

DEKALB COUNTY

Facility Inventory & Master Plan





DeKalb County

Facilities Condition Assessments &
Real Estate Master Plan

Spring 2016

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Incorporated
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Acknowledgements

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List of Acronyms

The following list includes all of the acronyms utilized throughout this deliverable. The acronyms are presented in alphabetical order.

Acronym	Term
BOMA	Building Owners and Managers Association
CMMS	Computerized Maintenance Management System
FCA	Facility Condition Assessment
FF&E	Furniture, Fixtures and Equipment
FM	Facilities Management
FTE	Full-time Equivalent (synonymous with “seat” or “employee”)
GSA	U.S. General Services Administration
HVAC	Heating, Ventilation and Air Conditioning
IWPMS	Integrated Workplace Management System
JLL	Jones, Lang, LaSalle, Inc.
LEED	Leadership in Energy and Environmental Design
NNN	Triple Net Lease
O&M	Operations and Maintenance
PM	Preventative Maintenance
RSF	Rentable Square Feet
S.F.	Square Feet
USF	Useable Square Feet

Section I – Executive Summary

Objectives of the Real Estate Master Plan/FCA

Throughout the last two decades, DeKalb County has undergone a confluence of circumstances that resulted in an oversized, underutilized and somewhat dilapidated real estate portfolio. As such, the County retained JLL to review the condition and location of its existing portfolio of property, determine its existing space utilization, create consolidation and location recommendations for a new government center, create recommendations for operations and maintenance process improvements and derive a new Master Plan and program for a consolidated facility. This in turn would provide recommendations for the disposition of certain County real estate assets, the funds from which would be expected to be used to offset the construction of a consolidated Government Center.

In undertaking this assignment, the JLL team's guiding principal lay in determining the most beneficial long term outcome for the County. The team views this project and its recommendations as a path forward for generations to come, just as the County's current facilities have served previous generations. The overarching goal of this philosophy has resulted in recommendations which, the JLL team believes, are in the best interests of the County, its constituents and its operations going forward.

Current Portfolio Overview

The JLL team conducted in-depth facility condition assessments (FCA's) of approximately three million square feet of County buildings which represents approximately sixty percent (60%) of the County's owned portfolio. A compilation of all FCA reports has been delivered to the County under separate cover. Through this FCA process, the JLL ProSite team reviewed all building structures and systems to arrive at recommendations for capital improvements and determine the likely cost of said improvements. In addition, for the purposes of this report the term "administrative footprint" refers to the buildings which the County has expressed a desire to consolidate in a new government center. These buildings are:

- 1300 Commerce Drive-Maloof Building and Annex
- 4380 Memorial Drive Office Park
- 3630 Camp Circle complex
- 774 Jordan Lane
- 330 Ponce De Leon Avenue-Clark Harrison Building

Data Collection

The biggest challenge in compiling a master plan for any government organization is generating accurate and reliable data upon which to base the many assumptions that form the foundation of a master plan. In the case of DeKalb County this held especially true. To overcome the challenge of collecting the necessary data in a reliable manner, the JLL team toured the County's current facilities on several

occasions and held a series of interviews with members of every department being considered for inclusion in the master plan. In addition, our team worked closely with facility management leadership to identify the County's currently available data and how best to identify current facility management costs and savings opportunities.

Summary of Cost and Efficiency Drivers and Opportunities

Throughout the course of this assignment, our team uncovered numerous opportunities for driving portfolio efficiency and thereby reducing County real estate costs. The first and primary driver of long term cost savings deals with portfolio size and utilization. Plainly, the County's real estate portfolio is too large, too spread out and inefficiently utilized. Additionally, the County's facilities are dated and nearing the end of their useful lives. This, in turn, requires increased operating costs due to inefficiencies and space constraints. Moreover, the Downtown Decatur location of the two largest County administrative buildings presents an inefficient model for the County's customers. Given the lack of parking and inconvenient geography, forward facing functions such as Planning and Sustainability and Property Appraisal are difficult for the public to access. Our team has high confidence that an administrative facility consolidation in a more central location for County residents will present the opportunity for enhanced efficiency on all fronts.

Conclusions and Recommendations

In arriving at the conclusions with regard to cost savings, efficiency drivers and consolidation opportunities, the JLL team reviewed multiple factors including current condition of real estate as borne out by the FCA team, current space utilization, customer interface and geography. In summary, the JLL team recommends the following steps be undertaken.

1. In the relative near term and to the extent legally and logistically possible, the County should vacate its array of administrative facilities in Downtown Decatur and Administrative and Office buildings located at 4380 Memorial Drive, 774 Jordan Lane and 3630 Camp Circle in favor of a consolidated office tower(s) located on County owned land. The County already owns at least one geographically convenient site with highway and mass transit access..
2. The County should also look to locate all other staff currently residing in scattered Administrative office space throughout the County at the new consolidated Government Center.
3. To the extent possible, the County should vacate administrative leased office space in favor of consolidating at the new Government Center.
4. In migrating to a newly constructed Government Center, the County should instill new space standards with regard to employee seating and instill a ratio of seventy percent open space and thirty percent closed offices.
5. The County should adopt new Operations and Maintenance Standards with regard to its holistic operations, preventative maintenance and capital planning in order to ensure maximum life cycle on its new Government Center in addition to the rest of its portfolio.
6. In relative short order the County should address its backlog of deferred maintenance throughout its entire real estate portfolio with the exception of the buildings being recommended for consolidation.

Section II – Goals and Objectives

Introduction

Jones Lang LaSalle prepared this report in response to DeKalb County's objectives. This report was completed by a team of professionals over six months.

Goals and Objectives

DeKalb County is undertaking this Master Plan to achieve two major objectives.

1. Review the condition and location of the county's existing portfolio of property and determine its existing space utilization.
2. Develop consolidation and location recommendations for a new government center, create recommendations for operations and maintenance process improvements and derive a new Master Plan and program for a consolidated facility.

Moreover, implementation of this Master Plan, in conjunction with actions to improve the efficacy of future facility management and project management, will position the County as a leader in gaining proper control over its real estate portfolio and processes. When implemented the Real Estate Master Plan will:

- Reduce space and cost
- Efficiently utilize previously vacant or under-utilized space
- Create new environments for the County's employees
- Enhance the County's ability to recruit and retain talent
- Create an occupancy database enabling knowledgeable decision-making in the future
- Enable improved inter-agency working relationships
- Create a common vision for the future

To achieve these objectives, JLL conducted a review of space utilization as well as principles underlying occupancy. Further, we conducted assessments of the County's current facilities operations and maintenance protocol as well as developed cost estimates and plans for a new consolidated government center. This Master Plan incorporates the following analysis:

- Current Portfolio Overview
- Operations & Maintenance Analysis

- Current Facilities Condition Assessment
- Developing an Innovative Workplace
- General Office Space Standards
- Master Plan Methodology
- Tenant Stacking
- Tower Design
- Program Budget

Background

This Master Plan was developed by:

1. establishing a base line cost and utilization of the County's current real estate portfolio,
2. incorporating the findings of the Facility Condition Assessment work,
3. working with County staff to a) conduct meetings with key Agencies, and b) define specific needs and opportunities for efficiency and effectiveness,
4. establishing an ongoing demand model for office space given new standards and headcount projections,
5. modeling the effect on probable cost of implementing new space standards and headcount projections,
6. identifying the current operations and maintenance cost drivers and opportunities for expense reductions in the future.

The baseline or status quo space standards and staff headcount is based mainly on internally generated data from the County. While this data forms the basis of the plan, it was very difficult to acquire and subject to considerable doubt as to its exactness. The County has not until recently endeavored to capture and update accurate space utilization and headcount data.

Best judgment and extrapolation from existing data was necessary to produce the plan. One of the key findings of this report entails methodically and systematically capturing occupancy data as it is produced which will increase the accuracy of future planning efforts.

In determining the future demand for office space, the question was raised about future headcount projections. The consistent answer from executive leadership and from County agencies was to expect a small escalation in headcount in the near term and the long term. At present, the headcount used for developing the space standards and total square footage of the new government

center was derived from feedback the JLL team received through questionnaires and interviews with County officials. However, given the ever evolving nature of the County's staffing needs, we have included several different growth scenarios in our analysis. Should the County alter its projections for staffing growth, the master plan model can easily be altered to reflect this change.

Section III – Current Portfolio Overview

Introduction

As Georgia's third largest county, DeKalb owns and/or leases in excess of 200 buildings. In an effort to undertake a more strategic approach to space utilization we assessed the condition of the County's current real estate portfolio and set forth our recommendations regarding consolidation and repositioning of the County's various departments and functions.

Current Space Utilization

In undertaking our study of the County's real estate portfolio we endeavored to generate an understanding of the County's current space allocation and standards across all of its facilities. Through this assessment we found that there are vast inefficiencies within the County's current space allocation and no standardized spatial allocation. During our tour of the buildings at 1300 Commerce Drive, 4380 Memorial Drive and 330 Ponce De Leon Avenue we found significant vacant office and work station space, as well as dated and inefficient floor plans and excessive per person square footage. Given these conditions, as well as other factors contributing to overall inefficiency, our recommendation is to consolidate the County's various functions into a new, modern government center that is in line with private sector real estate and design best practices. This action will allow the county to better utilize its existing human capital while delivering a significant improvement in operating efficiency and cost-savings.

Figure 1a.

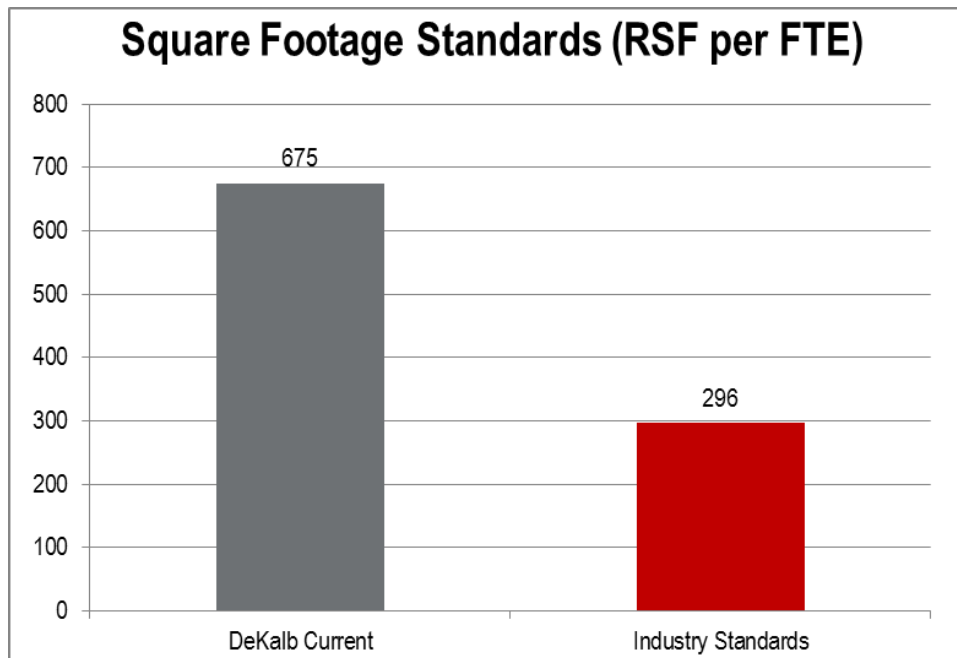
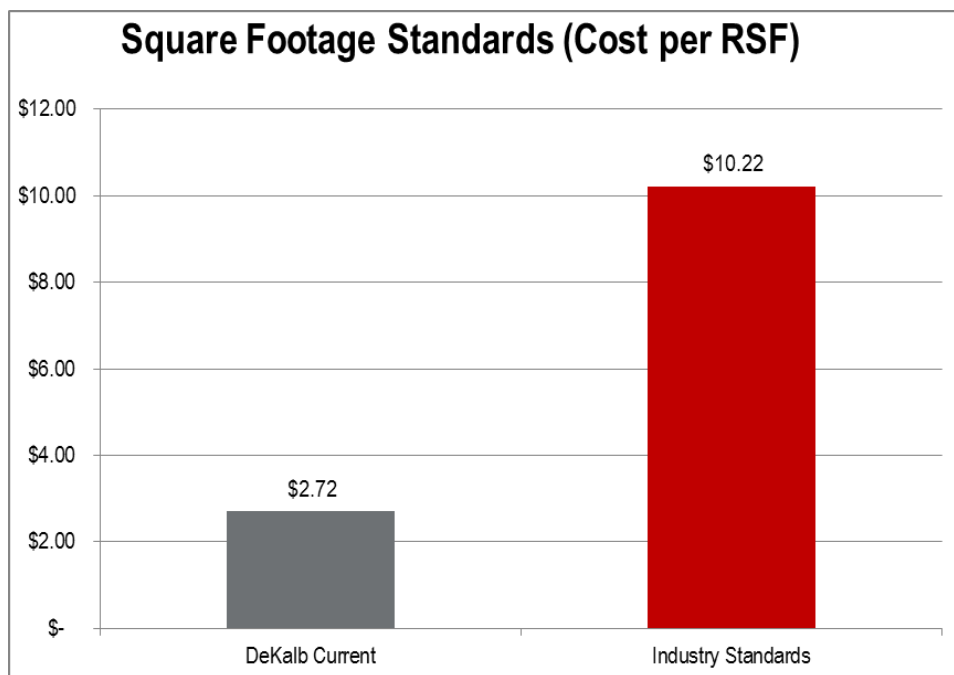


Figure 1b.



As figures 1a and 1b demonstrate, DeKalb County's current spatial allocation greatly exceeds the industry standard square footage (s.f.) per FTE amount. In its current state the average county employee has 675 s.f. of office space, while an average government employee in the Atlanta Metropolitan area is allocated an average of 296 s.f. Not only does this inefficiency contribute to wasted office space, but it also drives the County's occupancy costs up significantly. While the County's cost per s.f. amount is considerably lower than the industry standard, this number is not an accurate depiction of the true cost of excessive spatial allocation. In many cases government organizations do not necessarily overspend on facilities management, but rather greatly underestimate the amount needed to properly operate and maintain its real estate portfolio. In the case of DeKalb County, budget cuts, limited staff, and antiquated facilities management processes have led to a substantial amount of work order and maintenance backlog. During our interviews and conversations with County employees it quickly became apparent that preventative maintenance is minimal throughout the portfolio. Despite seemingly keeping facility management costs down the County is, in the long term, significantly reducing the usable life span of its buildings and perpetuating the subpar working conditions many employees currently experience.

Building Owners and Managers Association (BOMA) standards take into account many aspects of facilities management that the County's budget simply does not account for. Items such as security, landscaping and grounds maintenance, trash collection, and capital repairs, are just a few examples of standard. The omission of these standard facilities management line items greatly contributes to the funding gap that currently exists.

Cost and Efficiency Drivers and Opportunities

The cost of DeKalb County's real estate portfolio is driven by a combination of the following items:

1. **Density** – the efficiency of space utilization as measured by square feet per person. This measure determines the occupied space need given a certain headcount to be housed.
2. **Occupancy Costs** – the total cost of occupying leased or owned space, which includes:
 - a. **Costs for Owned Buildings** – the cost for owned buildings is comprised of operating expenses, capital expenses and opportunity costs associated with the ownership of the buildings.
 - b. **Costs for Leased Buildings** – the cost for leased buildings is primarily the rental rate paid for the space, but also includes operating expenses for some leased space.

The combination of density and occupancy costs determines the overall efficiency and effectiveness with which the County's occupancy of office space is managed. Optimal management of both density and occupancy costs requires proactive, continuous portfolio management and implementation of best practices for leasing, facilities management and space optimization. The analysis of DeKalb County's current portfolio demonstrates that both density and occupancy costs vary significantly when compared to industry standards. Accordingly, DeKalb County has a substantial opportunity to optimize its facilities management processes through implementation of more effective policies, procedures and platforms.

Density

Without a robust platform for establishing, implementing and monitoring space standards, decentralized organizations like DeKalb County often witness increasing square footage per FTE. The concept of FTE, which is synonymous with the terms "seat" or "employee" in traditional office space, is the primary metric used to capture the relative headcount requiring office space. As a result of changing dynamics in the workplace and in order to realize financial benefits, many organizations have implemented space utilization efficiency approaches.

Densities of 350 to 400 rentable square feet per FTE were the norm decades ago, when organizations tended to be more hierarchical. Work has changed dramatically as a result of new technologies, providing new opportunities to reduce space requirements and increase organizational performance. Today, densities of 250 to 275 rentable square feet per FTE are the norm for newly-built office space. In fact, many private companies and government agencies are setting standards well below the low end of that range. The U.S. General Services Administration (GSA) Office of Governmentwide Policy July 2011 Workspace Utilization and Allocation Benchmark study states:

"No significant differences between government and private workspace use trends were found. Private sector survey respondents reported an average space per person of 200 USF (230 RSF) as compared to the Federal benchmark of 190 USF (218 RSF). The greater space per person average in the private sector was due to the nature of work performed by participating private sector organizations. In cases where a private sector organization used less space than a Federal organization, telework, and other flexible work arrangements were responsible for reducing the organizations overall workspace needs."

As of September 2015, 40 states had published space utilization standards for new space, 16 of which specified the average square footage per FTE, as depicted in the table below. Italicized numbers are the published standards, with the conversion from useable square footage to rentable square footage set at 15% when not specified. Further, numbers in red were not specified as useable or rentable square footage metrics, but the context of the standards implied useable or rentable.

Table 1. Published State Space Utilization Standards as of September 2015		
State	USF per FTE	RSF per FTE
Colorado ¹	204	232
Florida	180	207
Georgia	200	230
Indiana ²	200	253
Kansas	210-250	242-288
Michigan	174-217	200-250
Mississippi	170	213
Ohio	217-261	250-300
Oklahoma	150	173
Tennessee	225	250
Texas	153	176
Virginia	198	228
Washington	195	215
Average	190-200	221-232

Notes:

- 1. The "efficiency goal" is 204 RSF per person
- 2. Square footage per person is multiplied by 15% to determine secondary circulation and by 10% to determine primary circulation. The three figures are totaled to determine rentable square footage.

The current DeKalb County density averages 675 rentable square feet per FTE, more than double the industry benchmarks and space allocation standards from other states including Georgia.

Occupancy Costs

Similarly, the County's current occupancy costs are well below industry standards. The overall cost of occupancy includes the full amount budgeted for each line item within the County's facilities management budget. As previously discussed, deferred maintenance combined with elimination of vital service contracts and limited staffing has driven the County's facilities management budget down. The two graphs below demonstrate the amount the County is currently allocating for the seven buildings our recommendation seeks to vacate and consolidate in the new government tower.

Figure 2.

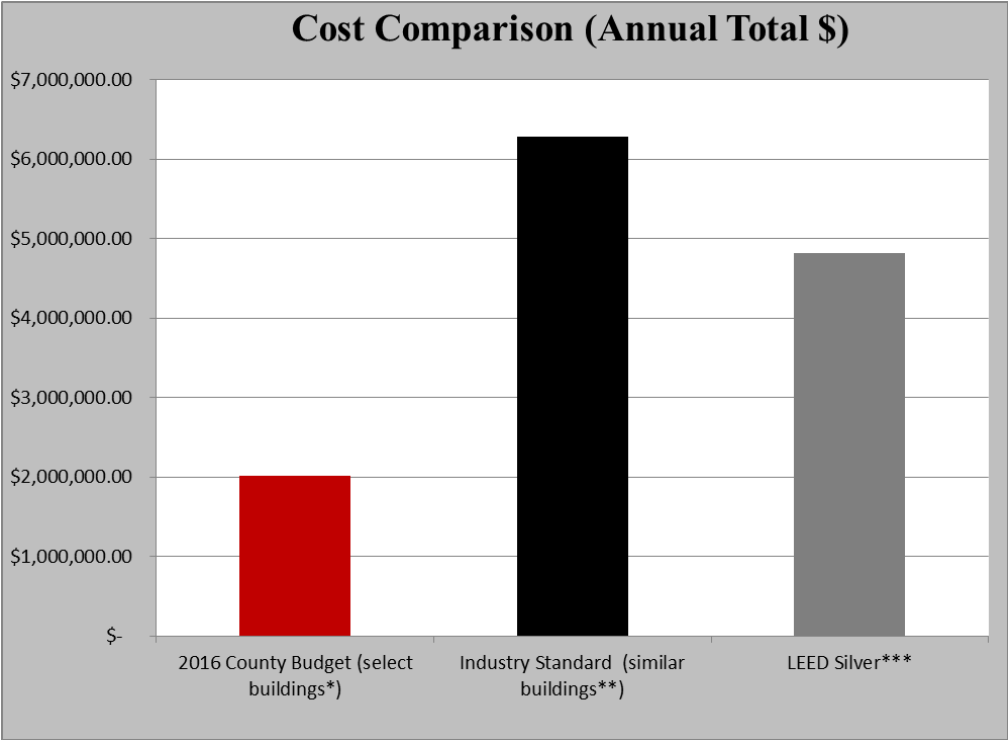
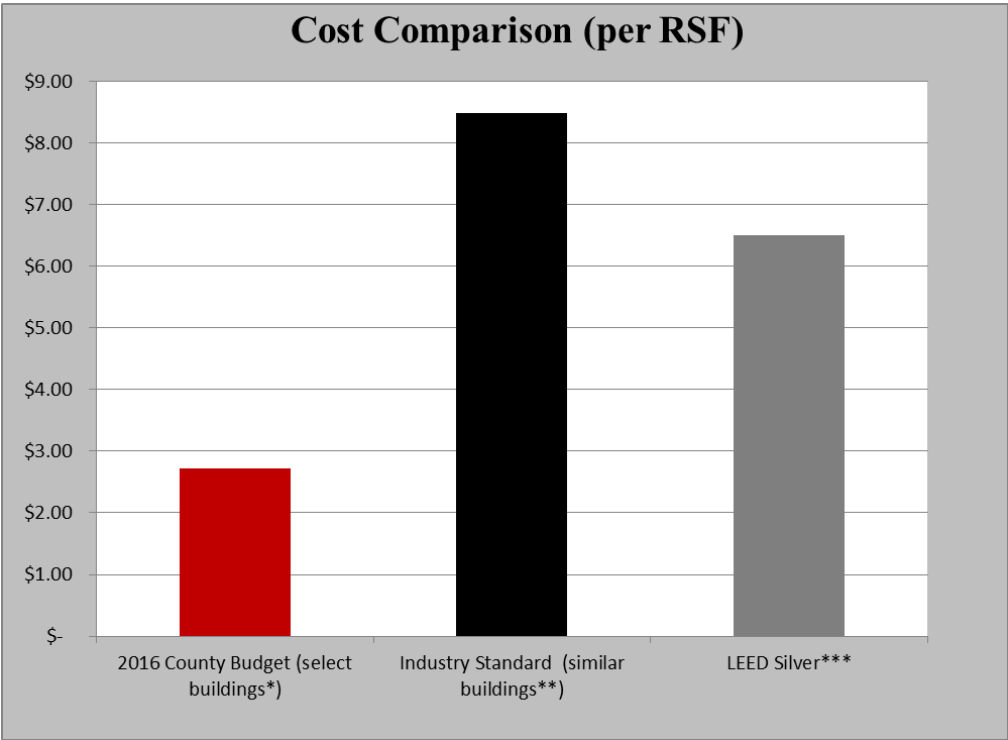


Figure 3.



As can be seen, the consolidation of the County's government into a new, LEED certified government center would significantly reduce the County's annual O&M budget, while also allowing facility management staff to properly maintain the new facility and maximize its useable life. Through a combination of in-house management and outside maintenance contracts, the County can adopt new standards and procedures that will greatly improve facilities management efficiency, accountability, and as a result, employee morale.

Lease Costs

In its current state DeKalb County owns the vast majority of its real estate, with only two buildings occupied as part of a lease agreement within the administrative footprint. However one of the two buildings the County leases is 4380 Memorial Drive, which, with over 190,000 s.f., is one of the largest buildings in the County's real estate portfolio. The lease for this facility is also a NNN lease; as such, the County is responsible for all operating and maintenance expenses and all tax payments. The other building, which houses the DeKalb County Water Billing Department, is just under 10,000 s.f. Despite comprising such a small percentage of the County's real estate portfolio the 1 million dollars the County budgeted to account for administrative building lease costs makes up over 6% of DeKalb's entire facilities management budget. Additionally, the lease terms for each building stipulate that annual lease renewal will occur at a three percent increase each year. If the County continues to lease the space it currently occupies it will spend a combined 5.5 million dollars by the end of 2020 on lease debt service alone. **This figure is exclusive of the operations and maintenance and tax costs for 4380 Memorial Drive.**

Table 2.

Year	Projected Lease Cost				Total
	4380 Memorial Dr.	4380 Property Taxes*	Water Billing Building	Workforce Development	
2016	\$ 895,192	\$ 155,698	\$ 153,687	\$ 387,750	\$ 1,592,327
2017	\$ 922,048	\$ 155,698	\$ 158,298	\$ 399,500	\$ 1,635,544
2018	\$ 949,709	\$ 155,698	\$ 163,047	\$ 411,485	\$ 1,679,939
2019	\$ 978,201	\$ 155,698	\$ 167,938	\$ 423,830	\$ 1,725,666
2020	\$ 1,007,547	\$ 155,698	\$ 172,976	\$ 436,544	\$ 1,772,765
2021	\$ 1,037,773	\$ 155,698	\$ 178,165	\$ 449,641	\$ 1,821,277
2022	\$ 1,068,906	\$ 155,698	\$ 183,510	\$ 463,130	\$ 1,871,245
2023	\$ 1,100,974	\$ 155,698	\$ 189,016	\$ 477,024	\$ 1,922,711
2024	\$ 1,134,003	\$ 155,698	\$ 194,686	\$ 491,335	\$ 1,975,721
2025	\$ 1,168,023	\$ 155,698	\$ 200,527	\$ 506,075	\$ 2,030,322
2026	\$ 1,203,064	\$ 155,698	\$ 206,542	\$ 521,257	\$ 2,086,561
10 yr Total	\$ 11,465,439	\$ 1,712,678	\$ 1,968,392	\$ 4,967,570	\$ 20,114,079

*\$155,698 is the property tax assessment for the 2016 tax year and was assumed as the floor for future property taxes.

By vacating these buildings in favor of consolidation in a new government center the County will instantly cut one of the most costly components of its facilities management budget.

Section IV – Operations & Maintenance Analysis

Facilities Management Background

As a component of a comprehensive facility master planning effort, the JLL team reviewed current operations and maintenance (O&M) practices of DeKalb County's Facilities Management Department. The focus of the review was to be forward looking and to identify opportunities to improve both the performance and efficiency of the O&M group.

DeKalb County's Facilities Management Department has the following stated mission:

“Develop and maintain a customer-focused organization with attention to safety, cleanliness, comfort, aesthetics, image and functionality of County buildings through efficient and effective service delivery by skilled and responsive staff, contractors and vendors, and outstanding leadership”

Achieving this mission is complicated by several factors. DeKalb County, with an estimated population approaching 720,000 residents, is Georgia's third-most populous county. The County is spread over 271 square miles of land area, with a large, diverse and geographically dispersed portfolio of real estate assets that includes in excess of 200 buildings and 4.9M square feet. These assets vary greatly in age, complexity and state of repair.

Like many areas of the country, in recent years the DeKalb County government has faced severe budget challenges. In addition to volatility in the real property tax digest and a slowly recovering national economy, the DeKalb County government has dealt with the added issues of annexation and incorporation. As cities within the County expand by annexing adjacent communities and as new cities are incorporated, the County's revenue has declined. These financial challenges have resulted in both staff and budget reductions for the Facilities Management Department.

Current O&M Practices

At present, DeKalb County Facilities and Maintenance Operations focus almost exclusively on reactive maintenance. Preventative maintenance is minimal. The group's reactive focus is necessitated by its lean staffing and limited capital improvement budget. In 2010, DeKalb County offered early retirement packages to eligible county employees to reduce staff headcount and the County budget. Substantially more individuals accepted the offers than the County anticipated (844 accepted versus the 400-500 anticipated). As a result of these staff reductions and budget cuts, the preventative maintenance functions were largely eliminated.

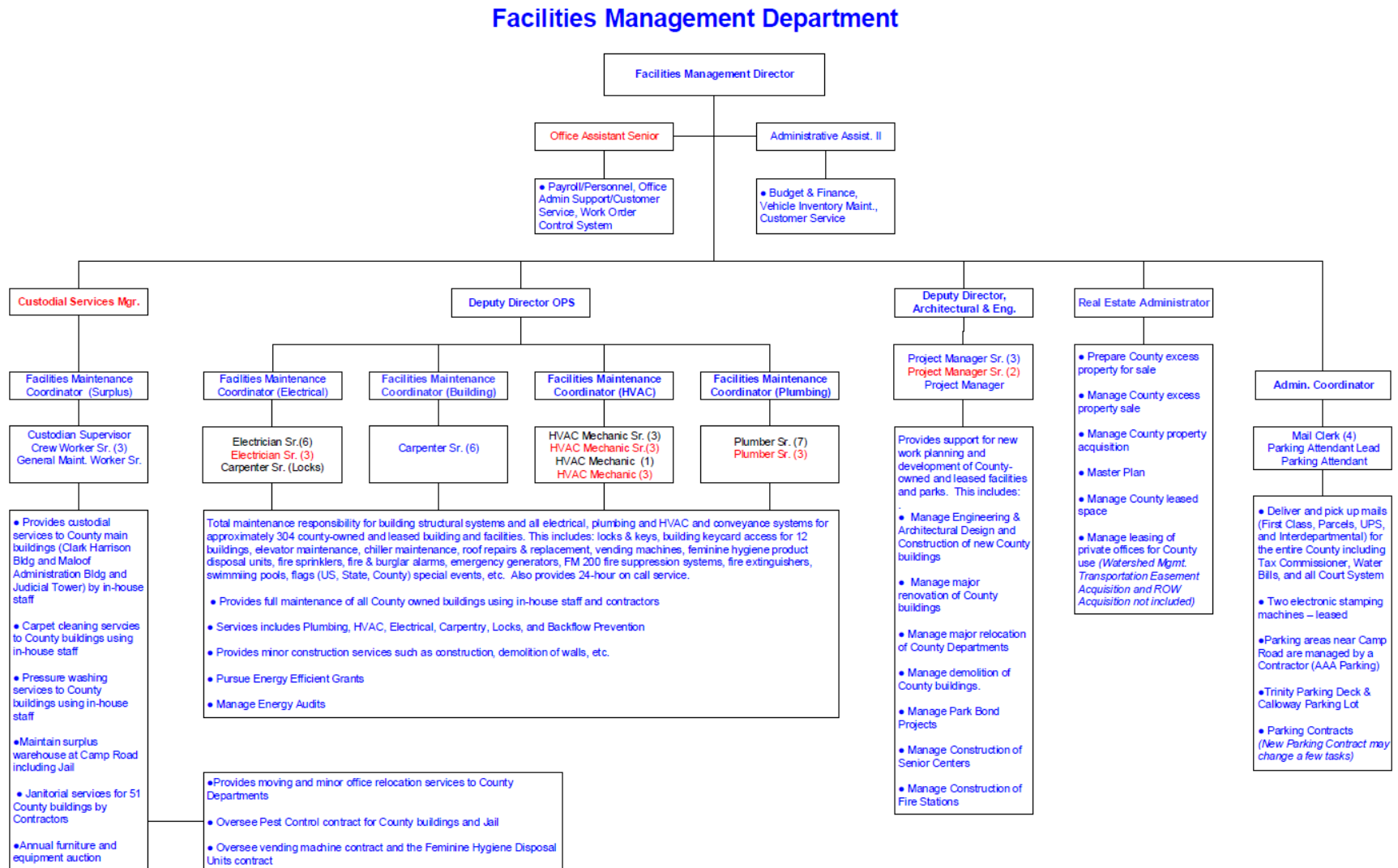
The O&M staff is organized by trade and includes: HVAC, Carpentry, Electrical and Plumbing disciplines. The group also includes an Environmental Services group which provides janitorial and other services¹. In addition to the field technicians the department includes two supervisors and a budget analyst.

¹The Environmental Services group is beyond the scope of this report

Table 3. Facilities Management Operations Headcount by Trade

Trade	Headcount
HVAC	5
Carpentry	7 (includes a locksmith)
Electrical	7 (includes one new hire)
Plumbing	7 (includes swimming pool staff)

Figure 4. Facilities Management Organizational Chart



The internal staff is augmented with stand-by/on-call contractors for HVAC, Electrical and Plumbing. These on-call vendors are utilized primarily for large and/or complex projects that exceed the capabilities, equipment or manpower of the in-house staff.

Work Order Process

The current process for requesting, assigning and tracking work orders is a hybrid electronic/paper process. It is highly manual, requiring input from the management staff first when reviewing and assigning work orders and again when re-assigning or closing out work orders. Technicians are dispatched and assigned paper work orders for their daily tasks. Jobs are tracked via a manually adjusted spreadsheet. The current process is neither well suited for automation nor for data collection and analysis.

When maintenance action is required County employees can submit a Work Request via an online form. In addition to basic information about the problem, the requestor is prompted to input the appropriate trade (HVAC, Plumbing, etc.). The O&M management staff manually reviews and adjusts the work requests as necessary. Adjustments may be required if the work order does not pertain to the Operations group (e.g. repair requests involving specialized Audio/Visual equipment) or if an inappropriate trade has been selected (e.g. a plumber has been requested when a carpenter or locksmith is required).

After any required adjustments have been made, a paper work order is generated and assigned to an in-house technician. If the manager deems it necessary (based on the nature and scope of the request), the work order may be assigned to an on-call contractor. Duplicate or nuisance requests (e.g. repeated or conflicting calls about a space being “too hot” or “too cold”) are dealt with manually. The “priority” or urgency of the request is also determined manually.

Submitted work requests are also used to populate a spreadsheet for tracking. Each work request is assigned a status code:

Table 4.

Code	Explanation
Active	The request has not yet been assigned
AW	Actively working – repair in progress
C	Completed
Closed	Closed – Used for duplicate or non-applicable requests
I	Issued

The tracking spreadsheet is further updated manually by the management staff based upon supplemental reports submitted by the technicians after returning from the field. Updates can include, among other things, changing the work order status, recording the hours required to complete the task, re-assigning the job to a different employee or contractor, or entering comments.

In addition to managing current jobs, the work order tracking spreadsheet is used to evaluate employee performance. With a stated goal of three completed work orders per day, per employee, the sheet is used on a quarterly and bi-annual basis to assess each employee’s performance against the work order completion goal. Supervisors manually make adjustments to account for the varying nature of the work

order and the fact that employees are sometimes assigned to “projects” which have longer durations than standard work orders.

Benchmarking Current Operations

The current state of DeKalb’s facilities management database makes it nearly impossible to generate accurate comparisons to industry benchmarks. However, the JLL team in coordination with facilities management leadership was able to generate estimates of the County’s current facilities management costs. These estimates are based on available utility bills, county budget data, and historical spending patterns. Going forward this kind of benchmark data will allow for more accurate calculations of the life cost of the County’s assets and aid in determining future facilities management budgets. In addition, with accurate internal data as well as benchmark data from peers, DeKalb County can readily compare the cost of outsourcing specific O&M tasks versus performing them in house. If the decision is made to outsource, benchmark data can also be used to set or negotiate rates with O&M service providers.

The table below shows the range of facilities management costs across government occupied office buildings in the metro Atlanta area.

Table 5.

