

Facility Condition Assessment Report

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center
Address: 2652 Lawrenceville Hwy, Decatur, GA 30032**Attributes:****Facility Code** 0308
Super Cluster 0**General Information:****Function:** Non School Sites
Gross Area: 41,041 S.F. **Year Built:**
Last Renovation:**Facility Description:**

William Bradley Bryant Center campus consists of one main building located at 2652 Lawrenceville Highway in Decatur, Georgia. The original campus was constructed in 1963 and an addition to the main building was constructed in 1965. In addition to the main building, the campus contains a storage building, hard surface play area, 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: \$3,900,835.14**Replacement Cost:** \$8,192,882.17**FCI:** 47.61%

25-Feb-2011
William Bradley Bryant Center

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 FCI Report

William Bradley Bryant Center 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
William Bradley Bryant Center\1963, 1965 Building	Jan 1985	\$170.04	41,041	\$3,680,757	\$6,978,490	46.13%	\$0	\$0	\$2,120,572	\$1,272,773	\$287,412
William Bradley Bryant Center\1965 Covered Shelter		\$31.34	980	\$15,486	\$30,713	37.82%	\$0	\$0	\$0	\$15,486	\$0
William Bradley Bryant Center\1963 Storage Building		\$71.04	155	\$3,273	\$11,012	22.29%	\$0	\$0	\$0	\$3,273	\$0
William Bradley Bryant Center\Site		\$19.62	41,041	\$175,561	\$805,151	21.80%	\$0	\$0	\$175,561	\$0	\$0
William Bradley Bryant Center\Hard Surface Play Area		\$13.26	4,000	\$7,740	\$53,021	14.60%	\$0	\$0	\$7,740	\$0	\$0
William Bradley Bryant Center\Playfield		\$4.84	65,000	\$18,018	\$314,496	2.86%	\$0	\$0	\$0	\$0	\$18,018

