

Facility Condition Assessment Report

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

COMET4 Facility Report

Tucker Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle**Address:** 2160 Idlewood Road, Tucker, GA 30084**Attributes:**

Facility Code	0605
Super Cluster	2

General Information:

Function:	Middle School
Gross Area:	152,350 S.F.

Year Built:**Last Renovation:****Facility Description:**

The Tucker Middle School campus consists of one main building located at 2160 Idlewood Road in Tucker, Georgia. The original campus was constructed in 2004 and there have been no additions to the main school building. In addition to the main building, the campus contains a covered walkway, softball field, football field, track, and tennis court. 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: \$455,119.05**Replacement Cost:** \$30,337,031.42**FCI:** 1.50%

27-Jan-2011

Tucker Middle School

DeKalb County School System

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COMET4 FCI Report
Tucker 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
Tucker Middle\Track		\$14.73	30,740	\$399,215	\$452,782	96.99%	\$0	\$399,215	\$0	\$0	\$0
Tucker Middle\Site		\$19.62	152,350	\$28,816	\$2,988,833	1.06%	\$0	\$28,816	\$0	\$0	\$0
Tucker Middle\2004 Building		\$170.32	152,350	\$27,088	\$25,947,773	0.12%	\$7,796	\$16,568	\$0	\$2,724	\$0
Tucker Middle\Tennis Court		\$8.87	7,200	\$0	\$63,867	0.00%	\$0	\$0	\$0	\$0	\$0
Tucker Middle\Softball Field		\$5.25	21,100	\$0	\$110,864	0.00%	\$0	\$0	\$0	\$0	\$0
Tucker Middle\Football Field		\$6.35	108,000	\$0	\$685,843	0.00%	\$0	\$0	\$0	\$0	\$0
Tucker Middle\Covered Walkway		\$27.64	3,150	\$0	\$87,070	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report

Tucker 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								\$359,336	\$95,783	\$455,119			
Middle Schools								\$359,336	\$95,783	\$455,119			
Tucker Middle								\$359,336	\$95,783	\$455,119			
2004 Building								\$19,629	\$7,459	\$27,088			
Building Systems								\$19,629	\$7,459	\$27,088			
	B3020	Roof Openings	Roof Hatches, Skylights	Inadequate	Replace Roof Hatches, Skylights	2	Ea.	\$1,974	\$750	\$2,724	Recommended	Safety	The roof opening does not follow OSHA safety guidelines and should be replaced.
	D5020	Branch Wiring	Safety Swtich	Inadequate	Install Classroom Emergency Utility Safety S.O.	7	Ea.	\$5,649	\$2,147	\$7,796	Critical	Code Compliance	Six science labs and the home economics room. / Lab emergency utility shutoffs are inaccessible for egress traffic and should be moved to the hallway exit in each room. Home economics requires a new safety shutoff.
	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 #724 / Kiln exhaust system is inadequate and has no outside air available. Replace with code compliant system with run time delay.
Site								\$22,870	\$5,946	\$28,816			
Building Systems								\$22,870	\$5,946	\$28,816			
	G2040	Site Development	Concrete Retaining Wall	Needs Remediation	Repair concrete retaining wall	200	S.F.	\$22,870	\$5,946	\$28,816	Potentially Critical	Safety	The retaining wall has observable cracks that should be repaired.
Track								\$316,837	\$82,378	\$399,215			
Building Systems								\$316,837	\$82,378	\$399,215			
	F1040	Special Facilities - Running Track Surface & Curbing	System	Beyond Service Life	Renew System	1	Ea.	\$316,837	\$82,378	\$399,215	Potentially Critical	Deferred Maintenance	The track is in poor condition and should be replaced.

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Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\2004 Building**Address:** 2160 Idlewood Road, Tucker, GA 30084**Attributes:****Building Codes** 4010
Fire Sprinkler System Yes**General Information:****Function:** Middle School **Year Built:** 2004
Gross Area: 152,350 S.F. **Last Renovation:****Facility Description:**

The Tucker Middle School main building is a three-story building located at 2160 Idlewood Road in Tucker, Georgia. There have been no additions or major 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.

