DeKalb County School District Comprehensive Master Plan

Town Hall #2

March 29, 2021
This Comprehensive Master plan will provide the Dekalb County School District:

• Long term enrollment projections through 2031
• Districtwide long-term facilities master plan through 2031
• Comprehensive Facilities Condition Assessment and Educational Suitability Assessment
• Projection data to inform facilities construction, renovation, modification, repurposing, and, comprehensive redistricting efforts
• Recommendations for effective and equitable allocation of resources (e.g. E-SPLOST)
What is SPLOST?
It is a **Special Purpose Local Option Sales Tax** of 1 penny in DeKalb County that is approved by a DeKalb County voter referendum every 5 years.

SPLOST funding is specifically for:
- Capital Improvements
  - Construction and Renovation
  - Capital Renewal Projects
  - Technology infrastructure
- Capital assets
  - Buses
  - Vehicles
  - Computers
The CMP & SPLOST

SPLOST:

• Is the primary funding source for new schools, additions, and major renovations in the Dekalb County School District since 1997

• Has brought in around $2.5 billion over 5 approval cycles

• Has paid for **42 new schools**, over **110 additions**, renovations and improvements at nearly every DCSD owned school or facility

• Provided Technology and Technology infrastructure

• Provided Buses to upgrade the DCSD fleet.

Live Poll: www.menti.com | code: 2617 2946
What is the timeline for the SPLOST VI Referendum?

- **June 2021** – BOE resolution approval

- **August 2021**– Submit the Referendum for the ballot in November

- **November 2021**– Public Vote on the referendum

- Post CMP and Referendum Passage - Development of the Project List for SPLOST VI funding
Tell Us What You Think

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

2. Submit questions: CMP@dekalbschoolsga.org

3. Submit Live questions: Use the chat function in Teams or Facebook throughout this meeting.

4. Live Polls: www.menti.com | code: 2617 2946
What's Next

Assessments, Interviews and Surveys Update
Town Hall #1
(February 25, 2021)

Develop CMP Options
Regional Town Halls
(April 2021)

Draft CMP
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(Fall 2021)

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Who have we talked to?

Economic Development Organizations
Elected / Municipal Officials (County & City)
Civil Rights Organizations
Greek Alumni Associations
Refugee Support Organizations
Youth Development
Neighborhood Associations
Religious Organizations
PACs, PTAs, School Principals
What We Have Heard

• Equity across the District

• Importance of Community

• Maintenance and Deferred Maintenance

• Long Memories

• Variety and diversity of school choice programs

• Diversity of student population

• Internet / technology needs to be upgraded and uniform across the District

• Condition and accessibility of athletic & extracurricular facilities
You can feel the inequity as a student. You get the message that your school doesn’t matter. That you don’t matter.

Let’s think big and not small because our children deserve it.

...when we provide for the least of those we provide the most for all.

We need a new school. Not only do we need a new school for the students, we need it for teachers, we need it for the community, we need to improve morale.

The thought of getting redistricted at this point horrifies us. Just when we might be getting back to a sense of community -- would be a terrible time to do that.
What is a Facility Condition Assessment?

- Evaluates the general health of physical facilities
  - Identify current deficiencies
  - Forecast future life cycle needs

- Standardized Process
  - Consistent data collection

- Multiple Teams of Experienced Assessors
  - Architects and Engineers
FCA Draft Report Outline:

- Coversheet
- Summary
- Approach and Methodology
- FCA Score
- Deficiency and Life Cycle graphs
- Deficiency and Life Cycle listings
- Supporting Photos
Executive Summary

Browns Mill Elementary Facility is located at 4853 Browns Mill Road in Lithonia, GA. It comprises 75,978 gross square feet. At the time of the assessment, the oldest building was 30 years old.