BOMA Atlanta Government Office O&M Standards				
Category	Dollar/s.f.		Mid Range	
	Avg	Median	Low	High
Payroll	\$ 0.64	\$ 0.47	\$ 0.39	\$ 0.58
Cleaning	\$ 0.92	\$ 0.91	\$ 0.69	\$ 1.23
Repair & Maintenance	\$ 2.22	\$ 2.19	\$ 0.94	\$ 1.87
Electrical	\$ 2.16	\$ 1.87	\$ 1.75	\$ 2.42
Gas	\$ 0.10	\$ 0.10	\$ 0.08	\$ 0.13
Water & Sewer	\$ 0.27	\$ 0.19	\$ 0.16	\$ 0.30
Grounds & Landscaping	\$ 0.28	\$ 0.22	\$ 0.16	\$ 0.29
Security	\$ 1.73	\$ 0.36	\$ 0.28	\$ 1.20

One of the County’s most significant challenges lies in optimizing its facilities management budget and aligning it with current industry standards. The table below shows the current estimated cost associated with operating and maintaining the County’s administrative footprint as compared to industry standards and LEED certification standards.

Table 6.

Line Item	2016 County Budget (select buildings*)	Industry Standard (similar buildings**)	LEED Silver***
Payroll	\$ 528,547.22	\$ 474,102	\$ 488,917
Cleaning	\$ 205,957.43	\$ 807,455	\$ 770,415
Repair & Maintenance	\$ 710,454.56	\$ 1,644,540	\$ 1,133,400
Electrical	\$ 530,424.67	\$ 1,600,093	\$ 1,377,858
Gas	\$ 34,601.44	\$ 74,078	\$ 66,671
Grounds & Landscaping	\$ 27,000.00	\$ 207,420	\$ 118,525.44
Security	\$ 560,240.00	\$ 1,281,556	\$ 637,074.24
Total	\$ 2,011,997.82	\$ 6,289,256	\$ 4,822,504

*Includes 1300 Commerce Dr., Maloof Center & Annex. 4380 Memorial Dr., 3630 Camp Cir (3 buildings) County expenditures. The "select building" figures were calculated as a percentage of the County's total real
 **Government office buildings within the Atlanta metro area that participated in the BOMA EER survey
 ***LEED Silver Standards are based on costs reported by BOMA for LEED Silver office buildings in the metro Atlanta area

Top Three Challenges

In our discussion with the operations and maintenance supervisory staff, three primary opportunities for improvement were identified:

1. Personnel Management

The opportunity for improvement around personnel involves recruiting and retaining highly-qualified people. Consistent with incorporating top talent is ridding the organization of poor performers. Like many public sector entities, human resources and other policies greatly affect the speed with which individuals can be hired and fired. Firing, in particular, can be quite complicated as a documented history of performance issues must often be established before employment can be terminated. Lengthy appeals procedures can further slow the process. Facilities Management would greatly benefit from a streamlined process of talent acquisition and management.

2. Workflow Tracking and Reporting

All parties involved agree that the current hybrid electronic-manual job tracking system is inadequate. While the work order tracking spreadsheet does provide some means of tracking, its value is limited. It requires significant manual interaction and thus propagates a system that is not only slow and tedious, but is prone to a higher error rate than automated data collection. The process of dispatching and reassigning technicians is also manual. Paper work orders are still used.

The current process does not optimize the work order assignments based on the technician's current

workload, special skills or expertise, or even geographic proximity of locations to be serviced. Warranty information is not currently tracked by the system, nor does the system link with any type of asset management database or equipment maintenance log. Staff is not readily able to see the maintenance history of a particular system or area to facilitate troubleshooting or make an informed repair vs. replace decision. O&M manuals are also not readily accessible. Lastly, technicians are required to complete paper-based supplemental work order reports that must be used by management to manually update the work order spreadsheet.

3. Inadequate Funding

A lack of adequate funding is a serious impediment to high quality facilities management. When preventative or even reactive maintenance is deferred due to funding constraints, the ultimate cost of resolution can be significantly higher than the cost of the initial repair would have been had it been completed promptly. Simply put, eliminating preventative maintenance for budgetary reasons is unwise and short-sited. For example, it is far more cost effective to change HVAC filters routinely rather than to replace burned out fan motors. Similarly, it is more financially prudent to replace or properly repair a leaking roof than to deal with water damaged walls and flooring and possible electrical shorts. Re-lamping a block area of a building at once is more efficient than replacing burned out lamps in an ad-hoc fashion as they fail. Without an adequate budget, proactive maintenance is not possible and needed repairs will languish.

O&M Recommendations

Based on our review and discussions, we recommend three specific actions to address DeKalb's three significant O&M challenges:

1. Implement workflow automation
2. Increase proactive/preventative maintenance
3. Develop a structured process for outsourcing/out-tasking

Implementing Workflow Automation

The operations group of DeKalb County Facilities Management would greatly benefit by implementing a higher level of automation to manage maintenance workflow. There exists a wide variety of software platforms of varying levels of complexity and price focused on optimizing facility management. The most basic of these, often referred to as Computerized Maintenance Management Systems (CMMS) directly serves facility O&M groups. Larger, more involved platforms such as Integrated Workplace Management Systems (IWPMS) help organizations optimize a full range of workplace systems, including:

- Real estate management
- Capital project management

- Facilities management
- Maintenance management
- Sustainability and energy management

Even the most basic CMMS system would help address the Facility Management Operations Top Three priorities:

Personnel Management – It is a given that different types of maintenance tasks require different amounts of time and effort to complete. The challenge of effectively managing maintenance staff requires having an objective standard by which to evaluate every employee's performance. Similarly, management would benefit from such a standard to evaluate the performance of on-call contractors. A CMMS, integrated with benchmarks (e.g. standard times for completion) for common maintenance tasks provides a platform for implementing such a standard. Employees will know the moment they are dispatched what is expected of them for each of the work orders they have been assigned. If the job turns out to be more involved than the work order indicated, a more appropriate task code (and a more appropriate standard time for completion) will be assigned to the work order.

Improved Tracking and Reporting – Fundamental to the structure of a CMMS is its ability to monitor how work orders and staff members are performing. To be most effective, all staff members should be able to update information about work orders for which they are responsible. This would be most effectively accomplished via a tablet computer or PDA for each field technician. A desktop or mobile computer would also suffice. Most CMMS systems come with standard and customizable reports to extract and analyze any data sets included in the systems. Some reports of interest for DeKalb County might be:

- Volume of work orders processed
- Average time of work order completion (or per work order type)
- Status of aging work orders
- Cost by work order type or job code
- Warranty information for equipment and repairs

Inadequate Funding – While it may not be obvious how a CMMS would help with funding, a review of the Tracking and Monitoring benefits help make the case. The tracking and monitoring features of the CMMS provide objective, quantitative information as to the costs of maintenance and performance of maintenance crews. Such objective, quantitative data provides strong support for funding requests during annual budget planning. An additional financial benefit of the CMMS system is that equipment and repair warranties can be recorded and tracked in a single location, ensuring that warranty claims (and the potential financial savings) are not overlooked.

Increase Proactive/Preventative Maintenance

We recommend that DeKalb County Facilities Management begin transitioning its workflow to perform

more proactive maintenance and less reactive maintenance. A good best practice target is for 30 percent of maintenance work to be preventative (see additional targets below). While the cost of proactive/preventative maintenance may initially appear to be higher, a long term positive return on the investment will be apparent. Facilitiesnet, an online facilities management network, has identified the following best practice benchmarks for maximizing proactive maintenance performance:

- 100 percent of a maintenance person's time is covered by a work order.
- 90 percent of work orders are generated by preventative maintenance problems.
- 30 percent of work is preventative maintenance.
- 90 percent of planned/scheduled work compliance.
- 100 percent reliability is reached 100 percent of the time.
- Spare-parts stock-outs occur less than once per month.
- Overtime is less than 2 percent of total maintenance time.
- The budget is within +/- 2 percent of actual expenditures.

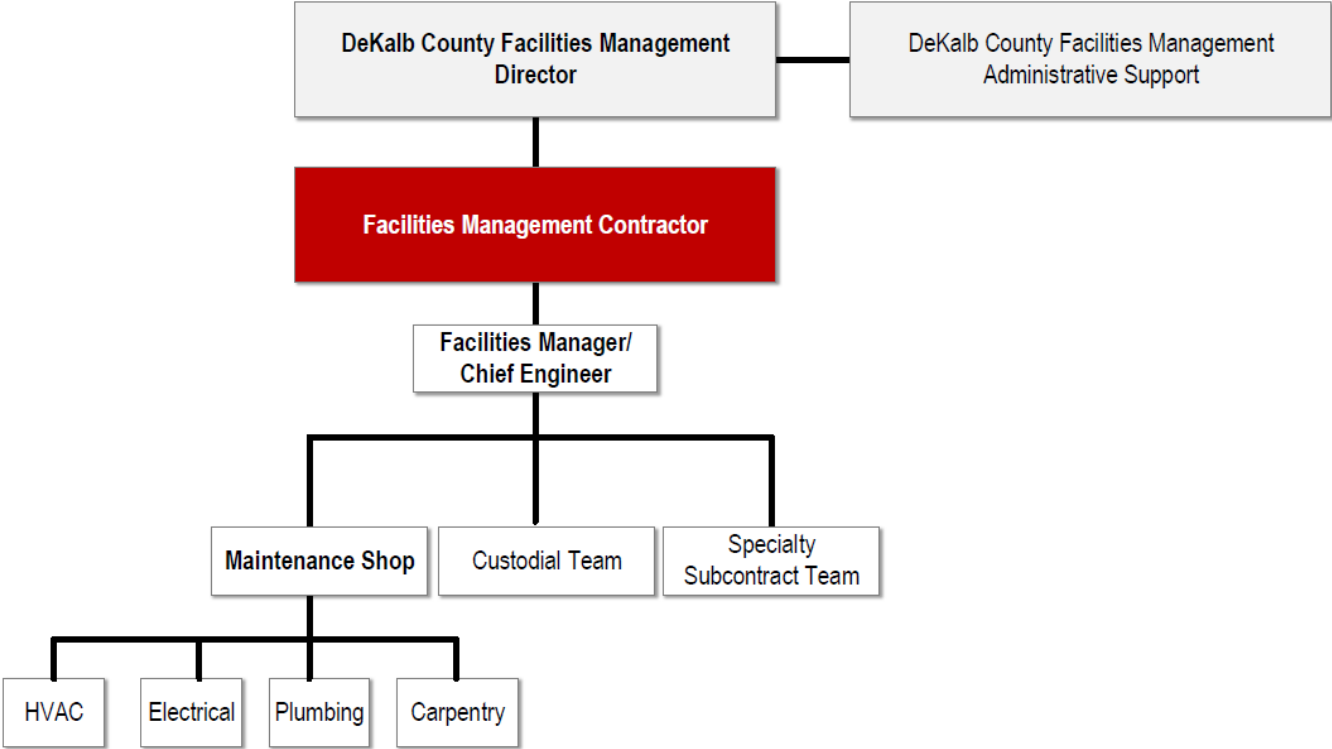
Consistent with proactive maintenance is skills training and certification of staff. Skills training should focus on areas where the organization has apparent gaps that are not being effectively addressed through out-tasking/on-call contractors. A skills training program can also be a recruitment and retention tool to keep top talent from leaving the organization. Proactive O&M organizations develop procedural documentation to identify the skills and materials (parts and consumables) needed to perform preventative maintenance (PM) tasks. PM tasks such as proactive replacements, tune-up, rebuilds, etc. are planned in advance and executed according to the planned schedule.

Structured Outsourcing/Out-tasking

Lastly, we recommend that DeKalb County re-evaluate its current model for utilizing on-call vendors. Facilities Management would benefit from clearly defined criteria to determine which jobs should be performed in house and which should be contracted out. The decision on when to outsource should be data based and should consider actual costs, completion time, risk factors and the deferred maintenance backlog along with other quantitative and qualitative factors. To be reliable, this analysis requires accurate knowledge of internal costs, performance times and capabilities.

A comprehensive review should also consider a full range of outsourcing models from selective out-tasking to on-call contractors up to completely outsourcing all but the most mission critical of maintenance tasks. Consideration should be given to a hybrid model where an in-house management staff directs the activities of one or more private maintenance firms ensuring that costs, service times, meet or exceed the County's expectations. A sample organizational chart for this hybrid facilities management model can be seen on the following page.

Figure 5. Proposed Hybrid FM Organizational Chart



Section V – Facilities Condition Assessment

Overview of Assessment

As part of the Master Planning scope of work, JLL conducted a facility assessment study for selected portions of DeKalb County's portfolio of leased and owned buildings. The objective of this study is to provide the County with a strategic planning tool to guide long-term decision making for the location, operations, and upkeep of its buildings. The study included a formal review of the County's buildings and building systems, as well as an estimate of the useful life of the building components. Specific items reviewed included:

- Parking and paving
- Sidewalks and pedestrian access
- Structural systems
- Exterior walls
- Windows and doors
- Roofs
- Interior finishes (including flooring)
- HVAC systems
- Plumbing
- Electrical
- Vertical transportation (when applicable)
- Fire life safety and communication systems

Throughout the performance period, the JLL team collaborated with DeKalb County personnel to understand areas to:

- Improve efficiency in building operations
- Optimize the utilization of administrative office space; and
- Reduce the cost of building and administrative operations

Our findings are based on our experience in assessing assets for corporations, investors and public institutions against generally accepted industry standards of care for the repair and maintenance of buildings, as well as U.S. General Services Administration (GSA) and Office of Management and Budget guidelines for federal administrative space.

Key Observations

1. Numerous County facilities have significant deferred maintenance
2. The County needs to invest significant funds in order to get many of its buildings into proper working order
3. The County has allowed systems and numerous other aspects of its facilities to fall into disrepair

Summary of Recommendations

Figure 6.

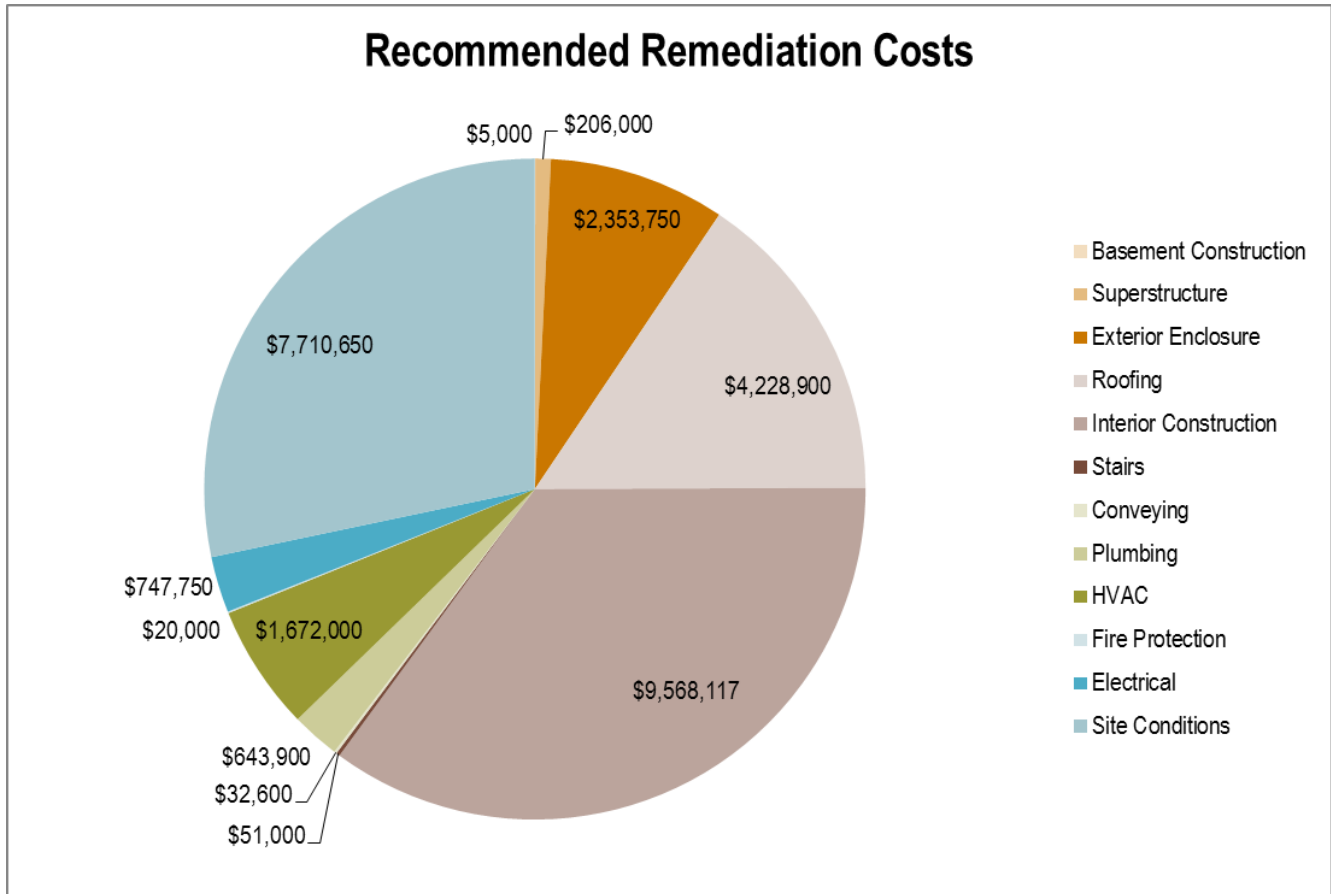


Table 7.

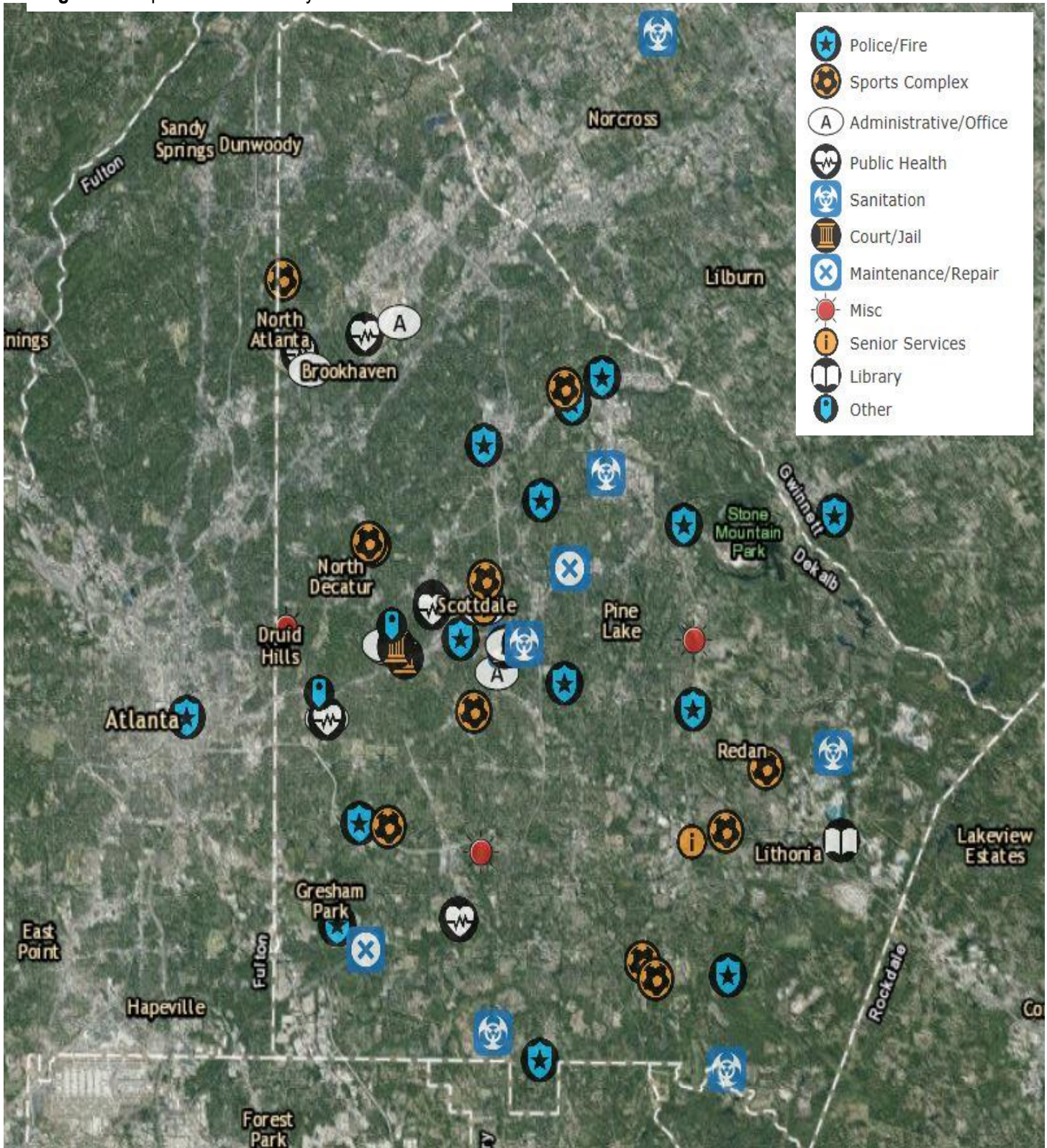
DeKalb County Facilities Remediation Costs					
24 North Clarendon Avenue	\$ 1,132,700	1950 West Exchange Place	\$ 1,090,000	4013 Lawrenceville Highway	\$ 71,000
28 Warren Street NE	\$ 425,500	1960 West Exchange Place	\$ 2,065,000	4154 Redan Road	\$ 20,200
30 Warren Street	\$ 320,600	2230 Tilson Road	\$ 119,200	4203 Clevemont Road	\$ 1,130,400
39 Rogers Street	\$ 134,700	2342 Flat Shoals Road	\$ 4,000	4226 Flat Bridge Road	\$ 55,500
101 East Court Square	\$ 227,000	2484 Bruce Street	\$ 1,197,200	4309 Memorial Drive	\$ 5,500
125 West Trinity Place	\$ 237,000	2538 Panola Road	\$ 11,000	4370 Memorial Drive	\$ 395,500
330 West Ponce De Leon Avenue	\$ 913,600	2660 Osborne Road NE	\$ 1,037,500	4380 Memorial Drive	\$ 641,500
440 Winn Way	\$ 864,500	2706 Bouldercrest Road	\$ 36,700	4451 Lawrenceville Highway	\$ 39,500
445 Winn Way	\$ 780,600	3100 Clifton Springs Road	\$ 1,569,500	4600 Buford Highway NE-Northern Service Center	\$ 435,750
450 Winn Way	\$ 266,300	3110 Clifton Springs Road	\$ 247,700	4600 Buford Highway NE-Pulverizer	\$ 774,500
556 McDonough	\$ 162,000	3113 Gresham Road	\$ 52,000	4760 Flakes Mill Road	\$ 19,500
644 Parkdale Drive	\$ 590,700	3181 Midway Road	\$ 107,350	4898 Lavista Road	\$ 1,707,800
980 Briarcliff Road NE	\$ 9,000	3181 Rainbow Drive	\$ 5,500	4929 Browns Mill Road	\$ 10,200
981 Briarcliff Road NE	\$ 5,000	3262 Chapel St.-Hamilton Senior Citizens Center	\$ 198,200	5101 Browns Mill Road	\$ 16,000
1265 Brockett Road	\$ 117,700	3262 Chapel St.-Hamilton Human Services Center	\$ 1,132,700	5350 Memorial Drive	\$ 73,300
1300 Commerce Drive	\$ 1,071,750	3360 Osborne Road	\$ 58,000	5352 Memorial Drive	\$ 106,600
1340 McConnell Drive	\$ 239,000	3508 Covington Highway	\$ 39,000	5353 Memorial Drive	\$ 116,100
1358 Dresden Drive	\$ 28,000	3630 Camp Circle-Public Safety / Court	\$ 68,250	5550 Walker Road	\$ 37,700
1400 McConnell Drive	\$ 107,300	3630 Camp Circle-Courthouse	\$ 489,500	5619 Redan Road	\$ 84,300
1580 Roadhaven Drive	\$ 731,750	3630 Camp Circle-Magistrate Court	\$ 80,500	5845 Hillvale Road	\$ 104,500
1686 Constitution Road	\$ 1,000	3630 Camp Circle-Bobby Burgess	\$ 3,195,500	6712 James B. Rivers Drive	\$ 35,100
1750 Rogers Lake Road	\$ 271,000	3689 Camp Circle	\$ 333,650	7136 Rockbridge Road SW	\$ 29,800
1839 Phillips Road	\$ 7,900	3807 Clairmont Road	\$ 532,500	7207 Covington Highway	\$ 40,100
1859 Montreal Road	\$ 38,000	3900 Evans Mill Road	\$ 31,900	25 Warren Street SES	\$ 80,750
				Total	\$ 28,415,800

Ledger of Facilities Assessed

Table 8.

Name	Address	City	Property Type Code	RSF
Administration Building Annex	1300 Commerce Dr	Decatur	Administrative/Office	148540
Administrative Tower (New Courthouse)/ Judicial Tower	556 McDonough	Decatur	Court/Jail	386111
Browns Mill Aquatic Center	4929 Browns Mill Road	Lithonia	Sports Complex	35000
Browns Mill Recreation Center	5101 Browns Mill Road	Lithonia	Sports Complex	18579
Bruce Street Library/Precinct/Trailers/Senior citizen Center	2484 Bruce Street	Lithonia	Library	24864
Callanwolde Barn/Conservatory/Green House/Carriage House/Kiln House/Photo Studio/Stables/	980 Briarcliff Road, N.E.	Atlanta	Misc	39559
Callanwolde Bathhouse	981 Briarcliff Road, N.E.	Atlanta	Misc	3200
Clark Harrison Building (Ponce Building)/ Parking deck	330 West Ponce de Leon Ave.	Decatur	Administrative/Office	91223
Clifton Springs Health Center	3100 Clifton Springs Road	Decatur	Public Health	34549
DeKalb /Atlanta Senior Center	25 Warren Street SE	Atlanta	Senior Services	9900
DeKalb County Records Facility	3508 Covington Highway	Decatur	Administrative/Office	12432
DeKalb Crisis Center	450 Winn Way Road	Decatur	Public Health	30000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Sports Complex	6268
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Administrative/Office	71038
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Misc	2500
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Public Health	80000
Fire Station No. 10	1686 Constitution Road	Atlanta	Police/Fire	2976
Fire Station No. 11	6712 James B. Rivers Drive	Atlanta	Police/Fire	2900
Fire Station No. 13	5619 Redan Road	Stone Mountain	Police/Fire	2992
Fire Station No. 14	7207 Covington Highway	Atlanta	Police/Fire	2900
Fire Station No. 17	3900 Evans Mill Road	Lithonia	Police/Fire	8256
Fire Station No. 22	1859 Montreal Road	Tucker	Police/Fire	10488
Fire Station No. 23	1265 Brockett Road	Clarkston	Police/Fire	10488
Fire Station No. 24	4154 Redan Road	Stone Mountain	Police/Fire	10488
Fire Station No. 25	7136 Rockbridge Road	Stone Mountain	Police/Fire	10488
Fire Station No. 3	24 North Clarendon Avenue	Avondale Estates	Police/Fire	8136
Fire Station No. 4	4760 Flakesmill Road	Ellenwood	Police/Fire	14420
Fire Station No. 5	4013 Lawrenceville Highway	Tucker	Police/Fire	3060
Fire Station No. 6	2342 Flat Shoals Road	Atlanta	Police/Fire	10555
Fleet Maintenance Memorial Drive - Bdg A	5350 Memorial Drive	Stone Mountain	Maintenance/Repair	10180
Fleet Maintenance Memorial Drive - Bdg C	5352 Memorial Drive	Stone Mountain	Maintenance/Repair	11631
Fleet Maintenance Memorial Drive - Bdg D	5353 Memorial Drive	Stone Mountain	Maintenance/Repair	14225
Fleet Maintenance Tire Shop (new)	4380 Memorial Drive	Decatur	Maintenance/Repair	19500
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Public Health	12469
Gresham Recreation Center	3113 Gresham Road	Douglasville	Sports Complex	5956
Hamilton Human Services Center Scottdale	3262 Chapel Street	Scottsdale	Administrative/Office	41000
Hamilton Senior Citizens Center	3262 Chapel Street	Scottsdale	Senior Services	4000
Jail Annex/ Juvenile Court	3631 Camp Circle	Decatur	Court/Jail	120890
Juvenile Justice Center/ Parking Deck	4309 Memorial Drive	Decatur	Court/Jail	342344
Life Enrichment Services Center	1340 McConnell Drive	Decatur	Misc	25000
Lou Walker Senior Center	2538 Panola Road	Lithonia	Senior Services	39023
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Sports Complex	25500
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Public Health	59430
Mason Mill Tennis Center	1340-B McConnell Drive	Decatur	Sports Complex	3550
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Administrative/Office	190000
Mental Retardation Service Center	2660 Osborne Road	Atlanta	Public Health	38680
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Sports Complex	7826
NH Scott Recreation Center (old Mark Trail)	2230 Tilson Road	Decatur	Sports Complex	9000
North DeKalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Public Health	50000
North DeKalb Tag Office	1358 Dresden Drive	Atlanta	Administrative/Office	3250
Northern Service Center	4600 Buford Highway	Atlanta	Administrative/Office	3000
Old Court House	101 East Court Square	Decatur	Court/Jail	28000
Parking Deck (Trinity Place Parking Deck)	125 West Trinity Place	Decatur	Parking Decks	384000
Pole Bridge Water & Sewer	4226 Flat Bridge Road	Lithonia	Sanitation	3000
Porter Sanford III Performing Arts and Community Ctr.	3181 Rainbow Drive	Decatur	Misc	38262
Public Safety Building/ Court	3630 Camp Circle	Decatur	Court/Jail	188333
Redan Rereation Center	1839 Phillips Road	Lithonia	Sports Complex	22927
Roadhaven Water & Sewer/ Water & Sewer / Const. & Maint. Warehouse	1580 Roadhaven Drive	Stone Mountain	Sanitation	66000
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Sanitation	4200
Sanitation East Lot	1750 Rogers Lake Road	Lithonia	Sanitation	3000
Sanitation Pulverizer, Buford Highway	4600 Buford Highway	Norcross	Sanitation	21600
Sanitation Pulverizer, Site - E/ Sanitation Site - E, Seminole Scale House/Fleet Maintenance Semin	4203 Clevefont Road	Ellenwood	Sanitation	4050
Southeast Athletic Complex	5845 Hillvale Road	Lithonia	Sports Complex	55896
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Maintenance/Repair	11396
Tobie Grant Recreation Center	644 Parkdale Drive	Scottsdale	Sports Complex	42476
Tucker Police Precinct	4451 Lawrenceville Highway.	Tucker	Police/Fire	6862
Tucker Recreation Center	4898 LaVista Road	Tucker	Sports Complex	55117
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street	Atlanta	Public Health	54000
William T. White, III Family Center	39 Rogers Street	Atlanta	misc	5000

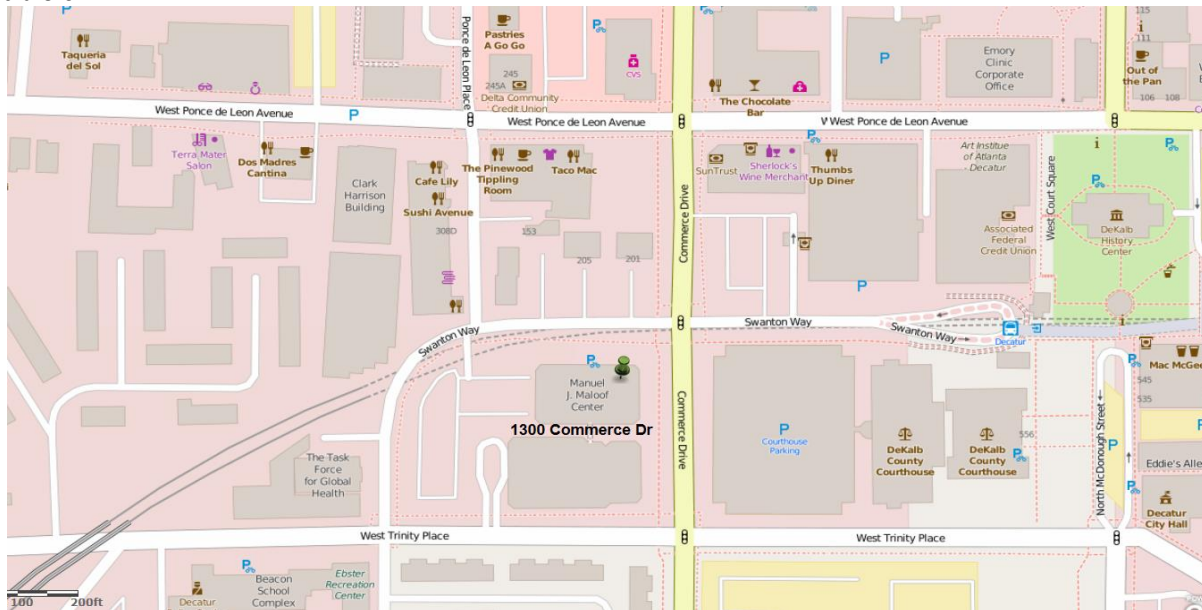
Figure 7. Map of DeKalb County Real Estate Portfolio



*Gresham Recreation Center not pictured

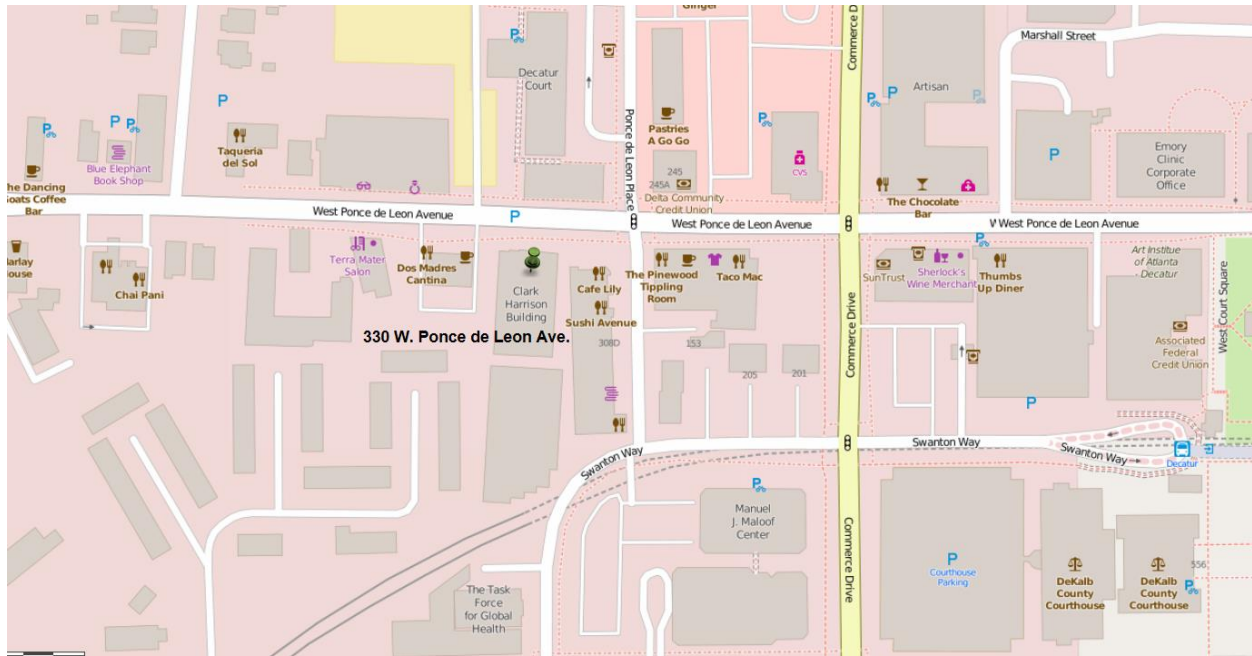
Summary of Main Administrative Buildings

Table 9.