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
William Bradley Bryant Center 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								\$2,840,586	\$1,060,249	\$3,900,835			
Non School Sites								\$2,840,586	\$1,060,249	\$3,900,835			
William Bradley Bryant Center								\$2,840,586	\$1,060,249	\$3,900,835			
1963 Storage Building								\$2,372	\$901	\$3,273			
Building Systems								\$2,372	\$901	\$3,273			
	B2030	Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$597	\$227	\$824	Recommended	Deferred Maintenance	The original metal exterior doors are aged and rusted and should be replaced.
	B3010	Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$1,775	\$674	\$2,449	Recommended	Deferred Maintenance	The built-up roofing is aged and worn and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
William Bradley Bryant Center 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
1963, 1965 Building								\$2,667,215	\$1,013,542	\$3,680,757			
Building Systems								\$2,667,215	\$1,013,542	\$3,680,757			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$177,420	\$67,420	\$244,840	Recommended	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.	\$42,888	\$16,297	\$59,185	Recommended	Deferred Maintenance	The original metal exterior doors are aged and rusted and should be replaced with energy efficient doors.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$239,269	\$90,922	\$330,191	Recommended	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the wood interior doors are aged and worn and should be replaced.
C3010	Wall Finishes - Ceramic & Glazed	System		Beyond Service Life	Renew System	1	Ea.	\$104,433	\$39,685	\$144,118	Recommended	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the glazed tile wall covering is aged and should be replaced.
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$39,427	\$14,982	\$54,410	Discretionary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the wall paint is aged and scuffed and should be repainted.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$293,895	\$111,680	\$405,575	Recommended	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the acoustical ceiling tile and grid system is aged and stained should be replaced.
D2020	Domestic Water Distribution	System		Beyond Service Life	Renew System	1	Ea.	\$112,863	\$42,888	\$155,751	Necessary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the domestic water system is aged and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$135,887	\$51,637	\$187,524	Necessary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the heating system is aged and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report
William Bradley Bryant Center 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
	D3040	Distribution Systems & Exhaust Systems	System	Beyond Service Life	Renew System	1	Ea.	\$152,590	\$57,984	\$210,575	Necessary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the air distribution and exhaust system is aged and should be replaced.
	D3050	Terminal & Package Units	System	Beyond Service Life	Renew System	1	Ea.	\$565,668	\$214,954	\$780,622	Necessary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the heat pumps, RTUs and fan coil units are aged and should be replaced.
	D3060	Controls & Instrumentation	System	Beyond Service Life	Renew System	1	Ea.	\$104,737	\$39,800	\$144,537	Necessary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the HVAC control system is aged and should be replaced.
	D5020	Branch Wiring	System	Beyond Service Life	Renew System	1	Ea.	\$211,731	\$80,458	\$292,188	Necessary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the branch wiring is aged and inadequate and should be replaced.
	E2010	Fixed Furnishings	System	Beyond Service Life	Renew System	1	Ea.	\$168,843	\$64,160	\$233,003	Discretionary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the 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.
	D3030	Cooling Generating Systems	System	Beyond Service Life	Renew System	1	Ea.	\$138,144	\$52,495	\$190,639	Necessary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of cooling system is aged and should be replaced.
	C1030	Fittings	System	Beyond Service Life	Renew System	1	Ea.	\$46,499	\$17,670	\$64,169	Recommended	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond their service life and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Survey Report William Bradley Bryant Center 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
	C3020	Floor Finishes - VCT	System	Beyond Service Life	Renew System	1	Ea.	\$115,027	\$43,710	\$158,737	Necessary	Deferred Maintenance	While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the VCT flooring is aged, faded, and patched, and should be replaced.
	B2010	Exterior Walls	Brick Face Cavity Wall	Beyond Service Life	Power wash brick face cavity wall	500	S.F.	\$17,895	\$6,800	\$24,695	Recommended	Deferred Maintenance	The exterior walls are stained and need to be pressure washed.
1965 Covered Shelter Building Systems	B3010	Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$11,222	\$4,264	\$15,486	Recommended	Deferred Maintenance	The built-up roof covering is aged and worn and should be replaced.
							\$11,222	\$4,264	\$15,486				
Hard Surface Play Area Building Systems	E1090	Other Equipment	System	Beyond Service Life	Renew System	1	Ea.	\$6,143	\$1,597	\$7,740	Necessary	Deferred Maintenance	The athletic equipment is in poor condition and should be replaced.
							\$6,143	\$1,597	\$7,740				
Playfield Building Systems	F1040	Special Facilities - Sports Field - Natural Turf	System	Beyond Service Life	Renew System	1	Ea.	\$14,300	\$3,718	\$18,018	Discretionary	Deferred Maintenance	The grass is damaged and should be reseeded.
							\$14,300	\$3,718	\$18,018				
Site Building Systems	G2010	Roadways	System	Beyond Service Life	Renew System	1	Ea.	\$139,334	\$36,227	\$175,561	Necessary	Deferred Maintenance	The asphaltic roadways are aged and should be resurfaced.
							\$139,334	\$36,227	\$175,561				
	G2040	Site Development	System	Beyond Service Life	Renew System	1	Ea.	\$9,480	\$2,465	\$11,945	Necessary	Deferred Maintenance	Site development features, such as the flagpole, site furnishing, and signage, are beyond their service life and should be replaced.
	G2040105	Fence & Guardrails	System	Beyond Service Life	Renew System	1	Ea.	\$69,359	\$18,033	\$87,393	Necessary	Deferred Maintenance	The fencing is aged and damaged and should be replaced.
	G4020	Site Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$24,830	\$6,456	\$31,286	Necessary	Deferred Maintenance	Exterior lighting is aged and should be replaced.

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963 Storage Building
Address: 2652 Lawrenceville Hwy, Decatur, GA 30032

Attributes:
Fire Sprinkler System No

General Information:
Function: Non School Sites **Year Built:** 1963
Gross Area: 155 S.F. **Last Renovation:**

Facility Description:

The Storage Building at William Bradley Bryant Center is located at 2652 Lawrenceville Hwy in Decatur, 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: \$3,272.88

Replacement Cost: \$11,011.57

FCI: 29.72%



25-Feb-2011
East Elevation



25-Feb-2011
North Elevation



25-Feb-2011
West Elevation



25-Feb-2011
South Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963 Storage 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	\$71.05	S.F.	155	103	\$11,309	78	1963	1983			\$3,273	\$11,012	30
Substructure	\$3.41	S.F.	155	100	\$528	100	1963					\$528	
Foundations	\$3.41	S.F.	155	100	\$528	100	1963					\$528	
Standard Foundations	\$4.49	S.F.	0	100			1963						
Slab on Grade	\$3.41	S.F.	155	100	\$528	100	1963					\$528	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1963						
Basement Walls	\$3.41	S.F.	0	100		100	1963						
Shell	\$67.64	S.F.	155	103	\$10,781	76	1963	1983			\$3,273	\$10,484	31
Superstructure	\$13.57	S.F.	155	100	\$2,103	100	1963					\$2,103	
Roof Construction	\$13.57	S.F.	155	100	\$2,103	100	1963					\$2,103	
Exterior Enclosure	\$39.70	S.F.	155	101	\$6,229	91	1963	1993			\$824	\$6,154	13
Exterior Walls	\$34.87	S.F.	155	100	\$5,405	100	1963					\$5,405	
Exterior Windows	\$4.54	S.F.	0	110		30	1963	1993					
Exterior Doors	\$4.83	S.F.	155	110	\$824	30	1963	1993			\$824	\$749	110
Roofing	\$14.37	S.F.	155	110	\$2,449	20	1963	1983			\$2,449	\$2,227	110
Roof Coverings	\$14.37	S.F.	155	110	\$2,449	20	1963	1983			\$2,449	\$2,227	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1963						
Interior Doors	\$2.26	S.F.	0	80		30	1963						
Fittings	\$2.79	S.F.	0	110		20	1963						
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1963						
Floor Finishes	\$6.07	S.F.	0	110		20	1963						
Ceiling Finishes	\$5.44	S.F.	0	110		20	1963						
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1963						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1963						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1963						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963 Storage Building (continued)

