2036				\$1,309,374	
Exterior Doors	\$0.77	S.F.	163,590	110	\$139,065	30	2006	2036				\$126,422	
Roofing	\$5.58	S.F.	163,590	110	\$1,003,252	20	2006	2026			\$4,086	\$912,047	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	0						
Roof Coverings - BUR	\$5.55	S.F.	163,590	110	\$998,285	20	2006	2026				\$907,532	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	0						
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	0						
Roof Coverings Standing Seam Metal	\$23.47	S.F.	0	110		75	0						
Roof Openings	\$0.03	S.F.	163,590	110	\$4,967	30	2006	2036			\$4,086	\$4,515	90
Interiors	\$28.29	S.F.	163,590	108	\$4,980,234	43	2006	2014			\$34,500	\$4,628,664	1
Interior Construction	\$11.07	S.F.	163,590	105	\$1,895,433	76	2006	2026			\$34,500	\$1,810,548	2
Partitions	\$7.22	S.F.	163,590	110	\$1,298,764	100	2006				\$34,500	\$1,180,694	3
Interior Doors	\$1.96	S.F.	163,590	80	\$256,457	30	2006	2036				\$320,571	
Fittings	\$1.89	S.F.	163,590	110	\$340,212	20	2006	2026				\$309,283	
Stairs	\$0.92	S.F.	163,590	100	\$151,255	100	2006					\$151,255	
Stair Construction	\$0.92	S.F.	163,590	100	\$151,255	100	2006					\$151,255	
Interior Finishes	\$16.30	S.F.	163,590	110	\$2,933,546	19	2006	2014				\$2,666,861	
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	3,272	110	\$34,470	30	2006	2036				\$31,337	
Wall Finishes - Paint	\$1.81	S.F.	160,318	110	\$318,805	10	2006	2016				\$289,823	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	0						
Floor Finishes - Carpet	\$7.87	S.F.	24,539	110	\$212,326	8	2006	2014				\$193,024	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	8,180	110	\$120,571	50	2006	2056				\$109,610	
Floor Finishes - Terrazzo	\$48.99	S.F.	0	110		50	0						
Floor Finishes - VCT	\$8.79	S.F.	114,512	110	\$1,107,292	20	2006	2026				\$1,006,629	
Floor Finishes - Wood	\$8.98	S.F.	16,359	110	\$161,663	20	2006	2026				\$146,966	
Ceiling Finishes	\$5.44	S.F.	163,590	110	\$978,419	20	2006	2026				\$889,472	
Services	\$77.17	S.F.	163,590	110	\$13,886,592	24	2006	2016				\$12,624,177	
Conveying	\$1.01	S.F.	163,590	110	\$181,281	30	2006	2036				\$164,801	
Elevators and Lifts	\$1.01	S.F.	163,590	110	\$181,281	30	2006	2036				\$164,801	
Plumbing	\$15.46	S.F.	163,590	110	\$2,781,292	25	2006	2026				\$2,528,448	
Plumbing Fixtures	\$7.40	S.F.	163,590	110	\$1,331,047	20	2006	2026				\$1,210,043	
Domestic Water Distribution	\$3.45	S.F.	163,590	110	\$620,824	30	2006	2036				\$564,386	
Sanitary Waste	\$3.89	S.F.	163,590	110	\$700,290	30	2006	2036				\$636,627	
Rain Water Drainage	\$0.84	S.F.	0	110		30	2006						
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	163,590	110	\$129,131	30	2006	2036				\$117,392	
HVAC	\$34.53	S.F.	163,590	110	\$6,213,207	22	2006	2021				\$5,648,370	
Heat Generating Systems	\$4.15	S.F.	163,590	110	\$747,472	30	2006	2036				\$679,520	
Cooling Generating Systems	\$4.22	S.F.	163,590	110	\$759,889	30	2006	2036				\$690,808	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	163,590	110	\$839,354	30	2006	2036				\$763,049	
Terminal & Package Units	\$17.29	S.F.	163,590	110	\$3,111,570	15	2006	2021				\$2,828,700	
Controls & Instrumentation	\$3.20	S.F.	163,590	110	\$576,125	20	2006	2026				\$523,750	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	163,590	110	\$178,797	30	2006	2036				\$162,543	
Fire Protection	\$4.20	S.F.	163,590	110	\$754,922	30	2006	2036				\$686,293	
Sprinklers	\$3.70	S.F.	163,590	110	\$665,523	30	2006	2036				\$605,021	
Standpipes	\$0.50	S.F.	163,590	110	\$89,399	30	2006	2036				\$81,272	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical	\$21.98	S.F.	163,590	110	\$3,955,890	24	2006	2016				\$3,596,265	
Electrical Service/Distribution	\$1.85	S.F.	163,590	110	\$332,762	30	2006	2036				\$302,511	
Branch Wiring	\$5.31	S.F.	163,590	110	\$956,069	30	2006	2036				\$869,154	
Lighting	\$8.03	S.F.	163,590	110	\$1,445,278	30	2006	2036				\$1,313,889	
Communications and Security - Fire Alarm	\$1.41	S.F.	163,590	110	\$253,296	10	2006	2016				\$230,269	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	163,590	110	\$586,058	10	2006	2016				\$532,780	
Communications and Security - Security & CCTV	\$1.19	S.F.	163,590	110	\$213,563	10	2006	2016				\$194,149	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	163,590	110	\$168,864	20	2006	2026				\$153,513	
Equipment & Furnishings	\$9.73	S.F.	163,590	110	\$1,750,724	19	2006	2021				\$1,591,568	
Equipment	\$4.57	S.F.	163,590	110	\$821,971	17	2006	2021				\$747,247	
Commercial Equipment		S.F.	0	100		20	2006	2026					
Institutional Equipment	\$1.88	S.F.	163,590	110	\$337,728	20	2006	2026				\$307,026	
Other Equipment - Kitchen Equipment	\$2.69	S.F.	163,590	110	\$484,243	15	2006	2021				\$440,221	
Furnishings	\$5.16	S.F.	163,590	110	\$928,753	20	2006	2026				\$844,321	
Fixed Furnishings	\$5.16	S.F.	163,590	110	\$928,753	20	2006	2026				\$844,321	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	110		20	0						

