

Facility Condition Assessment Report

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

COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary
Address: 440 Wicksbury Way, Stone Mountain, GA 30087**Attributes:****Facility Code** 0102
Super Cluster 3**General Information:****Function:** Elementary School
Gross Area: 95,022 S.F.
Year Built:
Last Renovation:**Facility Description:**

The Wynbrooke Elementary School campus consists of one main building located at 440 Wicksbury Way in Stone Mountain, Georgia. The original campus was constructed in 2001 and there have been no additions to the main school building. In addition to the main school building, the campus contains a 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 or other facility on the campus.

Current Repair Cost: \$1,011,766.37**Replacement Cost:** \$19,649,107.03**FCI:** 5.15%

30-Nov-2010
Wynbrooke Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
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COMET4 FCI Report
Wynbrooke Elementary Weighted FCI Report

Report Date: 05 Jul 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
Wynbrooke Elementary\2001 Building		\$181.50	95,022	\$982,484	\$17,246,279	5.67%	\$34,500	\$579,858	\$85,600	\$282,525	\$0
Wynbrooke Elementary\Site		\$23.54	95,022	\$29,282	\$2,236,514	1.44%	\$0	\$29,282	\$0	\$0	\$0
Wynbrooke Elementary\Hard Surface Play Area		\$13.26	8,585	\$0	\$113,796	0.00%	\$0	\$0	\$0	\$0	\$0
Wynbrooke Elementary\Covered Walkway		\$27.64	1,900	\$0	\$52,519	0.00%	\$0	\$0	\$0	\$0	\$0

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COMET4 Survey Report
Wynbrooke 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								\$735,185	\$276,581	\$1,011,766			
Elementary Schools								\$735,185	\$276,581	\$1,011,766			
Wynbrooke Elementary								\$735,185	\$276,581	\$1,011,766			
2001 Building								\$711,945	\$270,539	\$982,484			
Building Systems								\$711,945	\$270,539	\$982,484			
C3020	Floor Finishes -	System		Beyond Servi	Renew System	1	Ea.	\$59,565	\$22,635	\$82,200	Recom	Deferred	The carpet is aged, worn, stained,
B3010	Roof Coverings -	System		Needs Remed	Renew System	1	Ea.	\$420,187	\$159,671	\$579,858	Potentia	Deferred	The built-up roof covering has repo
B3020	Roof Openings	Roof Hatches,		Inadequate	Replace Roof Hatches, S	1	Ea.	\$987	\$375	\$1,362	Recom	Code Co	The roof opening does not follow O
C3030	Ceiling Finishes	Acoustical Cei		Damaged	Replace Acoustical Ceilin	10,000	S.F.	\$46,400	\$17,632	\$64,032	Necess	Deferred	The acoustical ceiling tiles and grid
C3010	Wall Finishes - P	System		Damaged	Renew System	1	Ea.	\$136,927	\$52,032	\$188,959	Recom	Deferred	The wall paint is damaged due to t
A1030	Slab on Grade	Standard Fou		Needs Remed	Professional Engineering	1	Each	\$25,000	\$9,500	\$34,500	Critical	Safety	Differential settlement was observe
D3050	Terminal & Pack	Rooftop Air C		Missing	Install RTU Variable Air V	1	Ea.	\$7,250	\$2,755	\$10,005	Recom	Deferred	Principal's Office / HVAC in the pri
D3040	Distribution & Ex	Roof Exhaust		Inadequate	Replace Exhaust System	11	Ea.	\$15,629	\$5,939	\$21,568	Necess	Deferred	Green Hall, Red Hall, Blue Hall Yell
Site								\$23,240	\$6,042	\$29,282			
Building Systems								\$23,240	\$6,042	\$29,282			
G4020	Site Lighting	Lighting Site		Inadequate	Install additional site lighti	8	Ea.	\$23,240	\$6,042	\$29,282	Potentia	Deferred	Site / Exterior lighting in the parkiin

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COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary\2001 Building
Address: 440 Wicksbury Way, Stone Mountain, GA 30087

Attributes:

Building Codes 2010
Fire Sprinkler System Yes

General Information:

Function: Elementary School **Year Built:** 2001
Gross Area: 95,022 S.F. **Last Renovation:**

Facility Description:

The Wynbrooke Elementary School main building is a one-story building located at 440 Wicksbury Way in Stone Mountain, Georgia. There have been no additions or renovations to the building. This report contains condition and adequacy data collected during the 2010/2011 Facility Condition Assessment (FCA). The detailed condition and deficiency statements are contained in this report.

