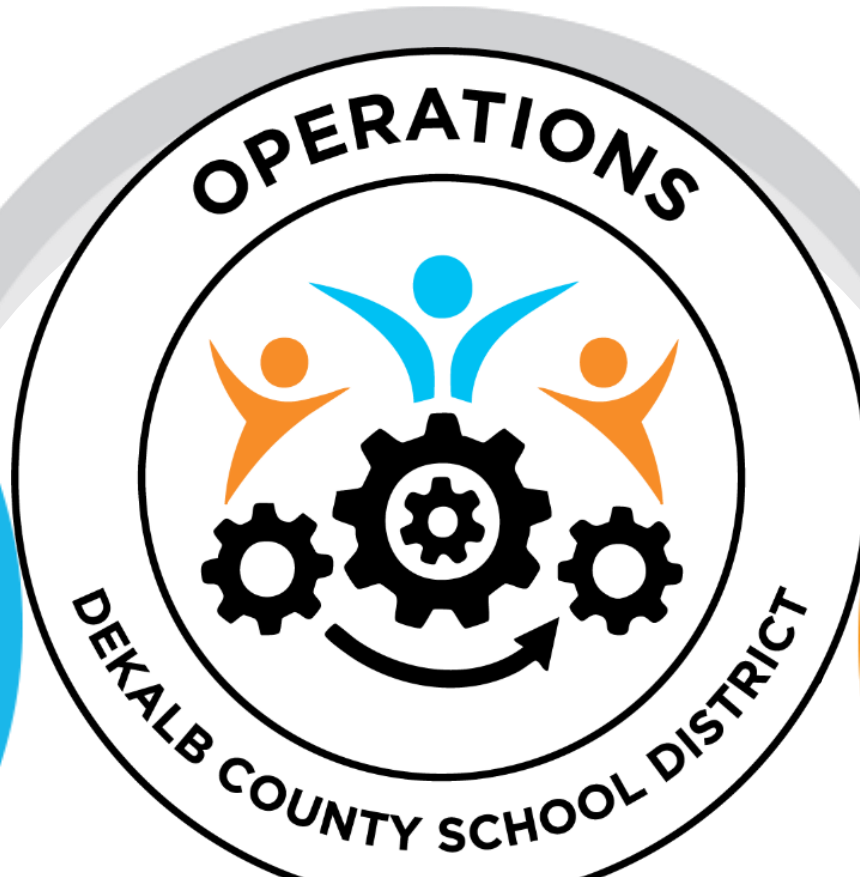


CAPITAL IMPROVEMENT & FACILITIES

JANUARY 12, 2026
BOARD OF EDUCATION
UPDATE





FACILITY ASSESSMENT

2025

The following slides provide information on the Facility Condition Assessment (FCA) and Facility Educational Adequacy process

FACILITY CONDITION ASSESSMENT

Facility Condition Assessment (FCA) Score is a measure of the physical condition of each building. It is based on the cost of the identified physical deficiencies of major building systems compared to the cost of replacing the building at the same square footage. This includes major building items such as HVAC systems, roofing, sitework, electrical, plumbing, etc. A score of 100 represents a new building with no identified deficiencies.

How is the Facility Condition Assessment (FCA) Score Calculated?

FCI = Facility Condition Index

$$\text{FCI} = \frac{\text{Repair Cost}}{\text{Replacement Cost}}$$

$$\text{FCA Score} = 1 \text{ minus FCI}$$

FACILITY CONDITION ASSESSMENT

Is this assessment intended as a "to-do" list for maintenance and other operational staff to address?

No, DCSD staff have a firm understanding of the day-to-day maintenance and upkeep needs of the facilities. This assessment data is planning level and is intended to inform as a metric to develop and prioritize major building improvement or replacement projects. Once a project has been identified and prioritized, a more detailed scoping exercise will occur.

Were all DCSD school facilities physically assessed on-site in this process?

No, in an effort to move towards a more sustainable and current assessment model, DCSD elected to assess approximately 30% of the facilities. It is the intent of DCSD to assess a subset of the portfolio on an annual basis, rather than the entire portfolio every 5 years. This approach provides more accurate and current data.

It appears that some facilities have improved FCA scores when compared to the 2021 assessments. What is the reason for this?

This can happen for a number of reasons. One example is a facility that had a renovation or system replacement (roof, HVAC). Another reason is that we have experienced once in a generation construction cost escalation. This has caused the replacement costs of the facility to increase more than the deficiency costs, which leads to an improvement in the FCA score. It should be noted that this increases uniformly and not just at certain schools.

