

COMPREHENSIVE FACILITIES SURVEY TEAM  
FOR THE  

DeKalb County
---------------

 SCHOOL SYSTEM

**Period: July 1, 2026 through June 30, 2030**

**Date of Survey Team: 03-04-2026**

**Approved by Local Board of Education on: 03-09-2026  
(attach a copy of board minutes or minutes or resolution)**

**Approved by State Board of Education on:**

**Georgia Department of Education  
Facilities Services Section  
1670 Twin Towers East  
205 Jesse Hill Jr. Drive SE  
Atlanta, Georgia 30334**

## Comprehensive Survey Team Members

<b>Chair Person</b>	Mike Satterfield
<b>System:</b>	Fayette County Schools
<b>Title:</b>	Director of Facilities
<b>Address:</b>	939 Goza Road
<b>City, State, Zip</b>	Fayetteville, Ga. 30215
<b>Phone:</b>	770-460-3522
<b>Email:</b>	satterfield.mike@fcboe.org

<b>Name:</b>	
<b>System:</b>	
<b>Title:</b>	
<b>Address:</b>	
<b>City, State, Zip</b>	
<b>Phone:</b>	
<b>Email:</b>	

<b>Name:</b>	Dr. Brent Tisdale
<b>System:</b>	Heard County Schools
<b>Title:</b>	Director of Student Services
<b>Address:</b>	131 East Court Square
<b>City, State, Zip</b>	Franklin, Ga. 30217
<b>Phone:</b>	706-675-3320
<b>Email:</b>	brent.tisdale@heard.k12.ga.us

<b>Name:</b>	Mike Beers
<b>System:</b>	Carroll County Schools
<b>Title:</b>	Director of Facilities/Maintenance
<b>Address:</b>	1605-D Bankhead HWY
<b>City, State, Zip</b>	Carrollton, Ga. 30116
<b>Phone:</b>	770-834-3384
<b>Email:</b>	mike.beers@carrollcountyschools.org

<b>Name:</b>	Gabe Wiley
<b>System:</b>	Henry County Schools
<b>Title:</b>	Executive Dir. Facilities/Maint.
<b>Address:</b>	396 Tomlinson Street
<b>City, State, Zip</b>	McDonough, Ga. 30253
<b>Phone:</b>	770-957-6601
<b>Email:</b>	gabriel.wiley@henry.k12.ga.us

<b>Name:</b>	Marc Ellington
<b>System:</b>	Thomaston-Upson County Schools
<b>Title:</b>	Director of Operations
<b>Address:</b>	205 Civic Center Drive
<b>City, State, Zip</b>	Thomaston, Ga. 30286
<b>Phone:</b>	706-647-9621
<b>Email:</b>	mellington@upson.k12.ga.us

<b>Name:</b>	Genie Ingram
<b>System:</b>	Coweta County Schools
<b>Title:</b>	Director of Capital Projects
<b>Address:</b>	170 Werz Industrial Drive
<b>City, State, Zip</b>	Newnan, Ga. 30263
<b>Phone:</b>	770-254-2750
<b>Email:</b>	genie.ingram@cowetaschools.net

<b>Name:</b>	Raymond Carrion
<b>System:</b>	Muscogee County Schools
<b>Title:</b>	System Architect/Project Manager
<b>Address:</b>	5661 Lorenzo Way
<b>City, State, Zip</b>	Columbus, Ga. 31904
<b>Phone:</b>	706-570-0342
<b>Email:</b>	carrion.raymond@muscogee.k12.ga.us

<b>Name:</b>	Ronick Joseph
<b>System:</b>	Clayton County Schools
<b>Title:</b>	Chief Construction/SPLOST Officer
<b>Address:</b>	6635 Lake Drive
<b>City, State, Zip</b>	Morrow, Ga. 30260
<b>Phone:</b>	770-473-2700
<b>Email:</b>	ronick.joseph@clayton.k12.ga.us

## REVIEW OF OFFICIAL LOCAL FACILITIES PLAN

1. (Yes)  The official local facilities plan is the PDF version returned to the local school system after review by the GaDOE Facilities Staff. The survey team review of all portions of this Facilities Plan is based on the official local facilities plan dated  and no pages have been modified, removed, or added. Floor plan drawings of the instructional facilities are included in the electronic version of the LFP.

Superintendent's Signature

# INSTRUCTIONAL FACILITIES, GRADE ORGANIZATION, AND STUDENT DISTRIBUTION

The Facilities Survey Team has studied and recommends acceptance of the following factors as they affect the organization and operation of the school system in the official local facilities plan.

