

MARCH 10, 2026



STATE OF SCHOOL FACILITIES REPORT

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Fulton
County Schools
Where Students Come First

PURPOSE

- Background and objectives
- Facility assessment process
- Assessment results and findings
- Summary
- Next steps

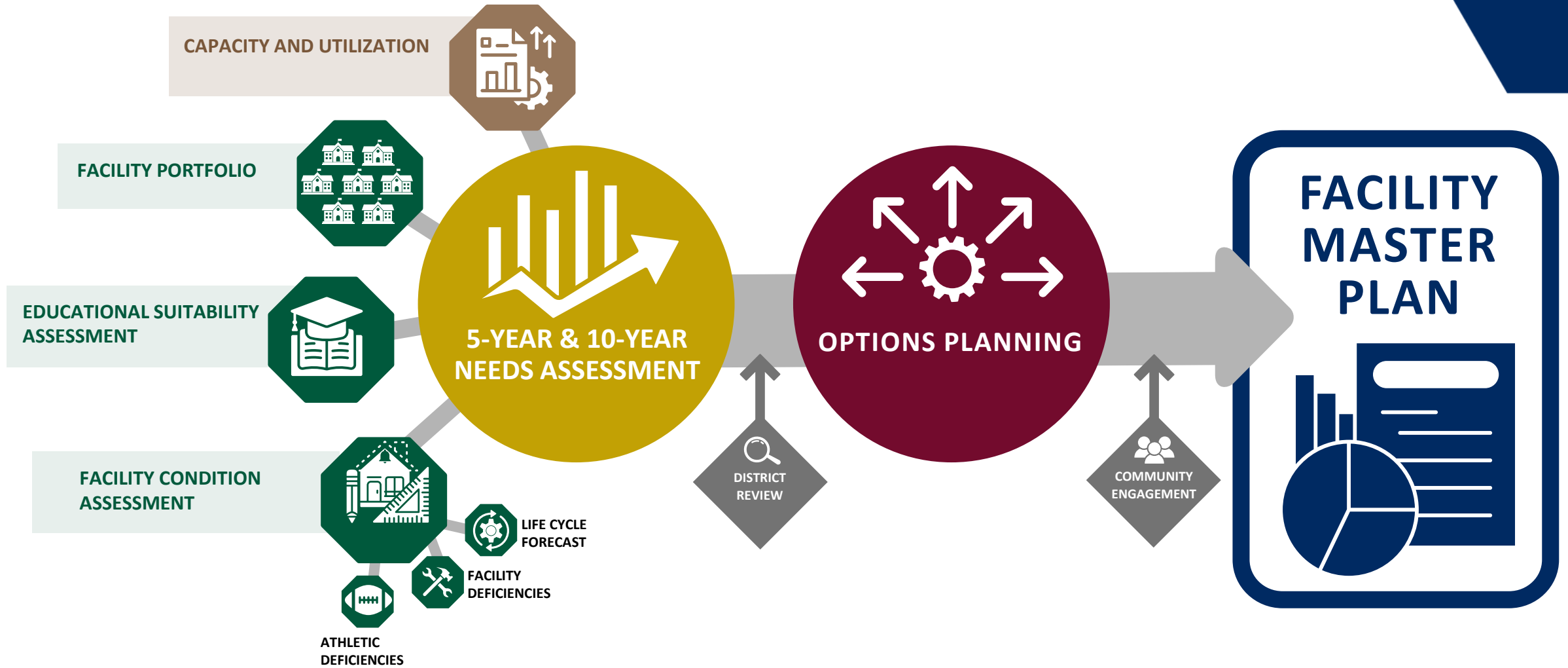


CAPITAL PLAN 2032: COMPONENTS



FCS Strategic Plan
outlines the instructional initiatives
that guide the requirements of
Capital Plan 2032

FACILITY MASTER PLAN PROCESS: ACCOUNTABILITY



TEAMWORK AND INTEGRITY



The Parsons – MGT Consulting Group Team

Assessment Objectives:

- Provide a comprehensive data-driven and partner-engaged planning process
- Set clear standards for facilities and educational program components
- Provide accurate data reviewed for thoroughness
- Provide analysis leading to solid and useable recommendations
- Support the development of five-year capital plan



PARSONS

Consultants' Qualifications:

- Parsons' expertise with building condition assessments and capital planning provides a strong foundation for the identification of deficiencies and accompanying cost projections
- MGT has 50+ years of experience working with government agencies and school districts, including strategic planning and educational adequacy assessments
- This combined team has completed these assessments since 2009