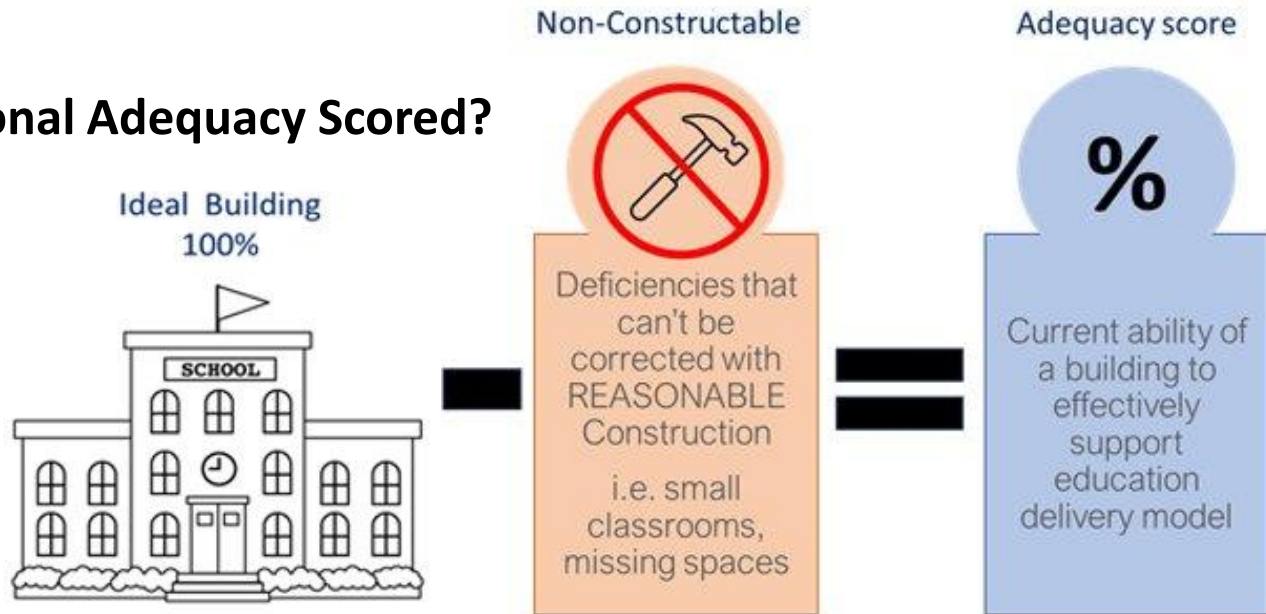
Does the FCA scores include completed renovations or in-progress renovations or planned innovations?

All capital improvements completed before August 2025 are included in the FCA score.

FACILITY EDUCATIONAL ADEQUACY

Educational Adequacy is a measure of how well a facility aligns with desired standards by school type. This comparative metric reflects the best a campus can be, within its constraints. It includes factors such as undersized or missing spaces, improper FFE (Furniture, Fixtures, and Equipment), missing or outdated technology, and undersized or missing site features (e.g., bus loop, drop off lane, site acreage).

How is Educational Adequacy Scored?



FACILITY EDUCATIONAL ADEQUACY

Questions

The smallest Elementary Adequacy Model is based on 4 sections per grade and has a minimum capacity of 624. This leads to buildings significantly below this capacity to score poorly. Is this intentional?

Missing spaces is one of the largest deficiencies when scoring for educational adequacy. Schools with a capacity that is significantly below the standard will typically have a large number of missing spaces. This is true for all grade levels (ES, MS and HS). Small elementary schools are inefficient and have a higher cost per student to operate.

Is a low adequacy score a reflection on the teaching and program delivery model within the school building?

No. Some of the District's highest performing schools are in facilities with low adequacy scores.



CAPITAL IMPROVEMENT PROJECTS

CAPITAL IMPROVEMENTS UPDATES

CAPITAL IMPROVEMENT PROJECTS

The Miller Grove Emergency Demolition Project was substantially completed during the Winter Break.

Construction progress remains on time and within budget for the major projects; New Sequoyah MS and HS, Cross Keys HS, and Dresden ES.

Construction activities are proceeding well on the Ashford Park Elementary School project

The project team has submitted the final list of recommended 2026 Summer projects. The security vestibule schedules will be completed by January 15, 2026.

The planning team continues to meet regularly with DCSD staff and is incorporating SAP-related and other planning recommendations with District leadership.

The project team is supporting District leadership in evaluating renovation, modernization, and replacement options for Druid Hills High School and has developed conceptual scenarios with recommendations to establish a baseline project approach.

The Operations team and Procurement are advancing several significant procurements which should be advertised in January and February, including:

- Elevator Revitalization and Upgrade
- Fernbank Science Center Planetarium HVAC, Screen, and Roof
- Sagamore Hills Roof
- Druid Hills CMAR
- Druid Hills HS Roof Replacement
- District-wide Fire Alarm System Upgrades
- Miller Grove HS Exterior Façade Renovation





CAPITAL PROGRAMS REPORT

FINANCIAL STATEMENTS

REPORTING TERMINOLOGY

Glossary of Meanings:

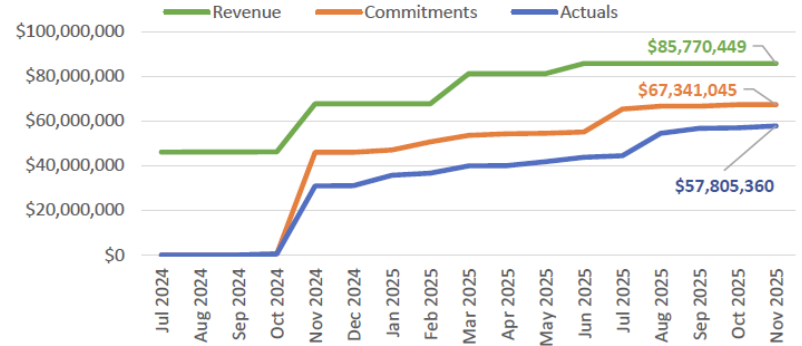
- Revenue = Total money collected over a designated time
- Commitment = Total Encumbrance(s) plus Total Expense(s)
 - Encumbrance = Unpaid amount remaining on contract(s)
 - Expenses = Actual funds paid against contract(s)