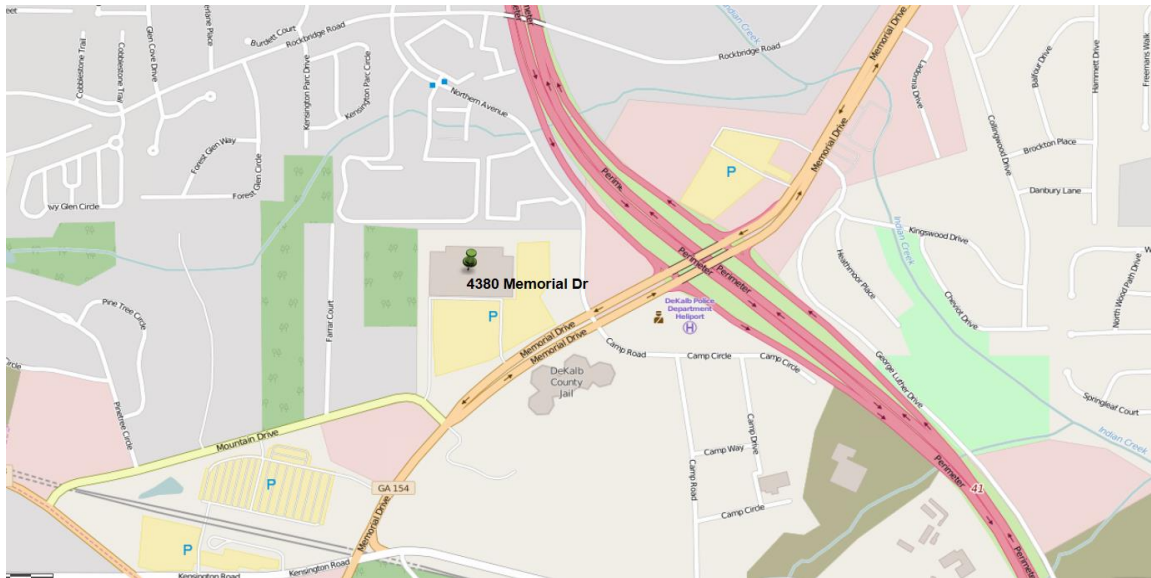
Building Information		1300 Commerce Drive
Total RSF		148,540
Total USF		126,259
Owned/Leased		Owned
Floors Occupied		6
Building Tenant Organizations		Board of Commissioners, Budget, CEO, COO, Controller, DCTV, Finance, HR, Legal, Purchasing & Contracting, Deputy COO's
Occupant Demand		
Total # of Building Occupants		317
Space Supply		
Total # of Offices		191
Total # of Cubicles		63
Total # of Workspaces		254
Total # of Conference Rooms		13
Summary Metrics		
% Occupied Workspaces		91%
Total # of Vacant Workspaces at Time of Survey		24
RSF / Occupant		652
USF / Occupant		398
RSF / Workspace		585
USF / Workspace		497
Ratio of Conference Rooms to Workspaces		5%
Office / Cubicle (%)		75.2% / 24.8%

Table 10.



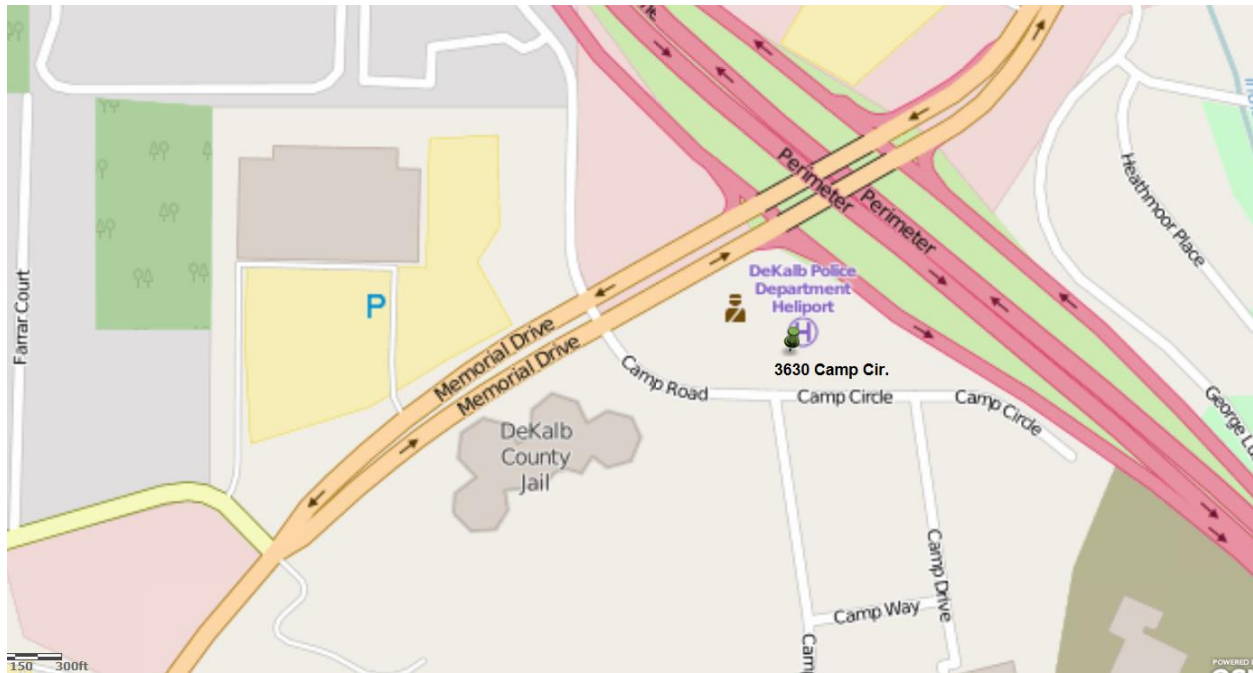
Building Information		330 Ponce De Leon Avenue
Total RSF	91,223	
Total USF	77,540	
Owned/Leased	Owned	
Floors Occupied	6	
Building Tenant Organizations	Facilities Management, GIS, Planning & Sustainability, Community Development, Youth Services, Risk Management, Finance, Code Enforcement	
Occupant Demand		
Total # of Building Occupants	140	
Space Supply		
Total # of Offices	137	
Total # of Cubicles	162	
Total # of Workspaces	299	
Total # of Conference Rooms	11	
Summary Metrics		
Total # of Vacant Workspaces at Time of Survey	40	
RSF / Occupant	352	
USF / Occupant	299	
RSF / Workspace	305	
USF / Workspace	259	
Ratio of Conference Rooms to Workspaces	4%	
Office / Cubicle (%)	45.8% / 54.2%	

Table 11.



Building Information		4380 Memorial Drive
Total RSF		190,000
Total USF		180,500
Owned/Leased		Leased
Building Tenant Organizations		Voting, Cooperative County Extension, Tax, Facilities Management, Fire-Logistics, Conflict Defender
Total Annual Rent Bill /		\$895,192
Total Annual Rent Bill / RSF		\$4.71
Occupant Demand		
Total # of Building Occupants		198
Space Supply		
Total # of Offices		37
Total # of Cubicles		72
Total # of Workspaces		109
Summary Metrics		
RSF / Occupant		960
USF / Occupant		912
RSF / Workspace		1,743
USF / Workspace		1,655
Total Annual Rent Bill \$ / Occupant		\$4,521
Total Annual Rent Bill \$ / Workspaces		\$8,213
Office / Cubicle (%)		51%

Table 12.



Building Information		3630 Camp Circle Complex
Total RSF		188,333
Total USF		160,083
Owned/Leased		Owned
Building Tenant Organizations		Police, Drug Court, Traffic Court, DUI Treatment, Public Safety, Evidence Room, Animal Control
Occupant Demand		
Total # of Building Occupants		443 (inclusive of entire Camp Circle Complex)
Space Supply		
Total # of Offices		93
Total # of Cubicles		103
Total # of Workspaces		196
Total # of Conference Rooms		6
Summary Metrics		
RSF / Occupant		425
USF / Occupant		361
RSF / Workspace		961
USF / Workspace		817
Ratio of Conference Rooms to Workspaces		3%
Office / Cubicle (%)		47%

Project Prioritization Plan

While developing a full capital expenditure/repair & replacement plan is beyond the scope of this deliverable the County can begin to integrate the findings of the FCA into a fully-fledged strategy for addressing its deferred maintenance backlog.

The County has already begun the process of remedying its substantial deferred maintenance issues by identifying the causes of the backlog and assessing the amount required to bring its real estate portfolio up to acceptable standards. The next step in the process begins with developing an understanding of the County's mission critical and public facing facilities as compared to the most pressing deferred maintenance issues. The JLL team utilized the following ranking system to classify the various components of DeKalb's real estate portfolio:

1. Item has failed or partially failed requiring immediate attention
 - a. Needs to be remedied in within a year
2. Item is near failure requiring short term attention
 - a. Needs to be remedied within three years
3. Item is in good to fair condition with approximately 50% remaining useful life
 - a. Needs to be remedied within five years
4. Item is in very good to good condition with more than 75% remaining useful life
5. Item is in like new condition with more than 90% remaining useful life

Due to the vastly varied nature of DeKalb County's real estate portfolio it is difficult to establish a strict set of criteria for classifying the priority of each facility. Ultimately we recommend that County administrators combine the JLL FCA priority recommendations with an analysis of which buildings should be given priority when addressing deferred maintenance issues. Additionally we advise that all items classified as failing or partially failing be remedied within 12 months and that any issues affecting building life cycle and life safety be addressed immediately thereafter. The table below shows the opinion of probable cost associated with remediation of the items within each classification.

Table 13.

Condition Score	Total Remediation Cost
1	\$5,918,150
2	\$16,518,250
3	\$4,622,200
4	\$8,500

Funding Sources

There are a wide array of funding sources the County can tap to address its deferred maintenance backlog. County facility management leadership should consider using SPLOST funding and the County's General Fund to the fullest extent possible in implementing a phased facilities remediation strategy. In addition to appropriated funding the County can also explore energy efficiency incentives. Often utility companies and state governments offer incentives for upgrading to modern energy efficient building systems. It is ideal to identify the long term cost savings associated with remediation of the County's facilities issues. Combined

¹ Madsen, Jana J. "Paying for Deferred Maintenance." *Buildings Magazine* 5 June 2006: Web. 24 May 2016. <<http://www.buildings.com/article-details/articleid/3161/title/paying-for-deferred-maintenance.aspx>>.

with implementation of a preventative maintenance plan the County will save money over the long term by strategically addressing the deferred maintenance throughout its real estate portfolio.

Section VI – Developing an Innovative Workplace

Background

While seeming innocuous, a workplace strategy is a critical component of any Master Plan and key to solving many of the issues the County currently faces with its existing real estate portfolio. Audrey Schriefer, a leading workplace expert, defines workplace strategy as “the dynamic alignment of an organization’s work patterns with the work environment to enable peak performance and reduced cost.” Through careful consideration of departmental adjacencies and implementation of modern office standards DeKalb County can take the first steps towards achieving the dynamic alignment that Mr. Schriefer references.

The vast majority of DeKalb County’s administrative offices are currently housed in buildings that were constructed in the 1970’s, when office space was treated as status and large, closed offices were the norm. Today’s offices have evolved to treat space as a commodity that can be leveraged to reduce facilities management costs and maximize investments in human capital. According to a GSA survey employees planning to leave their organization were 25 percent less satisfied with their physical workplace than those who planned to stay. Developing an innovative 21st century workplace strategy will not only help reduce the County’s facilities management costs, but also contribute to the development and retention of a high quality workforce.

Key Observations

Currently, DeKalb County has no set standards for office space allocation or office concept. Throughout the duration of this assignment our team observed a significant amount of vacant and underutilized office space. Large, closed offices are common, with vacant offices frequently utilized as storage space. In addition, many employees complained of poor planning in regards to departmental adjacencies and public facing functions. A two-year workplace study by DYG, Inc. for Knoll, Inc. identified several factors that employees stated had a “major” impact on their performance and satisfaction. These factors were echoed by many employees we interviewed as part of our assessment.

- 1. Climate control**

- a. Due in large part to the age of the County’s HVAC systems climate varies greatly from building to building and, in many cases, room to room. Almost every employee we spoke with mentioned poor climate control as one of their biggest complaints about their existing workplace.

- 2. Storage space**

- a. While touring the County’s administrative buildings we frequently found vacant offices that were used as storage space. Employees frequently complained of inadequate and poorly located storage space. It is not uncommon for County workers to walk several hundred feet or even travel to another floor or building to retrieve documents or items in storage.

- 3. Quiet/private space**

- a. In departments that have public facing functions we frequently observed employees working with sensitive, private information in an unsecured and loud environment. Interview participants frequently complained of a lack of privacy in the workplace and an inability to find quiet spaces
4. **Facility Condition/Suitability of Purpose**
- a. A number of County administrative facilities, including leased space, are in very poor condition and have been adaptively reused in a piecemeal fashion. As such, the work conditions continue to deteriorate and provide an unsuitable environment for the required work.

Benefits of Implementing a Workplace Strategy

The most important question we have received throughout the process of developing the master plan is how could implementing current workplace standards impact the County's budget? The answer is two-fold. Despite the cost savings associated with modernization of the County's office space, perhaps the most significant impact of implementing a workspace strategy is on human capital costs. According to the U.S. General Services Administration (GSA), implementing modern office standards can reduce the occurrence of absenteeism by 15%, a figure confirmed by two independent studies. Additionally, GSA estimates that improved office environments can increase retention by ten percent and reduce the County's turnover expenses. The effect of excess turnover can be a large lurking cost for many governmental organizations. GSA estimates that the cost of one lost employee is \$25,000, therefore even a modest reduction in staff turnover could present significant long term value to the County. These personnel benefits, combined with the increased productivity that results from a more comfortable, climate controlled work space can yield an estimated productivity increase of \$2,700 per County employee. With just over 800 County employees slated for consolidation in a new government center, DeKalb could save over two million dollars in human capital costs simply by bringing workplace conditions up to modern industry standards.

In addition to the expense reduction associated with a newly constructed, fully optimized government facility, the County would also experience significant operational cost savings. Today's office buildings are designed to maximize natural light and utilize high efficiency lighting strategies, a strategy that has been shown to reduce electrical consumption by an average of thirty-three percent (GSA). DeKalb County, with an average electrical cost of \$1.29 per s.f., could save \$0.44 per s.f. and cut its electrical bill for its main administrative facilities by more than half through the construction of a LEED certified building and implementation of modern office design concepts.

Table 14.

Electrical Costs	Total	Total S.F.	Cost per S.F.
1300 Commerce Dr-Maloof*	\$ 220,204	148,540	\$ 1.82
1300 Commerce Dr-Maloof Annex*	\$ 50,689		
330 W. Ponce De Leon-Clark Harrison	\$ 140,368	99,223	\$ 1.41
4380 Memorial Dr-Memorial Drive Office Park	\$ 157,439	192,688	\$ 0.82
<i>Total</i>	\$ 568,700	440,451	\$ 1.29
NEW GOVERNMENT CENTER***	\$ 255,653	300,000	\$ 0.85

*Cost per s.f. includes Maloof Annex square footage. Maloof Annex individual s.f. was not provided.

***LEED Gold certified new construction, on average, cuts electrical expenditure by 25% when compared to non-LEED buildings (U.S. Department of Energy (2011). Re-Assessing Green Building Performance: A Post Occupancy Evaluation of 22 Buildings.)

In addition to reduced electrical consumption, the implementation of spatial allocation standards will reduce the County's administrative footprint from over 700,000 s.f. to 300,000 s.f. With a current cost per rentable s.f. of \$2.72 the County stands to reduce its overall facilities management budget by over fifty percent. Additionally, the reduction in roof square footage from 232,647 s.f. to an approximate 39,715 s.f. will save the County considerable roof maintenance costs over the long term.

Table 15. Roof Square Footage

Building	Roof S.F.
1300 Commerce Dr. (Combined)	24,756
330 Ponce De Leon Ave.	15,203
4380 Memorial Dr.	192,688
Total Existing	232,647
<i>New Government Center</i>	<i>58,615</i>
Note: Exact roof square footage was not provided by the County and was determined by dividing total RSF by the number of floors in each building	

Section VII – Government Tower Master Plan

Background

Through evaluating DeKalb County's current real estate portfolio, coupled with current and future space needs we have developed the following master plan for consolidation of the County's administrative functions in an eight story government center tower. The data used for the development of the master plan was compiled through interviews with County officials, tours of the County's existing administrative buildings, and synthesis of human resources data submitted to the JLL team.

Staff Headcount

One of the most significant challenges our team encountered throughout the course of developing the master plan was collecting enough reliable and accurate data to generate informed assumptions for future staff headcount and spatial allocation. Through collaboration with the County we identified the following departments for consolidation into a new government center:

- Board of Commissioners
- Budget
- CEO
- COO
- Cooperative Extension
- DeKalb County Television
- Decide DeKalb Development Authority
- Facilities Management
- Finance
- GIS
- Human Resources
- Human and Community Development
- Information Technology
- Legal
- Magistrate Court
- Parks and Recreation
- Permits
- Planning & Sustainability
- Property Appraisal
- Purchasing & Contracting
- Superior Court-Drug
- State Court-DUI
- State Court-Traffic
- Tax Commissioner
- Voter Registration

- Workforce Development

One of the key components of the surveys our team collected from each department was determining the current headcount and anticipated future staffing within each department. Future headcount is particularly important, as that number is the basis upon which our master planning recommendations are formulated. These figures can be seen in the table on the following page in Figure 7.

General Office Space Standards

Earlier in this report we discussed the value of bringing new, innovative office concepts into the County's plan for a new government center. Moving out of old buildings and into a new government center designed to specifically suit the County's needs presents an opportunity to update not only the work environment but also the manner in which employees work and interact with their colleagues and surroundings. With that in mind the JLL team, through collaboration with County administrators, identified a series of assumptions based on industry best practices as applied to the County's specific needs.

Space Planning Methodology

A master plan, much like a physical building, must have a strong foundation in order to be successful. The JLL team constructed this foundation by first determining the future staffing needs for each department included in the new government tower. The resulting headcount was then combined with industry office space standards to generate a ratio of open versus closed office space and determine the overall square footage of each floor plate. Our team developed standards for five different types of office space: Executive, Department Head, Senior Manager, Manager, and Staff.

Table 16. New Office Space Standards

Type	Position	Size	nsf	% of staff
Enclosed Office	Executive	15' x 20'	300	2%
	Department Head	15' x 15'	225	6%
	Sr Manager	10' x 15'	150	22%
Open Office	Manager	8' x 10'	80	30%
	Staff	6 x 7'	42	40%

Private sector office planning typically reserves closed offices for executive level personnel only, however given the County's historical office space standards and an increased need for privacy, our team has programmed closed office space for County Executives, Department Heads and Senior Managers. In touring the County's current administrative space it quickly became evident that most workers were accustomed to large, closed offices and that moving to a significantly smaller or open space may be a point of contention amongst County employees. In order to mitigate this challenge the JLL team allocated additional square footage for those employees assigned to closed office space. While a 300 s.f. office for a County executive may seem small, it is still significantly larger than their private sector equivalent, where executive level offices are often less than 200 s.f.

After developing individual work space standards and generating a firm headcount for a new government center the last step in determining the overall building square footage was to identify the types and amount of support spaces needed for each department. This includes things like reception areas, break rooms, conference rooms and storage requirements. In Table 14 the square footage requirements for individual

work spaces and common support areas are defined. These two figures are combined at the bottom of Figure 7 to generate the required square footage for each general office floor plate of the government center. Finally, the floor plate square footage is multiplied by the number of floors in the tower (8) and then added to the required square footage for the complex's various special functions (DCTV, Courts, auditorium, warehouses) to determine the buildings overall required square footage.

Figure 8.

GENERAL OFFICE REQUIRED SQUARE FOOTAGE BASED ON HEADCOUNT														
Assumptions:														
headcount population - reported future									1303					
vacancy % included in population									12					
seating ratio									1:1					
open to closed ratio									70:30					
number of floors									8					
occupants per floor									163					
Circulation Factor (net sq ft to usable sq ft)								1.45	1.3 for larger spaces (noted with red flag)					
RSF Factor (USF to RSF)								1.12						
GSF Factor (RSF to GSF)								1.25						
Space standards - individual work spaces														
Type	Position	Size	nsf	% of staff	# / Floor	nsf	usf	rsf	gsf	#/total	nsf	usf	rsf	gsf
Enclosed Office	Executive	15' x 20'	300	2%	3	977	1,417	1,587	1,984	26	7,818	11,336	12,696	15,871
	Department Head	15' x 15'	225	6%	10	2199	3,188	3,571	4,464	78	17,591	25,506	28,567	35,709
	Sr Manager	10' x 15'	150	22%	36	5375	7,794	8,729	10,911	287	42,999	62,349	69,830	87,288
Open Office	Manager	8' x 10'	80	30%	49	3909	5,668	6,348	7,935	391	31,272	45,344	50,786	63,482
	Staff	6 x 7'	42	40%	65	2736	3,968	4,444	5,555	521	21,890	31,741	35,550	44,438
Total				100%	163	22,035	24,679	30,848		1,303	176,276	197,430	246,787	
Space standards - typical floor common support														
Type	size	nsf	#/floor	nsf	usf	rsf	gsf	#/8 floors	nsf	usf	rsf	gsf		
Reception / Entry Vestibule	8' x 10'	80	1	80	116	130	246	8	640	928	1,039	1,164		
Coat Closet	2.5' x 6'	15	2	30	44	49	92	16	240	348	390	437		
Break Room	12' x 20'	240	1	240	348	390	738	8	1920	2,784	3,118	3,492		
Coffee Station / Pantry	8' x 10'	80	1	80	116	130	246	8	640	928	1,039	1,164		
Mail Drop	10' x 15'	150	1	150	218	244	461	8	1200	1,740	1,949	2,183		
Copier / Printer	10' x 15'	150	2	300	390	437	827	16	2400	3,120	3,494	3,914		
File / Storage Room	15' x 20'	300	2	600	780	874	1,654	16	4800	6,240	6,989	7,827		
Large Conference - 18 seats	22' x 30'	660	1	660	858	961	1,819	8	5280	6,864	7,688	8,610		
Medium Conference - 10-12 seats	15' x 28'	375	1	375	488	546	1,034	8	3000	3,900	4,368	4,892		
Small Conference - 6-8 seats	14' x 20'	280	2	560	728	815	1,543	16	4480	5,824	6,523	7,306		
Focus Rooms - 2-3 seats	10 x 15'	150	2	300	390	437	827	16	2400	3,120	3,494	3,914		
Phone Rooms	6' x 8'	48	2	96	125	140	265	16	768	998	1,118	1,252		
Dedicated Department Special Function	20' x 30'	1200	1	1200	1,560	1,747	3,307	8	9600	12,480	13,978	15,655		
IT / Server Room	10' x 12'	120	1	120	174	195	369	8	960	1,248	1,398	1,565		
Total		3848			6,333	7,093	13,427		50,522	56,585	70,731			
General Office Typical Floor Plate														
Typical Floor			Occupants / floor	usf	rsf	gsf								
efficiency / Seat			163	28,368	31,772	39,715								
				174	195	244								
General Office Totals - assuming 8 floor office 'tower'														
Useable Square Feet		226,799	USF											
Rentable Square Feet		254,015	RSF											
Gross Square Feet		317,518	GSF											
Efficiency / Seat - excluding large assembly ameniti		195												
Efficiency / Seat - including large assembly ameniti		238												
Specialty Departmental Support Space Totals														
	NSF	USF												
Courts	22,456	30,364												
DeKalb County Television	1,068	1,549												
warehouse Space	31,049	38,350												
Auditorium	7,500	7,500												
Shared Amenities	20,150	20,150												



Figure 9.

DEKALB COUNTY FACILITIES MASTER PLAN STUDY										
DEPARTMENT HEADCOUNTS										
DEPARTMENT NAME	2016 Reported Headcount	Future Reported	HR 2015 Actual*	Future Assumed 5% Growth on 2016 Reported	Vacancy @ 9%	Vacancy @ 12%	Facilities provided Headcount	Future Assumed 5% Growth on Facilities List	Vacancy @ 9%	Vacancy @ 12%
BOARD OF COMMISSIONERS	30	36	30	32	29	28	38	40	36	35
BUDGET	8	15	8	8	8	7	11	12	11	10
CEO	20	20	29	21	19	18	9	9	9	8
COO	12	13	29	13	11	11	18	19	17	17
COOPERATIVE EXTENSION	21	21	9	22	20	19	14	15	13	13
DCTV	11	11	-	12	11	10	11	12	11	10
DECIDE DEKALB DEVELOPMENT AUTH.	7	10	-	7	7	6	-	-	-	-
FACILITIES MANAGEMENT	20	20	4	21	19	18	17	18	16	16
FINANCE	54	63	133	57	52	50	239	251	228	221
FINANCE - CONTROLLER	27	27	0	28	26	25	-	-	-	-
FINANCE - UTILITY CUSTOMER OP.	85	110	-	89	81	79	-	-	-	-
GIS	23	23	19	24	22	21	21	22	20	19
HUMAN RESOURCES	31	35	29	33	30	29	30	32	29	28
HUMAN AND COMM. DEVELOP.	33	33	-	35	32	30	-	-	-	-
INFORMATION TECHNOLOGY	94	100	-	99	90	87	164	172	157	152
LEGAL	27	27	33	28	26	25	27	28	26	25
MAGISTRATE COURT	37	39	16	39	35	34	-	-	-	-
PARKS AND RECREATION	57	-	23	60	54	53	-	-	-	-
PERMITS	7	7	-	7	7	6	-	-	-	-
PLANNING & SUSTAINABILITY	122	126	118	128	117	113	136	143	130	126
PLANNING & SUST. - CODE COMP.	57	57	-	60	54	53	-	-	-	-
PROPERTY APPRAISAL	65	85	-	68	62	60	66	69	63	61
PURCHASING & CONTRACTING	47	56	43	49	45	43	54	57	52	50
SUPERIOR COURT-DRUG	16	16	-	17	15	15	-	-	-	-
STATE COURT-DUI	16	18	-	17	15	15	-	-	-	-
STATE COURT-TRAFFIC	54	54	-	57	52	50	-	-	-	-
TAX COMMISSIONER	109	130	99	114	104	101	110	116	105	102
VOTER REGISTRATION	114	114	33	120	109	105	74	78	71	68
WORKFORCE DEVELOPMENT	33	37	-	35	32	30	-	-	-	-
SUBTOTAL HEADCOUNT	1237	1303	655	1299	1182	1143	1039	1091	993	960

* HR Reported run 12/15/2015 for the staff populations housed at the four buildings:330 Ponce, Maloof, Maloof Annex and 438 Memorial
 Where assumptions have been made or departmental feedback was not given in time to be incorporated into this report, the information has been identified with a pink background.

Example

Tenant Stacking Plan

One of the most frequent complaints we heard from employees during our interviews and tours was the lack of consideration for inter-departmental coordination. It is common for County employees to work with other employees outside of their department to accomplish a given task. Furthermore, numerous departments collaborate regularly in order to accomplish prescribed missions. In response to the various departmental adjacencies that were discovered through the interview process and facility tours, the JLL team developed the adjacency matrix on the following page. The matrix presents a visual representation of the relationships that the County's various departments have with each other.

The tenant stacking plan forms the foundation of the design for the new government center and was formulated in concert with County employees across all departments. Through the completion of a survey questionnaire as well as in-person conversations the JLL team created a concept for a new government tower that takes into account each department's relationships with other facets of the County government. The new stacking plan combined with spatial allocation standards and an open office concept with allow department's to work more efficiently and collaborate more effectively.

Figure 10.

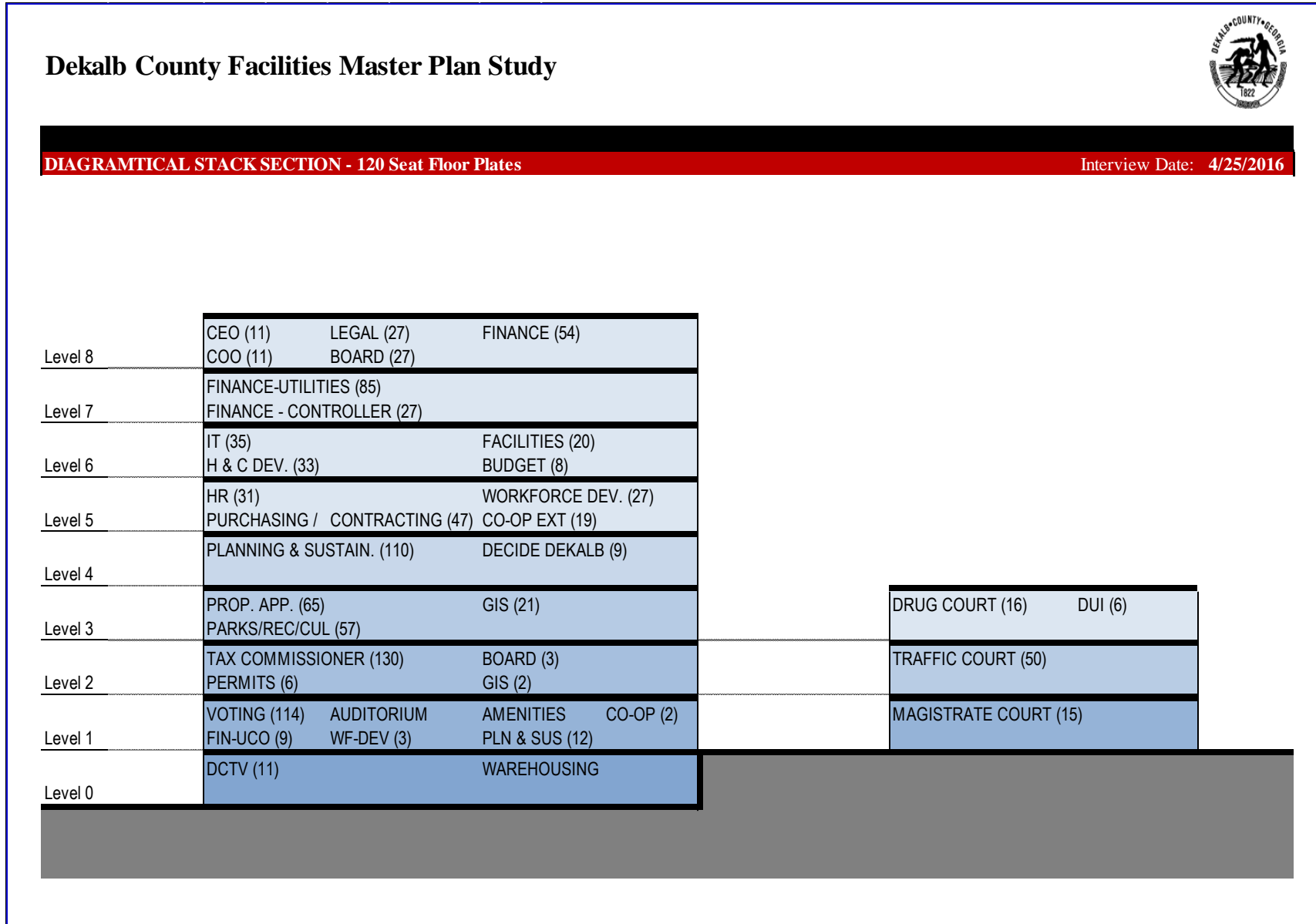


Figure 11.

DEKALB COUNTY FACILITIES MASTER PLAN STUDY																													
DEPARTMENT EXTERNAL ADJACENCY MATRIX																													
DEPARTMENT NAME	BOARD OF COMMISSIONERS	BUDGET	CEO	COO	CONTROLLER	COOPERATIVE EXTENSION	DCTV	DECIDE DEKALB DEVELOPMENT AUTH.	FACILITIES MANAGEMENT	FINANCE	FINANCE - UTILITY CUSTOMER OP.	GIS	HUMAN RESOURCES	HUMAN & COMMUNITY DEVELOPMENT	INFORMATION TECHNOLOGY	LEGAL	MAGISTRATE COURT	PARKS, RECREATION, & CULTURE	PERMITS	PLANNING & SUSTAINABILITY	PLANNING & SUSTAIN. - CODE COMP.	PROPERTY APPRAISAL	PURCHASING & CONTRACTING	STATE COURT - DRUG	STATE COURT - DUI TREATMENT	STATE COURT - TRAFFIC	TAX COMMISSIONER	VOTER REGISTRATION	WORKFORCE DEVELOPMENT
BOARD OF COMMISSIONERS																													
BUDGET																													
CEO																													
COO																													
CONTROLLER																													
COOPERATIVE EXTENSION																													
DCTV																													
DECIDE DEKALB DEVELOPMENT AUTH.																													
FACILITIES MANAGEMENT																													
FINANCE																													
FINANCE - UTILITY CUSTOMER OP.																													
GIS																													
HUMAN RESOURCES																													
HUMAN & COMMUNITY DEVELOPMENT																													
INFORMATION TECHNOLOGY																													
LEGAL																													
MAGISTRATE COURT																													
PARKS, RECREATION, & CULTURE																													
PERMITS																													
PLANNING & SUSTAINABILITY																													
PLANNING & SUSTAIN. - CODE COMP.																													
PROPERTY APPRAISAL																													
PURCHASING & CONTRACTING																													
STATE COURT - DRUG																													
STATE COURT - DUI TREATMENT																													
STATE COURT - TRAFFIC																													
TAX COMMISSIONER																													
VOTER REGISTRATION																													
WORKFORCE DEVELOPMENT																													

Primary Relationship
 Secondary Relationship
 Tertiary Relationship

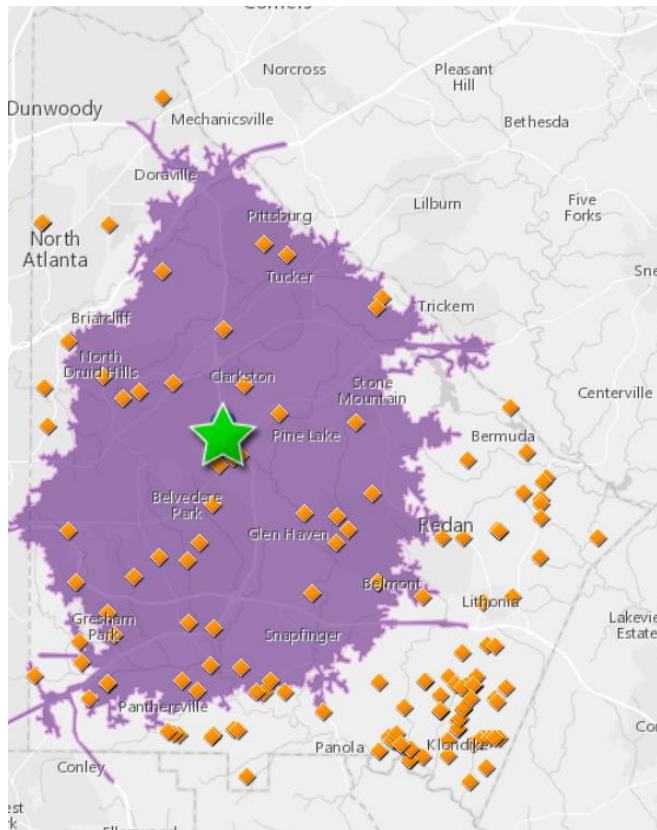
Government Center Options Analysis

Given the unique requirements of a new government center the JLL team worked with DeKalb County administrators to identify the necessary characteristics associated with a possible building site. The following is a list of desired characteristics of the government center building site:

- Centrally located within DeKalb County
- Accessible via public transit, ideally MARTA
- Ample acreage
- Easily accessed by major interstate highways
- Highly visible to passing traffic
- Low cost of land acquisition; ideally use land currently owned by DeKalb County
- Low cost of construction
- Minimal disruption to surrounding businesses and County government
- Access to adequate parking for employees and visitors

After analyzing the County's portfolio of owned, undeveloped land JLL concurs with County administrators that the site at the corner of Kensington Road and Memorial Drive best fits the desired site characteristics. As can be seen on the map below the Kensington/Memorial site is centrally located within DeKalb County and allows easy access to Interstate 285, which runs adjacent to the site. **The central location of the site allows for a short fifteen minute drive from almost anywhere in DeKalb County, as demonstrated by the purple shading in the map below.**

Figure 12.