MGT

FACILITY MASTER PLAN PROCESS TO DATE



Facility Condition Assessment

- Systematic data collection related to facility deficiencies and required infrastructure life-cycle renewal
- Evaluation of designs to determine the educational suitability of schools against District standards
- Input gathering prior to and after FCA with building leaders and their designees
- Detailed analysis of building renovations data with facilities and maintenance leadership



Capacity Utilization

- Review and analyze enrollment projections and school capacity utilization
- Identification of potential new construction and facility reuse efforts aligned to District priorities
- Options planning based on condition, enrollment and capacity



Internal Stakeholder Engagement

- Survey of Principals and Ad Staff regarding general capital considerations
- Input gathering from Principals and leaders regarding capital considerations during Ad Staff
- Review and feedback sessions regarding FCA data with key central office leaders and departments
- Priority identification and collection considerations from key central office leaders and departments
- Athletic directors' engagement

FACILITIES ASSESSMENTS OVERVIEW



- 99 Facility Condition Assessments and 91 Educational Specification Assessments conducted between May and August 2025.



55 Elementary Schools



18 Middle Schools

- 15,340,989 Gross Square Feet of FCS spaces assessed



18 High Schools



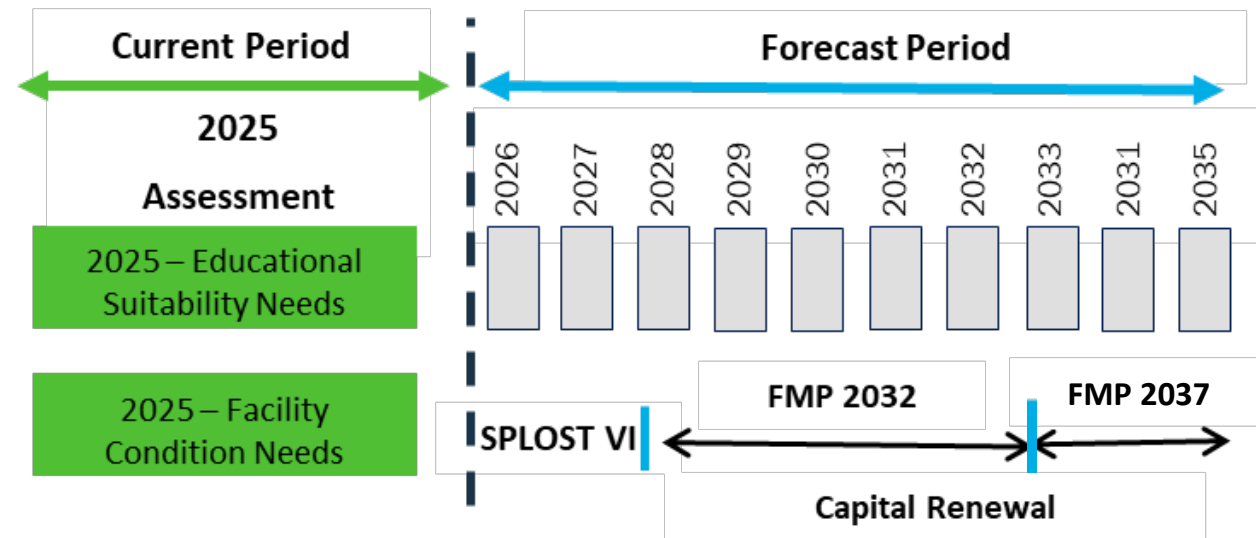
8 Non-Instructional FCS facilities

FACILITIES ASSESSMENTS OVERVIEW



Assessment Interpretation

- An assessment is a snapshot of conditions found at a building on the day it is inspected
- The 2025 condition assessment includes estimates of needs for two time periods
 - **Current Period** – assessment showing current and near-term deferred maintenance
 - **Forecast Period** – 10 years following the Current Period (2026–2027) and (2028-2035) projecting annual capital renewal needs via lifecycle modeling and professional judgment



Building conditions and facility portfolios change over time, and for these and other reasons, the assessment and database should be viewed as ever changing tools

