

Facility Condition Assessment Report

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

Facility: \High Schools\Tucker High
Address: 5036 LaVista Road, Tucker, GA 30084**Attributes:****Facility Code** 0110
Super Cluster 2**General Information:****Function:** High School
Gross Area: 247,897 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Tucker High School campus consists of one main school building located at 5036 LaVista Road in Tucker, Georgia. The original campus was constructed in 2010. In addition to the main school building, the campus contains a storage building, baseball field, football field, 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 and other facilities on the campus.

Current Repair Cost: \$0.00**Replacement Cost:** \$61,800,005.91**FCI:** 0.00%27-Jan-2011
Tucker High School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report

Report Date: 24 Jun 2011

Tucker High Weighted FCI Report

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
Tucker High\Track		\$14.73	49,104	\$0	\$723,272	0.00%	\$0	\$0	\$0	\$0	\$0
Tucker High\Site		\$23.70	247,897	\$0	\$5,875,308	0.00%	\$0	\$0	\$0	\$0	\$0
Tucker High\Football Field		\$7.04	110,000	\$0	\$774,774	0.00%	\$0	\$0	\$0	\$0	\$0
Tucker High\Baseball Field		\$7.37	98,000	\$0	\$722,358	0.00%	\$0	\$0	\$0	\$0	\$0
Tucker High\ 2010 Storage/Maintenance		\$105.20	2,500	\$0	\$262,994	0.00%	\$0	\$0	\$0	\$0	\$0
Tucker High\ 2010 Building/Parking Garage		\$215.58	247,897	\$0	\$53,441,300	0.00%	\$0	\$0	\$0	\$0	\$0

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report

Tucker High 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
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DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\ 2010 Building/Parking Garage
Address: 5036 LaVista Road, Tucker, GA 30084

Attributes:

Building Codes 9000
Fire Sprinkler System Yes

General Information:

Function: High School **Year Built:** 2010
Gross Area: 247,897 S.F. **Last Renovation:**

Facility Description:

Tucker High School is a three-story building located at 5036 LaVista Road in Tucker, Georgia. 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.

