



# **CAPITAL IMPROVEMENT PROGRAM REPORT**

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**FEBRUARY 2025**

# CIP REPORTING

There are three primary reports for Capital Improvement Projects:

- **Project Update Report (PUR)**
  - PUR is updated more frequently (monthly) and includes description of project status and pictures
- **CIP Quarterly Status Report (QSR)**
  - QSR is updated once a Quarter and includes an executive summary of CIP program, financial information on the CIP program, as well as copies of each project's PUR
- **CIP Annual Report**
  - Annual Report is updated once a Year and includes narrative descriptions of project activities, detailed financial information on each project, and copies of the QSR and PUR as of the end of each fiscal year. No Annual Report has been published so far.

# E-SPLOST/CIP CHRONOLOGY

## **E-SPLOST V - July 2017 June 2022**

E-SPLOST V Master Planning (Building S.P.A.C.E.S 2016)

E-SPLOST V delay in 2018

1<sup>st</sup> pause 2018 -2020: resolve funding for the completion of all projects in E-SPLOST V; some projects continued

2<sup>nd</sup> pause 2020 - 2022: pandemic related; delays for E-SPLOST VI Projects

E-SPLOST V Takeaway:  
“all or nothing” allows for little agility to adjust

## **E-SPLOST VI - July 2022- June 2027**

E-SPLOST VI Master Planning (CMP 2021)

Facility Services Maintenance Contract (SSC) (9.27.21)

E-SPLOST VI Scope of Projects Approval (2.1.23)

CARES/ESSER Facility Projects

E-SPLOST VI strategy: salvage scope for delayed projects and consolidate E-SPLOST V and VI projects where appropriate. Realign with ESSER Projects; Local Capital Projects Fund (Fund 300)

# CIP FUNDING SUMMARY

## E-SPLOST V

- Approved in 2016
- 92 projects, 32 still active
- \$630,300,00 Budget, \$507,082,000+ Spent, \$660,000,000+ Revenue

## E-SPLOST VI

- Approved in 2021
- 120 Projects
- \$349,472,277 Budget, \$34,578,000+ Spent, \$391,000,000+ Revenue

## Local Capital Project Fund (Fund 300)

- Created in 2024 (FY 25)
- 38 Projects
- \$50,000,00 Budget, \$36,550,000+ Spent, \$67,615,000 Revenue

# CIP CONSTRUCTION PROJECTS

*BY STATUS*

# CIP PROJECT PRIORITIZATION

- Existing CIP projects are prioritized based on current phase of construction, facility need, and available funding
- New capital improvement projects are prioritized based on facility needs
- Facility needs are determined using data from previous facility condition assessments as well as data from maintenance staff and work orders
- Facility needs covers all major building systems including roof and HVAC, as well as the age of the facility and the potential for GaDOE reimbursement

# IN CONSTRUCTION

- Projects are not prioritized, construction schedules based on facility availability and project complexity

