

Facility Condition Assessment Report

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

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary**Address:** 4120 Cedar Ridge Trail, Stone Mountain, GA 30083**Attributes:****Facility Code** 0675
Super Cluster 4**General Information:****Function:** Elementary School
Gross Area: 58,418 S.F.**Year Built:**
Last Renovation:**Facility Description:**

The Woodridge Elementary School campus consists of two buildings located at 4120 Cedar Ridge Trail in Stone Mountain, Georgia. The original campus was constructed in 1975, an addition to the main school building was constructed in 1978, and a gymnasium building was constructed in 2003. In addition to these buildings, the campus contains a storage building, covered walkway, and hard surface play area. 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: \$5,107,388.46**Replacement Cost:** \$11,808,525.02**FCI:** 43.25%

08-Feb-2011
Woodridge Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 FCI Report

Report Date: 05 Jul 2011

Woodridge Elementary 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
Woodridge Elementary\Hard Surface Play Area		\$11.31	7,475	\$92,104	\$84,578	81.67%	\$0	\$0	\$0	\$92,104	\$0
Woodridge Elementary\Site		\$23.54	58,418	\$663,123	\$1,374,973	48.23%	\$0	\$0	\$663,123	\$0	\$0
Woodridge Elementary\ 1975, 1978 Building		\$176.99	52,940	\$4,292,962	\$9,370,097	45.82%	\$0	\$0	\$4,292,962	\$0	\$0
Woodridge Elementary\1975 Storage Building		\$75.57	144	\$3,047	\$10,882	28.00%	\$0	\$0	\$3,047	\$0	\$0
Woodridge Elementary\ 2003 Gym		\$167.83	5,478	\$56,154	\$919,346	6.11%	\$0	\$0	\$56,154	\$0	\$0
Woodridge Elementary\2003 Covered Walkway		\$27.64	1,760	\$0	\$48,649	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report
Woodridge Elementary Detailed Facility Needs Assessment Report

Report Date: 05 Jul 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								\$3,753,127	\$1,354,262	\$5,107,388			
Elementary Schools								\$3,753,127	\$1,354,262	\$5,107,388			
Woodridge Elementary								\$3,753,127	\$1,354,262	\$5,107,388			
1975, 1978 Building								\$3,110,842	\$1,182,120	\$4,292,962			
Building Systems								\$3,110,842	\$1,182,120	\$4,292,962			
B2020	Exterior Windows	System		Beyond Service Life	Renew System	1	Ea.	\$266,712	\$101,350	\$368,062	Necessary	Deferred Maintenance	The original metal frame, single pane windows are aged, worn, and inefficient, and should be replaced.
C1020	Interior Doors	System		Beyond Service Life	Renew System	1	Ea.	\$63,952	\$24,302	\$88,253	Necessary	Deferred Maintenance	The original wood interior doors are aged and worn and should be scheduled for replacement, including door frame and hardware.
C3010	Wall Finishes - Paint	System		Beyond Service Life	Renew System	1	Ea.	\$49,586	\$18,843	\$68,429	Necessary	Deferred Maintenance	The wall paint is aged and scuffed and should be repainted.
C3030	Ceiling Finishes	System		Beyond Service Life	Renew System	1	Ea.	\$379,103	\$144,059	\$523,163	Necessary	Deferred Maintenance	The acoustical ceiling tile and grid system is aged, stained, and rusted, and should be replaced.
D2040	Rain Water Drainage	System		Beyond Service Life	Renew System	1	Ea.	\$37,270	\$14,163	\$51,432	Necessary	Deferred Maintenance	The roof drains are aged, damaged, and missing parts, and should be replaced.
D3020	Heat Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$175,284	\$66,608	\$241,892	Necessary	Deferred Maintenance	The heating system, including gas fired boiler, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with an energy efficient equipment.
D3030	Cooling Generating Systems	System		Beyond Service Life	Renew System	1	Ea.	\$178,196	\$67,714	\$245,911	Necessary	Deferred Maintenance	The cooling system, including cooling tower, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.
D3040	Distribution & Exhaust Systems	System		Beyond Service Life	Renew System	1	Ea.	\$196,831	\$74,796	\$271,627	Necessary	Deferred Maintenance	The exhaust fans and duct systems are inadequate, dirty, and damaged; they do not ventilate restrooms and other spaces properly; and should be replaced.
D3050	Terminal & Package Units	System		Beyond Service Life	Renew System	1	Ea.	\$729,672	\$277,275	\$1,006,947	Necessary	Deferred Maintenance	The roof top package units, water source heat pumps, and fan coil units are aged, worn, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient models.
D3060	Controls & Instrumentation	System		Beyond Service Life	Renew System	1	Ea.	\$136,268	\$51,782	\$188,049	Necessary	Deferred Maintenance	The HVAC controls are inadequate with obsolete parts and equipment and should be replaced.

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Woodridge Elementary Detailed Facility Needs Assessment Report

Report Date: 05 Jul 2011

Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
	D3090	Other HVAC Systems/Equip - Kitchen Hood	System	Beyond Service Life	Renew System	1	Ea.	\$49,499	\$18,810	\$68,308	Necessary	Deferred Maintenance	The kitchen hood and exhaust system is aged and worn and should be replaced.
	D5020	Lighting	System	Beyond Service Life	Renew System	1	Ea.	\$362,215	\$137,642	\$499,857	Necessary	Deferred Maintenance	The lighting system is is aged, inefficient, in poor condition, and should be replaced with an energy efficient system.
	D5030	Communications and Security - Clock & PA Systems	System	Beyond Service Life	Renew System	1	Ea.	\$232,354	\$88,294	\$320,648	Necessary	Deferred Maintenance	The clock and PA systems are aged, have reported outages, and should be replaced.
	D5030	Communications and Security - Fire Alarm	System	Beyond Service Life	Renew System	1	Ea.	\$50,664	\$19,252	\$69,916	Necessary	Deferred Maintenance	The fire alarm system is aged, has reported outages, and should be replaced.
	D5030	Communications and Security - Security & CCTV	System	Beyond Service Life	Renew System	1	Ea.	\$25,041	\$9,515	\$34,556	Necessary	Deferred Maintenance	The security system has reported outages and inadequate coverage and should be replaced.
	E2010	Fixed Furnishings	System	Beyond Service Life	Renew System	1	Ea.	\$178,196	\$67,714	\$245,911	Necessary	Deferred Maintenance	Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are aged, worn, and damaged, and should be replaced.
2003 Gym Building Systems	D3050	Terminal & Package Units	Packaged A/C, Elec. Ht., Const. Volume	Missing	Install Package A/C - 20 ton	1	Ea.	\$40,691	\$15,463	\$56,154	Necessary	Capital Improvement	An air conditioning system is missing in the gymnasium and should be installed.
1975 Storage Building Building Systems	B2030	Exterior Doors	System	Beyond Service Life	Renew System	1	Ea.	\$2,208	\$839	\$3,047	Necessary	Deferred Maintenance	The exterior doors are aged beyond their service life and should be replaced.
	B3010	Roof Coverings	System	Beyond Service Life	Renew System	1	Ea.	\$559	\$212	\$772	Necessary	Deferred Maintenance	The original metal roof covering is rusted and damaged and should be replaced.
Hard Surface Play Area Building Systems	F1040	Special Facilities - Basketball Court Hard Surface	System	Beyond Service Life	Renew System	1	Ea.	\$73,098	\$19,005	\$92,104	Recommended	Deferred Maintenance	The hard surface play area is aged and cracked and should be resurfaced.

