



# DeKalb County School District Comprehensive Master Plan

Town Hall Meeting #1

25 February 2021

## Tell Us What You Think

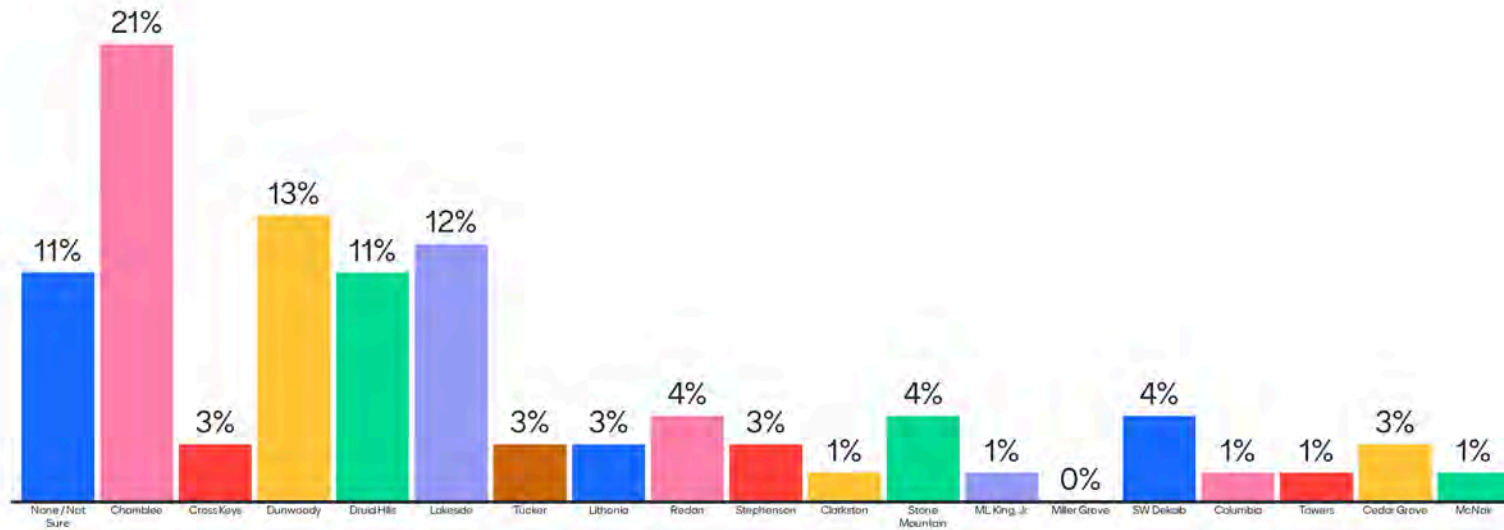
1. CMP Website: <https://www.dekalbschoolsga.org/comprehensive-master-plan/>
2. Submit questions: [CMP@dekalbschoolsga.org](mailto:CMP@dekalbschoolsga.org)
3. Submit Live questions: Use the chat function in Teams throughout this meeting.
4. Live Polls: [www.menti.com](https://www.menti.com) | code: 34 73 45 6

# Welcome to Town Hall #1



## What cluster do you belong to?

Mentimeter





# Purpose

“The Board of Education is seeking to **optimize the usage and efficiency of all DCSD facilities by creating a Comprehensive Master Plan (CMP), considering changes to special programs and school choice programs, and implementing Districtwide changes in attendance areas and feeder patterns.**

Previous construction/renovation programs have focused more on improvements to individual facilities and less on a comprehensive analysis of the system as a whole. The Board of Education would like to **establish strategic, system-wide goals** as the basis for future construction expenditures, planned facilities improvements, and redistricting plans. Similarly, there is a need to **establish communitywide consensus** regarding issues of optimum facility use, special programs, school choice, the number and location of new schools, and school consolidation.”

