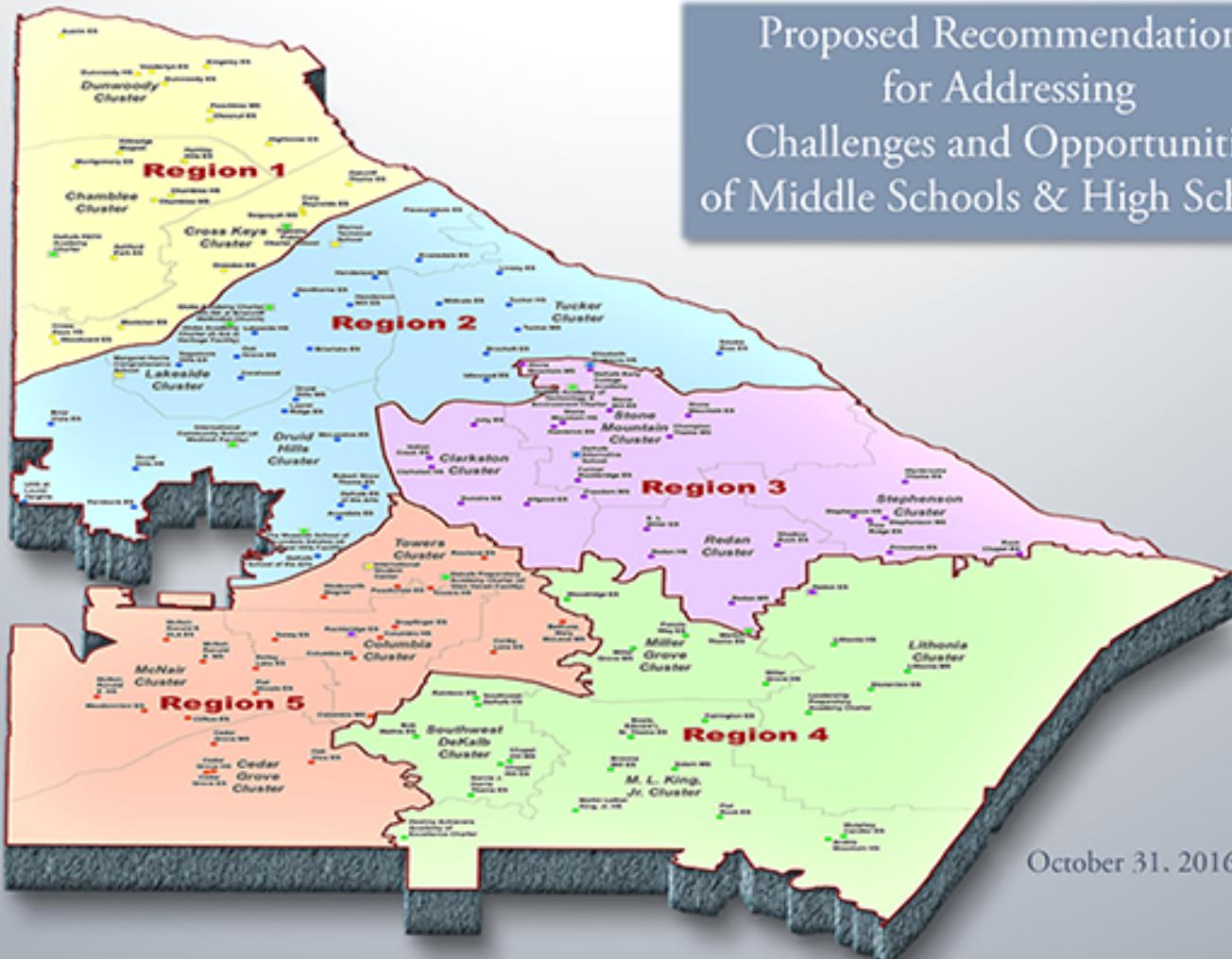




# Secondary School Facility Planning & Feasibility Study



October 31, 2016



Education   
Planners LLC

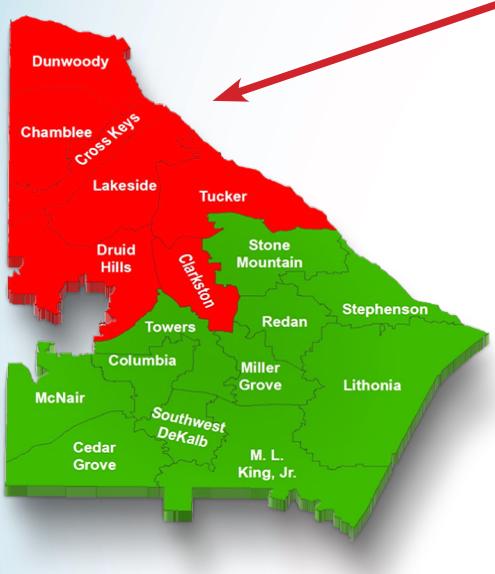
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# Secondary Schools Facility Planning & Feasibility Study



In 2015, the DeKalb County School District launched the Building S.P.A.C.E.S. Initiative to assess the educational adequacy and condition of all school facilities, and gather stakeholder feedback to determine how future E-SPLOST resources should be allocated. In January 2016, the district hired a consultant, Education Planners, LLC, to assist the district in developing long-term plans for addressing the capacity needs of the district's middle schools and high schools. The Secondary Schools Facility Planning & Feasibility Study will develop plans to address significant overcrowding projected to occur over the next five years in multiple high school clusters. The study will use all available tools, including funds from the recent renewal of E-SPLOST, to make practical and efficient recommendations to help ensure adequate and productive middle school and high school learning environments.

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**In 2022, the high school clusters in red are projected to be more than 5,700 students over capacity.**

**High Schools:** **3,853** seats needed in fall 2022  
**Middle Schools:** **1,934** seats needed in fall 2022



Projected Over Capacity in 2022			
