

Facility Condition Assessment Report

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

COMET4 Facility Report

Warren Technical School Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School**Address:** 3075 Alton Road, Chamblee, GA 30341**Attributes:**

Facility Code	1623
Super Cluster	6

General Information:

Function:	P-12
Gross Area:	43,678 S.F.

Year Built:	
Last Renovation:	

Facility Description:

The Warren Technical School campus consists of one main school building located at 3075 Alton Road in Chamblee, Georgia. The original campus was constructed in 1963 and an addition to the main school building was constructed in 1965. In addition to the main school building, the campus contains a greenhouse, storage buildings, and playfield. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report for each building and other facilities on the campus.

Current Repair Cost: \$6,313,650.27**Replacement Cost:** \$10,437,112.59**FCI:** 60.49%

24-Mar-2011

Warren Technical School

DeKalb County School System

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COMET4 FCI Report

Report Date: 24 Jun 2011

Warren Technical School 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
Warren Technical School\Greenhouse		\$100.01	1,750	\$192,517	\$175,015	110.00%	\$0	\$0	\$192,517	\$0	\$0
Warren Technical School\Site		\$22.82	43,678	\$689,414	\$996,671	69.17%	\$0	\$0	\$689,414	\$0	\$0
Warren Technical School\1963, 1965 Building	Jan 1984	\$204.31	43,678	\$5,415,503	\$8,923,925	60.69%	\$0	\$0	\$5,415,503	\$0	\$0
Warren Technical School\Playfield		\$5.18	58,500	\$16,216	\$302,948	5.35%	\$0	\$0	\$16,216	\$0	\$0
Warren Technical School\1982 Storage		\$79.18	360	\$0	\$28,506	0.00%	\$0	\$0	\$0	\$0	\$0
Warren Technical School\1980 Storage		\$83.72	120	\$0	\$10,047	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report Warren Technical School 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								\$4,623,807	\$1,689,844	\$6,313,650			
P-12 Schools								\$4,623,807	\$1,689,844	\$6,313,650			
Warren Technical School								\$4,623,807	\$1,689,844	\$6,313,650			
1963, 1965 Building								\$3,924,278	\$1,491,225	\$5,415,503			
Building Systems								\$3,924,278	\$1,491,225	\$5,415,503			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$362,746	\$137,843	\$500,589	Necessary	Deferred Maintenance	The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.
B2030	Exterior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$21,621	\$8,216	\$29,836	Necessary	Deferred Maintenance	The exterior doors and hardware are original and worn and should be replaced.
B3010	Roof Coverings - BUR	System		Beyond Service Life	Renew System	1	Ea.	\$193,144	\$73,395	\$266,539	Necessary	Deferred Maintenance	The roof covering is aged, has standing water and reported leaks, and should be replaced.
B3020	Roof Openings	System		Beyond Service Life	Renew System	1	Ea.	\$2,402	\$913	\$3,315	Necessary	Deferred Maintenance	The roof openings are aged and worn and should be replaced in conjunction with the roof.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$134,179	\$50,988	\$185,167	Necessary	Deferred Maintenance	The interior doors and hardware are original and worn and should be replaced.
C1030	Fittings	System		Beyond Service Life	Renew System	1	Ea.	\$197,468	\$75,038	\$272,506	Necessary	Deferred Maintenance	Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and signage, are aged, worn, and damaged, and should be replaced.
C3020	Floor Finishes - Carpet	System		Beyond Service Life	Renew System	1	Ea.	\$13,694	\$5,204	\$18,897	Necessary	Deferred Maintenance	The carpet is aged, worn, and stained, and should be replaced.
C3020	Floor Finishes - VCT	System		Beyond Service Life	Renew System	1	Ea.	\$223,418	\$84,899	\$308,317	Necessary	Deferred Maintenance	The VCT and VAT are aged, worn, and separating, and should be replaced.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$312,778	\$118,856	\$431,634	Necessary	Deferred Maintenance	The acoustical ceiling tile and grid system is aged and damaged and should be replaced.
D2010	Plumbing Fixtures	System		Beyond Service Life	Renew System	1	Ea.	\$560,694	\$213,064	\$773,758	Necessary	Deferred Maintenance	The original plumbing fixtures are aged and stained and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$144,618	\$54,955	\$199,573	Necessary	Deferred Maintenance	The original boiler is operable, but is aged and inefficient and should be replaced.
D3040	Distribution Systems & Exhaust Systems	System		Damaged	Renew System	1	Ea.	\$173,445	\$65,909	\$239,355	Necessary	Deferred Maintenance	The distribution and exhaust systems are aged and damaged and should be replaced.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$602,014	\$228,765	\$830,779	Necessary	Deferred Maintenance	The terminal and package units are aged and should be replaced.
D3060	Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$99,455	\$37,793	\$137,248	Necessary	Deferred Maintenance	The HVAC controls are aged and should be replaced.
D3090	Other HVAC Systems/Equip - Kitchen Hood	System		Beyond Service Life	Renew System	1	Ea.	\$24,503	\$9,311	\$33,815	Necessary	Deferred Maintenance	The kitchen hood is aged and inefficient and should be replaced.