Deficiency Sheet:

Deficiency:

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

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 24-Mar-2011

Note: **The original metal exterior doors are aged and rusted and should be replaced.**



Estimates:

Raw Cost	\$596.75
Plus or (Minus) Additional Cost	\$226.76
Total Estimated Amount	\$823.51

Deficiency:

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

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 24-Mar-2011

Note: **The built-up roofing is aged and worn and should be replaced.**



Estimates:

Raw Cost	\$1,774.91
Plus or (Minus) Additional Cost	\$674.46
Total Estimated Amount	\$2,449.37

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building
Address: 2652 Lawrenceville Hwy, Decatur, GA 30032

Attributes:

Building Codes 3010, 3011
Fire Sprinkler System No

General Information:

Function: Non School Sites **Year Built:** 1963
Gross Area: 41,041 S.F. **Last Renovation:** 1985

Facility Description:

The William Bradley Bryant Center main building is a one-story building located at 2652 Lawrenceville Hwy in Decatur, Georgia. Originally built in 1963, there has been one addition in 1965 and a major renovation is scheduled for 2011 that will convert the cafeteria, library, lounge, and offices into the DeKalb County School System Data Center and Technology Department. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Replacing the single pane, operable windows with double pane, energy efficient windows; 2) Replacing the exterior doors with energy efficient exterior doors; 3) Replacing the roof covering and insulation; 4) Replacing the aged boiler, cooling tower, and water source heat pump systems with energy efficient models; 5) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting; 6) Replacing the plumbing fixtures with more efficient units; and 7) Replacing the interior lighting with high efficiency fixtures and lamps.