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

Current Repair Cost: \$27,088.01**Replacement Cost:** \$25,947,772.78**FCI:** 0.10%27-Jan-2011
East Elevation27-Jan-2011
North Elevation27-Jan-2011
West Elevation27-Jan-2011
South Elevation

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COMET4 Facility Report
Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\2004 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	\$170.32	S.F.	152,350	107	\$27,848,959	43	2004	2012	2014		0	\$25,947,772	
Substructure	\$1.61	S.F.	152,350	100	\$245,984	100	2004					\$245,984	
Foundations	\$1.61	S.F.	152,350	100	\$245,984	100	2004					\$245,984	
Standard Foundations	\$1.61	S.F.	152,350	100	\$245,984	100	2004					\$245,984	
Special Foundations		S.F.	0	100		100	2004						
Slab on Grade		S.F.	152,350	100		100	2004						
Basement Construction			0			0	0						
Basement Excavation		S.F.	0	100		100	0						
Basement Walls		S.F.	0	100		100	0						
Shell	\$50.35	S.F.	152,350	103	\$7,872,676	79	2004	2014				\$7,670,927	
Superstructure	\$22.74	S.F.	152,350	100	\$3,464,805	100	2004					\$3,464,805	
Floor Construction	\$16.20	S.F.	152,350	100	\$2,468,253	100	2004					\$2,468,253	
Roof Construction	\$6.54	S.F.	152,350	100	\$996,552	100	2004					\$996,552	
Exterior Enclosure	\$23.14	S.F.	152,350	104	\$3,659,490	72	2004	2034				\$3,525,775	
Exterior Walls	\$14.37	S.F.	152,350	100	\$2,188,630	100	2004					\$2,188,630	
Exterior Windows	\$8.00	S.F.	152,350	110	\$1,341,350	30	2004	2034				\$1,219,409	
Exterior Doors	\$0.77	S.F.	152,350	110	\$129,510	30	2004	2034				\$117,736	
Roofing	\$4.47	S.F.	152,350	110	\$748,381	15	2004	2014				\$680,347	
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	91,410	110	\$371,878	10	2004	2014				\$338,071	
Roof Coverings - BUR	\$5.55	S.F.	60,940	110	\$371,878	20	2004	2024				\$338,071	
Roof Coverings - EPDM		S.F.	0	110		15	0						
Roof Coverings - Preformed Metal		S.F.	0	110		30	0						
Roof Coverings Standing Seam Metal		S.F.	0	110		75	0						
Roof Openings	\$0.03	S.F.	152,350	110	\$4,625	30	2004	2034				\$4,205	
Interiors	\$29.59	S.F.	152,350	108	\$4,855,186	46	2004	2012	2014			\$4,508,033	
Interior Construction	\$11.07	S.F.	152,350	105	\$1,765,200	76	2004	2024				\$1,686,149	
Partitions	\$7.22	S.F.	152,350	110	\$1,209,528	100	2004					\$1,099,571	
Interior Doors	\$1.96	S.F.	152,350	80	\$238,836	30	2004	2034				\$298,545	
Fittings	\$1.89	S.F.	152,350	110	\$316,836	20	2004	2024				\$288,033	
Stairs	\$0.92	S.F.	152,350	100	\$140,863	100	2004					\$140,863	
Stair Construction	\$0.92	S.F.	152,350	100	\$140,863	100	2004					\$140,863	
Interior Finishes	\$17.60	S.F.	152,350	110	\$2,949,123	25	2004	2012	2014			\$2,681,021	
Wall Finishes - Ceramic & Glazed		S.F.	0	110		30	0						
Wall Finishes - Paint	\$1.81	S.F.	152,350	110	\$302,960	10	2004	2014				\$275,418	
Wall Finishes - Wall Coverings		S.F.	0	110		10	0						
Floor Finishes - Carpet	\$7.87	S.F.	30,470	110	\$263,645	8	2004	2012	2014	4		\$239,677	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	22,853	110	\$336,848	50	2004	2054				\$306,226	
Floor Finishes - Neoprene	\$19.06	S.F.	15,235	110	\$319,380	50	2004	2054				\$290,346	
Floor Finishes - VCT	\$8.79	S.F.	60,940	110	\$589,269	20	2004	2024				\$535,699	
Floor Finishes - Wood	\$8.98	S.F.	22,852	110	\$225,828	20	2004	2024				\$205,298	
Ceiling Finishes	\$5.44	S.F.	152,350	110	\$911,193	20	2004	2024				\$828,357	
Services	\$78.01	S.F.	152,350	110	\$13,073,540	24	2004	2014	2015			\$11,885,035	
Conveying	\$1.01	S.F.	152,350	110	\$168,825	30	2004	2034				\$153,477	
Elevators and Lifts	\$1.01	S.F.	152,350	110	\$168,825	30	2004	2034				\$153,477	
Plumbing	\$16.30	S.F.	152,350	110	\$2,731,267	25	2004	2024				\$2,482,969	
Plumbing Fixtures	\$7.40	S.F.	152,350	110	\$1,239,593	20	2004	2024				\$1,126,902	
Domestic Water Distribution	\$3.45	S.F.	152,350	110	\$578,168	30	2004	2034				\$525,608	
Sanitary Waste	\$3.89	S.F.	152,350	110	\$652,174	30	2004	2034				\$592,885	
Rain Water Drainage	\$0.84	S.F.	152,350	110	\$141,073	30	2004	2034				\$128,248	
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	152,350	110	\$120,259	30	2004	2034				\$109,326	
HVAC	\$34.53	S.F.	152,350	110	\$5,786,307	22	2004	2019				\$5,260,280	
Heat Generating Systems	\$4.15	S.F.	152,350	110	\$696,115	30	2004	2034				\$632,831	
Cooling Generating Systems	\$4.22	S.F.	152,350	110	\$707,678	30	2004	2034				\$643,344	
Distribution Systems & Exhaust Systems	\$4.66	S.F.	152,350	110	\$781,683	30	2004	2034				\$710,621	
Terminal & Package Units	\$17.29	S.F.	152,350	110	\$2,897,779	15	2004	2019				\$2,634,345	
Controls & Instrumentation	\$3.20	S.F.	152,350	110	\$536,540	20	2004	2024				\$487,764	
Other HVAC Systems/Equip - Kitchen Hood	\$0.99	S.F.	152,350	110	\$166,512	30	2004	2034				\$151,375	
Fire Protection	\$4.20	S.F.	152,350	110	\$703,052	30	2004	2034				\$639,138	
Sprinklers	\$3.70	S.F.	152,350	110	\$619,796	30	2004	2034				\$563,451	
Standpipes	\$0.50	S.F.	152,350	110	\$83,256	30	2004	2034				\$75,687	

