SECONDARY SCHOOL
FACILITY PLANNING & FEASIBILITY STUDY
Purpose

To develop long-term plans for addressing capacity needs of the district’s middle schools and high schools using all available tools including E-SPLOST funds, and ensure adequate and productive learning environments for students and instructional environments for teachers.
SECONDARY SCHOOL FACILITY PLANNING & FEASIBILITY STUDY

**Contractor:** Education Planners, LLC, in partnership with: Gardner Spencer Smith Tench & Jarbeau architects

**Purview:** All DCSD middle schools and high schools

**Scope:**

1. Identify challenges & opportunities for middle and high school regions through a systematic analysis of data – focusing regionally and not on individual schools;

2. Identify, review and prioritize options to address regional challenges and opportunities through stakeholder engagement;

3. Develop regional master plans.

**Results:** Final recommendations produced through this study will be included in upcoming or future E-SPLOST capital improvement programs.

**Timeline:** March 2016 - August 2016

**Web Site:** http://www.dekalb.k12.ga.us/www/secondaryschoolfacilitystudy/
WHAT HAS BEEN DONE SO FAR

Building S.P.A.C.E.S. Initiative

• In 2015 all DeKalb schools assessed for **educational adequacy** (FEAA) and **facility conditions** (FCA)*

• Series of district meetings

• Survey to establish facility priorities

*Preliminary data: Subject to change

Additional Steps

• Shift of 232 students from Cross Keys HS to Chamblee Charter HS

• E-SPLOST referendum May 24, 2016
## Stakeholder Engagement Schedule

<table>
<thead>
<tr>
<th>Steering Committee Meetings</th>
<th>Public Meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Round 1:</strong> March 24 – 31</td>
<td>1. April 12</td>
</tr>
<tr>
<td></td>
<td>6:30 PM</td>
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<tr>
<td></td>
<td>Tucker HS</td>
</tr>
<tr>
<td></td>
<td>1. April 14</td>
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<tr>
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<td>6:30 PM</td>
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<tr>
<td></td>
<td>SW DeKalb HS</td>
</tr>
<tr>
<td><strong>Round 2:</strong> April 26 – May 3</td>
<td>2. May 10</td>
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<tr>
<td></td>
<td>6:30 PM</td>
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<tr>
<td></td>
<td>Dunwoody HS</td>
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<td></td>
<td>2. May 12</td>
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<tr>
<td></td>
<td>McNair HS</td>
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<tr>
<td><strong>Round 3:</strong> June 20 – 27</td>
<td>3. July 14</td>
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<td>6:30 PM</td>
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<tr>
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<td>AIC</td>
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</tbody>
</table>
STEERING COMMITTEES

Schools on Committees (2 members each)

**Region 1**
- Chamblee Charter HS
- Chamblee MS
- Cross Keys HS
- Sequoyah MS
- Dunwoody HS
- Peachtree MS

**Region 2**
- Druid Hills HS
- Druid Hills MS
- Lakeside HS
- Henderson MS
- Tucker HS
- Tucker MS
- DeKalb Elementary School of the Arts
- DeKalb School of the Arts

**Region 3**
- Clarkston HS
- Freedom MS
- Redan HS
- Redan MS
- Stephenson HS
- Stephenson MS
- Stone Mountain HS
- Stone Mountain MS
- Champion Theme MS

**Region 4**
- Lithonia HS
- Lithonia MS
- Miller Grove HS
- Miller Grove MS
- M.L. King, Jr. HS
- Salem MS
- Southwest DeKalb HS
- Chapel Hill MS
- Arabia Mountain HS

**Region 5**
- Cedar Grove HS
- Cedar Grove MS
- Columbia HS
- Columbia MS
- McNair, Ronald E. HS
- McNair, Ronald E. MS
- Towers HS
- Bethune, Mary McLeod MS
STEERING COMMITTEE ASSIGNMENT
March 24 – March 31

Identify Challenges, Opportunities & Tools

Data Reviewed

- Capacity vs. current & projected enrollments
- Current zoning and feeder patterns (+ school choice student mobility In/Out)
- Facilities [ages, and conditions per Facility Condition Assessment* (FCA) and Facility Educational Adequacy (FEAA) reports]
- Distances to schools

*Preliminary data: Subject to change
<table>
<thead>
<tr>
<th>Region 1</th>
<th>Region 2</th>
<th>Region 3</th>
<th>Region 4</th>
<th>Region 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overcrowding</td>
<td>HVAC</td>
<td>Overcrowding</td>
<td>Athletic facilities</td>
<td>Curricular prgms/STEM, dual language</td>
</tr>
<tr>
<td>Redistricting/Add Doraville Cluster</td>
<td>Overcrowding</td>
<td>HVAC</td>
<td>Access control/Security</td>
<td>Parent Engagement</td>
</tr>
<tr>
<td>Athletic facilities</td>
<td>Attendance lines/Rearrange clusters</td>
<td>STEM program</td>
<td>Curricular prgms/IB, Arts, STEM, Culinary</td>
<td>Security/Doors, locks, cameras</td>
</tr>
</tbody>
</table>