Energy conservation opportunities for this building include: 1) Installing shading to mitigate thermal heat gain; 2) Adequately utilizing the EMS to control interior and exterior lighting; and 3) Installing efficient plumbing fixtures with automatic flush valves.

Current Repair Cost: \$982,483.97

Replacement Cost: \$17,246,278.66

FCI: 5.70%



30-Nov-2010
East Elevation



30-Nov-2010
South Elevation



30-Nov-2010
West Elevation



30-Nov-2010
North Elevation

DeKalb County School System

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COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary\2001 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	\$181.50	S.F.	95,022	108	\$18,668,128	39	2001	2009	2010		\$982,484	\$17,246,277	6
Substructure	\$6.72	S.F.	95,022	100	\$638,605	100	2001				\$34,500	\$638,605	5
Foundations	\$6.72	S.F.	95,022	100	\$638,605	100	2001				\$34,500	\$638,605	5
Standard Foundations	\$6.49	S.F.	0	100		100	2001						
Special Foundations	\$4.14	S.F.	0	100		100	2001						
Slab on Grade	\$6.72	S.F.	95,022	100	\$638,605	100	2001				\$34,500	\$638,605	5
Basement Construction			0			0	0						
Basement Excavation	\$0.22	S.F.	0	100		100	2001						
Basement Walls	\$5.93	S.F.	0	100		100	2001						
Shell	\$32.20	S.F.	95,022	104	\$3,185,680	69	2001	2011	2010		\$581,220	\$3,059,270	19
Superstructure	\$4.43	S.F.	95,022	100	\$420,928	100	2001					\$420,928	
Floor Construction	\$14.14	S.F.	0	100		100	2001						
Roof Construction	\$4.43	S.F.	95,022	100	\$420,928	100	2001					\$420,928	
Exterior Enclosure	\$21.65	S.F.	95,022	103	\$2,125,754	75	2001	2031				\$2,057,435	
Exterior Walls	\$14.46	S.F.	95,022	100	\$1,374,246	100	2001					\$1,374,246	
Exterior Windows	\$6.32	S.F.	95,022	110	\$660,635	30	2001	2031				\$600,577	
Exterior Doors	\$0.87	S.F.	95,022	110	\$90,873	30	2001	2031				\$82,612	
Roofing	\$6.11	S.F.	95,022	110	\$638,998	25	2001	2011	2010		\$581,220	\$580,907	100
Roof Coverings - Asphal Shingles	\$3.70	S.F.	0	110		10	2001	2011					
Roof Coverings - BUR	\$5.55	S.F.	95,022	110	\$579,858	25	2001	2026	2010		\$579,858	\$527,144	110
Roof Coverings - EPDM	\$2.84	S.F.	0	110		15	2001	2016					
Roof Coverings - Preformed Metal	\$4.28	S.F.	0	110		30	2001	2031					
Roof Coverings - Standing Seam Metal	\$23.47	S.F.	0	110		75	2001	2076					
Roof Openings	\$0.57	S.F.	95,022	110	\$59,140	30	2001	2031			\$1,362	\$53,763	3
Interiors	\$45.29	S.F.	95,022	109	\$4,674,681	44	2001	2009	2010		\$335,191	\$4,303,712	8
Interior Construction	\$11.04	S.F.	95,022	104	\$1,094,544	70	2001	2021				\$1,049,043	
Partitions	\$6.40	S.F.	95,022	110	\$669,289	100	2001					\$608,445	