Current Repair Cost: \$3,680,757.08

Replacement Cost: \$6,978,490.25

FCI: 52.74%



25-Feb-2011
South Elevation



25-Feb-2011
West Elevation



25-Feb-2011
North Elevation



25-Feb-2011
East Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\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	\$170.04	S.F.	41,041	108	\$7,555,196	41	1978	1978	2009		\$3,656,064	\$6,978,490	52
Substructure	\$5.49	S.F.	41,041	100	\$225,413	100	1963					\$225,413	
Foundations	\$5.49	S.F.	41,041	100	\$225,413	100	1963					\$225,413	
Standard Foundations	\$3.26	S.F.	41,041	100	\$133,662	100	1963					\$133,662	
Special Foundations	\$5.38	S.F.	0	100		100	0						
Slab on Grade	\$2.24	S.F.	41,041	100	\$91,751	100	1963					\$91,751	
Basement Construction			0			0	0						
Basement Excavation	\$0.07	S.F.	0	100		100	0						
Basement Walls	\$2.21	S.F.	0	100		100	0						
Shell	\$33.85	S.F.	41,041	103	\$1,429,621	77	1973	1993			\$304,025	\$1,389,296	22
Superstructure	\$2.62	S.F.	41,041	100	\$107,610	100	1963					\$107,610	
Floor Construction	\$14.66	S.F.	0	100		100	0						
Roof Construction	\$2.62	S.F.	41,041	100	\$107,610	100	1963					\$107,610	
Exterior Enclosure	\$28.14	S.F.	41,041	102	\$1,182,458	82	1963	1993			\$304,025	\$1,154,820	26
Exterior Walls	\$21.40	S.F.	41,041	100	\$878,433	100	1963					\$878,433	
Exterior Windows	\$5.42	S.F.	41,041	110	\$244,840	30	1963	1993			\$244,840	\$222,582	110
Exterior Doors	\$1.31	S.F.	41,041	110	\$59,185	30	1963	1993			\$59,185	\$53,805	110
Roofing	\$3.09	S.F.	41,041	110	\$139,553	20	2011					\$126,866	
Roof Coverings - BUR	\$3.09	S.F.	41,041	110	\$139,553	20	2011					\$126,866	
Roof Openings	\$0.57	S.F.	0	110		30	0						
Interiors	\$48.43	S.F.	41,041	110	\$2,186,443	40	1970	1983			\$1,157,200	\$1,987,675	58
Interior Construction	\$13.92	S.F.	41,041	110	\$628,609	55	1963	1983			\$394,360	\$571,464	69
Partitions	\$5.19	S.F.	41,041	110	\$234,249	100	1963					\$212,954	
Interior Doors	\$7.31	S.F.	41,041	110	\$330,191	30	1963	1993			\$330,191	\$300,174	110
Fittings	\$1.42	S.F.	41,041	110	\$64,169	20	1963	1983			\$64,169	\$58,336	110
Stairs			0			0	0						
Stair Construction	\$5.93	S.F.	0	100		100	0						
Interior Finishes	\$34.51	S.F.	41,041	110	\$1,557,834	34	1977	1983			\$762,840	\$1,416,211	54
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	13,680	110	\$144,118	30	1963	1993			\$144,118	\$131,016	110
Wall Finishes - Paint	\$1.81	S.F.	27,361	110	\$54,410	10	1983	1993			\$54,410	\$49,463	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	0						
Floor Finishes - Carpet	\$7.87	S.F.	8,208	110	\$71,021	8	2011	2019				\$64,564	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	4,104	110	\$60,492	50	1963					\$54,993	
Floor Finishes - Terrazzo	\$48.99	S.F.	12,312	110	\$663,481	50	1963					\$603,165	
Floor Finishes - VCT	\$8.79	S.F.	16,416	110	\$158,737	20	1963	1983			\$158,737	\$144,306	110
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	0						
Ceiling Finishes	\$8.98	S.F.	41,041	110	\$405,575	20	1993	2003			\$405,575	\$368,704	110
Services	\$77.10	S.F.	41,041	110	\$3,480,716	25	1985	1978	2009		\$1,961,836	\$3,164,285	62
Conveying			0			0	0						
Elevators and Lifts	\$16.19	S.F.	0	110		30	0						
Plumbing	\$12.56	S.F.	41,041	110	\$566,933	26	1974	1993	2020		\$155,751	\$515,392	30
Plumbing Fixtures	\$4.50	S.F.	41,041	110	\$203,099	20	2009	2029				\$184,635	
Domestic Water Distribution	\$3.45	S.F.	41,041	110	\$155,751	30	1963	1993			\$155,751	\$141,591	110
Sanitary Waste	\$3.89	S.F.	41,041	110	\$175,687	30	1963	1993	2020	10		\$159,715	
Rain Water Drainage	\$0.79	S.F.	0	110		30	0						
Other Plumbing Systems - Natural Gas	\$0.72	S.F.	41,041	110	\$32,396	30	1963	1993	2020	10		\$29,451	
HVAC	\$33.53	S.F.	41,041	110	\$1,513,897	21	1968	1978	2010		\$1,513,897	\$1,376,269	110
Heat Generating Systems	\$4.15	S.F.	41,041	110	\$187,524	30	1963	1993				\$170,476	
Cooling Generating Systems	\$4.22	S.F.	41,041	110	\$190,639	30	1990	2020	2010		\$190,639	\$173,308	110
Distribution Systems & Exhaust Systems	\$4.66	S.F.	41,041	110	\$210,575	30	1963	1993			\$210,575	\$191,432	110
Terminal & Package Units	\$17.29	S.F.	41,041	110	\$780,622	15	1963	1978			\$780,622	\$709,656	110
Controls & Instrumentation	\$3.20	S.F.	41,041	110	\$144,537	20	1963	1983			\$144,537	\$131,397	110
Other HVAC Systems/Equip - Kitchen Hood		S.F.	41,041	110		30	0						
Fire Protection	\$5.09	S.F.	41,041	110	\$229,888	30	2011	2041				\$208,989	
Sprinklers	\$5.09	S.F.	41,041	110	\$229,888	30	2011	2041				\$208,989	
Standpipes	\$1.17	S.F.	0	110		30	0						
Electrical	\$25.92	S.F.	41,041	110	\$1,169,998	29	2001	1993	2009		\$292,188	\$1,063,635	27
Electrical Service/Distribution	\$6.18	S.F.	41,041	110	\$279,105	30	2011	2041				\$253,732	
Branch Wiring	\$6.47	S.F.	41,041	110	\$292,188	30	1963	1993	2009		\$292,188	\$265,626	110
Lighting	\$9.70	S.F.	41,041	110	\$437,971	30	2011	2041				\$398,155	
Communications and Security - Fire Alarm	\$1.41	S.F.	41,041	110	\$63,546	30	2011	2041				\$57,769	
Communications and Security - Security & CCTV	\$1.19	S.F.	41,041	110	\$53,578	10	2006	2016				\$48,707	

