



DCSD CMP UPDATE

OPTIONS DEVELOPMENT



October 4, 2021

Building for the Future 2031

- **What's in the CMP:**
- New buildings
- Early Learning Centers in every regions
- K-8's addressing continuity of instruction
- Mergers providing expanded programs and student support
- More resources for instruction for students
- Addition of programs to prepare students for the changing work force



Building for the Future 2031

“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.”

TIMELINE OF CMP IMPLEMENTATION	2020			2021											
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TASK 1: Inventory, Analysis & Assessment															
1A. Facility Condition Assessment															
1B. Facility Educational Adequacy Assessment															
1C. District Wide Demographic Analysis & Forecast															
1D. Inventory of Special Programs & School Choice Programs															
1E. Preparation of System Profile															
TASK 2: Stakeholder Direction															
Board touchpoints - mini-sessions and/or COW															
2A. Formulation of Policies, Goals, & Objectives															
2B. Stakeholder Engagement															
2C. Summary of CMP Engagement															
TASK 3: Options Development for CMP															
3A. Options for School Choice & Special Programs															
3B. Options for New Facilities, Additions, Consolidation															
3C. District-wide Redistricting & Feeder Patterns															
3D. Prioritization of Facility Condition Improvements															
TASK 4: CMP Reports & Implementation Strategies															
4A. Implementation Plan & Schedule for Recommendations															
4B. Financial Analysis of CMP Recommendations & Schedule															
4C. Draft Comprehensive Master Plan															
4D. District Capital Improvement Prioritization List & E-SPLOST V1 LIST															
4E. Preparation of Comprehensive Master Plan Final Draft															

CMP Submitted to Board of Education



STAKEHOLDER ENGAGEMENT

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



2031

WHAT WE HEARD

Facilities: Infrastructure

- District has a number of small old neighborhood elementary schools
- Continuous complaints about the HVAC systems in the 1960's/70's schools
- Need new HVAC systems, Maintenance and Deferred Maintenance
- Replace old buildings
- Multiple elementary schools with outdated/broken HVAC, plumbing systems, roof leaks, etc.
- Upgrade technology
- Remove trailers/add classrooms

School Choice

- Expand and/or add to school choice programs
- Offer high achiever programs at all schools
- Centrally locate stand-alone magnet programs
- Increase number of Early Learning Centers



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WHAT WE HEARD

Grade Configurations/Size

- Look at other grade configurations
- Address Middle School attrition
- Redistrict to balance students and seats available (Build new where needed)

Equity

- Strive for equity and access across the District
- Diversify student population so that the District reflects the County

Partnership

- Explore/increase partnerships between the district and communities to make better use of facilities
- Explore/increase partnerships between district and municipalities to leverage funding



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Facilities: Infrastructure

"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."

Redistricting

"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."

Think Big

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

Equity

"You can feel the inequity as a student. You get the message that your school doesn't matter. That you don't matter. "

WHAT WE HEARD

Facilities

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



2031

**ASSESSMENT
DATA
UPDATED REPORTS**

- **Facility Condition Assessment (FCA) Reports**
- **Educational Suitability Assessment (ESA) Reports**
- **Capacity**
- **Inventory of Special Programs**

*Reports will remain in Draft Form until the final CMP is issued

<https://www.dekalbschoolsga.org/comprehensive-master-plan/data-dashboard/>

ASSESSMENT DATA UPDATED REPORTS

- Updated FCA's are a culmination of our continued Quality Control / Quality Assurance and review process
- Input from PAC's, Principal's, and DCSD's internal maintenance staff has been incorporated
- Updated FCA's have been reviewed by the Jacobs/P&W team, the DCSD in-house staff and a separate outside consultant contracted to the District
- While a number of scores went up, the relativity of the scores remained the same
- Schools previously scored in poor condition remain scored in poor condition
- Facilities previously targeted for major upgrades, renovation or replacement have remained the same



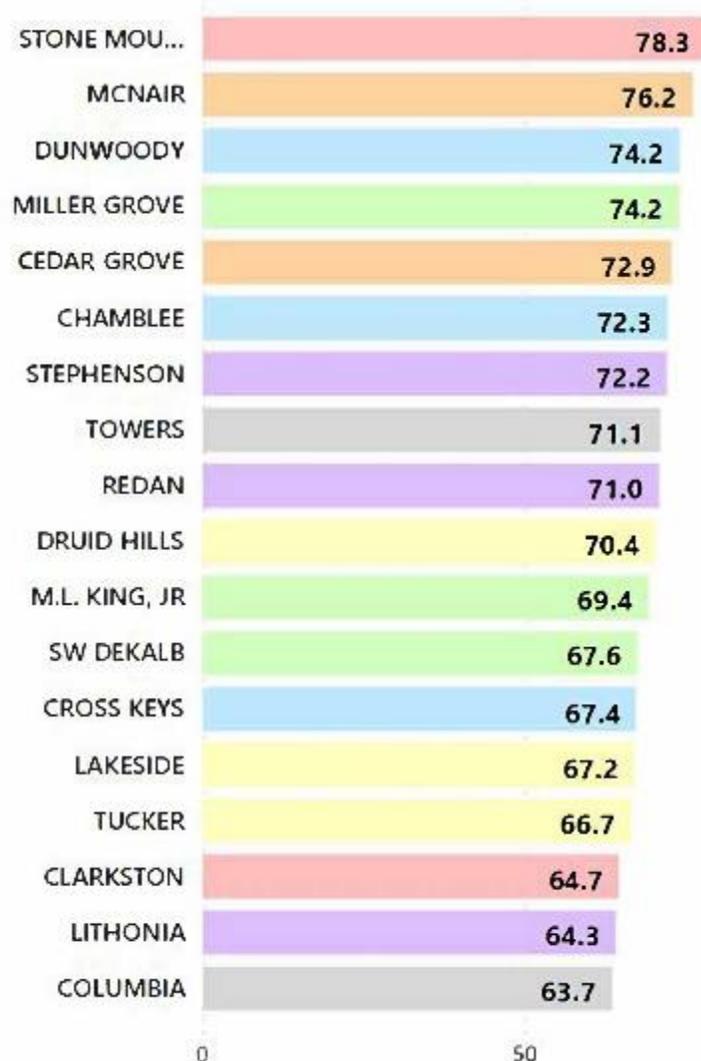
FCA DRAFT Scores

Final Scores from the Facility Condition Assessment (FCA) show the average scores across the regions and clusters.