# Tasks

1. **Task 1: Inventory, Analysis & Assessment (includes the FCA, ESA, Forecast, etc.)**
2. **Task 2: Stakeholder Meetings (DCSD Leadership, Internal Stakeholders, External Stakeholders, general public engagement)**
3. **Task 3: Options Development for CMP**
4. **Task 4: CMP Reports & Implementation Strategies**

# Timeline

Assessments  
Interviews and  
Surveys Update

Town Hall #1

(February 25, 2021)

Develop CMP  
Options

Town Hall #3

(April 29, 2021)

Draft CMP

Town Hall #5

(July 29, 2021)

Public  
Assessment  
Results

Town Hall #2

(March 31, 2021)

Finalize CMP  
Options

Town Hall #4

(May 27, 2021)

# Community Touch Points

**To Date:**

**CMP Website:** <https://www.dekalbschoolsga.org/comprehensive-master-plan/>

**On-line Surveys:**

Think Big Survey

School Specific Survey

**Facility Condition Assessment Walk-throughs (116/132)**

**Educational Suitability Assessment Walk-throughs (134/135)**

**Principal Interviews (48 Completed)**

**PAC Interviews (52 Completed)**

**Community and Civic Organizations**

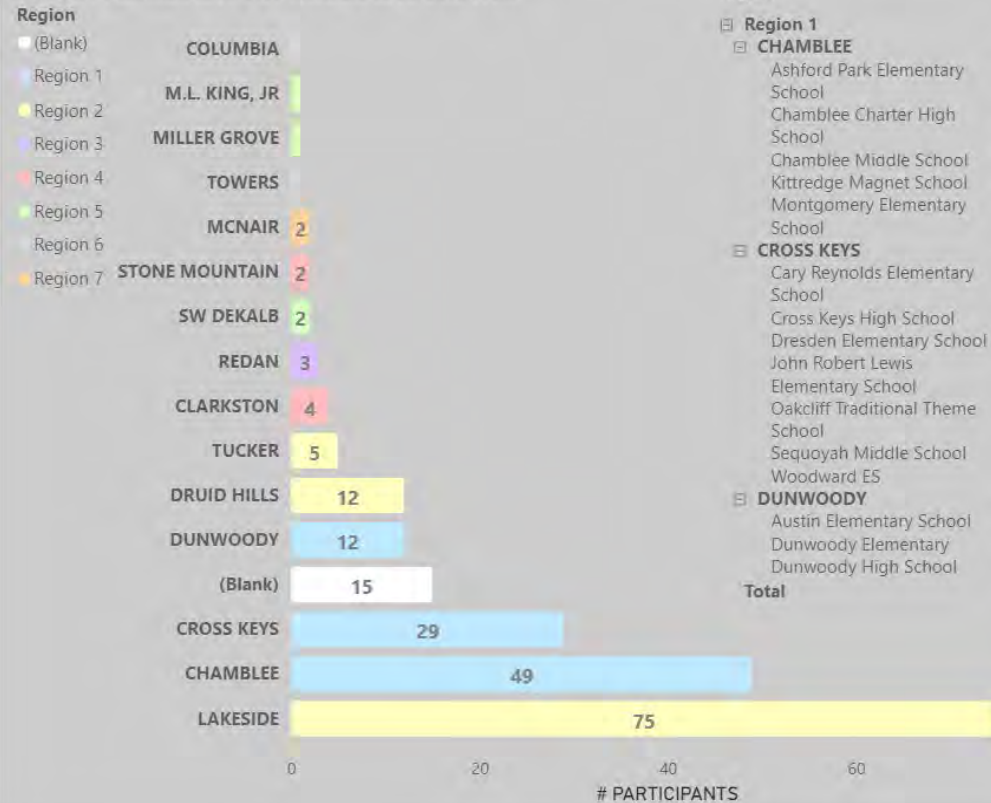


# On-line Surveys

## THINK BIG SURVEY

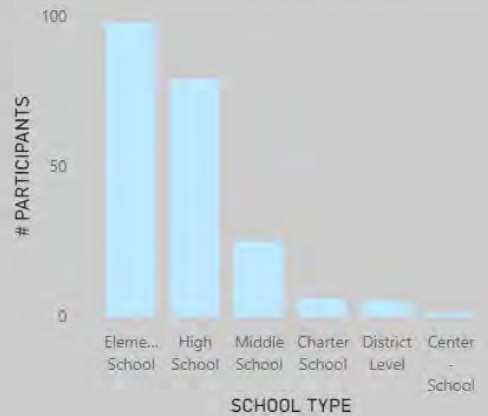
The following data shows participation in the Think Big survey within DCSD, broken down by region, cluster, and type of school (Elementary, Middle, High, Charter, etc)

