



Secondary School Facility Planning & Feasibility Study

APPENDIX B

Summary Results of Secondary School Study Recommendation (Sept. 27, 2016)

DRAFT September 21, 2016 Version			Do Nothing (Fall 2022)				Reccomendation Plan (Fall 2022)					
Region	Site Name	Red/Green	Projected Enrollment 2022	Capacity	2022 Open Seats	2022 Utilization	2022 Projected Enrollment	2022 Capacity	2022 Open Seats	2022 Utilization	Change in Enrollment	Change in Capacity
1	New Cross Keys HS	Red					2,486	2,500	+14	99%	+2,486	+2,500
1	Chamblee HS	Red	2,328	1,810	-518	129%	2,378	2,410	+32	99%	+50	+600
1	Cross Keys HS	Red	2,286	1,306	-980	175%	0	0			-2,286	-1,306
1	Dunwoody HS	Red	2,093	1,505	-588	139%	2,093	2,105	+12	99%	0	+600
2	Druid Hills HS	Red	1,427	1,425	-2	100%	1,427	1,425	-2	100%	0	0
2	Lakeside HS	Red	2,619	1,756	-863	149%	2,494	2,506	+12	100%	-125	+750
2	Tucker HS	Red	1,859	1,747	-112	106%	1,734	1,747	+13	99%	-125	0
3	Clarkston HS	Red	2,060	1,270	-790	162%	1,910	1,920	+10	100%	-150	+650
3	Redan HS	Green	1,020	1,700	+680	60%	1,095	1,700	+605	64%	+75	0
3	Stephenson HS	Green	1,506	2,040	+534	74%	1,636	2,040	+404	80%	+130	0
3	Stone Mountain HS	Green	1,005	1,193	+188	84%	1,155	1,193	+188	84%	+150	0
4	Lithonia HS	Green	1,486	1,416	-70	105%	1,356	1,416	+60	96%	-130	0
4	Miller Grove HS	Green	1,681	1,832	+151	92%	1,606	1,832	+226	88%	-75	0
4	Martin Luther King, Jr. HS	Green	1,603	2,092	+489	77%	1,603	2,092	+489	77%	0	0
4	Southwest DeKalb HS	Green	1,242	1,825	+583	68%	1,242	1,825	+583	68%	0	0
5	Cedar Grove HS	Green	1,026	1,247	+221	82%	1,026	1,247	+221	82%	0	0
5	Columbia HS	Green	1,023	1,450	+427	71%	1,023	1,450	+427	71%	0	0
5	Towers HS	Green	985	1,299	+314	76%	985	1,299	+314	76%	0	0
5	Ronald E. McNair, HS	Green	689	1,522	+833	45%	689	1,522	+833	45%	0	0
1	New Cross Keys MS (Conversion)	Red		0			1,450	1,500	0	100%	+1,450	+1,500
1	Chamblee MS	Red	1,240	1,048	-192	118%	1,040	1,048	+8	99%	-200	0
1	Sequoyah MS	Red	2,033	1,235	-798	165%	933	1,235	+302	76%	-1,100	0
1	Peachtree MS	Red	1,686	1,244	-442	136%	1,686	1,694	+8	100%	0	+450
2	Druid Hills MS	Red	1,035	1,178	+143	88%	1,035	1,178	+143	88%	0	0
2	Henderson MS	Red	1,758	1,698	-60	104%	1,683	1,698	+15	99%	-75	0
2	Tucker MS	Red	1,385	1,312	-73	106%	1,310	1,312	+2	100%	-75	0
3	Freedom MS	Red	1,730	1,361	-369	127%	1,630	1,661	+31	98%	-100	+300
3	Redan MS	Green	862	1,246	+384	69%	912	1,246	+334	73%	+50	0
3	Stephenson MS	Green	892	1,359	+467	66%	992	1,359	+367	73%	+100	0
3	Stone Mountain MS	Green	861	1,390	+529	62%	961	1,390	+529	62%	+100	0
4	Lithonia MS	Green	1,280	1,188	-92	108%	1,180	1,188	+8	99%	-100	0
4	Miller Grove MS	Green	1,174	1,125	-49	104%	1,124	1,125	+1	100%	-50	0
4	Salem MS	Green	1,041	1,222	+181	85%	1,041	1,222	+181	85%	0	0
4	Chapel Hill MS	Green	841	1,071	+230	79%	841	1,071	+230	79%	0	0
5	Cedar Grove MS	Green	862	1,256	+394	69%	862	1,256	+394	69%	0	0
5	Columbia MS	Green	873	1,182	+309	74%	873	1,182	+309	74%	0	0
5	Mary McLeod Bethune MS	Green	1,086	1,375	+289	79%	1,086	1,375	+289	79%	0	0
5	Ronald E. McNair, MS	Green	730	1,275	+545	57%	730	1,275	+545	57%	0	0
7	Avondale HS/DSA	Green	419	685	+266	61%	419	685	+266	61%	0	0
7	DESA	Green	549	1,054	+505	52%	549	1,054	+505	52%	0	0
7	Arabia Mountain HS	Green	1,414	1,582	+168	89%	1,414	1,582	+168	89%	0	0
7	Champion Theme MS	Green	801	804	+3	100%	801	804	+3	100%	0	0
			52,490	55,325	+2,835	95%	52,490	61,369	+9,079	86%	0	+6,042

Note: Student moves are assumptions only, and are subject to change during future potential redistricting process. If needed, redistricting process would occur one year prior to opening of schools/additions.