DCSD REGIONS



BY CLUSTER



Region

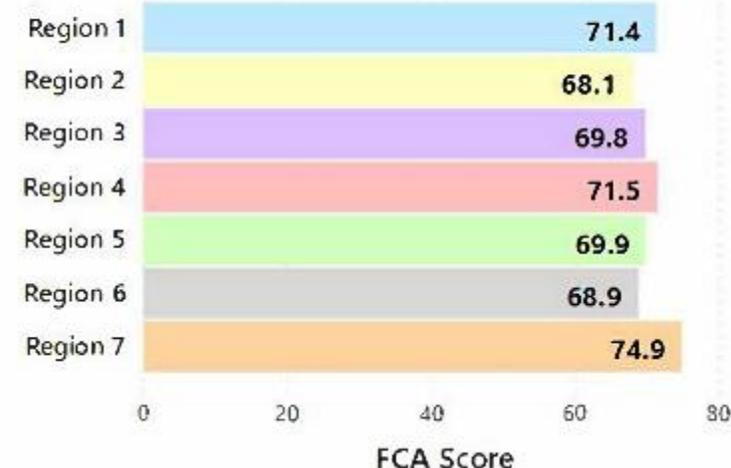
Region	FCA Score
Region 1	71.4
CHAMBLEE	72.3
Ashford Park Elementary School	53.4
Chamblee Charter High School	91.2
Chamblee Middle School	84.4
Huntley Hills Elementary School	74.0
Kittredge Magnet School	55.4
Montgomery Elementary School	75.4
CROSS KEYS	67.4
Cary Reynolds Elementary School	55.3
Cross Keys High School	83.9
Dresden Elementary School	59.0
Montclair Elementary School	63.7
Oakcliff Traditional Theme School	73.6
Sequoyah Middle School	68.0
Woodward Elementary School	68.1
DUNWOODY	74.2
Austin Elementary School	99.9
Chesnut Elementary Charter School	62.1
Dunwoody Elementary School	81.6
Dunwoody High School	82.6
Hightower Elementary School	57.5
Kingsley Elementary Charter School	55.9
Peachtree Charter Middle School	80.6
Vanderlyn Elementary School	73.3
Region 2	68.1
DRUID HILLS	70.4
Avondale Elementary School	61.7
DeKalb Elementary School of the Arts	75.8
DeKalb School of the Arts	72.0
Total	70.1

FACILITY TYPE

- Education Other
- ES
- HS
- MS



BY REGION



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



DRIVER FOR RECOMMENDATIONS: **BALANCE CLUSTERS**

Build clusters around feeder pattern

Middle and high school facilities generally in good condition

Average middle school is 1200 student capacity

Average high school is 1600 student capacity

Average class in middle and high schools is 400 students



DRIVER FOR RECOMMENDATIONS: ACCEPT GEOGRAPHIC DISCREPANCIES

Align population with seats within reason

Redistricting alone cannot solve the overcrowding and underutilization in the District

Where the students are and what the capacity is are two different places



DRIVER FOR RECOMMENDATIONS: MERGE FACILITIES

Expand programs and save money

Monies being spent on building upkeep rather than instruction

130+ schools is too many for District of 93,000 students

District has too many small and/or underutilized facilities

Cost savings from consolidated services, i.e., food service, transportation

Larger elementary schools get added support positions

Expanded programs!