FACILITIES ASSESSMENT: EDUCATIONAL SUITABILITY

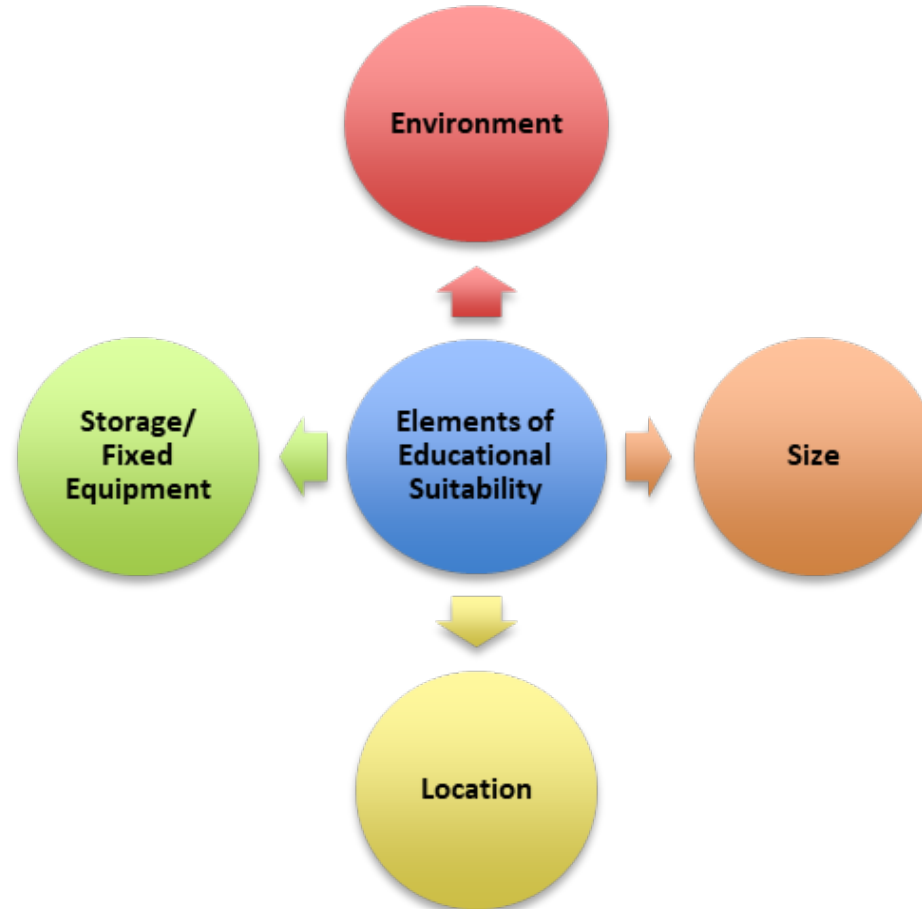


Educational Suitability Score (ESS):

Assesses the school's design against educational specifications

Four components of educational suitability are assessed for each type of school space:

- Environment
- Size
- Location
- Storage/
Fixed Equipment



Assessments are based on a 100-point scale

Excellent	> 90
Good	80 - 89
Fair	70 - 79
Poor	60 - 69
Unsatisfactory	< 60

FACILITIES ASSESSMENT FINDINGS: EDUCATIONAL SUITABILITY



System-wide Scoring Summary for Key Spaces

Space Types	Rating	Environment	Size	Location	Storage/Fixed Equipment
General Classrooms	Excellent	54	66	76	54
	Good	35	20	14	32
	Fair	2	5	1	4
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	1
K-1 Classrooms	Excellent	38	36	47	40
	Good	15	15	7	12
	Fair	1	3	0	2
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	0
CTAE Classrooms	Excellent	28	27	29	28
	Good	6	7	6	7
	Fair	1	1	0	0
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	0
Instructional Resource	Excellent	63	49	62	61
	Good	25	37	27	28
	Fair	1	2	0	0
	Poor	0	1	0	0
	Unsatisfactory	0	0	0	0
Media Center	Excellent	82	63	86	86
	Good	9	28	4	5
	Fair	0	0	1	0
	Poor	0	0	0	0
	Unsatisfactory	0	0	0	0

Characteristics evaluated:

Environment

- Does it provide an inviting and stimulating environment for learning?

Size

- Does it meet the size standards specified in the district educational specifications?

Location

- Is it appropriately located based on the program needs?

Storage/Fixed Equipment

- Does it have appropriate fixed equipment and sufficient storage for teacher and student materials?

FACILITIES ASSESSMENT FINDINGS: EDUCATIONAL SUITABILITY



System-wide Scoring Summary for Key Spaces

Space Types	Rating	Environment	Size	Location	Storage/Fixed Equipment
Music Classrooms	Excellent	51	72	72	61
	Good	32	14	13	22
	Fair	3	1	3	5
	Poor	2	1	0	0
	Unsatisfactory	0	0	0	0
Performing Arts	Excellent	57	60	67	58
	Good	28	25	18	22
	Fair	0	4	0	4
	Poor	0	1	0	0
	Unsatisfactory	0	0	0	0
Physical Education	Excellent	65	56	77	39
	Good	18	19	10	37
	Fair	4	13	0	12
	Poor	1	0	0	0
	Unsatisfactory	0	0	0	0
Science Classrooms	Excellent	50	37	44	39
	Good	7	18	13	18
	Fair	0	1	0	0
	Poor	0	1	0	0
	Unsatisfactory	0	0	0	0
Self-Contained SPED	Excellent	58	42	57	37
	Good	21	36	23	38
	Fair	1	0	0	4
	Poor	0	2	0	1
	Unsatisfactory	0	0	0	0
Art	Excellent	71	55	72	57
	Good	17	31	16	27
	Fair	1	1	1	5
	Poor	0	2	0	0
	Unsatisfactory	0	0	0	0

Characteristics evaluated:

Environment

- Does it provide an inviting and stimulating environment for learning?