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

Current Repair Cost: \$0.00

Replacement Cost: \$53,441,300.32

FCI: 0.00%



27-Jan-2011
East Elevation



27-Jan-2011
North Elevation



27-Jan-2011
West Elevation



27-Jan-2011
Southwest Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\ 2010 Building/Parking Garage (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	\$215.58	S.F.	247,897	107	\$57,053,049	47	2010	2018			0	\$53,441,303	
Substructure	\$12.61	S.F.	247,897	100	\$3,126,776	100	2010					\$3,126,776	
Foundations	\$10.92	S.F.	247,897	100	\$2,705,995	100	2010					\$2,705,995	
Standard Foundations	\$3.49	S.F.	247,897	100	\$865,508	100	2010					\$865,508	
Special Foundations	\$4.06	S.F.	247,897	100	\$1,005,768	100	2010					\$1,005,768	
Slab on Grade	\$3.37	S.F.	247,897	100	\$834,719	100	2010					\$834,719	
Basement Construction	\$1.70	S.F.	247,897	100	\$420,781	100	2010					\$420,781	
Basement Excavation	\$0.11	S.F.	247,897	100	\$27,368	100	2010					\$27,368	
Basement Walls	\$1.59	S.F.	247,897	100	\$393,413	100	2010					\$393,413	
Shell	\$54.73	S.F.	247,897	103	\$13,980,513	77	2010	2020				\$13,567,601	
Superstructure	\$23.92	S.F.	247,897	100	\$5,928,556	100	2010					\$5,928,556	
Floor Construction	\$14.14	S.F.	247,897	100	\$3,506,503	100	2010					\$3,506,503	
Roof Construction	\$9.77	S.F.	247,897	100	\$2,422,053	100	2010					\$2,422,053	
Exterior Enclosure	\$25.20	S.F.	247,897	104	\$6,520,385	68	2010	2040				\$6,246,707	
Exterior Walls	\$14.16	S.F.	247,897	100	\$3,509,924	100	2010					\$3,509,924	
Exterior Windows	\$10.42	S.F.	247,897	110	\$2,841,123	30	2010	2040				\$2,582,839	
Exterior Doors	\$0.62	S.F.	247,897	110	\$169,338	30	2010	2040				\$153,944	
Roofing	\$5.62	S.F.	247,897	110	\$1,531,572	25	2010	2020				\$1,392,338	
Roof Coverings - Asphalt Shingles		S.F.	247,897	110		10	2010	2020					
Roof Coverings - BUR	\$5.55	S.F.	247,897	110	\$1,512,757	25	2010	2035				\$1,375,233	
Roof Coverings - EPDM		S.F.	247,897	110		15	2010	2025					
Roof Coverings - Preformed Metal		S.F.	247,897	110		30	2010	2040					
Roof Coverings - Standing Seam Metal		S.F.	247,897	110		75	2010	2085					
Roof Openings	\$0.07	S.F.	247,897	110	\$18,815	30	2010	2040				\$17,105	
Interiors	\$50.53	S.F.	247,897	106	\$13,337,046	53	2010	2018				\$12,526,396	
Interior Construction	\$28.75	S.F.	247,897	104	\$7,444,391	73	2010	2030				\$7,125,898	
Partitions	\$17.77	S.F.	247,897	110	\$4,846,842	100	2010					\$4,406,220	
Interior Doors	\$5.30	S.F.	247,897	80	\$1,050,925	30	2010	2040				\$1,313,656	
Fittings	\$5.67	S.F.	247,897	110	\$1,546,624	20	2010	2030				\$1,406,022	
Stairs	\$1.93	S.F.	247,897	100	\$478,937	100	2010					\$478,937	
Stair Construction	\$1.93	S.F.	247,897	100	\$478,937	100	2010					\$478,937	
Interior Finishes	\$19.85	S.F.	247,897	110	\$5,413,718	19	2010	2018				\$4,921,561	
Wall Finishes - Ceramic & Glazed		S.F.	247,897	110		30	2010	2040					
Wall Finishes - Paint	\$1.81	S.F.	247,897	110	\$492,963	10	2010	2020				\$448,148	
Wall Finishes - Wall Coverings		S.F.	247,897	110		10	2010	2020					
Floor Finishes - Carpet	\$7.87	S.F.	6,000	110	\$51,916	8	2010	2018				\$47,196	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	5,600	110	\$82,543	50	2010	2060				\$75,039	
Floor Finishes - Terrazzo		S.F.	247,897	110		50	2010	2060					
Floor Finishes - VCT	\$8.79	S.F.	226,497	110	\$2,190,149	20	2010	2030				\$1,991,045	
Floor Finishes - Wood	\$13.58	S.F.	9,800	110	\$146,384	20	2010	2030				\$133,076	
Ceiling Finishes	\$8.98	S.F.	247,897	110	\$2,449,763	20	2010	2030				\$2,227,057	
Services	\$87.15	S.F.	247,897	110	\$23,763,828	23	2010	2020				\$21,603,481	
Conveying	\$0.84	S.F.	247,897	110	\$229,548	30	2010	2040				\$208,680	
Elevators and Lifts	\$0.84	S.F.	247,897	110	\$229,548	30	2010	2040				\$208,680	
Plumbing	\$25.88	S.F.	247,897	110	\$7,055,769	24	2010	2030				\$6,414,335	
Plumbing Fixtures	\$16.10	S.F.	247,897	110	\$4,391,510	20	2010	2030				\$3,992,282	
Domestic Water Distribution	\$3.42	S.F.	247,897	110	\$933,243	30	2010	2040				\$848,403	
Sanitary Waste	\$4.31	S.F.	247,897	110	\$1,174,080	30	2010	2040				\$1,067,345	
Rain Water Drainage	\$0.84	S.F.	247,897	110	\$229,548	30	2010	2040				\$208,680	
Other Plumbing Systems - Acid Waste	\$0.50	S.F.	247,897	110	\$135,471	30	2010	2040				\$123,155	
Other Plumbing Systems - Natural Gas	\$0.70	S.F.	247,897	110	\$191,917	30	2010	2040				\$174,470	
HVAC	\$34.21	S.F.	247,897	110	\$9,328,667	22	2010	2025				\$8,480,606	
Heat Generating Systems	\$4.15	S.F.	247,897	110	\$1,132,686	30	2010	2040				\$1,029,715	
Cooling Generating Systems	\$4.22	S.F.	247,897	110	\$1,151,501	30	2010	2040				\$1,046,819	
Distribution Systems & Exhaust Systems	\$4.98	S.F.	247,897	110	\$1,358,471	30	2010	2040				\$1,234,973	
Terminal & Package Units	\$17.29	S.F.	247,897	110	\$4,715,135	15	2010	2025				\$4,286,486	
Controls & Instrumentation	\$2.86	S.F.	247,897	110	\$778,957	20	2010	2030				\$708,143	
Other HVAC Systems/Equip - Kitchen Hood	\$0.70	S.F.	247,897	110	\$191,917	30	2010	2040				\$174,470	
Fire Protection	\$4.10	S.F.	247,897	110	\$1,117,633	30	2010	2040				\$1,016,030	