Interior Doors	\$2.08	S.F.	95,022	80	\$158,405	30	2001	2031				\$198,007	
Fittings	\$2.55	S.F.	95,022	110	\$266,850	20	2001	2021				\$242,591	
Stairs			0			0	0						
Stair Construction		S.F.	0	100		100	2001						
Interior Finishes	\$34.25	S.F.	95,022	110	\$3,580,137	36	2001	2009	2010		\$335,191	\$3,254,669	10
Wall Finishes - Ceramic & Glazed	\$9.58	S.F.	0	110		30	2001	2031					
Wall Finishes - Paint	\$1.81	S.F.	95,022	110	\$188,959	10	2001	2011	2010		\$188,959	\$171,781	110
Wall Finishes - Wall Coverings	\$1.99	S.F.	0	110		10	2001	2011					
Floor Finishes - Carpet	\$7.87	S.F.	9,500	110	\$82,200	8	2001	2009			\$82,200	\$74,727	110
Floor Finishes - Ceramic & Quarry Tile	\$13.40	S.F.	14,250	110	\$210,042	50	2001	2051				\$190,947	
Floor Finishes - Terrazzo	\$48.99	S.F.	33,260	110	\$1,792,348	50	2001	2051				\$1,629,407	
Floor Finishes - VCT	\$8.79	S.F.	38,012	110	\$367,563	20	2001	2021				\$334,148	
Floor Finishes - Wood	\$13.58	S.F.	0	110		20	2001	2021					
Ceiling Finishes	\$8.98	S.F.	95,022	110	\$939,025	20	2001	2021			\$64,032	\$853,659	8
Services	\$88.91	S.F.	95,022	110	\$9,293,604	23	2001	2011	2015		\$31,573	\$8,448,729	
Conveying			0			0	0						
Elevators and Lifts		S.F.	0	110		30	2001						
Plumbing	\$24.01	S.F.	95,022	110	\$2,509,835	23	2001	2021				\$2,281,668	
Plumbing Fixtures	\$16.10	S.F.	95,022	110	\$1,683,320	20	2001	2021				\$1,530,291	
Domestic Water Distribution	\$3.59	S.F.	95,022	110	\$375,033	30	2001	2031				\$340,939	
Sanitary Waste	\$3.05	S.F.	95,022	110	\$318,778	30	2001	2031				\$289,798	
Rain Water Drainage	\$0.88	S.F.	95,022	110	\$92,316	30	2001	2031				\$83,923	
Other Plumbing Systems - Natural Gas	\$0.39	S.F.	95,022	110	\$40,388	30	2001	2031				\$36,717	
HVAC	\$34.73	S.F.	95,022	110	\$3,630,608	22	2001	2016			\$31,573	\$3,300,551	1
Heat Generating Systems	\$4.15	S.F.	95,022	110	\$434,173	30	2001	2031				\$394,702	
Cooling Generating Systems	\$4.22	S.F.	95,022	110	\$441,385	30	2001	2031				\$401,259	
Distribution & Exhaust Systems	\$4.66	S.F.	95,022	110	\$487,543	30	2001	2031			\$21,568	\$443,221	5
Terminal & Package Units	\$17.29	S.F.	95,022	110	\$1,807,370	15	2001	2016			\$10,005	\$1,643,063	1
Controls & Instrumentation	\$3.23	S.F.	95,022	110	\$337,530	20	2001	2021				\$306,845	
Other HVAC Systems/Equip - Kitchen Hood	\$1.17	S.F.	95,022	110	\$122,607	30	2001	2031				\$111,461	
Fire Protection	\$4.25	S.F.	95,022	110	\$444,270	30	2001	2031				\$403,882	
Sprinklers	\$4.25	S.F.	95,022	110	\$444,270	30	2001	2031				\$403,882	
Standpipes		S.F.	95,022	110		30	2001	2031					
Electrical	\$25.92	S.F.	95,022	110	\$2,708,891	24	2001	2011	2015			\$2,462,628	