High Schools	Students Over	Middle Schools	Students Over
Chamblee Charter	518	Chamblee	192
Cross Keys	980	Sequoyah	798
Dunwoody	588	Peachtree	442
Druid Hills	2		
Lakeside	863	Henderson	60
Tucker	112	Tucker	73
Clarkston	790	Freedom	369

## Secondary Schools Facility Planning & Feasibility Study Process

The study began in March 2016 with an ongoing analysis of comprehensive MS/HS data, including: FCA/FEAA reports; enrollment & capacity; enrollment projections; age of facilities; feeder patterns; transportation distances; etc

### Five Regional Steering Committees

- Round 1: March 24-31  
Round 2: April 26-May 3  
Round 3: June 20-27

*Preliminary recommendations were developed following Round 2 of the Steering Committee and Public meetings.*

### Public Meetings

- Round 1: April 12 (Tucker HS)  
April 14 (SW DeKalb HS)  
Round 2: May 10 (Dunwoody HS)  
May 12 (McNair HS)  
Round 3: August 23 (Clarkston HS)  
August 25 (Cross Keys HS)

*Final recommendations will be shared at the August 23 & 25 Public meetings, and later will be presented to the BOE for consideration..*

### Online Public Surveys

- Round 1: April 12-21  
Round 2: May 10-June 19



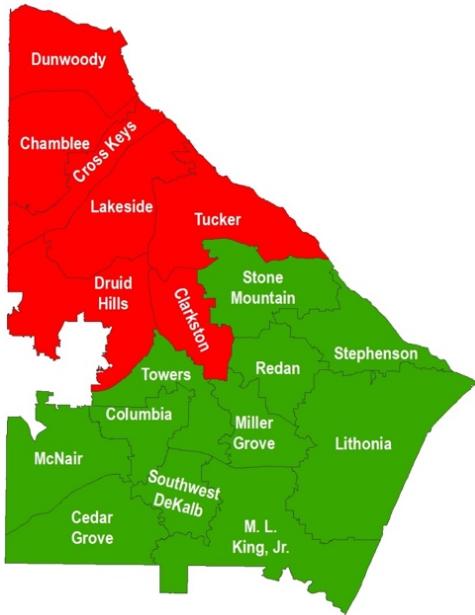


## Secondary School Facility Planning & Feasibility Study



### Overview of Challenges & Opportunities in Middle & High Schools

Strategic Focus: Existing and projected overcrowding of middle schools and high schools in seven clusters based on District projections through the year 2022.