DeKalb County School System

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COMET4 Facility Report
Tucker High 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%
Sprinklers	\$3.70	S.F.	247,897	110	\$1,008,504	30	2010	2040				\$916,822	
Standpipes	\$0.40	S.F.	247,897	110	\$109,129	30	2010	2040				\$99,208	
Electrical	\$22.12	S.F.	247,897	110	\$6,032,211	24	2010	2020				\$5,483,830	
Electrical Service/Distribution	\$1.85	S.F.	247,897	110	\$504,252	30	2010	2040				\$458,411	
Branch Wiring	\$5.35	S.F.	247,897	110	\$1,460,074	30	2010	2040				\$1,327,340	
Lighting	\$8.03	S.F.	247,897	110	\$2,190,110	30	2010	2040				\$1,991,010	
Communications and Security - Fire Alarm	\$0.76	S.F.	247,897	110	\$206,969	10	2010	2020				\$188,154	
Communications and Security - PA & Clock Systems	\$4.71	S.F.	247,897	110	\$1,283,209	10	2010	2020				\$1,166,554	
Communications and Security - Security & CCTV	\$1.13	S.F.	247,897	110	\$308,572	10	2010	2020				\$280,520	
Other Electrical Systems - Emergency Generator	\$0.29	S.F.	247,897	110	\$79,025	20	2010	2030				\$71,841	
Equipment & Furnishings	\$10.56	S.F.	247,897	109	\$2,844,886	19	2010	2025				\$2,617,049	
Equipment	\$3.33	S.F.	247,897	106	\$873,034	18	2010	2025				\$824,456	
Institutional Equipment		S.F.	0	110		20	2010	2030					
Other Equipment (Kitchen Equipment)	\$1.96	S.F.	247,897	110	\$534,357	20	2010	2030				\$485,779	
Other Equipment (Sports Equipment)	\$1.37	S.F.	247,897	100	\$338,677	15	2010	2025				\$338,677	
Furnishings	\$7.23	S.F.	247,897	110	\$1,971,852	20	2010	2030				\$1,792,593	
Fixed Furnishings	\$7.23	S.F.	247,897	110	\$1,971,852	20	2010	2030				\$1,792,593	
Special Construction		S.F.	247,897			0	2010	2030					
Special Construction		S.F.	247,897			0	2010	2030					
Special Structures - Canopies		S.F.	247,897	110		20	2010	2030					

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COMET4 Facility Report

Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\ **2010 Building/Parking Garage** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\ 2010 Storage/Maintenance
Address: 5036 LaVista Road, Tucker, GA 30084

Attributes:
Fire Sprinkler System No

General Information:
Function: Storage Building **Year Built:** 2010
Gross Area: 2,500 S.F. **Last Renovation:**

Facility Description:

The Storage/Maintenance Building at Tucker High School is located at 5036 LaVista Road in Tucker, 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:** \$262,993.50 **FCI:** 0.00%



27-Jan-2011
East Elevation



27-Jan-2011
South Elevation



27-Jan-2011
North Elevation



27-Jan-2011
West Elevation

DeKalb County School System

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 Stone Mountain, GA 30083

COMET4 Facility Report
Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\ 2010 Storage/Maintenance (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	\$105.20	S.F.	2,500	104	\$273,513	66	2010	2030			0	\$262,994	
Substructure	\$7.89	S.F.	2,500	100	\$19,734	100	2010					\$19,734	
Foundations	\$7.89	S.F.	2,500	100	\$19,734	100	2010					\$19,734	
Standard Foundations	\$4.49	S.F.	2,500	100	\$11,212	100	2010					\$11,212	
Slab on Grade	\$3.41	S.F.	2,500	100	\$8,522	100	2010					\$8,522	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	2010						
Basement Walls	\$3.41	S.F.	0	100		100	2010						
Shell	\$63.54	S.F.	2,500	102	\$162,613	80	2010	2030				\$158,838	
Superstructure	\$13.57	S.F.	2,500	100	\$33,914	100	2010					\$33,914	
Roof Construction	\$13.57	S.F.	2,500	100	\$33,914	100	2010					\$33,914	
Exterior Enclosure	\$35.60	S.F.	2,500	100	\$89,193	98	2010	2040				\$89,010	
Exterior Walls	\$34.87	S.F.	2,500	100	\$87,182	100	2010					\$87,182	
Exterior Windows	\$4.54	S.F.	0	110		30	2010	2040					
Exterior Doors	\$0.73	S.F.	2,500	110	\$2,011	30	2010	2040				\$1,828	
Roofing	\$14.37	S.F.	2,500	110	\$39,506	20	2010	2030				\$35,914	
Roof Coverings	\$14.37	S.F.	2,500	110	\$39,506	20	2010	2030				\$35,914	
Interiors	\$16.97	S.F.	2,500	106	\$44,981	36	2010	2030				\$42,435	
Interior Construction	\$16.97	S.F.	2,500	106	\$44,981	36	2010	2030				\$42,435	
Partitions	\$11.92	S.F.	2,500	110	\$32,789	40	2010					\$29,808	
Interior Doors	\$2.26	S.F.	2,500	80	\$4,526	30	2010	2040				\$5,658	
Fittings	\$2.79	S.F.	2,500	110	\$7,666	20	2010	2030				\$6,969	
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	2010	2030					
Floor Finishes	\$6.07	S.F.	0	110		20	2010	2030					
Ceiling Finishes	\$5.44	S.F.	0	110		20	2010	2030					
Services	\$16.79	S.F.	2,500	110	\$46,185	30	2010	2040				\$41,987	
Plumbing	\$1.38	S.F.	2,500	110	\$3,795	30	2010	2040				\$3,450	
Rain Water Drainage	\$1.38	S.F.	2,500	110	\$3,795	30	2010	2040				\$3,450	
Electrical	\$15.41	S.F.	2,500	110	\$42,390	30	2010	2040				\$38,537	
Electrical Service/Distribution	\$3.30	S.F.	2,500	110	\$9,070	30	2010	2040				\$8,246	
Lighting and Branch Wiring	\$12.12	S.F.	2,500	110	\$33,320	30	2010	2040				\$30,291	

DeKalb County School System

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COMET4 Facility Report

Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\ 2010 Storage/Maintenance (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Tucker High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Tucker High\Baseball Field**Address:** 5036 LaVista Road, Tucker, GA 30084**Attributes:**

None

General Information:**Function:** High School**Year Built:** 2010**Gross Area:** 98,000 S.F.**Last Renovation:****Facility Description:**

The Baseball Field at Tucker High 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:** \$722,358.00**FCI:** 0.00%