Project in Construction	Substantial Completion	Board District	Funding Source
36435. Hawthorne ES Renovation	2025 - 1Winter	District 4	E-SPLOST V
36135. Fairington ES Renovation	2025 - 1Winter	District 5	E-SPLOST V
36535. Salem MS Renovation	2025 - 1Winter	District 5	E-SPLOST V
25136. Oak View ES Roof Replacement	2025 - 1Winter	District 3	E-SPLOST VI
23636. Jolly ES Roof Replacement	2025 - 1Winter	District 7	E-SPLOST VI
24336. McLendon ES Roof Replacement	2025 - 1Winter	District 2	E-SPLOST VI
23136. Hightower ES Roof Replacement	2025 - 1Winter	District 1	E-SPLOST VI
30336. Chamblee MS Roof Replacement	2025 - 1Winter	District 1	E-SPLOST VI
41236. Lithonia HS Roof Replacement	2025 - 1Winter	District 7	E-SPLOST VI
41636. McNair HS Roof Replacement	2025 - 1Winter	District 3	E-SPLOST VI
41336. MLK Jr. HS Roof Replacement	2025 - 2Spring	District 5	E-SPLOST VI
50836. Margaret Harris Roof Replacement	2025 - 2Spring	District 2	E-SPLOST VI
35135. Henderson Mill ES Renovation	2025 - 3Summer	District 4	E-SPLOST V
35735. Briar Vista ES Minor Renovation	2025 - 3Summer	District 2	E-SPLOST V
23936. Kittredge Magnet Roof Replacement	2025 - 3Summer	District 2	E-SPLOST VI
34435. Midvale ES Elevator Addition	2025 - 3Summer	District 4	E-SPLOST V
36035. DeKalb HS of Technology-South Elevator Addition	2025 - 3Summer	District 3	E-SPLOST V
10130. Browns Mill ES Health Center Portable Install	2025 - 3Summer	District 5	LCPF
10230. Flat Rock ES Health Center Portable Install	2025 - 3Summer	District 5	LCPF
10330. Indian Creek ES Health Center Portable Install	2025 - 3Summer	District 7	LCPF
10430. Oak View ES Health Center Portable Install	2025 - 3Summer	District 3	LCPF
10530. Pine Ridge ES Health Center Portable Install	2025 - 3Summer	District 6	LCPF
11230. Pleasantdale ES Health Center Portable Install	2025 - 3Summer	District 4	LCPF
11030. Lithonia MS Redesign and Replace Gym Ceiling	2025 - 3Summer	District 5	LCPF
01430. Briarlake ES HVAC	2025 - 3Summer	District 4	LCPF
01030. Chapel Hill MS HVAC	2025 - 3Summer	District 5	LCPF
01130. Columbia ES HVAC	2025 - 3Summer	District 3	LCPF
01230. Druid Hills MS HVAC	2025 - 3Summer	District 2	LCPF
01330. Stephenson MS HVAC	2025 - 3Summer	District 6	LCPF
01630. Montclair ES HVAC	2025 - 3Summer	District 2	LCPF
32235. Redan MS Renovation	2025 - 4Fall	District 7	E-SPLOST V
35335. Former Nancy Creek HVAC Refresh & Sprinklers	2025 - 4Fall	District 1	E-SPLOST V
38035. Green Forrest Drive Renovation & Conversion	2026 - 1Winter	District 3	E-SPLOST V
10730. Hatton Drive Warehouse Renovation	2026 - 1Winter	District 2	Fund 300
35835. Champion Theme MS Major Renovation Phase 1	2026 - 3Summer	District 6	E-SPLOST V
35935. Livsey ES Renovation	2026 - 4Fall	District 4	E-SPLOST V
21836. New Dresden ES	2027 - 3Summer	District 4	E-SPLOST VI
70136. HVAC Controls Upgrades	2027 - 3Summer	Several	E-SPLOST VI

# CONSTRUCTION PROCUREMENT

Priority	Project Procuring Construction Contract	Status	Board District	Funding Source
1	21435. Cross Keys HS Addition & Modernization	March GMP	District 2	E-SPLOST V
2	10136. New MS & HS at Sequoyah	April GMP	District 1	E-SPLOST VI
3	New & Upgraded Security Vestibules	In Design		E-SPLOST VI
4	23336. Idlewood ES Renovation	April GMP	District 6	E-SPLOST VI
5	24736. Murphey Candler ES Renovation	April GMP	District 5	E-SPLOST VI
6	70236. Fire Alarm Upgrades	In Design		E-SPLOST VI
7	21335. Clarkston HS Security Vestibule & Accessibility Improvements	Waiting on GMP	District 7	E-SPLOST V
8	20236. Ashford Park ES Renovation	April GMP	District 2	E-SPLOST VI
9	27736. Wynbrooke ES Security Vestibule & Gym HVAC	In Design	District 6	E-SPLOST VI
10	24936. Narvie Harris ES Security Vestibule & Gym HVAC	In Design	District 5	E-SPLOST VI
11	25136. Oak View ES Security Vestibule	In Design	District 3	E-SPLOST VI
12	70336. Elevator Cab Rebuilds	Waiting on Procurement		E-SPLOST VI
13	50736. International Student Center Renovation	March GMP	District 3	E-SPLOST VI
14	38135. Parking Additions	Waiting on GMP		E-SPLOST V

- Projects are prioritized based on facility need and how construction procurement will affect project schedule
- List does not include security vestibules, as there are several groups of vestibule projects in various project phases.

# IN DESIGN / HELD (FURTHER EVALUATION)

Priority	Project in Design or Held	Status	Board District	Funding Source
1	36335. Kingsley ES HVAC Refresh & Sprinkler	In Design	District 1	E-SPLOST V
2	10630. Miller Grove HS Façade Repair and Replacement	Design Procurement	District 5	Fund 300
3	11130. District Wide Walk-in Cooler/Freezer Replacement at Select Schools	In Design	Several	Fund 300
4	35535. Stoneview ES Renovation	Restarting Design	District 5	E-SPLOST V
5	36635. Rock Chapel ES Renovation	Restarting Design	District 6	E-SPLOST V
6	10830. Former Hooper Alexander Site Paving & Electric Bus Charge Station Installation	Design Procurement	District 3	Fund 300
7	10930. East Campus I/DeKalb Alternative Paving & Electric Bus Charge Station Installation	Design Procurement	District 6	Fund 300
8	35835. Champion Theme MS Major Renovation Phase 2	Beginning Design	District 6	E-SPLOST V
9	20136. Allgood ES Renovation	Beginning Design	District 7	E-SPLOST VI
10	02230. Martin Luther King Jr. HS HVAC	Held	District 5	Fund 300
11	01930. Bob Mathis ES HVAC	Held	District 5	Fund 300
12	02730. Stephenson HS HVAC	Held	District 6	Fund 300
13	02330. Panola Way ES HVAC	Held	District 7	Fund 300
14	02630. Shadow Rock ES HVAC	Held	District 6	Fund 300
15	02030. Chapel Hill ES HVAC	Held	District 5	Fund 300
16	02430. Marbut Theme ES HVAC	Held	District 7	Fund 300
17	02530. Pine Ridge ES HVAC	Held	District 6	Fund 300
18	02130. E.L. Bouie ES HVAC	Held	District 5	Fund 300
19	35835. Champion Theme MS Major Renovation-Old Rock Gym	Beginning Design	District 6	E-SPLOST V
20	23936. Kittredge Magnet HVAC	Planning	District 2	E-SPLOST VI
21	40936. Druid Hills HS Modernization	Pre-Design Planning	District 2	E-SPLOST VI