Size

- Does it meet the size standards specified in the district educational specifications?

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FACILITIES CONDITION ASSESSMENT: FCI/FCA



Facilities Condition Index (FCI)

- An industry- standard measure widely used in the building industry to represent the physical condition of a facility compared to its replacement value
- The FCI measures the estimated cost of the current repair and replacement deficiencies
- The higher the FCI, the poorer the relative condition of the facility: that is, the more systems that have reached the end of their expected life, the high the repair cost, the higher the FCI score
- Multiple systems evaluated, including critical and non-critical systems
- Critical systems are defined as those that keep schools warm, safe and dry

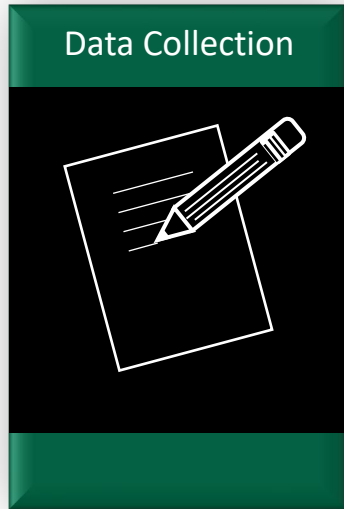
Facilities Condition Assessment (FCA)

- In order to align the FCI scores with the 100-point scale used by MGT to calculate Educational Suitability Assessment scores, Parsons converts the industry standard FCI to an FCA score using a 100-point scale
- This means an FCI of .10 or 10% equates to a 90 on the 100-point scale

FCI to FCA Conversion Scale

Score	FCI	FCA
Excellent	< .10	> 90
Good	.11 - .20	80 - 89
Fair	.21 - .30	70 - 79
Poor	.31 - .40	60-69
Unsatisfactory	> .40	< 60

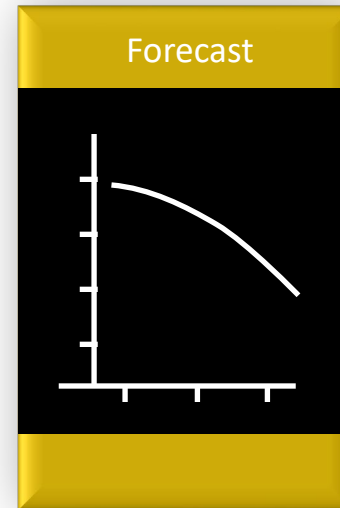
FACILITIES CONDITION ASSESSMENT PROCESS



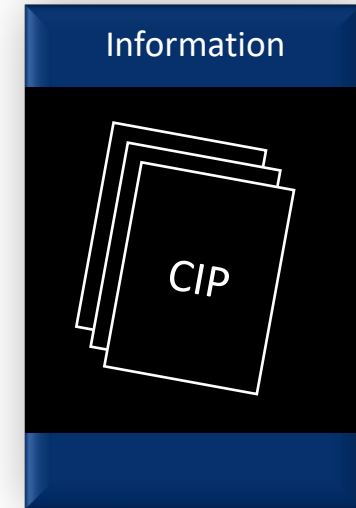
Acquire existing data and institutional knowledge of existing facilities in terms of physical condition – build the asset inventory



Inspect facilities to identify current needs, including corrective work required, and verify ADA and building code compliance



Use software/tools to perform system life cycle analysis and forecast capital renewal needs and budgets



Provide objective, data-driven input to future capital improvement programs

FACILITIES CONDITION ASSESSMENT FINDINGS



School Type	Gross Area (S.F.)	Current Replacement Value	Current Needs 2025	2026-2030 Forecast	2031-2035 Forecast	Total Investment 2025 - 2035	FCI	FCA Score
Fulton County Schools	15,340,989	\$4,720,323,593	\$779,748,360	\$560,587,152	\$764,246,274	\$2,104,581,787	16.52%	83.48
Elementary Schools	6,292,021	\$1,903,596,437	\$287,149,181	\$263,529,680	\$276,248,660	\$826,927,521	15.08%	84.92
Middle Schools	3,176,378	\$1,000,657,679	\$235,240,310	\$106,947,591	\$201,834,300	\$544,022,201	23.51%	76.49
High Schools	5,325,986	\$1,672,013,234	\$222,457,953	\$176,306,873	\$265,235,505	\$664,000,331	13.30%	86.7
Other Centers/Non-Instruc	546,604	\$144,056,243	\$34,900,917	\$13,803,008	\$20,927,809	\$69,631,734	24.23%	75.77