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Facility Name	Assembly	System	Material	Distress	Correction	Qty	Unit	Raw Cost	Additional Cost	Total Cost	Priority	Def. Cat.	Location / Note
Site								\$526,288	\$136,835	\$663,123			
Building Systems								\$526,288	\$136,835	\$663,123			
G2010	Roadways	System		Beyond Service Life	Renew System	1	Ea.	\$165,790	\$43,105	\$208,896	Necessary	Deferred Maintenance	The roadways are aged and cracked, have many road cuts and repairs, and should be resurfaced.
G2020	Parking Lots	System		Beyond Service Life	Renew System	1	Ea.	\$75,184	\$19,548	\$94,732	Necessary	Deferred Maintenance	The parking lots are aged and cracked and should be resurfaced and restriped.
G2030	Pedestrian Paving	System		Beyond Service Life	Renew System	1	Ea.	\$84,180	\$21,887	\$106,067	Necessary	Deferred Maintenance	The sidewalks are aged, cracked, and damaged, and should be replaced.
G4020	Site Lighting	System		Beyond Service Life	Renew System	1	Ea.	\$35,343	\$9,189	\$44,532	Necessary	Deferred Maintenance	Site lighting for the parking areas is aged and inadequate and should be replaced.
G2050	Landscaping	System		Beyond Service Life	Renew System	1	Ea.	\$165,790	\$43,105	\$208,896	Necessary	Deferred Maintenance	The grass is worn and should be reseeded.

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Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building**Address:** 4120 Cedar Ridge Trail, Stone Mountain, GA 30083**Attributes:****Building Codes** 2010, 2011
Fire Sprinkler System No**General Information:****Function:** Elementary School
Gross Area: 52,940 S.F.**Year Built:** 1975
Last Renovation:**Facility Description:**

The Woodridge Elementary School main building is a one-story building located at 4120 Cedar Ridge Trail in Stone Mountain, Georgia. Originally built in 1975, there has been one addition in 1978 and roofing and plumbing fixture renovations in 2010. 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 roof covering and insulation; 2) Replacing the single-paned windows with energy efficient windows 3) Installing flush control valves during the next plumbing fixture renewal; 4) Replacing the boiler, cooling tower, roof top package units, fan coil units water source heat pumps, and exhaust fans with up to date energy efficient units; 5) Replacing the building automation system with an effective energy management system that completely controls HVAC and lighting; and 6) Replacing the aged incandescent and fluorescent lighting with new energy efficient fixtures.

Current Repair Cost: \$4,292,961.62**Replacement Cost:** \$9,370,097.30**FCI:** 45.82%08-Feb-2011
East Elevation08-Feb-2011
South Elevation08-Feb-2011
Northwest Elevation08-Feb-2011
North Elevation