CAPITAL PROGRAM FINANCIAL STATEMENT

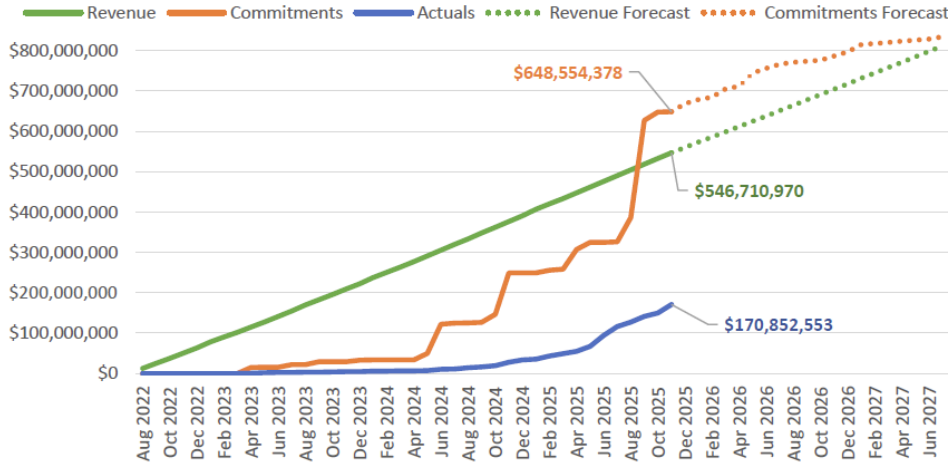
NOVEMBER 30, 2025

	LCPF	E-SPLOST V	E-SPLOST VI
November 2025 Revenue	\$ -	\$508,398.77	\$13,887,642.02
November 2025 Commitments	\$0.00	(\$1,577,437.57)	\$959,373.11
November 2025 Expenses	\$833,208.10	\$4,678,590.97	\$21,110,499.72
Total Revenue	\$ 85,770,448.57	\$ 816,138,292.97	\$ 546,710,970.21
Total Commitments	\$ 67,341,044.81	\$ 753,361,368.11	\$ 648,554,378.10
Total Expenses	\$ 57,805,360.10	\$ 652,107,663.46	\$ 170,852,552.76
Uncommitted Revenue	\$ 18,429,403.76	\$ 62,776,924.86	\$ (101,843,407.89)

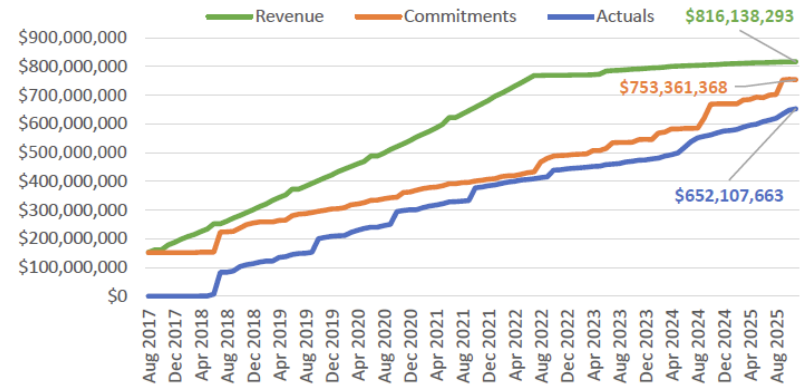
LCPF Revenue Commitments & Expenditures



E-SPLOST VI Revenue Commitments & Expenditures



E-SPLOST V Revenue Commitments & Expenditures



CAPITAL PROGRAM FINANCIAL STATEMENT

NOVEMBER 30, 2025

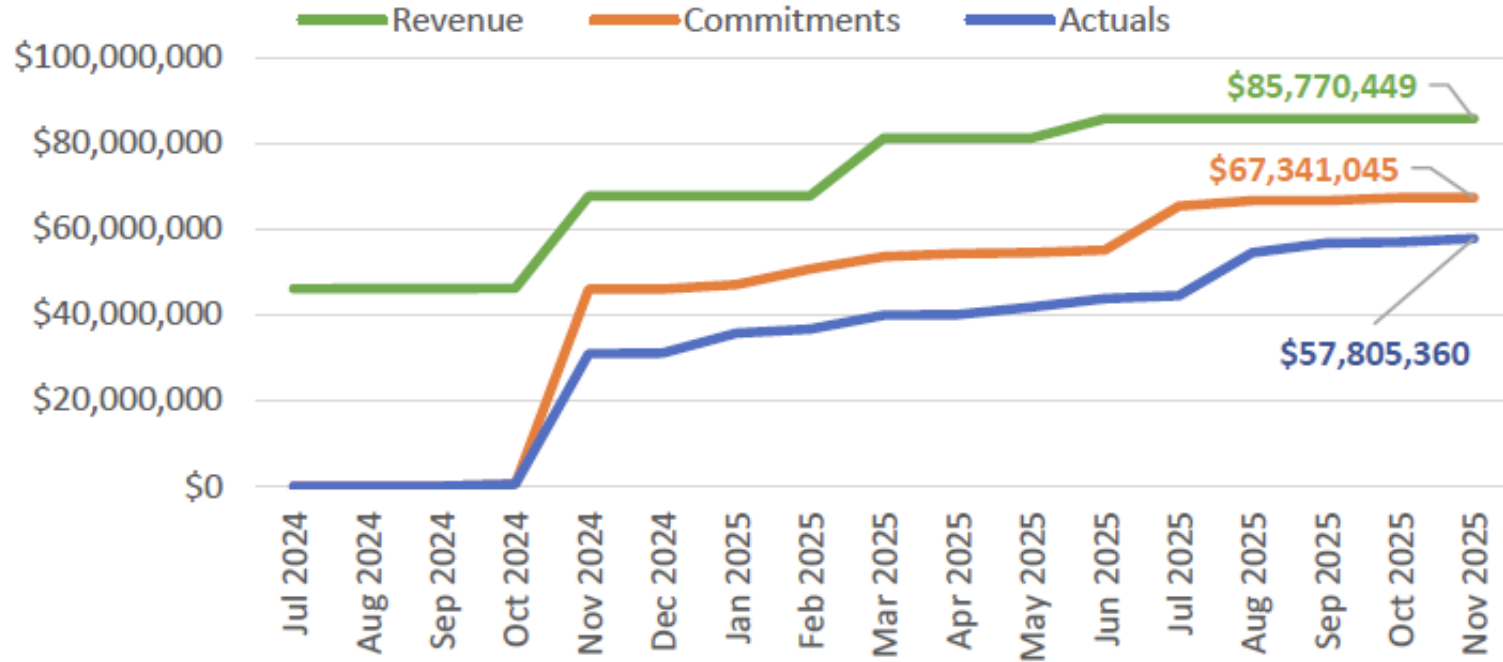
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Uncommitted Revenue	\$ 18,429,403.76	\$ 62,776,924.86	\$ (101,843,407.89)