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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.	152,350	110	\$3,684,089	24	2004	2014	2015			\$3,349,171	
Electrical Service/Distribution	\$1.85	S.F.	152,350	110	\$309,898	30	2004	2034				\$281,726	
Branch Wiring	\$5.31	S.F.	152,350	110	\$890,379	30	2004	2034				\$809,436	
Lighting	\$8.03	S.F.	152,350	110	\$1,345,976	30	2004	2034				\$1,223,614	
Communications and Security - Fire Alarm	\$1.41	S.F.	152,350	110	\$235,893	10	2004	2014				\$214,448	
Communications and Security - PA & Clock Systems	\$3.26	S.F.	152,350	110	\$545,791	10	2004	2014				\$496,173	
Communications and Security - Security & CCTV	\$1.19	S.F.	152,350	110	\$198,890	10	2004	2014				\$180,809	
Other Electrical Systems - Emergency Generator	\$0.94	S.F.	152,350	110	\$157,262	20	2004	2024	2015	5		\$142,965	
Equipment & Furnishings	\$10.75	S.F.	152,350	110	\$1,801,573	19	2004	2019				\$1,637,793	
Equipment	\$5.59	S.F.	152,350	110	\$936,633	17	2004	2019				\$851,484	
Commercial Equipment		S.F.	0	100		20	2004	2024					
Institutional Equipment	\$2.70	S.F.	152,350	110	\$453,284	20	2004	2024				\$412,076	
Other Equipment (sports Equipment)	\$2.88	S.F.	152,350	110	\$483,349	15	2004	2019				\$439,408	
Furnishings	\$5.16	S.F.	152,350	110	\$864,940	20	2004	2024				\$786,309	
Fixed Furnishings	\$5.16	S.F.	152,350	110	\$864,940	20	2004	2024				\$786,309	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	110		20	0						