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Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 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	\$176.99	S.F.	52,940	108	\$10,104,083	40	1980	1985	2015		\$4,292,961	\$9,370,100	46
Substructure	\$13.21	S.F.	52,940	100	\$699,158	100	1975					\$699,158	
Foundations	\$13.21	S.F.	52,940	100	\$699,158	100	1975					\$699,158	
Standard Foundations	\$6.49	S.F.	52,940	100	\$343,369	100	1975					\$343,369	
Special Foundations	\$4.14	S.F.	0	100		100	1975						
Slab on Grade	\$6.72	S.F.	52,940	100	\$355,789	100	1975					\$355,789	
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	1975						
Basement Walls	\$5.93	S.F.	0	100		100	1975						
Shell	\$31.07	S.F.	52,940	104	\$1,709,597	70	1982	1990	2015		\$368,062	\$1,645,102	22
Superstructure	\$4.43	S.F.	52,940	100	\$234,514	100	1975					\$234,514	
Floor Construction	\$14.14	S.F.	0	100		100	1975						
Roof Construction	\$4.43	S.F.	52,940	100	\$234,514	100	1975					\$234,514	
Exterior Enclosure	\$21.65	S.F.	52,940	103	\$1,184,330	75	1975	2005	2015		\$368,062	\$1,146,267	32
Exterior Walls	\$14.46	S.F.	52,940	100	\$765,639	100	1975					\$765,639	
Exterior Windows	\$6.32	S.F.	52,940	110	\$368,062	30	1975	2005			\$368,062	\$334,602	110
Exterior Doors	\$0.87	S.F.	52,940	110	\$50,629	30	1975	2005	2015	5		\$46,026	
Roofing	\$4.99	S.F.	52,940	110	\$290,753	22	2010	1990				\$264,321	
Roof Coverings - Asphal Shingles	\$3.70	S.F.	15,882	110	\$64,612	10	2010	2020				\$58,738	
Roof Coverings - BUR	\$5.55	S.F.	37,058	110	\$226,141	25	2010	2035				\$205,583	
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	1975	1990					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	1975	2005					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	1975	2050					
Roof Openings	\$0.57	S.F.	0	110		30	1975	2005					
Interiors	\$37.82	S.F.	52,940	108	\$2,169,573	41	1985	1985	2015		\$679,845	\$2,002,425	34
Interior Construction	\$11.04	S.F.	52,940	104	\$609,808	70	1987	2005			\$88,253	\$584,457	15
Partitions	\$6.40	S.F.	52,940	110	\$372,884	100	1975					\$338,985	
Interior Doors	\$2.08	S.F.	52,940	80	\$88,253	30	1975	2005			\$88,253	\$110,316	80
Fittings	\$2.55	S.F.	52,940	110	\$148,671	20	2010	2030				\$135,156	
Stairs			0			0	0						
Stair Construction	\$1.59	S.F.	0	100		100	1975						
Interior Finishes	\$26.78	S.F.	52,940	110	\$1,559,765	29	1983	1985	2015		\$591,592	\$1,417,968	42
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	7,941	110	\$83,658	30	1975	2005	2015	5		\$76,053	
Wall Finishes - Paint	\$1.81	S.F.	34,411	110	\$68,429	10	1975	1985			\$68,429	\$62,208	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	1975	1985					
Floor Finishes - Carpet	\$7.87	S.F.	5,294	110	\$45,807	8	2007	2015				\$41,643	
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	5,294	110	\$78,032	50	1975	2025				\$70,939	
Floor Finishes - Terrazzo	\$48.99	S.F.	7,941	110	\$427,933	50	1975	2025				\$389,030	
Floor Finishes - VCT	\$8.79	S.F.	34,411	110	\$332,743	20	2005	2025				\$302,493	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	1975	1995					
Ceiling Finishes	\$8.98	S.F.	52,940	110	\$523,163	20	1975	1995			\$523,163	\$475,602	110
Services	\$83.10	S.F.	52,940	110	\$4,839,455	23	1978	1985	2016		\$2,999,143	\$4,399,507	68
Conveying			0			0	0						
Elevators and Lifts	\$1.17	S.F.	0	110		30	1975						
Plumbing	\$24.01	S.F.	52,940	110	\$1,398,315	23	1982	2005	2016		\$51,432	\$1,271,196	4
Plumbing Fixtures	\$16.10	S.F.	52,940	110	\$937,835	20	2010	2030				\$852,578	
Domestic Water Distribution	\$3.59	S.F.	52,940	110	\$208,944	30	1975	2005	2016	6		\$189,949	
Sanitary Waste	\$3.05	S.F.	52,940	110	\$177,602	30	1975	2005	2016	6		\$161,456	
Rain Water Drainage	\$0.88	S.F.	52,940	110	\$51,432	30	1975	2005			\$51,432	\$46,757	110
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	52,940	110	\$22,502	30	1975	2005	2016	6		\$20,456	
HVAC	\$34.73	S.F.	52,940	110	\$2,022,734	22	1978	1990			\$2,022,734	\$1,838,850	110
Heat Generating Systems	\$4.15	S.F.	52,940	110	\$241,892	30	1975	2005			\$241,892	\$219,902	110
Cooling Generating Systems	\$4.22	S.F.	52,940	110	\$245,911	30	1975	2005			\$245,911	\$223,555	110
Distribution & Exhaust Systems	\$4.66	S.F.	52,940	110	\$271,627	30	1975	2005			\$271,627	\$246,933	110
Terminal & Package Units	\$17.29	S.F.	52,940	110	\$1,006,947	15	1975	1990			\$1,006,947	\$915,407	110
Controls & Instrumentation	\$3.23	S.F.	52,940	110	\$188,049	20	1990	2010			\$188,049	\$170,954	110
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	52,940	110	\$68,308	30	1975	2005			\$68,308	\$62,099	110
Fire Protection			0			0	0						
Sprinklers	\$4.25	S.F.	0	110		30	1975	2005					
Standpipes	\$0.44	S.F.	0	110		30	1975						
Electrical	\$24.36	S.F.	52,940	110	\$1,418,406	24	1975	1985	2016		\$924,977	\$1,289,461	72

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System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Electrical Service/Distribution	\$1.95	S.F.	52,940	110	\$113,312	30	1975	2005	2016	6		\$103,011	
Branch Wiring	\$6.53	S.F.	52,940	110	\$380,117	30	1975	2005	2016	6		\$345,561	
Lighting	\$8.58	S.F.	52,940	110	\$499,857	30	1975	2005			\$499,857	\$454,416	110
Communications and Security - Clock & PA Systems	\$5.51	S.F.	52,940	110	\$320,648	10	1975	1985			\$320,648	\$291,498	110
Communications and Security - Fire Alarm	\$1.20	S.F.	52,940	110	\$69,916	10	1975	1985			\$69,916	\$63,560	110
Communications and Security - Security & CCTV	\$0.59	S.F.	52,940	110	\$34,556	10	1975	1985			\$34,556	\$31,415	110
Other Electrical Systems - Emergency Generator	\$0.37	S.F.	0	110		15	1975						
Equipment & Furnishings	\$11.79	S.F.	52,940	110	\$686,300	20	1991	1995			\$245,911	\$623,908	39
Equipment	\$7.56	S.F.	52,940	110	\$440,389	20	2007	1995				\$400,353	
Commercial Equipment	\$0.77	S.F.	0	110		20	1975	1995					
Institutional Equipment	\$0.40	S.F.	0	110		20	1975	1995					
Other Equipment (Kitchen Equipment)	\$7.56	S.F.	52,940	110	\$440,389	20	2007	2027				\$400,353	
Furnishings	\$4.22	S.F.	52,940	110	\$245,911	20	1975	1995			\$245,911	\$223,555	110
Fixed Furnishings	\$4.22	S.F.	52,940	110	\$245,911	20	1975	1995			\$245,911	\$223,555	110
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	1975	2000					