NOTE: The (\$1,577,437.57) November 2025 Commitment represents a credit back to revenue resulting from projects completed under budget.

CAPITAL PROGRAM FINANCIAL STATEMENT

NOVEMBER 30, 2025

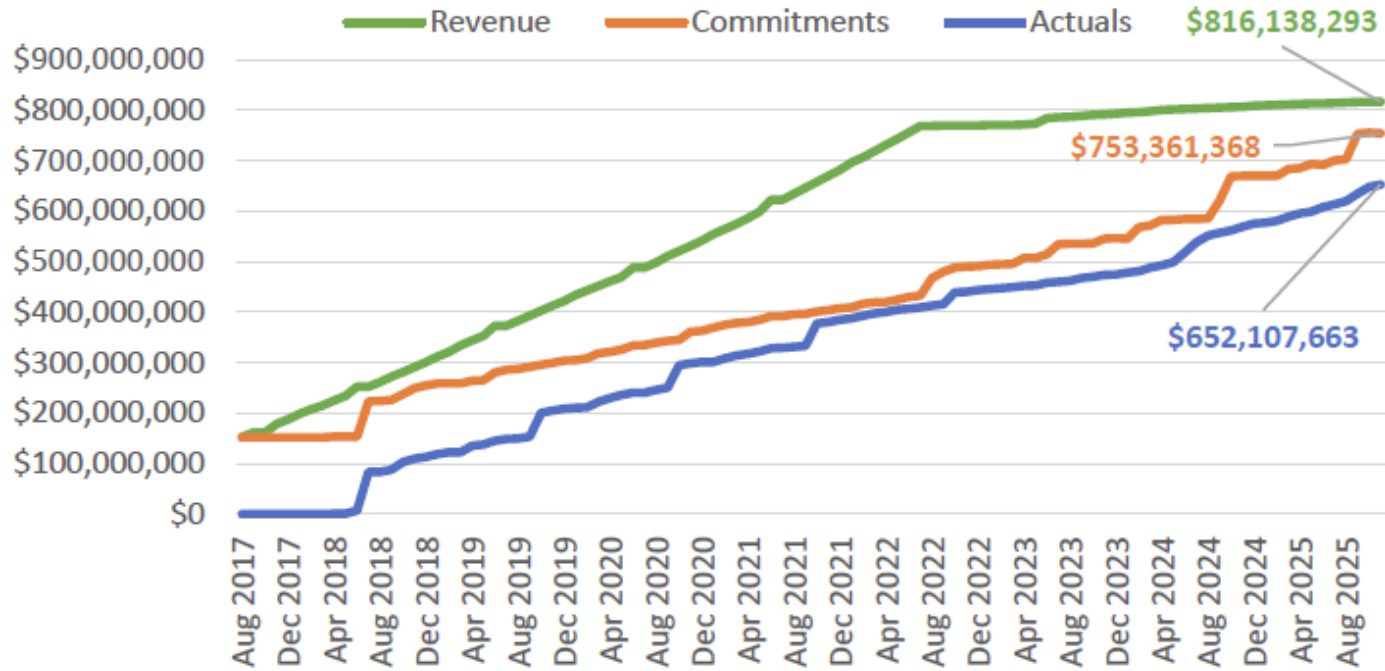
LCPF Revenue Commitments & Expenditures



CAPITAL PROGRAM FINANCIAL STATEMENT

NOVEMBER 30, 2025

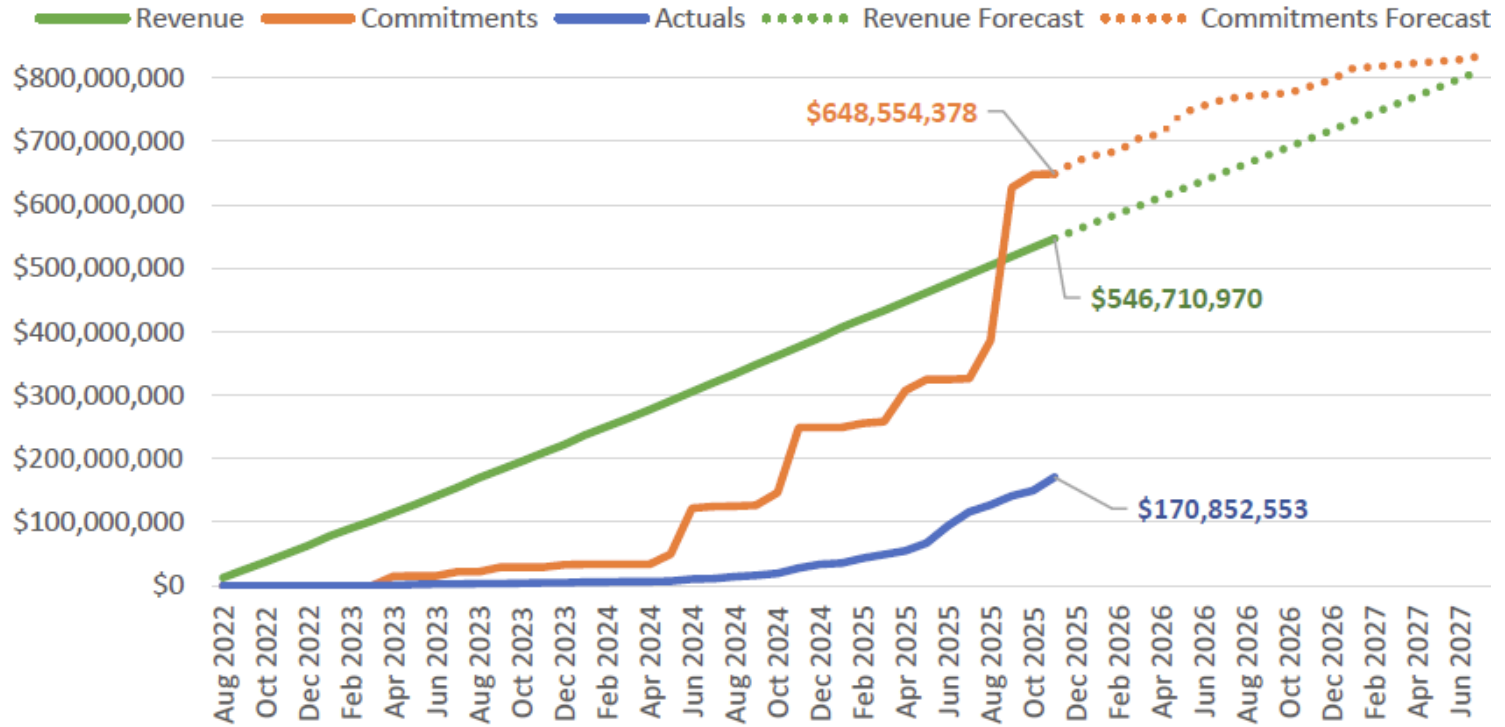
E-SPLOST V Revenue Commitments & Expenditures



CAPITAL PROGRAM FINANCIAL STATEMENT

NOVEMBER 30, 2025

E-SPLOST VI Revenue Commitments & Expenditures



CAPITAL PROGRAM FINANCIAL STATEMENT

NOVEMBER 30, 2025

Month	CY 2021		CY 2022		CY 2023		CY 2024		CY 2025	
	Sales Tax	Interest	Sales Tax	Interest	Sales Tax	Interest	Sales Tax	Interest	Sales Tax	Interest
January	\$ 12,416,029.80	968.45	\$ 13,807,323.37	\$ 1,249.62		\$ 293,684.77		\$ 1,544,510.90		\$ 964,461.58
February	9,994,284.14	1,019.16	11,686,175.43	1,305.91		317,549.91		1,454,042.74		876,339.28
March	9,932,280.34	966.12	11,262,356.40	1,227.26		294,613.40		1,552,803.46		939,572.66
April	11,341,062.77	1,110.26	12,738,469.66	1,403.03		958,341.17		1,486,975.42		895,407.13
May	11,532,129.64	1,109.49	12,210,170.01	1,406.03		1,479,196.75		1,526,250.93		886,015.72
June	11,606,342.22	1,200.92	12,677,523.91	1,501.66		1,417,307.47		964,461.58		783,684.50
July	12,067,129.38	1,107.51	12,787,107.51	1,497.66		1,498,046.30		876,339.28		697,392.39