### SURVEY PARTICIPANTS BY REGION AND CLUSTER



Region	# PARTICIPANTS
Region 1	90
CHAMBLEE	49
Ashford Park Elementary School	3
Chamblee Charter High School	22
Chamblee Middle School	8
Kittredge Magnet School	1
Montgomery Elementary School	15
CROSS KEYS	29
Cary Reynolds Elementary School	1
Gross Keys High School	6
Dresden Elementary School	8
John Robert Lewis Elementary School	4
Oakcliff Traditional Theme School	1
Sequayah Middle School	8
Woodward ES	1
DUNWOODY	12
Austin Elementary School	1
Dunwoody Elementary	1
Dunwoody High School	5
<b>Total</b>	<b>199</b>

### DISTRICT BY REGIONS



# What We Have Heard From On-line Surveys

## What you want to strengthen and/or preserve?

- Equity across the District
- Neighborhood schools
- Keep Magnet programs / high achiever programs in academics and the arts
- Diversity needs to be strengthened
- Internet / technology needs to be upgraded and uniform across the District

# What We Have Heard From On-line Surveys

## What are the most needed type of spaces?

- **Additional classrooms** (Eliminate the trailers)
- Breakout spaces / collaboration spaces
- Athletic venues and athletic support spaces
- Common spaces / cafeterias to serve expanded enrollments

# Facility Condition Assessment

**Facility Condition Assessment**  
DeKalb County SD - Vanderlyn Elementary Facility

**Executive Summary**  
Vanderlyn Elementary Facility... The findings contained within this building professionals experience total current deficiencies for this need was developed to provide future. For Vanderlyn Elementary...

**Approach and Methodology**  
A facility condition assessment evaluation assessment are combined to total the current deficiencies and life cycle forecast.

**Current Deficiencies:** Deficiencies are beyond useful life. The existing deficient example of a current deficiency might include...

**Life Cycle Forecast:** Life cycle analysis they reach the end of serviceable life. As been in place for 15 years and may require...

**Summary of Findings**  
The table below summarizes the...  
Table 2: Facility Condition by Building

Number	Building Name
2010	Building 2010
2011	Building 2011
2020	Building 2020
2030	Building 2030

**Table 2: Facility Condition by Building**

Number	Building Name
2010	Building 2010
2011	Building 2011
2020	Building 2020
2030	Building 2030

**Table 2: Facility Condition by Building**

Number	Building Name
2010	Building 2010
2011	Building 2011
2020	Building 2020
2030	Building 2030

**Facility Condition Assessment**  
DeKalb County SD - Vanderlyn Elementary Facility

**Facility Condition Index (FCI)**  
The Facility Condition Index (FCI) is used throughout a building's health. Since 1991, the facility manager relative condition of a group of sites. The FCI is derived and site-related repairs, by the total replacement cost priority, than a facility with a lower FCI. It should be the FCI calculation.

**Facility Deficiency Priority Levels**  
Deficiencies were ranked according to five priority levels:

- Priority 1 - Mission Critical Concerns:** D or deliver the educational curriculum. The damaged or failing building components deficiency is a fire alarm system replacement.
- Priority 2 - Indirect Impact to Educational:** near term. Examples of Priority 2 deficient building systems, and conditions affecting closure. Historical significance, enrollment trends, or factors that are analyzed when making campus facility.
- Priority 3 - Short-Term Conditions:** Deficient attention. These items should be considered usefulness. Examples of Priority 3 items.
- Priority 4 - Long-Term Requirements:** Its environment. The improvements may be paving, removal of abandoned equipment.
- Priority 5 - Enhancements:** Deficiencies priority include repainting, replacing carpet.

**Facility Condition Assessment**  
DeKalb County SD - Vanderlyn Elementary Facility

The following is a summary of Priority 1, 2 and 3:

**Priority 1 - Deficiency Description**  
Emergency Exit Signage Replace  
Wall Panel Lighting Replacement

**Priority 2 - Deficiency Description**  
Aluminum Window Replacement  
Electrical Transformer Replacement  
Existing Sidewalk in Cracked Area  
Generator Replacement  
Metal Exterior Door Replacement  
Modified Membrane Hot Water Tank  
Panelboard Replacement