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Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$4,292,961			\$208,777	\$1,077,603				\$750,121		
Substructure											
Foundations											
Standard Foundations											
Special Foundations											
Slab on Grade											
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$368,062			\$58,692					\$86,833		
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure	\$368,062			\$58,692							
Exterior Walls											
Exterior Windows	\$368,062										
Exterior Doors				\$58,692							
Roofing									\$86,833		
Roof Coverings - Asphal Shingles									\$86,833		
Roof Coverings - BUR											
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings											
Interiors	\$679,845			\$150,085					\$91,963		
Interior Construction	\$88,253										
Partitions											
Interior Doors	\$88,253										
Fittings											
Stairs											
Stair Construction											
Interior Finishes	\$591,592			\$150,085					\$91,963		
Wall Finishes - Ceramic & Glazed				\$96,982							
Wall Finishes - Paint	\$68,429								\$91,963		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet				\$53,103							
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT											
Floor Finishes - Wood											
Ceiling Finishes	\$523,163										
Services	\$2,999,143				\$1,077,603				\$571,325		
Conveying											
Elevators and Lifts											
Plumbing	\$51,432				\$488,424						
Plumbing Fixtures											
Domestic Water Distribution					\$249,490						
Sanitary Waste					\$212,066						
Rain Water Drainage	\$51,432										
Other Plumbing Systems - Natural					\$26,868						
Gas											
HVAC	\$2,022,734										
Heat Generating Systems	\$241,892										
Cooling Generating Systems	\$245,911										
Distribution & Exhaust Systems	\$271,627										
Terminal & Package Units	\$1,006,947										
Controls & Instrumentation	\$188,049										
Other HVAC Systems/Equip -	\$68,308										
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical	\$924,977				\$589,179				\$571,325		

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Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building (continued)

Deficiency Sheet:

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 windows are aged, worn, and inefficient, and should be replaced.**

Surveyor/Update: Troy Weeks Fri, 24-Jun-2011
Priority: 3
Quantity: 1



Estimates:

Raw Cost **\$266,711.72**
Plus or (Minus) Additional Cost **\$101,350.45**
Total Estimated Amount **\$368,062.17**

Deficiency:

Assembly: **C1020**
System: **Interior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original wood interior doors are aged and worn and should be scheduled for replacement, including door frame and hardware.**

Surveyor/Update: Troy Weeks Fri, 24-Jun-2011
Priority: 3
Quantity: 1



Estimates:

Raw Cost **\$63,951.52**
Plus or (Minus) Additional Cost **\$24,301.58**
Total Estimated Amount **\$88,253.10**

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Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building (continued)

Deficiency:

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

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

Sun, 26-Jun-2011

Note: **The wall paint is aged and scuffed and should be repainted.**



Estimates:

Raw Cost	\$49,586.25
Plus or (Minus) Additional Cost	\$18,842.78
Total Estimated Amount	\$68,429.03

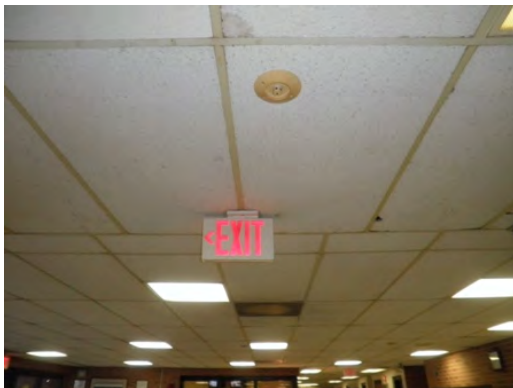
Deficiency:

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

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

Fri, 11-Mar-2011

Note: **The acoustical ceiling tile and grid system is aged, stained, and rusted, and should be replaced.**



Estimates:

Raw Cost	\$379,103.34
Plus or (Minus) Additional Cost	\$144,059.27
Total Estimated Amount	\$523,162.61

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

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building (continued)

Deficiency:

Assembly: **D2040**
 System: **Rain Water Drainage System**
 Material: **Beyond Service Life**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**

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

Fri, 11-Mar-2011

Note: **The roof drains are aged, damaged, and missing parts, and should be replaced.****Estimates:**

Raw Cost	\$37,269.76
Plus or (Minus) Additional Cost	\$14,162.51
Total Estimated Amount	\$51,432.27

Deficiency:

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

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

Fri, 24-Jun-2011

Note: **The heating system, including gas fired boiler, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with an energy efficient equipment.****Estimates:**

Raw Cost	\$175,284.34
Plus or (Minus) Additional Cost	\$66,608.05
Total Estimated Amount	\$241,892.39

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building (continued)

Deficiency:

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

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

Tue, 21-Jun-2011

Note: **The cooling system, including cooling tower, pumps, piping, and valves are aged, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient equipment.**



Estimates:

Raw Cost	\$178,196.04
Plus or (Minus) Additional Cost	\$67,714.50
Total Estimated Amount	\$245,910.54

Deficiency:

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

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

Thu, 31-Mar-2011

Note: **The exhaust fans and duct systems are inadequate, dirty, and damaged; they do not ventilate restrooms and other spaces properly; and should be replaced.**



Estimates:

Raw Cost	\$196,830.92
Plus or (Minus) Additional Cost	\$74,795.75
Total Estimated Amount	\$271,626.67

DeKalb County School System

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COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building (continued)

Deficiency:

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

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

Sun, 26-Jun-2011

Note: **The roof top package units, water source heat pumps, and fan coil units are aged, worn, rusted, inefficient, and becoming logistically unsupportable, and should be replaced with energy efficient models.**



Estimates:

Raw Cost	\$729,672.02
Plus or (Minus) Additional Cost	\$277,275.37
Total Estimated Amount	\$1,006,947.39

Deficiency:

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

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

Tue, 15-Feb-2011

Note: **The HVAC controls are inadequate with obsolete parts and equipment and should be replaced.**



Estimates:

Raw Cost	\$136,267.56
Plus or (Minus) Additional Cost	\$51,781.67
Total Estimated Amount	\$188,049.23

DeKalb County School System

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COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 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 and exhaust system is aged and worn and should be replaced.**

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

Tue, 15-Feb-2011



Estimates:

Raw Cost	\$49,498.90
Plus or (Minus) Additional Cost	\$18,809.58
Total Estimated Amount	\$68,308.48

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 is aged, inefficient, in poor condition, and should be replaced with an energy efficient system.**

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

Fri, 11-Mar-2011



Estimates:

Raw Cost	\$362,215.48
Plus or (Minus) Additional Cost	\$137,641.88
Total Estimated Amount	\$499,857.36

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COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building (continued)**Deficiency:**

Assembly: **D5030**
 System: **Communications and Security - Clock & PA Systems**