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COMET4 Survey Report
Warren Technical School 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
	D5020	Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$279,627	\$106,258	\$385,885	Necessary	Deferred Maintenance	The lighting system is aged and inefficient and should be replaced.
	E1090	Other Equipment (Kitchen Equipment)	System	Beyond Service Life	Renew System	1	Ea.	\$326,711	\$124,150	\$450,862	Necessary	Deferred Maintenance	The original kitchen equipment is aged and inefficient and should be replaced.
	E2010	Fixed Furnishings	System	Beyond Service Life	Renew System	1	Ea.	\$251,760	\$95,669	\$347,429	Necessary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.
Greenhouse Building Systems	F1010	Special Structures - Greenhouse - Pre-Engineered	System	Beyond Service Life	Renew System	1	Ea.	\$139,505	\$53,012	\$192,517	Necessary	Deferred Maintenance	The greenhouse is aged and should be replaced.
								\$139,505	\$53,012	\$192,517			
								\$139,505	\$53,012	\$192,517			
Playfield Building Systems	F1040	Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$12,870	\$3,346	\$16,216	Necessary	Deferred Maintenance	The playfield turf is worn and damaged and should be reseeded.
								\$12,870	\$3,346	\$16,216			
								\$12,870	\$3,346	\$16,216			
Site Building Systems	G2010	Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$547,154	\$142,260	\$689,414	Necessary	Deferred Maintenance	The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced and restriped.
								\$547,154	\$142,260	\$689,414			
								\$185,937	\$48,344	\$234,281			
	G2020	Parking Lots	System	Beyond Service Life	Renew System	1	Ea.	\$242,631	\$63,084	\$305,715	Necessary	Deferred Maintenance	The parking lot is aged and cracked and should be resurfaced and restriped.
	G2030	Pedestrian Paving	System	Beyond Service Life	Renew System	1	Ea.	\$36,034	\$9,369	\$45,403	Necessary	Deferred Maintenance	The pedestrian paving and walkways are aged and damaged and should be replaced.
	G2040105	Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$82,551	\$21,463	\$104,015	Necessary	Deferred Maintenance	The fence is rusted and damaged and should be replaced.

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COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1963, 1965 Building**Address:** 3075 Alton Road, Chamblee, GA 30341**Attributes:****Building Codes** 4010, 4011
Fire Sprinkler System No**General Information:****Function:** P-12
Gross Area: 43,678 S.F.
Year Built: 1963
Last Renovation: 1984**Facility Description:**

The Warren Technical School main building is a one-story building located at 3075 Alton Road in Chamblee, Georgia. Originally built in 1963, there has been one addition in 1965 and no major renovations. It is anticipated that the HVAC, ceiling, and lighting systems will be replaced in either 2011 or 2012. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the exterior windows and doors; 2) Replacing the roof covering and insulation; 3) Replacing the aged water source heat pump systems with energy efficient models; 4) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting; 5) Replacing the lighting system with energy efficient fixtures; and 6) Replacing the plumbing fixtures with low flow fixtures.

Current Repair Cost: \$5,415,503.09**Replacement Cost:** \$8,923,925.29**FCI:** 60.69%24-Mar-2011
East Elevation24-Mar-2011
North Elevation24-Mar-2011
South Elevation24-Mar-2011
West Elevation