27-Jan-2011

Baseball Field at Tucker High School

DeKalb County School System

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COMET4 Facility Report
Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\Baseball 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	\$7.37	S.F.	98,000	104	\$749,648	71	2010	2020			0	\$722,358	
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	2010	2020				\$24,696	
Special Construction	\$0.25	S.F.	98,000	110	\$27,166	10	2010	2020				\$24,696	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	98,000	110	\$27,166	10	2010	2020				\$24,696	
Building Sitework	\$7.12	S.F.	98,000	104	\$722,482	73	2010	2030				\$697,662	
Site Preparation	\$4.59	S.F.	98,000	100	\$449,467	100	2010					\$449,467	
Site Earthwork	\$4.59	S.F.	98,000	100	\$449,467	100	2010					\$449,467	
Site Improvements	\$0.50	S.F.	98,000	110	\$54,331	20	2010	2030				\$49,392	
Site Development - Fencing; Scoreboard	\$0.42	S.F.	98,000	110	\$44,823	20	2010	2030				\$40,748	
Landscaping - Irrigation	\$0.09	S.F.	98,000	110	\$9,508	20	2010	2030				\$8,644	
Site Mechanical Utilities	\$0.34	S.F.	98,000	110	\$36,674	30	2010	2040				\$33,340	
Water Supply - Water Service	\$0.34	S.F.	98,000	110	\$36,674	30	2010	2040				\$33,340	
Site Electrical Utilities	\$1.69	S.F.	98,000	110	\$182,010	30	2010	2040				\$165,463	
Site Lighting	\$1.69	S.F.	98,000	110	\$182,010	30	2010	2040				\$165,463	

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COMET4 Facility Report

Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High**Baseball Field** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Tucker High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Tucker High\Football Field**Address:** 5036 LaVista Road, Tucker, GA 30084**Attributes:**

None

General Information:

Function:	High School	Year Built:	2010
Gross Area:	110,000 S.F.	Last Renovation:	

Facility Description:

The Football Field at Tucker High 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:** \$774,774.00 **FCI:** 0.00%



27-Jan-2011
Football Field at Tucker High School

DeKalb County School System

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COMET4 Facility Report
Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\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	\$7.04	S.F.	110,000	103	\$801,800	73	2010	2020			0	\$774,774	
Special Construction	\$0.13	S.F.	110,000	110	\$15,246	10	2010	2020				\$13,860	
Special Construction	\$0.13	S.F.	110,000	110	\$15,246	10	2010	2020				\$13,860	
Special Facilities - Football Field - Natural Turf	\$0.13	S.F.	110,000	110	\$15,246	10	2010	2020				\$13,860	
Building Sitework	\$6.92	S.F.	110,000	103	\$786,554	74	2010	2030				\$760,914	
Site Preparation	\$4.59	S.F.	110,000	100	\$504,504	100	2010					\$504,504	
Site Earthwork	\$4.59	S.F.	110,000	100	\$504,504	100	2010					\$504,504	
Site Improvements	\$0.30	S.F.	110,000	110	\$36,590	20	2010	2030				\$33,264	
Site Development - Fencing; Goal Post; Scoreboard	\$0.21	S.F.	110,000	110	\$25,918	20	2010	2030				\$23,562	
Landscaping - Irrigation	\$0.09	S.F.	110,000	110	\$10,672	20	2010	2030				\$9,702	
Site Mechanical Utilities	\$0.34	S.F.	110,000	110	\$41,164	30	2010	2040				\$37,422	
Water Supply - Water Service	\$0.34	S.F.	110,000	110	\$41,164	30	2010	2040				\$37,422	
Site Electrical Utilities	\$1.69	S.F.	110,000	110	\$204,296	30	2010	2040				\$185,724	
Site Lighting	\$1.69	S.F.	110,000	110	\$204,296	30	2010	2040				\$185,724	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\Football Field (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

Facility: \High Schools\Tucker High\Site
Address: 5036 LaVista Road, Tucker, GA 30084**Attributes:**
Site Code 1695**General Information:**
Function: High School **Year Built:** 2010
Gross Area: 247,897 S.F. **Last Renovation:****Facility Description:**