The findings contained within this report are the result of an assessment of building systems performed by building professionals experienced in disciplines including architecture, mechanical, plumbing and electrical. The total current deficiencies for this site, in 2020 construction cost dollars, are estimated at $4,299,921. A ten-year need was developed to provide an understanding of the current need as well as the projected needs in the near future. For Browns Mill Elementary Facility the ten-year need is $13,998,853.

For planning purposes, the total current deficiencies and the first five years of projected life cycle needs were combined to calculate a Facility Condition Index (FCI). A 6-year FCI was calculated by dividing the 5-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. After the FCI was calculated, this value was subtracted from 100 to calculate the FCA Score in a similar fashion to report cards. The Browns Mill Elementary Facility has a FCA score of 68.08%.

Summary of Findings

The table below summarizes the condition findings at Browns Mill Elementary Facility.

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</thead>
<tbody>
<tr>
<td>Exterior Site</td>
<td>$28,771</td>
<td>$112,058</td>
<td>$136,257</td>
<td>$280,313</td>
<td>$4,577,921</td>
<td>0%</td>
</tr>
<tr>
<td>Permanent Building</td>
<td>$3,299,921</td>
<td>$2,176,821</td>
<td>$2,642,919</td>
<td>$7,085,559</td>
<td>$13,671,498</td>
<td>68.08%</td>
</tr>
<tr>
<td>Total</td>
<td>$3,330,592</td>
<td>$2,293,840</td>
<td>$2,625,642</td>
<td>$7,219,652</td>
<td>$14,159,525</td>
<td>68.08%</td>
</tr>
</tbody>
</table>
Facility Deficiency Costs
• Cost estimates by building system

Life Cycle Forecast
• Cost estimates forecasted for the next 10 years
Draft FCA Reports

Supporting Photos
"The Educational Suitability Assessment is a report that evaluates the program spaces in each facility and how they align with DCSD standards."

**ESA Draft Report Outline:**

- Coversheet
- Summary
- Educational Suitability Scorecard
- Supporting Photos
School Summary

VANDERLYN ELEMENTARY SCHOOL SUMMARY

Grades Served: PK - 5
Year Built: 1973
Number of Classrooms: 35
Number of Portable Classrooms: 11
Region: 1
Cluster: Dunwoody

Vanderlyn Elementary School is a K-5 that serves 600 students in Region 1 (Dunwoody Cluster). The original school was built in 1973 with additions in 1978 and a gymnasium in 2003. 35 Instructional Units are in the main building with 11 additional classrooms housed in 5 trailers located on the property.

The following pages is a scorecard based on the Educational Suitability Assessment. All facilities are scored on a scale of 0 - 100. Trailers are not scored as part of this assessment. Each facility is scored based on multiple categories: Non-Instructional Spaces, Outside Spaces, Safety and Security, Technology Readiness, Environmental Quality, Controllability of Systems, Learning Neighborhoods, Special Education, Fine Arts, Food Services, Media Resources, and Athletic and Wellness.

Vanderlyn Elementary School scored a **58.4%** on Educational Suitability.
Categories:

• Non-Instructional Spaces
• Outside Spaces
• Safety and Security
• Technology Readiness
• Environmental Quality
• Controllability of Systems
• Classrooms
• Exceptional Education
• Fine Arts and Creative Learning
• Food Services
• Media Resources
• Athletics and Wellness
Questions:

Non-Instructional Spaces:
- Is there adequate storage for testing, student records, and consumable materials?

Classrooms:
- Are classrooms appropriately configured per the ed spec?

Media Resources:
- How well does the Library/Media Center support quiet study?

Athletic and Wellness:
- Does the campus meet the ed spec standard for physical education program spaces?
Draft ESA Reports

Supporting Photos
Capacity

• The average number of students a facility can host in instructional programs.