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Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1963, 1965 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	\$204.31	S.F.	43,678	108	\$9,612,408	42	1970	1971	2013		\$5,415,504	\$8,923,924	61
Substructure	\$6.86	S.F.	43,678	100	\$299,570	100	1963					\$299,570	
Foundations	\$6.86	S.F.	43,678	100	\$299,570	100	1963					\$299,570	
Standard Foundations	\$3.49	S.F.	43,678	100	\$152,497	100	1963					\$152,497	
Special Foundations	\$4.06	S.F.	0	100		100	1963						
Slab on Grade	\$3.37	S.F.	43,678	100	\$147,073	100	1963					\$147,073	
Basement Construction			0			0	0						
Basement Excavation	\$0.11	S.F.	0	100		100	1963						
Basement Walls	\$1.59	S.F.	0	100		100	1963						
Shell	\$40.59	S.F.	43,678	104	\$1,845,459	69	1963	1988			\$800,279	\$1,772,707	45
Superstructure	\$9.77	S.F.	43,678	100	\$426,752	100	1963					\$426,752	
Floor Construction	\$14.14	S.F.	0	100		100	1963						
Roof Construction	\$9.77	S.F.	43,678	100	\$426,752	100	1963					\$426,752	
Exterior Enclosure	\$25.20	S.F.	43,678	104	\$1,148,853	68	1963	1993			\$530,425	\$1,100,633	48
Exterior Walls	\$14.16	S.F.	43,678	100	\$618,428	100	1963					\$618,428	
Exterior Windows	\$10.42	S.F.	43,678	110	\$500,589	30	1963	1993			\$500,589	\$455,081	110
Exterior Doors	\$0.62	S.F.	43,678	110	\$29,836	30	1963	1993			\$29,836	\$27,124	110
Roofing	\$5.62	S.F.	43,678	110	\$269,854	25	1963	1988			\$269,854	\$245,322	110
Roof Coverings - Asphalt Shingles	\$3.70	S.F.	0	110		10	1963						
Roof Coverings - BUR	\$5.55	S.F.	43,678	110	\$266,539	25	1963	1988			\$266,539	\$242,308	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1963						
Roof Coverings - Preformed Metal	\$0.07	S.F.	0	110		30	1963						
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1963						
Roof Openings	\$0.07	S.F.	43,678	110	\$3,315	30	1963	1993			\$3,315	\$3,014	110
Interiors	\$57.74	S.F.	43,678	107	\$2,704,818	51	1963	1971	2013		\$1,216,521	\$2,522,047	48
Interior Construction	\$28.75	S.F.	43,678	104	\$1,311,658	73	1963	1983			\$457,673	\$1,255,541	36
Partitions	\$17.77	S.F.	43,678	110	\$853,985	100	1963					\$776,350	
Interior Doors	\$5.30	S.F.	43,678	80	\$185,167	30	1963	1993			\$185,167	\$231,458	80
Fittings	\$5.67	S.F.	43,678	110	\$272,506	20	1963	1983			\$272,506	\$247,733	110
Stairs			0			0	0						
Stair Construction	\$1.93	S.F.	0	100		100	1963						
Interior Finishes	\$29.00	S.F.	43,678	110	\$1,393,160	29	1963	1971	2013		\$758,848	\$1,266,506	60
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	17,471	110	\$184,056	30	1963	1993	2020	10		\$167,323	
Wall Finishes - Paint	\$1.81	S.F.	26,207	110	\$52,115	10	1963	1973	2013	3		\$47,377	
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1963						
Floor Finishes - Carpet	\$7.87	S.F.	2,184	110	\$18,897	8	1963	1971			\$18,897	\$17,179	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	3,057	110	\$45,060	50	1963	2013	2016	6		\$40,963	
Floor Finishes - Terrazzo	\$48.99	S.F.	6,552	110	\$353,081	50	1963	2013	2016	6		\$320,982	
Floor Finishes - VCT	\$8.79	S.F.	31,885	110	\$308,317	20	1963	1983			\$308,317	\$280,288	110
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1963						
Ceiling Finishes	\$8.98	S.F.	43,678	110	\$431,634	20	1963	1983			\$431,634	\$392,394	110
Services	\$80.58	S.F.	43,678	110	\$3,871,446	23	1977	1983	2020		\$2,600,413	\$3,519,496	74
Conveying			0			0	0						
Elevators and Lifts	\$0.84	S.F.	0	110		30	1963						
Plumbing	\$24.54	S.F.	43,678	110	\$1,178,871	23	1967	1983	2020		\$773,758	\$1,071,702	72
Plumbing Fixtures	\$16.10	S.F.	43,678	110	\$773,758	20	1963	1983			\$773,758	\$703,417	110
Domestic Water Distribution	\$3.42	S.F.	43,678	110	\$164,432	30	1963	1993	2020	10		\$149,484	
Sanitary Waste	\$4.31	S.F.	43,678	110	\$206,866	30	1963	1993	2020	10		\$188,060	
Rain Water Drainage	\$0.84	S.F.	0	110		30	1963						
Other Plumbing Systems - Acid Waste	\$0.50	S.F.	0	110		30	1963						
Other Plumbing Systems - Natural Gas	\$0.70	S.F.	43,678	110	\$33,815	30	1978	2008	2020	10		\$30,741	
HVAC	\$34.21	S.F.	43,678	110	\$1,643,658	22	1976	1993			\$1,440,770	\$1,494,234	96
Heat Generating Systems	\$4.15	S.F.	43,678	110	\$199,573	30	1963	1993			\$199,573	\$181,430	110
Cooling Generating Systems	\$4.22	S.F.	43,678	110	\$202,888	30	2010	2040				\$184,443	
Distribution Systems & Exhaust Systems	\$4.98	S.F.	43,678	110	\$239,355	30	1963	1993			\$239,355	\$217,595	110
Terminal & Package Units	\$17.29	S.F.	43,678	110	\$830,779	15	1978	1993			\$830,779	\$755,254	110
Controls & Instrumentation	\$2.86	S.F.	43,678	110	\$137,248	20	1978	1998			\$137,248	\$124,771	110
Other HVAC Systems/Equip - Kitchen Hood	\$0.70	S.F.	43,678	110	\$33,815	30	1963	1993			\$33,815	\$30,741	110
Fire Protection			0			0	0						

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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%
Sprinklers	\$3.70	S.F.	0	110		30	1963						
Standpipes	\$0.40	S.F.	0	110		30	1963						
Electrical	\$21.83	S.F.	43,678	110	\$1,048,917	24	1984	1993	2020		\$385,885	\$953,560	40
Electrical Service/Distribution	\$1.85	S.F.	43,678	110	\$88,846	30	1963	1993	2020	10		\$80,769	
Branch Wiring	\$5.35	S.F.	43,678	110	\$257,256	30	1963	1993	2020	10		\$233,869	
Lighting	\$8.03	S.F.	43,678	110	\$385,885	30	1963	1993			\$385,885	\$350,804	110
Communications and Security - Fire Alarm	\$0.76	S.F.	43,678	110	\$36,467	10	2005	2015				\$33,152	
Communications and Security - PA & Clock Systems	\$4.71	S.F.	43,678	110	\$226,094	10	2005	2015				\$205,540	
Communications and Security - Security & CCTV	\$1.13	S.F.	43,678	110	\$54,369	10	2005	2015				\$49,426	
Other Electrical Systems - Emergency Generator	\$0.29	S.F.	0	110		20	1963						
Equipment & Furnishings	\$16.62	S.F.	43,678	110	\$798,291	20	1963	1978			\$798,291	\$725,718	110
Equipment	\$9.38	S.F.	43,678	110	\$450,862	20	1963	1978			\$450,862	\$409,874	110
Institutional Equipment	\$0.70	S.F.	0	110		20	1963						
Other Equipment (Kitchen Equipment)	\$9.38	S.F.	43,678	110	\$450,862	20	1963	1983			\$450,862	\$409,874	110
Other Equipment (Sports Equipment)	\$1.37	S.F.	0	100		15	1963	1978					
Furnishings	\$7.23	S.F.	43,678	110	\$347,429	20	1963	1983			\$347,429	\$315,844	110
Fixed Furnishings	\$7.23	S.F.	43,678	110	\$347,429	20	1963	1983			\$347,429	\$315,844	110
Special Construction	\$1.93	S.F.	43,678	110	\$92,824	20	1963	1983	2020			\$84,386	
Special Construction	\$1.93	S.F.	43,678	110	\$92,824	20	1963	1983	2020			\$84,386	
Special Structures - Canopies	\$1.93	S.F.	43,678	110	\$92,824	20	1963	1983	2020	10		\$84,386	