Seven overcrowded clusters (**in red**): **Dunwoody, Chamblee, Cross Keys, Lakeside, Tucker, Druid Hills, and Clarkston**

- 3,853 HS seats needed in Fall 2022 (14,672 enrollment with 10,819 capacity for seven high schools in red area)
- 1,791 MS seats needed in Fall 2022 (10,867 enrollment with 9,076 capacity for seven middle schools in red area)
- A **shortage** of more than **5,600 seats** in MS/HS by Fall 2022

Schools in Regions 1-3 Over Capacity in Year 2022								
Region	High Schools				Middle Schools			
	School	Enrollment*	Capacity	Difference	School	Enrollment*	Capacity	Difference
1	Chamblee Charter HS	2,328	1,810	-518	Chamblee MS	1,240	1,048	-192
	Cross Keys HS	2,286	1,306	-980	Sequoyah MS	2,033	1,235	-798
	Dunwoody HS	2,093	1,505	-588	Peachtree MS	1,686	1,244	-442
2	Druid Hills HS	1,427	1,425	-2	Druid Hills MS	1,035	1,178	143
	Lakeside HS	2,619	1,756	-863	Henderson MS	1,758	1,698	-60
	Tucker HS	1,859	1,747	-112	Tucker MS	1,385	1,312	-73
3	Clarkston HS	2,060	1,270	-790	Freedom MS	1,730	1,361	-369
	<b>TOTALS</b>	<b>14,672</b>	<b>10,819</b>	<b>-3,853</b>	<b>TOTALS</b>	<b>10,867</b>	<b>9,076</b>	<b>-1,791</b>
<b>TOTAL SEATS NEEDED IF NO ACTION TAKEN = -5,644</b>								



## Secondary School Facility Planning & Feasibility Study



### TASK 2. Developing Options and Recommendations with Stakeholder Engagement

The first step of the Stakeholder Engagement Plan created five Regional Steering Committees – one committee for each of the district's five school regions. Each Steering Committee is composed of the principal or designated administrator from each middle school and high school in the region, and a parent representative from each school.



Step 2 of the Stakeholder Engagement Plan scheduled three rounds of meetings with each Regional Steering Committee to share comprehensive data pertaining to the district's middle schools and high schools, including: FCA/FEAA reports; enrollment & capacity; enrollment projections; age of facilities; feeder patterns; transportation distances; etc. Additionally, these meetings featured workshops to identify challenges, opportunities and priorities by region, and develop those results into specific recommendations.

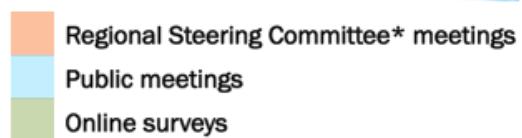
Following each round of Steering Committee meetings, two geographically convenient public meetings were held. These meetings, open to the general public, shared the study process, school data, and the opportunities, challenges and priorities developed in the Steering Committee workshops.

Additional public feedback was used to refine the work of the Steering Committees and begin shaping specific options to address middle school and high school capacity needs.

Following each round of public meetings, the broader community was invited to participate in online surveys that presented the same information shared in the public meetings and asked participants to state preferences, rank options and leave written comments. Surveys were provided in both English and Spanish to accommodate as many stakeholders as possible. Three online surveys were conducted.

## STAKEHOLDER ENGAGEMENT

### Three rounds of stakeholder engagement



#### Round 1: Challenges and Opportunities

##### Steering Committee\* Meetings

Region 5 Committee	March 24, 2016
Region 4 Committee	March 28, 2016
Region 3 Committee	March 29, 2016
Region 2 Committee	March 30, 2016
Region 1 Committee	March 31, 2016

#### Round 2: Stakeholder Priorities

##### Steering Committee\* Meetings

Region 1 Committee	April 26, 2016
Region 2 Committee	April 27, 2016
Region 3 Committee	April 28, 2016
Region 4 Committee	May 2, 2016
Region 5 Committee	May 3, 2016

#### Round 3: Options to Address Overcrowding

##### Steering Committee\* Meetings

Region 5 Committee	June 20, 2016
Region 4 Committee	June 21, 2016
Region 3 Committee	June 22, 2016
Region 2 Committee	June 23, 2016
Region 1 Committee	June 27, 2016