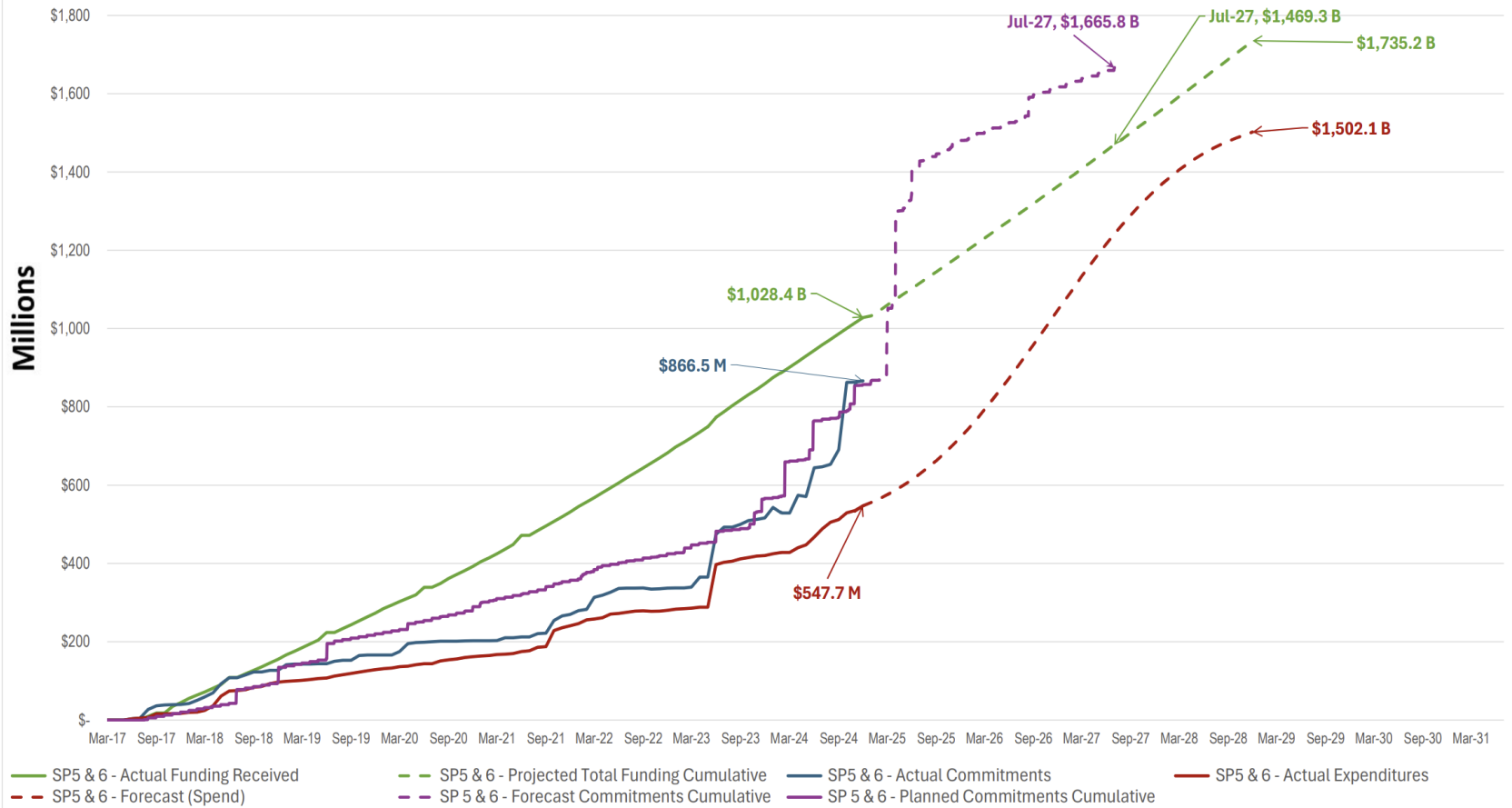
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# MAJOR RENOVATION NEED