Ratings Key:	Excellent	Good	Fair	Poor	Unsatisfactory
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FACILITIES CONDITION ASSESSMENT PROCESS



Facility Condition Assessment Results – Avg Score 83.48

Ratings Key	Elementary Schools	Middle Schools	High Schools	Other Admin.	TOTALS
Excellent (90 – 100)	20	3	11	3	37
Good (80 – 89)	14	2	2	1	19
Fair (70 – 79)	16	7	2	1	26
Poor (60 – 69)	3	4	3	2	12
Unsatisfactory (<60)	2	2	0	1	5

Forty-three (43) schools fall into the Fair, Poor, or Unsatisfactory categories and require significant attention by the district.

Educational Suitability Results – Avg Score 93.10

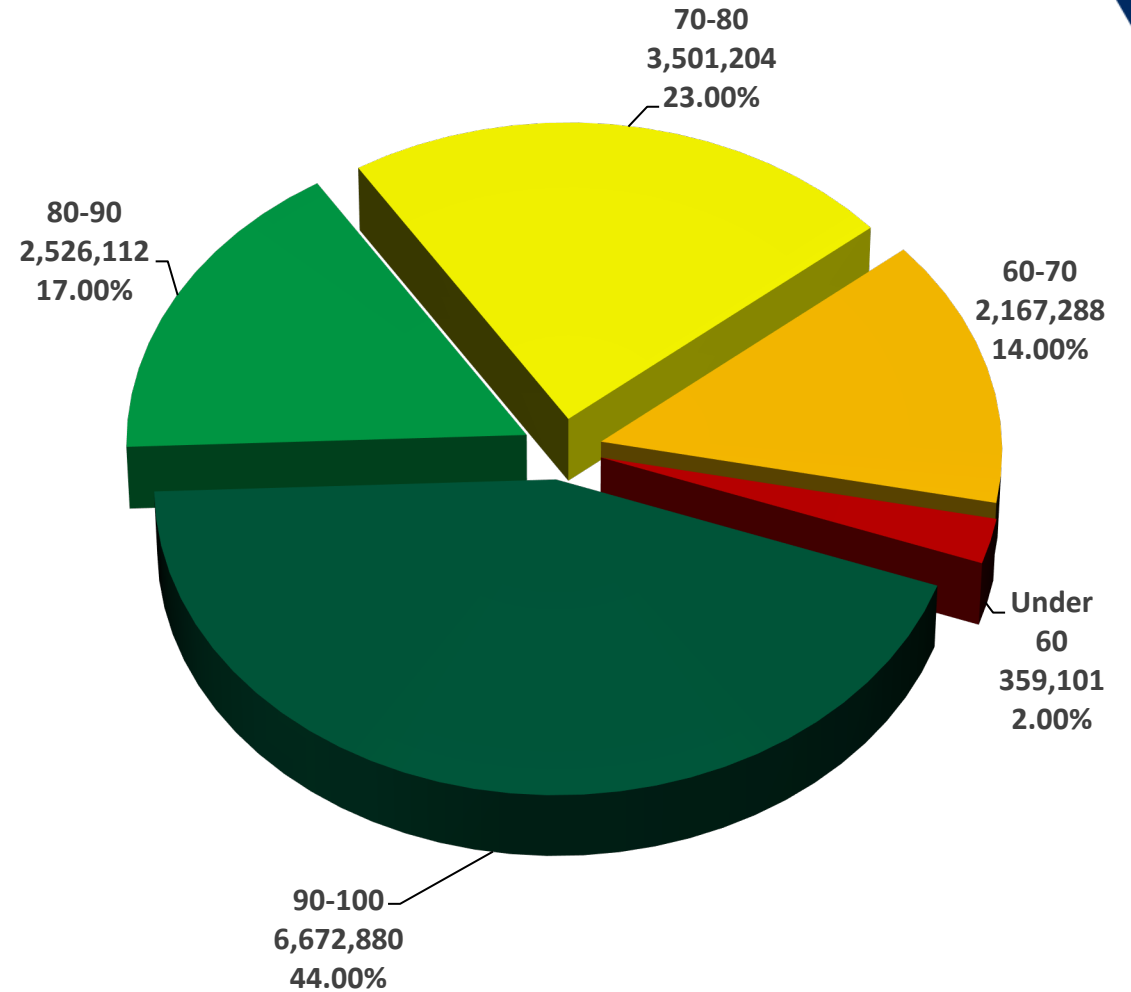
Ratings Key	Elementary Schools	Middle Schools	High Schools	TOTALS
Excellent (90 – 100)	48	15	8	71
Good (80 – 89)	7	2	10	19
Fair (70 – 79)	0	1	0	1
Poor (60 – 69)	0	0	0	0
Unsatisfactory (<60)	0	0	0	0