Additionally, the site is within walking distance of the Kensington MARTA station, giving employees and visitors several options when choosing their means of transportation. The proximity of MARTA also presents an opportunity to reduce parking costs by incentivizing the use of public transportation by County employees. Lastly, the site allow the County to avoid high construction costs that would

Government Tower Design

The master plan concept takes advantage of the natural grade change for warehouse access and parking deck construction. From the south west corner to the north east corner there is a forty foot grade difference, making a large impression in site strategy. In order for this complex to have a presence on Memorial Drive, a building wing parallels with the street and opens up to a public plaza facing the Kensington Marta Station. Having the main building spine oriented east-west provides the best orientation for solar energy systems and daylighting.

Some important highlights from the design strategy are as follows:

1. Natural Grade on Site—Master Plan takes advantage of the grade for the least amount of civil intervention
2. It addresses Memorial Drive as an urban edge
3. The design anticipates future expansion opportunity
4. The master plan anticipates a pedestrian friendly campus, as suggested by zoning and Marta adjacency
5. The plaza entry creates a public civic presence with the plaza entry.

As can be seen in the images below maintaining separation of public facing functions and a secured area was paramount to the formulation of the design concept. Additionally, the current site plan uses the natural topography of the site to facilitate access to the warehouse and auditorium spaces.

Figure 13.

Site Plan

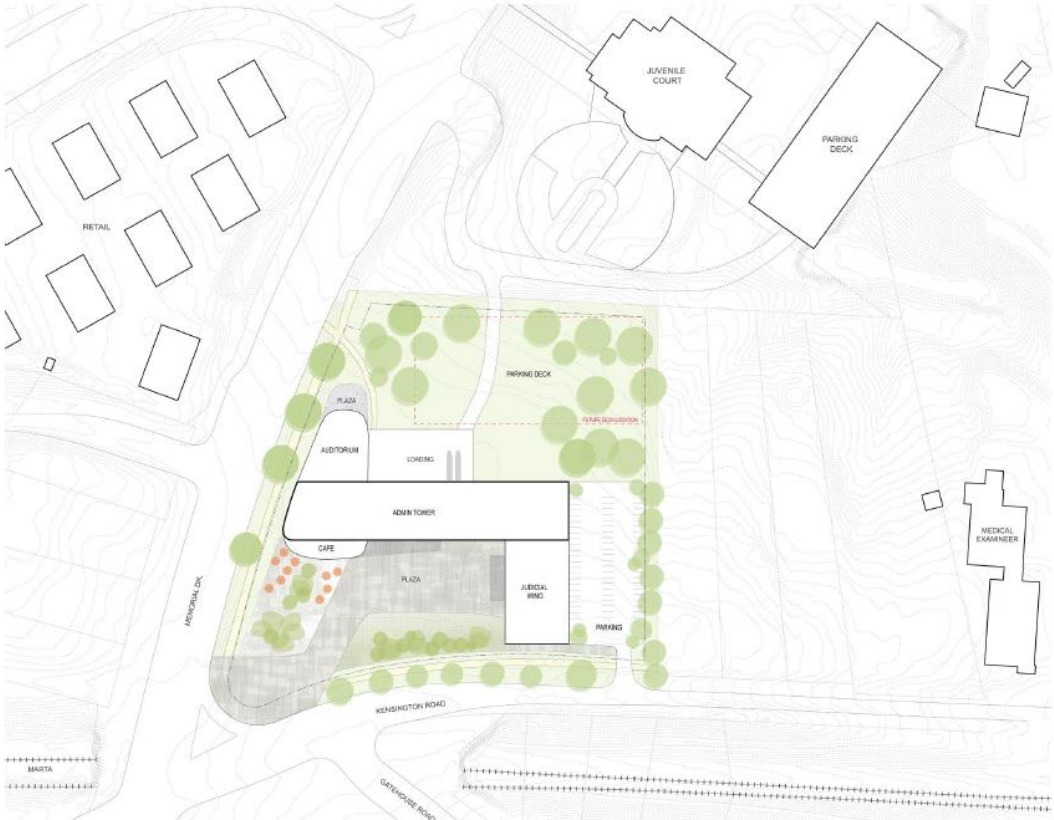
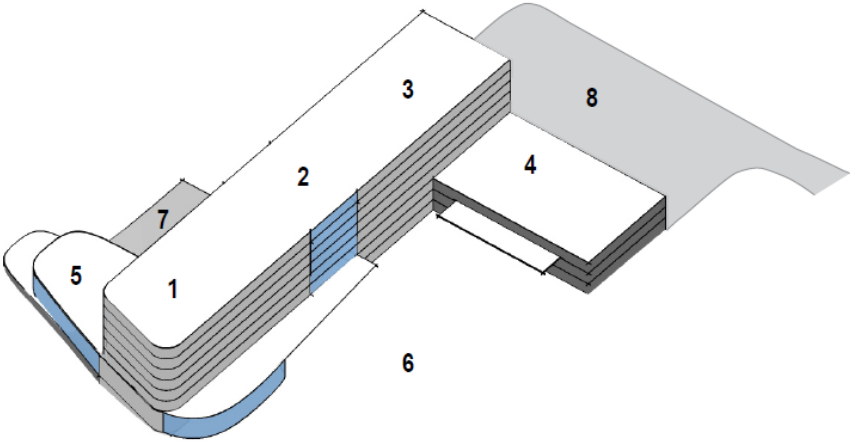


Figure 14.

Massing Strategy

- 1. Administration Wing
- 2. Open Atrium
- 3. Public Transaction Wing
- 4. Judicial Wing
- 5. Auditorium
- 6. Public Plaza
- 7. Loading Dock
- 8. Parking




Program Budget

The final component of the government tower master plan was to develop an estimated budget to fully complete the project. After conferring with DeKalb County officials and developing an understanding of the County's cost appetite, along with desired finishes and structural elements, the JLL team arrived at a total estimated project budget of 89.9 million dollars. The total figure encompasses the County's goal of achieving LEED certification in the new government center, as well as accounting for interior build-out costs and various consultant and project management fees.


The budget was built on the assumption that no demolition of existing structures or parking would be necessary and that the existing site topography would be utilized in order to minimize excessive site cut and fill to the furthest extent possible. Additionally, the budget assumes that no structure parking will be included as part of the project and that the government tower's exterior will consist of 50 percent glazing and 50 percent masonry.

Figure 15.



DeKalb County - Government Center Development

Concept Master Estimate Summary



Rev: 5/4/2016

	RSF	235,000	RSF	43,333	RSF	21,667	RSF	300,000
	Office	Cost / SF	Warehouse	Cost / SF	Assembly	Cost / SF	TOTAL	Cost / SF
SOFT COSTS								
General Construction:								
Base Building Soft Costs	\$	3,066,750.00	\$	565,495.65	\$	282,754.35	\$	3,915,000.00
Interiors Soft Costs	\$	1,641,500.00	\$	192,000.00	\$	288,500.00	\$	2,122,000.00
Subtotal Soft Costs	\$	4,708,250.00	\$	757,495.65	\$	571,254.35	\$	6,037,000.00
Contingency - Hard Costs 15%	\$	706,237.50	\$	113,624.35	\$	85,688.15	\$	905,550.00
Total Soft Costs	\$	5,414,487.50	\$	871,120.00	\$	656,942.50	\$	6,942,550.00
HARD COSTS								
General Construction:								
Base Building Hard Costs	\$	35,150,501.00	\$	6,093,652.86	\$	3,307,113.08	\$	44,551,266.94
Interior Hard Costs	\$	12,885,437.88	\$	1,754,202.49	\$	953,359.26	\$	15,592,999.62
Subtotal Hard Costs	\$	48,035,938.88	\$	7,847,855.34	\$	4,260,472.34	\$	60,144,266.56
Contingency - Hard Costs 15%	\$	7,205,390.83	\$	1,177,178.30	\$	639,070.85	\$	9,021,639.98
Total Hard Costs	\$	55,241,329.71	\$	9,025,033.65	\$	4,899,543.19	\$	69,165,906.54
FURNITURE, FIXTURES & EQUIPMENT / TECHNOLOGY / MOVE COSTS								
Interior FF&E / Tech / Move Costs	\$	9,282,500.00	\$	823,327.00	\$	1,967,363.60	\$	12,073,190.60
Subtotal FF&E	\$	9,282,500.00	\$	823,327.00	\$	1,967,363.60	\$	12,073,190.60
Contingency - FF&E 15%	\$	1,392,375.00	\$	123,499.05	\$	295,104.54	\$	1,810,978.59
Total FF&E	\$	10,674,875.00	\$	946,826.05	\$	2,262,468.14	\$	13,884,169.19
LAND COSTS								
Land Costs	\$	500,000.00	\$	-	\$	-	\$	500,000.00
Subtotal FF&E	\$	500,000.00	\$	-	\$	-	\$	500,000.00
Contingency - FF&E 15%	\$	75,000.00	\$	-	\$	-	\$	75,000.00
Total FF&E	\$	575,000.00	\$	-	\$	-	\$	575,000.00
TOTAL PROJECT COSTS	\$	71,330,692.21	\$	10,842,979.69	\$	7,818,953.83	\$	89,992,625.73

Section VIII – Conclusion and Recommendations

Conclusion

A multitude of DeKalb County's facilities are past their useful life. Based upon the Facilities Condition Assessments undertaken by the JLL team, the backlog of deferred maintenance and the continuing lack of investment in County facilities, it seems clear that the County owned administrative facilities will continue to fester in varying levels of disrepair. As such, the inherent inefficiencies with regard to utility usage and work environment will magnify if the County chooses not to undertake any new direction with regard to new facilities. Additionally, the County's current facilities are ill equipped for the County's core mission of serving its constituents, especially with regard to the County's customer facing functions. The Downtown Decatur location of the majority of County administrative facilities also creates challenges for County customers given the location with the County and the significant lack of parking. As such, based on the data collected and a thorough analysis, the JLL team believes that its recommendations are in line with future County needs.

Recommendations

Based upon the conclusions drawn above, the JLL team recommends that the County construct a new government center on County owned land. A new government center will address many of the significant issues DeKalb currently faces with regard to its facilities.

1. A consolidated new facility, centrally located with ample employee and public parking, will help solve the current issues that plague the County's forward facing functions including permitting, water billing, tax commissioner and multiple other points of customer interface.
2. A new Government Center will provide the ability for the County to customize its space planning based on current and future needs and thereby permit the County to consolidate space. As referenced above, the proposed Center more than halves the space currently being used by the County for the same purposes.
3. Disposing of older buildings with significant deferred maintenance backlogs in favor of a new government center will enable the County to essentially "hit the reset button" with regard to its administrative footprint of buildings and the associated remediation and lease costs. The County would save more than \$20M over the course of the next ten years simply by vacating its current leased space.
4. At a minimum, the County should adopt new operations and maintenance procedures in line with the recommended alterations to the County's current process. If nothing else, the County should invest in an automated workflow system.
5. The JLL team recommends that the County develop a capital expenditure plan for helping to prioritize building remediation priority. Such a plan will allow the County to arrive at the industry standard for portfolio spending recommendations. The County should determine the best path forward with regard to a capital expenditure plan in the near future that encompasses all of the facilities not recommended for consolidation.
6. In addition to the capital plan, the County should determine a funding mechanism in order to

attempt to alleviate future capital expenditure backlogs and allow for a preventative maintenance budget. The County has an opportunity to remedy its current backlog and ensure a productive path forward.

7. In all of its facilities, outside of the facilities recommended for consolidation, the County should implement the new space standards recommendations to ensure uniformity of office size at each level per FTE.
8. Given that a significant amount of County space is dedicated to storage of paper records, the JLL team would recommend that the County determine a more efficient means of document storage. In real estate terms, the County currently uses a significant amount of RSF for document storage; this practice is inefficient, expensive and may be alleviated in certain departments.

Appendix

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Painting	2	Painted areas of the exterior have extensive cracked and peeling paint. We recommend removing corroded areas, sanding and repainting trim, awnings, and mullions throughout the building exterior, approximately 8,700 square feet	\$20,200
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Windows	2	Windows appeared to be single pane, top hinged, aluminum frame windows. These are assumed to be original to the building and are at end of useful life. We observed broken or missing window frames, panes, latches, and hinges. We recommend budgeting to replace all windows with a more energy efficient standard	\$100,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Exterior Doors	3	We recommend removing corroded areas, sanding, and repainting	\$1,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	System Condition	3	While we had no access to the roof at the time of our inspection, various leaks were observed or reported during the interior inspection. We recommend performing a roof survey to determine the condition and life span of the roof. We recommend implementing an annual roof maintenance program to ensure life span potential, drainage requirements, and routine maintenance. We observed no fall protection on the roof. We recommend investigating adding fall protection on the roof	\$5,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Drainage	3	We recommend surveying roof drainage system to determine condition. Installed PVC roof drain system above Police Precinct entry door indicates that issues exist	\$5,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Ceilings	3	There is an acoustic tile drop ceiling throughout the building. Ceiling is discolored and has discolored and miss-matched tiles. We recommend replacing stained ceiling tiles and applying a coating to refresh the ceiling appearance	\$120,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Walls - Partitions	3	Common area walls are CMU with ceramic tile covering the bottom two thirds of the wall. We recommend painting and pointing all common interior walls. Office and classroom walls are a combination of painted CMU and drywall. We recommend patching holes and painting walls throughout the building. The restroom partition walls and toilet and shower stall partitions appeared to be a combination of CMU and drywall with ceramic tile covering. We recommend demolition of existing toilet and shower partitions and replacing them with metal or laminate partitions	\$400,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Floors	3	Senior Center hallways and auditorium floors are VCT, approximately 15,000 square feet. We observed broken, missing, discolored and miss-matched tiles with gaps between the tiles in some areas. VCT appeared to be at end of useful life. We recommend replacing VCT. Senior Center classrooms and offices are rolled carpet, approximately 11,000 square feet. We observed worn and stained carpet throughout. Carpet appeared at end of useful life. We recommend replacing the carpet. Restrooms and kitchen areas appeared to have vinyl and ceramic tile that appeared to be in serviceable condition. Police Precinct office, classroom and common area flooring is a combination of roll carpet and carpet tile. We observed multiple areas of worn and stained carpet. We recommend a deep cleaning and spot removable throughout. We recommend budgeting for carpet removal and replacement of laminate flooring for a longer life span	\$250,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Fixtures	3	The Senior Center has two sets of restrooms with four toilets in each of the women's restrooms. Men's restrooms have three toilets and one urinal in each. There are three sinks in each restroom. We observed that these fixtures are serviceable but appeared to be at end of useful life. We recommend budgeting to replace existing fixtures with a more environmentally and energy efficient standard. Police Precinct has two locker rooms and two restrooms. Locker rooms have two or three shower stalls, two or three toilets, and three sinks. Restrooms have similar fixtures with no showers. There is a 4-foot tub type urinal in the men's restroom. This urinal is not functional. We observed that all other fixtures are serviceable but appeared to be at end of useful life. We recommend budgeting to replace existing fixtures with a more environmentally and energy efficient standard	\$25,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Special HVAC Systems and Equipment	3	There is one split system air conditioner located in the Police evidence locker. The unit was switched off at the time of the inspection. We observed damage to the ceiling around this unit. We recommend repair and maintenance for this equipment and associated ceiling	\$5,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Fire Extinguishers	3	Portable fire extinguishers are placed throughout the site. We observed expired inspection tags throughout. We recommend an inspection and maintenance program to ensure code adherence	\$1,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We recommend budgeting for infrared testing. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required	\$5,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Emergency/Standby Power Systems	1	There is a Kohler gas-fueled generator of undisclosed rating. We were not able to verify operating condition. We observed heavy corrosion and recommend engineering survey performed to determine generator condition	\$5,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Exit/Emergency Lights	1	Exit and emergency lighting appeared to be in unsatisfactory condition. We observed inadequately illuminated and broken exit lights and emergency lights. We recommend upgrading and repairing the system	\$5,000
Bruce Street Senior Center	2484 Bruce Street	Lithonia	Georgia	30058	52,776	Building Access	2	The site's vehicular parking area is damaged and needs replacement. Recommend removing existing concrete, grading, and applying an asphaltic surface, approximately 20,000 square feet	\$250,000
Fire Station 6	2342 Flat Shoals Road	Atlanta	Georgia	30316	10,555	Doors	1	Doors appeared to be in serviceable condition. We observed two doors with broken door closures. We recommend replacing the door closures	\$500
Fire Station 6	2342 Flat Shoals Road	Atlanta	Georgia	30316	10,555	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program	\$500
Fire Station 6	2342 Flat Shoals Road	Atlanta	Georgia	30316	10,555	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend conducting infrared testing and Arc Flash hazard testing	\$500
Fire Station 6	2342 Flat Shoals Road	Atlanta	Georgia	30316	10,555	Building Access	1	Concrete vehicular parking area appeared to be in serviceable condition. We observed four broken wheel bumpers and cracked and broken concrete in the driveway. We recommend replacing the wheel bumpers and repairing 200 square feet of cracked driveway. The 20 foot rolling security gate appeared to be in unsatisfactory condition. We observed that the gate wheels could not roll freely and the gate failed to close properly. We recommend installing concrete or asphalt on the gate track area	\$2,500
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints and around the windows. We recommend caulking the building	\$7,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Cleaning and Masonry Pointing	3	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discolored masonry at the entrance of the building. We recommend power washing approximately 2,000 square feet.	\$1,000

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Windows	1	Windows appeared to be in unsatisfactory condition. We observed many broken and missing and leaking windows. Window gaskets were deteriorated throughout and are failing. We recommend replacing missing and broken windows and replacing the gaskets, approximately 336,000 lineal feet. Built up roof appeared to be in serviceable condition. We observed some deterioration of the membrane. There were no active leaks observed or reported. We recommend performing a roof survey to determine the condition and lifespan of the roof.	\$170,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	System Condition	3	Floors appeared to be in serviceable condition. We observed worn and stained carpet in the common hallways throughout the building. Carpet appeared to be at the end of useful life. We recommend replacing carpet, approximately 25,000 square feet.	\$5,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Floors	2	Staff finishes appeared to be in serviceable condition. We observed chipped concrete and damaged non-slip treads. We recommend repairing the concrete and replacing the stair treads, approximately 800 stairs.	\$120,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Stair Finishes	2	Indeeco Governair 100KW heating unit appeared to be in serviceable condition. Heating unit appeared to be at the end of useful life. We recommend budgeting to replace the unit.	\$1,500
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Heat Generation Systems	2	A York centrifugal chiller located on the roof appeared to be in satisfactory condition. An air-cooled scroll chiller located on the roof appeared to be in serviceable condition. We observed corrosion on the compressor housing and associated parts. The chiller appeared to be at the end of useful life. We recommend budgeting to replace the unit. Marley cooling tower appeared to be in satisfactory condition. We observed build up and corrosion on the interior coils of the cooling tower. Water appeared cloudy and sediment was observed. We recommend overhauling the cooling tower and instituting a water treatment program for the cooling tower.	\$10,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Heat Rejection/Cooling/Refrigeration Systems	2	Four McQuay air handling units appeared to be in serviceable condition. AHUs appeared to be at the end of useful life. We recommend budgeting to replace four units, 5000 CFM each.	\$60,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	HVAC Distribution	2	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$80,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Fire Extinguishers	C	Electrical service and distribution appeared to be in serviceable condition. Main switchboards and associated breaker panels appeared to be at the end of useful life. We recommend an engineering study to determine the condition and lifespan of the equipment. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$500
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Electrical Service and Distribution	C	Exit lighting appeared to be in satisfactory condition. The letter C indicates that the site emergency lighting does not comply with International Building Code (IBC), NFPA 101. We recommend installing the necessary emergency lighting as required.	\$25,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Exit/Emergency Lights	C	Vehicle parking and drive appeared to be in serviceable condition. We observed cracked, deteriorated and alligatored areas throughout the parking area. We recommend an asphalt overlay of the parking lot, approximately 103,000 square feet.	\$10,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Building Access	1	observed deteriorated caulk at the wall joints and at	\$600,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Caulking	2	Windows appeared to be in serviceable condition. We observed single pane, aluminum windows that appear to be at the end of useful life. We recommend budgeting to replace windows, approximately 1,800 square feet.	\$3,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Windows	3	Built up ballast roof appeared to be in serviceable condition. We observed drying and cracking membrane under the gravel ballast. We observed several roof leaks inside the building. We recommend a roof survey to determine the condition and life span of the roof.	\$14,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	System Condition	2	Walls appeared to be in serviceable condition. We observed scuffed, water damaged and scratched paint throughout both floors. We recommend patching and painting walls, approximately 70,000 square feet.	\$5,500
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Walls - Partitions	2	Floors appeared to be in serviceable condition. We observed worn and stained carpet that appeared to be at the end of useful life. We recommend replacing carpet, approximately 4,500 square feet.	\$217,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Floors	2	Doors appeared to be in serviceable condition. We observed many scuffed, discolored and scratched wood doors throughout the building particularly in high traffic areas. We recommend surveying the doors and refinishing those with the most damage, approximately 100, 4 ft. x 7 ft. doors.	\$45,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Doors	2	Elevators appeared to be in serviceable condition. We observed broken and discolored VCT flooring and broken ceiling inside the elevator cab. We recommend replacing the flooring, approximately 50 square feet and replacing the ceiling, approximately 100 square feet.	\$15,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Elevators	3	Natural gas boiler of undisclosed make and rating appeared to be in serviceable condition. We observed corrosion on the enclosure and external parts. Boiler appeared to be at the end of useful life. We recommend an HVAC study to determine the condition and life span of the boiler.	\$1,100
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Heat Generation Systems	2	Carrier roof top cooling towers of undisclosed rating and size appeared to be in serviceable condition. We observed corrosion and wear on the exterior of the equipment. We recommend an HVAC study to determine the condition of the equipment.	\$5,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Heat Rejection/Cooling/Refrigeration Systems	2	Air handler of undisclosed and rating appeared to be in serviceable condition. We observed corrosion on the enclosure and external parts. We recommend an HVAC survey to determine the condition and life span of the equipment.	\$5,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	HVAC Distribution	2	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
DeKalb/Atlanta Human Services Center	30 Warren Street	Atlanta	Georgia	30317	71,038	Electrical Service and Distribution	C	Windows appeared to be in serviceable condition. We observed damaged and leaking windows throughout the building. We recommend replacing windows, 2,400 square feet.	
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Windows	2	Built-up ballast roof appeared in serviceable condition. We observed a deteriorated roof membrane and many leaks throughout the fifth floor of the building. We recommend a roof survey to determine the age and life span of the roof.	\$18,600
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	System Condition	2	Walls and partitions appeared to be in serviceable condition. We observed water damage around windows in many areas and scuffed and scratched walls throughout the building. We recommend repairing drywall and prepping and painting walls, approximately 50,000 square feet.	\$5,000
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Walls - Partitions	2	Floors appeared to be in serviceable condition. We observed stretched and worn carpet that appeared to be at the end of useful life. We recommend replacing carpet, approximately 48,000 square feet, throughout the building.	\$120,000
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Floors	2	Doors appeared to be in serviceable condition. We observed scuffed and scratched wood doors and corrosion on door hardware throughout the building. We recommend refinishing approximately 250 doors and replacing approximately 50 sets of door hardware.	\$404,000
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Doors	3		\$45,000

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Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Fixtures	2	Restroom and break room fixtures appeared to be in serviceable condition. We observed four break room sinks, 25 toilets, 10 urinals and 20 restroom sinks that appeared to be at the end of useful life. We recommend replacing fixtures with an more energy efficient standard.	\$75,000
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Terminal and Package Units	2	Five Trane package units of undisclosed rating appeared to be in serviceable condition. We observed damaged fresh air lower control system throughout the building due to a damaged condenser on the roof. We recommend repairing the condenser and the fresh air return system throughout the building.	\$60,000
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed a 75 KVA transformer, number 51, making a loud buzzing sound indicating that it is at the end of useful life. We recommend repairing or replacing the transformer. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$10,000
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Building Access	2	Vehicle parking lot appeared to be in serviceable condition. We observed many cracked and alligatored areas. We recommend overlaying asphalt, approximately 94,000 square feet.	\$40,000
Eleanor Richardson Building - Health Center	445 Winn Way	Decatur	Georgia	30030	80,000	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed cracked, broken and lifted concrete throughout the sidewalks. Lifted concrete presents a trip hazard. We recommend repairing or replacing concrete, approximately 500 square feet around the building perimeter.	\$3,000
Gresham Recreation Center	3113 Gresham Road	Douglasville	Georgia	30134	5,956	Ceilings	1	Ceilings in the restrooms appeared to be in serviceable condition. We observed a 10 square foot section of water damaged drywall ceiling in the women's restroom. We recommend repairing the ceiling.	\$1,500
Gresham Recreation Center	3113 Gresham Road	Douglasville	Georgia	30134	5,956	Walls - Partitions	3	Walls and partitions appeared to be in serviceable condition. We observed peeling paint on the walls and columns in the common areas, hallways and meeting rooms. We recommend budgeting to paint 15,000 square	\$47,000
Gresham Recreation Center	3113 Gresham Road	Douglasville	Georgia	30134	5,956	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Walls	2	Pro Shop walls appeared to be in satisfactory condition. Starter Shed walls appeared to be in unsatisfactory condition. We observed broken wood siding and trim. We recommend replacing broken trim, approximately 30 lineal feet and broken siding approximately 100 square feet. Maintenance shop metal shell walls appeared to be in serviceable condition. We observed dents and corrosion on the walls. We recommend repairing approximately 5,200 square feet of damaged shell walls.	\$10,000
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Painting	2	Pro Shop painting appeared to be in satisfactory condition. Starter Shed painting appeared to be in unsatisfactory condition. We observed faded and peeling paint on all exterior surfaces. We recommend repairing, prepping and painting walls, approximately 280 square feet. Maintenance Building painting appeared to be in serviceable condition. We observed corrosion and peeling paint on the exterior walls. We recommend painting building, approximately 5,200 square feet	\$5,000
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Exterior Doors	1	Pro Shop and Starter Shack exterior doors appeared to be in satisfactory condition. Maintenance Building exterior doors appeared to be in unsatisfactory condition. We observed corrosion and scratches on one 3.5 ft x 7 ft. metal entry door. We recommend replacing the door	\$500
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Ceilings	1	Pro Shop and Starter Shack ceilings appeared to be in satisfactory condition. Maintenance Building ceiling appeared to be in unsatisfactory condition. We observed damaged acoustic drop ceiling in the office and repair shop areas. Ceiling tiles and grid were damaged or missing. We recommend replacing the ceiling, 2,000 square feet	\$1,200
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Walls - Partitions	1	Pro Shop walls and partitions appeared to be in satisfactory condition. Starter Shack walls appeared to be in serviceable condition. We observed peeling and faded paint. We recommend painting the walls, approximately 300 square feet. Maintenance Building walls appeared to be in unsatisfactory condition. We observed holes, scuffs and scratches in the office and break area. We recommend repairing the holes, prepping and painting the walls, approximately 3,200 square feet	\$10,000
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Doors	1	Pro Shop doors appeared to be in satisfactory condition. Maintenance Building doors appeared to be in unsatisfactory condition. We observed a water-damage hollow-core wood door in the office area. We recommend replacing one 3.5 ft. x 7 ft. door	\$500
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Fixtures	1	Pro Shop fixtures appeared to be in satisfactory condition. Maintenance Building fixtures appeared to be in serviceable condition. We observed an abandon sink drain pipe on the wall near the restroom. We recommend removing the pipe and patching the wall	\$500
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program	\$500
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Electrical Service and Distribution	C	Pro Shop and Starter Shack electrical service and distribution appeared to be in satisfactory condition. Maintenance Building electrical service and distribution appeared to be in unsatisfactory condition. We observed water intrusion into the electrical panel. We recommend mitigating the water intrusion and testing the panel for safety. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing	\$7,000
Sugar Creek Maintenance Building/Pro Shop/Starter Shack	2706 Bouldercrest Road	Atlanta	Georgia	30316	11,396	Exterior Lighting	2	Exterior pole and building mounted lighting appeared to be in serviceable condition. We observed corrosion and peeling paint on six light poles near the parking lot of the Pro Shop. We recommend removing the corrosion, prepping and painting the light poles	\$1,500
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints and around the window mullions. We recommend caulking the building.	\$7,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Cleaning and Masonry Pointing	3	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discolored masonry at the entrance of the building. We recommend power washing approximately 2,000 square feet.	\$1,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Windows	1	Windows appeared to be in unsatisfactory condition. We observed many broken and missing and leaking windows. Window gaskets were deteriorated throughout and are falling. We recommend replacing missing and broken windows and replacing the gaskets, approximately 336,000 lineal feet.	\$170,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	System Condition	3	Built up roof appeared to be in serviceable condition. We observed some deterioration of the membrane. There were no active leaks observed or reported. We recommend performing a roof survey to determine the condition and lifespan of the roof.	\$5,000

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Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Floors	2	Floors appeared to be in serviceable condition. We observed worn and stained carpet in the common hallways throughout the building. Carpet appeared to be at the end of useful life. We recommend replacing carpet, approximately 25,000 square feet.	\$120,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Doors	1	Electrical/Mechanical room doors appeared to be in serviceable condition. We observed six 4 ft. x 10 ft. doors and frames that have been damaged. We recommend replacing six doors.	\$5,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Stair Finishes	2	Stair finishes appeared to be in serviceable condition. We observed chipped concrete and damaged non-slip treads. We recommend repairing the concrete and replacing the stair treads, approximately 800 stairs.	\$1,500
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Heat Generation Systems	2	Indeco Governair 100KW heating unit appeared to be in serviceable condition. Heating unit appeared to be at the end of useful life. We recommend budgeting to replace the unit.	\$10,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Heat Rejection/Cooling/Refrigeration Systems	2	An air-cooled scroll chiller, approximately 20 tons and a York centrifugal chiller, approximately 2,500 to 3,500 tons, located on the roof appeared to be in serviceable condition. Both chillers appeared to be at the end of useful life. We recommend budgeting to replace both units. Marley cooling tower appeared to be in satisfactory condition. Four air-cooled scroll condensing units appeared to be in satisfactory condition.	\$370,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	HVAC Distribution	2	One York air handling unit appeared to be in satisfactory condition. Three McQuay air handling units appeared to be in serviceable condition. AHUs appeared to be at the end of useful life. We recommend budgeting to replace three units, 5000 CFM each.	\$60,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. Main switchboards and associated breaker panels appeared to be at the end of useful life. We recommend an engineering study to determine the condition and lifespan of the equipment. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$25,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Exit/Emergency Lights	C	Exit lighting appeared to be in satisfactory condition. The letter C indicates that the site emergency lighting does not comply with International Building Code (IBC), NFPA 101. We recommend installing the necessary emergency lighting as required.	\$10,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Building Access	1	Vehicle parking and drive appeared to be in serviceable condition. We observed cracked, deteriorated and alligatored areas throughout the parking area. We recommend removing and replacing the two-inch asphalt top and six-inch aggregate base, approximately 103,000 square feet.	\$1,280,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints and around the windows. We recommend caulking the building.	\$7,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Cleaning and Masonry Pointing	3	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discolored masonry at the entrance of the building. We recommend power washing approximately 2,000 square feet.	\$1,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Windows	1	Windows appeared to be in unsatisfactory condition. We observed many broken and missing and leaking windows. Window gaskets were deteriorated throughout and are failing. We recommend replacing missing and broken windows and replacing the gaskets, approximately 336,000 lineal feet.	\$170,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	System Condition	3	Built up roof appeared to be in serviceable condition. We observed some deterioration of the membrane. There were no active leaks observed or reported. We recommend performing a roof survey to determine the condition and lifespan of the roof.	\$5,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Floors	2	Floors appeared to be in serviceable condition. We observed worn and stained carpet in the common hallways throughout the building. Carpet appeared to be at the end of useful life. We recommend replacing carpet, approximately 25,000 square feet.	\$120,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Stair Finishes	2	Stair finishes appeared to be in serviceable condition. We observed chipped concrete and damaged non-slip treads. We recommend repairing the concrete and replacing the stair treads, approximately 800 stairs.	\$1,500
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Heat Generation Systems	2	Indeco Governair 100KW heating unit appeared to be in serviceable condition. Heating unit appeared to be at the end of useful life. We recommend budgeting to replace the unit.	\$10,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Heat Rejection/Cooling/Refrigeration Systems	2	A York centrifugal chiller located on the roof appeared to be in satisfactory condition. An air-cooled scroll chiller located on the roof appeared to be in serviceable condition. We observed corrosion on the compressor housing and associated parts. The chiller appeared to be at the end of useful life. We recommend budgeting to replace the unit. Marley cooling tower appeared to be in satisfactory condition. We observed build up and corrosion on the interior cells of the cooling tower. Water appeared cloudy and sediment was observed. We recommend overhauling the cooling tower and instituting a water treatment program for the cooling tower.	\$60,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	HVAC Distribution	2	Four McQuay air handling units appeared to be in serviceable condition. AHUs appeared to be at the end of useful life. We recommend budgeting to replace four units, 5000 CFM each.	\$80,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. Main switchboards and associated breaker panels appeared to be at the end of useful life. We recommend an engineering study to determine the condition and lifespan of the equipment. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$25,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Exit/Emergency Lights	C	Exit lighting appeared to be in satisfactory condition. The letter C indicates that the site emergency lighting does not comply with International Building Code (IBC), NFPA 101. We recommend installing the necessary emergency lighting as required.	\$10,000
Fire Rescue Headquarters	1950 West Exchange Place	Tucker	Georgia	30084	95,000	Building Access	1	Vehicle parking and drive appeared to be in serviceable condition. We observed cracked, deteriorated and alligatored areas throughout the parking area. We recommend an asphalt overlay of the parking lot, approximately 103,000 square feet.	\$600,000
Redan Recreation Center	1839 Phillips Road	Lithonia	Georgia	30058	22,927	System Condition	2	observed seam deterioration of the roof membrane and	\$900
Redan Recreation Center	1839 Phillips Road	Lithonia	Georgia	30058	22,927	Doors	2	Doors appeared to be in serviceable condition. We observed a damaged exterior door. We recommend adjusting a 8 ft. x 7 ft. double door and frame to mitigate sticking that has damaged the door.	\$500