The Tucker High School site was originally constructed in 2010, has a total area of 20.7 acres, and is occupied by approximately 241,897 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: \$0.00 **Replacement Cost:** \$5,875,307.64 **FCI:** 0.00%

27-Oct-2010
Aerial Image of Tucker High School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\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	\$23.70	S.F.	247,897	109	\$6,403,806	31	2010	2020			0	\$5,875,309	
Building Sitework	\$23.70	S.F.	247,897	109	\$6,403,806	31	2010	2020				\$5,875,309	
Site Improvements	\$16.64	S.F.	247,897	109	\$4,479,727	24	2010	2020				\$4,126,147	
Roadways	\$4.88	S.F.	247,897	110	\$1,329,675	25	2010	2035				\$1,208,795	
Parking Lots	\$6.36	S.F.	247,897	110	\$1,735,105	25	2010	2035				\$1,577,369	
Pedestrian Paving	\$0.94	S.F.	247,897	110	\$257,689	30	2010	2040				\$234,263	
Site Development	\$0.26	S.F.	247,897	110	\$72,153	10	2010	2020				\$65,594	
Site Development 2	\$2.38	S.F.	247,897	100	\$590,342	30	2010	2040				\$590,342	
Fence & Guardrails	\$2.38	S.F.	247,897	100	\$590,342	30	2010	2040				\$590,342	
Landscaping	\$1.81	S.F.	247,897	110	\$494,763	10	2010					\$449,784	
Site Mechanical Utilities	\$5.66	S.F.	247,897	110	\$1,542,699	50	2010	2040				\$1,402,452	
Water Supply	\$1.03	S.F.	247,897	110	\$281,740	50	2010	2060				\$256,127	
Sanitary Sewer	\$0.45	S.F.	247,897	110	\$123,691	50	2010	2060				\$112,446	
Storm Sewer	\$4.04	S.F.	247,897	110	\$1,102,909	50	2010	2060				\$1,002,644	
Fuel Distribution - Gas	\$0.13	S.F.	247,897	110	\$34,359	30	2010	2040				\$31,235	
Site Electrical Utilities	\$1.40	S.F.	247,897	110	\$381,380	30	2010	2040				\$346,710	
Electrical Distribution	\$0.52	S.F.	247,897	110	\$140,870	30	2010	2040				\$128,064	
Site Lighting	\$0.69	S.F.	247,897	110	\$188,972	30	2010	2040				\$171,793	
Site Communication and Security	\$0.19	S.F.	247,897	110	\$51,538	30	2010	2040				\$46,853	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\Site (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Tucker High Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \High Schools\Tucker High\Track
Address: 5036 LaVista Road, Tucker, GA 30084**Attributes:**
None**General Information:**

Function:	High School	Year Built:	2010
Gross Area:	49,104 S.F.	Last Renovation:	

Facility Description:

The Track at Tucker High 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:** \$723,272.46 **FCI:** 0.00%



27-Jan-2011
Track at Tucker High School

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

COMET4 Facility Report

Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\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.	49,104	108	\$781,246	27	2010	2020			0	\$723,273	
Special Construction	\$11.81	S.F.	49,104	110	\$637,705	10	2010	2020				\$579,732	
Special Construction	\$11.81	S.F.	49,104	110	\$637,705	10	2010	2020				\$579,732	
Special Facilities - Running Track Surface & Curbing	\$11.81	S.F.	49,104	110	\$637,705	10	2010	2020				\$579,732	
Building Sitework	\$2.92	S.F.	49,104	100	\$143,541	100	2010					\$143,541	
Site Preparation	\$2.92	S.F.	49,104	100	\$143,541	100	2010					\$143,541	
Site Earthwork	\$2.92	S.F.	49,104	100	\$143,541	100	2010					\$143,541	