##### Public Meetings

Tucker HS	April 12, 2016
Southwest DeKalb HS	April 14, 2016

##### Public Meetings

Dunwoody HS	May 10, 2016
McNair HS	May 12, 2016

##### Public Meetings

Clarkston HS	August 23, 2016
Cross Keys HS	August 25, 2016

##### Online Survey

April 12 - April 22

##### Online Survey

May 10 - May 20

##### Online Survey

August 23 - September 16

\* One parent and one administrator from each middle & high school

Sep 27, 2016 Informational Meeting



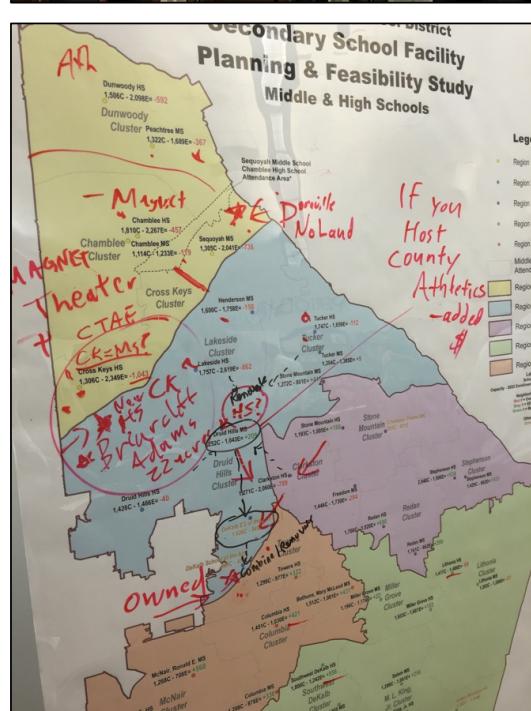
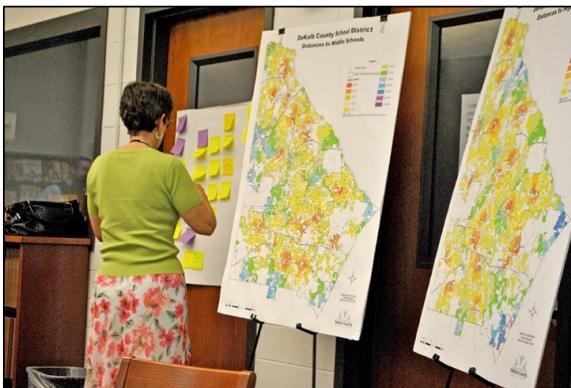
## Secondary School Facility Planning & Feasibility Study

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### Round 2

#### Round 2 Steering Committee Meetings:

- One meeting in each district region:
  - Each Steering Committee composed of one administrator and one parent from each middle and high school in the region.
- Each committee reviewed Powerpoint presentation.
- Each committee participated in workshop exercise to begin identifying solutions to enrollment/capacity concerns in middle schools and high schools.

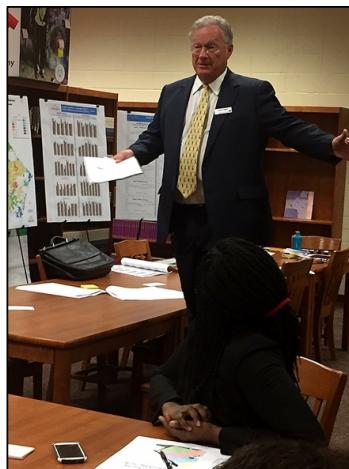
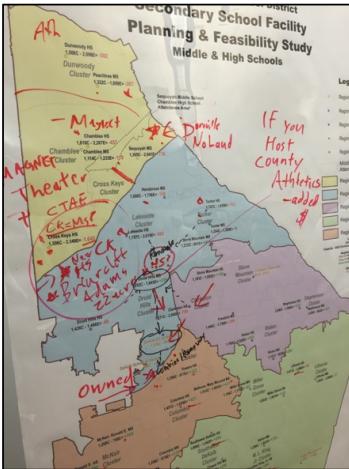




## **Secondary School Facility Planning & Feasibility Study**



## **Steering Committees – Three Rounds (March 24-31, April 26-May 3, June 20-27)**





## Secondary School Facility Planning & Feasibility Study

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Public Meetings – Three Rounds (April 12 & 14, May 10 & 12, August 23 & 25)



Online Surveys – Three Rounds (English & Spanish, April 12-22, May 10-20, August 23-Sept. 16)

**Secondary Schools Facility Survey 3**

This survey will close at 11:59 p.m. on September 16, 2016.