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Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Sprinklers											
Standpipes											
Electrical	\$385,885			\$367,408					\$465,133		
Electrical Service/Distribution									\$119,402		
Branch Wiring									\$345,731		
Lighting	\$385,885										
Communications and Security - Fire Alarm				\$42,275							
Communications and Security - PA & Clock Systems				\$262,105							
Communications and Security - Security & CCTV				\$63,028							
Other Electrical Systems - Emergency Generator											
Equipment & Furnishings	\$798,291										
Equipment	\$450,862										
Institutional Equipment											
Other Equipment (Kitchen Equipment)	\$450,862										
Other Equipment (Sports Equipment)											
Furnishings	\$347,429										
Fixed Furnishings	\$347,429										
Special Construction									\$124,748		
Special Construction									\$124,748		
Special Structures - Canopies									\$124,748		

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Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1963, 1965 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2020**
System: **Exterior Windows**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note:

Surveyor/Update: Walter Williams Wed, 13-Apr-2011
Priority: 3
Quantity: 1



The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.

Estimates:

Raw Cost	\$362,745.79
Plus or (Minus) Additional Cost	\$137,843.40
Total Estimated Amount	\$500,589.19

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note:

Surveyor/Update: Walter Williams Wed, 13-Apr-2011
Priority: 3
Quantity: 1



The exterior doors and hardware are original and worn and and should be replaced.

Estimates:

Raw Cost	\$21,620.61
Plus or (Minus) Additional Cost	\$8,215.83
Total Estimated Amount	\$29,836.44

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Facility: \P-12 Schools\Warren Technical School\ 1963, 1965 Building (continued)

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011

Note: **The roof covering is aged, has standing water and reported leaks, and should be replaced.**



Estimates:

Raw Cost	\$193,144.12
Plus or (Minus) Additional Cost	\$73,394.76
Total Estimated Amount	\$266,538.88

Deficiency:

Assembly: **B3020**
System: **Roof Openings System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011

Note: **The roof openings are aged and worn and should be replaced in conjunction with the roof.**



Estimates:

Raw Cost	\$2,402.29
Plus or (Minus) Additional Cost	\$912.87
Total Estimated Amount	\$3,315.16

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Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\ 1963, 1965 Building (continued)

Deficiency:

Assembly: **C1020**
System: **Interior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011

Note: **The interior doors and hardware are original and worn and should be replaced.**



Estimates:

Raw Cost	\$134,178.82
Plus or (Minus) Additional Cost	\$50,987.95
Total Estimated Amount	\$185,166.77

Deficiency:

Assembly: **C1030**
System: **Fittings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 30-Mar-2011

Note: **Fittings, such as chalk and tack boards, toilet and bath accessories, toilet partitions, and signage, are aged, worn, and damaged, and should be replaced.**



Estimates:

Raw Cost	\$197,468.24
Plus or (Minus) Additional Cost	\$75,037.93
Total Estimated Amount	\$272,506.17

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\ 1963, 1965 Building (continued)

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011



Estimates:

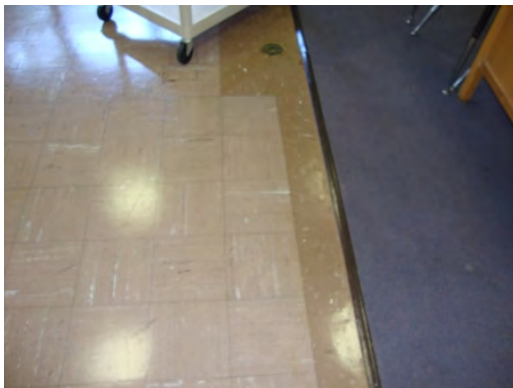
Raw Cost	\$13,693.68
Plus or (Minus) Additional Cost	\$5,203.60
Total Estimated Amount	\$18,897.28

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - VCT**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The VCT and VAT are aged, worn, and separating, and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$223,418.20
Plus or (Minus) Additional Cost	\$84,898.91
Total Estimated Amount	\$308,317.11

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

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\ 1963, 1965 Building (continued)**Deficiency:**

Assembly: **C3030**
 System: **Ceiling Finishes**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Wed, 13-Apr-2011

Note: The acoustical ceiling tile and grid system is aged and damaged and should be replaced.**Estimates:**