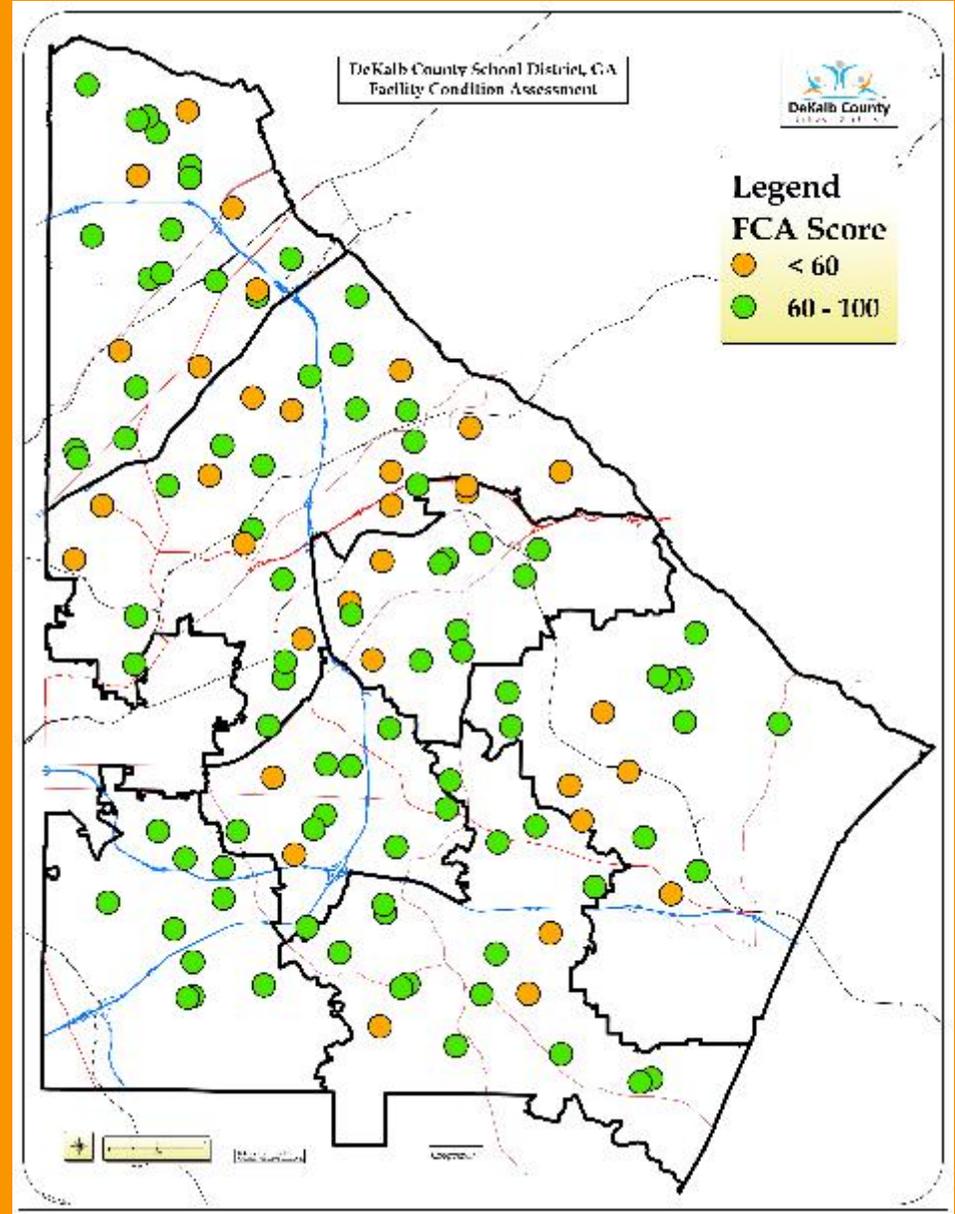
DATA DRIVEN PLAN

- FCA's
- 2031 Utilization



2031

FCA SCORES

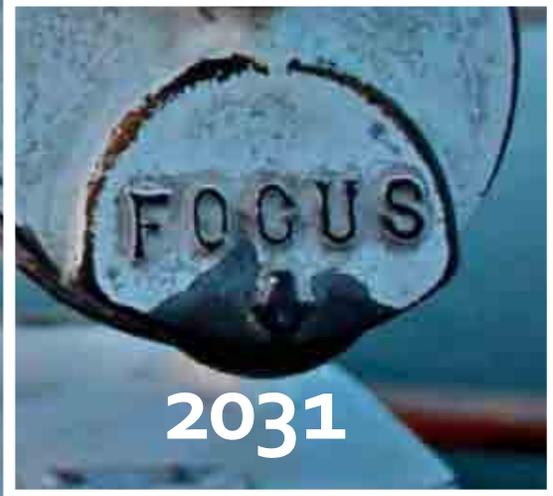




2031

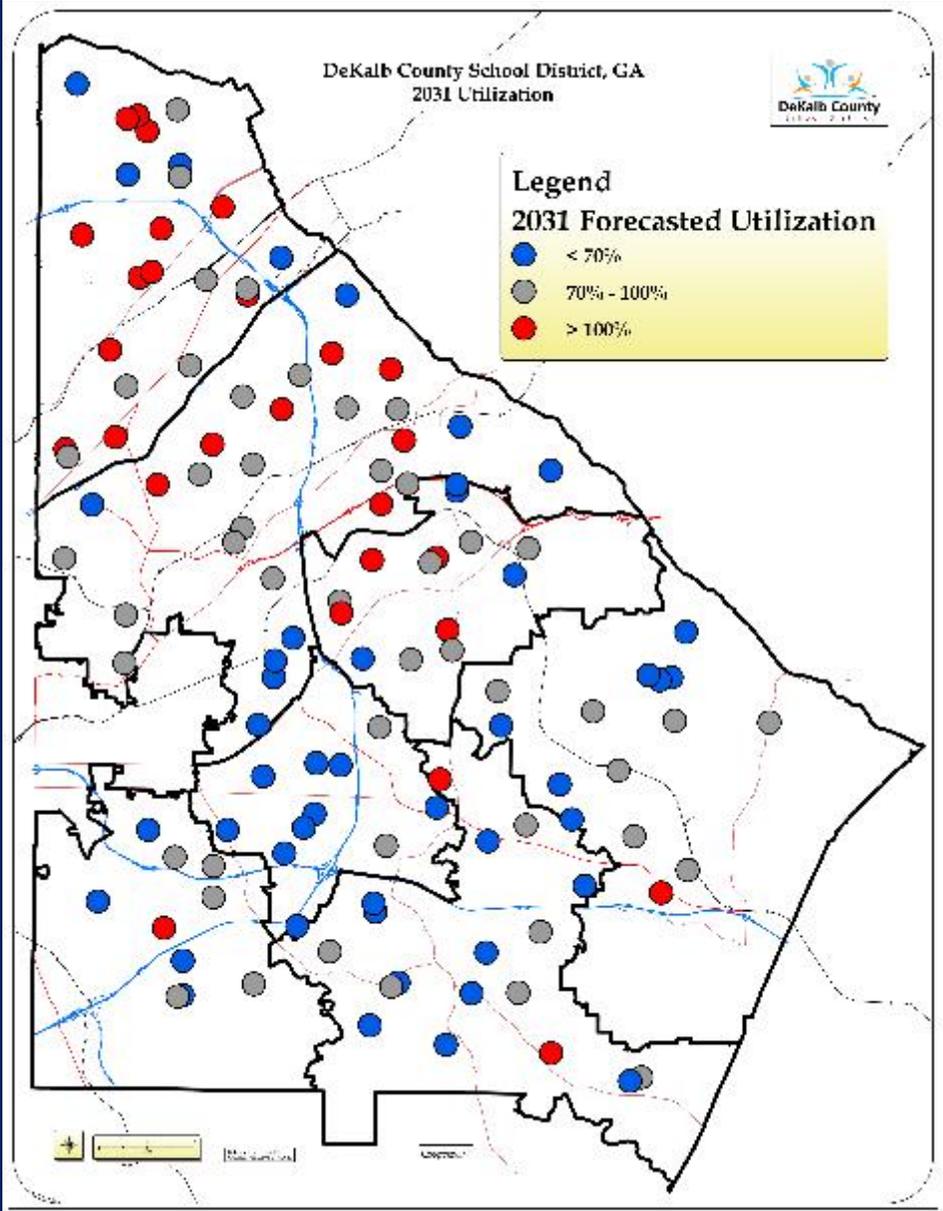
FCA SCORES

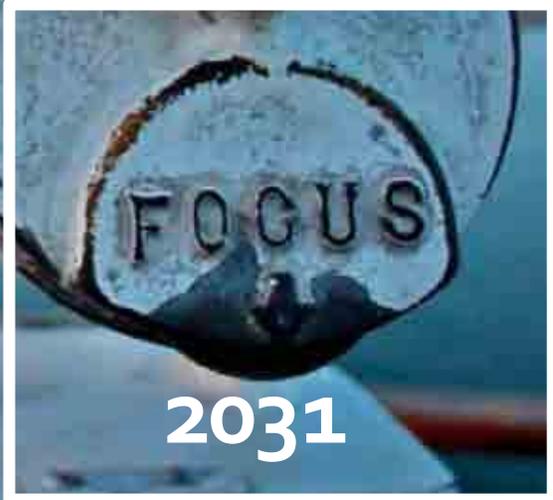
FCA SCORES UNDER 60%	SCORE	FCA SCORES UNDER 60%	SCORE
ELEMENTARY SCHOOLS		ELEMENTARY SCHOOLS	
JOLLY ELEMENTARY	47	CARY REYNOLDS ELEMENTARY	55
IDLEWOOD ELEMENTARY	49	KITTREDGE MAGNET	55
DUNWOODY ANNEX AT NANCY CREEK	49	KINGSLEY ELEMENTARY	56
EARLY LEARNING ACADEMY	50	ROBERT SHAW THEME SCHOOL	56
STONEVIEW ELEMENTARY	50	BRIAR VISTA ELEMENTARY	57
MARBUT THEME SCHOOL	51	HAWTHORNE ELEMENTARY	57
HENDERSON MILL ELEMENTARY	51	HIGHTOWER ELEMENTARY	57
DUNAIRE ELEMENTARY	52	BROCKETT ELEMENTARY	58
LAUREL RIDGE ELEMENTARY	53	WADSWORTH MAGNET	58
ASHFORD PARK ELEMENTARY	53	LIVSEY ELEMENTARY	59
FAIRINGTON ELEMENTARY	53	NARVIE HARRIS THEME SCHOOL	59
INTERNATIONAL STUDENT CENTER	55	DRESDEN ELEMENTARY	59
OAK GROVE ELEMENTARY	55	REDAN ELEMENTARY	59
COLUMBIA ELEMENTARY	55		
MIDDLE SCHOOLS		HIGH SCHOOLS	
SALEM MIDDLE	59	DEKALB TECH, SOUTH CAMPUS	58