The Secondary Schools Facility Planning & Feasibility Study was commissioned by District staff to make recommendations based on public input received during the Building 8-P.A.C.E. process, as well as input received in other high school feasibility studies in Region 1, 2, and Cherokee County.

The scope of study areas are expanded to include renovation and capacity recommendations for middle and high school facilities in all three regions.

Recommendations from this study will be incorporated into the Building Master Planning Initiative for the development of the 2017-2022 5-Year Capital Improvement Plan (CIP) and will be presented to the Board of Education at the Building 8-P.A.C.E. meeting at 10:00 a.m. on September 27, 2016 at the A.C. Williams, 1701 Mountain Hillview Rd., Stone Mountain, GA 30083.

Additional information can be found at <http://www.dekalbschools.org/secondary-school-facility-planning-and-feasibility-study>.

**Timeline of upcoming activities**

August 23-September 16 Online Survey Open Survey

September 27, 2016 Board of Education Meeting to present the findings of the Secondary Schools Facility Planning & Feasibility Study to the Board of Education

October 4-17, 2016 Presentations of E-SPLIST project at 5 public hearings

November 1, 2016 Board Survey on Draft E-SPLIST project list

December 5, 2016 CIP submission of E-SPLIST project list

Final Board approval of E-SPLIST project list

**Encuesta en línea de la 3ra ronda**

Este encuesta es de instrucción de Escuelas Secundarias.

Esta encuesta cerrará a las 11:59 p.m. el 16 de septiembre del 2016.

Este encuesta es para la planificación y la factibilidad de las instalaciones de escuelas secundarias. Fue comisionado por el Distrito para hacer recomendaciones en el área de público de todos los niveles de escuelas secundarias en el Área de DeKalb.

El alcance de las áreas de estudio se expandió para incluir la renovación y las recomendaciones de capacidad para las instalaciones existentes y las futuras.

Las recomendaciones de este estudio se integrarán en las principales recomendaciones de construcción para el período de proyección de 2017-2022. Las recomendaciones finales serán presentadas para el Boletín del A.C. (Boletín de Planeamiento 8-P.A.C.E.) el 27 de septiembre del 2016 a las 10:00 a.m. En el Boletín se presentarán más información adicional en <http://www.dekalbschools.org/secondary-school-facility-planning-and-feasibility-study>.

Consulte las páginas adicionales:

De 23 al 16 de septiembre: Encuesta en línea de las escuelas secundarias. Encuesta en línea de las escuelas secundarias. Encuesta en línea de las escuelas secundarias.

27 de septiembre de 2016: Boletín de presentación final de las recomendaciones de las escuelas secundarias en el grupo de escuelas.

Del 4 al 17 de octubre de 2016: Presentación final de las recomendaciones de las escuelas secundarias en el grupo de escuelas.

Del 4 al 12 de noviembre de 2016: Presentación final de las recomendaciones de las escuelas secundarias en la reunión de Building 8-P.A.C.E.

Del 4 al 17 de diciembre de 2016: Presentación final de las recomendaciones de las escuelas secundarias en el grupo de escuelas.

7 de noviembre de 2016: Boletín de presentación general (BOE) que sigue las líneas de iniciativa de la lista de proyectos de E-SPLIST.



## Secondary School Facility Planning & Feasibility Study



### Three Proposed Options

Following the second round of Stakeholder Engagement, three specific options were developed to address capacity needs. These three options were discussed and refined in Round 3 of the Stakeholder Engagement process.