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

Tue, 21-Jun-2011

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

Note: **The clock and PA systems are aged, have reported outages, and should be replaced.**

**Estimates:**

Raw Cost	\$232,353.66
Plus or (Minus) Additional Cost	\$88,294.39
Total Estimated Amount	\$320,648.05

Deficiency:

Assembly: **D5030**
 System: **Communications and Security - Fire Alarm System**

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

Fri, 11-Mar-2011

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

Note: **The fire alarm system is aged, has reported outages, and should be replaced.**

**Estimates:**

Raw Cost	\$50,663.58
Plus or (Minus) Additional Cost	\$19,252.16
Total Estimated Amount	\$69,915.74

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 1975, 1978 Building (continued)

Deficiency:

Assembly: **D5030**
System: **Communications and Security - Security & CCTV System**

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

Fri, 11-Mar-2011

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

Note: **The security system has reported outages and inadequate coverage and should be replaced.**



Estimates:

Raw Cost	\$25,040.62
Plus or (Minus) Additional Cost	\$9,515.44
Total Estimated Amount	\$34,556.06

Deficiency:

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

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

Fri, 11-Mar-2011

Note: **Fixed furnishings, such as the base/wall cabinets, counter tops, window shades, and fixed seating, are aged, worn, and damaged, and should be replaced.**



Estimates:

Raw Cost	\$178,196.04
Plus or (Minus) Additional Cost	\$67,714.50
Total Estimated Amount	\$245,910.54

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

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 2003 Gym
Address: 4120 Cedar Ridge Trail, Stone Mountain, GA 30083**Attributes:****Building Codes** 2020
Fire Sprinkler System No**General Information:****Function:** Elementary School
Gross Area: 5,478 S.F.
Year Built: 2003
Last Renovation:**Facility Description:**

The 2003 Gymnasium at Woodridge Elementary School is a one-story building located at 4120 Cedar Ridge Trail in Stone Mountain, 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.

An energy conservation opportunity for this building is to select and install an energy efficient cooling system.

Current Repair Cost: \$56,153.58**Replacement Cost:** \$919,346.04**FCI:** 6.11%08-Feb-2011
North Elevation08-Feb-2011
East Elevation08-Feb-2011
South Elevation08-Feb-2011
West Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\ 2003 Gym (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	\$167.83	S.F.	5,478	106	\$978,023	57	2003	2011	2014		\$56,154	\$919,348	6
Substructure	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Foundations	\$17.07	S.F.	5,478	100	\$93,513	100	2003					\$93,513	
Standard Foundations	\$10.57	S.F.	5,478	100	\$57,907	100	2003					\$57,907	
Slab on Grade	\$6.50	S.F.	5,478	100	\$35,606	100	2003					\$35,606	
Shell	\$45.06	S.F.	5,478	103	\$254,585	89	2003	2033				\$246,822	
Superstructure	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Roof Construction	\$14.21	S.F.	5,478	100	\$77,864	100	2003					\$77,864	
Exterior Enclosure	\$18.96	S.F.	5,478	101	\$105,124	91	2003	2033				\$103,869	
Exterior Walls	\$16.67	S.F.	5,478	100	\$91,320	100	2003					\$91,320	
Exterior Doors	\$2.29	S.F.	5,478	110	\$13,804	30	2003	2033				\$12,549	
Roofing	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Roof Coverings - Standing Seam Metal	\$11.88	S.F.	5,478	110	\$71,597	75	2003	2078				\$65,089	
Interiors	\$44.33	S.F.	5,478	107	\$260,132	57	2003	2011	2014			\$242,834	
Interior Construction	\$21.51	S.F.	5,478	104	\$122,655	76	2003	2023				\$117,855	
Partitions	\$13.57	S.F.	5,478	110	\$81,742	100	2003					\$74,311	
Interior Doors	\$4.25	S.F.	5,478	80	\$18,627	40	2003	2043				\$23,284	
Fittings	\$3.70	S.F.	5,478	110	\$22,286	20	2003	2023				\$20,260	
Interior Finishes	\$22.81	S.F.	5,478	110	\$137,477	40	2003	2011	2014			\$124,979	
Wall Finishes - Ceramic	\$7.19	S.F.	0	110		30	2003	2033					
Wall Finishes - Paint	\$1.52	S.F.	5,478	110	\$9,147	10	2003	2013				\$8,316	
Floor Finishes - Ceramic Tile	\$7.16	S.F.	274	110	\$2,159	8	2003	2011	2014	4		\$1,962	
Floor Finishes - Neoprene	\$19.06	S.F.	4,656	110	\$97,606	50	2003	2053				\$88,733	
Floor Finishes - VCT	\$5.38	S.F.	274	110	\$1,622	15	2003	2018				\$1,475	
Ceiling Finishes	\$4.47	S.F.	5,478	110	\$26,943	20	2003	2023				\$24,493	
Services	\$61.37	S.F.	5,478	110	\$369,793	23	2003	2013			\$56,154	\$336,179	17
Plumbing	\$14.37	S.F.	5,478	110	\$86,565	30	2003	2033				\$78,696	
Plumbing Fixtures	\$7.20	S.F.	5,478	110	\$43,407	30	2003	2033				\$39,461	
Domestic Water Distribution	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Sanitary Waste	\$0.87	S.F.	5,478	110	\$5,239	30	2003	2033				\$4,763	
Rain Water Drainage	\$0.22	S.F.	0	110		30	2003						
Other Plumbing Systems - Natural Gas	\$0.33	S.F.	5,478	110	\$1,996	30	2003	2033				\$1,814	
HVAC	\$29.27	S.F.	5,478	110	\$176,374	21	2003	2018			\$56,154	\$160,340	35
Distribution Systems & Exhaust Systems	\$10.39	S.F.	5,478	110	\$62,616	30	2003	2033				\$56,924	
Terminal & Package Units	\$17.29	S.F.	5,478	110	\$104,195	15	2003	2018			\$56,154	\$94,722	59
Controls & Instrumentation	\$1.59	S.F.	5,478	110	\$9,563	20	2003	2023				\$8,694	
Fire Protection			0			0	0						
Sprinklers	\$3.91	S.F.	0	110		30	2003						
Electrical	\$17.73	S.F.	5,478	110	\$106,854	22	2003	2013				\$97,143	
Electrical Service/Distribution	\$1.34	S.F.	5,478	110	\$8,066	30	2003	2033				\$7,333	
Branch Wiring	\$5.96	S.F.	5,478	110	\$35,923	30	2003	2033				\$32,658	
Lighting	\$5.96	S.F.	5,478	110	\$35,923	20	2003	2023				\$32,658	
Communications and Security - Fire Alarm	\$2.46	S.F.	5,478	110	\$14,802	10	2003	2013				\$13,456	
Communications and Security - Public Address & Clock System	\$1.01	S.F.	5,478	110	\$6,070	20	2003	2023				\$5,519	
Communications and Security - Security & CCTV	\$1.01	S.F.	5,478	110	\$6,070	10	2003	2013				\$5,519	