Facility: \Middle Schools\Stone Mountain Middle\2006 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B3020**
System: **Roof Openings**
Material: **Roof Hatches, Skylights**
Distress: **Inadequate**
Category: **Safety**
Correction: **Replace Roof Hatches, Skylights**
Note: **The roof opening does not follow OSHA safety guidelines and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 2
Quantity: 3

Fri, 01-Apr-2011



Estimates:

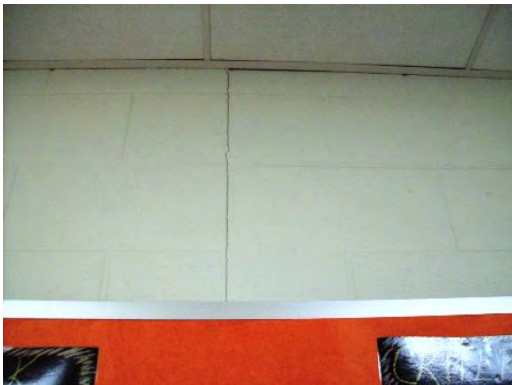
	Raw Cost	\$2,960.76
	Plus or (Minus) Additional Cost	\$1,125.09
	Total Estimated Amount	\$4,085.85

Deficiency:

Assembly: **C1010**
System: **Partitions**
Material: **Engineering Study for Partitons**
Distress: **Damaged**
Category: **Safety**
Correction: **Study analyze and develop solution**
Note: **The partition walls have observable cracks that should be studied by a professional engineer. The pricing does not include remediation measures.**

Surveyor/Update: Somnath Das
Priority: 2
Quantity: 1

Sat, 18-Jun-2011



Estimates:

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

Facility: \Middle Schools\Stone Mountain Middle\2006 Building (continued)

Deficiency:

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

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

Sat, 18-Jun-2011

Note: **Kiln exhaust system is inadequate and has no outside air available. Replace with code compliant system with run time delay.**



Estimates:

Raw Cost	\$12,006.15
Plus or (Minus) Additional Cost	\$4,562.34
Total Estimated Amount	\$16,568.49