FACILITIES CONDITION ASSESSMENT FINDINGS



FCA Score Per Gross Square Foot (GSF)

FCA Score	GSF	Percentage
90-100	6,672,880	44%
80-90	2,526,112	17%
70-80	3,501,204	23%
60-70	2,167,288	14%
Under 60	359,101	2%



FACILITIES CONDITION ASSESSMENT FINDINGS

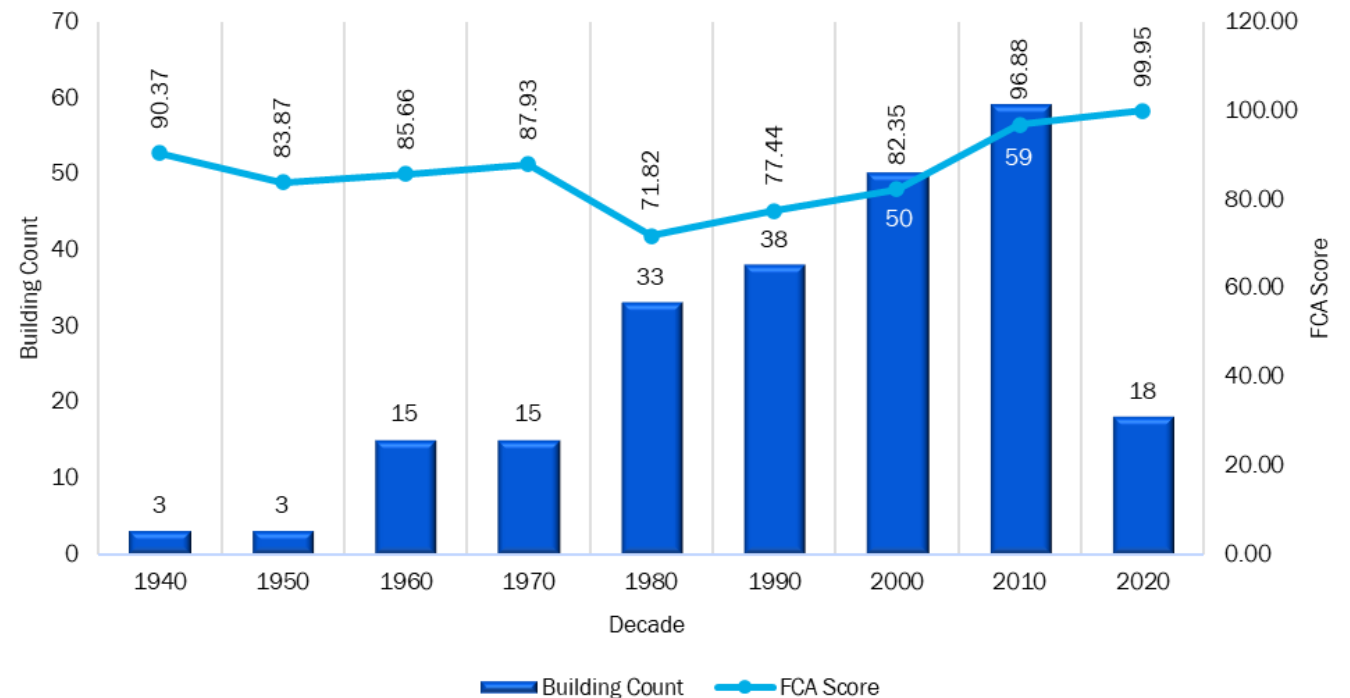


Facility Age

Distribution of FCS Facilities by Age

Facility Characteristics	Fulton County Schools
Average Age	29
Median Date Built	2002
Built 1977 or before	16
Built between 1978 and 1997	25
Built between 1998 and 2007	28
Built 2008 or later	22

Number of facilities built per decade, and average FCA score for facilities built in that decade



Building counts include original school construction and any additions completed

FACILITY CONDITION: DEFICIENCY CATEGORY



Operational/ Functional Systems (Warm, Safe, Dry)

- Mechanical, Electrical & Plumbing (HVAC)
- Roof Coverings
- Fire Alarms
- Data Communications



Non-Critical Categories (Look & Feel)