August	12,088,491.48	1,164.66		1,570.20		1,505,058.82		939,572.66		678,741.37
September	11,604,627.89	1,214.26		155,986.84		1,464,061.94		895,407.13		650,559.28
October	11,899,129.87	1,224.74		154,370.35		1,523,189.81		886,015.72		584,053.09
November	11,611,828.01	1,151.27		230,005.72		1,485,503.44		1,015,998.76		508,398.77
December	12,271,107.77	1,159.90		234,285.01		1,539,109.43		1,009,410.91		
Total	\$ 138,364,443.31	\$ 13,396.74	\$ 87,169,126.29	\$ 785,809.29	\$ -	\$ 13,775,663.21	\$ -	\$ 14,151,789.49	\$ -	\$ 8,464,625.77
Average	\$ 11,530,370.28	\$ 1,116.40	\$ 12,452,732.33	\$ 65,484.11		\$ 1,147,971.93		\$ 1,179,315.79		\$ 769,511.43

E-SPLOST V SALES TAX	Sales Tax Collected In CY 2017 (Aug-Dec)	\$ 44,134,226.60
	Sales Tax Collected In CY 2018	110,600,191.00
	Sales Tax Collected In CY 2019	117,496,807.28
	Sales Tax Collected In CY 2020	119,128,700.97

E-SPLOST V INTEREST	Interest Collected In CY 2017	\$ 181,859.75
	Interest Collected In CY 2018	379,307.51
	Interest Collected In CY 2019	501,456.20
	Interest Collected In CY 2020	101,350.10

E-SPLOST V Bond Revenue March 2017	Bond Principal	\$ 131,025,000.00
	Bond Premium	12,337,339.97

Collected E-SPLOST VI Sales Tax	\$ 616,893,495.45
Interest Earned	38,355,258.06
Bond Revenue	143,362,339.97
GSFIC Reimbursement	7,416,576.00
Other Revenue	10,110,623.49
Total E-SPLOST V Revenue	\$ 816,138,292.97