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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.	95,022	110	\$203,383	30	2001	2031				\$184,894	
Branch Wiring	\$6.53	S.F.	95,022	110	\$682,271	30	2001	2031				\$620,247	
Lighting	\$8.58	S.F.	95,022	110	\$897,194	30	2001	2031				\$815,631	
Communications and Security - Clock & PA Systems	\$5.51	S.F.	95,022	110	\$575,531	10	2001	2011	2015	5		\$523,210	
Communications and Security - Fire Alarm	\$1.20	S.F.	95,022	110	\$125,492	10	2001	2011	2015	5		\$114,083	
Communications and Security - Security & CCTV	\$0.59	S.F.	95,022	110	\$62,025	10	2001	2011	2015	5		\$56,386	
Other Electrical Systems - Emergency Generator	\$1.56	S.F.	95,022	110	\$162,995	20	2001	2021				\$148,177	
Equipment & Furnishings	\$8.38	S.F.	95,022	110	\$875,558	20	2001	2021				\$795,961	
Equipment	\$4.15	S.F.	95,022	110	\$434,173	20	2001	2021				\$394,702	
Commercial Equipment		S.F.	0	110		20	2001	2021					
Institutional Equipment		S.F.	0	110		20	2001	2021					
Other Equipment - Kitchen Equipment	\$4.15	S.F.	95,022	110	\$434,173	20	2001	2021				\$394,702	
Furnishings	\$4.22	S.F.	95,022	110	\$441,385	20	2001	2021				\$401,259	
Fixed Furnishings	\$4.22	S.F.	95,022	110	\$441,385	20	2001	2021				\$401,259	
Special Construction			0			0	0						
Special Construction			0			0	0						
Special Structures - Canopies	\$1.19	S.F.	0	100		25	2001	2026					

DeKalb County School System

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COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary\2001 Building (continued)

Renewal Schedule:

Systems	2010-12	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Total	\$982,484			\$884,581	\$2,158,094		\$104,128		\$253,945	\$6,412,934	
Substructure	\$34,500										
Foundations	\$34,500										
Standard Foundations											
Special Foundations											
Slab on Grade	\$34,500										
Basement Construction											
Basement Excavation											
Basement Walls											
Shell	\$581,220										
Superstructure											
Floor Construction											
Roof Construction											
Exterior Enclosure											
Exterior Walls											
Exterior Windows											
Exterior Doors											
Roofing	\$581,220										
Roof Coverings - Asphal Shingles											
Roof Coverings - BUR	\$579,858										
Roof Coverings - EPDM											
Roof Coverings - Preformed Metal											
Roof Coverings - Standing Seam											
Metal											
Roof Openings	\$1,362										
Interiors	\$335,191						\$104,128		\$253,945	\$2,178,006	
Interior Construction										\$369,383	
Partitions											
Interior Doors											
Fittings										\$369,383	
Stairs											
Stair Construction											
Interior Finishes	\$335,191						\$104,128		\$253,945	\$1,808,623	
Wall Finishes - Ceramic & Glazed											
Wall Finishes - Paint	\$188,959								\$253,945		
Wall Finishes - Wall Coverings											
Floor Finishes - Carpet	\$82,200						\$104,128				
Floor Finishes - Ceramic & Quarry											
Tile											
Floor Finishes - Terrazzo											
Floor Finishes - VCT										\$508,793	
Floor Finishes - Wood											
Ceiling Finishes	\$64,032									\$1,299,830	
Services	\$31,573			\$884,581	\$2,158,094					\$3,022,952	
Conveying											
Elevators and Lifts											
Plumbing										\$2,330,109	
Plumbing Fixtures										\$2,330,109	
Domestic Water Distribution											
Sanitary Waste											
Rain Water Drainage											
Other Plumbing Systems - Natural											
Gas											
HVAC	\$31,573				\$2,158,094					\$467,220	
Heat Generating Systems											
Cooling Generating Systems											
Distribution & Exhaust Systems	\$21,568										
Terminal & Package Units	\$10,005				\$2,158,094						
Controls & Instrumentation										\$467,220	
Other HVAC Systems/Equip -											
Kitchen Hood											
Fire Protection											
Sprinklers											
Standpipes											
Electrical				\$884,581						\$225,623	

Facility: \Elementary Schools\Wynbrooke Elementary\2001 Building (continued)

Deficiency Sheet:

Deficiency:

Assembly: **A1030**
System: **Slab on Grade**
Material: **Standard Foundations**
Distress: **Needs Remediation**
Category: **Safety**
Correction: **Professional Engineering Study**
Note: **Differential settlement was observed throughout the building and an engineering study is recommended to determine the cause. Pricing does not include remediation measures.**

Surveyor/Update: Somnath Das Sat, 02-Apr-2011
Priority: 1
Quantity: 1



Estimates:

Raw Cost	\$25,000.00
Plus or (Minus) Additional Cost	\$9,500.00
Total Estimated Amount	\$34,500.00

Deficiency:

Assembly: **B3010**
System: **Roof Coverings - BUR System**
Material: **System**
Distress: **Needs Remediation**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The built-up roof covering has reported leaks and should be replaced.**

Surveyor/Update: Somnath Das Wed, 30-Mar-2011
Priority: 2
Quantity: 1



Estimates:

Raw Cost	\$420,187.28
Plus or (Minus) Additional Cost	\$159,671.17
Total Estimated Amount	\$579,858.45

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Facility: \Elementary Schools\Wynbrooke Elementary\2001 Building (continued)

Deficiency:

Assembly: **B3020**
System: **Roof Openings**
Material: **Roof Hatches, Skylights**
Distress: **Inadequate**
Category: **Code Compliance**
Correction: **Replace Roof Hatches, Skylights**
Note: **The roof opening does not follow OSHA guidelines and should be replaced.**

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

Sat, 02-Apr-2011



Estimates:

Raw Cost	\$986.92
Plus or (Minus) Additional Cost	\$375.03
Total Estimated Amount	\$1,361.95

Deficiency:

Assembly: **C3010**
System: **Wall Finishes - Paint**
Material: **System**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Renew System**
Note: **The wall paint is damaged due to the reported leaks and should be repainted.**

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

Sun, 26-Jun-2011



Estimates:

Raw Cost	\$136,926.70
Plus or (Minus) Additional Cost	\$52,032.15
Total Estimated Amount	\$188,958.85

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Wynbrooke Elementary Facility Executive Summary Report

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Facility: \Elementary Schools\Wynbrooke Elementary\2001 Building (continued)

Deficiency:

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

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

Tue, 01-Feb-2011

Note: **The carpet is aged, worn, stained, and frayed, and should be replaced.**



Estimates:

Raw Cost	\$59,565.00
Plus or (Minus) Additional Cost	\$22,634.70
Total Estimated Amount	\$82,199.70

Deficiency:

Assembly: **C3030**
System: **Ceiling Finishes**
Material: **Acoustical Ceilings**
Distress: **Damaged**
Category: **Deferred Maintenance**
Correction: **Replace Acoustical Ceilings**

Surveyor/Update: Somnath Das
Priority: 3
Quantity: 10,000

Tue, 21-Jun-2011

Note: **The acoustical ceiling tiles and grid system are damaged and rusted due to the reported roof leaks and should be replaced.**



Estimates:

Raw Cost	\$46,400.00
Plus or (Minus) Additional Cost	\$17,632.00
Total Estimated Amount	\$64,032.00

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Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary\2001 Building (continued)

Deficiency:

Assembly: **D3040**
System: **Distribution & Exhaust Systems**
Material: **Roof Exhaust Fan Systems**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Replace Exhaust System**

Surveyor/Update: Paul Hufford
Priority: 3
Quantity: 11

Sat, 30-Apr-2011

Note: **Restroom and locker room exhaust systems are inadequate and dedicated fan systems should be designed and installed. Use a common fan system for adjoining (horizontal or vertical) restrooms, janitor's closets, and electrical rooms.**



Estimates:

Raw Cost	\$15,629.00
Plus or (Minus) Additional Cost	\$5,939.02
Total Estimated Amount	\$21,568.02

Deficiency:

Assembly: **D3050**
System: **Terminal & Package Units**
Material: **Roof top Air Conditioner, Variable Air Volume**
Distress: **Missing**
Category: **Deferred Maintenance**
Correction: **Install RTU Variable Air Volume**

Surveyor/Update: Paul Hufford
Priority: 4
Quantity: 1

Sat, 30-Apr-2011

Note: **HVAC in the principal's office is inadequate due to lack of VAV roof top AC unit.**



Estimates:

Raw Cost	\$7,250.00
Plus or (Minus) Additional Cost	\$2,755.00
Total Estimated Amount	\$10,005.00

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Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary**Covered Walkway**
Address: 440 Wicksbury Way , Stone Mountain, GA 30087

Attributes:
None

General Information:

Function:	Elementary School	Year Built:	2001
Gross Area:	1,900 S.F.	Last Renovation:	

Facility Description:

An engineered covered walkway connect the main building to the school bus loading/unloading zone and provides some weather protection for the students.