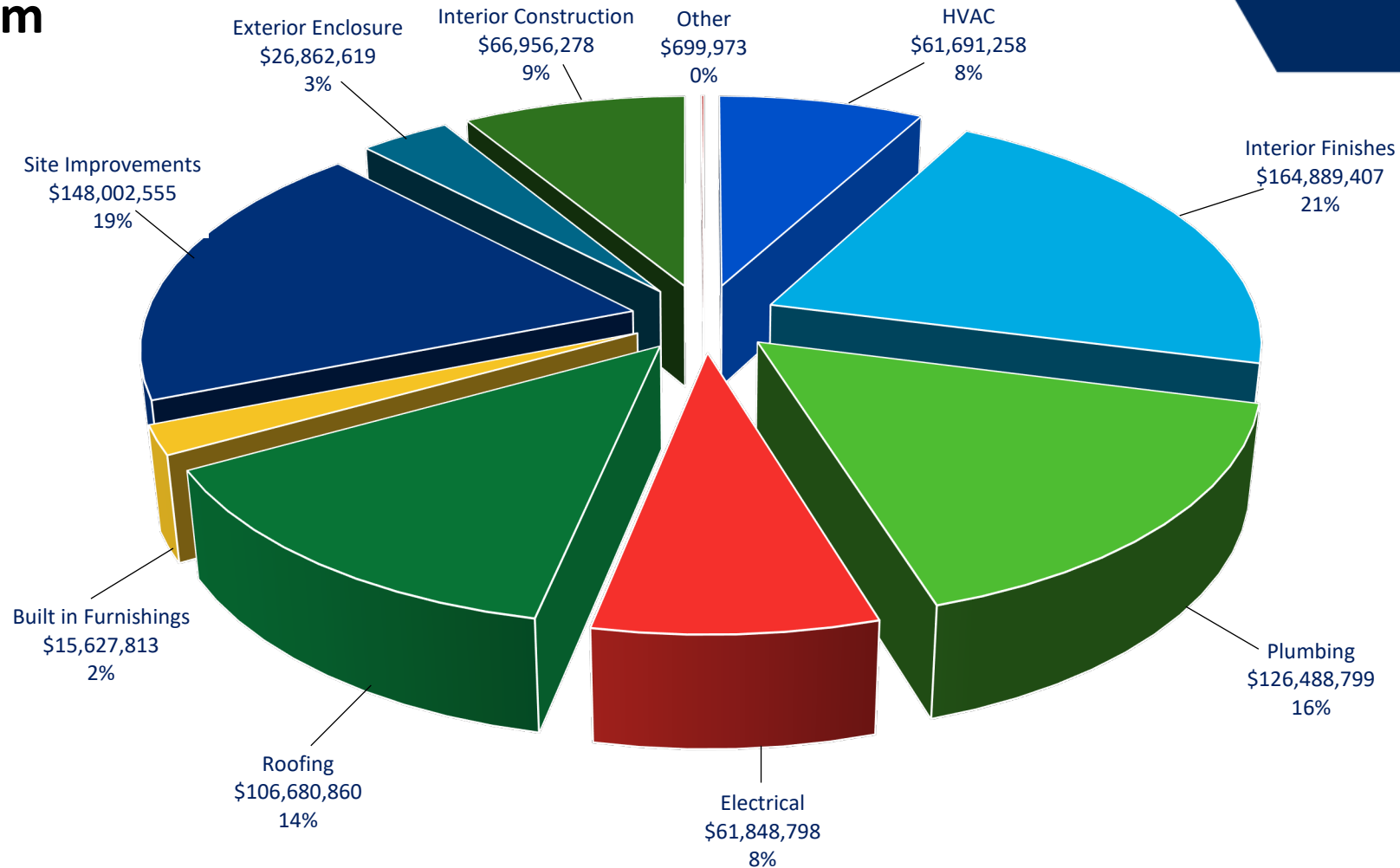
- Painting
- Flooring
- Ceilings & Lighting
- Plumbing Fixtures
- Restroom Accessories
- Casework/Cabinets
- Doors & Hardware
- Windows
- Paving
- Site Drainage

FACILITIES CONDITION ASSESSMENT FINDINGS



Current Needs by Building System

Building System	Current Needs 2025-2027
Total	\$779,748,360
HVAC	\$61,691,258
Interior Finishes	\$164,889,407
Plumbing	\$126,488,799
Electrical	\$61,848,798
Roofing	\$106,680,860
Built in Furnishings	\$15,627,813
Site Improvements	\$148,002,555
Exterior Enclosure	\$26,862,619
Interior Construction	\$66,956,278
Other	\$699,973