	Month/Year	Amount	Source
E-SPLOST V GSFIC Reimburse	Sept 2018	\$1,600,887.06	New John Lewis ES
	Dec 2018	\$708,479.40	New John Lewis ES
	March 2019	\$3,099,032.30	New John Lewis ES
	May 2021	\$1,266,519.64	New John Lewis ES
	April 2024	\$741,657.60	New John Lewis ES

	Month/Year	Amount	Source
E-SPLOST V Other Revenue	April 2021	\$492,326.96	Close Accounts Associated with E-SPLOST 1, E-SPLOST 2, and COPS 2007
	June 2023	\$532,140.10	Financially Close E-SPLOST 2
	June 2023	\$9,086,156.43	Financially Close E-SPLOST 3

CAPITAL PROGRAM FINANCIAL STATEMENT

NOVEMBER 30, 2025

Month	CY 2022		CY 2023		CY 2024		CY 2025	
	Sales Tax	Interest	Sales Tax	Interest	Sales Tax	Interest	Sales Tax	Interest
January			\$ 14,782,771.81	\$ 125,576.20	\$ 14,318,164.57	\$ 971,613.68	\$ 15,050,208.99	\$ 1,316,841.30
February			11,848,671.06	172,940.53	11,953,973.26	975,643.63	11,982,743.15	1,249,745.94
March			11,521,824.96	250,538.02	11,823,249.72	1,104,986.82	12,090,976.15	1,388,210.09
April			12,911,849.67	317,688.82	12,580,587.39	1,116,056.24	12,859,642.38	1,375,244.83
May			12,299,741.70	409,857.16	12,746,149.28	1,209,313.37	12,527,192.72	1,429,527.83
June			13,094,146.23	496,314.59	12,939,081.00	1,239,073.08	12,838,459.97	1,370,398.09
July			12,798,060.49	585,500.01	12,693,726.00	1,324,429.80	12,722,681.48	1,369,499.06
August	12,648,241.02		14,045,777.95	659,309.13	12,782,459.80	1,371,808.59	13,128,216.67	1,343,703.66
September	12,655,819.20		12,407,482.27	706,068.68	13,156,664.21	1,322,952.33	12,987,756.50	1,297,773.08
October	12,507,284.65		12,362,732.66	789,283.50	12,622,602.51	1,336,810.36	12,725,206.48	1,278,487.50
November	12,694,642.02		12,305,479.52	824,727.87	13,081,257.74	1,289,694.70	12,686,304.08	1,201,337.94
December	12,727,388.25	38,676.97	12,485,152.46	914,506.57	12,817,154.68	1,325,305.59		
Total	\$ 63,233,375.14	\$ 38,676.97	\$ 152,863,690.78	\$ 6,252,311.08	\$ 153,515,070.16	\$ 14,587,688.19	\$ 141,599,388.57	\$ 14,620,769.32
Average	\$ 12,646,675.03		\$ 12,738,640.90		\$ 12,792,922.51		\$ 12,872,671.69	
			141.75%	Increase over 2022	0.43%	Increase over 2023	1.04%	Increase over 2024

E-SPLOST VI SALES TAX	3-year Avg/Month	\$ 12,780,288.12
	Average of Prior 12-Months	12,868,045.27
	Average of Prior 6-Months	12,848,104.20
	Amount-Variance Compared to Same Month Prior Year	-394,953.66
	Percentage Variance Compared to Same Month Prior Year	-3.019%

E-SPLOST VI INTEREST	3-year Avg/Month	\$ 986,095.71
	Average of Prior 12-Months	1,328,839.58
	Average of Prior 6-Months	1,310,199.89
	Amount-Variance Compared to Same Month Prior Year	-88,356.76
	Percent Variance from Same Month Prior Year	-6.851%

Collected E-SPLOST VI Sales Tax	\$ 511,211,524.65
Interest Earned	35,499,445.56
Total E-SPLOST VI Revenue	\$ 546,710,970.21

CAPITAL PROGRAM FINANCIAL STATEMENT

NOVEMBER 30, 2025

LCPF GENERAL FUND CONTRIBUTIONS	Month/Year	Amount	BOARD APPROVED
	Jul 2024	\$20,000,000.00	FY 25 Budget
	Nov 2024	\$21,500,000.00	Nov 2024
	Mar 2025	\$13,486,030.83	Mar 2025

LCPF REVENUE FROM OTHER FUNDS	Month/Year	Amount	Source
	Jul 2024	\$6,130,000.00	LGIP-Fund 410
	Jul 2024	\$19,985,000.00	E-SPLOST IV Closeout Balance

GSFIC REIMBURSEMENTS	Month/Year	Amount	Source
	Jun 2024	\$43,560.00	Project 34435
	Jun 2024	\$1,863,480.60	Project 36535
	Jun 2024	\$1,383,975.00	Project 35835
	Jun 2024	\$321,467.40	Project 36135
	Jun 2024	\$942,058.49	Project 35135

GA POWER REBATES	Month/Year	Amount	Source
	Aug 2024	\$4,367.50	E.L Miller ES Lighting Replacement
	Aug 2024	\$1,607.50	Martin Luther King Jr., HS Lighting Replacement
	Aug 2024	\$4,916.25	Southwest DeKalb HS Lighting Replacement
	Oct 2024	\$21,265.00	Laurel Ridge ES Lighting Replacement
	Oct 2024	\$21,006.25	Woodridge ES Lighting Replacement
	Oct 2024	\$16,573.75	Midvale ES Lighting Replacement
	Oct 2024	\$14,773.75	Chestnut ES Lighting Replacement
	Oct 2024	\$4,870.00	Oak Grove ES Lighting Replacement
	Oct 2024	\$4,182.50	Martin Luther King Jr., HS Lighting Replacement
	Oct 2024	\$3,071.25	Livsey ES Lighting Replacement
	Oct 2024	\$2,953.75	DeKalb HS Tech South Lighting Replacement
	Oct 2024	\$352.50	Idlewood ES Lighting Replacement
	Oct 2024	\$298.75	Austin ES Lighting Replacement
	Nov 2024	\$298.75	Vanderlyn ES Lighting Replacement
	Nov 2024	\$4,843.75	Dunaire ES Lighting Replacement
Nov 2024	\$4,807.50	Henderson Mill ES Lighting Replacement	
Nov 2024	\$4,687.50	Peachcrest ES Lighting Replacement	