Facility: \Middle Schools\Tucker Middle\2004 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: 4
Quantity: 2

Fri, 01-Apr-2011



Estimates:

	Raw Cost	\$1,973.84
	Plus or (Minus) Additional Cost	\$750.06
	Total Estimated Amount	\$2,723.90

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

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

Sat, 18-Jun-2011



Estimates:

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

Facility: \Middle Schools\Tucker Middle\ 2004 Building (continued)

Deficiency:

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

Surveyor/Update: Paul Hufford
Priority: 1
Quantity: 7

Fri, 01-Apr-2011

Note: **Lab emergency utility shutoffs are inaccessible for egress traffic and should be moved to the hallway exit in each room. Home economics requires a new safety shutoff.**



Estimates:

Raw Cost	\$5,649.00
Plus or (Minus) Additional Cost	\$2,146.62
Total Estimated Amount	\$7,795.62

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COMET4 Facility Report
Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\Covered Walkway
Address: 2160 Idlewood Road, Tucker, GA 30084

Attributes:
None

General Information:

Function:	Middle School	Year Built:	2004
Gross Area:	3,150 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:** \$87,070.41 **FCI:** 0.00%



27-Jan-2011
East Elevation



27-Jan-2011
South Elevation



27-Jan-2011
West Elevation



27-Jan-2011
West Elevation

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COMET4 Facility Report

Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Tucker 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.	3,150	100	\$87,070	25	2004	2029			0	\$87,070	
Special Construction	\$27.64	S.F.	3,150	100	\$87,070	25	2004	2029				\$87,070	
Special Construction	\$27.64	S.F.	3,150	100	\$87,070	25	2004	2029				\$87,070	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	3,150	100	\$87,070	25	2004	2029				\$87,070	

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COMET4 Facility Report

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Report Date: 24 Jun 2011

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

Deficiency Sheet:

*** No Deficiencies Found ***

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COMET4 Facility Report

Tucker Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\Football Field**Address:** 2160 Idlewood Road, Tucker, GA 30084**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2004**Gross Area:** 108,000 S.F.**Last Renovation:****Facility Description:**

The Football Field at Tucker 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:** \$685,843.20**FCI:** 0.00%

27-Jan-2011

Football Field at Tucker Middle School

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COMET4 Facility Report
Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$6.35	S.F.	108,000	103	\$704,894	76	2004	2014			0	\$685,843	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2004	2014				\$13,608	
Special Construction	\$0.13	S.F.	108,000	110	\$14,969	10	2004	2014				\$13,608	
Special Facilities - Football Field - Natural Turf	\$0.13	S.F.	108,000	110	\$14,969	10	2004	2014				\$13,608	
Building Sitework	\$6.22	S.F.	108,000	103	\$689,925	77	2004	2024				\$672,235	
Site Preparation	\$4.59	S.F.	108,000	100	\$495,331	100	2004					\$495,331	
Site Earthwork	\$4.59	S.F.	108,000	100	\$495,331	100	2004					\$495,331	
Site Improvements	\$1.64	S.F.	108,000	110	\$194,594	20	2004	2024				\$176,904	
Site Development - Fencing; Goal Post; Scoreboard	\$1.64	S.F.	108,000	110	\$194,594	20	2004	2024				\$176,904	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	2004						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	2004						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2004						