2031

UTILIZATION





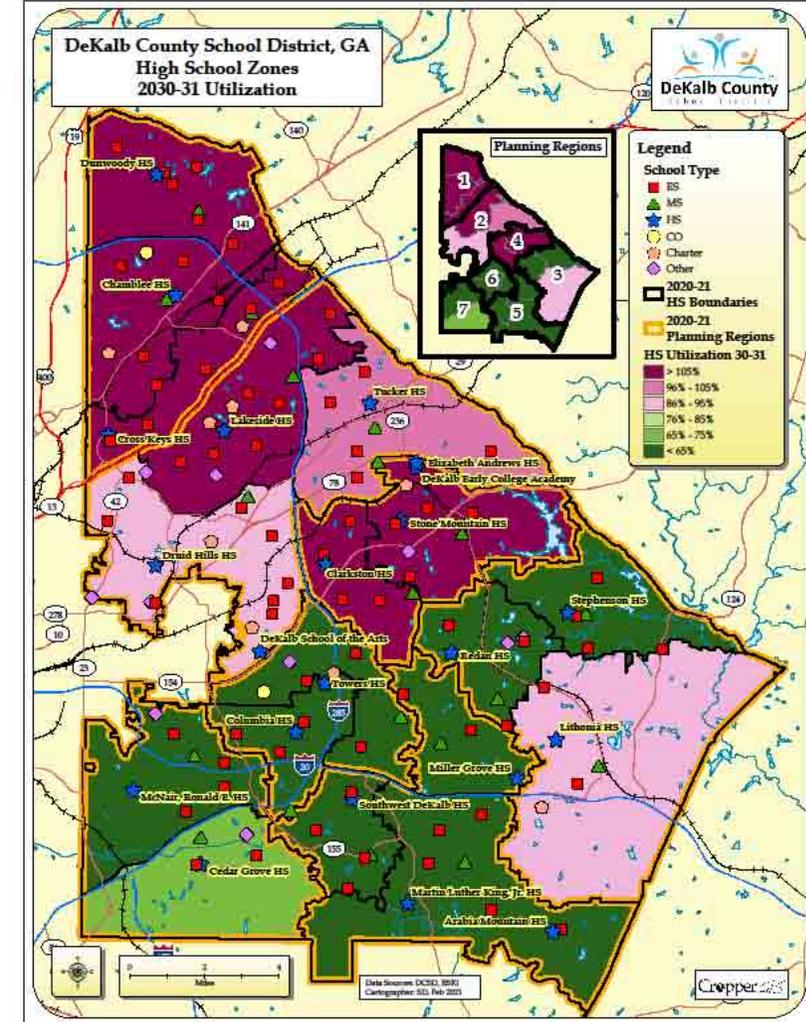
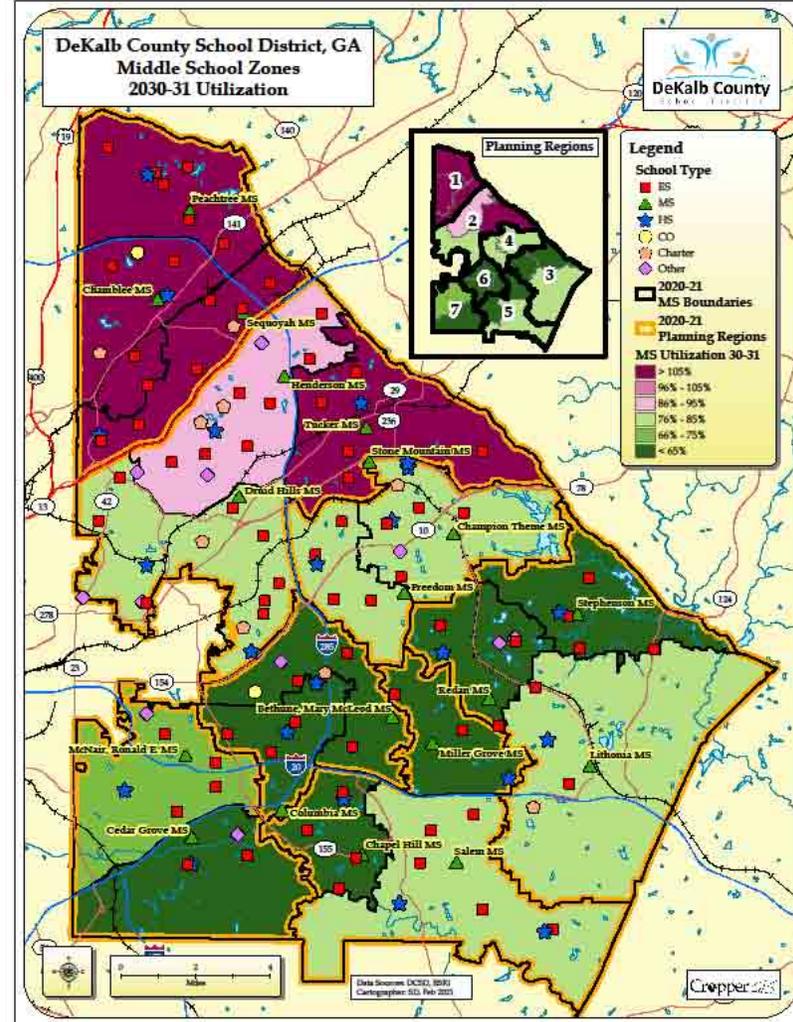
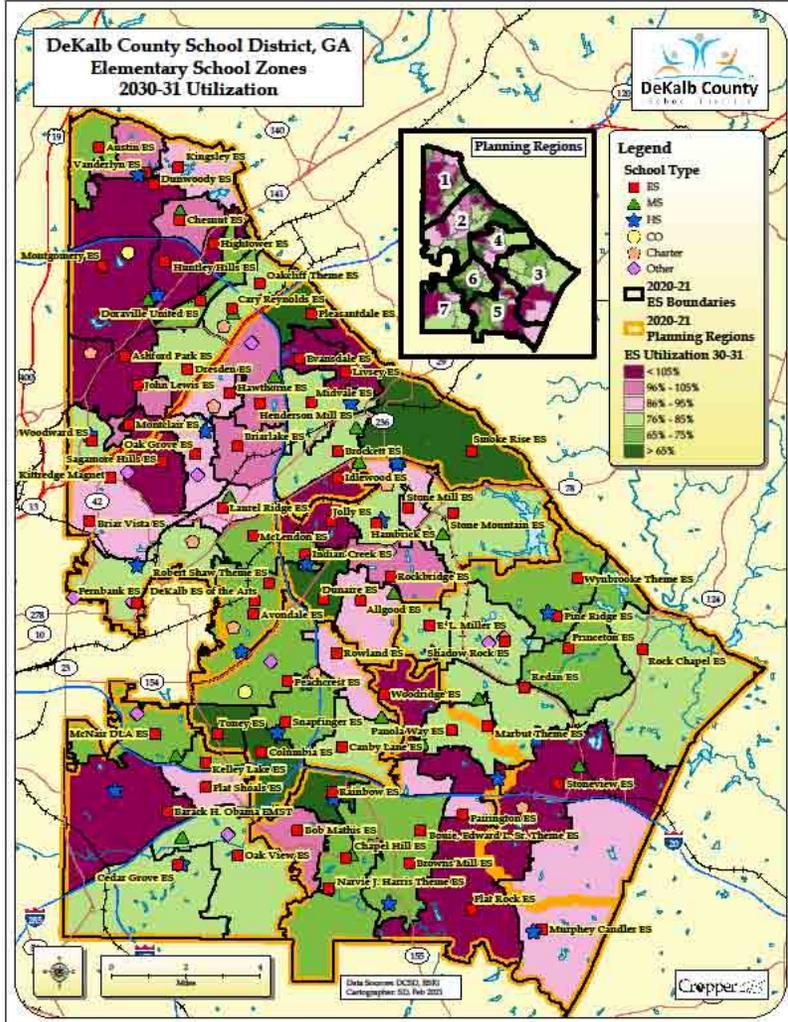
2031