**Priority 3 - Deficiency Description**  
Canopy Lighting Replacement  
Clear Accessible Parking Spaces  
Concrete Walkway Replacement  
Counser Heights Exposed Moulding  
Defects In Outdoor Removal  
Existing Laundry Sink Is Not ADA  
Existing Toilet Stall Does Not Meet  
Exterior Metal Door Repainting  
Exterior Mounted Building Lights  
Interior Door Hardware Replacement  
Interior Door Replacement  
Lighting Fixture Replacement  
Lighting Protection System Installation  
Modified Conveying Hot Water Tank  
Plasterwork Equipment Replacement  
Road Access Landfill Replacement  
Road Drain Clearing  
Tapered Insulation Installation

**Facility Condition Assessment**  
DeKalb County SD - Vanderlyn Elementary Facility

The following table summarizes this site's current deficiencies by building system and priority.

**Table 2: System by Priority (Site & Permanent Buildings)**

System	Priority					Total	% of Total
	1	2	3	4	5		
Site	\$0	\$27,825	\$41,507	\$124,745	\$0	\$194,185	25.77%
Roofing	\$0	\$0	\$84,065	\$0	\$0	\$84,065	4.20%
Structural	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
Interior	\$0	\$148,751	\$1,729	\$0	\$0	\$150,480	6.18%
Interior	\$0	\$0	\$5,515	\$38,524	\$5,575	\$49,614	0.06%
Mechanical	\$0	\$0	\$0	\$0	\$3,405	\$3,405	0.02%
Electrical	\$0	\$254,095	\$108,541	\$0	\$0	\$362,636	41.88%
Plumbing	\$0	\$0	\$7,384	\$0	\$0	\$7,384	0.00%
Fire and Life Safety	\$11,385	\$0	\$0	\$0	\$0	\$11,385	1.89%
Communication	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
Specialties	\$0	\$0	\$264	\$3,627	\$13,011	\$17,902	2.14%
<b>TOTAL</b>	<b>\$11,385</b>	<b>\$412,071</b>	<b>\$260,066</b>	<b>\$148,269</b>	<b>\$38,575</b>	<b>\$1,070,366</b>	

The building systems at the site with the most need include:

Electrical	\$342,946
Site	\$194,185
Interior	\$150,904

The chart below represents the building systems and associated deficiency costs.

**Figure 2: System Deficiency**

# Educational Suitability Assessment

DeKalb County		COMPREHENSIVE MASTER PLAN		Survey	
SCHOOL: VANDERLYN ELEMENTARY SCHOOL					
Educational Suitability Assessment					
SCORE: 57.8%					
QuestionCategory	Question	Rating	Points Possible	Comments	
01-Non-Instructional Spaces	Are conference rooms easily accessed for public / parent use?	1	5	No conference room in this school. Plan calls one out, but it's currently an Sp. Ed. Resource Room.	
01-Non-Instructional Spaces	Does the administration area feel welcoming?	3	5		
01-Non-Instructional Spaces	Does the administration area have adequate acoustic privacy?	3	5		
01-Non-Instructional Spaces	Is the main office properly located and configured with a secure vestibule to the main corridor?	4	5		
01-Non-Instructional Spaces	Is there adequate storage for testing, student records, and consumable materials?	2.5	5		
02-Outside Spaces	Are outdoor play spaces and playfields adequate in size and configuration?	4	5		
02-Outside Spaces	How adequate is site lighting and security for the campus overall?	3	5	Lots of Cameras, but could use additional exterior lighting.	
02-Outside Spaces	Is the building easily identified with appropriate signage and community wayfinding?	3	5		
03-Safety and Security	Are community use areas arranged so that the school can allow night functions without full school access?	2	5	Only the gym is detached from the school and could be used for night functions.	
03-Safety and Security	Are interior circulation routes wide enough to safely and effectively accommodate student movement?	4	5		
03-Safety and Security	Does the facility have key card access at all major entries?	3.5	5		
03-Safety and Security	Does the general appearance of the school evoke pride for the students and community?	4	5		
03-Safety and Security	Is there enough interior transparency for faculty to passively supervise learners and their activities who are not in classrooms?	3	5	Only inside the school. There are two modules with classrooms that feel totally separated from the rest of the school.	
08-Special Education	Are Special Education support spaces appropriately configured per the ed spec?	2	5	ed spec: none have direct connection to toilets.	

