



STATE OF SCHOOLS
Facility Condition Assessment

DEKALB COUNTY SCHOOL DISTRICT | 2021



STATE OF SCHOOLS FACILITY REPORT

Executive Summary | 2021

The Dekalb County School District (DCSD or the District) recently completed a comprehensive facilities condition assessment of 146 school and administrative facilities within its jurisdiction. This assessment was completed to direct long-range capital planning efforts and investments across the District.

ASSESSMENT FINDINGS

Several data gathering components culminate to provide options for future investment: an assessment of the entire DCSD facility portfolio, a facility condition assessment, and a five-year and ten-year life cycle forecast. Results from the assessment are summarized in this document, giving an overall picture of the District's facilities. With this information, DCSD can develop a capital investment plan and forecast future funding requirements.

The facility condition assessment identified \$555.9 million in current need based on existing deficiencies. The projected five-year life cycle renewal needs for DCSD's facilities are estimated to be \$628.8 million and the total ten-year life cycle forecast is \$1.56 billion. Combining current needs with the next ten years of anticipated life cycle renewal forecast, the District can anticipate \$2.11 billion in facility-related requirements. These figures exclude any classroom additions or new construction for additional enrollment growth or program expansion.

FIVE-YEAR FACILITY CONDITION ASSESSMENT (FCA) SCORE

For long-range planning purposes, the facility deficiency costs and the first five years of projected life cycle renewal forecast were combined. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. A five-year Facility Condition Index (FCI) was calculated by dividing the combined five-year need by the total replacement cost. Costs associated with new construction are not included in the FCI calculation. After the five-year FCI is calculated, this is subtracted from 100 to provide the Facility Condition Assessment (FCA) score

The majority of the campus FCAs are between 69-50% indicating that they are in poor condition. During the field work and stakeholder meetings it was noted that DCSD facilities were in poor condition and in need of renovation efforts.

CURRENT NEED

\$555.9

million



LIFE CYCLE YEARS 1-5

\$628.8

million



LIFE CYCLE YEARS 6-10

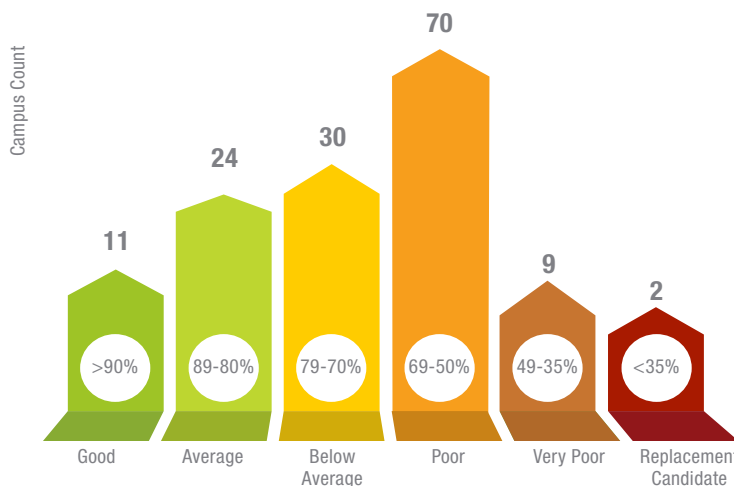
\$929.0

million

TOTAL 10-YEAR NEED

\$2,113.7

million



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