- 1. The current and proposed grade organizational pattern.
- 2. The projected FTE distribution and population trend
- 3. The availability and quality of spaces.
- 4. The educational impact on programs.
- 5. The economic impact to implement and operate the proposed organizational pattern.
- 6. The geographical location of schools.
- 7. The student transportation program.
- 8. The safety and security measures
- 9. The proposed distribution provides for instructional facilities which meet the minimum size as defined by O.C.G.A. 20-2-260. (If not, identify and list facilities in the Findings section)

## INSTRUCTIONAL SPACES AND SUPPORT AREAS

The instructional spaces and support areas in the official local facilities plan have been reviewed by the survey team.

- The survey team recommends acceptance of the instructional spaces and support areas for all instructional facilities as presented in the official facilities plan.

## IMPROVEMENT NEEDS AND PRIORITIES

The summary of physical improvement needs and priorities as presented in the official local facilities plan has been reviewed by the team.

- The survey team certifies that after review of the official local plan, the needs and priorities as presented represent the essential physical improvement needs and priorities of the school system.

## IMPROVEMENT NEEDS CERTIFICATION

- 1. Total physical facility improvement needs eligible for entitlement: \$ 140,237,977
- 2. The physical facility improvement needs ineligible for entitlements: \$ 570,895,380
- 3. The total physical facility improvement need is: \$ 711,133,357

The survey team agrees with the school system's proposal to provide local funds as indicated for the next five (5) years.

- Annual Bond Payments to extent available
- Budget annually for amount not covered by bond payments.
- Bond Issues
- ESPLOST
- Other – Identify: \_\_\_\_\_

# OFFICIAL LOCAL FACILITIES PLAN

The official local facilities plan represents an acceptable and reasonable plan for improvement for this school system for the period projected and complies with Georgia Law and State Board Rules.

1.  It is the recommendation of this Comprehensive Facilities Survey Team by majority vote that the official local facilities plan as prepared by the school system be approved by the State Board of Education.
2.  It is the recommendation of this Comprehensive Facilities Survey Team by majority vote that Findings as detailed below be incorporated in the official local facilities plan as prepared by the school system.  
(A summary of modifications should be outlined in the Findings section.)

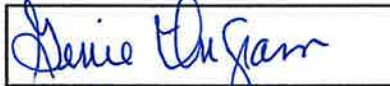
## SURVEY TEAM CERTIFICATION

The recommendation and comments represent a majority vote of the Comprehensive Survey Team members.  
(Signatures required)

(Team Chairperson)



(Team Member)



(Team Member)



(Team Member)



(Team Member)



(Team Member)



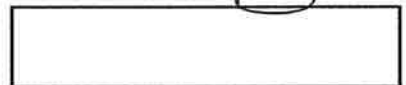
(Team Member)



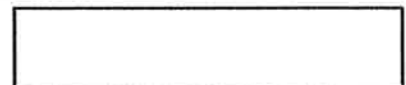
(Team Member)



(Team Member)



(Team Member)



## Findings

To: Superintendent Sauce

The Survey Team, composed of district-level administrators from area school districts, offered the following comments after reviewing the Local Facilities Plan for the district and receiving information provided about the district.

The Team commends the Superintendent, Board of Education and Staff for its thorough evaluation of existing facilities in determining their best usage. The evaluation of the organizational pattern and capacity was taken into consideration before determining the best way forward for the system.

The Team Commends the Superintendent and Staff for continuing to upgrade the facility infrastructure by systematically phasing out older facilities and replacing them with new state of the art facilities. Currently the system has under construction Dresden Elementary Replacement, Sequoyah Middle and High as well as Cross Keys High School. Renovations and modifications to existing facilities continues to be a major emphasis to the Capital Improvement Program. addressing the districts facility needs.

The Team Commends the Superintendent and Board for maximizing all available sources of funding in addressing the districts facility needs.

The Team commends the stakeholders in the District for its support of the DeKalb County School System as evidenced by the passage of multiple ESPLOST to support the facility needs for the students.

The Team supports the School District's priority of facilities needs as referenced in this Local Facilities Plan.

In Summary, The Survey Team Commends the DeKalb County School District for the progress made and the future planning indicated in the Local Facilities Plan. Also, for the professionalism shown during this Validation Team visit.

## Comments

Facilities below Minimum requirements for earning Capital outlay funding.

5016 Coralwood Ed. Center 149

1613 DeKalb Path Academy 294

0111 Leadership Preparatory Academy Charter 237

2060 Wadsworth Magnet @ Knollwood 138

0500 DeKalb Alternative Facility 205

1051 DeKalb School of the Arts( old avondale) 208

1625 East Campus / alternative Facility 210

0177 Margaret Harris Comprehensive Facility 76

0906 Tapestry Charter 250

0707 UHS of Laurel Heights 144