• Calculations: Standardized Model
  ✓ Static over time
  ✓ Consistent across schools
  ✓ Tailored to DCSD

• Capacity Determination Guide
  dekalbschoolsga.org/comprehensive-master-plan/
Demographic Analysis/Forecast

- School District – Official enrollment counts by school by grade, along with enrollment databases by address
- DeKalb County – Local area maps and data
- Georgia Department of Public Health – Birth and death statistics
- Internal Revenue Service (IRS) – In/Out Migration data
- U.S. Census Bureau – 2010 Population/Housing data
Methodology

• In order to understand what will happen with enrollment, one first must understand what will happen to the entire population

• Population forecast is the main basis of creation of an enrollment forecast

• Forecast vs projection: projection extrapolates past into the future while forecast modifies trends based on expected changes in migration, fertility and mortality, as well as housing patterns and other socioeconomic factors

• The forecasts were done using a set of assumptions regarding economic trends, unemployment, housing market trends, mortgage lending, major infrastructure projects, student transfer rates and policies, and private school attendance rates
Heat maps show student density
Demographic Analysis/Forecast

Proof is in the Pyramid: DeKalb County

Source: US Census, 2010

Turnover Households
Empty Nesters
Households Most Likely to Have School-Aged Kids
Family Formation/Prime Fertility
High Schoolers
Middle Schoolers
Elementary Aged Kids
Pre-K Kids Living in Area

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Effects of COVID-19

• District saw enrollment drop in Fall 2020

• Some parents chose other educational options (private schools, home schooling, etc.)

• For the purpose of these forecasts, we assume that 80% of the COVID-19 student loss will return in the fall of 2021 if the district returns to full time, in-person instruction
Forecast Findings

• Median age of population will continue to grow

• Population of the district will continue to grow, but the school-age population will remain stable

• Overall enrollment is forecasted to remain stable over the next 10 years, but will vary by Planning Region

• Elementary enrollment is forecasted to increase through most of the district

• Middle and high school enrollments are forecasted to decrease in majority of the district

Live Poll: www.menti.com | code: 2617 2946
Early Learning Programs:
Coralwood Center
Early Learning Center

Discovery Program:
Ronald McNair Discovery Program

High Achiever Magnet Schools:
Chamblee Middle School
Chamblee High School
Chapel Hill Middle School
Kittredge Magnet School
Southwest DeKalb High School
Wadsworth Magnet School

Special Interest Magnet Schools:
Barack Obama Elementary School
(Math, Science, and Technology)
Evansdale Elementary School
(Math, Sciences, and World Languages)
DeKalb Elementary School of the Arts
Arabia Mountain High School
(Energy, Environment, and Engineering)
Columbia High School
(Math, Science, and Technology)
Columbia High School
(Math, Science, and Technology)
DeKalb High School of the Arts

International Baccalaureate:
Avondale Elementary School
Fernbank Elementary School
Midvale Elementary School
Druid Hills Middle School
Druid Hills High School
Salem Middle School
Martin Luther King, Jr. High School
Tucker Middle School
Tucker High School

Montessori School Programs:
Briar Vista Elementary School
Huntley Hills Elementary School

Dual Immersion Programs:
Ashford Park Elementary School (German)
Barack Obama Elementary School (Spanish)
Evansdale Elementary School (French)
Pleasantdale Elementary School (Spanish)
Rockbridge Elementary School (French)
Chamblee Middle School (German)
Henderson Middle School (French)
Stone Mountain Middle School (French)
Ronald E. McNair Middle School (Spanish)

Theme School Programs:
E. L. Bouie Elementary School
Marbut Elementary School
Narvie J. Harris Elementary School
Oakcliffe Elementary School
Robert Shaw Elementary School
Wynbrooke Elementary School
Champion Middle School

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What’s Next

• Continue expanding network of Constituent Groups
• Continue gathering feedback
• FCA and ESA follow up with PACs and Principals
• CMP Option Development
• Regional Meetings at the end of April

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Frequently Asked Questions

1. Are these reports final?

2. What are you going to do with all this data?

3. How does school size impact the CMP?

4. Why are you looking at school choice?

5. Why haven’t I/we heard from you?

6. How do we reach you?
Thank you!

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Submit questions: CMP@dekalbschoolsga.org