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Tucker High Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \High Schools\Tucker High\Track (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0110
Project: Assessments 2010	Region: 1	Site: Tucker HS
Grade Config: 9 - 12	Site Type: High	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - High School				
Site				
Traffic	Poor	0.33	1.00	33.00
Pedestrian Traffic	Fair	0.66	0.98	67.00
Parking	Fair	1.41	2.11	67.00
Play Courts & Fields	Good	2.77	2.77	100.00
Safety and Security				
Fencing	Good	0.85	0.85	100.00
Signage & Way Finding	Good	1.00	1.00	100.00
Ease of Supervision	P/U	0.00	3.50	0.00
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	Poor	4.50	13.65	33.00
Adjacencies	Good	2.93	2.93	100.00
Storage\Fixed Equip.	Good	2.93	2.93	100.00
Remedial - Special Needs				
Size	Good	2.91	2.91	100.00
Adjacencies	G/F	0.62	0.62	100.00
Storage\Fixed Equip.	G/F	0.62	0.62	100.00
Library				
Size	Good	2.95	2.95	100.00
Adjacencies	G/F	0.63	0.63	100.00
Storage\Fixed Equip.	G/F	0.63	0.63	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	2.08	2.08	100.00
Adjacencies	G/F	0.45	0.45	100.00
Storage\Fixed Equip.	G/F	0.45	0.45	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	2.33	2.33	100.00
Adjacencies	G/F	0.50	0.50	100.00
Storage\Fixed Equip.	G/F	0.50	0.50	100.00
Performing Arts\Auditorium				
Size	Good	1.12	1.12	100.00
Adjacencies	Good	0.24	0.24	100.00
Storage\Fixed Equip.	Good	0.24	0.24	100.00
Vocational Technical				
Size	Good	5.98	5.98	100.00
Adjacencies	Good	1.28	1.28	100.00
Storage\Fixed Equip.	G/F	1.28	1.28	100.00
Science				
Size	Fair	1.45	2.90	50.00
Adjacencies	Good	0.62	0.62	100.00
Storage\Fixed Equip.	G/F	0.62	0.62	100.00
Administration				
Size	Fair	0.91	1.83	50.00
Adjacencies	G/F	0.39	0.39	100.00
Storage\Fixed Equip.	G/F	0.39	0.39	100.00
Restrooms (Student)	Good	0.91	0.91	100.00
Teacher Lounge and Work Room(s)	Good	0.71	0.71	100.00
Cafeteria	Good	4.00	4.00	100.00
Food Prep	(N/A)	0.00	0.00	0.00
Counseling	Fair	0.38	0.76	50.00
Clinic	G/F	0.24	0.24	100.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		77.81	94.89	82.00

Comments**Suitability - High School**

The county undertook a redevelopment of Tucker High School in 2009, which is due to be finished in 2010. The new school will serve the local neighborhood and provide a range of high school classes that includes special program in world languages, special education, and technology.

Suitability - High School->Site-->Traffic

Traffic routing at the school is problematic because it is located on a small piece of land between two busy public streets. There is not good separation for buses and cars.

Suitability - High School->Site-->Pedestrian Traffic

The school has some problems with parents and students crossing traffic lanes to enter the school building.

Suitability - High School->Site-->Parking

The school has limited parking space.

Suitability - High School->Safety and Security-->Ease of Supervision

The school is difficult to supervise because there are three main buildings that have multiple stories. There are many blind spots in the school that would benefit from video cameras to provide supervision.

Project #: 4469

County: DeKalb

Site #: 0110

Project: Assessments 2010

Region: 1

Site: Tucker HS

Grade Config: 9 - 12

Site Type: High

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - High School->General Classrooms-->Size Most general classroom spaces are approximately 20% smaller than the standard.				
Suitability - High School->Science-->Size Some school science labs are smaller than the size standard.				
Suitability - High School->Administration-->Size The school administrative area is smaller than size guidelines.				
Suitability - High School->Food Prep The kitchen area was not assessed because it is under construction.				
Suitability - High School->Counseling The counseling area is smaller than size guidelines for the size of the student enrollment in the school.				

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 0110
Project: Assessments 2010	Region: 1	Site: Tucker HS

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	Good	5.00	5.00	100.00
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	Good	5.00	5.00	100.00
Total For Site:		100.00	100.00	100.00

Comments