UTILIZATION

	SCHOOLS W/ UTILIZATION OVER 100%			SCHOOLS W/ UTILIZATION UNDER 70 %	%
	ELEMENTARY SCHOOLS			ELEMENTARY SCHOOLS	
1	ASHFORD PARK ELEMENTARY	168%		TONY ELEMENTARY	44%
2	MONTGOMERY ELEMENTARY	142%		SMOKE RISE ELEMENTARY	47%
3	LIVSEY ELEMENTARY	129%		PLEASANTDALE ELEMENTARY	58%
4	HIGHTOWER ELEMENTARY	124%		RAINBOW ELEMENTARY	61%
5	STONEVIEW ELEMENTARY	119%		DUNAIRE ELEMENTARY	64%
6	IDLEWOOD ELEMENTARY	117%		COLUMBIA ELEMENTARY	64%
7	FLAT ROCK ELEMENTARY	115%		AVONDALE ELEMENTARY	65%
8	SAGAMORE HILLS ELEMENTARY	109%		PINE RIDGE ELEMENTARY	65%
9	MONTCLAIR ELEMENTARY	107%		AUSTIN ELEMENTARY	66%
10	WOODRIDGE ELEMENTARY	106%		BROWNS MILL ELEMENTARY	67%
	DUNWOODY ANNEX			SNAPPINGER ELEMENTARY	67%
	JOLLY ELEMENTARY	106%			
	DUNWOODY ELEMENTARY	106%			
	VANDERLYN ELENENTARY	104%			
	ROCKBRIDGE ELEMENTARY	103%			
	HENDERSON MILL ELEMENTARY	101%			

	SCHOOLS W/ UTILIZATION OVER 100%	%		SCHOOLS W/ UTILIZATION UNDER 70 %	%
	MIDDLE SCHOOLS			MIDDLE SCHOOLS	
	SEQUOYAH MIDDLE	157%		BETHUNE MIDDLE	43%
	CHAMBLEE MIDDLE	133%		REDAN MIDDLE	44%
	PEACHTREE MIDDLE	125%		COLUMBIA MIDDLE	45%
	TUCKER MIDDLE	106%		CEDAR GROVE MIDDLE	47%
				STEPHENSON MIDDLE	51%
				CHAPEL HILL MIDDLE	56%
				MILLER GROVE MIDDLE	60%
	HIGH SCHOOLS			HIGH SCHOOLS	
	CHAMBLEE HIGH SCHOOL	157%		TOWERS HIGH SCHOOL	40%
	CROSS KEYS HIGH SCHOOL	156%		REDAN HIGH SCHOOL	42%
	DUNWOODY HIGH SCHOOL	154%		COLUMBIA HIGH SCHOOL	45%
	STONE MOUNTAIN HIGH SCHOOL	111%		MILLER GROVE HIGH SCHOOL	51%
	LAKESIDE HIGH SCHOOL	110%		STEPHENSON HIGH SCHOOL	52%
				SOUTHWEST DEKALB HIGH SCHOOL	53%
				MCNAIR HIGH SCHOOL	55%
				MLK, JR. HIGH SCHOOL	64%
				CEDAR GROVE HIGH SCHOOL	68%

2030 – 2031 UTILIZATION MAPS



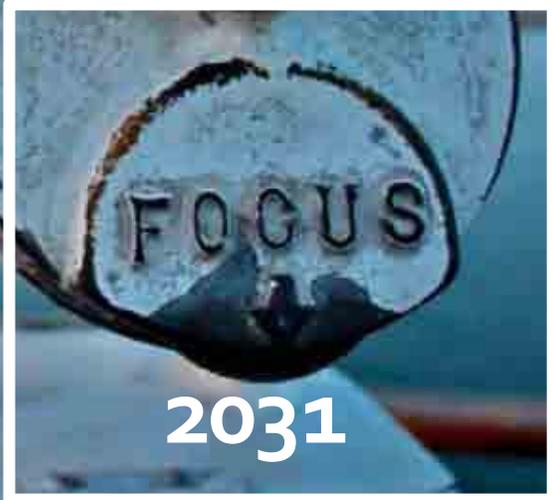
Building the Future 2031: Big Ideas



FORECASTED OVERCROWDING

- **Chamblee HS (157%),**
- **Cross Keys HS (156%)**
- **Dunwoody HS (154%)**

- **Sequoyah Middle (157%)**
- **Chamblee Middle (133%)**
- **Peachtree Middle (125%)**



ADDRESS OVERCROWDING

- Build a new **Cross Keys HS** (156%)
- Create a new **Sequoyah Cluster**
 - Build a new **Sequoyah HS**
 - Build a new **Sequoyah Middle** (157%)
 - Build a new consolidated **Dresden ES** (59 FCA) / **Cary Reynolds ES** (55 FCA)
- Create a **K-8 at Austin ES**
- Create a **K-8 at Dunwoody Chamblee (at Shallowford Site)**
- Build a classroom addition **at Stone Mountain HS** (111%)



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**ADDRESS
OVERCROWDING
AND POOR
CONDITION**

- Build a new **Idlewood ES** (117%, 59 FCA)
- Build a new **Jolly ES** (106%, 47 FCA)
- Build a new **Stoneview ES** (119%, 50 FCA)
- Build a new **Hightower ES**(124%, 57 FCA)
- Build a new **Ashford Park ES** (168%, 53 FCA)
- Build a new **Fairington ES** (95%, 53 FCA)