- Projects are prioritized based on facility need

Facility Prioritization List	Rationale	Age of Facility	Board District
Sagamore Hills Elementary	Roof is currently failing	64	District 4
Huntley Hills Elementary	HVAC system is currently failing	61	District 1
Stone Mill Elementary	Age of Facility, major building systems beyond life cycle	50	District 6
McLendon Elementary	Age of Facility, major building systems beyond life cycle	67	District 2
Miller Grove High	Major building systems are not holding up	20	District 5
Henderson Middle	Age of Facility, major building systems beyond life cycle	57	District 4
Shadow Rock Elementary	HVAC system is beyond life cycle (Held project from ESSR)	34	District 6
Rainbow Elementary	Age of Facility, major building systems beyond life cycle	55	District 5
Towers High	Age of Facility, major building systems beyond life cycle	62	District 3
Chapel Hill Elementary	HVAC system is beyond life cycle (Held project from ESSR)	58	District 5
Miller Grove Middle	Age of Facility, major building systems beyond life cycle	40	District 7
Martin Luther King Jr. High	HVAC system is beyond life cycle (Held project from ESSR)	24	District 5
Rowland Elementary	Age of Facility, major building systems beyond life cycle	58	District 7
Panola Way Elementary	HVAC system is beyond life cycle (Held project from ESSR)	38	District 7
Stephenson High	HVAC system is beyond life cycle (Held project from ESSR)	31	District 6
Stone Mountain Elementary	Age of Facility, major building systems beyond life cycle	71	District 6
Bob Mathis Elementary	HVAC system is beyond life cycle (Held project from ESSR)	50	District 5
Evansdale Elementary	Age of Facility, major building systems beyond life cycle	58	District 4
Clarkston High	Age of Facility, major building systems beyond life cycle	61	District 7
Lithonia Middle	Age of Facility, major building systems beyond life cycle	87	District 5
E.L. Bouie Elementary	HVAC system is beyond life cycle (Held project from ESSR)	31	District 5
Columbia Middle	Major building systems beyond life cycle	24	District 3
Canby Lane Elementary	Age of Facility, major building systems beyond life cycle	58	District 5
Pine Ridge Elementary	HVAC system is beyond life cycle (Held project from ESSR)	37	District 6
Cedar Grove Middle	Major building systems beyond life cycle	26	District 3
Robert Shaw Theme Elementary	Age of Facility, major building systems beyond life cycle	70	District 2
Marbut Theme Elementary	HVAC system is beyond life cycle (Held project from ESSR)	31	District 7
Wadsworth Magnet	Age of Facility, major building systems beyond life cycle	70	District 3
Columbia Elementary	Age of Facility, major building systems beyond life cycle	64	District 3
Fernbank Science Center	Age of Facility, major building systems beyond life cycle	53	District 2

# E-SPLOST V & VI Combined Funding / Commitments / Expenditures



# PROJECTS THIS QUARTER

## March Board Meeting:

- Cross Keys HS: Final GMP \$99,000,000 (\$143,000,000)
- Ashford Park ES: GMP \$23,000,000
- International Student Center: Final GMP \$25,000,000
- IT Device Refresh: \$50,000,000

## April Board Meeting:

- MS/HS Project at Sequoyah: est. \$140,000,000
- Idlewood ES: GMP est. \$38,000,000

# UPCOMING CIP CHANGES

- HPM has been contracted to update the District's Facility standard, assess facility needs, and create a ten-year facility plan
- The facility plan will recommend prioritized facility improvements moving forward, but be expected to be updated annually
- New CIP projects will be presented for Board approval annually rather than "five-year bundles" to avoid creating undeliverable expectations

# CAPITAL IMPROVEMENT PROGRAM (2024)

## *USE E-SPLOST TO LOWER OPERATIONAL COSTS (MILLAGE RATE)*

- Annual “bundles”
- Annual FCA Updates
- Local Capital Projects Fund
  - State Capital Outlay Reimbursements
  - Grants, rebates, and other reimbursements
  - General Fund Balance
- Prioritization of Projects
  - Integrated facilities approach (Maintenance and Capital)
  - Work Ticket Data
  - Building System Life Cycle integration
  - State Capital Outlay Eligibility
  - Design and Educational Specifications
- Student Assignment Planning Process
- Funding

### ***Considerations for prioritizing:***

- E-SPLOST is a continuation of of an existing tax
- Use E-SPLOST funds for Schools
- Use Fund 300 for schools and support infrastructure
- Repair vs. Replace vs. Acquire
  - Non-Traditional Facilities
- Virtual/Part Time/Schedules/Evening School Options
- Athletic Approach Facilities
- Auditoriums/Theaters
- Other?