Current Repair Cost: \$0.00 **Replacement Cost:** \$52,518.66 **FCI:** 0.00%



30-Nov-2010
North Elevation



30-Nov-2010
Northeast Elevation



30-Nov-2010
Northwest Elevation



30-Nov-2010
South Elevation

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Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary\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.	1,900	100	\$52,519	25	2001	2026			0	\$52,519	
Special Construction	\$27.64	S.F.	1,900	100	\$52,519	25	2001	2026				\$52,519	
Special Construction	\$27.64	S.F.	1,900	100	\$52,519	25	2001	2026				\$52,519	
Special Structures - Covered Walkways Metal	\$27.64	S.F.	1,900	100	\$52,519	25	2001	2026				\$52,519	

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Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary**Covered Walkway** (continued)

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary\Hard Surface Play Area**Address:** 440 Wicksbury Way, Stone Mountain, GA 30087**Attributes:**

None

General Information:**Function:** Elementary School**Year Built:** 2001**Gross Area:** 8,585 S.F.**Last Renovation:****Facility Description:**

The Hard Surface Play Area at Wynbrooke Elementary School is located near the parking area and features basketball courts. There have been no renovations to the 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.

Current Repair Cost: \$0.00**Replacement Cost:** \$113,795.89**FCI:** 0.00%

30-Nov-2010

Hard Surface Play Area at Wynbrooke
Elementary School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke 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	\$13.26	S.F.	8,585	108	\$123,412	21	2001	2021			0	\$113,796	
Equipment & Furnishings	\$1.94	S.F.	8,585	100	\$16,658	20	2001	2021				\$16,658	
Equipment	\$1.94	S.F.	8,585	100	\$16,658	20	2001	2021				\$16,658	
Other Equipment	\$1.94	S.F.	8,585	0	\$16,658	20	2001	2021				\$16,658	
Special Construction	\$11.20	S.F.	8,585	110	\$105,780	20	2001	2021				\$96,164	
Special Construction	\$11.20	S.F.	8,585	110	\$105,780	20	2001	2021				\$96,164	
Special Facilities - Basketball Court Hard Surface	\$11.20	S.F.	8,585	110	\$105,780	20	2001	2021				\$96,164	
Building Sitework	\$0.11	S.F.	8,585	100	\$974	100	2001	2031				\$974	
Site Preparation	\$0.11	S.F.	8,585	100	\$974	100	2001					\$974	
Site Earthwork	\$0.11	S.F.	8,585	100	\$974	100	2001					\$974	
Site Improvements			0			0	0						
Site Development - Fencing	\$0.84	S.F.	0	100		30	2001	2031					
Site Electrical Utilities			0			0	0						
Site Lighting	\$0.69	S.F.	0	110		30	2001	2031					

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency Sheet:

*** No Deficiencies Found ***

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

COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary ReportReport Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke Elementary\Site**Address:** 440 Wicksbury Way, Stone Mountain, GA 30087**Attributes:****Site Code** 1780**General Information:****Function:** Elementary School**Year Built:** 2001**Gross Area:** 95,022 S.F.**Last Renovation:****Facility Description:**

The Wynbrooke Elementary School site was originally constructed in 2001, has a total area of 15 acres, and is occupied by approximately 95,022 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: \$29,282.40**Replacement Cost:** \$2,236,513.81**FCI:** 1.31%