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

Deficiency Sheet:

*** No Deficiencies Found ***

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Facility: \Middle Schools\Tucker Middle\Site**Address:** 2160 Idlewood Road, Tucker, GA 30084**Attributes:****Site Code** 1860**General Information:****Function:** Middle School**Year Built:** 2004**Gross Area:** 152,350 S.F.**Last Renovation:****Facility Description:**

The Tucker Middle School site was originally constructed in 2004, has a total area of 14.5 acres, and is occupied by approximately 152,350 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: \$28,816.20**Replacement Cost:** \$2,988,832.77**FCI:** 0.96%

27-Jan-2011

Aerial Image of Tucker Middle School

DeKalb County School System

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COMET4 Facility Report
Tucker Middle Facility Executive Summary Report

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Facility: \Middle Schools\Tucker 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				109	\$3,255,274	37	2004	2014			\$28,816	\$2,988,833	1
Building Sitework	\$19.62	S.F.	152,350	109	\$3,255,274	37	2004	2014			\$28,816	\$2,988,833	1
Site Improvements	\$8.95	S.F.	152,350	108	\$1,466,774	22	2004	2014			\$28,816	\$1,362,923	2
Roadways	\$1.00	S.F.	152,350	110	\$166,814	25	2004	2029				\$151,649	
Parking Lots	\$0.96	S.F.	152,350	110	\$160,479	25	2004	2029				\$145,890	
Pedestrian Paving	\$1.89	S.F.	152,350	110	\$316,736	30	2004	2034				\$287,942	
Site Development	\$0.26	S.F.	152,350	110	\$44,343	10	2004	2014			\$28,816	\$40,312	71
Site Development 2	\$2.13	S.F.	152,350	100	\$324,414	30	2004	2034				\$324,414	
Fence & Guardrails	\$2.13		152,350	100	\$324,414	30	2004	2034				\$324,414	
Landscaping	\$2.71	S.F.	152,350	110	\$453,988	10	2004					\$412,716	
Site Mechanical Utilities	\$9.98	S.F.	152,350	110	\$1,672,364	50	2004	2034				\$1,520,331	
Water Supply	\$2.73	S.F.	152,350	110	\$458,211	50	2004	2054				\$416,555	
Sanitary Sewer	\$1.99	S.F.	152,350	110	\$333,628	50	2004	2054				\$303,298	
Storm Sewer	\$5.05	S.F.	152,350	110	\$846,740	50	2004	2054				\$769,764	
Fuel Distribution - Gas	\$0.20	S.F.	152,350	110	\$33,785	30	2004	2034				\$30,714	
Site Electrical Utilities	\$0.69	S.F.	152,350	110	\$116,136	30	2004	2034				\$105,579	
Electrical Distribution	\$0.52	S.F.	0	110		30	2004						
Site Lighting	\$0.69	S.F.	152,350	110	\$116,136	30	2004	2034				\$105,579	
Site Communication and Security	\$0.19	S.F.	0	110		30	2004						

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

Deficiency Sheet:

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **Concrete Retaining Wall**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Repair concrete retaining wall**
Note: **The retaining wall has observable cracks that should be repaired.**

Surveyor/Update: Somnath Das
Priority: 2
Quantity: 200

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$22,870.00
Plus or (Minus) Additional Cost	\$5,946.20
Total Estimated Amount	\$28,816.20

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

COMET4 Facility Report

Tucker Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\Softball Field**Address:** 2160 Idlewood Road, Tucker, GA 30084**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2004**Gross Area:** 21,100 S.F.**Last Renovation:****Facility Description:**

The Softball Field at Tucker 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%