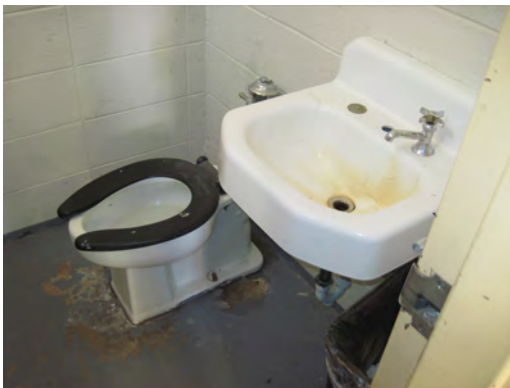
Raw Cost	\$312,778.16
Plus or (Minus) Additional Cost	\$118,855.70
Total Estimated Amount	\$431,633.86

Deficiency:

Assembly: **D2010**
 System: **Plumbing Fixtures**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Wed, 13-Apr-2011

Note: The original plumbing fixtures are aged and stained and should be replaced.**Estimates:**

Raw Cost	\$560,694.49
Plus or (Minus) Additional Cost	\$213,063.90
Total Estimated Amount	\$773,758.39

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\ 1963, 1965 Building (continued)**Deficiency:**

Assembly: **D3020**
 System: **Heat Generating Systems**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Wed, 13-Apr-2011

Note: The original boiler is operable, but is aged and inefficient and should be replaced.**Estimates:**

Raw Cost	\$144,617.86
Plus or (Minus) Additional Cost	\$54,954.79
Total Estimated Amount	\$199,572.65

Deficiency:

Assembly: **D3040**
 System: **Distribution Systems & Exhaust Systems**
 Material: **System**
 Distress: **Damaged**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Wed, 13-Apr-2011

Note: The distribution and exhaust systems are aged and damaged and should be replaced.**Estimates:**

Raw Cost	\$173,445.34
Plus or (Minus) Additional Cost	\$65,909.23
Total Estimated Amount	\$239,354.57

DeKalb County School System

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COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\ 1963, 1965 Building (continued)

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 29-Mar-2011

Note: **The terminal and package units are aged and should be replaced.**



Estimates:

Raw Cost	\$602,013.87
Plus or (Minus) Additional Cost	\$228,765.27
Total Estimated Amount	\$830,779.14

Deficiency:

Assembly: **D3060**
System: **Controls & Instrumentation**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The HVAC controls are aged and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 29-Mar-2011



Estimates:

Raw Cost	\$99,454.81
Plus or (Minus) Additional Cost	\$37,792.83
Total Estimated Amount	\$137,247.64

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\ 1963, 1965 Building (continued)

Deficiency:

Assembly: **D3090**
System: **Other HVAC Systems/Equip - Kitchen Hood System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The kitchen hood is aged and inefficient and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$24,503.36
Plus or (Minus) Additional Cost	\$9,311.28
Total Estimated Amount	\$33,814.64

Deficiency:

Assembly: **D5020**
System: **Lighting System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The lighting system is aged and inefficient and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$279,626.56
Plus or (Minus) Additional Cost	\$106,258.09
Total Estimated Amount	\$385,884.65

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

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\ 1963, 1965 Building (continued)**Deficiency:**

Assembly: **E1090**
 System: **Other Equipment (Kitchen Equipment)**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The original kitchen equipment is aged and inefficient and should be replaced.**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Wed, 13-Apr-2011

**Estimates:**

Raw Cost	\$326,711.44
Plus or (Minus) Additional Cost	\$124,150.35
Total Estimated Amount	\$450,861.79

Deficiency:

Assembly: **E2010**
 System: **Fixed Furnishings**
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are worn, beyond their service life, and should be replaced.**

Surveyor/Update: Walter Williams
 Priority: 3
 Quantity: 1

Wed, 13-Apr-2011

**Estimates:**

Raw Cost	\$251,759.99
Plus or (Minus) Additional Cost	\$95,668.80
Total Estimated Amount	\$347,428.79

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1980 Storage
Address: 3075 Alton Road, Chamblee, GA 30341

Attributes:
Fire Sprinkler System No

General Information:
Function: Storage Building **Year Built:** 1980
Gross Area: 120 S.F. **Last Renovation:**

Facility Description:

The 1980 Storage Building at Warren Technical School is located at 3075 Alton Road in Chamblee, 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:** \$10,046.95 **FCI:** 0.00%



24-Mar-2011
North Elevation



24-Mar-2011
South Elevation



24-Mar-2011
West Elevation



24-Mar-2011
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1980 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	\$83.73	S.F.	120	103	\$10,332	77	1980	2000	2015		0	\$10,048	
Substructure	\$11.51	S.F.	120	100	\$1,381	100	1980					\$1,381	
Foundations	\$7.89	S.F.	120	100	\$947	100	1980					\$947	
Standard Foundations	\$4.49	S.F.	120	100	\$538	100	1980					\$538	
Slab on Grade	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Basement Construction	\$3.62	S.F.	120	100	\$434	100	1980					\$434	
Basement Excavation	\$0.21	S.F.	120	100	\$25	100	1980					\$25	
Basement Walls	\$3.41	S.F.	120	100	\$409	100	1980					\$409	
Shell	\$72.22	S.F.	120	103	\$8,951	73	1980	2000	2015			\$8,667	
Superstructure	\$13.57	S.F.	120	100	\$1,628	100	1980					\$1,628	
Roof Construction	\$13.57	S.F.	120	100	\$1,628	100	1980					\$1,628	
Exterior Enclosure	\$44.29	S.F.	120	102	\$5,427	84	1980	2010	2015			\$5,315	
Exterior Walls	\$34.87	S.F.	120	100	\$4,185	100	1980					\$4,185	
Exterior Windows	\$4.54	S.F.	120	110	\$599	30	1980	2010				\$545	
Exterior Doors	\$4.87	S.F.	120	110	\$643	30	1980	2010	2015	5		\$585	
Roofing	\$14.37	S.F.	120	110	\$1,896	20	1980	2000	2016			\$1,724	
Roof Coverings	\$14.37	S.F.	120	110	\$1,896	20	1980	2000	2016	6		\$1,724	
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	0						
Interior Doors	\$2.26	S.F.	0	80		30	0						
Fittings	\$2.79	S.F.	0	110		20	0						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	0						
Floor Finishes	\$6.07	S.F.	0	110		20	0						
Ceiling Finishes	\$5.44	S.F.	0	110		20	0						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	0						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	0						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	0						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1980 Storage (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1982 Storage
Address: 3075 Alton Road, Chamblee, GA 30341