30-Nov-2010

Aerial Image of Wynbrooke Elementary
School

DeKalb County School System

1701 Mountain Industrial Blvd
 Stone Mountain, GA 30083

COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

Facility: \Elementary Schools\Wynbrooke 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.	95,022	109	\$2,441,368	35	2001	2011	2014		\$29,282	\$2,236,514	1
Building Sitework	\$23.54	S.F.	95,022	109	\$2,441,368	35	2001	2011	2014		\$29,282	\$2,236,514	1
Site Improvements	\$11.87	S.F.	95,022	108	\$1,221,822	22	2001	2011	2014			\$1,127,836	
Roadways	\$3.25	S.F.	95,022	110	\$339,787	25	2001	2026				\$308,898	
Parking Lots	\$1.47	S.F.	95,022	110	\$154,090	25	2001	2026				\$140,081	
Pedestrian Paving	\$1.65	S.F.	95,022	110	\$172,528	30	2001	2031				\$156,843	
Site Development	\$0.26	S.F.	95,022	110	\$27,657	10	2001	2011	2014	4		\$25,143	
Site Development 2	\$1.98	S.F.	95,022	100	\$187,973	30	2001	2031				\$187,973	
Fence & Guardrails	\$1.98	S.F.	95,022	100	\$187,973	30	2001	2031				\$187,973	
Landscaping	\$3.25	S.F.	95,022	110	\$339,787	10	2001					\$308,898	
Site Mechanical Utilities	\$10.46	S.F.	95,022	110	\$1,093,114	50	2001	2031				\$993,740	
Water Supply	\$2.38	S.F.	95,022	110	\$248,914	50	2001	2051				\$226,285	
Sanitary Sewer	\$2.36	S.F.	95,022	110	\$246,280	50	2001	2051				\$223,891	
Storm Sewer	\$5.51	S.F.	95,022	110	\$575,531	50	2001	2051				\$523,210	
Fuel Distribution - Gas	\$0.21	S.F.	95,022	110	\$22,389	30	2001	2031				\$20,354	
Site Electrical Utilities	\$1.21	S.F.	95,022	110	\$126,432	30	2001	2031			\$29,282	\$114,938	25
Electrical Distribution	\$0.52	S.F.	95,022	110	\$53,997	30	2001	2031				\$49,088	
Site Lighting	\$0.69	S.F.	95,022	110	\$72,435	30	2001	2031			\$29,282	\$65,850	44

DeKalb County School System

1701 Mountain Industrial Blvd
Stone Mountain, GA 30083

COMET4 Facility Report

Wynbrooke Elementary Facility Executive Summary Report

Report Date: 05 Jul 2011

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

Deficiency Sheet:

Deficiency:

Assembly: **G4020**
System: **Site Lighting**
Material: **Lighting Site**
Distress: **Inadequate**
Category: **Deferred Maintenance**
Correction: **Install additional site lighting**
Note: **Exterior lighting in the parking lots, campus entrances, and the rear of the building is inadequate and requires additional units.**

Surveyor/Update: Paul Hufford
Priority: 2
Quantity: 8

Sat, 30-Apr-2011



Estimates:

Raw Cost	\$23,240.00
Plus or (Minus) Additional Cost	\$6,042.40
Total Estimated Amount	\$29,282.40

Educational Adequacy Report

Suitability Report - Full

Project #: 4469	County: DeKalb	Site #: 0102
Project: Assessments 2010	Region: 1	Site: Wynbrooke 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	Good	2.34	2.34	100.00
Safety and Security				
Fencing	Good	0.75	0.75	100.00
Signage & Way Finding	Good	1.00	1.00	100.00
Ease of Supervision	G/F	3.50	3.50	100.00
Limited Entrances	G/F	0.50	0.50	100.00
Interior Circulation	G/F	0.50	0.50	100.00
Sprinkler System	Good	0.50	0.50	100.00
School Climate				
Learning Style Variety	G/F	5.00	5.00	100.00
School Environment	G/F	5.00	5.00	100.00
Landscaping	G/F	1.00	1.00	100.00
General Classrooms				
Size	Good	16.45	16.45	100.00
Adjacencies	Good	3.53	3.53	100.00
Storage\Fixed Equip.	Good	3.53	3.53	100.00
Remedial - Special Needs				
Size	Good	3.50	3.50	100.00
Adjacencies	G/F	0.75	0.75	100.00
Storage\Fixed Equip.	G/F	0.75	0.75	100.00
Library				
Size	Good	3.41	3.41	100.00
Adjacencies	G/F	0.73	0.73	100.00
Storage\Fixed Equip.	G/F	0.73	0.73	100.00
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	Good	2.59	2.59	100.00
Adjacencies	G/F	0.56	0.56	100.00
Storage\Fixed Equip.	G/F	0.56	0.56	100.00