ADDRESS UNDER UTILIZATION

- Create a K-8 at **Austin ES** (68%)
- Create a K-8 at **New Dunwoody (Shallowford Site) ES** (77%)
- Create a K-8 at **Smoke Rise ES** (47%)
- Create a K-8 at **Indian Creek ES** (75%)
- Create a K-8 at **Pleasantdale ES** (55%)
- Create a K-8 at **Peachcrest ES** (68%)



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**ADDRESS UNDER
UTILIZATION AND
POOR CONDITION**

- Merge **Midvale ES** (85%) and **Livsey ES** (129%, 59 FCA) at Livsey site
- Merge **Dunaire ES** (64%, 52 FCA) and **Allgood ES** (93%) at Dunaire site
- Merge **Hawthorne ES** (89%, 57 FCA) and **Henderson Mill** (101%, 51 FCA) at Hawthorne site



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ADDITIONAL PRIORITY PROJECTS

- Build an addition and major renovation at **Druid Hills High School**
- Merge **Stone Mill** and **Stone Mountain ES** to better serve mobile population
- Rebuild **Clarkston High School** with a new **Clarkston Middle School** on Clarkston site



2031

EXPAND SCHOOL CHOICE PROGRAMS

- Build a new **Performing Arts Academy** at Avondale High School site
- Create a new **Career Tech Academy** at McNair High School
- Create a new **Cyber Technology and Engineering Academy** at Towers High School
- Expand **Wadsworth and Kittredge** to 4-8
- Strive to put High Achiever programs in all schools



2031

CREATE EARLY LEARNING CENTERS

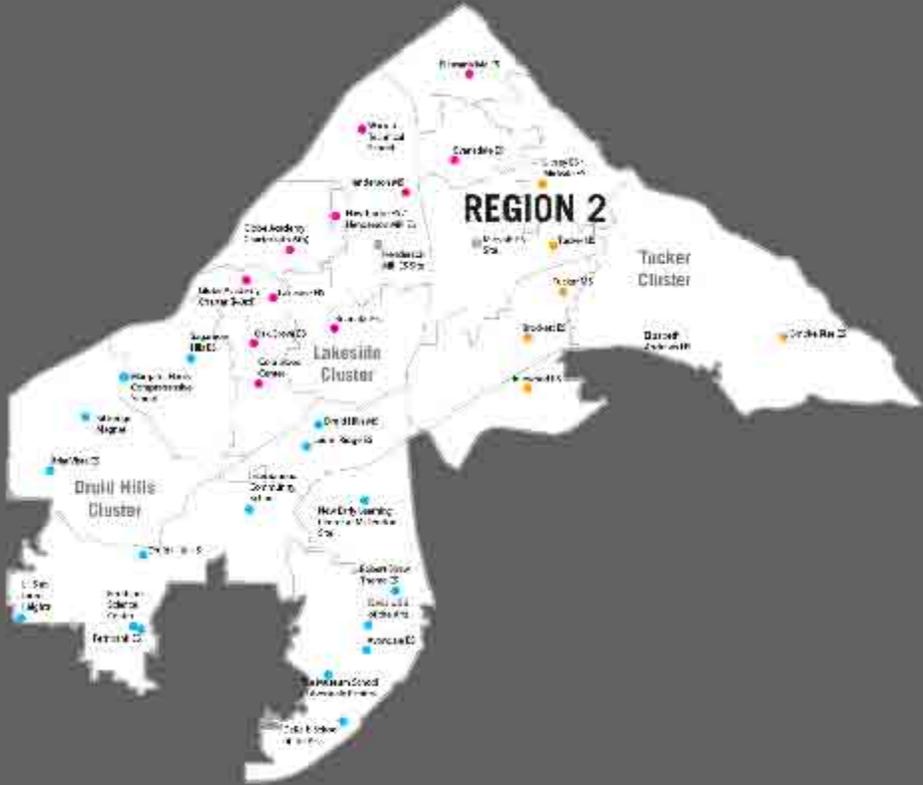
- **Region 1: Kingsley**
- **Region 2: McClendon**
- **Region 3: Pine Ridge**
- **Region 4: Allgood**
- **Region 5: Rainbow**
- **Region 6: Toney**
- **Region 7: Early Learning Academy**

Potential other ELC's at Stone Mountain ES,
Midvale ES, Henderson Mill ES, etc.