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Redan Recreation Center	1839 Phillips Road	Lithonia	Georgia	30058	22,927	Terminal and Package Units	3	Seven 15-20 ton Lenox package units appeared to be in satisfactory condition. One Mitsubishi R410A Mr. Slim heat pump appeared to be in serviceable condition. We observed deteriorated insulation on the refrigeration or electrical lines. We recommend repairing the insulation.	\$500
Redan Recreation Center	1839 Phillips Road	Lithonia	Georgia	30058	22,927	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Redan Recreation Center	1839 Phillips Road	Lithonia	Georgia	30058	22,927	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Redan Recreation Center	1839 Phillips Road	Lithonia	Georgia	30058	22,927	Sidewalk and Steps	3	Sidewalks and steps appeared to be in serviceable condition. We observed cracked and broken sidewalk near the front entrance of the building. We recommend repairing sidewalk, 20 square feet.	\$500
Browns Mill Recreation Center	5101 Browns Mill Road	Lithonia	Georgia	30038	18,579	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed damaged exit doors in the gym. The double 4 ft. x 7 ft. metal doors do not close properly. We observed a damaged door sweep. We recommend adjusting the door hardware and replacing the sweep.	\$500
Browns Mill Recreation Center	5101 Browns Mill Road	Lithonia	Georgia	30038	18,579	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition as seen from the ground and from inside the building. We observed stained ceiling tiles in several places inside the building damaged insulation under the roof deck in the gym. We recommend a roof survey to determine the condition and life span of the roof.	\$5,000
Browns Mill Recreation Center	5101 Browns Mill Road	Lithonia	Georgia	30038	18,579	Terminal and Package Units	1	Most observable terminal and package units appeared to be in serviceable condition. We observed a damage package unit of undisclosed manufacture inside a fence enclosure. We observed damaged and detached parts. We also observed a damaged condenser unit in the inside mechanical room. The top cover, insulation and other internal parts appeared to be missing. This equipment was not functioning. We recommend a repair survey to determine the condition and life span of this equipment.	\$5,000
Browns Mill Recreation Center	5101 Browns Mill Road	Lithonia	Georgia	30038	18,579	Fire Alarm System	1	Fire alarm system appeared to be in serviceable condition. We observed a broken smoke detector in the storage closet. We recommend repairing the smoke detector and surveying for other issues within the system.	\$500
Browns Mill Recreation Center	5101 Browns Mill Road	Lithonia	Georgia	30038	18,579	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed electrical panels with uncovered missing breakers and missing breaker schedules. We recommend covering the missing breakers and posting a breaker schedule. We recommend budgeting for infrared testing. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required.	\$5,000
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Cleaning and Masonry Pointing	3	Cleaning and masonry pointing appeared to be in serviceable condition. We observed holes and chips in the mortar joints and chipped mortar at the building corners. We recommend tuck pointing approximately 3,000 square feet of exterior walls.	\$20,000
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Painting	1	Painting appeared to be in unsatisfactory condition. We observed peeling and chipped paint on the painted areas. We recommend prepping and painting 1,500 square feet.	\$2,000
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Windows	1	Windows appeared to be in unsatisfactory condition. We observed single-pane aluminum windows that appeared to be at the end of useful life. We observed four windows that did not correctly fit the frames. We observed leaking windows and damaged sills. We recommend replacing six 4 ft. x 4 ft. windows and two 6 ft. x 6 ft. windows and repairing or replacing window frames and sills.	\$6,000
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	System Condition	2	There was no roof access at the time of inspection. The roof structure appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed peeling and wall damage due to water intrusion. The asphalt shingle roof appeared to be at the end of useful life. We recommend budgeting to replace the roof, 3,000 square feet.	\$18,000
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Ceilings	2	Ceilings appeared to be in unsatisfactory condition. We observed discoloration and damage from previous roof leaks. We recommend repairing, prepping and painting 1,000 square feet of textured drywall ceiling. We recommend painting remaining ceiling, approximately 1,800 square feet.	\$3,000
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Walls - Partitions	2	Walls and partitions appeared to be in unsatisfactory condition. We observed warped, scratched and peeling wood paneling in the dorm, day room and kitchen. We recommend removing the paneling, prepping and painting the walls, approximately 4,000 square feet.	\$2,000
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Floors	2	Floors appeared to be in serviceable condition. We observed scratched, scuffed and worn VCT in the day room and kitchen. VCT appeared to be at the end of useful life. We recommend replacing 200 square feet of VCT. We observed broken, discolored, miss-matched and missing ceramic tile in the restroom. Tile appeared to be at the end of useful life. We recommend replacing ceramic tile, 100 square feet. We observed worn and stained carpet in the dorm area. We recommend replacing carpet, 800 square feet.	\$8,000
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Fixtures	2	Fixtures appeared to be in serviceable condition. We observed residential style toilets and sinks that appeared to be approaching end of useful life. We recommend replacing three sinks and faucets and three toilets. We recommend replacing these with a more energy-efficient standard.	\$2,500
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection tags. Fire extinguishers were not properly mounted on the wall. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required. We recommend infrared testing and Arc Flash Hazard testing.	\$500
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Building Access	3	Vehicular parking lot appeared to be in serviceable condition. We observed cracks, alligatoring and potholes in the parking lot. We recommend repairing the potholes, filling the cracks and sealing the parking lot, 8,000 square feet.	\$5,500
Fire Station 5	4013 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Rain Water Drainage (Grading)	1	Rain water drainage appeared to be unsatisfactory. We observed a clogged storm gutter at the front area of the property. Front lawn area reportedly floods with heavy rain and water runs over the sidewalk. We recommend a drainage survey to determine mitigation.	\$3,000
Browns Mill Aquatic Center	4929 Browns Mill Road	Lithonia	Georgia	30038	35,000	Exterior Doors	1	Doors appeared to be in serviceable condition. We observed four locker room doors without bottom sweep strips. We observed rain water and debris on the locker room floor near the doors. We recommend installing a sweep to each of four 4 ft. x 7 ft. doors in the locker rooms.	\$500
Browns Mill Aquatic Center	4929 Browns Mill Road	Lithonia	Georgia	30038	35,000	Drainage	3	Drainage appeared to be in serviceable condition. We observed several downspouts located in entry corral. Staff reported that roof-mounted down spouts drop rain water onto customers waiting to enter the facility. We recommend extending three down spouts to a lower level.	\$1,000

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Browns Mill Aquatic Center	4929 Browns Mill Road	Lithonia	Georgia	30038	35,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard Assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$500
Browns Mill Aquatic Center	4929 Browns Mill Road	Lithonia	Georgia	30038	35,000	Building Access	3	Vehicular parking lot appeared to be in serviceable condition. We observed cracks and alligating in access drive area in front of the facility. We recommend filling the cracks and applying a seal coat to 11,000 square feet. Poolside furniture appeared to be in serviceable condition. We observed bent and discolored picnic tables and benches throughout the poolside area. We recommend repairing and cleaning 150 picnic tables and benches.	\$8,200
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk around window and doors and equipment penetrations. We recommend caulking the building.	\$1,500
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Painting	2	Paint appeared to be in serviceable condition. We observed faded metal siding throughout the building exterior. We recommend prepping and painting the walls, approximately 6,000 square feet.	\$14,000
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Windows	2	Windows appeared to be in serviceable condition. We observed single pane, aluminum windows that appeared to be at the end of useful life. We recommend replacing windows, approximately 225 square feet.	\$1,400
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed corrosion and faded and peeling paint on two doors. We recommend prepping and painting two doors, approximately 4 ft. x 7 ft. each.	\$500
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition as seen from the ground and from inside the building. We observed many areas of stained ceiling that indicated previous roof leaks throughout the building. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Ceilings	2	Acoustic drop ceilings appeared to be in serviceable condition. We observed many areas of stained and damaged ceiling tiles throughout the building. We recommend replacing damaged tiles and applying a coating to refresh the appearance of the ceiling, approximately 4,000 square feet.	\$6,500
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed scuffed and scratched walls with peeling paint. We recommend prepping and painting walls, 7,000 square feet.	\$22,000
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Floors	2	Floors appeared to be in serviceable condition. We observed scratched and scuffed VCT in the offices and common hallways and that appeared to be at the end of useful life. We recommend replacing VCT, approximately 3,500 square feet.	\$16,500
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Terminal and Package Units	2	Terminal and package units appeared to be in serviceable condition. We observed corrosion on condenser units and associated exterior parts. We recommend an HVAC survey to determine the condition and life span of the system.	\$2,500
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers that were not secured to the wall with expired inspection and testing tags. We recommend mounting fire extinguishers to the wall and an annual fire extinguisher inspection and maintenance program.	\$500
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Building Access	1	Vehicular parking lot and loading dock area appeared to be in unsatisfactory condition. We observed deep pot holes and deteriorated asphalt throughout the parking area. We recommend replacing asphalt, approximately 21,000 square feet.	\$260,000
Sanitation Central Lot Camp Drive	3689 Camp Circle	Decatur	Georgia	30032	4,200	Sidewalk and Steps	2	Concrete steps and handrails appeared to be in serviceable condition. We observed corrosion on the handrails and stair treads. We recommend prepping and painting stairs and handrails, approximately 40 square feet.	\$750
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Caulking	1	observed deteriorated caulk at the wall joints and around	\$2,000
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Cleaning and Masonry Pointing	1	Cleaning and masonry pointing appeared to be in unsatisfactory condition. We observed discoloration on the walls and cracks in the mortar joints and window ledges. We recommend tuck pointing and power washing the exterior walls, approximately 10,000 square feet.	\$71,000
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Windows	1	Windows appeared to be in unsatisfactory condition. We observed damaged and missing single pane windows. We recommend replacing 66 3 ft. x 2.5 ft. top-hinged windows. We recommend energy efficient replacement windows.	\$13,000
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed corrosion on the doors, frames and transoms. We recommend removing corrosion, prepping and painting six 4 ft. x 7 ft. metal doors.	\$1,200
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	System Condition	2	There was no roof access at the time of inspection. The roof structure appeared to be in serviceable condition as seen from the ground and from inside the building. We observed many stained ceiling tiles and wet areas indicating previous roof leaks. We recommend a roof survey to determine the condition and life span of the roof.	\$25,000
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Ceilings	2	Acoustic drop ceilings appeared to be in serviceable condition. We observed many stained ceiling tiles and damage to the ceiling grid. We recommend replacing ceiling tiles, repairing the damage and applying a coating to 3,200 square feet to refresh the appearance of the ceiling.	\$5,000
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Floors	3	Floors appeared to be in serviceable condition. We observed worn, scratched and discolored VCT/VAT in the cafeteria and kitchen. We recommend replacing 8,000 square feet of VCT.	\$40,000
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Heat Generation Systems	3	Heat generation systems appeared to be serviceable condition. We observed one Weil-McClain gas powered boiler of undisclosed size and rating. The boiler appears to be at the end of useful life and staff reported frequent outages. We recommend budgeting to replace the boiler.	\$35,000
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Hamilton Senior Citizens' Center	3262 Chapel Street	Scottsdale	Georgia	30079	4,000	Sidewalk and Steps	1	Sidewalks and steps appeared to be in unsatisfactory condition. We observed many cracked sidewalks near the entrance of the building. We recommend repairing 400 square feet cast-in-place sidewalks.	\$1,000
Fire Station 22	1859 Montreal Road	Tucker	Georgia	30084	10,488	Windows	1	Windows appeared to be in serviceable condition. We observed broken and leaking casement windows that appeared to be approaching end of useful life. We recommend replacing 12 windows, 3 ft. x 3.5 ft., four windows 3 ft. x 4 ft. and four windows 2 ft. x 1.5 ft. throughout the station.	\$8,000
Fire Station 22	1859 Montreal Road	Tucker	Georgia	30084	10,488	Exterior Doors	1	Exterior doors appeared to be in unsatisfactory condition. We observed corrosion and water intrusion around thresholds and transom of two metal doors. We recommend replacing one door and frame, 4 ft. x 7 ft. and repairing the sweep and threshold of one door, 4 ft. x 7 ft. We observed six roll-up doors, approximately 10 ft. x 15 ft. in the apparatus garage that appear to be approaching end of useful life. Doors were reported to be unreliable and often in need of repair. We recommend budgeting to replace these doors.	\$13,000
Fire Station 22	1859 Montreal Road	Tucker	Georgia	30084	10,488	Floors	1	Floors appeared to be in serviceable condition. We observed discolored and scratched Terrazzo flooring in the dorms, day room, hallways and kitchen. We recommend deep cleaning and polishing the floors throughout, approximately 5,000 square feet.	\$5,000

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Fire Station 22	1859 Montreal Road	Tucker	Georgia	30084	10,488	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station 22	1859 Montreal Road	Tucker	Georgia	30084	10,488	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required. We recommend infrared testing and Arc Flash Hazard testing.	\$500
Fire Station 22	1859 Montreal Road	Tucker	Georgia	30084	10,488	Other Electrical Systems	2	Diesel exhaust extraction system in apparatus garage was reported to be in unsatisfactory condition. We recommend repairing the system.	\$1,000
Fire Station 22	1859 Montreal Road	Tucker	Georgia	30084	10,488	Building Access	3	Vehicle parking lot appeared to be in serviceable condition. We observed cracks, alligatoring and potholes in the parking lot. We recommend repairing the potholes, filling the cracks and sealing the parking lot, 12,000 square feet.	\$10,000
Porter Sanford III Performing Arts and Community Center	3181 Rainbow Drive	Decatur	Georgia	30034	30,000	Walls - Partitions	2	We observed water damage wall in the women's restroom.	\$500
Porter Sanford III Performing Arts and Community Center	3181 Rainbow Drive	Decatur	Georgia	30034	30,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	Painting	1	Painting appeared to be in unsatisfactory condition. We observed peeling and chipped paint on the painted areas. We recommend priming and painting 2,000 square feet.	\$3,600
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	Windows	1	Windows appeared to be in unsatisfactory condition. We observed single-pane aluminum windows that appeared to be at the end of useful life. We recommend replacing 12, 3.5 ft. x 4 ft. windows.	\$5,000
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	System Condition	2	There was no roof access at the time of inspection. The roof structure appeared to be in serviceable condition as seen from the ground and from inside the building. We observed ceiling and wall damage due to water intrusion. The asphalt shingle roof appeared to be at the end of useful life. We recommend budgeting to replace the roof, 3,000 square feet.	\$18,000
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	Ceilings	2	Acoustic drop ceiling appeared to be in serviceable condition. We observed discolored and damaged ceiling tiles in several areas. We recommend replacing approximately 100 square feet of 2 ft. x 2 ft. ceiling tiles in the living areas and 250 square feet of 2 ft. x 4 ft. ceiling tiles in the apparatus garage. We recommend applying a coating to all ceiling, approximately 1,500 square feet, to refresh the ceiling appearance.	\$3,500
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	Floors	2	Floors appeared to be in serviceable condition. We observed broken and worn VCT that appeared to be at the end of useful life. We recommend replacing 2,000 VCT in kitchen, dorm and hallways. We observed discolored, broken, and missing ceramic tile in the restroom. We recommend replacing 100 square feet of ceramic tile.	\$6,000
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	Fixtures	2	Fixtures appeared to be in serviceable condition. We observed residential style toilets and sinks that appeared to be approaching end of useful life. We recommend replacing two sinks and faucets and two toilets. We recommend replacing these with a more energy efficient standard.	\$1,500
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection tags. Fire extinguishers were not properly mounted on the wall. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$500
Fire Station 14	7207 Covington Highway	Atlanta	Georgia	30303	2,900	Sidewalk and Steps	1	Sidewalk and steps appeared to be in unsatisfactory condition. We observed cracked and broken sidewalks at the front entry area. We recommend replacing 100 square feet of sidewalk to mitigate a tripping hazard.	\$1,500
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulking around awnings, wall penetrations and wall joints. We recommend caulking exterior walls.	\$3,000
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Cleaning and Masonry Pointing	2	Cleaning appeared to be in serviceable condition. We observed discoloration on the fabric-covered awnings. We recommend cleaning two awnings, approximately 100 square feet.	\$500
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Exterior Hardware	2	Exterior hardware appeared to be in serviceable condition. We observed metal frame awnings pulling away from the building. We recommend repairing and caulking two awnings.	\$500
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	System Condition	1	There was no roof access at the time of inspection. The roof structure appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed many areas of stained ceiling throughout the building. We recommend a roof survey to determine the condition and life span of the roof.	\$3,000
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed many discolored and damaged ceiling tiles throughout the office area. We recommend replacing ceiling tiles and applying a coating to approximately 4,000 square feet to refresh the appearance of the ceiling.	\$6,000
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed scuffed and damaged walls throughout office area. We recommend painting walls, 9,000 square feet in private offices, common hallways, break room, and rest rooms.	\$28,000
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Floors	2	Floors appeared to be in serviceable condition. We observed scratched and broken VCT throughout the office area. VCT appeared to be at the end of useful life. We recommend replacing 4,000 square feet VCT in private offices, common hallways and break room.	\$18,600
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Special HVAC Systems and Equipment	3	One 1,200 Amana PTAC heater/air conditioner appeared to be in serviceable condition. We observed that the unit is approaching end of useful life. We recommend budgeting to replace the unit.	\$1,000
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. We recommend budgeting for infrared testing. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Fleet Maintenance Memorial Drive - Bldg D	5353 Memorial Drive	Stone Mountain	Georgia	30083	14,225	Building Access	3	Building access appeared to be in serviceable condition. We observed a leaning and damaged 20 wooden fence, 20 linear feet, at the rear of the property. We recommend repairing the fence. Vehicle parking appeared to be in serviceable condition. We observed many cracks in the asphalt. We recommend crack fill, seal coat and striping the parking lot, 60,000 square feet.	\$50,500
Fleet Maintenance Memorial Drive - Bldg A	5350 Memorial Drive	Stone Mountain	Georgia	30083	10,180	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed chips and cracks in the brick veneer and plant life growing up the wall. We recommend repairing cracks, removing plant life and power washing approximately 20,000 square feet.	\$3,500
Fleet Maintenance Memorial Drive - Bldg A	5350 Memorial Drive	Stone Mountain	Georgia	30083	10,180	Floors	2	Floors appeared to be in serviceable condition. We observed snagged, stained and worn carpet on the first floor. Carpet appeared to be at the end of useful life. We recommend replacing carpet, approximately 1,550 square feet.	\$16,800
Fleet Maintenance Memorial Drive - Bldg A	5350 Memorial Drive	Stone Mountain	Georgia	30083	10,180	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. We recommend budgeting for infrared testing. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$500
Fleet Maintenance Memorial Drive - Bldg A	5350 Memorial Drive	Stone Mountain	Georgia	30083	10,180	Building Access	2	Building access appeared to be in serviceable condition. We observed cracked and alligatored areas in the vehicular parking area. We recommend patching 100 square feet of alligatored asphalt and crack fill, seal coat and restripe remaining parking area, approximately 60,000 square feet.	\$50,500

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Fleet Maintenance Memorial Drive - Bldg. A	5350 Memorial Drive	Stone Mountain	Georgia	30083	10,180	Sidewalk and Steps	1	Sidewalks and steps appeared to be in serviceable condition. We observed cracked and lifted concrete sidewalks and ADA ramp. Trip hazards were observed. We recommend repairing approximately 200 square feet sidewalk and ramp.	\$2,000
Administrative Tower (New Courthouse) / Judicial Tower	556 McDonough	Decatur	Georgia	30030	386,111	System Condition	2	The EPDM roof on the Administrative Tower appeared to be in satisfactory condition. The BUR roof of the Judicial Tower appeared to be at the end of useful life. We observed deterioration of the membrane and patch material. We observed corrosion on window washing tie-backs, exhaust fan housings, and drain screens. We recommend removing or replacing the window washing tie-backs, fan housings, and drain screens. We recommend a roof survey to determine the condition and lifespan of both roofs. We recommend budgeting to replace the Judicial Tower roof.	\$145,000
Administrative Tower (New Courthouse) / Judicial Tower	556 McDonough	Decatur	Georgia	30030	386,111	HVAC Distribution	2	Four cooling towers of undisclosed manufacture, and eight Temtrol air handlers were reported for the two buildings. Ratings and capacities were undisclosed. Judicial Tower air handlers appeared to be in satisfactory condition. Judicial Tower cooling towers appeared to be in serviceable condition. We observed corrosion on the galvanized components. The exterior fins were heavily corroded. We recommend reviewing water treatment methods to mitigate further deterioration of the towers.	\$5,000
Administrative Tower (New Courthouse) / Judicial Tower	556 McDonough	Decatur	Georgia	30030	386,111	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed many cracks and pavement deterioration of the sidewalks and steps near the public entrances. We recommend replacing existing sidewalks with cast-in-place sidewalk, approximately 1,500 square feet. We recommend replacing existing steps with pour-in-place steps, approximately 200 square feet.	\$12,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulking around awnings and wall joints. We recommend caulking exterior walls.	\$2,500
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Cleaning and Masonry Pointing	2	Exterior masonry and pointing appeared to be in serviceable condition. We observed discoloration on the exterior walls and recommend masonry pointing and power washing.	\$5,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Windows	2	We observed damaged window gaskets and water leaks on window sills in several areas. Windows appeared to be at the end of useful life. We recommend budgeting to replace existing windows with a more energy efficient standard.	\$100,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Exterior Doors	2	We observed corrosion on the metal exterior double door of the mechanical room. We recommend removing corrosion, prepping and painting these doors. We observed damage and gaps between the double glass entry doors and frames. Doors are not equipped with ADA opening mechanism. We recommend replacing upper level entry doors, frame, and hardware (two doors, approximately 4-foot x 8-foot).	\$3,500
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	System Condition	2	We observed a built-up gravel roof that appeared to be at the end of useful life. We observed worn and cracked material under the gravel ballast. We recommend budgeting to replace the roof.	\$225,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Drainage	2	Roof drainage appeared to be serviceable condition. We observed plant matter growing near the windows on the roof. We recommend an engineering study to determine cause and mitigation.	\$5,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Fixtures	2	We observed that 50 percent of the restroom fixtures have been upgraded to touch-less systems. We recommend installing touch-less features to the remaining toilets, urinals, and faucets. Include four restrooms, two per floor. Women's restrooms have four toilets and four faucets. Men's restrooms have two urinals, two toilets, and four faucets.	\$1,500
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Heat Generation Systems	3	We observed one Peerless natural gas boiler that appeared to be in serviceable condition. Rating and capacity were undisclosed. We assume the boiler was installed during a building renovation in 1999 and is approaching the end of useful life. We recommend budgeting for replacement.	\$35,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Heat Rejection/Cooling/Refrigeration Systems	3	We observed one York chiller that appeared to be in serviceable condition. Cooling capacity was undisclosed. We assume the chiller was installed during a building renovation in 1999 and is approaching the end of useful life. We recommend budgeting for replacement.	\$150,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	HVAC Distribution	3	We observed one Mobley cooling tower and three York air handlers that appeared in serviceable condition. Rating and capacity were undisclosed. We assume that these were installed during a building renovation in 1999 and are approaching end of useful life. We recommend budgeting for replacement.	\$62,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	HVAC Instrumentation and Controls	3	We observed one HVAC control box which controls the air handlers. There are no integrated controls for HVAC zones throughout the building. We recommend an integration study as part of an overall HVAC renovation plan.	\$5,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We recommend budgeting for infrared testing. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required.	\$5,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Other Electrical Systems	3	We observed a lightning protection system installed on the building and outside equipment. We observed damaged and broken cables, rods, and connective parts. We recommend a survey of this system to determine the condition.	\$2,500
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Building Access	3	We observed cracks, patches, and potholes in the asphalt in vehicular parking lot. We recommend replacing asphalt, 21,000 square feet.	\$260,000
Main Health Center, Vinson Health Center	440 Winn Way	Decatur	Georgia	30030	59,430	Sidewalk and Steps	2	We observed two ADA assess ramps attached to the building entrances. The ramps appeared to have a greater slope than the ADA guidelines. We recommend an engineering study be conducted to determine if the ramps comply with ADA guidelines.	\$2,500
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulking around awnings and wall joints. We recommend caulking exterior walls.	\$2,500
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Cleaning and Masonry Pointing	2	Exterior masonry and pointing appeared to be in serviceable condition. We observed discoloration on the exterior walls and recommend power washing.	\$4,000
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Ceilings	2	We observed stained, discolored and miss-matched ceiling tiles throughout the building. We recommend replacing (damaged and stained) ceiling tiles and applying a coating to refresh the overall appearance of the ceiling.	\$20,000
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Walls - Partitions	2	We observed damaged and scuffed walls throughout. We recommend patching and painting walls throughout, approximately 30,000 square feet. We observed damaged toilet partitions and walls in both residents' restrooms. We recommend replacing the laminate toilet part ions with more durable steel part ions. We observed damaged vinyl wall covering in the residents' restrooms. Wall covering appeared to be at the end of useful life. We recommend removing wall covering, patching, skim coating and painting the walls, approximately 3,200 square feet.	\$101,000
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Floors	2	Common areas, hallways, bedrooms, meeting and dining room floors are VCT/VAT, approximately 10,000 square feet, throughout. We observed worn, broken, scratched and miss-matched tile throughout the building. Tile is at the end of useful life and we recommend replacing it with more durable, laminate flooring. Restroom floors are ceramic tile, approximately 1,600 square feet, at the end of useful life. We recommend this tile be replaced with more durable and easier care tile. We observed carpet in offices and in some living areas, 1,500 square feet. Carpet is in satisfactory condition. We recommend annual floor and carpet deep cleaning.	\$81,000
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Doors	2	Interior doors appeared to be in serviceable condition. We recommend budgeting to clean and refinish all interior doors.	\$1,200
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Fixtures	2	We observed six sinks, six toilets, and four urinals that appeared to be a residential standard and at the end of useful life. We recommend replacing these fixtures with a more energy efficient standard.	\$13,000

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed combustible building materials and paint being stored inside the main electrical room. We recommend clearing the room of all combustible materials. We recommend budgeting for infrared testing. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required.	\$5,000
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Exit/Emergency Lights	1	Exit and emergency lighting appeared to be in unsatisfactory condition. We observed inadequately illuminated and broken exit lights and emergency lights. We recommend upgrading and repairing the system.	\$5,000
Fox Recovery Center	3110 Clifton Springs Road	Decatur	Georgia	30034	12,469	Building Access	2	Parking lot appeared to be in serviceable condition. We observed cracks in the asphalt. We recommend crack fill, seal coating, and striping the parking area, approximately 18,000 square feet. Size of parking for building was undisclosed as building shares parking with adjacent building.	\$15,000
William T. White, III Family Center	39 Rogers Street	Decatur	Georgia	30030	5,000	Cleaning and Masonry Pointing	2	Exterior masonry and pointing appeared to be in serviceable condition. We observed mortar joint deterioration and holes in some bricks. We recommend tuck-pointing and replacing the damaged bricks.	\$127,000
William T. White, III Family Center	39 Rogers Street	Decatur	Georgia	30030	5,000	Windows	4	Windows appeared to be in serviceable condition. We observed leaking and damaged aluminum sliding windows. These appear to be nearing end of useful life. We recommend replacing windows with a more energy efficient standard. There are 10 windows, 3 ft. x 3 ft. and six windows 4 ft. x 4 ft.	\$2,000
William T. White, III Family Center	39 Rogers Street	Decatur	Georgia	30030	5,000	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed peeling paint on the front entry door. We recommend repainting two exterior doors, 4 ft. x 7 ft.	\$500
William T. White, III Family Center	39 Rogers Street	Decatur	Georgia	30030	5,000	Building Access	3	Vehicular parking lot appeared to be in serviceable condition. We observed faded parking stripe and cracks in the asphalt. We recommend crack fill, seal coat and restriping the parking lot, approximately 8,000 square feet.	\$5,200
Parking Deck (Trinity Place Parking Deck)	125 West Trinity Place	Decatur	Georgia	30030	384,000	Floor(s) Structure	3	Floors are reinforced concrete throughout the building and appeared to be in serviceable condition. We recommend adding a seal coat to the fifth floor concrete to mitigate water infiltration (50,000 square feet). We also recommend restriping all five levels of the parking.	\$196,000
Parking Deck (Trinity Place Parking Deck)	125 West Trinity Place	Decatur	Georgia	30030	384,000	Painting	3	We observed that the south, west, and north walls appeared to be recently painted. We observed discoloration on the east elevation. We recommend painting the east elevation walls, approximately 15,000 square feet.	\$35,000
Parking Deck (Trinity Place Parking Deck)	125 West Trinity Place	Decatur	Georgia	30030	384,000	Exterior Hardware	2	We observed corrosion on metal hardware surfaces such as handrails, cable tensions, steel braces, and pipes. We recommend removing corrosion, prepping and painting all metal surfaces throughout the building to mitigate degradation.	\$3,500
Parking Deck (Trinity Place Parking Deck)	125 West Trinity Place	Decatur	Georgia	30030	384,000	Handrails	2	We observed chipped paint and corrosion on handrails on the east elevation of the building. We recommend prepping and painting the handrails, 80 lineal feet.	\$500
Parking Deck (Trinity Place Parking Deck)	125 West Trinity Place	Decatur	Georgia	30030	384,000	Elevators	2	The elevators appeared to be in serviceable condition as we observed worn finishes within two elevator cabs. We recommend upgrading the interior finishes of the cabs including the lighting, flooring, and ceiling.	\$1,500
Parking Deck (Trinity Place Parking Deck)	125 West Trinity Place	Decatur	Georgia	30030	384,000	Sidewalk and Steps	2	We observed approximately 20 square feet of cracked and broken concrete sidewalk near the vehicular entry. We recommend replacing the damaged concrete.	\$500
Fire Station 10	1686 Constitution Road	Atlanta	Georgia	30316	2,976	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station 10	1686 Constitution Road	Atlanta	Georgia	30316	2,976	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$500
DeKalb County Records Facility	3508 Covington Highway	Decatur/Text	Georgia	30032	12,432	System Condition	3	There was no access to the roof at the time of the inspection. There were no active roof leaks observed or reported during the interior inspection. We observed many stained ceiling tiles indicating previous roof leaks. We recommend a roof survey to determine the condition and life span of the roof.	\$5,000
DeKalb County Records Facility	3508 Covington Highway	Decatur/Text	Georgia	30032	12,432	Ceilings	3	Acoustic drop ceiling in the office area appeared to be in serviceable condition. We observed discolored, missing and broken ceiling tiles throughout the office and work areas. We recommend replacing stained ceiling tiles and applying a coating to refresh the appearance of the ceiling approximately 4,000 square feet.	\$10,000
DeKalb County Records Facility	3508 Covington Highway	Decatur/Text	Georgia	30032	12,432	Floors	3	Warehouse floor is unfinished concrete. Office and work areas are VCT. We observed worn and broken VCT with adhesive coming up between the tiles. We recommend replacing VCT throughout office and work areas including restrooms and break room, 6,000 square feet.	\$18,000
DeKalb County Records Facility	3508 Covington Highway	Decatur/Text	Georgia	30032	12,432	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$1,000
DeKalb County Records Facility	3508 Covington Highway	Decatur/Text	Georgia	30032	12,432	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Fire Station 4	4760 Flakes Mill Road	Ellenwood	Georgia	30032	14,420	System Condition	1	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition. We observed an active leak in the dorm. We observed many stained ceiling tiles and previous ceiling damage due to water intrusion. We recommend a roof survey to determine the condition and lifespan of the roof.	\$5,000
Fire Station 4	4760 Flakes Mill Road	Ellenwood	Georgia	30032	14,420	Ceilings	4	Ceilings appeared to be in serviceable condition. We observed many stained, missing and damaged ceiling tiles throughout the building. We recommend repairing ceiling and replacing ceiling tiles, approximately 600 square feet.	\$2,000
Fire Station 4	4760 Flakes Mill Road	Ellenwood	Georgia	30032	14,420	Floors	2	Floors appeared to be in serviceable condition. We observed discolored, miss-matched, scratched, chipped and scuffed VCT in the day room, kitchen, hallways and dorms. We recommend replacing VCT 2,500 square feet.	\$6,000
Fire Station 4	4760 Flakes Mill Road	Ellenwood	Georgia	30032	14,420	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station 4	4760 Flakes Mill Road	Ellenwood	Georgia	30032	14,420	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$500
Fire Station 4	4760 Flakes Mill Road	Ellenwood	Georgia	30032	14,420	Other Electrical Systems	2	Diesel exhaust extraction system in apparatus garage was reported to be in satisfactory condition. Onan standby generator of undisclosed rating appeared to be in serviceable condition. We observed corrosion on the exterior enclosure and exhaust system. We recommend removing corrosion, prepping and painting the enclosure. We recommend a periodic maintenance for this equipment.	\$1,000
Fire Station 4	4760 Flakes Mill Road	Ellenwood	Georgia	30032	14,420	Sidewalk and Steps	1	Sidewalk and steps appeared to be in serviceable condition. We observed 200 square feet of broken and cracked concrete sidewalk in the parking lot. We recommend repairing the concrete.	\$2,500
Fire Station 4	4760 Flakes Mill Road	Ellenwood	Georgia	30032	14,420	Rain Water Drainage (Grading)	1	Rain water drainage appeared to be unsatisfactory. We observed standing water and mud in several places in the rear parking area, 5,000 square feet. We recommend a drainage survey to determine the cause and possible remediation.	\$2,000
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Painting	2	Painting appeared to be in unsatisfactory condition. We observed discoloration and peeling paint on the painted surfaces of the building. We recommend painting 4,000 square feet at rear of building.	\$1,800