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center 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%
Other Electrical Systems - Emergency Generator	\$0.97	S.F.	41,041	110	\$43,610	15	2006	2021				\$39,646	
Equipment & Furnishings	\$5.16	S.F.	41,041	110	\$233,003	20	1963	1983			\$233,003	\$211,821	110
Equipment		S.F.	41,041			0	0						
Commercial Equipment		S.F.	41,041	100		20	0						
Furnishings	\$5.16	S.F.	41,041	110	\$233,003	20	1963	1983			\$233,003	\$211,821	110
Fixed Furnishings	\$5.16	S.F.	41,041	110	\$233,003	20	1963	1983			\$233,003	\$211,821	110

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2010**
System: **Exterior Walls**
Material: **Brick Face Cavity Wall**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Power wash brick face cavity wall**
Note: **The exterior walls are stained and need to be pressure washed.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 500

Fri, 01-Apr-2011



Estimates:

Raw Cost	\$17,895.00
Plus or (Minus) Additional Cost	\$6,800.10
Total Estimated Amount	\$24,695.10

Deficiency:

Assembly: **B2020**
System: **Exterior Windows**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original metal frame, single pane, operable windows are aged, worn, and inefficient, and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 24-Mar-2011



Estimates:

Raw Cost	\$177,420.24
Plus or (Minus) Additional Cost	\$67,419.69
Total Estimated Amount	\$244,839.93

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building (continued)

Deficiency:

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

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Thu, 24-Mar-2011

Note: **The original metal exterior doors are aged and rusted and should be replaced with energy efficient doors.**



Estimates:

Raw Cost	\$42,887.85
Plus or (Minus) Additional Cost	\$16,297.38
Total Estimated Amount	\$59,185.23

Deficiency:

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

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Tue, 19-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the wood interior doors are aged and worn and should be replaced.**



Estimates:

Raw Cost	\$239,269.03
Plus or (Minus) Additional Cost	\$90,922.23
Total Estimated Amount	\$330,191.26

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building (continued)

Deficiency:

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

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Wed, 20-Apr-2011

While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the fittings, such as chalk and tack boards, lockers, toilet and bath accessories, toilet partitions, and shelving, are beyond their service life and should be replaced.



Estimates:

Raw Cost	\$46,499.45
Plus or (Minus) Additional Cost	\$17,669.79
Total Estimated Amount	\$64,169.24

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Ceramic & Glazed**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note:

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Tue, 19-Apr-2011

While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the glazed tile wall covering is aged and should be replaced.



Estimates:

Raw Cost	\$104,433.12
Plus or (Minus) Additional Cost	\$39,684.59
Total Estimated Amount	\$144,117.71

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building (continued)

Deficiency:

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

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Tue, 19-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the wall paint is aged and scuffed and should be repainted.**



Estimates:

Raw Cost	\$39,427.20
Plus or (Minus) Additional Cost	\$14,982.34
Total Estimated Amount	\$54,409.54

Deficiency:

Assembly: **C3020**
System: **Floor Finishes - VCT**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Tue, 19-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the VCT flooring is aged, faded, and patched, and should be replaced.**



Estimates:

Raw Cost	\$115,026.91
Plus or (Minus) Additional Cost	\$43,710.23
Total Estimated Amount	\$158,737.14

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building (continued)

Deficiency:

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

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Wed, 20-Apr-2011



While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the acoustical ceiling tile and grid system is aged and stained should be replaced.

Estimates:

Raw Cost	\$293,894.60
Plus or (Minus) Additional Cost	\$111,679.95
Total Estimated Amount	\$405,574.55

Deficiency:

Assembly: **D2020**
System: **Domestic Water Distribution**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note:

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

Tue, 19-Apr-2011



While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the domestic water system is aged and should be replaced.