**March 24 – March 31**

**INITIAL STEERING COMMITTEE PRIORITIES**
PAST AND PROJECTED ENROLLMENT*

*Preliminary data: Subject to Change
ENROLLMENT/CAPACITY FACTORS

1,200
= Standard MS Size

1,600
= Standard HS Size

85–100%
= Ideal capacity utilization

*Preliminary data: Subject to change
ENROLLMENT AS PERCENTAGE OF CAPACITY

Middle Schools

<table>
<thead>
<tr>
<th>Region</th>
<th>2016</th>
<th>2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Region 1</td>
<td>109%</td>
<td>133%</td>
</tr>
<tr>
<td>Region 2</td>
<td>87%</td>
<td>90%</td>
</tr>
<tr>
<td>Region 3</td>
<td>75%</td>
<td>83%</td>
</tr>
<tr>
<td>Region 4</td>
<td>77%</td>
<td>89%</td>
</tr>
<tr>
<td>Region 5</td>
<td>59%</td>
<td>66%</td>
</tr>
<tr>
<td>District</td>
<td>79%</td>
<td>89%</td>
</tr>
</tbody>
</table>
PROJECTED GROWTH VS. CAPACITY

Region 5 Middle Schools

- Cedar Grove MS
- Columbia MS
- McNair, Ronald E. MS
- Bethune, Mary M. MS
PROJECTED GROWTH VS. CAPACITY

Region 5 High Schools

- Cedar Grove HS
- Columbia HS
- McNair, Ronald E. HS
- Towers HS
PROJECTED GROWTH VS. CAPACITY

Region 4 Middle Schools

- Lithonia MS
- Miller Grove MS
- Chapel Hill MS
- Salem MS
PROJECTED GROWTH VS. CAPACITY

Region 4 High Schools

- Lithonia MS
- Miller Grove MS
- M.L. King, Jr. HS
- SW DeKalb HS
- Arabia Mountain HS

Enrollment vs. Capacity 2008-2022

[Graph showing enrollment and capacity for Region 4 high schools]
PROJECTED GROWTH VS. CAPACITY

Region 3 Middle Schools

- Freedom MS
- Redan MS
- Stephenson MS
- Stone Mountain MS
- Champion Theme

Enrollment vs. Capacity Graph


Enrollment: 4837, 4900, 4962, 5024, 5086, 5146
Capacity: 6163

Map of Region 3 with schools marked.
PROJECTED GROWTH VS. CAPACITY

Region 3 High Schools

- Clarkston HS
- Redan HS
- Stephenson HS
- Stone Mountain HS
PROJECTED GROWTH VS. CAPACITY

Region 2 Middle Schools

- Druid Hills MS
- Henderson MS
- Tucker MS
- DeKalb ES of the Arts
PROJECTED GROWTH VS. CAPACITY

Region 2 High Schools

- Druid Hills HS
- Lakeside HS
- Tucker HS
- DeKalb School of the Arts
PROJECTED GROWTH VS. CAPACITY

Region 1 Middle Schools

- Chamblee MS
- Sequoyah MS
- Peachtree MS
PROJECTED GROWTH VS. CAPACITY

Region 1 High Schools

- Chamblee HS
- Cross Keys HS
- Dunwoody HS

Enrollment vs. Capacity Graph

- 2008: 3957
- 2015: 4551
- 2022: 6714
Region 1
Middle Schools
Over 1,222
High Schools
Over 2,092

Region 2
Middle Schools
Under 537
High Schools
Over 748

Region 3
Middle Schools
Under 1,017
High Schools
Under 613

Region 4
Middle Schools
Under 561
High Schools
Under 1,299

Region 5
Middle Schools
Under 1,794
High Schools
Under 1,757

PROJECTED ENROLLMENT IN 2022 OVER/UNDER CAPACITY

- Over
- 85-100% Cap.
- Under
AREAS OF HIGHEST GROWTH

Cross Keys HS/Sequoyah MS

Sequoyah MS to Chamblee Charter HS

Lakeside HS/Henderson MS

Dunwoody HS/Peachtree MS

Clarkston HS/Freedom MS
STUDENT MOBILITY (CHOICE)

Region 1
- Middle/high students leaving home school to attend schools in this region: 885
- Resident middle/high students enrolled in school other than home school: 1,087
- Net: +202