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Windows	3	Aluminum, single pane, double hung windows appeared to be in serviceable condition. We observed damage to window frames, screens and gaskets. We recommend replacing approximately 12 windows approximately four feet square, with a newer, more energy efficient standard	\$5,000
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Exterior Doors	2	Exterior doors appeared to be in unsatisfactory condition. We observed faded and peeling paint on the front and rear entry doors. There is a gap between the doors and thresholds which allows water intrusion. We recommend replacing two, four foot by seven foot metal doors and frames	\$1,500
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	System Condition	2	There was no access to the roof at the time of the inspection. There were no active roof leaks observed or reported during the interior inspection. We observed many stained ceiling tiles and other ceiling damage indicating previous roof leaks. We observed soffit damage at the rear of the building. We recommend budgeting to replace the asphalt shingle roof	\$30,000
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Ceilings	2	Acoustic drop ceiling appeared to be in unsatisfactory condition. We observed many stained, missing and damaged ceiling tiles throughout the building. Ceiling appears to be at the end of useable life. We recommend replacing ceiling tiles throughout the building, 3,000 square feet	\$9,000
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Walls - Partitions	2	Walls and partitions appeared to be in unsatisfactory condition. We observed scratched and faded wood paneling in the day room and kitchen areas. We recommend replacing paneling or preparing and painting the paneling to refresh the appearance of these rooms. We observed wood panel restroom partitions and ceramic tile shower walls that appear to be approaching the end of useful life. We recommend replacing the partition with a metal or laminate partition. We recommend replacing the ceramic tile. We observed a large wall-mounted exhaust fan in the restroom. The fan hampers the useable space in the room. We recommend removing and replacing the fan with a ceiling-mounted exhaust fan and repairing the wall	\$10,000
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Floors	2	Floors appeared in unsatisfactory condition. We observed worn and discolored and worn VCT in the day room, kitchen and common hallways. We recommend replacing 2,500 square feet of VCT. We observed cracked and missing ceramic tile in the restroom. Tile appeared to be approaching end of useful life. We recommend replacing 200 square feet of tile. We observed worn and stained carpet in the dorm area. We recommend deep cleaning and applying a stain resistant treatment to mitigate staining in high-traffic areas, approximately 1,000 square feet	\$8,000
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Doors	2	Doors appeared to be in unsatisfactory condition. We observed metal doors with peeling paint and scratched and chipped wood doors and frames. We recommend replacing four, three-and-a-half by seven foot doors and frames	\$1,500
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Fixtures	3	Plumbing fixtures appeared to be in serviceable condition. We observed two toilets and two sinks in dorm restroom and one sink and one toilet in apparatus restroom that appeared to be at the end of useful life. We recommend replacing these with a more energy efficient standard	\$4,500
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Heat Generation Systems	3	Residential furnace appears to be approaching end of useful life. Many failures were reported. We recommend budgeting to replace the furnace	\$7,000
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program	\$500
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required. We recommend infrared testing and arc flash hazard testing	\$500
Fire Station 13	5619 Redan Road	Stone Mountain	Georgia	30032	5,000	Building Access	3	Vehicle parking lot appeared to be in serviceable condition. We recommend filling potholes and cracks, and sealing and striping approximately 7,000 square feet	\$5,000
Fire Station No. 17	3900 Evans Mill Road	Lithonia	Georgia	30038	8,256	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition. We observed many stained ceiling tiles and previous ceiling damage due to water intrusion. We recommend conducting a roof survey to determine the condition and lifespan of the roof	\$2,500
Fire Station No. 17	3900 Evans Mill Road	Lithonia	Georgia	30038	8,256	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed many stained, missing, and damaged ceiling tiles throughout the station. We recommend replacing ceiling tiles and applying a coating to refresh the appearance of the ceiling, approximately 4,000 square feet. We observed a 4 ft. by 4 ft. hole in the 20-foot ceiling in the apparatus garage. We recommend repairing the ceiling	\$7,500
Fire Station No. 17	3900 Evans Mill Road	Lithonia	Georgia	30038	8,256	Floors	2	Floors appeared to be in serviceable condition. We observed chipped, discolored and missing ceramic tile and discolored flooring in the shower stalls in the locker room. We recommend replacing 500 square feet of ceramic tile and two 4 ft. square shower cubicle floors in the locker room. We observed chipped, discolored VCT flooring in the dorm, day room and hallways. We recommend replacing VCT, approximately 4,000 square feet	\$16,400
Fire Station No. 17	3900 Evans Mill Road	Lithonia	Georgia	30038	8,256	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program	\$500
Fire Station No. 17	3900 Evans Mill Road	Lithonia	Georgia	30038	8,256	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and arc flash hazard testing	\$500
Fire Station No. 17	3900 Evans Mill Road	Lithonia	Georgia	30038	8,256	Building Access	2	Vehicle parking and driveways appeared to be in serviceable condition. We observed cracked and degraded pavement in the driveway apron due to heavy fire apparatus traffic. We recommend an engineering study to determine if driveway structure is adequate for heavy equipment traffic. We observed a cracked and chipped concrete patio slab, approximately 20 feet square. We recommend filling the cracks and sealing the concrete.	\$3,000
Fire Station No. 17	3900 Evans Mill Road	Lithonia	Georgia	30038	8,256	Exterior Lighting	2	Exterior lighting appeared to be in serviceable condition. We observed corrosion on four light poles in the parking area. We recommend prepainting and painting the light poles.	\$1,500
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Painting	2	Painting appeared to be in unsatisfactory condition. We observed discoloration and peeled paint on the painted surfaces of the building. We recommend painting 2,000 square feet at rear and side of building	\$3,600
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Windows	3	Aluminum, single pane, double hung windows appeared to be in serviceable condition. We observed damage to window frames and gaskets. We recommend replacing approximately 12 windows approximately four feet square with a newer, more energy efficient standard	\$5,000
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	System Condition	3	There was no access to the roof at the time of the inspection. There were no active roof leaks observed or reported during the interior inspection. We observed many stained ceiling tiles indicating previous roof leaks. We recommend a roof survey to determine the condition and life span of the roof	\$2,500
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Ceilings	3	Acoustic drop ceiling appeared to be in serviceable condition. We observed many stained ceiling tiles throughout the building. We recommend replacing the ceiling tiles and applying a coating to refresh the appearance particularly in the dorm, day room and kitchen areas, approximately 1,200 square feet	\$2,000
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Walls - Partitions	1	Walls and partitions appeared to be in serviceable condition. We observed damage to a wall between the kitchen area and exterior electrical room. We recommend repairing a 3 ft. wall area to mitigate pest migration from outdoors.	\$2,000

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Floors	1	Floors appeared in serviceable condition. We observed worn and discolored VCT in the day room, offices and common hallways. We recommend replacing 1,500 square feet of VCT. We observed worn and stained carpet in the dorm area. We recommend deep cleaning and applying a stain resistant treatment to mitigate staining in high-traffic areas.	\$6,000
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Doors	1	Doors appeared to be in serviceable condition. We observed a water-damaged door between the apparatus bay and the dorm. We recommend replacing the existing three-and-a-half by seven foot door with a metal door and frame to mitigate heat and cooling loss from the dorm area.	\$1,500
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Fixtures	4	Plumbing fixtures appeared to be in serviceable condition. We observed two toilets and two sinks in dorm restroom and one sink and one toilet in apparatus restroom that appeared to be at the end of useful life. We recommend replacing these with a more energy efficient standard.	\$4,500
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Special HVAC Systems and Equipment	1	Ceiling-mounted heaters in apparatus garage appeared to be in satisfactory condition. Diesel exhaust extraction system located in the apparatus garage reported to be in unsatisfactory condition. We recommend repairing this equipment.	\$5,000
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags which were not mounted to the wall. We recommend mounting fire extinguishers to the wall. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station 11	6712 James B. Rivers Drive	Stone Mountain	Georgia	30083	2,900	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required. We recommend infrared testing and arc flash hazard testing.	\$2,500
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition. We observed many stained ceiling tiles and previous ceiling damage due to water intrusion. We recommend a roof survey to determine the condition and lifespan of the roof.	\$2,500
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed many stained, missing, and damaged ceiling tiles throughout the station. We recommend replacing ceiling tiles, approximately 300 square feet.	\$1,800
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	Walls - Partitions	2	Walls appeared to be in serviceable condition. We observed discoloration and water-damaged walls and partitions in the men's locker room. We recommend patching, prepping, and painting the walls, 400 square feet.	\$1,000
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	Floors	2	Floors appeared to be in serviceable condition. We observed miss-matched, chipped and broken ceramic tiles in the locker room restroom. We recommend replacing the locker room floor, 800 square feet. We observed many discoloration and scuffs on the VCT flooring throughout the station. We recommend deep cleaning and polishing approximately 6,000 square feet VCT in day room, hallways, offices, locker room, and dorm.	\$20,000
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	Fixtures	2	Fixtures appeared to be in serviceable condition. We observed three leaking drinking fountains. We recommend repairing leaking bubble heads on the drinking fountains.	\$500
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	Terminal and Package Units	2	Terminal and package units appeared to be in serviceable condition. We observed a water scale on the floor in the mechanical room, possible from condensation from an HVAC unit. We recommend a HVAC survey to determine the cause of the leak.	\$1,500
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$500
Fire Station 25	7136 Rockbridge Road SW	Stone Mountain	Georgia	30087	10,488	Other Electrical Systems	2	Diesel exhaust extraction system in apparatus garage was reported to be in satisfactory condition. Onan standby generator of undisclosed rating appeared to be in serviceable condition. We observed corrosion on the generator's external exhaust system. We recommend a survey to determine the condition and lifespan of the generator.	\$1,500
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk around the wall joints, windows, and penetrations. We recommend caulking the building.	\$1,500
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discoloration and an insect nest and webs on the windows. We recommend power washing, 8,000 square feet.	\$1,000
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Painting	1	Painting appeared to be in unsatisfactory condition. We observed pealed paint on the wood sheathing and trim. We recommend painting, 600 square feet.	\$1,000
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Windows	2	Windows appeared to be in serviceable condition. We observed single pane aluminum windows that appeared to be at the end of useful life. We recommend replacing windows, 500 square feet, with a more energy efficient standard.	\$3,000
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed rain water leaks, chipped paint, and corrosion on both the rear and front entry doors. We recommend prepping and painting, replacing the thresholds, and attaching sweeps to the doors.	\$1,000
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Floors	2	Floors appeared to be in serviceable condition. We observed worn and stained carpet that appeared to be at the end of useful life in the teller and office areas. We recommend replacing 800 square feet of carpet. We observed discolored, chipped, and missing VCT in the customer waiting area. We recommend repairing and deep cleaning all floors including customer waiting area and restrooms, approximately 2,400 square feet.	\$8,000
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Building Access	2	Vehicle parking appeared to be in serviceable condition. We observed cracks and alligatored areas in the front and rear customer parking areas. We recommend filling cracks, seal coating and striping parking lot, approximately 6,000 square feet.	\$4,000
North Dekalb Tag Office	1358 Dresden Drive	Atlanta	Georgia	30319	3,250	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed uneven, cracked, and deteriorated concrete steps and sidewalks at both front and rear entrances. We recommend replacing steps, 200 square feet, and repairing sidewalks, 300 square feet. We recommend painting handrails, 20 linear feet, at rear entrance.	\$3,000
NH Scott Recreation Center (old Mark Trail)	2230 Tilson Road	Decatur	Georgia	30032	9,000	Cleaning and Masonry Pointing	1	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discoloration on the wall surfaces. We recommend pressure washing the building, 20,000 square feet.	\$3,000
NH Scott Recreation Center (old Mark Trail)	2230 Tilson Road	Decatur	Georgia	30032	9,000	System Condition	2	There was no roof access at the time of inspection. The main building roof system appeared to be in satisfactory condition as seen from the ground and from inside the building. The roof system in the new addition appeared to be in serviceable condition. We observed stained ceiling tiles along the wall joint between the original building and the addition. We recommend a roof survey to determine the cause of the leaks in this area.	\$1,500

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
NH Scott Recreation Center (old Mark Trail)	2230 Tilton Road	Decatur	Georgia	30032	9,000	Walls - Partitions	3	Walls and partitions appeared to be in serviceable condition. We observed peeling paint and scuffs on the walls in the gym, restrooms, common areas, and private offices. We recommend budgeting to paint the walls, approximately 32,000 square feet.	\$100,000
NH Scott Recreation Center (old Mark Trail)	2230 Tilton Road	Decatur	Georgia	30032	9,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
NH Scott Recreation Center (old Mark Trail)	2230 Tilton Road	Decatur	Georgia	30032	9,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
NH Scott Recreation Center (old Mark Trail)	2230 Tilton Road	Decatur	Georgia	30032	9,000	Building Access	3	Vehicle parking appeared to be in serviceable condition. We observed many cracks in the asphalt throughout the parking area. We recommend crack filling, seal coating, and striping, approximately 8,000 square feet.	\$5,200
NH Scott Recreation Center (old Mark Trail)	2230 Tilton Road	Decatur	Georgia	30032	9,000	Sidewalk and Steps	3	Handrails appeared to be in serviceable condition. We observed chipped paint and corrosion on the handrails. We recommend prep and painting approximately 200 linear feet of handrails along the ADA ramp, sidewalk and steps.	\$1,000
NH Scott Recreation Center (old Mark Trail)	2230 Tilton Road	Decatur	Georgia	30032	9,000	Rain Water Drainage (Grading)	2	Rain water drainage appeared to be serviceable. The new building addition is down-grade from part of the property and rain water was observed intruding under the exterior door. We recommend a drainage study to determine the mitigation for this condition.	\$3,000
DeKalb County Magistrate Court	3630 Camp Circle	Decatur	Georgia	30032	5,800	Caulking	3	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints and around the windows. We recommend caulking the building.	\$2,500
DeKalb County Magistrate Court	3630 Camp Circle	Decatur	Georgia	30032	5,800	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
DeKalb County Magistrate Court	3630 Camp Circle	Decatur	Georgia	30032	5,800	Building Access	2	Vehicle parking appeared to be in serviceable condition and was undergoing an improvement project. Remaining asphalt appeared to be in serviceable condition. We observed many cracks and alligatoring throughout the parking area. We recommend asphalt overlay, approximately 12,000 square feet.	\$66,000
DeKalb County Magistrate Court	3630 Camp Circle	Decatur	Georgia	30032	5,800	Exterior Lighting	2	Building mounted lighting appeared to be in satisfactory condition. Pole lighting appeared to be at the end of useful life. We recommend replacing two pole lights with more energy efficient lighting.	\$7,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Caulking	1	Caulking appeared to be in unsatisfactory condition. We observed deteriorated caulk at the wall joints and around windows and awnings. We recommend caulking the walls.	\$5,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Cleaning and Masonry Pointing	1	Cleaning and masonry pointing appeared to be in unsatisfactory condition. We observed discoloration on the walls and cracks in the mortar joints and window ledges. We recommend tuck pointing and power washing the exterior walls, approximately 20,000 square feet.	\$140,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Windows	2	Windows appeared to be in unsatisfactory condition. We observed damaged and missing single pane windows. We recommend surveying windows and budgeting to replace approximately 400 3-foot by 2.5-foot top-hinged windows. We recommend energy efficient replacement windows.	\$50,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed corrosion on the doors, frames, and transoms. We recommend removing corrosion, prep, and painting six 4-foot by 7-foot metal doors.	\$1,200
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	System Condition	3	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed many stained ceiling tiles and wet areas indicating previous roof leaks. We observed active leaks around skylights. We recommend budgeting to replace the roof as it appeared to be at the end of useful life.	\$320,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Drainage	2	Roof drainage appeared to be serviceable condition. We observed rain water draining from the building overhang onto the sidewalk in several places. We recommend a roof drainage study to determine the condition and reliability of the system.	\$2,500
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Ceilings	2	Acoustic drop ceilings appeared to be in serviceable condition. We observed many discolored, miss-matched, and stained ceiling tiles throughout. We recommend replacing stained ceiling tiles, and applying a coating to 20,000 square feet to refresh the appearance of the ceiling.	\$40,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Walls - Partitions	2	Walls and partitions appeared to be in unsatisfactory condition. We observed peeling paint, scuffs, and scratches on walls throughout the building. We recommend prep and painting all the common hallway, cafeteria, offices, and classroom walls, approximately 100,000 square feet. We observed discolored, chipped, and missing ceramic tiles with discolored and chipped mortar joints on the restroom walls. Toilet partition walls and wooden doors were damaged and hardware corroded. We recommend removing the tile, prepping the walls, and painting with water-resistant paint, approximately 10,000 square feet. We recommend replacing 16 toilet partitions with metal or laminate partitions.	\$350,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Floors	3	Floors appeared to be in serviceable condition. We observed worn, scratched, and discolored VCT/NAT in the common hallways, classrooms, cafeteria, and kitchen. Tile appears to be approaching the end of useful life. We recommend budgeting to replace approximately 32,000 square feet of VCT throughout the building.	\$150,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Fixtures	1	Plumbing fixtures appeared to be in serviceable condition. We observed a capped pipe protruding from the wall after the removal of a drinking fountain. Staff has covered the pipe with artwork to mitigate a trip and fall hazard. We recommend that the pipes be cut back flush with the wall. We observed 16 toilets, 16 sinks, and six urinals in the four student restrooms that appeared to be at the end of useful life. We recommend replacing fixtures with a more energy efficient standard.	\$20,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Heat Generation Systems	3	Heat generation systems appeared to be serviceable condition. We observed one Well-McClain gas powered boiler of undisclosed size and rating. The boiler appeared to be at the end of useful life and staff reported frequent outages. We recommend budgeting to replace the boiler.	\$35,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Special HVAC Systems and Equipment	3	Window-mounted air conditioning units appeared to be in serviceable condition. We observed 16 window air conditioning units installed in the classrooms and offices. Staff reported that these are inadequate for the current building heat load. Many appeared to be at the end of useful life. We recommend an engineering study to determine the air conditioning requirements for the building.	\$5,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. Main distribution panels and switchboards appeared to be at the end of useful life. We recommend an engineering study to determine the condition and life span of the equipment. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$8,000
Fire Station 3	24 North Clarendon Avenue	Avondale Estates	Georgia	30002	8,136	Sidewalk and Steps	1	Sidewalks and steps appeared to be in unsatisfactory condition. We observed many cracked sidewalks near the entrance of the building and near the playground. We recommend repairing 600 square feet cast-in-place sidewalks.	\$6,000
Hamilton Human Services Center Scottdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Caulking	1	Caulking appeared to be in unsatisfactory condition. We observed deteriorated caulk at the wall joints and around windows and awnings. We recommend caulking the walls.	\$5,000

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Cleaning and Masonry Pointing	1	Cleaning and masonry pointing appeared to be in unsatisfactory condition. We observed discoloration on the walls and cracks in the mortar joints and window ledges. We recommend tuck pointing and power washing the exterior walls, approximately 20,000 square feet.	\$140,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Windows	2	Windows appeared to be in unsatisfactory condition. We observed damaged and missing single pane windows. We recommend surveying windows and budgeting to replace approximately 400 3-foot by 2.5-foot top-hinged windows. We recommend energy efficient replacement windows.	\$50,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed corrosion on the doors, frames, and transoms. We recommend removing corrosion, prepping, and painting six 4-foot by 7-foot metal doors.	\$1,200
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	System Condition	3	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed many stained ceiling tiles and wet areas indicating previous roof leaks. We observed active leaks around skylights. We recommend budgeting to replace the roof as it appeared to be at the end of useful life.	\$320,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Drainage	2	Roof drainage appeared to be serviceable condition. We observed rain water draining from the building overhang onto the sidewalk in several places. We recommend a roof drainage study to determine the condition and reliability of the system. Acoustic drop ceilings appeared to be in serviceable condition. We observed many discolored, miss-matched, and stained ceiling tiles throughout. We recommend replacing stained ceiling tiles, and applying a coating to 20,000 square feet to refresh the appearance of the ceiling.	\$2,500
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Ceilings	2		\$40,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Walls - Partitions	2	Walls and partitions appeared to be in unsatisfactory condition. We observed peeling paint, scuffs, and scratches on walls throughout the building. We recommend prepping and painting all the common hallway, cafeteria, office, and classroom walls, approximately 100,000 square feet. We observed discolored, chipped, and missing ceramic tiles with discolored and chipped mortar joints on the restroom walls. Toilet partition walls and wooden doors were damaged and hardware corroded. We recommend removing the tile, prepping the walls, and painting with water-resistant paint, approximately 10,000 square feet. We recommend replacing 16 toilet partitions with metal or laminate partitions.	\$350,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Floors	3	Floors appeared to be in serviceable condition. We observed worn, scratched, and discolored VCT/NAT in the common hallways, classrooms, cafeteria, and kitchen. Tile appears to be approaching the end of useful life. We recommend budgeting to replace approximately 32,000 square feet of VCT throughout the building.	\$150,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Fixtures	1	Plumbing fixtures appeared to be in serviceable condition. We observed a capped pipe protruding from the wall after the removal of a drinking fountain. Staff has covered the pipe with artwork to mitigate a trip and fall hazard. We recommend that the pipes be cut back flush with the wall. We observed 16 toilets, 16 sinks, and six urinals in the four student restrooms that appeared to be at the end of useful life. We recommend replacing fixtures with a more energy efficient standard.	\$20,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Heat Generation Systems	3	Heat generation systems appeared to be in serviceable condition. We observed one Well-McClain gas powered boiler of undisclosed size and rating. The boiler appeared to be at the end of useful life and staff reported frequent outages. We recommend budgeting to replace the boiler.	\$35,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Special HVAC Systems and Equipment	3	Window-mounted air conditioning units appeared to be in serviceable condition. We observed 16 window air conditioning units installed in the classrooms and offices. Staff reported that these are inadequate for the current building heat load. Many appeared to be at the end of useful life. We recommend an engineering study to determine the air conditioning requirements for the building.	\$5,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. Main distribution panels and switchboards appeared to be at the end of useful life. We recommend an engineering study to determine the condition and life span of the equipment. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$8,000
Hamilton Human Services Center Scottsdale	3262 Chapel Street	Scottsdale	Georgia	30079	41,000	Sidewalk and Steps	1	Sidewalks and steps appeared to be in unsatisfactory condition. We observed many cracked sidewalks near the entrance of the building and near the playground. We recommend repairing 600 square feet cast-in-place sidewalks.	\$6,000
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	Walls	2	Sanitation office building walls appeared to be in unsatisfactory condition. We observed damaged and lifting wood siding throughout the exterior walls. We recommend replacing or repairing siding, approximately 10,000 square feet. Fleet Maintenance garage walls appeared to be in unsatisfactory condition. We observed damaged metal walls that have come away from the floor slab. We recommend sealing gaps between the walls and the floor slab, approximately 150 lineal feet.	\$50,000
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	Caulking	1	Sanitation office building caulking appeared to be in unsatisfactory condition. We observed deteriorated and missing caulk on all three buildings around windows, doors and equipment penetrations. We recommend caulking all three buildings.	\$5,000
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	Painting	1	Sanitation office building paint appeared to be in unsatisfactory condition. We observed many areas of faded and deteriorated paint. We recommend painting the office building, approximately 10,000 square feet.	\$24,000
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	Windows	1	Sanitation office building and Fleet Maintenance Building windows appeared to be in unsatisfactory condition. We observed leaking and broken single pane windows that appeared to be at the end of useful life. We recommend replacing windows, approximately 200 square feet.	\$1,200
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	System Condition	1	There was no roof access at the time of inspection. Sanitation office building and Fleet Maintenance building metal, seamed roofs appeared to be in unsatisfactory condition as seen from the ground and inside the building. We observed many wet areas and stained and damaged ceiling inside both buildings. We recommend a roof survey determine the condition and life span of the roofs.	\$5,000
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	Ceilings	1	Sanitation office building ceilings appeared to be in unsatisfactory condition. We observed wet and damage areas and peeled paint on the ceiling throughout the office space. We recommend replacing the ceiling, approximately 1,500 square feet.	\$5,000
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	Walls - Partitions	1	Walls and partitions in the Sanitation office, Sanitation Scale House and Fleet Maintenance buildings appeared to be in serviceable condition. We observed scuffed and scratched paint throughout all buildings. We recommend prepping and painting walls, approximately 7,000 square feet.	\$22,000
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	Floors	1	Sanitation office and Fleet Maintenance building floors appeared to be in unsatisfactory condition. We observed broken, discolored and miss-matched VCT throughout the office area. We recommend replacing VCT, approximately 2,000 square feet.	\$7,200
Sanitation Pulverizer Site - E Seminole	4203 Clevevont Road	Ellenwood	Georgia	30294	4,050 - Four building	Terminal and Package Units	2	Sanitation office building Eubank package unit appeared to be in serviceable condition. Onsite staff reported frequent temperature swings and cold and hot spots in the private offices. We recommend an HVAC survey to determine the condition and life span of the HVAC equipment.	\$2,500

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Sanitation Pulverizer Site - E Seminole	4203 Clevermont Road	Ellenwood	Georgia	30294	4,050 - Four building	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers that were not mounted to the wall and had expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Sanitation Pulverizer Site - E Seminole	4203 Clevermont Road	Ellenwood	Georgia	30294	4,050 - Four building	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Sanitation Pulverizer Site - E Seminole	4203 Clevermont Road	Ellenwood	Georgia	30294	4,050 - Four building	Building Access	1	Vehicle parking lot and drive lanes appeared to be in unsatisfactory condition. We observed many areas of broken pavement and asphalt throughout the parking area and drive lanes due to heavy equipment traffic. We recommend reinforcing the drive lanes to sustain heavy equipment traffic and overlaying the parking lot, approximately 80,000 square feet.	\$1,000,000
Sanitation Pulverizer Site - E Seminole	4203 Clevermont Road	Ellenwood	Georgia	30294	4,050 - Four building	Sidewalk and Steps	1	Fleet Maintenance office building steps appeared to be in serviceable condition. We observed damaged and unstable wooden ramps and steps attached to the building. We recommend repairing the ramps and steps and painting the handrails, approximately 200 square feet.	\$3,000
Fleet Maintenance Memorial Drive - Bldg C	5352 Memorial Drive	Stone Mountain	Georgia	30083	11,631	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulking around wall penetrations and wall joints. We recommend caulking exterior walls.	\$3,000
Fleet Maintenance Memorial Drive - Bldg C	5352 Memorial Drive	Stone Mountain	Georgia	30083	11,631	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed damaged ceiling, 8 square feet, in the office area. Ceiling tiles are missing and/or damaged exposing HVAC duct work. After verifying mitigation of the underlying issue, we recommend closing up the ceiling.	\$1,000
Fleet Maintenance Memorial Drive - Bldg C	5352 Memorial Drive	Stone Mountain	Georgia	30083	11,631	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed scuffed and damaged walls throughout office area. We recommend painting walls, 9,000 square feet, in private offices, common hallways, breakroom, and restrooms.	\$28,000
Fleet Maintenance Memorial Drive - Bldg C	5352 Memorial Drive	Stone Mountain	Georgia	30083	11,631	Floors	2	Floors appeared to be in serviceable condition. We observed scratched and broken VCT throughout the office area of the first floor. VCT appeared at the end of useful life. We recommend replacing 4,000 square feet VCT in private offices, common hallways, and breakroom.	\$18,600
Fleet Maintenance Memorial Drive - Bldg C	5352 Memorial Drive	Stone Mountain	Georgia	30083	11,631	Doors	2	Doors appeared to be in serviceable condition. We observed scuffed and scratched restroom and office doors. We recommend painting four, 4 feet by 7 feet, interior doors.	\$500
Fleet Maintenance Memorial Drive - Bldg C	5352 Memorial Drive	Stone Mountain	Georgia	30083	11,631	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in satisfactory condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Fleet Maintenance Memorial Drive - Bldg C	5352 Memorial Drive	Stone Mountain	Georgia	30083	11,631	Building Access	2	Vehicle parking appeared to be in serviceable condition. We observed many cracks in the asphalt. We recommend crack fill, seal coat, and striping the parking lot, 60,000 square feet.	\$50,500
Sanitation Pulverizer, Buford Highway	4600 Buford Highway	Chamblee	Georgia	30341	24,600	Walls	1	Walls appeared to be in serviceable condition. We observed damage and corrosion on the metal siding throughout the main pulverizer building. We recommend repairing metal siding, approximately 3,000 square feet.	\$6,000
Sanitation Pulverizer, Buford Highway	4600 Buford Highway	Chamblee	Georgia	30341	24,600	Cleaning and Masonry Pointing	1	Cleaning appeared to be in unsatisfactory condition. We observed discoloration throughout the exterior of the pulverizer building. We recommend power washing the building, approximately 200,000 square feet.	\$3,000
Sanitation Pulverizer, Buford Highway	4600 Buford Highway	Chamblee	Georgia	30341	24,600	Walls - Partitions	3	Walls and partitions appeared to be in serviceable condition. We observed scuffed and scratched walls throughout the office area and in the guard shack building. We recommend painting walls, approximately 4,000 square feet.	\$10,000
Sanitation Pulverizer, Buford Highway	4600 Buford Highway	Chamblee	Georgia	30341	24,600	Floors	2	Floors in the guard shack building appeared to be in serviceable condition. We observed an unfinished concrete floor. We recommend installing VCT or other flooring, approximately 40 square feet.	\$500
Sanitation Pulverizer, Buford Highway	4600 Buford Highway	Chamblee	Georgia	30341	24,600	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Sanitation Pulverizer, Buford Highway	4600 Buford Highway	Chamblee	Georgia	30341	24,600	Building Access	2	Vehicle parking and drive appeared to be in serviceable condition. We observed cracked and alligatored areas throughout the parking area due to heavy equipment traffic. We recommend reinforcing the asphalt drive lanes and unloading areas and overlaying the parking area, approximately 60,000 square feet.	\$750,000
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk at the wall joints and around the door and window frames. We recommend caulking the building.	\$1,500
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Cleaning and Masonry Pointing	1	Cleaning and masonry pointing appeared to be in unsatisfactory condition. We observed many discolored areas throughout the exterior walls. We recommend power washing exterior walls, approximately 50,000 square feet.	\$75,000
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	System Condition	2	Built-up, gravel ballast roof appeared in serviceable condition. We observed many roof patches and deteriorated areas of the roof surface. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed many scuffs, holes, and scratches on the walls throughout the building. We recommend repairing drywall and painting walls, approximately 30,000 square feet throughout site.	\$72,000
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Floors	2	Floors appeared to be in serviceable condition. We observed many areas of stretched, stained, and worn carpet throughout the building. We recommend replacing carpet, approximately 5,000 square feet.	\$42,000
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Doors	2	Doors appeared to be in serviceable condition. We observed scuffed, scratched, and discolored doors with broken closer hardware. We recommend refinishing 30 interior doors, 3 foot by 7 foot and replacing one door and hardware, 6 foot by 7 foot.	\$7,500
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Fixtures	2	Restroom fixtures appeared to be in serviceable condition. We observed damaged toilets, shower heads, and sinks that appeared to be at the end of useful life. We recommend replacing 10 toilets, six shower heads, and three sinks with a more energy efficient standard.	\$20,000
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Domestic Water Piping	2	Domestic water piping appeared to be in serviceable condition. We observed broken and missing insulation on water pipes located under the building in the parking area. Staff reported constant problems with plumbing during winter. We recommend replacing pipe insulation, approximately 400 lineal feet.	\$16,000
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Terminal and Package Units	3	Terminal and package units appeared to be in serviceable condition. We observed Trane and Carrier package units of approximately five to 12 tons on the roof. We observed corrosion on the enclosures and exterior parts. We recommend an HVAC study to determine the condition and life span of the equipment and an annual repair and maintenance plan.	\$5,000
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Building Access	2	Vehicle parking lot appeared to be in serviceable condition. We observed many cracked and alligatored areas of asphalt throughout the visitor parking lot. We recommend asphalt overlay in the visitor parking area, approximately 4,000 square feet.	\$16,800

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
DeKalb Crisis Center	450 Winn Way	Decatur	Georgia	30030	30,000	Sidewalk and Steps	1	Sidewalks and steps appeared to be in serviceable condition. We observed cracked, broken, and lifted sidewalk near the main building entrance and around the site. Main entrance sidewalk is lifted creating a tripping hazard. We recommend cutting out and replacing sidewalk, approximately 500 square feet.	\$3,000
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints, around doors and windows, and at equipment penetrations. We recommend caulking the building.	\$1,500
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed deteriorated masonry mortar joints. We recommend masonry tuck pointing, approximately 2,500 square feet. We observed discoloration on the walls. We recommend power washing 2,500 square feet.	\$17,500
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	Windows	2	Windows appeared to be in serviceable condition. We observed single pane, aluminum framed windows that were damaged and appeared to be at the end of useful life. We recommend replacing windows, approximately 400 square feet.	\$2,500
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	Exterior Doors	1	Exterior doors appeared to be in serviceable condition. We observed a water damaged exit door at the rear of the building. We recommend replacing one door and frame, 4 foot by 7 foot.	\$750
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition as seen from the ground and from inside the building. We observed many damaged ceiling tiles throughout the building, particularly in the lobby areas. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	Ceilings	2	Acoustic drop ceilings appeared to be in serviceable condition. We observed many stained ceiling tiles throughout the building, particularly in the lobby and reception areas. We recommend replacing stained tiles and applying a coating, 9,000 square feet, to refresh the appearance of the ceiling.	\$17,500
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	Floors	2	Floors appeared to be in serviceable condition. We observed chipped and broken ceramic tile in the restrooms. We recommend replacing tile, approximately 400 square feet. We observed scuffed, scratched, and stained VCT in the common hallways and the dining room. We recommend replacing tile, approximately 5,000 square feet.	\$30,000
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	Fixtures	2	Restroom fixtures appeared to be in unsatisfactory condition. We observed toilets and sinks that appeared to be at the end of useful life. We recommend replacing four toilets and four sinks in the restrooms with a more energy efficient standard.	\$3,500
DeKalb / Atlanta Senior Center	25 Warren Street SES	Atlanta	Georgia	30317	9,900	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk around the windows, doors, at the wall joints and at equipment penetrations. We recommend caulking the building.	\$2,500
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	System Condition	1	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed many areas of damaged ceiling due to roof leaks. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	Ceilings	2	Acoustic drop ceilings appeared to be in serviceable condition. We observed many stained, damaged and missing ceiling tiles. We recommend replacing 2 ft. x 2 ft. ceiling tiles, approximately 1,000 square feet throughout the building.	\$3,000
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	Walls - Partitions	3	Walls and partitions appeared to be in serviceable condition. We observed scuffed and scraped paint in the common hallways and client facing areas. We recommend painting common hallways, client waiting areas, group rooms and cafeteria, approximately 50,000 square feet.	\$93,000
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	Floors	2	VCT and carpeted floors appeared to be in serviceable condition. We observed scuffed, discolored, scratched and miss-matched tile in the common hallways, restrooms and client waiting area on the first floor. Broken VCT in the hallway near the restrooms present a trip hazard for clients who use a cane or walker. We recommend replacing 20,000 square feet VCT. Second floor carpet is water-damaged, faded and stained. We recommend replacing 20,000 square feet of carpet in the common hallways, offices and group meeting rooms.	\$300,000
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	Building Access	2	Vehicle parking appeared to be in serviceable condition. We observed cracked and alligatored asphalt throughout the parking area. We recommend filling the cracks, applying a seal coating and restriping asphalt, approximately 20,000 square feet.	\$17,000
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed cracked and lifted concrete sidewalks in several areas. We recommend repairing sidewalks, approximately 200 square feet. We observed corrosion and chipped paint on the handrails along the sidewalk, steps and ADA ramps. We recommend prepping and painting handrails, approximately 400 lineal feet.	\$2,000
West DeKalb Mental Health Center (Kirkwood)	28 Warren Street NE	Atlanta	Georgia	30317	54,000	Exterior Lighting	C	Exterior pole and building mounted lighting appeared to be in serviceable condition. We observed uncovered wiring access in a light pole in the parking area. This condition presents an electrical shock hazard. We recommend covering the wires.	\$500
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Floor Slab	1	Floor slab appeared to be in serviceable condition. We observed water intrusion that has damaged floor and carpets. We recommend an engineering study to determine the condition and life span of the floor slab.	\$2,500
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Water Problems	1	We observed water intrusion throughout approximately 10,000 square feet of basement. Rain water seeps in through floor of basement. We recommend an engineering study to determine the cause of water intrusion and the condition and life span of the basement floor.	\$2,500
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed missing or deteriorated caulk at the wall joints and around the door and window frames. We recommend caulking the building.	\$2,500
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Windows	2	Windows appeared to be in serviceable condition. We observed many damaged and deteriorated windows and frames throughout the building. We recommend replacing windows, approximately 3,000 square feet, with a more energy efficient standard.	\$24,000
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	System Condition	2	Built-up gravel ballast roof appeared to be in serviceable condition. We observed damaged ceilings and evidence of previous roof leaks in many areas. We recommend a roof survey to determine the condition and life span of the roof.	\$5,000
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Ceilings	1	Exhibit room ceilings appeared to be in unsatisfactory condition. We observed damaged and missing drywall ceiling in these rooms. We recommend repairing ceiling, approximately 250 square feet.	\$2,500
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Floors	2	Floors appeared to be in serviceable condition. We observed water damaged carpet throughout the basement. We recommend repairing underlying water intrusion and replacing carpet, approximately 2,000 square feet.	\$168,000
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500