Facility: \Elementary Schools\Woodridge Elementary\ 2003 Gym (continued)

Deficiency Sheet:

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Packaged A/C, Elec. Ht., Const. Volume**
Distress: **Missing**
Category: **Capital Improvement**
Correction: **Install Package A/C - 20 ton**
Note: **An air conditioning system is missing in the gymnasium and should be installed.**

Surveyor/Update: Chuck Gulley
Priority: 3
Quantity: 1

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$40,691.00
Plus or (Minus) Additional Cost	\$15,462.58
Total Estimated Amount	\$56,153.58

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\1975 Storage Building
Address: 4120 Cedar Ridge Trail, Stone Mountain, GA 30083

Attributes:
None

General Information:

Function:	Storage Building	Year Built:	1975
Gross Area:	144 S.F.	Last Renovation:	

Facility Description:

The Storage Building at Woodridge Elementary School is located at 4120 Cedar Ridge Trail in Stone Mountain, Georgia. There have been no additions and no major renovations. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Current Repair Cost: \$3,047.17

Replacement Cost: \$10,881.91

FCI: 28.00%



08-Feb-2011
East Elevation



08-Feb-2011
South Elevation



08-Feb-2011
West Elevation



08-Feb-2011
North Elevation

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\1975 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	\$75.57	S.F.	144	103	\$11,160	79	1975	1995			\$3,048	\$10,882	28
Substructure	\$7.90	S.F.	144	100	\$1,137	100	1975					\$1,137	
Foundations	\$7.90	S.F.	144	100	\$1,137	100	1975					\$1,137	
Standard Foundations	\$4.49	S.F.	144	100	\$646	100	1975					\$646	
Slab on Grade	\$3.41	S.F.	144	100	\$491	100	1975					\$491	
Basement Construction			0			0	0						
Basement Excavation	\$0.21	S.F.	0	100		100	1975						
Basement Walls	\$3.41	S.F.	0	100		100	1975						
Shell	\$67.67	S.F.	144	103	\$10,023	76	1975	1995			\$3,048	\$9,745	31
Superstructure	\$13.56	S.F.	144	100	\$1,953	100	1975					\$1,953	
Roof Construction	\$13.57	S.F.	144	100	\$1,953	100	1975					\$1,953	
Exterior Enclosure	\$39.74	S.F.	144	101	\$5,794	91	1975	2005			\$772	\$5,723	13
Exterior Walls	\$34.87	S.F.	144	100	\$5,022	100	1975					\$5,022	
Exterior Windows	\$4.54	S.F.	0	110		30	1975	2005					
Exterior Doors	\$4.87	S.F.	144	110	\$772	30	1975	2005			\$772	\$701	110
Roofing	\$14.37	S.F.	144	110	\$2,276	20	1975	1995			\$2,276	\$2,069	110
Roof Coverings	\$14.37	S.F.	144	110	\$2,276	20	1975	1995			\$2,276	\$2,069	110
Interiors			0			0	0						
Interior Construction			0			0	0						
Partitions	\$11.92	S.F.	0	110		40	1975						
Interior Doors	\$2.26	S.F.	0	80		30	1975	2005					
Fittings	\$2.79	S.F.	0	110		20	1975	1995					
Interior Finishes			0			0	0						
Wall Finishes	\$1.50	S.F.	0	110		20	1975	1995					
Floor Finishes	\$6.07	S.F.	0	110		20	1975	1995					
Ceiling Finishes	\$5.44	S.F.	0	110		20	1975	1995					
Services			0			0	0						
Plumbing			0			0	0						
Rain Water Drainage	\$1.38	S.F.	0	110		30	1975						
Electrical			0			0	0						
Electrical Service/Distribution	\$3.30	S.F.	0	110		30	1975						
Lighting and Branch Wiring	\$12.12	S.F.	0	110		30	1975						

Facility: \Elementary Schools\Woodridge Elementary\1975 Storage Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **B2030**
System: **Exterior Doors**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The exterior doors are aged beyond their service life and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1

Wed, 16-Feb-2011



Estimates:

	Raw Cost	\$559.15
	Plus or (Minus) Additional Cost	\$212.48
	Total Estimated Amount	\$771.63

Deficiency:

Assembly: **B3010**
System: **Roof Coverings**
Material: **System**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The original metal roof covering is rusted and damaged and should be replaced.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1

Fri, 11-Mar-2011



Estimates:

	Raw Cost	\$1,648.94
	Plus or (Minus) Additional Cost	\$626.60
	Total Estimated Amount	\$2,275.54

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\2003 Covered Walkway
Address: 4120 Cedar Ridge Trail, Stone Mountain, GA 30083

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	2003
Gross Area:	1,760 S.F.	Last Renovation:	

Facility Description:

An engineered metal covered walkway connects the classrooms with the gymnasium and provides some weather protection for the students.