Secondary School Facility Planning & Feasibility Study

Assumed Student Moves Per Secondary School Study Recommendation

High Schools							
TO	Chamblee HS	New Cross Keys Area HS	Lakeside HS	Stone Mountain HS	Stephenson HS	Redan HS	Totals
FROM							
Chamblee HS		350					350
Cross Keys HS	400						400
Lakeside HS		250					250
Tucker HS			125				125
Clarkston HS				150			150
Miller Grove HS						75	75
Lithonia HS					130		130
Totals	400	600	125	150	130	75	1,480

Middle Schools						
TO	New Cross Keys MS	Henderson MS	Redan MS	Stone Mountain MS	Stephenson MS	Totals
FROM						
Chamblee MS	200					200
Sequoyah MS	1,100					1,100
Freedom MS				100		100
Henderson MS	150					150
Miller Grove MS			50			50
Lithonia MS					100	100
Tucker MS		75				75
Totals	1,450	75	50	100	100	1,775

Note: Student moves are assumptions only, and are subject to change during future potential redistricting process. If needed, redistricting process would occur one year prior to opening of schools/additions.



Secondary School Facility Planning & Feasibility Study



School Construction Cost Development Secondary School Study Recommendation

School Construction Cost Detail

Cost Information for New School Construction

New school costs were developed from historical cost information compiled by School Planning and Management, in their Annual School Construction Report 2015, Region 5 (Southeast United States) cost per student for new high schools. These costs were then inflation adjusted for year 2019.

School	Students*	Cost/Student	Cost (Rounded)
New Cross Keys HS	2300	\$36,800	\$84,800,000

* State Capacity = 2300, DCSD Capacity = 2500

Cost Information for Classroom Additions

School	Classroom Additions				Core Additions / Modifications			Additions / Modification Cost		Site Work Costs	Total Budget Costs			
	Current DCSD Capacity	Capacity Increase of Addition	New Cap.	Add. I.U.s Req.	SF of Add. for Clsrms	Kitchen Add. /Mod.	Café. Add. /Mod.	Media Ctr Add. /Mod.	Total SF for Clsrms and Core	Estimated Cost for Additions /Mod. (2015 Dollars)	Est. Cost for Sitework & Parking	Total Construction Cost (2015 Dollars)	Total Budget ³ Cost (2015 Dollars)	Total Budget Cost (2019 Dollars - Rounded)
Lakeside HS	1,756	750	2,506	38	45,600	1,546	2,025	4,391	53,562	\$13,390,452	\$3,959,276	\$17,349,729	\$23,422,134	\$26,200,000
Chamblee HS ¹	1,810	600	2,410	34	40,800	984	1,891	2,647	46,322	\$11,062,450	\$2,847,600	\$13,910,050	\$18,778,568	\$21,000,000
Clarkston HS	1,270	650	1,920	32	38,400	1,225	0	105	39,730	\$9,932,500	\$1,054,600	\$10,987,100	\$14,832,585	\$16,600,000
Dunwoody HS	1,505	600	2,105	29	34,800	1,731	485	2,020	39,036	\$9,758,893	\$1,420,711	\$11,179,604	\$15,092,466	\$16,900,000
Freedom MS	1,361	300	1,661	17	20,400	0	0	0	20,400	\$5,100,000	\$432,000	\$5,532,000	\$7,468,200	\$8,400,000
Peachtree MS	1,244	450	1,694	26	31,200	473	0	1,985	33,658	\$8,414,500	\$939,160	\$9,353,660	\$12,627,441	\$14,100,000
Cross Keys HS/MS ²	1,150	350	1,500	10	12,000	14,000			26,000	\$5,898,000	\$412,000	\$6,310,000	\$8,518,500	\$9,500,000
														\$112,700,000

¹The Chamblee HS addition includes 4 I.U.s that are displaced by modification to expand core areas.

²Cross Keys HS conversion to MS includes modifications of Career Tech spaces to provide additional classrooms.

³Total Budget Cost includes direct construction costs, Arch/Eng. fees, site testing fees, furniture/fixtures/equipment, and project contingencies

Cost Information for Auditorium Addition

School	Cost (Rounded)
Cedar Grove HS	\$5,000,000

Total Estimated Cost for All Recommended Scope: \$202,500,000