Change Is Hard
Everyone Gets Something
but No One Gets Everything
Think Big!
GOALS OF THE COMPREHENSIVE MASTER PLAN

- Maintain neighborhood schools while being sensitive to costs
- Maintain neighborhood schools while diversifying student demographics
- Address over crowding: over 100% utilization in 2031
- Address under utilization: under 70% in 2031
- Address facility condition: scores below 60
- Explore different grade configurations, i.e. K-8
- Maximizing the DCSD’s resources
• Building new schools to address over-crowding
• Realigning clusters to balance over-crowding and under-utilization
• Consolidating schools to address under-utilization and poor condition
• Creating K-8 Schools
• Creating Early Learning Centers
• Creating stand-alone magnet schools
Agenda

• Process
  • Stakeholder Engagement
  • Assessments
  • Demographic Forecasts
  • School Choice Inventory
• Recommended Projects
• Implementation
• Redistricting
PROCESS

• Stakeholder Engagement
  On-line and e-mail surveys
  Principal and PAC
  District staff
  Community and civic groups
  Religious organizations
  City and County government officials

• Facility Condition Assessments

• Educational Suitability Assessments

• Inventory of School Choice Programs

• Demographic Forecasts

• Options Development

• Final Recommendations

• Implementation Plan (Schedule)
Over the last 10 months the CMP team has reached out and gotten input from stakeholders across DeKalb County. We have gotten information from on-line surveys, emailed surveys, personal interviews, multiple conversations and correspondences. We reached out to over 90 groups excluding principals, PAC’s and in-house staff to capture the desires of stakeholders across the District.

Economic Development Organizations
Elected / Municipal Officials (County & City)
Charitable Organizations
Civil Rights Organizations
Greek Alumni Associations
Refugee Support Organizations
Youth Development
Neighborhood Associations
Religious Organizations
PACs, PTAs, School Principals
Governance Committee
Community Empowerment, Innovation & Partnerships
District Operations
Regional Superintendents
Curriculum & Instruction
Information Technology
Audits & Compliance
Financial Operations
Transportation
• Need to address poor facility conditions at elementary schools
• Need to address over-crowding particularly in Regions 1, 2, and 4
• Need to address under-utilization in middle and high schools
• Need to address attrition at the middle schools
• Generally positive feedback on the K-8’s
• Questions about K-8 implementation
  • Middle School program
  • Middle School athletics
  • Time frame
• Desire for equitable access to high achiever programs across the District
• Positive feedback on the Performing Arts Academy
• Positive feedback on Wadsworth going to 4-8
• Positive feedback on need for Early Learning Centers
• Questions about definitive locations for proposed ELC’s
Assessments
FACILITY CONDITION ASSESSMENT DATA

Facility Portfolio

DOCS currently manages more than 119 million square feet of educational facilities across 190 campuses. The District properties include 16 high school campuses, 22 middle school campuses, 26 elementary school campuses, 9 remedial, and 12 administrative buildings. Table 1 summarizes the portfolio of properties being the District's (DOCS) property portfolio occupied is comprised of 415 percent elementary school, 21 percent middle school, and 18 percent high school space.

Statewide Condition Assessment

Facility Type

<table>
<thead>
<tr>
<th>Type</th>
<th>Statewide Condition</th>
<th>Local Condition</th>
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</thead>
<tbody>
<tr>
<td>Elementary Schools</td>
<td>70%</td>
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<tr>
<td>Middle Schools</td>
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<tr>
<td>High Schools</td>
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<td>70%</td>
</tr>
<tr>
<td>Administrations</td>
<td>75%</td>
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</table>

CAMPUS AGE

Each school included a correlation between school age and student enrollment, notice building had been built, how many residuals have maintained over the years, and the current building ages. Figures generally have all the key components of a active facility, is required to include in quality assurance, and for appropriate financing space.

In 2018, the National Center for Education Statistics (NCES) reported that the average public school was 51 years old. If the average school building is to remain in service, it must be maintained and maintained on average, approximately 30 years ago. If the time a school facility exceeds 35 years of age, many of its building systems are beyond their useful life and maintenance for learning technologies have changed needs over time, making reuse starvation less to accommodate new learning technologies and space standards.

From our present of the District portfolio was constructed prior to 1994, indicating that more than half of the facility population is in or entering the end of its service life. Figure 1 illustrates campus age breakdowns. Campus age also proven these were either provided by the District or were approximated in the final data source not available.

DeKalb County School District
STATE OF SCHOOLS FACILITY REPORT
Executive Summary: 2021

The DeKalb County School District (DCSD) at the District, assembled a comprehensive facilities condition assessment of the school and administrative facilities within its jurisdiction. The findings document was completed to direct long-term capital planning efforts and inform decisions across the District.

ASSESSMENT FINDINGS

Several key findings were made in the assessment to provide options for long-term maintenance on the district’s properties. The facility condition assessment examines, in the area, to point out key findings. Facilities are examined on a regular basis, in the annual maintenance plan. DCSD facilities were evaluated to be in good condition and the total required restoration work in facility conditions. These figures include all classroom additions in new construction for additional educational growth in the growth of the area.