Attributes:

Fire Sprinkler System No

General Information:

Function: Storage Building

Year Built: 1982

Gross Area: 360 S.F.

Last Renovation:

Facility Description:

The 1982 Storage Building at Warren Technical School is located at 3075 Alton Road in Chamblee, 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: \$28,506.38

FCI: 0.00%



24-Mar-2011
South Elevation



24-Mar-2011
North Elevation



24-Mar-2011
East Elevation



24-Mar-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1982 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	\$79.19	S.F.	360	102	\$29,200	80	1982	2002	2016		0	\$28,508	
Substructure	\$11.51	S.F.	360	100	\$4,144	100	1982					\$4,144	
Foundations	\$7.89	S.F.	360	100	\$2,842	100	1982					\$2,842	
Standard Foundations	\$4.49	S.F.	360	100	\$1,615	100	1982					\$1,615	
Slab on Grade	\$3.41	S.F.	360	100	\$1,227	100	1982					\$1,227	
Basement Construction	\$3.62	S.F.	360	100	\$1,302	100	1982					\$1,302	
Basement Excavation	\$0.21	S.F.	360	100	\$75	100	1982					\$75	
Basement Walls	\$3.41	S.F.	360	100	\$1,227	100	1982					\$1,227	
Shell	\$67.68	S.F.	360	103	\$25,056	76	1982	2002	2016			\$24,364	
Superstructure	\$13.57	S.F.	360	100	\$4,884	100	1982					\$4,884	
Roof Construction	\$13.57	S.F.	360	100	\$4,884	100	1982					\$4,884	
Exterior Enclosure	\$39.74	S.F.	360	101	\$14,483	91	1982	2012	2016			\$14,308	
Exterior Walls	\$34.87	S.F.	360	100	\$12,554	100	1982					\$12,554	
Exterior Windows	\$4.54	S.F.	0	110		30	0						
Exterior Doors	\$4.87	S.F.	360	110	\$1,929	30	1982	2012	2016	6		\$1,754	
Roofing	\$14.37	S.F.	360	110	\$5,689	20	1982	2002	2016			\$5,172	
Roof Coverings	\$14.37	S.F.	360	110	\$5,689	20	1982	2002	2016	6		\$5,172	
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	0						
Interior Doors	\$2.26	S.F.	0	80		30	0						
Fittings	\$2.79	S.F.	0	110		20	0						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	0						
Floor Finishes	\$6.07	S.F.	0	110		20	0						
Ceiling Finishes	\$5.44	S.F.	0	110		20	0						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	0						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	0						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	0						

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\1982 Storage (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School**Greenhouse**
Address: 3075 Alton Road, Chamblee, GA 30341

Attributes:
Fire Sprinkler System No

General Information:
Function: P-12 **Year Built:** 1965
Gross Area: 1,750 S.F. **Last Renovation:**

Facility Description:

The Greenhouse at Warren Technical School is located at 3075 Alton Road in Chamblee, 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: \$192,516.56

Replacement Cost: \$175,015.05

FCI: 110.00%



24-Mar-2011
North Elevation



24-Mar-2011
East Elevation



24-Mar-2011
South Elevation



24-Mar-2011
West Elevation

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

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School**Greenhouse** (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	\$100.01	S.F.	1,750	110	\$192,517	30	1965	1995			\$192,517	\$175,015	110
Special Construction	\$100.01	S.F.	1,750	110	\$192,517	30	1965	1995			\$192,517	\$175,015	110
Special Structures - Greenhouse - Pre-Engineered	\$100.01	S.F.	1,750	110	\$192,517	30	1965	1995			\$192,517	\$175,015	110

DeKalb County School System

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COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School**Greenhouse** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1010**
System: **Special Structures - Greenhouse - Pre-Engineered System**
Material: **Beyond Service Life**
Distress: **Deferred Maintenance**
Category: **Renew System**
Correction: **The greenhouse is aged and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Tue, 29-Mar-2011



Estimates:

Raw Cost	\$139,504.75
Plus or (Minus) Additional Cost	\$53,011.80
Total Estimated Amount	\$192,516.55

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

COMET4 Facility Report

Warren Technical School Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School**Playfield****Address:** 3075 Alton Road, Chamblee, GA 30341**Attributes:**

None

General Information:**Function:** P-12**Year Built:** 1963**Gross Area:** 58,500 S.F.**Last Renovation:****Facility Description:**