27-Jan-2011

Softball Field at Tucker Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Tucker 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	2004	2014			0	\$110,863	
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	2004	2014				\$5,317	
Special Construction	\$0.25	S.F.	21,100	110	\$5,849	10	2004	2014				\$5,317	
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	21,100	110	\$5,849	10	2004	2014				\$5,317	
Building Sitework	\$5.00	S.F.	21,100	101	\$106,424	93	2004	2024				\$105,546	
Site Preparation	\$4.59	S.F.	21,100	100	\$96,773	100	2004					\$96,773	
Site Earthwork	\$4.59	S.F.	21,100	100	\$96,773	100	2004					\$96,773	
Site Improvements	\$0.42	S.F.	21,100	110	\$9,651	20	2004	2024				\$8,773	
Site Development - Fencing; Scoreboard; Dug Outs	\$0.42	S.F.	21,100	110	\$9,651	20	2004	2024				\$8,773	
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	2004	2024					
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	2004						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	2004						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

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

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Tucker Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\Tennis Court**Address:** 2160 Idlewood Road, Tucker, GA 30084**Attributes:**

None

General Information:**Function:** Middle School**Year Built:** 2004**Gross Area:** 7,200 S.F.**Last Renovation:****Facility Description:**

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

Current Repair Cost: \$0.00**Replacement Cost:** \$63,866.88**FCI:** 0.00%

27-Jan-2011

Tennis Court at Tucker Middle School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\Tennis Court (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.	7,200	109	\$69,563	22	2004	2024			0	\$63,866	
Special Construction	\$7.91	S.F.	7,200	110	\$62,669	20	2004	2024				\$56,972	
Special Construction	\$7.91	S.F.	7,200	110	\$62,669	20	2004	2024				\$56,972	
Special Facilities - Tennis Court Hard Surface	\$7.91	S.F.	7,200	110	\$62,669	20	2004	2024				\$56,972	
Building Sitework	\$0.96	S.F.	7,200	100	\$6,894	38	2004	2034				\$6,894	
Site Preparation	\$0.11	S.F.	7,200	100	\$816	100	2004					\$816	
Site Earthwork	\$0.11	S.F.	7,200	100	\$816	100	2004					\$816	
Site Improvements	\$0.84	S.F.	7,200	100	\$6,078	30	2004	2034				\$6,078	
Site Development - Fencing	\$0.84	S.F.	7,200	100	\$6,078	30	2004	2034				\$6,078	
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	2004						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\Tennis Court (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Tucker Middle Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Middle Schools\Tucker Middle\Track
Address: 2160 Idlewood Road, Tucker, GA 30084**Attributes:**
None**General Information:**

Function:	Middle School	Year Built:	2004
Gross Area:	30,740 S.F.	Last Renovation:	

Facility Description:

The Track at Tucker 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: \$399,214.85**Replacement Cost:** \$452,781.76**FCI:** 88.17%

27-Jan-2011
Track at Tucker Middle School

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

COMET4 Facility Report

Tucker Middle Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Middle Schools\Tucker 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.	30,740	108	\$489,074	27	2004	2014	2010		\$399,215	\$452,782	88
Special Construction	\$11.81	S.F.	30,740	110	\$399,215	10	2004	2014	2010		\$399,215	\$362,923	110
Special Construction	\$11.81	S.F.	30,740	110	\$399,215	10	2004	2014	2010		\$399,215	\$362,923	110
Special Facilities - Running Track Surface & Curbing	\$11.81	S.F.	30,740	110	\$399,215	10	2004	2014	2010		\$399,215	\$362,923	110
Building Sitework	\$2.92	S.F.	30,740	100	\$89,859	100	2004					\$89,859	
Site Preparation	\$2.92	S.F.	30,740	100	\$89,859	100	2004					\$89,859	
Site Earthwork	\$2.92	S.F.	30,740	100	\$89,859	100	2004					\$89,859	

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

Deficiency Sheet:

Deficiency:

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

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

Correction: **The track is in poor condition and should be replaced.**

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

Mon, 31-Jan-2011



Estimates:

Raw Cost	\$316,837.18
Plus or (Minus) Additional Cost	\$82,377.67
Total Estimated Amount	\$399,214.85