<b>OPTION A</b>	<b>Re-cluster existing Cross Keys Cluster (Add New Sequoyah Area Cluster)</b> <ul style="list-style-type: none"><li>• New Sequoyah Area High School (at future site) + New Cross Keys Area Middle School at Briarcliff site</li><li>• Additions at five existing secondary schools</li><li>• Total New/Additions: 4,200 HS + 2,300 MS = 6,500 seats</li><li>• No split feeders (maintains 1-to-1 MS-to-HS alignment)</li><li>• Dependent on significant land acquisition for new high school</li></ul>
<b>OPTION B</b>	<b>Re-cluster existing Cross Keys Cluster (Using 18 existing clusters and split feeders)</b> <ul style="list-style-type: none"><li>• New Cross Keys High School at Briarcliff site</li><li>• Additions at five existing secondary schools + conversion of HS to MS</li><li>• Total New/Additions: 3,450 HS + 1,500 MS = 4,950 seats</li><li>• Split feeders in Regions 1, 2, &amp; 3</li></ul>
<b>OPTION C</b>	<b>Re-cluster existing Cross Keys Cluster (Add New Sequoyah Area Cluster)</b> <b>+ Relocate Chamblee Magnets</b> <ul style="list-style-type: none"><li>• New Sequoyah Area High School + New Cross Keys Area Middle School at Briarcliff site</li><li>• Relocate magnet programs to school(s) with available capacity</li><li>• Additions at five existing secondary schools</li><li>• Total New/Additions: 3,800 HS + 2,050 MS = 5,850 seats</li><li>• No split feeders (maintains 1-to-1 MS-to-HS alignment)</li><li>• Dependent on significant land acquisition for new high school</li></ul>

	NEW/ REPLACEMENT SCHOOLS	ADDITIONS TO EXISTING SCHOOLS	ASSUMED STUDENT MOVES	SPLIT FEEDS	EST. CAPACITY COST
<b>OPTION A</b> Re-cluster existing Cross Keys Cluster (Add New Sequoyah Area Cluster)	1. New 2,400-seat high school in Sequoyah area 2. New 1,400-seat middle school for Cross Keys at Briarcliff site	1. 600-seat Cross Keys HS 2. 500-seat Sequoyah MS 3. 400-seat Lakeside HS 4. 800-seat Clarkston HS 5. 400-seat Freedom MS	20 schools 5,455 students	None	\$247 Million (includes land)
<b>OPTION B</b> Re-cluster existing Cross Keys Cluster (Using 18 existing clusters and split feeders)	1. New 2,500-seat Cross Keys HS at Briarcliff site (Convert current CKHS to 1,500-seat middle school)	1. 600-seat Chamblee HS 2. 600-seat Dunwoody HS 3. 750-seat Lakeside HS 4. 300-seat Clarkston HS 5. 200-seat at former CKHS	24 schools 5,755 students	Multiple schools in Regions 1, 2, & 3	\$163 Million
<b>OPTION C</b> Re-cluster existing Cross Keys Cluster (Add New Sequoyah Area Cluster) + Relocate Chamblee Magnets	1. New 2,000-seat high school in Sequoyah area 2. 1,400-seat middle school for Cross Keys at Briarcliff site	1. 600-seat Cross Keys HS 2. 250-seat Sequoyah MS 3. 400-seat Lakeside HS 4. 800-seat Clarkston HS 5. 400-seat Freedom MS	20 schools + 2 Magnet programs 6,928 students	None	\$224 Million (includes land)