FIVE-YEAR FACILITY CONDITION ASSESSMENT (FCA) SCORE

The five-year language program planning, the facility condition assessment, and the five-year plan of proposed long-term facilities manages. The process for evaluating the long-term needs of a facility condition assessment evaluates the facility’s condition and prioritizes the facility’s condition using a methodology to identify the condition of the building and its replacement cost. Cost associated with each condition and cost outside the FCA calculation. After the FIVE years is calculated, that is subtracted from 100 to provide the Facilities Condition Assessment (FCA) scores.

The majority of the campus’ FCA scores (91%) indicating that they are in good condition. During the field work and stakeholder meetings, it was noted that DOCS facilities were in poor conditions and a need of immediate action.

DeKalb County School District
STATE OF SCHOOLS FACILITY REPORT
Executive Summary: 2021

28 YEARS IN BUSINESS

DOCS SPACE MARKET

Statewide Condition Assessment

Facility Type

<table>
<thead>
<tr>
<th>Type</th>
<th>Statewide Condition</th>
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</thead>
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<tr>
<td>Elementary Schools</td>
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<tr>
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</tbody>
</table>

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<table>
<thead>
<tr>
<th>School Name</th>
<th>FCA Score</th>
<th>School Name</th>
<th>FCA Score</th>
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</tbody>
</table>
POOR FACILITY CONDITION

- Jolly ES (44 FCA)
- Idlewood ES (49 FCA)
- Stoneview ES (50 FCA)
- Henderson Mill ES (51 FCA)
- Dunaire ES (52 FCA)
- Ashford Park ES (53 FCA)
- Fairington ES (53 FCA)
POOR FACILITY CONDITION

- Cary Reynolds ES (55 FCA)
- Hawthorne ES (57 FCA)
- Hightower ES (57 FCA)
- Livsey ES (59 FCA)
- Dresden ES (59 FCA)
Inventory of School Choice Programs
Early Learning Programs:
- Coralwood School
- Early Learning Center

Discovery Program:
- Ronald McNair Discovery Learning Academy

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 (Energy, Environment, and Engineering)
- Columbia Middle 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 Language Immersion (DLI) 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)
- McNair Middle School (Spanish)
- Stone Mountain Middle School (Spanish)

Theme School Programs:
- E.L. Bouie Elementary School
- Marbut Elementary School
- Narvie J. Harris Elementary School
- Oakcliff Elementary School
- Wynbrooke Elementary School
- Robert Shaw Elementary School
- Champion Middle School
INVENTORY OF SCHOOL CHOICE PROGRAMS

Region 1:
Chamblee High School (High Achiever Magnet)
Kittredge Magnet School (High Achiever Magnet)
Chamblee Middle School (DLI)
Ashford Park Elementary School (DLI)
Huntley Hills Elementary School (Montessori)
Oakcliffe Elementary School (Theme School)

Region 2:
Coralwood Center (Early Learning Inclusion)
Henderson Middle School (DLI)
Briar Vista Elementary School (DLI)
Evansdale Elementary School (Special Interest Magnet/ DLI)
Pleasantdale Elementary School (DLI)
Tucker High School (IB)
Tucker Middle School (IB)
Midvale Elementary School (IB)
Druid Hills High School (IB)
Druid Hills Middle School (IB)
Avondale Elementary School (IB)
Fernbank Elementary School (IB)
Robert Shaw Elementary School (Theme School)
DeKalb Elementary School of the Arts (Special Interest Magnet)
DeKalb School of the Arts (Special Interest Magnet)

Region 3:
Marbut Elementary School (Theme School)
Wynbrooke Elementary School (Theme School)

Region 4:
Stone Mountain Middle School (DLI)
Rockbridge Elementary School (DLI)
Champion Middle School (Theme School)

Region 5:
Arabia Mountain High School (Special Interest Magnet)
M. L. King, Jr. High School (IB)
Salem Middle School (IB)
Southwest DeKalb High School (High Achiever Magnet)
Chapel Hill Middle School (High Achiever Magnet)
E. L. Bouie Elementary School (Theme School)
Narvie J. Harris Elementary School (Theme School)

Region 6:
Wadsworth Magnet School (High Achiever Magnet)
Columbia High School (Special Interest Magnet)
Columbia Middle School (Special Interest Magnet)

Region 7:
McNair Middle School (DLI)
Barack Obama Elementary School (Special Interest Magnet) (DLI)
Ronald McNair Discovery Program
Demographic Forecasting
DEMOGRAPHIC FORECASTS: 2030 – 2031 UTILIZATION MAPS
FORECASTED OVERCROWDING

- Chamblee HS (157%)
- Cross Keys HS (156%)
- Dunwoody HS (154%)
- Stone Mountain HS (111%)
- Sequoyah Middle (157%)
- Chamblee Middle (133%)
- Peachtree Middle (125%)
FORECASTED OVERCROWDING