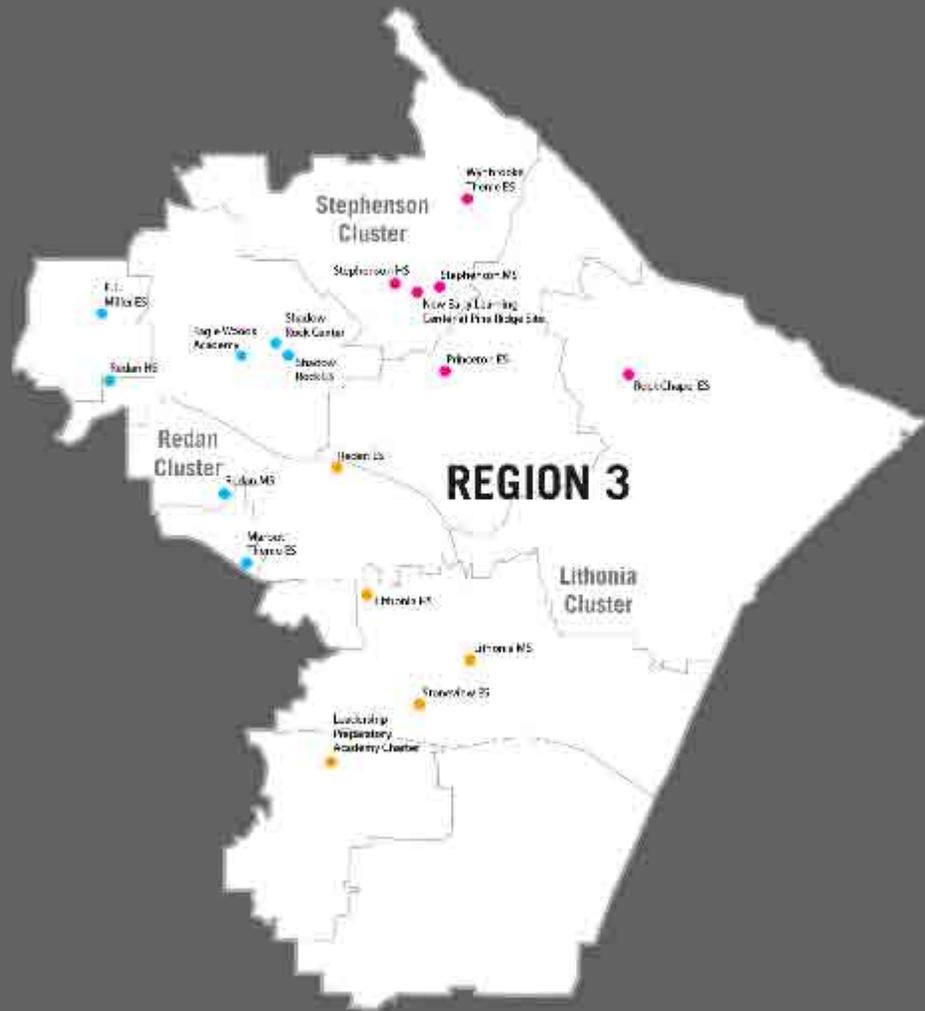
Building the Future 2031: By Region



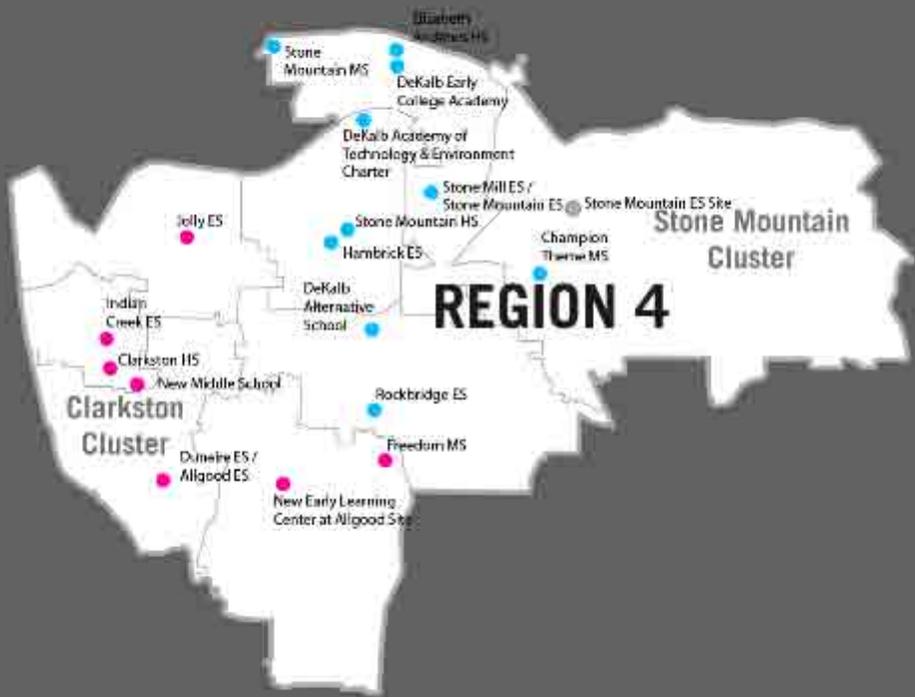
- **Move** Hightower ES and New Dunwoody Chamblee (at Shallowford site) Elementary to Chamblee Cluster
- **Move** Ashford Park ES to Cross Keys Cluster
- **Create** new Sequoyah Cluster w/ Cary Reynolds ES, Doraville United ES, Dresden ES, and Oakcliff ES as feeders
 - **Build** a replacement Cross Keys High School
 - **Build** a new middle school at Sequoyah site
 - **Build** a new HS at Sequoyah site
 - **Build** new Hightower ES
 - **Build** a new Ashford Park ES
 - **Build** a new Dresden ES (consolidate with Cary Reynolds)
- **Create K-8's** at Austin ES and New Dunwoody ES
- **Create Early Learning Center** at Kingsley ES



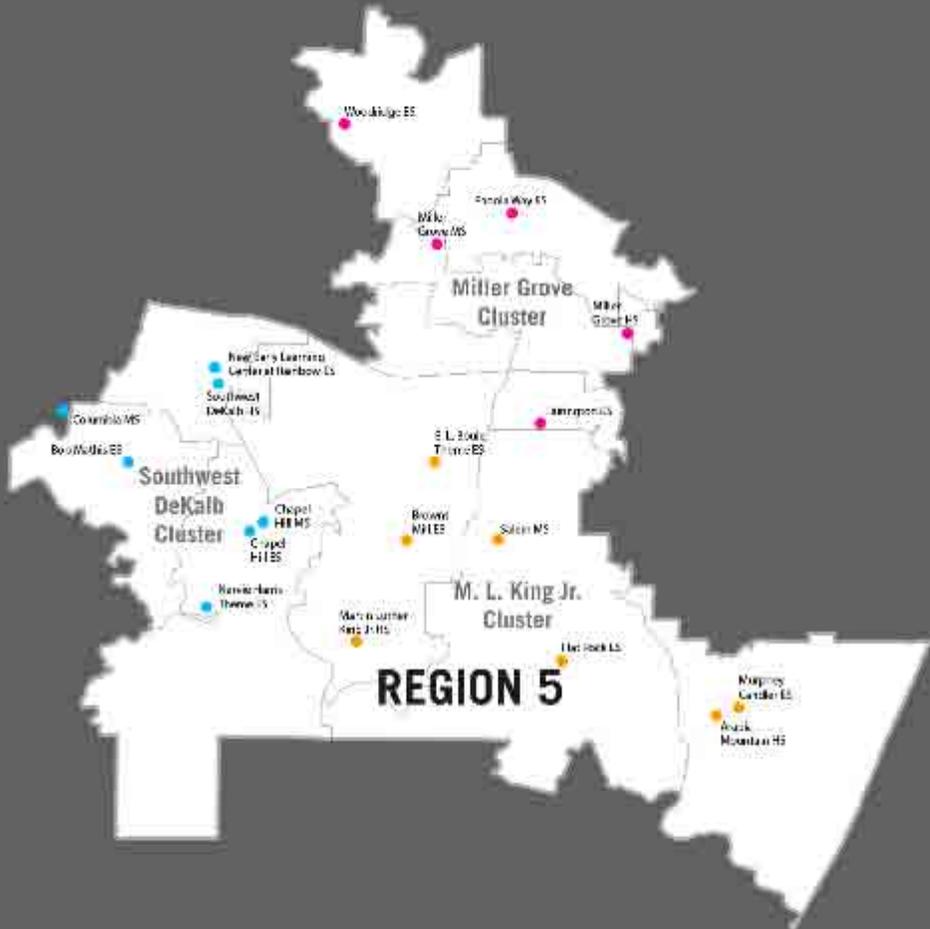
- **Move** Sagamore Hills to the Druid Hills Cluster
- **Create K-8's** at Smoke Rise ES and Pleasantdale ES
- **Create Early Learning Center** at McLendon ES
- **Build** a new Idlewood ES
- **Build** addition and major renovation at Druid Hills HS
- **Consolidate** Hawthorne ES with Henderson Mill ES (located at Hawthorne ES site)
- **Consolidate** Midvale ES with Livsey ES (located at the Livsey ES site)
- **Build** a new Performing Arts Academy at Avondale HS site