Technology Readiness Report - Full

Project #: 4469

County: DeKalb

Site #: 0102

Project: Assessments 2010

Region: 1

Site: Wynbrooke ES

Technology Readiness	Rating	Score	Possible Score	Percent Score
Technology Readiness				
MDFIT Equipment Environment	Good	15.00	15.00	100.00
Electrical Power	Fair	5.00	10.00	50.00
Cooling	Good	10.00	10.00	100.00
Drops	Fair	6.70	10.00	67.00
Wireless	Fair	2.50	5.00	50.00
WAN Backbone	Good	10.00	10.00	100.00
LAN-WAN Performance	Good	10.00	10.00	100.00
Video Distribution	Fair	2.50	5.00	50.00
Voice Distribution	Good	5.00	5.00	100.00
Faculty & Staff Technology	Good	10.00	10.00	100.00
Emergency Alert	Good	5.00	5.00	100.00
Projectors	Unsat	0.00	5.00	0.00
Total For Site:		81.70	100.00	81.70

Comments

Technology Readiness->Electrical Power

Some rooms have power outlets that are placed on one wall, and not throughout the room.

Technology Readiness->Drops

Some classrooms do not have sufficient computer drops, or four computers.

Technology Readiness->Wireless

The school does not have wireless in most classrooms, although it does have wireless in the media center.

Technology Readiness->Video Distribution

The school distributes video by analog video cable and by smartboards projector.

Technology Readiness->Projectors

50% of school classrooms lack a smartboard or a projector.

Suitability	Rating	Score	Possible Score	Percent Score
Art				
Size	Good	1.64	1.64	100.00
Adjacencies	G/F	0.35	0.35	100.00
Storage\Fixed Equip.	G/F	0.35	0.35	100.00
Performing Arts\Auditorium				
Size	Good	2.12	2.12	100.00
Adjacencies	Good	0.45	0.45	100.00
Storage\Fixed Equip.	Fair	0.23	0.45	50.00
Computer Labs				
Size	Good	1.19	1.19	100.00
Adjacencies	G/F	0.26	0.26	100.00
Storage\Fixed Equip.	G/F	0.26	0.26	100.00
Kindergarten				
Size	Good	2.86	2.86	100.00
Adjacencies	G/F	0.61	0.61	100.00
Storage\Fixed Equip.	G/F	0.61	0.61	100.00
Administration				
Size	Good	2.49	2.49	100.00
Adjacencies	G/F	0.53	0.53	100.00
Storage\Fixed Equip.	P/U	0.00	0.53	0.00
Restrooms (Student)	Good	0.89	0.89	100.00
Teacher Lounge and Work Room(s)	Good	1.27	1.27	100.00
Cafeteria	Fair	3.35	5.00	67.00
Food Prep	Good	6.20	6.20	100.00
Counseling	Good	0.29	0.29	100.00
Clinic	P/U	0.00	0.58	0.00
Custodial & Maintenance	G/F	0.50	0.50	100.00
Total For Site:		96.74	100.00	96.74

Comments

Suitability - Elementary

The county opened Wynbrooke Traditional Theme School in 2002. The school provides a traditional elementary program to local neighborhood students, but also has special and early intervention programs. The school consists of a central area with administrative offices, a media center, and other core program rooms. Three wings radiate out from the central area and house all general classrooms and special program spaces.

Suitability - Elementary->Site-->Parking

The school lacks parking close to the school entrance.

Suitability - Elementary->Performing Arts\Auditorium-->Storage\Fixed Equip.

The auditorium needs more storage space.

Suitability - Elementary->Administration-->Storage\Fixed Equip.

The school lacks storage space for administrative records and teaching resources.

Suitability - Elementary->Cafeteria

The school cafeteria is smaller than it should be for the current student enrollment, and is noisy.

Project #: 4469

County: DeKalb

Site #: 0102

Project: Assessments 2010

Region: 1

Site: Wynbrooke ES

Grade Config: PK-5

Site Type: Elementary

Site Size: 0.00

Suitability

Rating

Score

**Possible
Score**

**Percent
Score**

Suitability - Elementary->Clinic

The school clinic is too small for the current student enrollment.

Technology Readiness Report