Estimates:

Raw Cost	\$112,862.75
Plus or (Minus) Additional Cost	\$42,887.84
Total Estimated Amount	\$155,750.59

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\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: Somnath Das
Priority: 3
Quantity: 1

Tue, 19-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the heating system is aged and should be replaced.**



Estimates:

Raw Cost	\$135,886.75
Plus or (Minus) Additional Cost	\$51,636.97
Total Estimated Amount	\$187,523.72

Deficiency:

Assembly: **D3030**
System: **Cooling Generating Systems**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Tue, 19-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of cooling system is aged and should be replaced.**



Estimates:

Raw Cost	\$138,144.01
Plus or (Minus) Additional Cost	\$52,494.72
Total Estimated Amount	\$190,638.73

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building (continued)

Deficiency:

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

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

Tue, 19-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the air distribution and exhaust system is aged and should be replaced.**



Estimates:

Raw Cost	\$152,590.44
Plus or (Minus) Additional Cost	\$57,984.37
Total Estimated Amount	\$210,574.81

Deficiency:

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

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

Wed, 20-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the heat pumps, RTUs and fan coil units are aged and should be replaced.**



Estimates:

Raw Cost	\$565,668.10
Plus or (Minus) Additional Cost	\$214,953.88
Total Estimated Amount	\$780,621.98

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building (continued)**Deficiency:**

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

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

Tue, 19-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the HVAC control system is aged and should be replaced.**

**Estimates:**

Raw Cost	\$104,736.63
Plus or (Minus) Additional Cost	\$39,799.92
Total Estimated Amount	\$144,536.55

Deficiency:

Assembly: **D5020**
 System: **Branch Wiring System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

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

Wed, 20-Apr-2011

Note: **While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the branch wiring is aged and inadequate and should be replaced.**

**Estimates:**

Raw Cost	\$211,730.52
Plus or (Minus) Additional Cost	\$80,457.60
Total Estimated Amount	\$292,188.12

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1963, 1965 Building (continued)

Deficiency:

Assembly: **E2010**
System: **Fixed Furnishings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note:

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Tue, 19-Apr-2011

While approximately 25% of the system will be renewed in 2011 as part of the Data Center and Technology Department renovations, the remaining 75% of the 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.



Estimates:

Raw Cost	\$168,842.67
Plus or (Minus) Additional Cost	\$64,160.22
Total Estimated Amount	\$233,002.89

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1965 Covered Shelter
Address: 2652 Lawrenceville Hwy, Decatur, GA 30032

Attributes:
Fire Sprinkler System No

General Information:
Function: Non School Sites **Year Built:** 1965
Gross Area: 980 S.F. **Last Renovation:**

Facility Description:

The Covered Shelter at William Bradley Bryant Center is located at 2652 Lawrenceville Hwy in Decatur, Georgia. There have been no additions or 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: \$15,486.33

Replacement Cost: \$30,713.00

FCI: 50.42%



25-Feb-2011
North Elevation



25-Feb-2011
East Elevation



25-Feb-2011
South Elevation



25-Feb-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1965 Covered Shelter (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	\$31.34	S.F.	980	105	\$32,120	61	1965	1985			\$15,486	\$30,712	50
Substructure	\$3.41	S.F.	980	100	\$3,340	100	1965					\$3,340	
Foundations	\$3.41	S.F.	980	100	\$3,340	100	1965					\$3,340	
Standard Foundations	\$4.49	S.F.	0	100			1965						
Slab on Grade	\$3.41	S.F.	980	100	\$3,340	100	1965					\$3,340	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1965						
Basement Walls	\$3.41	S.F.	0	100		100	1965						
Shell	\$27.93	S.F.	980	105	\$28,780	57	1965	1985			\$15,486	\$27,372	57
Superstructure	\$13.57	S.F.	980	100	\$13,294	100	1965					\$13,294	
Roof Construction	\$13.57	S.F.	980	100	\$13,294	100	1965					\$13,294	
Exterior Enclosure			0			0	0						
Exterior Walls	\$34.87	S.F.	0	100		100	1965						
Exterior Windows	\$4.54	S.F.	0	110		30	1965	1995					
Exterior Doors	\$0.73	S.F.	0	110		30	1965	1995					
Roofing	\$14.37	S.F.	980	110	\$15,486	20	1965	1985			\$15,486	\$14,078	110
Roof Coverings	\$14.37	S.F.	980	110	\$15,486	20	1965	1985			\$15,486	\$14,078	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1965						
Interior Doors	\$2.26	S.F.	0	80		30	1965	1995					
Fittings	\$2.79	S.F.	0	110		20	1965	1985					
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1965	1985					
Floor Finishes	\$6.07	S.F.	0	110		20	1965	1985					
Ceiling Finishes	\$5.44	S.F.	0	110		20	1965	1985					
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1965	1995					
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1965	1995					
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1965	1995					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\1965 Covered Shelter (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roof covering is aged and worn and should be replaced.**