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0605
Project: Assessments 2010	Region: 1	Site: Tucker 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	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	P/U	0.00	5.00	0.00
School Environment	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.	Good	2.93	2.93	100.00
Remedial - Special Needs				
Size	Fair	1.51	3.03	50.00
Adjacencies	P/U	0.00	0.65	0.00
Storage\Fixed Equip.	P/U	0.00	0.65	0.00
Library				
Size	Good	3.25	3.25	100.00
Adjacencies	G/F	0.70	0.70	100.00
Storage\Fixed Equip.	G/F	0.70	0.70	100.00
P.E.				
Size	Good	8.40	8.40	100.00
Adjacencies	G/F	1.80	1.80	100.00
Storage\Fixed Equip.	G/F	1.80	1.80	100.00
Music				
Size	Good	2.57	2.57	100.00
Adjacencies	G/F	0.55	0.55	100.00
Storage\Fixed Equip.	G/F	0.55	0.55	100.00

Project #: 4469

County: DeKalb

Site #: 0605

Project: Assessments 2010

Region: 1

Site: Tucker MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	2.26	2.26	100.00
Adjacencies	G/F	0.48	0.48	100.00
Storage\Fixed Equip.	P/U	0.00	0.48	0.00
Performing Arts\Auditorium				
Size	Fair	0.98	1.47	67.00
Adjacencies	Good	0.31	0.31	100.00
Storage\Fixed Equip.	Good	0.31	0.31	100.00
Vocational Technical				
Size	(N/A)	0.00	0.00	0.00
Adjacencies	(N/A)	0.00	0.00	0.00
Storage\Fixed Equip.	(N/A)	0.00	0.00	0.00
Science				
Size	Good	3.34	3.34	100.00
Adjacencies	Good	0.72	0.72	100.00
Storage\Fixed Equip.	G/F	0.72	0.72	100.00
Administration				
Size	Good	1.47	1.47	100.00
Adjacencies	G/F	0.31	0.31	100.00
Storage\Fixed Equip.	G/F	0.31	0.31	100.00
Restrooms (Student)	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	G/F	0.50	0.50	100.00
Total For Site:		84.14	93.26	90.22

Comments

Suitability - Middle_Jr. High

Tucker Middle School is a neighborhood middle school with an emphasis on language arts; including French, German and Spanish, math, and music programs. The school also has special needs and remedial programs for each grade level. The DeKalb County School System (DCSS) built the school in 2003, and the school opened in 2004. Viewed from the outside the school has a traditional appearance that is similar to older schools in the area. Internally the school has a very modern feel, with major classrooms areas spread over three floors in one wing of the

Suitability - Middle_Jr. High->School Climate->Learning Style Variety

The school has few small teaching rooms or areas for informal learning activities.

Suitability - Middle_Jr. High->Remedial - Special Needs-->Size

Remedial learning spaces are smaller than they should be for the current class size.

Suitability - Middle_Jr. High->Remedial - Special Needs-->Adjacencies

The school has one remedial learning area that is co-located in the administrative area due to a lack of classroom space.

Suitability - Middle_Jr. High->Remedial - Special Needs-->Storage\Fixed Equip.

Some school remedial rooms lack specialized storage space.

Project #: 4469

County: DeKalb

Site #: 0605

Project: Assessments 2010

Region: 1

Site: Tucker MS

Grade Config: 6 - 8

Site Type: Middle

Site Size: 0.00

Suitability

Rating

Score

**Possible
Score**

**Percent
Score**

Suitability - Middle_Jr. High->Art-->Storage\Fixed Equip.

The art room would benefit from more power outlets and more storage space.

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

The stage area is smaller than it should be for the size of the school and the school's emphasis on music.

Suitability - Middle_Jr. High->Clinic

The school does not have a clinic and needs one.

Technology Readiness Report

Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 0605
Project: Assessments 2010	Region: 1	Site: Tucker 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 uses a mix of projectors, smartboards, and analog video and television to stream video to classrooms.

Technology Readiness->Projectors

Approximately 25% of school classrooms lack fixed projectors or smartboards.