- **Build** new Stoneview ES
- **Create Early Learning Center** at Pine Ridge ES



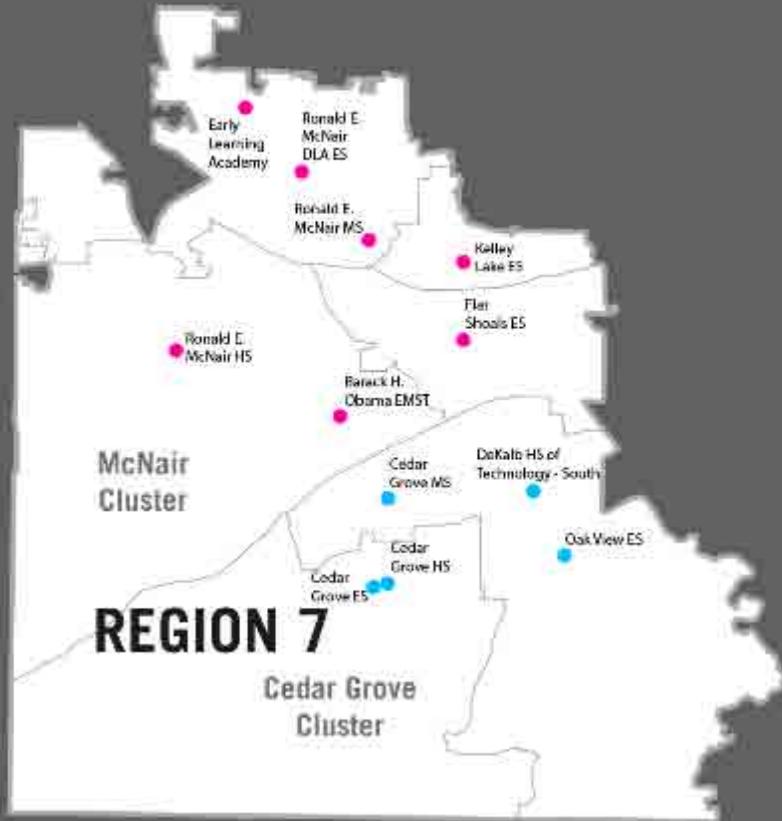
- Create a K-8 at Indian Creek
- Create Early Learning Center at Allgood ES
- **Build** new Dunaire ES (consolidate with Allgood at the Dunaire ES site)
- **Build** a new Jolly ES
- **Build** new Clarkston HS and middle school on Clarkston HS site
- **Build** a classroom addition at Stone Mountain HS
- **Consolidate** Stone Mountain and Stone Mill into large elementary school



- **Move** Fairington to the Miller Grove Cluster
- **Create Early Learning Center** at Rainbow
- **Build** a new Fairington ES
- **Build** new Chapel Hill ES



- Create Early Learning Center at Toney
- Create K-8 at Peachcrest ES
- Create a Cyber Technology and Engineering Academy at Towers High School



- Create a Career Tech Academy at McNair High School
- Fold Dekalb Tech South programs into McNair HS

Building the Future 2031: Time Frame

1-2 Years	2-5 Years	5-10 Years
HVAC and Roof Replacements	New Sequoyah High School	
	New Sequoyah Middle School	New Cross Keys Middle School
New Cross Keys High School		
	Addition/Renovation at Druid Hills High School	Addition/Renovation at Stone Mountain High School
	New Clarkston HS and Middle School at Clarkston site	
	New Idlewood ES	New Ashford Park ES
	New Jolly ES	New Hightower ES
	New Stoneview ES	New Fairington ES
		New Chapel Hill ES
Merge Cary Reynolds ES and Dresden ES at Dresden site	Merge Allgood ES and Dunaire ES at Dunaire site	Merge Midvale ES and Dresden ES at Livsey at Livsey site
	Merge Henderson Mill ES and Hawthorne ES at Hawthorne site	
	Merge Stone Mill ES and Stone Mountain ES	
	Create Early Learning Center at Allgood (Region 4)	Create Early Learning Center at Kingsley (Region 1)
	Create Early Learning Center at Rainbow (Region 5)	Create Early Learning Center at McClendon (Region 2)
		Create Early Learning Center at Pine Ridge (Region 3)
		Create Early Learning Center at Toney (Region 6)
Create K-8 at Austin	Create K-8 at Indian Creek	
Create K-8 at New Dunwoody (Shallowford site)	Create K-8 at Peachcrest	
Create K-8 at Smoke Rise	Create K-8 at Pleasantdale	
Programming, Concept Design, Fundraising for PAC	Build Performing Arts Academy (PAC) at Avondale HS Site	
	Create Career Tech Academy at McNair HS	
	Create Cyber Technology and Engineering Academy at Towers HS	

HVAC & ROOF REPLACEMENT PROJECTS

IN DESIGN AND/OR CONSTRUCTION

	SCHOOL	SCOPE OF WORK		SCHOOL	SCOPE OF WORK
	ASHFORD PARK ES	Roof Replacement		FORMER NANCY CREEK	HVAC Replacement
	BRIAR VISTA ELEMENTARY	HVAC Replacement		HAWTHORNE ELEMENTARY	HVAC Replacement
	BROCKETT ELEMENTARY	Roof Replacement		HENDERSON MILL ELEMENTARY	HVAC & Roof Replacement
	CARY REYNOLDS ELEMENTARY	HVAC Replacement		KINGSLEY ELEMENTARY	HVAC Replacement
	BROWNS MILL ELEMENTARY	Roof Replacement		LAUREL RIDGE ELEMENTARY	HVAC Replacement
	CHAMPION MIDDLE SCHOOL	HVAC Replacement		LIVSEY ELEMENTARY	HVAC Replacement
	CHESTNUT ELEMENTARY	HVAC Replacement		MONYGOMERY ELEMENTARY	Roof Replacement
	DEKALB ALTERNATIVE	Roof Replacement		OAK GROVE ELEMENTARY	Roof Replacement
	DEKALB TECH SOUTH	HVAC Replacement		ROCK CHAPEL ELEMENTARY	HVAC Replacement
	DRESDEN ELEMENTARY	HVAC Replacement		SALEM MIDDLE	HVAC Replacement
	ELDRIDGE MILLER ELEMENTARY	HVAC Replacement		WOODRIDGE EELEMENTARY	HVAC Replacement
	FAIRINGTON ELEMENTARY	Roof Replacement		WYNBROOK ELEMENTARY	Roof Replacement



2031

IN SUMMARY

WHAT THE CMP DOES

Addresses overcrowding with the addition of new facilities where needed

Addresses underutilization and poor facility condition by merging schools

Creates K-8's and Early Learning Centers throughout the District

Increases diversity and equity by redistricting and changing feeder patterns

Saves money and expands programs by merging schools

What excites you most about the CMP vision?

Addition of Early Learning Centers?

Inclusion of K-8 schools?

A new Performing Arts Academy?

A new Career Tech Academy?

A new Cyber Technology and Engineering Academy?

Other?

Go to www.menti.com and use the code 3119 0128



Thank you!