Surveyor/Update: Somnath Das
Priority: 4
Quantity: 1

Tue, 29-Mar-2011



Estimates:

Raw Cost	\$11,221.98
Plus or (Minus) Additional Cost	\$4,264.35
Total Estimated Amount	\$15,486.33

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\Hard Surface Play Area
Address: 2652 Lawrenceville Hwy, Decatur, GA 30032**Attributes:**
None**General Information:**

Function:	Non School Sites	Year Built:	1963
Gross Area:	4,000 S.F.	Last Renovation:	

Facility Description:

The Hard Surface Play Area at William Bradley Bryant Center is located on the campus grounds and features basketball courts. There has been no additions or 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: \$7,739.75**Replacement Cost:** \$53,020.80**FCI:** 14.60%

25-Feb-2011
Hard Surface Play Area at William
Bradley Bryant Center

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\Hard Surface Play Area (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	\$13.26	S.F.	4,000	108	\$57,502	21	1963	1963	2015		\$7,740	\$53,022	15
Equipment & Furnishings	\$1.94	S.F.	4,000	100	\$7,762	0	1963	1963			\$7,740	\$7,762	100
Equipment	\$1.94	S.F.	4,000	100	\$7,762	0	1963	1963			\$7,740	\$7,762	100
Other Equipment	\$1.94	S.F.	4,000	100	\$7,762	0	1963	1963			\$7,740	\$7,762	100
Special Construction	\$11.20	S.F.	4,000	110	\$49,286	20	1963	1983	2015			\$44,806	
Special Construction	\$11.20	S.F.	4,000	110	\$49,286	20	1963	1983	2015			\$44,806	
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	4,000	110	\$49,286	20	1963	1983	2015	5		\$44,806	
Building Sitework	\$0.11	S.F.	4,000	100	\$454	100	1963	1993				\$454	
Site Preparation	\$0.11	S.F.	4,000	100	\$454	100	1963					\$454	
Site Earthwork	\$0.11	S.F.	4,000	100	\$454	100	1963					\$454	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1963	1993					
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1963						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center**Hard Surface Play Area** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **E1090**
System: **Other Equipment**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The athletic equipment is in poor condition and should be replaced.**

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

Thu, 24-Mar-2011



Estimates:

Raw Cost	\$6,142.66
Plus or (Minus) Additional Cost	\$1,597.09
Total Estimated Amount	\$7,739.75

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\Playfield
Address: 2652 Lawrenceville Hwy, Decatur, GA 30032**Attributes:**
None**General Information:**

Function:	Non School Sites	Year Built:	1963
Gross Area:	65,000 S.F.	Last Renovation:	

Facility Description:

The Playfield at William Bradley Bryant Center is located on the campus grounds. There has 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: \$18,018.00 **Replacement Cost:** \$314,496.00 **FCI:** 5.73%



25-Feb-2011
Play Field at William Bradley Bryant
Center

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center\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	\$4.84	S.F.	65,000	101	\$316,134	95	1963	1973			\$18,018	\$314,496	6
Special Construction	\$0.25	S.F.	65,000	110	\$18,018	10	1963	1973			\$18,018	\$16,380	110
Special Construction	\$0.25	S.F.	65,000	110	\$18,018	10	1963	1973			\$18,018	\$16,380	110
Special Facilities - Sports Field - Natural Turf	\$0.25	S.F.	65,000	110	\$18,018	10	1963	1973			\$18,018	\$16,380	110
Building Sitework	\$4.59	S.F.	65,000	100	\$298,116	100	1963					\$298,116	
Site Preparation	\$4.59	S.F.	65,000	100	\$298,116	100	1963					\$298,116	
Site Earthwork	\$4.59	S.F.	65,000	100	\$298,116	100	1963					\$298,116	
Site Improvements			0			0	0						
Site Development - Fencing; Scoreboard	\$0.47	S.F.	0	110		20	1963						
Landscaping - Irrigation	\$0.09	S.F.	0	110		20	1963						
Site Mechanical Utilities			0			0	0						
Water Supply - Water Service	\$0.34	S.F.	0	110		30	1963						
Site Electrical Utilities			0			0	0						
Site Lighting	\$1.69	S.F.	0	110		30	1963						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School Sites\William Bradley Bryant Center**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 grass is damaged and should be reseeded.**

Surveyor/Update: Somnath Das
Priority: 5
Quantity: 1

Fri, 04-Mar-2011



Estimates:

Raw Cost	\$14,300.00
Plus or (Minus) Additional Cost	\$3,718.00
Total Estimated Amount	\$18,018.00

DeKalb County School System1701 Mountain Industrial Blvd
Stone Mountain, GA 30083COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary ReportReport Date: 24 Jun 2011