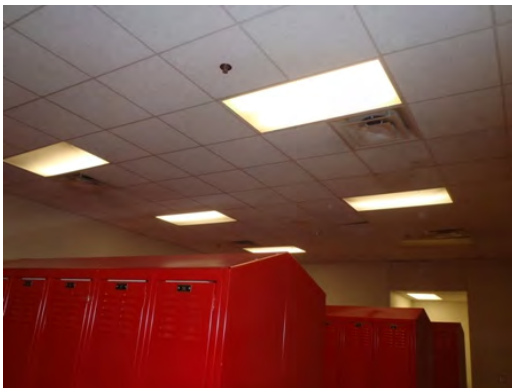
Deficiency:

Assembly: **D3040**
System: **Distribution Systems & Exhaust Systems**
Material: **Roof Exhaust Fan Systems**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Replace Exhaust System**

Surveyor/Update: Paul Hufford
Priority: 3
Quantity: 4

Sat, 30-Apr-2011

Note: **Exhaust and ventilation in the boys and girls locker rooms are inadequate and should be replaced.**



Estimates:

Raw Cost	\$9,984.00
Plus or (Minus) Additional Cost	\$3,793.92
Total Estimated Amount	\$13,777.92

Facility: \Middle Schools\Stone Mountain Middle\2006 Building (continued)

Deficiency:

Assembly: **D5020**
System: **Branch Wiring**
Material: **Safety Switich**
Distress: **Inadequate**
Category: **Code Compliance**
Correction: **Install Classroom Emergency Utility Safety S.O.**

Surveyor/Update: Paul Hufford
Priority: 1
Quantity: 13

Fri, 01-Apr-2011

Note: **Lab emergency utility shutoffs are inaccessible or inadequate (locked or in another room) and should be moved to the hallway exit in each room.**



Estimates:

Raw Cost	\$24,921.00
Plus or (Minus) Additional Cost	\$9,469.98
Total Estimated Amount	\$34,390.98

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\2006 Storage
Address: 4301 Sarr Parkway, Stone Mountain, GA 30084

Attributes:
Fire Sprinkler System Yes

General Information:
Function: Storage Building
Gross Area: 170 S.F.
Year Built: 2006
Last Renovation:

Facility Description:

The Storage Building at Stone Mountain Middle School is located at 4301 Sarr Parkway 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.

Current Repair Cost: \$0.00 **Replacement Cost:** \$21,247.72 **FCI:** 0.00%



28-Jan-2011
North Elevation



28-Jan-2011
West Elevation



28-Jan-2011
South Elevation



28-Jan-2011
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\2006 Storage (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	\$124.98	S.F.	170	104	\$22,180	61	2006	2026			0	\$21,246	
Substructure	\$11.50	S.F.	170	100	\$1,955	100	2006					\$1,955	
Foundations	\$7.89	S.F.	170	100	\$1,341	100	2006					\$1,341	
Standard Foundations	\$4.49	S.F.	170	100	\$762	100	2006					\$762	
Slab on Grade	\$3.41	S.F.	170	100	\$579	100	2006					\$579	
Basement Construction	\$3.61	S.F.	170	100	\$614	100	2006					\$614	
Basement Excavation	\$0.21	S.F.	170	100	\$35	100	2006					\$35	
Basement Walls	\$3.41	S.F.	170	100	\$579	100	2006					\$579	
Shell	\$68.07	S.F.	170	103	\$11,906	76	2006	2026				\$11,572	
Superstructure	\$13.56	S.F.	170	100	\$2,306	100	2006					\$2,306	
Roof Construction	\$13.57	S.F.	170	100	\$2,306	100	2006					\$2,306	
Exterior Enclosure	\$40.14	S.F.	170	101	\$6,914	90	2006	2036				\$6,824	
Exterior Walls	\$34.87	S.F.	170	100	\$5,928	100	2006					\$5,928	
Exterior Windows	\$4.54	S.F.	170	110	\$849	30	2006	2036				\$772	
Exterior Doors	\$0.73	S.F.	170	110	\$137	30	2006	2036				\$124	
Roofing	\$14.36	S.F.	170	110	\$2,686	20	2006	2026				\$2,442	
Roof Coverings	\$14.37	S.F.	170	110	\$2,686	20	2006	2026				\$2,442	
Interiors	\$29.99	S.F.	170	108	\$5,492	29	2006	2026				\$5,098	
Interior Construction	\$16.98	S.F.	170	106	\$3,059	36	2006	2026				\$2,886	
Partitions	\$11.92	S.F.	170	110	\$2,230	40	2006					\$2,027	
Interior Doors	\$2.26	S.F.	170	80	\$308	30	2006	2036				\$385	
Fittings	\$2.79	S.F.	170	110	\$521	20	2006	2026				\$474	
Interior Finishes	\$13.01	S.F.	170	110	\$2,433	20	2006	2026				\$2,212	
Wall Finishes	\$1.50	S.F.	170	110	\$281	20	2006	2026				\$256	
Floor Finishes	\$6.07	S.F.	170	110	\$1,135	20	2006	2026				\$1,032	
Ceiling Finishes	\$5.44	S.F.	170	110	\$1,017	20	2006	2026				\$924	
Services	\$15.42	S.F.	170	108	\$2,827	30	2006	2036				\$2,621	
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	2006	2036					
Electrical	\$15.42	S.F.	170	108	\$2,827	30	2006	2036				\$2,621	
Electrical Service/Distribution	\$3.30	S.F.	170	0	\$561	30	2006	2036				\$561	
Lighting and Branch Wiring	\$12.12	S.F.	170	110	\$2,266	30	2006	2036				\$2,060	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\2006 Storage (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Covered Walkway
Address: 4301 Sarr Parkway, Stone Mountain, GA 30083