LCPF GENERAL FUND CONTRIBUTIONS	\$54,986,030.83
LCPF REVENUE FROM OTHER FUNDS	26,115,000.00
GSFIC REIMBURSEMENTS	4,554,541.49
GA POWER REBATES	114,876.25
Total Fund 300 Revenue	\$ 85,770,448.57



SUMMER 2026 PREPARATION

FACILITIES MAINTENANCE & CAPITAL IMPROVEMENT



KLB: 12.19.2025

Summer 2026: Operations Milestone Markers



SCHOOL READINESS DEADLINE:

Friday, July 24, 2026

All Permits Approved & Mobilization Plans Finalized

January – April

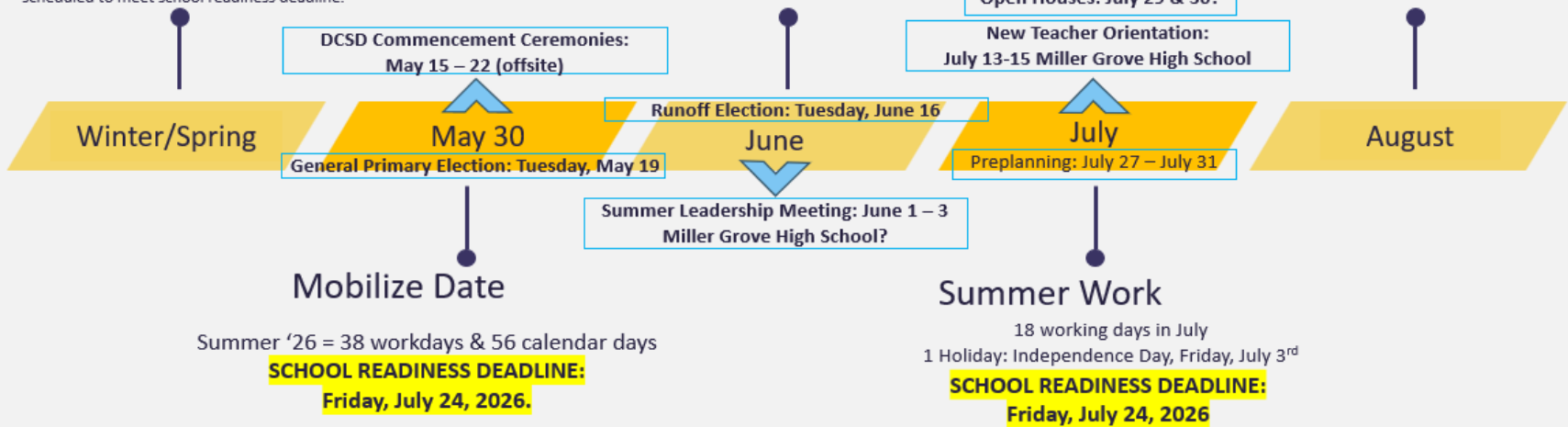
Permits secured. Fire Marshal and building inspections scheduled to meet school readiness deadline.

Summer Work

22 working days in June

1 Holiday: Juneteenth, Friday June 19

1st Day of School: Monday, August 3rd



Executive Director Capital Improvements & Facilities:
Keith L. Ball

Chief Operations Officer:
Erick Hofstetter

Director of Facilities:
Bobby Moncrief

Summer '26 Work Timeline

- 56 calendar days (38 workdays) includes weekends and 2 Holidays
 - School Readiness Deadline = Friday, July 24
- [ConstructionRenovation+guidance+timeline.docx](#)
- Summer cleaning will begin on **Monday, June 1** and must be completed **on or before Friday July 24**. We have 38 workdays to clean 16 million square feet.
- Preplanning: July 27-31
- 1st Day of School: Monday, August 3, 2026

JUNE 2026						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				



JULY 2026						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

19 - Juneteenth

4 - Independence Day
27-31 - Pre-planning Days



Safe

Clean

Efficient

Presented by: Keith L. Ball



School Campus Closures: Summer 2026

- Cross Keys HS
- Sequoyah MS
- Dresden ES
- Ashford Park ES
- ISC at Midway
- Champion Theme School
- Wynbrooke Theme School
- Idlewood ES
- Murphey Candler ES
- Sagamore Hills ES
- Clarkston HS
- Kingsley ES

List as of 12.19.2025. Subject to change.

To ensure staff and student safety, abide by regulatory and Fire Marshal guidelines and ensure the project schedule is protected, the school campuses listed above will close on May 29, 2026. Pending permits and Fire Marshal approval, facilities will reopen on or before July 27, 2026.