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Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed uncovered junction boxes, light switches, and outlets throughout the building. Uncovered electrical equipment presents an electrical shock hazard. We recommend replacing three junction box doors with lockable doors and installing blank spaces to cover breakers in approximately 10 breaker panels throughout the building. We recommend installing approximately five outlet or switch plates throughout building. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$7,500
Old Court House	101 East Court Square	Decatur	Georgia	30030	28,000	Sidewalk and Steps	1	Sidewalks and steps appeared to be in unsatisfactory condition. We observed cracked, broken, and lifted concrete of sidewalks throughout the perimeter of the building. Lifted concrete presents trip hazards. We recommend replacing concrete sidewalk, approximately 2,000 square feet.	\$12,000
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	Windows	2	observed leaking windows with water damaged sills at the built-up ballast roof appeared to be in unsatisfactory condition. We observed deteriorated membrane under the ballast gravel on the roof. We also observed many areas of damaged ceiling inside the building due to roof leaks. We recommend a roof survey to determine the condition and lifespan of the roof.	\$18,600
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	System Condition	2	Parapets appeared to be in unsatisfactory condition. The letter C indicates that the building does not meet OSHA fall protection guidelines. We recommend a fall protection study of the roof.	\$5,000
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	Parapets	C	Walls and partitions appeared to be in serviceable condition. We observed water damaged scuffed and peeled paint throughout the walls. We recommend prepping, patching, and painting approximately 40,000 square feet walls throughout site.	\$7,500
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	Walls - Partitions	2	Floors appeared to be in serviceable condition. We observed stained and worn carpet in the common hallways and offices and broken, scratched, and missing ceramic tile in the restrooms. We recommend replacing carpet, approximately 80,000 square feet, and restroom tile, approximately 5,000 square feet.	\$96,000
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	Floors	2	Doors appeared to be in serviceable condition. We observed scuffed, discolored, and scratched doors throughout the building. We recommend refinishing approximately 50, 3 foot by 7 foot wood doors.	\$700,000
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	Doors	3	Restroom fixtures appeared to be in serviceable condition. We observed urinals, toilets, and sinks that appeared to be at the end of useful life. We recommend replacing approximately six urinals, 20 sinks, and 20 toilets with a more energy efficient standard.	\$7,500
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	Fixtures	2	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$24,000
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	Electrical Service and Distribution	C	Vehicle parking deck appeared to be in serviceable condition. We observed cracked and deteriorated concrete in the parking areas and drive lanes. We recommend repairing concrete, approximately 10,000 square feet. We observed corrosion on the tension cable on the top level of parking deck. We recommend replacing tension cable, approximately 500 lineal feet.	\$5,000
Clark Harrison Building (Ponce Building) / Parking deck	330 West Ponce de Leon Avenue	Decatur	Georgia	30030	91,223	Building Access	2	Caulking appeared to be in unsatisfactory condition. We observed deteriorated or missing caulk around the windows, at the wall joints, and at equipment penetrations. We recommend caulking the building.	\$2,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Caulking	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discoloration and deteriorated masonry mortar joints throughout the building. We recommend masonry tuck pointing and power washing the building, approximately 9,000 square feet.	\$25,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Cleaning and Masonry Pointing	2	Painting appeared to be in unsatisfactory condition. We observed peeling paint over all metal sided walls. We recommend removing the peeling paint, prime coating the siding and painting the walls, trim, and awnings, approximately 60,000 square feet.	\$140,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Painting	1	Windows appeared to be in serviceable condition. We observed windows that appeared to be at the end of useful life. We recommend replacing windows with a more energy efficient standard, approximately 1,000 square feet.	\$6,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Windows	2	Exterior doors appeared to be in unsatisfactory condition. We observed three exterior doors that did not close properly. We observed corrosion and faded and peeling paint on three, 4 foot by 7 foot exterior doors. We recommend replacing the doors and frames.	\$3,600
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Exterior Doors	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition as seen from the ground and from inside the building. Metal seamed pitched roof on the gym building appeared to be at the end of useful life. We observed many areas of wet and damaged insulation on the interior side of the roof. We recommend a roof survey to determine the condition and life span of the roof.	\$4,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	System Condition	2	Walls appeared to be in unsatisfactory condition. We observed peeling paint on CMU block and metal sided walls in the basketball court area. We recommend prepping and painting 7,500 square feet. We observed peeling paint and scuffed walls and deteriorated drywall in the classroom, office, common areas, and restrooms. We recommend prepping and painting approximately 3,750 square feet. Toilet partitions in both restrooms appeared to be at the end of useful life. We recommend replacing six sets of 6 foot by 4 foot by 6 foot metal partitions.	\$40,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Walls - Partitions	1	Floors appeared to be in serviceable condition. We observed broken, scuffed, and miss-matched VCT throughout the center and broken and ceramic tile in the restrooms. We recommend replacing VCT and ceramic tile, approximately 40,000 square feet.	\$180,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Floors	2	Doors appeared to be in unsatisfactory condition. We observed two metal restroom doors, 4 foot by 7 foot, that were corroded and would not close properly. Doors are at the end of useful life. We recommend replacing two doors.	\$1,500
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Doors	1	Fixtures appeared to be in unsatisfactory condition. We observed four sinks, four toilets, and one urinal that appeared to be at the end of useful life. We recommend replacing all restroom fixtures with a more energy efficient standard.	\$6,600
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Fixtures	2	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Electrical Service and Distribution	C	Vehicle parking lot appeared to be in unsatisfactory condition. We observed cracked and broken asphalt with frequent pot holes throughout the parking area. We recommend replacing asphalt, approximately 14,000 square feet.	\$175,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Building Access	1	Sidewalks and steps near the playground area and around the perimeter of the building appeared to be in unsatisfactory condition. We observed cracked, lifted, and broken concrete, many of which present trip hazards. We recommend surveying to replace all sidewalks, approximately 300 square feet.	\$2,000
Tobie Grant Recreation Center	644 Parkdale Drive	Scottdale	Georgia	30079	42,476	Sidewalk and Steps	1	Walls of the Music Building appeared to be in unsatisfactory condition. We observed damaged wood trim and gypsum siding. We recommend an engineering study to determine the condition and life span of the wall materials.	\$5,500
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Walls	1	Caulking for all buildings except for the Barn appeared to be in unsatisfactory condition. We observed missing or deteriorated caulk around the windows and doors. We recommend caulking all of the buildings except for the Barn.	\$5,500
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Caulking	2		

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Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Painting	2	Painting for Carriage House/Photo Studio and Music Building appeared to be in unsatisfactory condition. We observed peeled and faded paint on walls and trim. We recommend prepping and painting, approximately 30,000 square feet.	\$70,000
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Windows	2	Windows of Music Building and Carriage House/Photo Studio appeared to be in unsatisfactory condition. We observed damaged and leaking single pane, wood framed windows throughout both buildings. Windows appeared to be at the end of useful life. We recommend surveying windows in both buildings for replacement with a more energy efficient standard, approximately 600 square feet.	\$3,600
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	System Condition	1	There was no roof access at the time of inspection. The Music Building asphalt shingle roof appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed missing and damaged shingles. We recommend budgeting to replace the roof.	\$8,000
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Ceilings	2	Carriage House/Photo Studio ceilings appeared to be in serviceable condition. We observed damaged drywall ceiling with bubbled and peeling paint. We recommend repairing the ceiling and painting, 1,000 square feet on two floors.	\$7,500
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Walls - Partitions	2	Walls and partitions in the Carriage House/Photo Studio, Music Building and Conservatory appeared to be in serviceable condition. We observed peeled and faded wallpaper and chipped and faded paint throughout the buildings. We recommend removing wallpaper, skim coating, prepping and painting all walls, approximately 20,000 square feet.	\$80,000
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Floors	2	Carriage House/Photo Studio, Music Building, and Conservatory floors appeared to be in serviceable condition. We observed scratched and scuffed hardwood floors and worn and stained carpet in the Carriage House/Photo Studio. We recommend refinishing hardwood floors, approximately 1,000 square feet and replacing carpet, approximately 1,500 square feet. We observed scuffed and peeling roll vinyl floors in the Carriage House/Photo Studio restroom. We recommend replacing the vinyl, approximately 100 square feet. We observed worn and stained carpet and cracked VCT in the Conservatory. We recommend replacing carpet, 3,000 square feet, and VCT, approximately 200 square feet. We observed worn and stained carpet throughout the Music Building. We recommend replacing carpet, approximately 1,500 square feet.	\$53,000
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Fixtures	2	Carriage House/Photo Studio fixtures appeared to be in serviceable condition. We observed residential restroom fixtures that are at the end of useful life. We recommend removing the bathtub in the Photo Studio restroom and replacing three sinks and toilets in the restrooms.	\$1,500
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Special HVAC Systems and Equipment	2	Carriage House/Photo Studio radiant heat and window air conditioning appeared to be in serviceable condition. We observed metal steam radiators that appeared to be at the end of useful life. We recommend an engineering study to determine a more reliable and energy efficient alternative to the current HVAC system in the building.	\$2,500
Callanwolde Barn/Conservatory/Green House/Carriage House/Klin	980 Briarcliff Road NE	Atlanta	Georgia	30306	39,559	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$6,500
Callanwolde Bathhouse	981 Briarcliff Road NE	Atlanta	Georgia	30306	Undisclosed	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed two, 3 foot by 7 foot and one, 6 foot by 7 foot double doors that were worn had visible corrosion. We recommend replacing four exterior doors. We observed six, 15 foot by 20 foot roll-up garage doors that appeared to be at the end of useful life. Frequent failure and repairs were reported. We recommend surveying to determine the condition and life span of the doors.	\$10,000
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	System Condition	1	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed active leaks in the dorm, apparatus garage, common hallway, and offices. We recommend performing a roof survey to determine the condition and life span of the asphalt shingle roof.	\$2,500
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed discolored, damaged, and missing ceiling tiles throughout the station. We recommend replacing damaged and missing ceiling tiles and applying a coating to refresh the appearance of the ceiling, 10,000 square feet.	\$15,000
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed scuffs, holes, and cracked drywall throughout the station. We recommend repairing, prepping and painting walls, 3,000 square feet. We observed damaged 4 foot by 4 foot dorm partitions that appeared to be inadequate for privacy. We recommend replacing eight dorm partitions with 8 foot by 8 foot by 4 inch partitions.	\$14,400
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Floors	2	Floors appeared to be in serviceable condition. We observed scratched, scuffed, and discolored Terrazzo in the day room, dorms, and common hallways. We observed discolored ceramic tile in the locker room. We recommend deep cleaning, polishing, and sealing all flooring, 9,000 square feet.	\$18,000
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Doors	2	Doors appeared to be in serviceable condition. We observed 15 scuffed and scratched doors throughout the station. We observed a broken office door and broken hardware on the electrical room door. We recommend replacing one, 3 foot by 7 foot office door, repairing the electrical room door hardware and refinishing 15, 3 foot by 7 foot doors.	\$4,800
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Lighting	C	Lighting appeared to be in unsatisfactory condition. We observed exposed abandoned wiring from missing light fixtures in the dorm area. Live exposed wiring could present an electrical shock hazard. We recommend removing the abandoned wiring and replacing approximately 20 missing fixtures.	\$3,000
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Other Electrical Systems	2	We observed a 70 kW Onan standby generator that appeared to be in satisfactory condition. A diesel exhaust extraction system in the apparatus garage appeared to be in unsatisfactory condition. We recommend repairing the system.	\$2,500
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Building Access	2	Vehicular parking lot appeared to be in serviceable condition. We observed cracked asphalt in the parking area and cracked concrete in the driveway. We recommend replacing asphalt overlay, approximately 5,000 square feet, and repairing concrete, approximately 750 square feet.	\$35,000
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed cracked and lifting concrete sidewalks. We recommend repairing sidewalks, 750 square feet.	\$4,500
Fire Station No. 23	1265 Brockett Road	Clarkston	Georgia	30021	10,488	Rain Water Drainage (Grading)	2	Rain water drainage appeared to be unsatisfactory. We observed pooled rain water in the parking area and surrounding landscape. We recommend a rain water drainage study to determine how to mitigate drainage issue.	\$2,500

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed scuffed, discolored, and scratched walls throughout the building including in the stairwells. We recommend prepping and painting 60,000 square feet.	\$186,000
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Floors	2	Floors appeared to be in serviceable condition. We observed many areas of stained and damaged carpet which appeared to be at the end of useful life. We recommend replacing carpet throughout the building, approximately 70,000 square feet.	\$588,000
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Doors	2	Doors appeared to be in serviceable condition. We observed many scratched, discolored, and scuffed wood doors with corrosion on the hardware. We recommend refinishing and replacing the hardware of 60 doors.	\$18,000
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Stair Finishes	2	Stair finishes appeared to be in serviceable condition. We observed missing anti-slip coating on the stairs. We recommend painting stairs with anti-slip paint, approximately 5,000 square feet.	\$15,500
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Handrails	2	Handrails appeared to be in serviceable condition. We observed chip paint and corrosion on the handrails. We recommend prepping and painting handrails, approximately 1,000 lineal feet.	\$31,000
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Fixtures	2	Restroom fixtures appeared to be in serviceable condition. We observed damaged restroom fixtures that appeared to be at the end of useful life. We recommend replacing 24 toilets, six urinals, and 24 sinks in 12 restrooms throughout the building. We recommend replacing fixtures with a more energy efficient standard and adding touchless flushers and faucets.	\$180,000
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Building Access	2	Vehicular parking appeared to be in serviceable condition. We observed many cracked and alligatored areas of asphalt throughout the parking lot. We recommend an asphalt overlay of approximately 10,000 square feet.	\$42,000
Administration Building Annex	1300 Commerce Drive	Decatur	Georgia	30030	148,540	Sidewalk and Steps	1	Sidewalks and steps appeared to be in serviceable condition. We observed cracked, broken and lifting concrete of sidewalk and damage to steps around the perimeter of the building. Some of the areas of cracked and lifting concrete present trip hazards. We recommend replacing approximately 1,000 square feet of concrete sidewalk and steps.	\$6,000
Life Enrichment Services Center	1340 McConnell Drive	Decatur	Georgia	30033	25,000	Windows	2	Windows appeared to be in unsatisfactory condition. We observed leaking single-pane aluminum windows that appeared to be at the end of useful life. We recommend surveying windows and budgeting to replace windows, approximately 1,600 square feet, with a more energy efficient standard.	\$9,000
Life Enrichment Services Center	1340 McConnell Drive	Decatur	Georgia	30033	25,000	Walls - Partitions	3	Walls and partitions appeared to be in serviceable condition. We observed damaged wall covering and chipped and faded paint throughout the building. We recommend removing wall covering, approximately 4,500 square feet, and patching, prepping, and painting walls, 30,000 square feet.	\$100,000
Life Enrichment Services Center	1340 McConnell Drive	Decatur	Georgia	30033	25,000	Floors	3	Floors appeared to be in serviceable condition. We observed stained and worn carpeting that appeared to be at the end of useful life. We recommend replacing carpet, approximately 10,000 square feet, throughout the building. We observed scratched and broken VCT in the restrooms, dining area, and electrical room. We recommend replacing VCT, approximately 5,000 square feet.	\$125,000
Life Enrichment Services Center	1340 McConnell Drive	Decatur	Georgia	30033	25,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Caulking	2	Caulking appeared to be in unsatisfactory condition. We observed deteriorated caulk around the windows and wall joints. We recommend caulking the building.	\$2,500
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Painting	2	Painting appeared to be in unsatisfactory condition. We observed faded and peeled painted trim and gutters. We recommend repairing, prepping and painting trim, 1,500 lineal feet. Two wooden sun shades on the east and west side of the building appeared to be at the end of useful life. We observed damaged wood, chipped paint, missing and discolored corrugated plastic. We recommend replacing two, 150 foot by 4 foot by 7 foot sun shades.	\$5,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition as seen from the ground and from inside the building. The soffit appeared to be in unsatisfactory condition. We observed damaged, missing and swollen soffit boards along the perimeter of the building. We recommend replacing soffit, 300 lineal feet.	\$8,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed a discolored acoustic drop ceiling. We recommend replacing stained and damaged 2 foot by 2 foot ceiling tiles and applying a coating to refresh the appearance of the ceiling.	\$9,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Walls - Partitions	2	Walls and partitions appeared to be in unsatisfactory condition. We observed faded and peeled paint in restrooms and in the sales area. We recommend prepping and painting approximately 9,000 square feet.	\$27,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Floors	2	Floors appeared to be in unsatisfactory condition. We observed scratched, broken, and miss-matched VCT in the sales area and locker rooms. We recommend replacing approximately 2,500 square feet of tile. We observed damaged and discolored vinyl flooring in the shower area. We recommend replacing vinyl flooring, approximately 200 square feet. Carpet in the sales area appeared to be in unsatisfactory condition. We observed worn and snagged carpet with broken transition strips. We recommend replacing approximately 200 square feet of carpet.	\$12,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Doors	1	Doors appeared to be in serviceable condition. We observed scratched and scuffed office, locker room, and closet doors. We recommend refinishing five interior doors, approximately 3.5 foot by 7 foot.	\$500
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Fixtures	2	Fixtures appeared to be in serviceable condition. We observed locker room fixtures that appeared to be at the end of useful life. We recommend replacing four sinks, four faucets, and 12 toilets with more energy efficient standard.	\$4,800
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	HVAC Distribution	2	HVAC distribution appeared to be in unsatisfactory condition. We observed HVAC supply and return air vents that were packed with dust. Vents appeared to be at the end of useful life. We recommend replacing the vents and cleaning the duct work, 1,500 square feet.	\$1,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Sidewalk and Steps	2	Sidewalks and steps appeared to be in unsatisfactory condition. We observed discolored, cracked, and crumbled concrete steps, sidewalks, and bleachers. We recommend repairing the concrete and prep and painting approximately 12,000 square feet surrounding the building.	\$30,000
DeKalb Tennis Center, Mason Mill Park	1400 McConnell Drive	Decatur	Georgia	30033	6,268	Exterior Lighting	1	Exterior pole and building mounted lighting appeared to be in serviceable condition. We observed deteriorated paint and discoloration on the light poles surrounding the tennis courts and in the parking area. We recommend prepping and painting 20 light poles.	\$2,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Roof Structure	3	structure appeared to be in serviceable condition as seen from	\$5,000

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints and around equipment penetrations. We recommend caulking both buildings.	\$5,500
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Windows	2	Windows appeared to be in serviceable condition. We observed aluminum, single pane windows that appeared to be at the end of useful life. We recommend surveying and budgeting to replace windows of both buildings, approximately 500 square feet.	\$3,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Exterior Doors	1	Exterior doors appeared to be in serviceable condition. We observed a door on the electrical room in Building 2, first floor, that would not open and close properly and had a broken threshold. We recommend replacing the 3.5 foot by 7 foot door, frame, and threshold.	\$750
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	System Condition	1	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed many stained ceiling areas in both buildings. Staff reported ongoing leaks. We recommend performing a roof survey to determine the condition and life span of the roof.	\$8,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Ceilings	2	Ceilings appeared to be in unsatisfactory condition. We observed damaged acoustic drop ceilings throughout both buildings with large areas of missing ceiling tiles and damaged ceiling grid. We recommend surveying the ceilings, budgeting to repair the ceilings, and applying a coating to refresh the appearance. 40,000 square feet in Building 1 and 20,000 square feet in Building 2.	\$100,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed peeling paint and damaged walls throughout both buildings. We recommend budgeting to patch, prep, and paint 65,000 square feet in Building 1 and 35,000 square feet in Building 2.	\$310,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Floors	1	Floors appeared to be in unsatisfactory condition. We observed broken, scratched, and missing VCT, and worn and stained carpet throughout both buildings. All flooring appeared to be at the end of useful life. We recommend budgeting to replace all flooring in both buildings, approximately 60,000 square feet.	\$280,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Doors	2	Doors appeared to be in serviceable condition. We observed scuffed and scratched interior doors throughout both buildings. We recommend surveying the doors and budgeting to replace, repair, and refinish approximately 50 doors.	\$3,500
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Handrails	3	Handrails appeared to be in serviceable condition. We observed corrosion and chipped paint on the stair handrails in Building 1. We recommend prepping and painting handrails, 1,000 lineal feet.	\$1,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Special HVAC Systems and Equipment	2	A Liebert CRAC unit of undisclosed capacity located in the data center appeared to be in unsatisfactory condition. Room temperature was observed to be 75 degrees. Manager said that the unit is frequently out of order. We recommend a survey for the data center to determine heat load of the room and the condition and life span of the unit. Ceiling mounted heaters in the warehouse area appeared to be in serviceable condition. Staff reported that two of the six units do not operate. We recommend repairing two units.	\$7,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Roadhaven Water & Sewer / Water & Sewer / Const. & Maint. War	1580 Roadhaven Drive	Stone Mountain	Georgia	30083	66,000	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed cracked and deteriorated concrete throughout the sidewalks and curbs. We recommend repairing sidewalk, 500 square feet, at the front and side of Building 1.	\$3,000
Sanitation East Lot	1750 Rogers Lake Road	Lithonia	Georgia	30358	3,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk around the window and door frame and at equipment penetrations. We recommend caulking the building.	\$1,500
Sanitation East Lot	1750 Rogers Lake Road	Lithonia	Georgia	30358	3,000	Floors	1	Floors appeared to be in unsatisfactory condition. We observed missing, broken, and worn VCT throughout the building. We recommend replacing VCT, 3,000 square feet.	\$14,000
Sanitation East Lot	1750 Rogers Lake Road	Lithonia	Georgia	30358	3,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers not mounted to the wall and with expired inspection and testing tags. We recommend mounting the fire extinguishers to the wall at 70 feet intervals within the building. We also recommend an annual fire extinguisher inspection and maintenance program.	\$500
Sanitation East Lot	1750 Rogers Lake Road	Lithonia	Georgia	30358	3,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Sanitation East Lot	1750 Rogers Lake Road	Lithonia	Georgia	30358	3,000	Building Access	2	Vehicle parking lot and drive lanes appeared to be in unsatisfactory condition. We observed many cracks, alligating, and deteriorated asphalt throughout the parking areas and drive lanes. We recommend replacing asphalt parking in front of the building, 20,000 square feet.	\$250,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints and around the window mullions. We recommend caulking the building.	\$7,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Cleaning and Masonry Pointing	3	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discolored masonry at the entrance of the building. We recommend power washing approximately 2,000 square feet.	\$1,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Windows	1	Windows appeared to be in unsatisfactory condition. We observed many broken and missing and leaking windows. Window gaskets were deteriorated throughout and are falling. We recommend replacing missing and broken windows and replacing the gaskets, approximately 336,000 lineal feet.	\$170,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	System Condition	3	Built up roof appeared to be in serviceable condition. We observed some deterioration of the membrane. There were no active leaks observed or reported. We recommend performing a roof survey to determine the condition and lifespan of the roof.	\$5,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Floors	2	Floors appeared to be in serviceable condition. We observed worn and stained carpet in the common hallways throughout the building. Carpet appeared to be at the end of useful life. We recommend replacing carpet, approximately 25,000 square feet.	\$120,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Doors	1	Electrical/Mechanical room doors appeared to be in serviceable condition. We observed six 4-foot by 10-foot doors and frames that have been damaged. We recommend replacing six doors.	\$5,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Stair Finishes	2	Stair finishes appeared to be in serviceable condition. We observed chipped concrete and damaged non-slip treads. We recommend repairing the concrete and replacing the stair treads, approximately 800 stairs.	\$1,500
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Heat Generation Systems	2	Indeco Governair 100KW heating unit appeared to be in serviceable condition. Heating unit appeared to be at the end of useful life. We recommend budgeting to replace the unit.	\$10,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Heat Rejection/Cooling/Refrigeration Systems	2	An air-cooled scroll chiller, approximately 2.5 tons and a York centrifugal chiller, approximately 2,500 to 3,500 tons, located on the roof appeared to be in serviceable condition. Both chillers appeared to be at the end of useful life. We recommend budgeting to replace both units. Marley cooling tower appeared to be in satisfactory condition. Four air-cooled scroll condensing units appeared to be in satisfactory condition.	\$370,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	HVAC Distribution	2	One York air handling unit appeared to be in satisfactory condition. Three McQuay air handling units appeared to be in serviceable condition. AHUs appeared to be at the end of useful life. We recommend budgeting to replace three units, 5000 CFM each.	\$60,000

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Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. Main switchboards and associated breaker panels appeared to be at the end of useful life. We recommend an engineering study to determine the condition and lifespan of the equipment. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$25,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Exit/Emergency Lights	C	Exit lighting appeared to be in satisfactory condition. The letter C indicates that the site emergency lighting does not comply with International Building Code (IBC), NFPA 101. We recommend installing the necessary emergency lighting as required.	\$10,000
Police Headquarters	1960 West Exchange Place	Tucker	Georgia	30084	95,000	Building Access	1	Vehicle parking and drive appeared to be in serviceable condition. We observed cracked, deteriorated and alligatored areas throughout the parking area. We recommend removing and replacing the 2-inch asphalt top and 6-inch aggregate base, approximately 103,000 square feet.	\$1,280,000
Lou Walker Senior Center	2538 Panola Road	Lithonia	Georgia	30058	39,023	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints around the equipment penetrations. We recommend caulking the building.	\$3,000
Lou Walker Senior Center	2538 Panola Road	Lithonia	Georgia	30058	39,023	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed discolored and damaged ceiling tiles in various areas of the building and damaged ceiling grid in the conference room. We recommend replacing approximately 100 square feet of ceiling grid and replacing damaged ceiling tiles, approximately 400 square feet.	\$1,500
Lou Walker Senior Center	2538 Panola Road	Lithonia	Georgia	30058	39,023	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed several fire extinguishers with expired inspection tags and some with corrosion on the housing. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Lou Walker Senior Center	2538 Panola Road	Lithonia	Georgia	30058	39,023	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed corrosion on several electrical distribution panels located in the pool mechanical room. We recommend removing the corrosion after determining the source of the corrosion. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Lou Walker Senior Center	2538 Panola Road	Lithonia	Georgia	30058	39,023	Building Access	2	Driveway apron near the loading dock appeared to be in serviceable condition. We observed cracked concrete and asphalt in the driveway area. We recommend repairing asphalt and concrete, approximately 50 square feet.	\$500
Lou Walker Senior Center	2538 Panola Road	Lithonia	Georgia	30058	39,023	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed cracked sidewalk near the entrance to the mechanical room. We recommend repairing the sidewalk, approximately 75 square feet.	\$500
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Walls	2	Walls and entry awning appeared to be in unsatisfactory condition. We observed many warped and peeled and delimiting wood panels throughout the exterior of the building. We recommend budgeting to repair and/or replace paneling, approximately 10,000 square feet.	\$40,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Caulking	2	Caulking appeared to be in unsatisfactory condition. We observed deteriorated caulk at the wall joints, around the windows and equipment penetrations. We recommend caulking the building.	\$5,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Painting	2	Painting appeared to be in unsatisfactory condition. We observed peeling and faded paint throughout the exterior of the building. We recommend painting the building, approximately 9,000 square feet.	\$21,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Windows	1	Windows appeared to be in unsatisfactory condition. We observed single pane aluminum windows that appeared to be at the end of useful life. We recommend replacing windows with a more energy efficient standard, approximately 3,000 square feet.	\$23,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	System Condition	2	Roiled composition roof appeared to be in unsatisfactory condition. We observed many patches and lifting seams throughout. The roof appeared at the end of useful life. We recommend budgeting to replace the roof, approximately 18,000 square feet. Metal roof, approximately 4,000 square feet, appeared to be in satisfactory condition.	\$140,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed missing ceiling in the utility closet, discolored and damaged acoustic drop ceiling throughout the building. We recommend installing ceiling in the utility room, approximately 100 square feet, replacing ceiling tiles, approximately 3,000 square feet, and applying a coating to refresh the appearance of the ceiling, approximately 30,000 square feet.	\$60,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed faded and peeled paint in many areas. We recommend touch-up painting throughout the building, approximately 4,000 square feet.	\$10,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Floors	2	Floors appeared to be in serviceable condition. We observed scuffed, scratched, and broken roll vinyl and VCT flooring in the common hallways and classrooms. Flooring appeared to be at the end of useful life. We recommend replacing flooring throughout, approximately 20,000 square feet. Ceramic tile in restrooms appeared to be at the end of useful life. We recommend replacing ceramic tile, approximately 2,000 square feet. We observed missing and broken composite tile in the kitchen area. We recommend replacing tile, approximately 2,000 square feet.	\$100,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Fixtures	2	Fixtures appeared to be in serviceable condition. We observed restroom and laundry room fixtures that appeared to be at the end of useful life. We recommend replacing 10 toilets and 10 sinks with a more energy efficient standard.	\$8,500
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed electrical switchboards that appeared to be at the end of useful life. We recommend an engineering study to determine the condition and life span of the electrical infrastructure. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$10,000
Mental Retardation Service Center	2660 Osborne Road NE	Atlanta	Georgia	30319	38,680	Building Access	2	Vehicle parking and drive lanes appeared to be in serviceable condition. We observed many cracks and alligatored areas throughout the parking lots and drive lanes. We recommend removing and replacing asphalt, approximately 50,000 square feet, in all parking areas and drive lanes.	\$620,000
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discoloration on the metal decorative parapet of the pool building and on the brick of the recreation center building. We recommend power washing, approximately 11,000 square feet.	\$1,650
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Painting	2	Pool building painting appeared to be in serviceable condition. We observed faded and peeled paint on the exterior walls. We recommend painting, 5,000 square feet.	\$9,000
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed that the front entry doors of the recreation center did not open and close properly. Doors were bent and hinges damaged. The doors appeared to be at the end of useful life. We recommend replacing 8 f000 by 7 foot metal double doors. We observed corrosion and faded paint on the basketball court exit door. We recommend removing corrosion and painting the door. Pool building doors had corrosion and peeling paint. We recommend painting three, 4 foot by 7 foot doors.	\$1,200

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition as seen from the ground and from inside the building. We observed stained ceiling in several areas inside the recreation center building. We observed an active leak in the basketball court area. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Ceilings	3	Ceilings appeared to be in serviceable condition. We observed stained and discolored acoustic drop ceiling in the office, common hallways, and classroom areas. We recommend replacing stained ceiling tiles and applying a coating to refresh the appearance of the ceiling, 4,000 square feet.	\$6,000
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed peeling and faded paint on the walls throughout both buildings. We recommend painting interior walls, 100,000 square feet. We observed damaged wall bumper pads on the basketball court walls. We recommend repairing bumper pads, 240 square feet.	\$30,000
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Floors	2	Recreation center floors appeared to be in serviceable condition. We observed cracked and chipped VCT in the classrooms, common hallways and offices. VCT appeared to be at the end of useful life. We recommend replacing 4,000 square feet VCT. We observed a water-damaged basketball court floor. We recommend repairing 100 square feet.	\$20,000
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Doors	2	Recreation center doors appeared to be in serviceable condition. We observed peeling paint and corrosion on interior metal doors. We recommend prepping and painting four, 4 foot by 7 foot metal doors including restrooms, classrooms, and basketball court entry doors.	\$500
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Fixtures	2	Fixtures in both buildings appeared to be in serviceable condition. We observed six sinks, eight toilets, and two urinals that were at the end of useful life. Sinks were coming away from the walls. We recommend replacing these with a more energy efficient standard.	\$10,000
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed uncovered missing breakers in one electrical panel. We recommend covering all missing breakers to mitigate electric shock hazard. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Midway Pool and Recreation Center	3181 Midway Road	Decatur	Georgia	30032	7,826	Building Access	2	Vehicle parking appeared to be in unsatisfactory condition. We observed many areas of cracked, crumbled, and alligatored asphalt. We recommend replacing the parking lot, 25,000 square feet.	\$21,000
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk at the wall joints and around the windows. We recommend caulking the building.	\$2,000
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed plants growing up the side of the building. We recommend removing plants and tuck pointing of mortar joints as needed.	\$1,000
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Windows	3	Windows appeared to be in serviceable condition. We observed single-pane aluminum windows that appear at the end of useful life. We recommend budgeting to replace 4,000 square feet of windows. We recommend using energy efficient windows.	\$30,000
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed faded paint and corrosion on the rear exit double doors. We recommend prepping and painting these doors.	\$500
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Walls - Partitions	2	Restroom walls and partitions appeared to be in unsatisfactory condition. We observed broken and discolored ceramic tile covering the restroom walls. We recommend removing the tile, repairing, prepping and painting the walls, approximately 1,600 square feet.	\$6,000
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Floors	2	Restroom floors appeared to be in serviceable condition. We observed uneven floor slab and miss-matched and broken tiles. We recommend leveling the floors and replacing tile, approximately 800 square feet.	\$4,000
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Fixtures	2	Fixtures appeared to be in unsatisfactory condition. We observed toilet, sinks and urinals that appeared to be at the end of useful life. We recommend replacing four toilets, four sinks and two urinals. We recommend using a more energy efficient standard.	\$8,000
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Lynwood Recreation Center	3360 Osborne Road	Atlanta	Georgia	30319	25,500	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed cracked and lifted concrete sidewalks in front and behind the building. We recommend honing and repairing approximately 200 square feet of sidewalk. We observed a degraded tile at the gym exit door. It appeared that a vestibule was removed but the interior grade tile floor remains. We recommend removing the tile, grinding and repairing the floor slab. We observed corrosion on the handrails at the rear of the building. We recommend prepping and painting 30 linear feet of handrail.	\$1,500
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk at the wall joints and around the windows. We recommend caulking the building.	\$4,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Windows	2	Windows appeared to be in serviceable condition. We observed deteriorated windows gaskets and leaking throughout the building. We recommend replacing the windows, approximately 60, with a more energy-efficient standard.	\$10,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	System Condition	2	Built-up roof appeared to be in serviceable condition. We observed deterioration of the membrane and abandoned HVAC equipment on the roof. Roof appeared to be at the end of useful life. We recommend budgeting to replace the roof. We recommend removing abandoned equipment from the roof.	\$1,310,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed many areas of damaged ceiling throughout the first, fourth, and parts of the second and third floors. Garage shop and storage rooms have wet and discolored ceiling. Electrical rooms have ceilings open to the floor deck above. We recommend repairing and replacing ceiling throughout the building, approximately 80,000 square feet.	\$250,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. Walls on first and fourth floors and unrenovated areas of the second and third floors are scuffed and have chipped paint, damaged wood panels, and peeling wall covering. We recommend removing wall covering and wood panels, repairing the walls, prepping and painting throughout, approximately 50,000 square feet. We observed damage, wet areas and discoloration on the walls throughout the garage shop and storage room. We recommend performing survey to determine the source of moisture and discoloration, and repairing and replacing the walls, approximately 15,000 square feet in the motorcycle shop and storage room of the garage.	\$400,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Floors	2	Floors appeared to be in serviceable condition. We observed carpet and tile that appeared to be at the end of useful life throughout the first, fourth, and in unrenovated areas on the second and third floors. We recommend replacing VCT, approximately 20,000 square feet in unrenovated areas on all four floors. We recommend replacing carpet, approximately 25,000 square feet, on all floors in unrenovated areas. We observed worn and dull Terrazzo tile on the first floor lobby. We recommend polishing Terrazzo tile, approximately 6,000 square feet, in the lobby and on the stairs at the building entrance.	\$350,000