Facility: \Non School s\William Bradley Bryant Center\Site
Address: 2652 Lawrenceville Hwy, Decatur, GA 30032**Attributes:****Site Code** 1550**General Information:****Function:** Non School Sites**Year Built:** 1963**Gross Area:** 41,041 S.F.**Last Renovation:****Facility Description:**

The William Bradley Bryant Center site was originally constructed in 1963, has a total area of 10.2 acres, and is occupied by approximately 41,041 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. Additions and renovations to the parking areas are planned for 2011. 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: \$175,561.09**Replacement Cost:** \$805,150.55**FCI:** 21.80%

21-Jan-2011

Aerial Image of William Bradley Bryant
Center

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\William Bradley Bryant Center\ **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	\$876,926	37	1972	1988	2020		\$175,561	\$805,149	22
Building Sitework	\$19.62	S.F.	41,041	109	\$876,926	37	1972	1988	2020		\$175,561	\$805,149	22
Site Improvements	\$8.95	S.F.	41,041	108	\$395,128	23	1979	1988			\$144,275	\$367,152	39
Roadways	\$1.00	S.F.	41,041	110	\$44,937	25	1963	1988			\$44,937	\$40,852	110
Parking Lots	\$0.96	S.F.	41,041	110	\$43,231	25	2011	2036				\$39,301	
Pedestrian Paving	\$1.89	S.F.	41,041	110	\$85,324	30	2011	2041				\$77,567	
Site Development	\$0.26	S.F.	41,041	110	\$11,945	30	1963	1993			\$11,945	\$10,859	110
Site Development 2	\$2.13	S.F.	41,041	100	\$87,393	30	1963	1993			\$87,393	\$87,393	100
Fence & Guardrails	\$2.13		41,041	100	\$87,393	30	1963	1993			\$87,393	\$87,393	100
Landscaping	\$2.71	S.F.	41,041	110	\$122,298	10	1963					\$111,180	
Site Mechanical Utilities	\$9.98	S.F.	41,041	110	\$450,512	50	1963	1993	2020			\$409,556	
Water Supply	\$2.73	S.F.	41,041	110	\$123,436	50	1963	2013				\$112,214	
Sanitary Sewer	\$1.99	S.F.	41,041	110	\$89,875	50	1963	2013				\$81,704	
Storm Sewer	\$5.05	S.F.	41,041	110	\$228,100	50	1963	2013				\$207,364	
Fuel Distribution - Gas	\$0.20	S.F.	41,041	110	\$9,101	30	1963	1993	2020	10		\$8,274	
Site Electrical Utilities	\$0.69	S.F.	41,041	110	\$31,286	30	1963	1993			\$31,286	\$28,441	110
Electrical Distribution	\$0.52	S.F.	0	110		30	1963						
Site Lighting	\$0.69	S.F.	41,041	110	\$31,286	30	1963	1993			\$31,286	\$28,441	110
Site Communication and Security	\$0.19	S.F.	0	110		30	1963						

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\William Bradley Bryant Center\ **Site** (continued)

Deficiency Sheet:

Deficiency:

Assembly: **G2010**
System: **Roadways**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The asphaltic roadways are aged and should be resurfaced.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Thu, 24-Mar-2011



Estimates:

Raw Cost	\$35,664.63
Plus or (Minus) Additional Cost	\$9,272.80
Total Estimated Amount	\$44,937.43

Deficiency:

Assembly: **G2040**
System: **Site Development**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Site development features, such as the flagpole, site furnishing, and signage, are beyond their service life and should be replaced.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Thu, 24-Mar-2011



Estimates:

Raw Cost	\$9,480.47
Plus or (Minus) Additional Cost	\$2,464.92
Total Estimated Amount	\$11,945.39

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report
William Bradley Bryant Center Facility Executive Summary Report

Report Date: 24 Jun 2011

Facility: \Non School s\William Bradley Bryant Center\Site (continued)

Deficiency:

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

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Thu, 24-Mar-2011



Estimates:

Raw Cost	\$69,359.29
Plus or (Minus) Additional Cost	\$18,033.42
Total Estimated Amount	\$87,392.71

Deficiency:

Assembly: **G4020**
System: **Site Lighting System**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **Exterior lighting is aged and should be replaced.**

Surveyor/Update: Troy Weeks
Priority: 3
Quantity: 1

Wed, 23-Mar-2011



Estimates:

Raw Cost	\$24,829.81
Plus or (Minus) Additional Cost	\$6,455.75
Total Estimated Amount	\$31,285.56