The Playfield at Warren Technical 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: \$16,216.20**Replacement Cost:** \$302,948.10**FCI:** 5.35%

24-Mar-2011

Playfield at Warren Technical School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\Playfield (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	\$5.18	S.F.	58,500	101	\$306,412	90	1963	1973			\$16,216	\$302,948	5
Special Construction	\$0.25	S.F.	58,500	110	\$16,216	10	1963	1973			\$16,216	\$14,742	110
Special Construction	\$0.25	S.F.	58,500	110	\$16,216	10	1963	1973			\$16,216	\$14,742	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	58,500	110	\$16,216	10	1963	1973			\$16,216	\$14,742	110
Building Sitework	\$4.93	S.F.	58,500	101	\$290,196	95	1963					\$288,206	
Site Preparation	\$4.59	S.F.	58,500	100	\$268,304	100	1963					\$268,304	
Site Earthwork	\$4.59	S.F.	58,500	100	\$268,304	100	1963					\$268,304	
Site Improvements			0			0	0						
Site Development - Fencing	\$1.39	S.F.	0	110		20	1963						
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1963						
Site Mechanical Utilities	\$0.34	S.F.	58,500	110	\$21,892	30	1963					\$19,902	
Water Supply - Water Service	\$0.34	S.F.	58,500	110	\$21,892	30	1963					\$19,902	
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1963						

DeKalb County School System

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COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School**Playfield** (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$12,870.00
Plus or (Minus) Additional Cost	\$3,346.20
Total Estimated Amount	\$16,216.20

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

COMET4 Facility Report

Warren Technical School Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\Site
Address: 3075 Alton Road, Chamblee, GA 30341**Attributes:****Site Code** 1720**General Information:****Function:** P-12**Year Built:** 1963**Gross Area:** 43,678 S.F.**Last Renovation:****Facility Description:**

The Warren Technical School site was originally constructed in 1963, has a total area of 14.2 acres, and is occupied by approximately 43,678 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: \$689,414.43**Replacement Cost:** \$996,670.81**FCI:** 69.17%

04-Nov-2010

Aerial Image of Warren Technical School

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\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	\$22.82	S.F.	43,678	109	\$1,085,936	31	1963	1973	2013		\$689,414	\$996,670	69
Building Sitework	\$22.82	S.F.	43,678	109	\$1,085,936	31	1963	1973	2013		\$689,414	\$996,670	69
Site Improvements	\$16.64	S.F.	43,678	109	\$789,301	24	1963	1973	2013		\$689,414	\$727,003	95
Roadways	\$4.88	S.F.	43,678	110	\$234,281	25	1963	1988			\$234,281	\$212,983	110
Parking Lots	\$6.36	S.F.	43,678	110	\$305,715	25	1963	1988			\$305,715	\$277,923	110
Pedestrian Paving	\$0.94	S.F.	43,678	110	\$45,403	30	1963	1993			\$45,403	\$41,276	110
Site Development	\$0.26	S.F.	43,678	110	\$12,713	10	1963	1973	2013	3		\$11,557	
Site Development 2	\$2.38	S.F.	43,678	100	\$104,015	30	1963	1993			\$104,015	\$104,015	100
Fence & Guardrails	\$2.38	S.F.	43,678	100	\$104,015	30	1963	1993			\$104,015	\$104,015	100
Landscaping	\$1.81	S.F.	43,678	110	\$87,174	10	1963					\$79,249	
Site Mechanical Utilities	\$5.66	S.F.	43,678	110	\$271,815	50	1963	1993	2020			\$247,103	
Water Supply	\$1.03	S.F.	43,678	110	\$49,641	50	1963	2013				\$45,128	
Sanitary Sewer	\$0.45	S.F.	43,678	110	\$21,794	50	1963	2013				\$19,812	
Storm Sewer	\$4.04	S.F.	43,678	110	\$194,326	50	1963	2013				\$176,660	
Fuel Distribution - Gas	\$0.13	S.F.	43,678	110	\$6,054	30	1963	1993	2020	10		\$5,503	
Site Electrical Utilities	\$0.52	S.F.	43,678	110	\$24,820	30	1963	1993	2020			\$22,564	
Electrical Distribution	\$0.52	S.F.	43,678	110	\$24,820	30	1963	1993	2020	10		\$22,564	
Site Lighting	\$0.69	S.F.	0	110		30	0						
Site Communication and Security	\$0.19	S.F.	0	110		30	0						

Facility: \P-12 Schools\Warren Technical School\Site (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced and restriped.**

Surveyor/Update: Walter Williams Sun, 12-Jun-2011
Priority: 3
Quantity: 1



Estimates:

Raw Cost	\$185,937.25
Plus or (Minus) Additional Cost	\$48,343.68
Total Estimated Amount	\$234,280.93

Deficiency:

Assembly: **G2020**
System: **Parking Lots**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The parking lot is aged and cracked and should be resurfaced and restriped.**

Surveyor/Update: Walter Williams Sun, 12-Jun-2011
Priority: 3
Quantity: 1



Estimates:

Raw Cost	\$242,631.29
Plus or (Minus) Additional Cost	\$63,084.14
Total Estimated Amount	\$305,715.43

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Warren Technical School Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \P-12 Schools\Warren Technical School\ Site (continued)

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The pedestrian paving and walkways are aged and damaged and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$36,034.35
Plus or (Minus) Additional Cost	\$9,368.93
Total Estimated Amount	\$45,403.28