Attributes:
None

General Information:

Function:	Middle School	Year Built:	2006
Gross Area:	1,560 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$0.00 **Replacement Cost:** \$43,120.58 **FCI:** 0.00%



28-Jan-2011
West Elevation



28-Jan-2011
South Elevation



28-Jan-2011
East Elevation



28-Jan-2011
North Elevation

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

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain 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.	1,560	100	\$43,121	25	2006	2031			0	\$43,121	
Special Construction	\$27.64	S.F.	1,560	100	\$43,121	25	2006	2031				\$43,121	
Special Construction	\$27.64	S.F.	1,560	100	\$43,121	25	2006	2031				\$43,121	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,560	100	\$43,121	25	2006	2031				\$43,121	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Football Field**Address:** 4301 Sarr Parkway, Stone Mountain, GA 30083**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2006**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$570,175.20**FCI:** 0.00%

28-Jan-2011

Football Field at Stone Mountain Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain 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	\$5.28	S.F.	108,000	101	\$577,660	89	2006	2016			0	\$570,176	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2006	2016				\$13,608	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2006	2016				\$13,608	
Special Facilities - Footbal Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	2006	2016				\$13,608	
Building Sitework	\$5.15	S.F.	108,000	101	\$562,691	91	2006	2026				\$556,568	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	2006					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	2006					\$495,331	
Site Improvements	\$0.23	S.F.	108,000	110	\$26,944	20	2006	2026				\$24,495	
Site Development - Fencing; Goal Post; Scoreboard	\$0.14	S.F.	108,000	110	\$16,466	20	2006	2026				\$14,969	
Landscaping - Irrigation	\$0.09	S.F.	108,000	110	\$10,478	20	2006	2026				\$9,526	
Site Mechanical Utilities	\$0.34	S.F.	108,000	110	\$40,416	30	2006	2036				\$36,742	
Water Supply - Water Service	\$0.34	S.F.	108,000	110	\$40,416	30	2006	2036				\$36,742	
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2006	2036					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Football Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \\Middle Schools\Stone Mountain Middle\Site
Address: 4301 Sarr Parkway, Stone Mountain, GA 30083**Attributes:****Site Code** 1890**General Information:****Function:** Middle School**Year Built:** 2006**Gross Area:** 163,590 S.F.**Last Renovation:****Facility Description:**

The Stone Mountain Middle School site was originally constructed in 2006, has a total area of 39.1 acres, and is occupied by approximately 163,590 square feet of permanent building space. Campus site features include paved driveways and parking lots, pedestrian pavement, flag pole, landscaping, retention ponds, 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: \$12,114.90**Replacement Cost:** \$3,815,344.13**FCI:** 0.32%