Region 2
- Middle/high students leaving home school to attend schools in this region: -1,291
- Resident middle/high students enrolled in school other than home school: +1,609
- Net: +318

Region 3
- Middle/high students leaving home school to attend schools in this region: -2,457
- Resident middle/high students enrolled in school other than home school: +1,292
- Net: -1,165

Region 4
- Middle/high students leaving home school to attend schools in this region: -2,924
- Resident middle/high students enrolled in school other than home school: +2,175
- Net: -749

Region 5
- Middle/high students leaving home school to attend schools in this region: -1,808
- Resident middle/high students enrolled in school other than home school: +573
- Net: -1,235

Legend:
- = Total middle/high students in region attendance area
- = Resident middle/high students leaving home school
### E-SPLOST BUDGET ALLOCATIONS

Referendum May 24, 2016

<table>
<thead>
<tr>
<th>Projects (Referendum Focus Areas)</th>
<th>$ millions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Safety and Security Improvements</td>
<td>$15</td>
</tr>
<tr>
<td>2. New Facilities and Additions</td>
<td>$170+$60*</td>
</tr>
<tr>
<td>3. Facility Condition Improvements</td>
<td>$100</td>
</tr>
<tr>
<td>4. Technology Improvements</td>
<td>$65</td>
</tr>
<tr>
<td>5. Buses, Vehicles, and Other Capital Equipment</td>
<td>$40</td>
</tr>
<tr>
<td>❖ Management Support and Program Contingency</td>
<td>$50</td>
</tr>
<tr>
<td>Totals</td>
<td>$500</td>
</tr>
</tbody>
</table>

*Approximately $60 million recently committed to two new elementary schools*
GROUP ACTIVITY

Feedback activity in smaller groups
GROUP ACTIVITY

Consider the school district’s major challenges:

• Rapidly rising enrollment in Regions 1, 2 and parts of 3

• High schools and middle schools in Regions 1 & 2 well over capacity by 2022

• Cross Keys HS/Sequoyah MS enrollment already over capacity and doubling in the next six years
Consider the school district’s major challenges:

• Magnet, charter and other curricular programs are contributing to under-enrollment in Regions 4 & 5

• Inefficient attendance lines in some areas, i.e., students zoned to attend schools farther away

• One-to-one middle-high feeders – a positive for maintaining school communities, but may not ensure an efficient use of school capacity
Options that can relieve overcrowding:

- Adjusting middle & high school attendance zones
- Building new middle & high schools/adding clusters
- Adding on to existing middle & high schools
- Converting middle schools to high, or vice versa
- Shifting or adding curricular programs to middle and/or high schools
Please discuss and answer these questions:

1. With the projection that the zoned middle schools in Region 1 will need more than 1,200 seats by 2022, and the zoned high schools in Region 1 will need more than 2,000 seats by 2022 – along with additional capacity needs in Region 2 and the Clarkston area of Region 3 – what are the most palatable and practical solutions to provide sufficient learning space for all students now and in the coming years?
2. Here are the costs of the most recent new middle & high school construction in DCDS:

<table>
<thead>
<tr>
<th>Schools</th>
<th>New Schools: Chamblee HS</th>
<th>1,600 seats</th>
<th>$62 million</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>McNair MS</td>
<td>1,200 seats</td>
<td>$34 million</td>
</tr>
<tr>
<td>Additions</td>
<td>MLK HS</td>
<td>400 seats</td>
<td>$17 million</td>
</tr>
<tr>
<td></td>
<td>SW DeKalb HS</td>
<td>600 seats</td>
<td>$22 million</td>
</tr>
<tr>
<td></td>
<td>Miller Grove HS</td>
<td>200 seats</td>
<td>$6 million</td>
</tr>
</tbody>
</table>

E-SPLOST renewal could provide up to $170 million for new construction (new middle and high schools and/or additions). How would you prioritize the use of those funds?
3. What other strategic adjustments could improve the balance of MS & HS enrollment and capacity, as well as improve the quality of school facilities (i.e., shifting or adding curricular programs, adjusting choice options, adjusting one-to-one feeders, replacing school facilities, etc.)?
SMALL GROUP ACTIVITY

Part 1:

• Break into groups
• Select a recorder and a reporter; your work will be shared out to the big group
• Brainstorm answers to the question on each sheet
• Record all answers; no judging, right or wrong
• Use 30 minutes total, to answer all three questions
SMALL GROUP ACTIVITY

Part 2:

• Report out by each group: summarize your answers with key points (20 minutes total).
Part 3:

• Take three dots each and use them to select your top priorities from these answers *(10 minutes max)*

• Three questions – one dot for each question.
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Karen Cox: kcox@edplanners.com

Web Site: http://www.dekalb.k12.ga.us/www/secondaryschoolfacilitystudy/