Deficiency:

Assembly: **G2040105**
System: **Fence & Guardrails**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The fence is rusted and damaged and should be replaced.**

Surveyor/Update: Walter Williams
Priority: 3
Quantity: 1

Wed, 13-Apr-2011



Estimates:

Raw Cost	\$82,551.42
Plus or (Minus) Additional Cost	\$21,463.37
Total Estimated Amount	\$104,014.79

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 1623
Project: Assessments 2010	Region: 1	Site: Warren Technical School
Grade Config: 10 - 12	Site Type: Other	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Career Tech Ed				
Site				
Traffic	Poor	0.33	1.00	33.00
Pedestrian Traffic	Fair	0.34	0.50	67.00
Parking	Fair	1.37	2.05	67.00
Play Courts & Fields	(N/A)	0.00	0.00	0.00
Safety and Security				
Fencing	Poor	0.28	0.85	33.00
Signage & Way Finding	Poor	0.03	0.11	33.00
Ease of Supervision	G/F	2.50	2.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
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	(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
Remedial - Special Needs				
Size	Fair	1.10	2.21	50.00
Adjacencies	G/F	0.47	0.47	100.00
Storage\Fixed Equip.	G/F	0.47	0.47	100.00
Library				
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
Trade and Industry				
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
Agriculture, Foods, and Natural Resources				
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

Suitability	Rating	Score	Possible Score	Percent Score
Business, Management, and Admin				
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
Tech Ed and Communications				
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
Human Resources				
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
Health Services				
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
Administration				
Size	Fair	0.79	1.59	50.00
Adjacencies	G/F	0.34	0.34	100.00
Storage\Fixed Equip.	G/F	0.34	0.34	100.00
Restrooms (Student)	P/U	0.00	1.91	0.00
Teacher Lounge and Work Room(s)	Good	0.71	0.71	100.00
Cafeteria	Good	2.00	2.00	100.00
Food Prep	Good	3.00	3.00	100.00
Counseling	Good	1.76	1.76	100.00
Clinic	P/U	0.00	0.24	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		28.35	35.05	80.88

Comments**Suitability - Career Tech Ed**

Warren Technical School, established in 1984 and formerly an elementary facility, is DeKalb County's Vocational Training Center for special education students aged 16 - 22. The center provides career programs to develop necessary academic and employability skills for its students. It does not offer traditional vocational education programs. Programs are offered in Production and Distribution, Construction, Business Procedures, Building Maintenance, Early Childhood, Grounds Maintenance, Health Careers, Horticulture (off-site) Hospitality Services,

Suitability - Career Tech Ed->Site-->Traffic

Traffic routing during arrival and dismissal times has separation and safety issues. All students are transported which overwhelms the driveway, and poses conflicts for the traffic. Students arrive and are dismissed on staggered schedules.

Suitability - Career Tech Ed->Site-->Pedestrian Traffic

The small amount of pedestrian traffic, mostly from adjacent parking, has to traverse the main driveway, presenting safety issues.

Suitability - Career Tech Ed->Site-->Parking

There is not ample parking for the number of staff and visitors associated with the programs of the school. With a teacher and 2 paraprofessionals per 14 students, plus administrative and other staff, there is not enough parking.

Project #: 4469

County: DeKalb

Site #: 1623

Project: Assessments 2010

Region: 1

Site: Warren Technical Schoo

Grade Config: 10 - 12

Site Type: Other

Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Career Tech Ed->Safety and Security-->Fencing There is very little fencing on the perimeter of the site and access is not limited to any degree.				
Suitability - Career Tech Ed->Safety and Security-->Signage & Way Finding The site has little directional signage. All rooms are numbered and have signs identifying the vocational area.				
Suitability - Career Tech Ed->Safety and Security-->Sprinkler System There is no sprinkler fire suppression system.				
Suitability - Career Tech Ed->Remedial - Special Needs-->Size Most of the vocational areas are somewhat adequate in terms of size, due to the low number of students in each area and the modifications associated with the programs. It is obvious the spaces are converted elementary school spaces, and some areas like Auto Services suffer from ceiling height and ventilation.				
Suitability - Career Tech Ed->Administration-->Size The main office reception is small and congested, and has challenges dealing with adult-sized people in a small and confining area.				
Suitability - Career Tech Ed->Restrooms (Student) Fixtures are not age appropriate.				
Suitability - Career Tech Ed->Teacher Lounge and Work Room(s) The teacher lounge and workroom areas are small for the number of faculty and staff using them.				
Suitability - Career Tech Ed->Clinic The school does not have a clinic. It relies on the Health Care program facilities and equipment and the instructor/nurse.				

Technology Readiness Report

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Technology Readiness Report - Full

Project #: 4469	County: DeKalb	Site #: 1623
Project: Assessments 2010	Region: 1	Site: Warren Technical School

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Fair	5.00	10.00	50.00
Cooling	Good	10.00	10.00	100.00
Drops	Good	10.00	10.00	100.00
Wireless	Unsat	0.00	5.00	0.00
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	Unsat	0.00	5.00	0.00
Total For Site:		85.00	100.00	85.00

Comments

Technology Readiness->Electrical Power

Most of the instructional spaces have sufficient electrical outlets for the programs assigned to them.

Technology Readiness->Wireless

There is no wireless connectivity for the facility.

Technology Readiness->Projectors

More than half of the instructional areas have ceiling projectors or wall-mounted smartboards.