# Dashboard

## ESA Walkthrough Completion Status

Completion status for Educational Suitability Assessment (ESA) walkthroughs are shown here, along with a list of schools to be completed. The gauge on the left indicates the number of schools that have scheduled a PAC meeting to review the ESA draft report.



### WALKTHROUGH STILL NEEDED

School Name

DeKalb Preparatory Academy Charter

## FCA Walkthrough Completion Status

Completion status for Facility Condition Assessment (FCA) walkthroughs are shown here, along with a list of schools to be completed. The gauges on the left indicate the number of schools that have received a principal response or have been sent a draft report of the FCA results.



### WALKTHROUGH STILL NEEDED

School Name

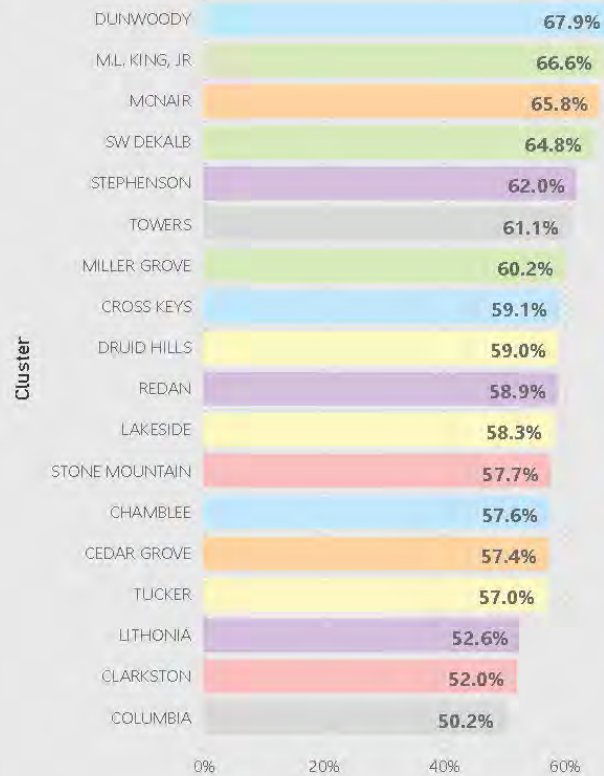
- Avondale Elementary School
- Canby Lane Elementary School
- Eagle Woods Academy
- Early Learning Center
- Evansdale Elementary School
- Hambriek Elementary School
- Henderson Mill Elementary School
- Oak View Elementary School
- Peachcrest Elementary School
- Rainbow Elementary School
- Ronald E. McNair Discovery Learning Academy
- Ronald E. McNair High School
- Shadow Rock Center
- Shadow Rock Elementary School
- The Museum School Of Avondale Estates
- Toney Elementary School

# Dashboard

## ESA Final Scores

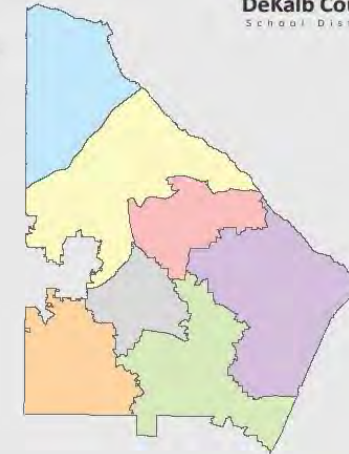
Final Scores from the Educational Suitability Assessment (ESA) show the average scores across the regions and clusters.