Appendix



Facilities Performance Indicators

Maintenance Work Ticket (Overall)

Maintenance Work Tickets (HVAC)

Maintenance Work Tickets (Kitchen Equipment)

NET30 Payment Status (December)



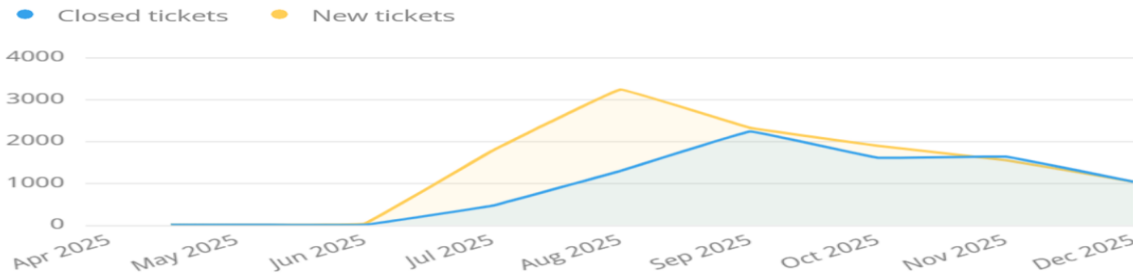


Facilities & Maintenance-Work Tickets



iiQ Analytics - Ticket Resolution Over Time

Ticket Resolution Over Time (closed tickets vs. newly submitted)



14.2 days
Response time (avg)
for all ticket statuses

8,273
Tickets now closed

5.6 days
Resolution time (avg)

3,562
Tickets still open

KPI SMART Goals:

- 100% of school facilities will be in good condition and repair.
- DCSD will decrease work order completion times (days) by 10%.

OVERVIEW METRICS

- Average Response Time: 14.2 days
- Average Resolution Time: 5.6 days
- Tickets closed: 8,273 of 11,835 submitted
- Tickets Still Open: 3,562



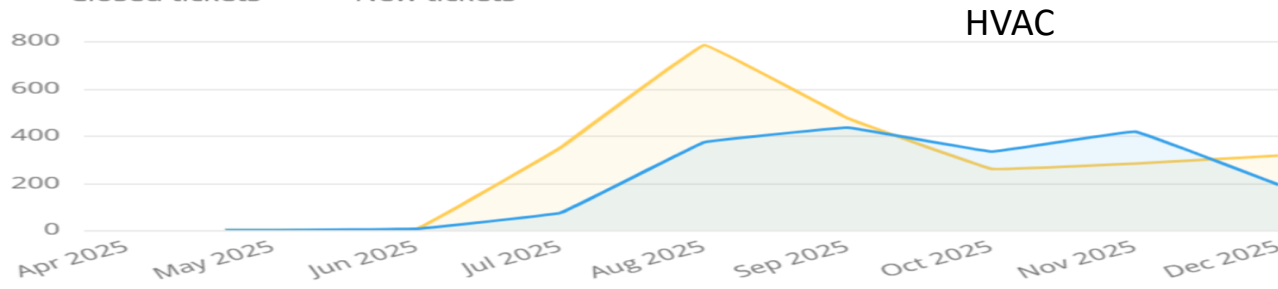
Facilities & Maintenance-HVAC



iiQ Analytics - Ticket Resolution Over Time

Ticket Resolution Over Time (closed tickets vs. newly submitted)

● Closed tickets ● New tickets



KPI SMART Goals:

- 100% of school facilities will be in good condition and repair.
- DCSD will decrease work order completion times (days) by 10%.

OVERVIEW METRICS

- Average Response Time: 14 days
- Average Resolution Time: 7.9 days
- Tickets closed: 1,817 of 2,472 submitted
- Tickets Still Open: 655

14 days

Response time (avg)
for all ticket statuses

7.9 days

Resolution time (avg)

1,817

Tickets now closed
out of 2,472 submitted

655

Tickets still open

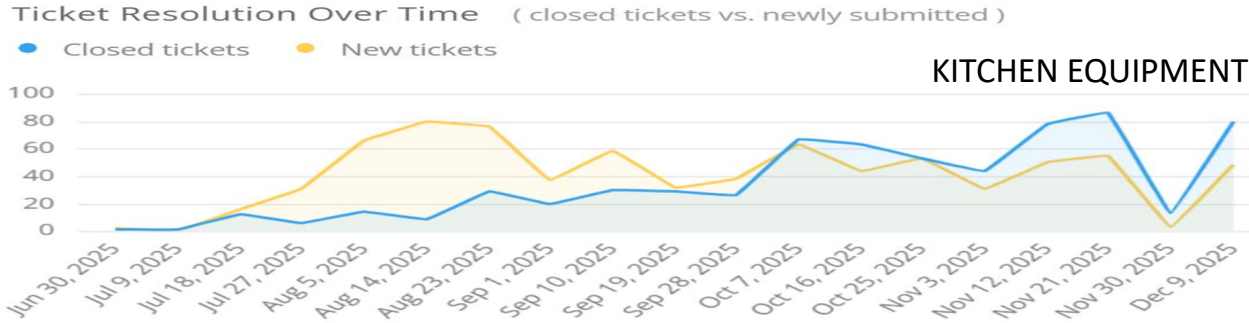




Facilities & School Nutrition Services-Kitchen Equipment



iiQ Analytics - Ticket Resolution Over Time



KPI SMART Goals:

- 100% of school facilities will be in good condition and repair.
- DCSD will decrease work order completion times (days) by 10%.

OVERVIEW METRICS

- Average Response Time 14.5 days
- Average Resolution Time 7.2 days
- Tickets closed: 719 of 829 submitted
- Tickets Still Open: 110



7.2 days

Resolution time (avg)

14.5 days

Response time (avg) for all ticket statuses

719

Tickets now closed out of 829 submitted

110

Tickets still open

Business Services

KPI



Total invoices received: 1218
Invoices Processed: 1122



Invoices carried over: 96



Ontime Processed: 92%

THANK YOU

QUESTIONS & COMMENTS