19-Jan-2011

Aerial Image of Stone Mountain Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain 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	\$23.32	S.F.	163,590	109	\$4,164,519	35	2006	2016			\$12,115	\$3,815,344	
Building Sitework	\$23.32	S.F.	163,590	109	\$4,164,519	35	2006	2016			\$12,115	\$3,815,344	
Site Improvements	\$11.87	S.F.	163,590	108	\$2,103,490	22	2006	2016			\$12,115	\$1,941,682	1
Roadways	\$3.25	S.F.	163,590	110	\$584,978	25	2006	2031			\$12,115	\$531,798	2
Parking Lots	\$1.47	S.F.	163,590	110	\$265,281	25	2006	2031				\$241,164	
Pedestrian Paving	\$1.65	S.F.	163,590	110	\$297,024	30	2006	2036				\$270,022	
Site Development	\$0.26	S.F.	163,590	110	\$47,615	10	2006	2016				\$43,286	
Site Development 2	\$1.98	S.F.	163,590	100	\$323,614	30	2006	2036				\$323,614	
Fence & Guardrails	\$1.98	S.F.	163,590	100	\$323,614	30	2006	2036				\$323,614	
Landscaping	\$3.25	S.F.	163,590	110	\$584,978	10	2006					\$531,798	
Site Mechanical Utilities	\$10.24	S.F.	163,590	110	\$1,843,362	50	2006	2056				\$1,675,783	
Water Supply	\$2.38	S.F.	163,590	110	\$428,531	50	2006	2056				\$389,573	
Sanitary Sewer	\$2.36	S.F.	163,590	110	\$423,996	50	2006	2056				\$385,451	
Storm Sewer	\$5.51	S.F.	163,590	110	\$990,835	50	2006	2056				\$900,759	
Fuel Distribution - Gas	\$0.21	S.F.	0	110		30	0						
Site Electrical Utilities	\$1.21	S.F.	163,590	110	\$217,667	30	2006	2036				\$197,879	
Electrical Distribution	\$0.52	S.F.	163,590	110	\$92,962	30	2006	2036				\$84,511	
Site Lighting	\$0.69	S.F.	163,590	110	\$124,705	30	2006	2036				\$113,368	

Facility: \Middle Schools\Stone Mountain Middle\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **Paving**
Distress: **Damaged**
Category: **Safety**
Correction: **Re-pave parking lot / roadways**
Note: **The asphaltic roadway is damaged with large potholes that should be repaired.**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 1,500

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$9,615.00
Plus or (Minus) Additional Cost	\$2,499.90
Total Estimated Amount	\$12,114.90

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

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Softball Field**Address:** 4301 Sarr Parkway, Stone Mountain, GA 30083**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2006**Gross Area:** 21,100 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$110,863.62**FCI:** 0.00%

28-Jan-2011

Softball Field at Stone Mountain Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Softball Field (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$5.25	S.F.	21,100	101	\$112,273	88	2006	2016			0	\$110,863	
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	2006	2016				\$5,317	
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	2006	2016				\$5,317	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	21,100	110	\$5,849	10	2006	2016				\$5,317	
Building Sitework	\$5.00	S.F.	21,100	101	\$106,424	93	2006	2026				\$105,546	
Site Preparation	\$4.59	S.F.	21,100	100	\$96,773	100	2006					\$96,773	
Site Earthwork	\$4.59	S.F.	21,100	100	\$96,773	100	2006					\$96,773	
Site Improvements	\$0.42	S.F.	21,100	110	\$9,651	20	2006	2026				\$8,773	
Site Development - Fencing; Scoreboard; Dug Outs	\$0.42	S.F.	21,100	110	\$9,651	20	2006	2026				\$8,773	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	2006	2026					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	2006	2036					
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2006	2036					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Softball Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Tennis Courts**Address:** 4301 Sarr Parkway, Stone Mountain, GA 30083**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2006**Gross Area:** 14,400 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$127,733.76**FCI:** 0.00%

28-Jan-2011

Tennis Courts at Stone Mountain Middle
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain 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	\$8.87	S.F.	14,400	109	\$139,128	22	2006	2026			0	\$127,733	
Special Construction	\$7.91	S.F.	14,400	110	\$125,339	20	2006	2026				\$113,944	
Special Construction	\$7.91	S.F.	14,400	110	\$125,339	20	2006	2026				\$113,944	
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	14,400	110	\$125,339	20	2006	2026				\$113,944	
Building Sitework	\$0.96	S.F.	14,400	100	\$13,789	38	2006	2036				\$13,789	
Site Preparation	\$0.11	S.F.	14,400	100	\$1,633	100	2006					\$1,633	
Site Earthwork	\$0.11	S.F.	14,400	100	\$1,633	100	2006					\$1,633	
Site Improvements	\$0.84	S.F.	14,400	100	\$12,156	30	2006	2036				\$12,156	
Site Development - Fencing	\$0.84	S.F.	14,400	100	\$12,156	30	2006	2036				\$12,156	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	2006						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Tennis Courts (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Track
Address: 4301 Sarr Parkway, Stone Mountain, GA 30083**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	2006
Gross Area:	36,888 S.F.	Last Renovation:	