## Chamblee HS Addition Conceptual Site Plan & Feasibility Review

### Secondary School Facility Planning & Feasibility Study

#### RECOMMENDED OPTION

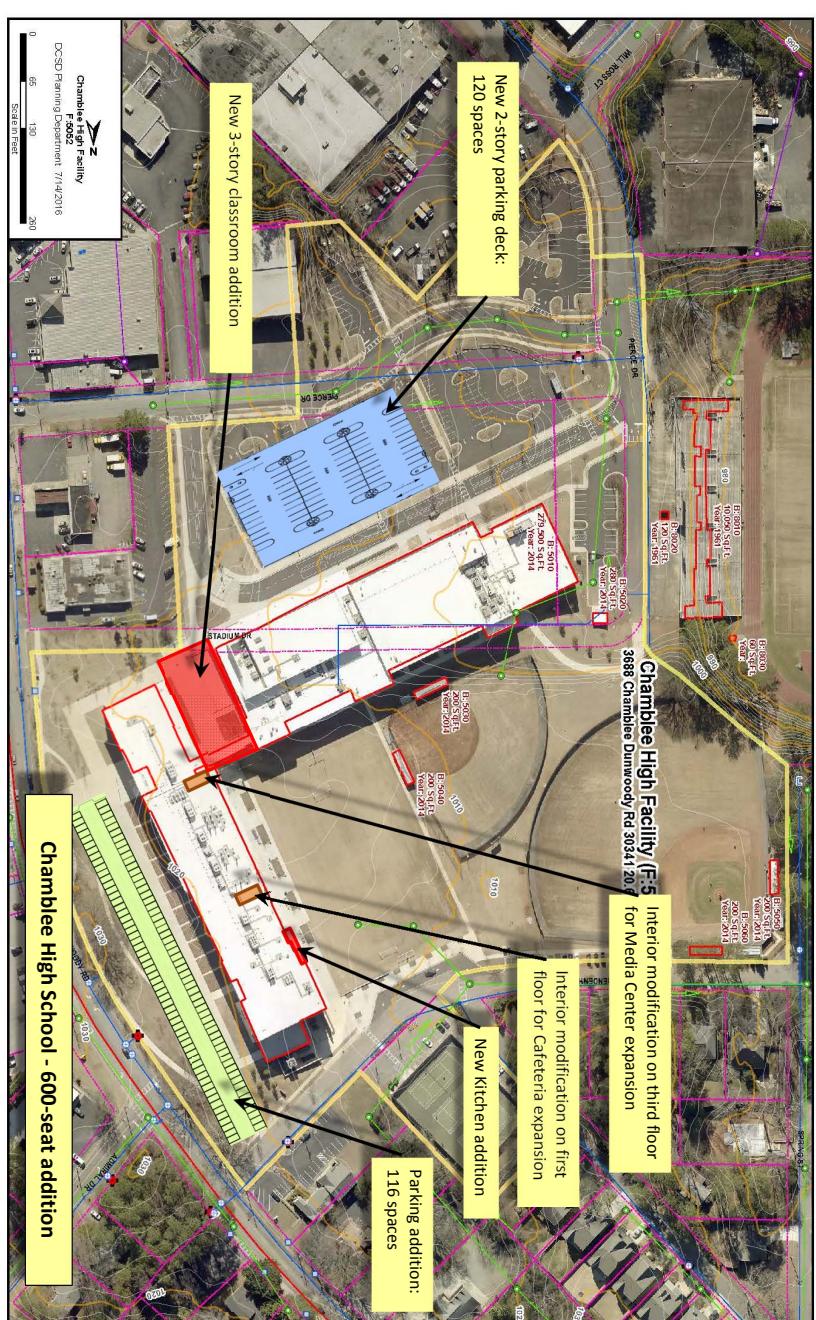
600-seat, 30-classroom,  
three-story addition and co

**Notes:**

1. Architect reviewed
2. Addition includes four IUs that are displaced by modification to expand core areas
3. This option is recommended, though alternative feasible

#### Figures<sup>1</sup>:

- Current DCSD Capacity: 1,810
- Capacity Increase of Addition: 600
- New Cap.: 2,410
- Add. 1.U.s Reed: 34 (net 30)
- SF of Classroom Addition: 40,800
- Kitchen Add./Mod.: 984.
- Cafeteria Add./Mod.: 1,391
- Media Cr. Add./Mod.: 2,647
- Total SF for Classrooms and Core: 46,322
- Est. Cost for Additions/Mod. (2015 Dollars): \$11.0
- Est. Cost for Site Work: \$2,847,600
- Total Construction Cost (2015 Dollars): \$13,910,05
- Total Budget Cost<sup>2</sup> (2015 Dollars): \$18,778,568
- Total Budget Cost<sup>2</sup> (2019 Dollars rounded): \$21,00
- <sup>1</sup> See Appendix B
- <sup>2</sup> Total Budget Cost includes direct construction costs, Arch/Testing fees, furniture/fixtures/equipment, and project con



Classroom Addition Floor Plan