### BY CLUSTER



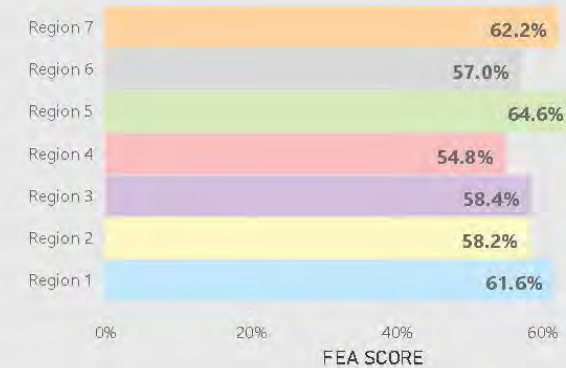
Region	FEA SCORE
<b>Region 1</b>	<b>61.6%</b>
<b>CHAMBLEE</b>	<b>57.6%</b>
Ashford Park ES	56.2%
Chamblee HS	71.3%
Chamblee MS	57.4%
Dunwoody Annex at Nancy Creek	52.8%
Huntley Hills ES	55.0%
Kittredge Magnet	50.8%
Montgomery ES	56.7%
<b>CROSS KEYS</b>	<b>59.1%</b>
Cary Reynolds ES	50.8%
Cross Keys HS	54.1%
Doraville United ES	
Dresden ES	35.2%
John Robert Lewis ES	70.8%
Montclair ES	58.2%
Oakcliff ES	60.2%
Sequoyah MS	56.4%
Woodward ES	53.7%
<b>DUNWOODY</b>	<b>67.9%</b>
Austin ES	67.9%
Chesnut ES	66.5%
Dunwoody ES	76.0%
Dunwoody HS	68.7%
Hightower ES	55.9%
Kingsley ES	54.7%
Peachtree Charter MS	72.4%
Vanderlyn ES	58.4%
<b>Region 2</b>	<b>58.2%</b>
<b>DRUID HILLS</b>	<b>59.0%</b>
Avondale ES	54.2%
DeKalb Elementary	58.0%
<b>Total</b>	<b>59.5%</b>

### DCSD REGIONS



- FACILITY TYPE
- Admin/Support
  - Education Other
  - ES
  - HS
  - MS

### BY REGION



# Inventory of Special Programs and School Choice

	ED. TYPE	(School Choice) Enrollment	School Choice Program	Attendance Area	Stand Alone Or Embedded	Specific Focus
<b>REGION 1:</b>						
DUNWOODY CLUSTER						
1	Dunwoody High School	9-12				
2	Peachtree Charter Middle School	6-8				
3	Austin Elementary School	PreK-5				
4	Vanderlyn Elementary School	K-5				
5	Dunwoody Elementary School	4-6				
6	Hightower Elementary School	PreK-5				
7	Kingsley Elementary Charter School	PreK-5				
8	Chesnut Elementary Charter School	PreK-5				
CHAMBLEE CLUSTER						
9	Chamblee Charter High School	9-12	369	Conversion Charter Program / High Achiever Magnet Program	Home area 1st	Embedded
10	Chamblee Middle School	6-8	313	High Achiever Magnet Program	Home area 1st	Embedded
11	DeKalb Path Academy	5-8		Start Up Charter	County-wide	Stand alone
12	Montgomery Elementary School	PreK-6				
13	Ashford Park Elementary School	PreK-6	258	Dual Immersion Program (K-1)	Home area 1st	Embedded
14	Huntley Hills Elementary School	PreK-5	113	Montessori Program / Dual Immersion Program (K-1)	Home area 1st	Embedded
15	Kittredge Magnet School	4-6	478	High Achiever Magnet Program	County-wide	Stand alone
CROSS KEYS CLUSTER						
16	Cross Keys High School	9-12				
17	Tapestry Public Charter School	6-12		Start Up Charter	County-wide	Stand Alone
18	Sequoyah Middle School	6-8				
19	Cary Reynolds Elementary School	PreK-5				
20	Dresden Elementary School	PreK-5				
21	Doraville United Elementary School	PreK-5				
22	John Robert Lewis Elementary School	PreK-5				
24	Montclair Elementary School	PreK-5				
23	Oakcliff Traditional Theme School	PreK-5	604	Theme School Program	Feeder area/lottery	Stand alone
TOTAL						
24						



# What We Have Heard From Principal and PAC Interviews

- District has a number of small old neighborhood elementary schools
- Number of the schools have been added on to in a piecemeal fashion
- Number of schools have multiple trailers that have been there a long time
- Continuous complaints about the HVAC systems in the 1960's/70's schools
- Distribution of Special Programs should be re-examined

Major feedback from Elementary Principals:

- Need new HVAC systems
- Remove trailers/add classrooms
- Need space for conferencing/ meetings / breakout groups
- **You have dedicated passionate teachers!**





# Thank you!

CMP Website: <https://www.dekalbschoolsga.org/comprehensive-master-plan/>

Submit questions: [CMP@dekalbschoolsga.org](mailto:CMP@dekalbschoolsga.org)

Perkins&Will **JACOBS** Cropper GIS