Current Repair Cost: \$0.00 **Replacement Cost:** \$48,648.86 **FCI:** 0.00%



08-Feb-2011
Northeast Elevation



08-Feb-2011
South Elevation



08-Feb-2011
North Elevation



08-Feb-2011
East Elevation

DeKalb County School System1701 Mountain Industrial Blvd
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COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\2003 Covered Walkway (continued)**Building Condition:**

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$27.64	S.F.	1,760	100	\$48,649	25	2003	2028			0	\$48,649	
Special Construction	\$27.64	S.F.	1,760	100	\$48,649	25	2003	2028				\$48,649	
Special Construction	\$27.64	S.F.	1,760	100	\$48,649	25	2003	2028				\$48,649	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,760	100	\$48,649	25	2003	2028				\$48,649	

DeKalb County School System

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Stone Mountain, GA 30083

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\2003 Covered Walkway (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\Hard Surface Play Area**Address:** 4120 Cedar Ridge Trail, Stone Mountain, GA 30083**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 1975**Gross Area:** 7,475 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Woodridge Elementary 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: \$92,103.51**Replacement Cost:** \$84,578.13**FCI:** 108.90%

08-Feb-2011

Hard Surface Play Area at Woodridge
Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\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	\$11.31	S.F.	7,475	110	\$92,952	21	1975	1975			\$92,104	\$84,578	109
Equipment & Furnishings			0			0	0						
Equipment			0			0	0						
Other Equipment	\$1.94	S.F.	0	0		0	1975	1975					
Special Construction	\$11.20	S.F.	7,475	110	\$92,104	20	1975	1995			\$92,104	\$83,730	110
Special Construction	\$11.20	S.F.	7,475	110	\$92,104	20	1975	1995			\$92,104	\$83,730	110
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	7,475	110	\$92,104	20	1975	1995			\$92,104	\$83,730	110
Building Sitework	\$0.11	S.F.	7,475	100	\$848	100	1975	2005				\$848	
Site Preparation	\$0.11	S.F.	7,475	100	\$848	100	1975					\$848	
Site Earthwork	\$0.11	S.F.	7,475	100	\$848	100	1975					\$848	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	1975	2005					
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	1975						

Facility: \Elementary Schools\Woodridge Elementary\Hard Surface Play Area (continued)

Deficiency Sheet:

Deficiency:

Assembly: **F1040**
System: **Special Facilities - Basketball Court Hard Surface System**

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

Correction: **The hard surface play area is aged and cracked and should be resurfaced.**

Surveyor/Update: Kate McPhillips
Priority: 4
Quantity: 1

Sat, 25-Jun-2011



Estimates:

Raw Cost	\$73,098.03
Plus or (Minus) Additional Cost	\$19,005.49
Total Estimated Amount	\$92,103.52

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

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\Site
Address: 4120 Cedar Ridge Trail, Stone Mountain, GA 30083**Attributes:****Site Code** 1725**General Information:****Function:** Elementary School**Year Built:** 1975**Gross Area:** 58,418 S.F.**Last Renovation:****Facility Description:**

The Woodridge Elementary School site was originally constructed in 1975, has a total area of 13.1 acres, and is occupied by approximately 58,418 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: \$663,122.58**Replacement Cost:** \$1,374,972.78**FCI:** 48.23%

27-Oct-2010

Aerial Image of Woodridge Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\Site (continued)

Building Condition:

System	Unit Price\$	Unit of Meas	Qty	Renewal%	Renewal\$	Life	Installed	Calc Next Renewal	Next Renewal	RSL	Deficiency\$	Replacement Value	FCI%
Total	\$23.54	S.F.	58,418	109	\$1,500,913	35	1977	1985	2015		\$663,123	\$1,374,972	48
Building Sitework	\$23.54	S.F.	58,418	109	\$1,500,913	35	1977	1985	2015		\$663,123	\$1,374,972	48
Site Improvements	\$11.87	S.F.	58,418	108	\$751,156	22	1980	1985	2015		\$618,591	\$693,374	89
Roadways	\$3.25	S.F.	58,418	110	\$208,896	25	1975	2000			\$208,896	\$189,905	110
Parking Lots	\$1.47	S.F.	58,418	110	\$94,732	25	1975	2000			\$94,732	\$86,120	110
Pedestrian Paving	\$1.65	S.F.	58,418	110	\$106,067	30	1975	2005			\$106,067	\$96,425	110
Site Development	\$0.26	S.F.	58,418	110	\$17,003	10	2003	2013				\$15,457	
Site Development 2	\$1.98	S.F.	58,418	100	\$115,562	30	1975	2005	2015			\$115,562	
Fence & Guardrails	\$1.98	S.F.	58,418	100	\$115,562	30	1975	2005	2015	5		\$115,562	
Landscaping	\$3.25	S.F.	58,418	110	\$208,896	10	1975	1985			\$208,896	\$189,905	110
Site Mechanical Utilities	\$10.46	S.F.	58,418	110	\$672,028	50	1975	2005	2016			\$610,935	
Water Supply	\$2.38	S.F.	58,418	110	\$153,028	50	1975	2025				\$139,117	
Sanitary Sewer	\$2.36	S.F.	58,418	110	\$151,409	50	1975	2025				\$137,644	
Storm Sewer	\$5.51	S.F.	58,418	110	\$353,827	50	1975	2025				\$321,661	
Fuel Distribution - Gas	\$0.21	S.F.	58,418	110	\$13,764	30	1975	2005	2016	6		\$12,513	
Site Electrical Utilities	\$1.21	S.F.	58,418	110	\$77,729	30	1975	2005	2016		\$44,532	\$70,663	63
Electrical Distribution	\$0.52	S.F.	58,418	110	\$33,197	30	1975	2005	2016	6		\$30,179	
Site Lighting	\$0.69	S.F.	58,418	110	\$44,532	30	1975	2005			\$44,532	\$40,484	110

Facility: \Elementary Schools\Woodridge Elementary\Site (continued)

Deficiency Sheet:

Deficiency: Surveyor/Update: Troy Weeks Fri, 24-Jun-2011
 Assembly: **G2010** Priority: 3
 System: **Roadways** Quantity: 1
 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.**



Estimates:

	Raw Cost	\$165,790.28
	Plus or (Minus) Additional Cost	\$43,105.47
	Total Estimated Amount	\$208,895.75

Deficiency: Surveyor/Update: Troy Weeks Fri, 24-Jun-2011
 Assembly: **G2020** Priority: 3
 System: **Parking Lots** Quantity: 1
 Material: **System**
 Distress: **Beyond Service Life**
 Category: **Deferred Maintenance**
 Correction: **Renew System**
 Note: **The parking lots are aged and cracked and should be resurfaced and restriped.**



Estimates:

	Raw Cost	\$75,183.97
	Plus or (Minus) Additional Cost	\$19,547.83
	Total Estimated Amount	\$94,731.80

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\Site (continued)

Deficiency:

Assembly: **G2030**
System: **Pedestrian Paving System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**

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

Fri, 11-Mar-2011

Note: **The sidewalks are aged, cracked, and damaged, and should be replaced.**



Estimates:

Raw Cost	\$84,180.34
Plus or (Minus) Additional Cost	\$21,886.89
Total Estimated Amount	\$106,067.23

Deficiency:

Assembly: **G2050**
System: **Landscaping System**
Material: **Beyond Service Life**
Distress: **Beyond Service Life**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The grass is worn and should be reseeded.**

Surveyor/Update: Kate McPhillips
Priority: 3
Quantity: 1

Fri, 11-Mar-2011



Estimates:

Raw Cost	\$165,790.28
Plus or (Minus) Additional Cost	\$43,105.47
Total Estimated Amount	\$208,895.75

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Woodridge Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Woodridge Elementary\Site (continued)

Deficiency:

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

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

Tue, 15-Feb-2011



Estimates:

Raw Cost	\$35,342.89
Plus or (Minus) Additional Cost	\$9,189.15
Total Estimated Amount	\$44,532.04

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0675
Project: Assessments 2010	Region: 1	Site: Woodridge ES
Grade Config: PK-5	Site Type: Elementary	Site Size: 0.00

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary				
Site				
Traffic	Good	2.00	2.00	100.00
Pedestrian Traffic	Good	0.97	0.97	100.00
Parking	Fair	0.54	0.81	67.00
Playground	Fair	1.57	2.34	67.00
Safety and Security				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	Fair	0.67	1.00	67.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Unsat	0.00	0.50	0.00
School Climate				
Learning Style Variety	P/U	0.00	5.00	0.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Fair	11.02	16.45	67.00
Adjacencies	Fair	2.36	3.53	67.00
Storage\Fixed Equip.	Fair	2.36	3.53	67.00
Remedial - Special Needs				
Size	Fair	1.75	3.50	50.00
Adjacencies	P/U	0.00	0.75	0.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Library				
Size	Fair	1.71	3.41	50.00
Adjacencies	P/U	0.00	0.73	0.00
Storage\Fixed Equip.	P/U	0.00	0.73	0.00
P.E.				
Size	Good	6.72	6.72	100.00
Adjacencies	G/F	1.44	1.44	100.00
Storage\Fixed Equip.	G/F	1.44	1.44	100.00
Music				
Size	Fair	1.30	2.59	50.00
Adjacencies	P/U	0.00	0.56	0.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	P/U	0.00	1.64	0.00
Adjacencies	P/U	0.00	0.35	0.00
Storage\Fixed Equip.	P/U	0.00	0.35	0.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Good	0.45	0.45	100.00
Computer Labs				
Size	Fair	0.60	1.19	50.00
Adjacencies	P/U	0.00	0.26	0.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	Fair	1.43	2.86	50.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	Fair	1.25	2.49	50.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	Fair	0.44	0.89	50.00
Teacher Lounge and Work Room(s)	P/U	0.00	1.27	0.00
Cafeteria	Good	5.00	5.00	100.00
Food Prep	Good	6.20	6.20	100.00
Counseling	P/U	0.00	0.29	0.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		68.87	100.00	68.87

Comments

Suitability - Elementary

The DCSS built Woodridge Elementary School in the early 1970's. The school provides elementary education for neighborhood students and also provides remedial and special programs including Early Intervention Programs (EIP), gifted and talented programs (Discovery), and English Language Learning (ELL).

Suitability - Elementary->Site-->Parking

The school lacks sufficient parking for special events.

Suitability - Elementary->Site-->Playground

School playground are some distance from the school buildings, lack ADA access, and have little equipment.

Suitability - Elementary->Safety and Security-->Signage & Way Finding

The school does have signage, but in some instances it is too small for visitors to view easily.

Suitability - Elementary->School Climate-->Learning Style Variety

The school has few smaller rooms or informal learning spaces.

Suitability - Elementary->General Classrooms-->Size

School classrooms in the main building are good, but the school uses trailers for some classes.

Suitability	Rating	Score	Possible Score	Percent Score
Suitability - Elementary->General Classrooms-->Adjacencies Some classrooms are noisy. They are separated from other classrooms by thin, non-structural walls.				
Suitability - Elementary->General Classrooms-->Storage\Fixed Equip. Some school classrooms would benefit from additional storage.				
Suitability - Elementary->Remedial - Special Needs-->Size Some remedial learning areas were small, lacked windows, and are not appropriately laid out.				
Suitability - Elementary->Remedial - Special Needs-->Adjacencies The school uses trailers for some classes and these classes are not in the main school building.				
Suitability - Elementary->Library-->Size The school library is 30-40% smaller than it should be.				
Suitability - Elementary->Library-->Adjacencies The library is built to an "open plan" design, and noise from corridors can be heard throughout the entire library space.				
Suitability - Elementary->Library-->Storage\Fixed Equip. The library lacks sufficient storage space for books and collection materials.				
Suitability - Elementary->Music-->Size The school music room is too small and has poor acoustics.				
Suitability - Elementary->Music-->Adjacencies The school music room is close to the school administration area.				
Suitability - Elementary->Art The school does not have an art room, but the program calls for one.				
Suitability - Elementary->Computer Labs-->Size The school computer lab is too small for the number of students who attend classes in it.				
Suitability - Elementary->Computer Labs-->Adjacencies the computer lab is adjacent to the cafeteria, which makes the lab is too noisy for much of the day.				
Suitability - Elementary->Kindergarten-->Size Some kindergarten spaces lacked bathroom access and good storage.				
Suitability - Elementary->Administration-->Size The school administrative area is too small.				
Suitability - Elementary->Administration-->Storage\Fixed Equip. The school has limited storage space for administrative records.				
Suitability - Elementary->Restrooms (Student) Some student restrooms lack privacy, are not well laid out, or have enough sinks.				
Suitability - Elementary->Teacher Lounge and Work Room(s) The teachers lounge is located in a converted corridor. It lacks windows, adequate storage, sufficient windows, and is poorly laid out.				
Suitability - Elementary->Counseling The counseling office lacks a reception area, has no natural lighting, and the space is small.				
Suitability - Elementary->Clinic The school clinic is small and is not located in administrative areas in the school.				

Technology Readiness Report