Facility Description:

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

Current Repair Cost: \$0.00 **Replacement Cost:** \$543,338.11 **FCI:** 0.00%



28-Jan-2011
Track at Stone Mountain Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain 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	\$14.73	S.F.	36,888	108	\$586,889	27	2006	2016			0	\$543,338	
Special Construction	\$11.81	S.F.	36,888	110	\$479,058	10	2006	2016				\$435,507	
Special Construction	\$11.81	S.F.	36,888	110	\$479,058	10	2006	2016				\$435,507	
Special Facilities - Running Track Surface & Curbing	\$11.81	S.F.	36,888	110	\$479,058	10	2006	2016				\$435,507	
Building Sitework	\$2.92	S.F.	36,888	100	\$107,831	100	2006					\$107,831	
Site Preparation	\$2.92	S.F.	36,888	100	\$107,831	100	2006					\$107,831	
Site Earthwork	\$2.92	S.F.	36,888	100	\$107,831	100	2006					\$107,831	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Stone Mountain Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Stone Mountain Middle\Track (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0506
Project: Assessments 2010	Region: 1	Site: Stone Mountain 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	Good	1.05	1.05	100.00
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	P/U	0.00	0.50	0.00
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	Poor	4.50	13.65	33.00
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	Good	3.25	3.25	100.00
Adjacencies	G/F	0.70	0.70	100.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
P.E.				
Size	Good	8.40	8.40	100.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
Music				
Size	Good	2.57	2.57	100.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	G/F	0.55	0.55	100.00

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	Fair	0.98	1.47	67.00
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	Fair	0.73	1.47	50.00
Adjacencies	G/F	0.31	0.31	100.00
Storage\Fixed Equip.	G/F	0.31	0.31	100.00
Restrooms (Student)	Good	0.93	0.93	100.00
Teacher Lounge and Work Room(s)	Good	0.91	0.91	100.00
Cafeteria	Fair	2.68	4.00	67.00
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	G/F	0.50	0.50	100.00
Total For Site:		86.36	100.00	86.36

Comments**Suitability - Middle_Jr. High**

Built by the county in 2006, Stone Mountain Middle School is a neighborhood school that draws students from local elementary schools and provides students for the regional high school. The school provides a standard educational curriculum and special programs in special education, languages, and for intellectually disabled students.

Suitability - Middle_Jr. High->Safety and Security-->Interior Circulation

The school hallways are too narrow for the number of students and lockers constrict the space even further.

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

The majority of general classrooms are 15% smaller than they should be, per the county standard.

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

Classrooms have limited storage space, and as a consequence, some teachers are storing books outside of their rooms.

Suitability - Middle_Jr. High->Performing Arts\Auditorium-->Size

The stage area is smaller than it should be for a middle school.

Project #: 4469

County: DeKalb

Site #: 0506

Project: Assessments 2010

Region: 1

Site: Stone Mountain MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Middle_Jr. High->Performing Arts\Auditorium-->Storage\Fixed Equip. The school auditorium lacks sufficient storage space.				
Suitability - Middle_Jr. High->Administration-->Size The school lacks a conference room and sufficient offices for all administrative staff.				
Suitability - Middle_Jr. High->Cafeteria The school cafeteria is smaller than it should be for the size of the student population.				
Suitability - Middle_Jr. High->Clinic The school does not have a clinic.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0506

Project: Assessments 2010

Region: 1

Site: Stone Mountain MS

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Good	10.00	10.00	100.00
Cooling	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	Fair	2.50	5.00	50.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		92.50	100.00	92.50

Comments

Technology Readiness->Video Distribution

The school distributes video by analog cable and streams digital video via projectors and smartboards.

Technology Readiness->Projectors

25% of school teaching spaces lack projectors, mostly in science rooms.