- Ashford Park ES (168%)
- Livsey ES (129%)
- Hightower ES (124%)
- Stoneview ES (119%)
- Idlewood ES (117%)
- Jolly ES (106%)
Towers HS (40%)
Redan HS (42%)
Columbia HS (45%)
Miller Grove HS (51%)
Stephenson HS (52%)
Southwest DeKalb HS (53%)
McNair HS (55%)
MLK, Jr. HS (64%)
Cedar Grove HS (68%)

FORECASTED UNDER-UTILIZATION
FORECASTED UNDER-UTILIZATION

- Bethune MS (43%)
- Redan MS (44%)
- Columbia MS (45%)
- Cedar Grove MS (47%)
- Stephenson MS (51%)
- Chapel Hill MS (56%)
- Miller Grove MS (60%)
Toney ES (44%)
Smoke Rise ES (47%)
Pleasantdale ES (58%)
Rainbow ES (65%)
Dunaire ES (64%)
Pine Ridge ES (65%)

FORECASTED UNDER-UTILIZATION
Recommended Projects
• Rebalancing Feeder Patterns / Clusters
• Creating Magnets and K-8’s
• Building New Schools
• Consolidating Schools
GRADE RECONFIGURATION: WHY K-8’s

- Addresses Middle School attrition
- Provides continuity of instruction
- Supports social / emotional needs of students
- Address over-crowding at middle schools
REBALANCING FEEDER PATTERNS / CLUSTERS

2031

CLUSTER MOVES (Non-Construction)

Move Hightower to Chamblee Cluster
Move Ashford Park to Cross Keys Cluster

Consolidation in Clusters in Region 3 & 5 and redistrict to address underutilization at middle and high schools

CLUSTER MOVES (Predicated on Construction of Sequoyah High School)

Create new Sequoyah Cluster w/ Cary Reynolds, Doraville United, Dresden, and Oakcliff as feeders
MAGNETS

Create Career Tech Academy at McNair HS
Create Cyber Technology Academy at Towers HS
Create Performing Arts Academy at Avondale

Expand Wadsworth and Kittredge to 4-8

K-8 CONVERSIONS

Create K-8 at Austin ES
Create K-8 at Dunwoody/Chamblee ES (Shallowford Road Site)
Create K-8 at Smoke Rise ES
NEW CONSTRUCTION

New/Repurposed Cross Keys HS
New Cross Keys MS
New Sequoyah HS
New Sequoyah MS

New Stoneview ES
New Idlewood ES
New Jolly ES

New Hightower ES
New Ashford Park ES
New Fairington ES
New Chapel Hill ES

New Clarkston Middle School

Druid Hills High School Addition / Renovation
Stone Mountain High School Classroom Addition
Clarkston High School Addition / Renovation
New Performing Arts Academy on Avondale site
CONSOLIDATIONS (Construction)

Consolidation of Stone Mill and Stone Mountain ES at the Champion site
Consolidation of Cary Reynolds and Dresden at Dresden site
Consolidation of Allgood and Dunaire at Dunaire site
Consolidation of Midvale and Livsey at Livsey site

CONSOLIDATING SCHOOLS
Implementation
TIMELINE

2022 – 2023
Relocating Cary Reynolds ES
Expanding Wadsworth to 4 – 8
New Performing Arts Center Design

2022 – 2025
New Cross Keys High School
New Cross Keys Middle School
New Sequoyah High School
New Sequoyah Middle School
New Cary Reynolds / Dresden Elementary School
K-8 Conversion at Austin Elementary
K-8 Conversion at Dunwoody-Chamblee Elementary
K-8 Conversion at Smoke Rise Elementary
New Stoneview Elementary
New Idlewood Elementary
New Jolly Elementary
Druid Hills High School Renovation and Addition
Create Career Academy at McNair High School
Create Cyber Technology Academy at Towers HS
Create Flex Academy

2026 – 2030
New Ashford Park Elementary
New Hightower Elementary
New Clarkston Middle School
Renovation and Classroom Addition at Stone Mountain High School
Renovation and Classroom Addition at Clarkston High School
New Performing Arts Academy
Consolidation of Stone Mill and Stone Mountain ES
Consolidation of Henderson Mill and Hawthorne ES
Consolidation of Allgood and Dunaire ES
Consolidation of Midvale and Livsey ES
New Fairington Elementary
New Chapel Hill Elementary
Early Learning Centers in Region 1-6
Redistricting
Redistricting will occur as:

- Schools move clusters to balance feeder patterns
- Schools are consolidated
- New schools are built

As DCSD works to implement the long-range facilities plan, a more comprehensive process will be done to consider exact details of boundary changes.
CMP Summary
CMP Final Recommendations:

• Rebalance Feeder Patterns
• Address Poor Condition
• Address Over-crowding and Under-utilization
• Create Magnets and K-8’s
• Build New Schools
• Consolidate Schools
Thank you!