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DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Doors	2	Doors appeared to be in serviceable condition. We observed wood doors that are scuffed and scratched and metal doors with peeled paint. We recommend refinishing or replacing interior doors throughout the unrenovated areas on the first, fourth, and parts of the second and third floors. Approximately 180 doors, 4-foot by 6-foot, each.	\$20,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Elevators	3	Elevators appeared to be in serviceable condition. We observed one elevator with two cabs that had damaged walls, floors and ceiling. We recommend renovating two elevator cabs including controls.	\$30,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Fixtures	2	Fixtures appeared to be in serviceable condition. We observed toilets, urinals, and faucets that appeared at the end of useful life. We recommend upgrading restroom fixtures to a more energy-efficient standard including low-flow toilets and urinals and touch-free faucets. We recommend budgeting to replace 48 toilets, 16 urinals, and 32 faucets.	\$60,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Domestic Water Piping	2	Domestic water piping appeared to be in serviceable condition. We could not determine water pipe material. Drain staff reported that the building has no plumbing isolation valves for each floor. We recommend a plumbing survey to determine the condition of the domestic water pipe to ensure that any lead pipe has been replaced. We recommend budgeting for installing four isolation valves.	\$15,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	HVAC Distribution	2	HVAC distribution appeared to be in serviceable condition. We observed many areas of insufficient HVAC distribution throughout the unrenovated areas. The first and fourth floors have damaged ductwork and air supply and return vents. We recommend an engineering study to determine the condition and lifespan of the HVAC distribution throughout the unrenovated areas of the building. We recommend budgeting for renovating the HVAC distribution.	\$100,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	HVAC Instrumentation and Controls	1	HVAC instrumentation and controls appeared to be in unsatisfactory condition. We observed many different type of controls and no integrated instrumentation and control system. We recommend budgeting for a BMS to control energy usage.	\$50,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	HVAC Systems TAB	1	HVAC systems TAB appeared to be in unsatisfactory condition. Unrenovated areas of the building have hot and cold spots and there is no integrated temperature and humidity control. We recommend a test and balance study and budgeting for a BMS system to control the building temperature and relative humidity.	\$50,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. Electrical service and associated switchboards and electrical panels appeared to be original to the building and at the end of useful life. We observed many uncovered, missing breakers in electrical panels in the electrical rooms. We recommend an engineering survey to determine the condition and lifespan of the electrical service and distribution and budgeting to upgrade the system. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$350,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Exit/Emergency Lights	C	Exit lighting appeared to be in satisfactory condition. We observed dated and insufficient emergency lighting throughout the unrenovated areas of the building. The letter C indicates that the site emergency lighting does not comply with International Building Code (IBC), NFPA 101. We recommend installing the necessary emergency lighting as required.	\$10,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Building Access	2	Vehicular parking and drive appeared to be in serviceable condition. We observed cracked, deteriorated and alligatored areas throughout the parking area. We recommend an asphalt overlay of the parking lot, approximately 33,000 square feet.	\$179,000
DeKalb Public Safety, Robert T. Bobby Burgess	3630 Camp Circle	Decatur	Georgia	30032	150,000	Rain Water Drainage (Grading)	2	Rain water drainage appeared to be serviceable. Drain staff reported many areas of water ponding in the parking deck. We recommend a drainage study to determine the cause of the water ponding.	\$7,000
Public Safety Building / Court	3630 Camp Circle	Decatur	Georgia	30032	188,333	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk at the wall joints and around equipment penetrations. We recommend caulking the building.	\$7,500
Public Safety Building / Court	3630 Camp Circle	Decatur	Georgia	30032	188,333	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discoloration on the exterior walls particularly near the main public entrance. We recommend power washing, 20,000 square feet.	\$2,500
Public Safety Building / Court	3630 Camp Circle	Decatur	Georgia	30032	188,333	Ceilings	2	Ceilings in both buildings appeared to be in serviceable condition. We observed missing, damaged and miss-matched 1 foot by 1 foot ceiling tiles in the DeKalb Police Helicopter Unit office area. We recommend replacing the damaged ceiling, 2,000 square feet. We observed discolored ceiling in the DeKalb Police Property Room #136 and in the common hallway and in the office cubicle area. We recommend replacing stained ceiling tiles and applying a coating to refresh the appearance of the ceiling, approximately 6,000 square feet.	\$18,000
Public Safety Building / Court	3630 Camp Circle	Decatur	Georgia	30032	188,333	Floors	3	Court building floors appeared to be in satisfactory condition. Public Safety building floors appeared to be in serviceable condition. We observed mis-matched, scratched, and scuffed VCT and stained and worn carpet in the common hallways. We recommend replacing VCT, approximately 2,000 square feet and replacing carpet, approximately 2,000.	\$27,000
Public Safety Building / Court	3630 Camp Circle	Decatur	Georgia	30032	188,333	Terminal and Package Units	3	Four, approximately 20 ton, Trane package units located on the Court building roof appeared to be in serviceable condition. We observed corrosion on the disconnect housings of all units. We recommend repairing or replacing the housings to mitigate deterioration of the electrical breakers inside. Lenox package units of undisclosed rating located on the Public Safety building roof appeared to be in serviceable condition. Two Liebert CRAC units of undisclosed rating located on the Public Safety building roof appeared to be in serviceable condition. We observed corrosion on the condenser fan arrays. We recommend an HVAC study to determine the condition and life span of the equipment.	\$5,000
Public Safety Building / Court	3630 Camp Circle	Decatur	Georgia	30032	188,333	Electrical Service and Distribution	C	Court building electrical service and distribution appeared to be in satisfactory condition. Electrical service and distribution in the Public Safety building appeared to be in unsatisfactory condition. We observed a missing breaker cover plate on an electrical distribution panel in an electrical closet. Exposed breaker wires present an electrical shock hazard. We recommend closing the panel as specified by building and fire codes. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$7,500
Public Safety Building / Court	3630 Camp Circle	Decatur	Georgia	30032	188,333	Lighting	2	Lighting appeared to be in serviceable condition. We observed fluorescent lighting fixtures that appeared to have burned out ballasts and missing safety covers throughout both buildings including elevator cabs and public waiting areas. We recommend replacing the ballast and installing safety covers to approximately 20, 2 foot by 4 foot lighting fixtures.	\$750
North Dekalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Georgia	30341	50,000	Exterior Doors	3	Exterior doors appeared to be in serviceable condition. We observed corrosion and worn paint on the metal mechanical room double entry doors. We recommend removing the corrosion, prepping and painting two, 4 foot by 7 foot doors.	\$500

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North DeKalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Georgia	30341	50,000	System Condition	3	EPDM roof appeared to be in serviceable condition. We observed several patches and worn seams on the roof. The roof appeared to be approaching end of useful life. We recommend budgeting to replace the roof.	\$271,000
North DeKalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Georgia	30341	50,000	Ceilings	2	Ceilings appeared to be in serviceable condition. We observed stained and missing ceiling tiles in client-facing areas and in electrical rooms. We recommend replacing ceiling tiles throughout the building, approximately 250 square feet.	\$1,000
North DeKalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Georgia	30341	50,000	HVAC Distribution	2	HVAC distribution appeared to be in serviceable condition. We observed two rooftop ventilation fans that were inoperable at the time of the inspection. We recommend repair and maintenance survey to determine the condition and life span of the fans.	\$2,500
North DeKalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Georgia	30341	50,000	Terminal and Package Units	3	Four Trane packaged units of 55, 60, and 20 tons appeared to be in serviceable condition. We observed that the units are approaching end of useful life. We recommend budgeting to replace these units.	\$250,000
North DeKalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Georgia	30341	50,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
North DeKalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Georgia	30341	50,000	Emergency/Standby Power Systems	2	Generac standby generator of undisclosed rating appeared to be in serviceable condition. We observed corrosion on the enclosure and on the exhaust housing. We recommend removing corrosion and performing periodic maintenance and testing of this equipment.	\$2,000
North DeKalb Comprehensive Health Center	3807 Clairmont Road	Atlanta	Georgia	30341	50,000	Building Access	3	Building access appeared to be in serviceable condition. We observed an area of cracked asphalt in front of the trash dumpster enclosure. We recommend tearing out approximately 30 square feet and replacing it with a 2-inch asphalt top with a 6-inch aggregate base and binder.	\$500
Fire Station No. 24	4154 Redan Road	Stone Mountain	Georgia	30088	10,500	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition as seen from the ground and from inside the building. We observed many stained ceiling tiles and wet ceiling areas. We recommend a roof survey to determine the condition and lifespan of the roof.	\$3,500
Fire Station No. 24	4154 Redan Road	Stone Mountain	Georgia	30088	10,500	Ceilings	2	Ceilings appeared to be serviceable condition. We observed stained ceiling tiles throughout the building and wet areas in the apparatus garage. We recommend mitigating the causes for the damage and replacing the tiles and repairing the ceiling.	\$2,500
Fire Station No. 24	4154 Redan Road	Stone Mountain	Georgia	30088	10,500	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed wall damage as a result of installation of a window air conditioner. We recommend mitigating the cause of the damage and repairing a 10 square foot wall. We observed damaged partitions between the beds in the dorm. We recommend prepping and painting six, 4 foot by 3 foot by 6-inch partitions.	\$700
Fire Station No. 24	4154 Redan Road	Stone Mountain	Georgia	30088	10,500	Floors	3	Floors appeared in serviceable condition. We observed discolored Terazzo flooring in the day room, dorm, kitchen, and hallways. We recommend deep cleaning and/or polishing floors in the high traffic areas, approximately 1,200 square feet. We observed miss-matched and damaged ceramic tile in the locker rooms. We recommend replacing damaged tile in shower stall floors, and deep cleaning locker room floors, 1,500 square feet.	\$6,000
Fire Station No. 24	4154 Redan Road	Stone Mountain	Georgia	30088	10,500	Terminal and Package Units	2	Terminal and package units appeared to be in serviceable condition. We observed a window air conditioner installed in the dorm reported to be inadequate for the heat load in the area. We recommend an engineering study to determine the HVAC capacity and function.	\$1,500
Fire Station No. 24	4154 Redan Road	Stone Mountain	Georgia	30088	10,500	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fire Station No. 24	4154 Redan Road	Stone Mountain	Georgia	30088	10,500	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash Hazard Assessment as required. We recommend infrared testing and arc flash hazard testing.	\$500
Fire Station No. 24	4154 Redan Road	Stone Mountain	Georgia	30088	10,500	Building Access	2	Rear concrete driveway appeared to be in unsatisfactory condition. A 3-foot section of concrete driveway was reported to have been repaired several times. We recommend an engineering study to determine the underlying cause. Concrete appeared to fail under the weight of heavy fire fighting apparatus.	\$5,000
Pole Bridge Water & Sewer	4226 Flat Bridge Road	Lithonia	Georgia	30038	3,000	System Condition	3	EPDM roof system appeared to be in serviceable condition. We observed some deterioration of the seams. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
Pole Bridge Water & Sewer	4226 Flat Bridge Road	Lithonia	Georgia	30038	3,000	Flashing	2	Flashing appeared to be in serviceable condition. We observed a leak along the flashing of the skylight on the roof. We recommend sealing the skylight and replacing the flashing, 100 square feet.	\$500
Pole Bridge Water & Sewer	4226 Flat Bridge Road	Lithonia	Georgia	30038	3,000	HVAC Distribution	2	HVAC distribution appeared to be in serviceable condition. We observed many lint packed fresh air returns and supply vents throughout the building. We recommend cleaning vents and ducts throughout the building.	\$1,500
Pole Bridge Water & Sewer	4226 Flat Bridge Road	Lithonia	Georgia	30038	3,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Pole Bridge Water & Sewer	4226 Flat Bridge Road	Lithonia	Georgia	30038	3,000	Building Access	2	Vehicle parking area appeared to be in serviceable condition. We observed cracked and alligatored asphalt throughout the parking lot. We recommend an asphalt overlay, 11,000 square feet.	\$46,000
Juvenile Justice Center/ Parking Deck	4309 Memorial Drive	Decatur	Georgia	30032	342,344	Floor(s) Structure	2	Floors are reinforced concrete throughout the building and appeared to be in satisfactory condition. Observable expansion joints appeared to be in serviceable condition. We observed deteriorated caulk in the expansion joints. We recommend inspecting and caulking the expansion joints.	\$5,000
Juvenile Justice Center/ Parking Deck	4309 Memorial Drive	Decatur	Georgia	30032	342,344	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Walls	2	Walls appeared to be in serviceable condition. We observed cracks in the gypsum plaster. We recommend filling the cracks and sealing the surface, approximately 40,000 square feet.	\$7,000
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk around equipment penetrations and at the wall joints. We recommend caulking the building.	\$7,000
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed damaged bricks and deteriorated masonry mortar joints over approximately 20 percent of the building. We recommend repairing and tuck pointing masonry, approximately 4,500 square feet.	\$31,000
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Painting	1	Painting appeared to be unsatisfactory. We observed large areas of peeled and faded paint. We recommend prepping and painting approximately 70,000 square feet.	\$163,000
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	System Condition	1	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed many areas of active leaks throughout the building, particularly where equipment penetrations exist. We recommend roof survey to determine the condition and lifespan of the roof.	\$5,000
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Ceilings	3	Ceilings appeared to be in serviceable condition. We observed discolored acoustic drop ceiling in the office and customer lobby area. We recommend replacing stained ceiling tiles, cleaning, and applying a coating to refresh the appearance of the ceiling, approximately 3,000 square feet.	\$4,500

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Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Floors	3	Floors appeared to be in serviceable condition. We observed cracked, scuffed, and scratched VCT with adhesive coming up between the tiles. We recommend replacing VCT, approximately 3,000 square feet, throughout office and customer lobby areas.	\$14,000
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Fixtures	3	Restroom fixtures appeared to be in serviceable condition. We observed a double sink in the men's restroom that appeared to be at the end of useful life. Toilets and urinals appeared to be at the end of useful life. We recommend replacing one sink, two toilets, and two urinals with a more energy efficient standard.	\$3,000
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Special HVAC Systems and Equipment	2	Approximately 20 ceiling-mounted heaters in the maintenance shop and tire warehouse areas appeared to be in serviceable condition. Staff reported that many of the heaters do not work. We recommend repairing or replacing approximately eight heaters.	\$3,000
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in unsatisfactory condition. We observed one electrical panel without a protective enclosure. Exposed breakers and connecting wires present an electric shock hazard. We recommend replacing the cover. We observed electrical panels and switchboards that appear to be at the end of useful life. We recommend an engineering study to determine the condition and life span of the equipment. Staff reported electrical issues related to the roll-up doors. One breaker, when tripped, caused all doors to open simultaneously. We recommend repairing this issue. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$7,500
Fleet Maintenance Tire Shop (new)	4370 Memorial Drive	Decatur	Georgia	30032	19,500	Building Access	2	Vehicle parking lot appeared to be in serviceable condition. We observed many cracked and alligatored areas due to heavy equipment vehicle traffic. We recommend reinforcing and replacing 12,000 square feet on the east side to the building.	\$150,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	Painting	2	Paint on the metal paneled concrete awning appeared to be in unsatisfactory condition. We observed many areas of corrosion and peeling and faded paint on the metal and concrete surfaces. We recommend prepping and painting, approximately 500 lineal feet.	\$3,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	Ceilings	1	Ceilings appeared to be in serviceable condition. We observed missing ceiling tiles inside an electrical room. We recommend closing up the ceiling, 100 square feet. We observed mismatched, discolored, and missing ceiling tiles throughout the office and common areas throughout the building. We recommend replacing stained and missing ceiling tiles and applying a coating to improve the appearance of the ceiling in public-facing areas, 25,000 square feet.	\$50,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed scuffed walls with faded or peeling paint throughout the Voter Registration and Extension Service office and common hallway areas. We recommend prepping and painting, 70,000 square feet.	\$220,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	Floors	2	Floors appeared to be in serviceable condition. We observed worn, broken, and missing VCT throughout the building. We recommend replacing approximately 1,000 square feet VCT in customer waiting area in Tag Office. We recommend removing VCT and resurfacing concrete flooring underneath the Voter Registration Warehouse, approximately 8,000 square feet. We observed stained and damaged carpet in the Voter Registration, Extension Service, and Tax Commissioner's office areas. We recommend replacing carpet, 18,000 square feet.	\$181,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	HVAC Distribution	1	HVAC distribution appeared to be in serviceable condition. Staff reported frequent temperature swings in several areas. We recommend HVAC test and balance for the Voter Registration and Extension Service office areas. Temperature in these offices varied between 67 degrees and 72 degrees.	\$6,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	Terminal and Package Units	2	Five York package units, approximately 10 tons each, appeared to be in serviceable condition. Operations Manager reported ongoing issues with two units that service the Voter Registration and Extension Services offices. These appeared to be at the end of useful life. We recommend an engineering study to determine the condition and life span of the equipment.	\$6,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed electrical distribution panels and switchboards that appeared to be at the end of useful life. We recommend an engineering study to determine the condition and life span of the equipment. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	Building Access	3	Vehicle parking lot appeared to be in serviceable condition. We observed many cracks and alligatored areas. We recommend crack fill, seal coat, and restriping of the parking lot, approximately 200,000 square feet.	\$170,000
Memorial Drive Office Park	4380 Memorial Drive	Decatur	Georgia	30032	190,000	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed corrosion and peeled paint on handrails of the steps and ramps at the east entrance of the building. We recommend prepping and painting 100 lineal feet.	\$500
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk on the wall joints, around windows and equipment penetrations. We recommend caulking the building.	\$2,500
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discoloration and plant life attached to the walls. We recommend removing the plant life and pressure washing the building, approximately 7,200 square feet.	\$2,500
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Painting	2	Painting appeared to be in serviceable condition. We observed peeled paint on the entry portico ceiling and entry trim. We recommend prepping and painting 50 square feet in the portico.	\$500
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Windows	2	Windows appeared to be in serviceable condition. We observed deteriorated window gaskets and damaged sills in several areas. We recommend a window survey to determine the condition and life span of approximately 1,600 square feet of windows.	\$500
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in serviceable condition as seen from the ground and from inside the building. We observed stained ceiling tiles in several areas on the first floor. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Ceilings	1	Ceilings appeared to be in unsatisfactory condition. We observed discolored and damaged acoustic drop ceiling throughout the building. We recommend replacing approximately 750 square feet ceiling tiles on the ground floor and approximately 400 square feet ceiling tiles on the first floor.	\$3,500
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Walls - Partitions	1	Walls and partitions appeared to be in serviceable condition. We observed damaged walls in the ground floor training room and restroom. Staff reported ongoing moisture issues from an unknown source. We recommend resolving the moisture issue and then repairing, prepping, and painting approximately 600 square feet.	\$2,000

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Floors	2	Floors appeared to be in unsatisfactory condition. We observed stained carpet with pulled and lifting seams throughout the building. We recommend budgeting to replace carpet, approximately 1,000 square feet, in the common hallways and offices on the first floor and approximately 1,000 square feet of carpet in training rooms, hallways, and offices on the ground floor.	\$20,000
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Tucker Police Precinct	4451 Lawrenceville Highway	Tucker	Georgia	30084	3,060	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk at the wall joints and around the door and window frames. We recommend caulking the building.	\$1,500
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Windows	1	Windows appeared to be in unsatisfactory condition. We observed damaged single pane aluminum windows. We recommend replacing all the windows, 100 square feet, with a more energy efficient standard.	\$6,000
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Exterior Doors	1	Exterior doors appeared to be in unsatisfactory condition. We observed a missing 4 foot by 7 foot door and frame that has been temporarily repaired with plywood, and corrosion and faded paint on one 4 foot by 7 foot metal entry door. We recommend replacing one door and repairing one door.	\$2,250
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	System Condition	2	There was no roof access at the time of inspection. The roof structure appeared to be in serviceable condition as seen from the ground and from inside the building. We observed many areas of ceiling damage in the office area and insulation damage in the garage area indicating roof leaks. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Ceilings	2	Acoustic drop ceilings appeared to be in serviceable condition. We observed many stained, damaged, and missing ceiling tiles throughout the office area. We recommend replacing damaged and missing tiles and applying a coating, approximately 1,500 square feet, to refresh the appearance of the ceiling.	\$2,700
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Walls - Partitions	2	Walls and partitions appeared to be in serviceable condition. We observed a 5 foot by 7 foot opening where a door was removed, and scuffed and scratched walls throughout the office area. We recommend repairing drywall, patching, and painting the walls, approximately 3,750 square feet.	\$9,000
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Floors	2	Floors appeared to be in serviceable condition. We observed discolored and worn VCT flooring in the office and restroom areas that appeared to be at the end of useful life. We recommend replacing VCT, approximately 1,500 square feet.	\$5,400
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Doors	2	Doors appeared to be in serviceable condition. We observed scratched and peeled paint on doors. We recommend prepping and painting six interior doors, 3.5 foot by 7 foot.	\$900
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Northern Service Center	4600 Buford Highway NE	Atlanta	Georgia	30340	3,000	Building Access	1	Vehicle parking lot and driveway appeared to be in unsatisfactory condition. We observed broken and missing asphalt throughout the parking lot and drive lanes. Asphalt has been damaged by heavy equipment traffic. We recommend removing broken and damaged asphalt, reinforcing the base, and overlaying the parking area, 31,000 square feet.	\$400,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Caulking	1	Caulking appeared to be in unsatisfactory condition. We observed deteriorated caulk at the wall joints and around windows and awnings. We recommend caulking the walls.	\$5,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Cleaning and Masonry Pointing	1	Cleaning and masonry pointing appeared to be in unsatisfactory condition. We observed discoloration on the walls and cracks in the mortar joints and window ledges. We recommend tuck pointing and power washing the exterior walls, approximately 20,000 square feet.	\$150,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Windows	2	Windows appeared to be in unsatisfactory condition. We observed damaged and missing single pane windows. We recommend surveying windows and budgeting to replace top-hinged, single pane windows, approximately 2,500 square feet. We recommend energy efficient replacement windows.	\$20,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed corrosion and faded paint on the doors, frames and transoms. We recommend removing corrosion, prepping and painting seven, 4 foot by 7 foot metal doors.	\$1,800
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition as seen from the ground and from inside the building. We observed many stained and missing ceiling tiles and active leaks. Roof appeared to be at the end of useful life. We recommend budgeting to replace built up, ballast roof, 45,000 square feet on the main building, and roll composite roof on the gym, 15,000 square feet.	\$472,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Ceilings	2	Acoustic drop ceilings appeared to be in serviceable condition. We observed many discolored, miss-matched, and stained ceiling tiles throughout. We recommend repairing the ceiling grid, replacing stained or missing ceiling tiles, and applying a coating to 30,000 square feet to refresh the appearance of the ceiling.	\$61,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Walls - Partitions	2	Walls and partitions appeared to be in unsatisfactory condition. We observed peeling paint, scuffs, and scratches on walls throughout the building. We recommend prepping and painting all the common hallway, cafeteria, offices, gym and classroom walls, approximately 60,000 square feet. We observed discolored, chipped, and missing ceramic tiles with discolored and chipped mortar joints on the main building restroom walls. Toilet partition walls and wooden doors were damaged and hardware corroded. We recommend removing the tile, prepping the walls, and painting with water-resistant paint, approximately 10,000 square feet. We recommend replacing 16 toilet partitions with metal partitions.	\$350,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Floors	2	Floors appeared to be in serviceable condition. We observed worn, scratched, and discolored VCT/VAT in the common hallways, classrooms, cafeteria, and kitchen. Tile appears to be at the end of useful life. We recommend budgeting to replace approximately 45,000 square feet of VCT throughout the building.	\$500,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Fixtures	2	Plumbing fixtures appeared to be in serviceable condition. We observed 15 toilets, 16 sinks, and six urinals in the four restrooms that appeared to be at the end of useful life. We recommend replacing fixtures with a more energy efficient standard. We observed one drinking fountain that appeared to be at the end of useful life. We recommend replacing the drinking fountain.	\$25,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Hear Rejection/Cooling/Refrigeration Systems	1	A steam boiler of undisclosed manufacturer and rating appeared to be in unsatisfactory condition. Staff reported many issues with heating during the winter months. We recommend an engineering study to determine the condition and life span of all the HVAC systems.	\$80,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	HVAC Distribution	1	HVAC distribution appeared to be in serviceable condition. We observed an open ceiling where many repairs appeared to be underway. We recommend an engineering study to determine the condition and life span of all HVAC systems.	\$9,000

Building Name	Address	City	State	Zip Code	Gross Sq. Ft.	Area	Condition Score	Condition Comment and Recommendation	Opinion of Probable Cost
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. We observed electrical panels and switchboards that appeared to be at the end of useful life. We recommend an engineering study to determine the condition and life span of the electrical systems. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$10,000
Tucker Recreation Center	4898 Lavista Road	Tucker	Georgia	30084	55,117	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed broken and deteriorated concrete over much of the sidewalks surrounding the building. We recommend surveying the property and budgeting to repair or replace the sidewalks, approximately 3,000 square feet.	\$24,000
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Walls	1	Walls appeared to be in serviceable condition. We observed a 3 foot by 2 foot area of missing surface stone on the side of the building. We recommend replacing the stone.	\$500
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Caulking	2	Caulking appeared to be in serviceable condition. We observed deteriorated caulk at the wall joints and around the door and window frames. We recommend caulking the building.	\$1,500
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Painting	2	Painting appeared to be in serviceable condition. We observed faded and peeling paint on the walls and awnings. We recommend painting the building, 6,000 square feet.	\$14,000
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Windows	1	Windows appeared to be in unsatisfactory condition. We observed damaged and broken reinforced glass, aluminum windows. We recommend replacing all the windows, approximately 400 square feet, with a more energy efficient standard.	\$5,000
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed corrosion and faded paint on two exterior doors, 4 foot by 7 foot. We recommend prepping and painting the doors.	\$500
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	System Condition	2	There was no roof access at the time of inspection. The roof structure appeared to be in serviceable condition as seen from the ground and from inside the building. We observed many areas of ceiling in the office area indicating roof leaks. We recommend a roof survey to determine the condition and life span of the roof.	\$2,500
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Ceilings	1	Acoustic drop ceilings appeared to be in unsatisfactory condition. We observed missing ceiling in the electrical room and several areas of missing and damaged ceiling tiles in the office area. We recommend closing up the electrical room ceiling, 8 foot by 6 foot and replacing missing and damaged ceiling tiles throughout the building.	\$500
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Floors	1	Floors appeared to be in serviceable condition. We observed discolored, cracked, and missing VCT in the office, common hallways, and restrooms. We recommend replacing VCT, approximately 2,000 square feet, throughout the building.	\$7,200
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Fire Extinguishers	C	Fire extinguishers appeared to be in serviceable condition. We observed fire extinguishers with expired inspection and testing tags. We recommend an annual fire extinguisher inspection and maintenance program.	\$500
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Electrical Service and Distribution	C	Electrical service and distribution appeared to be in serviceable condition. The letter C indicates that the site electrical system has not undergone the OSHA/NFPA 70E Arc Flash hazard assessment as required. We recommend infrared testing and Arc Flash hazard testing.	\$5,000
Eastern Service Center, RPCA	5550 Walker Road	Stone Mountain	Georgia	30088	2,500	Sidewalk and Steps	2	Sidewalks and steps appeared to be in serviceable condition. We observed several areas of cracked, broken, and lifting concrete of the sidewalks and steps. We recommend repairing cracks and leveling concrete around the building perimeter, approximately 200 square feet.	\$500
Southeast Athletic Complex	5845 Hillvale Road	Lithonia	Georgia	30058	10,000	Cleaning and Masonry Pointing	2	Cleaning and masonry pointing appeared to be in serviceable condition. We observed discoloration on the stone wall surfaces and stairs. We recommend power washing 1,000 square feet.	\$500
Southeast Athletic Complex	5845 Hillvale Road	Lithonia	Georgia	30058	10,000	Painting	2	Painting appeared to be in serviceable condition. We observed faded paint in many areas. We recommend painting building, 1,400 square feet.	\$2,500
Southeast Athletic Complex	5845 Hillvale Road	Lithonia	Georgia	30058	10,000	Exterior Doors	2	Exterior doors appeared to be in serviceable condition. We observed faded paint and corrosion on the doors. We recommend painting three doors, 4 foot by 7 foot.	\$500
Southeast Athletic Complex	5845 Hillvale Road	Lithonia	Georgia	30058	10,000	System Condition	2	There was no roof access at the time of inspection. The roof system appeared to be in unsatisfactory condition as seen from the ground. We observed damaged and missing asphalt shingles on the roof and awnings. We observed damage to the soffits in many places. We recommend a roof survey to determine the condition and life span of the roof.	\$1,000
Southeast Athletic Complex	5845 Hillvale Road	Lithonia	Georgia	30058	10,000	Building Access	3	Vehicle parking lot appeared in serviceable condition. We observed cracks in the asphalt and faded parking space stripe. We recommend filling the cracks, applying a seal coat, and restriping the parking lot, approximately 120,000 square feet.	\$100,000

List of County Owned Properties Larger than 10 Acres

ACREAGE	ADDRESS	STREET	CITY	STATE	ZIP	TAX DIST	BUILDING	PROPERTY NAME	PROPERTY CODE	FLOODPLAIN
13.04	7186	BROWNS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	No
136.56	5951	BROWNS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	No	Lyons	Greenspace	Yes
37.84	4506	LYONS ROAD	LITHONIA	GA	30038	UNINCORPORATED	No	Lyons	Greenspace	Yes
10.13	4530	LYONS ROAD	LITHONIA	GA	30038	UNINCORPORATED	No	Lyons	Greenspace	No
13.38	5197	FLAKES MILL ROAD	ELLENWOOD	GA	30294	UNINCORPORATED	No		Greenspace	No
102.04	3115	WARD LAKE ROAD	ELLENWOOD	GA	30294	UNINCORPORATED	Yes		Greenspace	Yes
28.75	2855	WARD LAKE ROAD	ELLENWOOD	GA	30294	UNINCORPORATED	No		Greenspace	Yes
11.88	2801	WARD LAKE ROAD	ELLENWOOD	GA	30294	UNINCORPORATED	Yes		Greenspace	Yes
47.39	4100	RIVER ROAD	ELLENWOOD	GA	30294	UNINCORPORATED	No	Ellenwood / River Road	Greenspace	Yes
17.60	4001	SNAPFINGER ROAD	LITHONIA	GA	30038	UNINCORPORATED	No	MLK-South River	Greenspace	Yes
27.47	3985	LEHIGH BOULEVARD	DECATUR	GA	30034	UNINCORPORATED	Yes		Greenspace	Yes
124.23	2626	MORELAND AVENUE	ATLANTA	GA	30315	UNINCORPORATED	No	Constitution Lakes	Greenspace	Yes
143.19	3545	INTERNATIONAL PARK DRIVE	ATLANTA	GA	30316	UNINCORPORATED	No	Constitution Lakes	Greenspace	Yes
57.02	2859	WEST SIDE PLACE	ELLENWOOD	GA	30294	UNINCORPORATED	No		Greenspace	Yes
16.02	2847	BOULDERCREST ROAD	ELLENWOOD	GA	30294	UNINCORPORATED	No	Sugar Creek Expansion II	Greenspace	Yes
22.94	4045	PEPPERDINE DRIVE	DECATUR	GA	30034	UNINCORPORATED	No		Greenspace	Yes
125.42	2109	BOULDERCREST ROAD	ATLANTA	GA	30316	UNINCORPORATED	No	Intrenchment Creek	Greenspace	Yes
11.07	3076	GRESHAM ROAD	ATLANTA	GA	30316	UNINCORPORATED	Yes		Greenspace	No
15.10	2329	CHARLESTON POINTE	ATLANTA	GA	30316	UNINCORPORATED	No		Greenspace	Yes
14.31	4510	MERCER ROAD	STONE MOUNTAIN	GA	30083	UNINCORPORATED	No		Greenspace	Yes
26.79	4977	FIELDGREEN DRIVE	STONE MOUNTAIN	GA	30088	UNINCORPORATED	No		Greenspace	Yes
27.27	5406	RIVER ROAD	ELLENWOOD	GA	30294	UNINCORPORATED	No	Genier	Greenspace	Yes
15.22	5449	REDAN ROAD	STONE MOUNTAIN	GA	30088	UNINCORPORATED	No	Redan Rd Garcia	Greenspace	Yes
169.39	5901	BROWNS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	Yes
10.63	5958	BROWNS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
13.51	4203	EVANS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
111.77	5980	BROWNS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	Yes
51.20	6135	BROWNS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	Yes
26.22	6153	BROWNS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
72.25	1745	PHILLIPS ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Redan Expansion	Greenspace	Yes
20.35	3423	WADE ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
56.76	3800	NORTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
171.43	6500	SOUTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
88.32	6660	BROWNS MILL ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
26.00	4261	KLONDIKE ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
50.48	4140	KLONDIKE ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	No
52.50	4246	KLONDIKE ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
58.27	4000	KLONDIKE ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
62.80	6604	ROCKLAND ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
25.22	6529	ROCKLAND ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
15.83	6445	ROCKLAND ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	Yes
14.27	6541	ROCKLAND ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
39.35	3173	CHAPARRAL PLACE	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
24.96	6815	HAYDEN QUARRY ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
37.23	3549	KLONDIKE ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
10.00	6729	ROCKLAND ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
160.64	3850	KLONDIKE ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
76.47	0					UNINCORPORATED	Yes		Greenspace	Yes
25.96	7142	SOUTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	Yes
74.81	7162	SOUTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	Yes
59.32	7134	SOUTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
16.03	7152	SOUTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
100.69	7449	SOUTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	Yes		Greenspace	Yes
21.93	7300	SOUTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
10.97	7332	SOUTH GODDARD ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No

13.13	3823	PLUNKETT ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
42.65	3991	PLUNKETT ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	No
42.76	7095	ROCKLAND ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
120.83	6909	HAYDEN QUARRY ROAD	LITHONIA	GA	30038	UNINCORPORATED	No		Greenspace	Yes
11.04	1630	ROGERS LAKE ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Rogers Lake	Greenspace	No
15.03	1650	ROGERS LAKE ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Rogers Lake	Greenspace	Yes
16.69	1670	ROGERS LAKE ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Rogers Lake	Greenspace	Yes
19.19	7623	ROCKBRIDGE ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Rockbridge Road	Greenspace	Yes
15.11	1071	BALTIC WAY	LITHONIA	GA	30058	UNINCORPORATED	No	Rock Chapel YMCA	Greenspace	Yes
16.01	1927	OAK HILL SPRINGS BOULEVARD	LITHONIA	GA	30058	UNINCORPORATED	Yes		Greenspace	Yes
51.98	1185	ROCK CHAPEL ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Rock Chapel YMCA	Greenspace	Yes
10.78	1279	ROCK CHAPEL ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Rock Chapel YMCA	Greenspace	No
20.20	7533	ROCK MOUNTAIN ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Stephenson Road Donation	Greenspace	No
66.40	1010	ROCK CHAPEL ROAD	LITHONIA	GA	30058	UNINCORPORATED	No	Rock Chapel Expansion	Greenspace	Yes
18.24	1613	ROLLING STONE DRIVE	LITHONIA	GA	30058	UNINCORPORATED	No		Greenspace	Yes
45.23	148	DESMOND DRIVE	DECATUR	GA	30033	UNINCORPORATED	No	Mason Mill Expansion	Greenspace	Yes
39.99	2057	LAWRENCEVILLE HIGHWAY	DECATUR	GA	30033	UNINCORPORATED	No	Little Creek Farm	Greenspace	Yes
46.01	703	NORTH DESHON ROAD	STONE MOUNTAIN	GA	30087	UNINCORPORATED	No	Kinnett	Greenspace	Yes
46.50	3071	LAWRENCEVILLE HIGHWAY	TUCKER	GA	30084	TUCKER	No	John's Homestead	Greenspace	Yes
15.25	5525	SMOKE RISE DRIVE	STONE MOUNTAIN	GA	30087	TUCKER	No		Greenspace	Yes
10.88	4150	BRIARCLIFF ROAD	ATLANTA	GA	30345	UNINCORPORATED	No	Mary Scott	Greenspace	Yes