FACILITIES CONDITION ASSESSMENT RESULTS

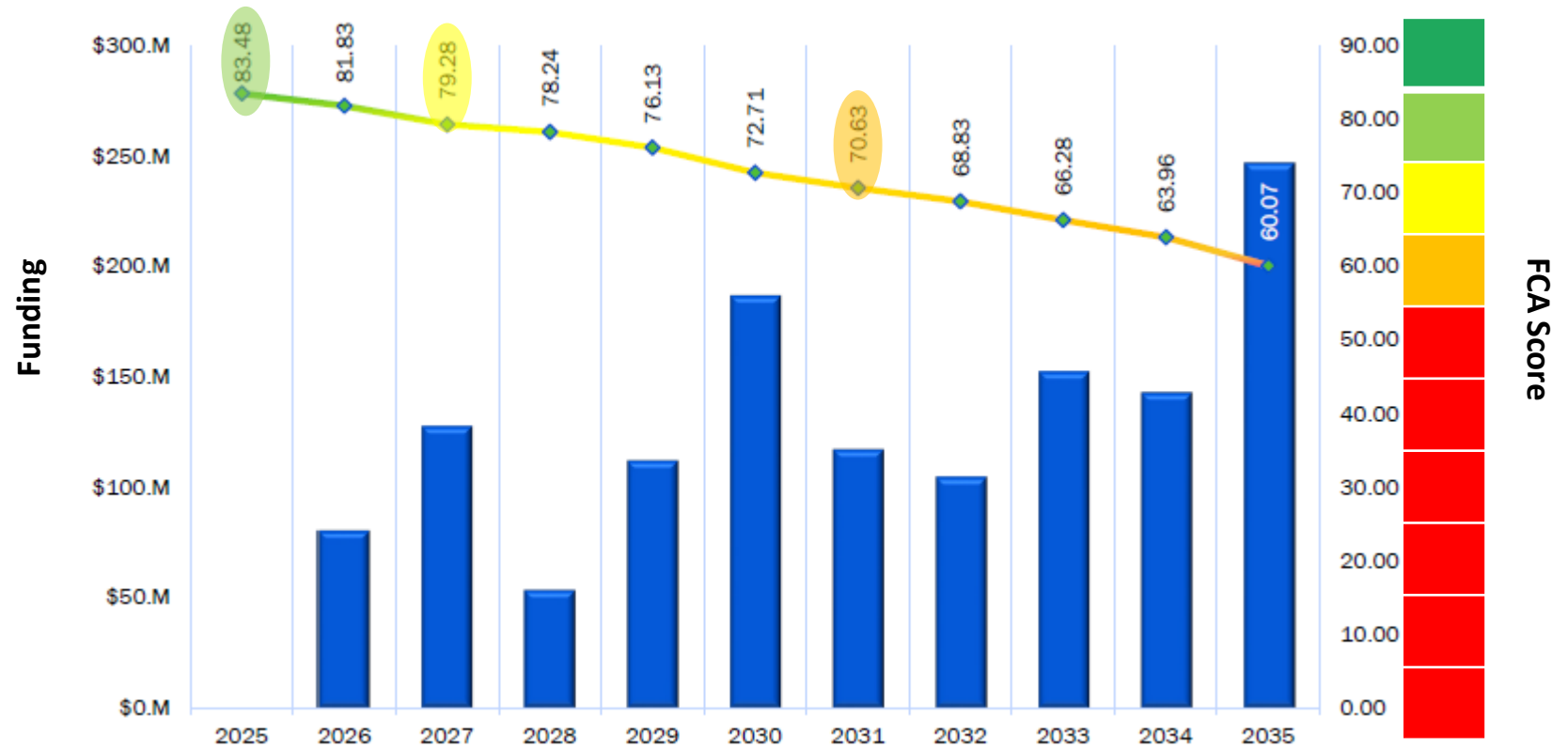


What if we do nothing?

This chart assumes that funding needed to address the current facility condition deficiencies and system renewals over the forecast period 2025-2035 plan is unavailable.

The color-coded curve indicates the annual FCA over the funding cycle based on the funding provided each year.

The blue columns represent system renewal costs for each year



Ratings Key:	Excellent	Good	Fair	Poor	Unsatisfactory
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SUMMARY OF FCA FINDINGS



- Overall Educational Suitability score of **93.10**
- FCS facilities are overall in good condition
 - Overall FCA score of **83.48**
- Significant needs exist and are expected to grow:
 - The current deficiencies (through 2025) total **\$780M**
 - The 5 year life cycle needs (2026-2030) total **\$561M**
 - The 6 - 10 year life cycle needs (2031-2035) total **\$764M**
 - Total anticipated deficiencies and life cycle renewal forecast over the next 10 years is anticipated to be **\$2.10B**



NEXT STEPS: CAPITAL PLAN 2032

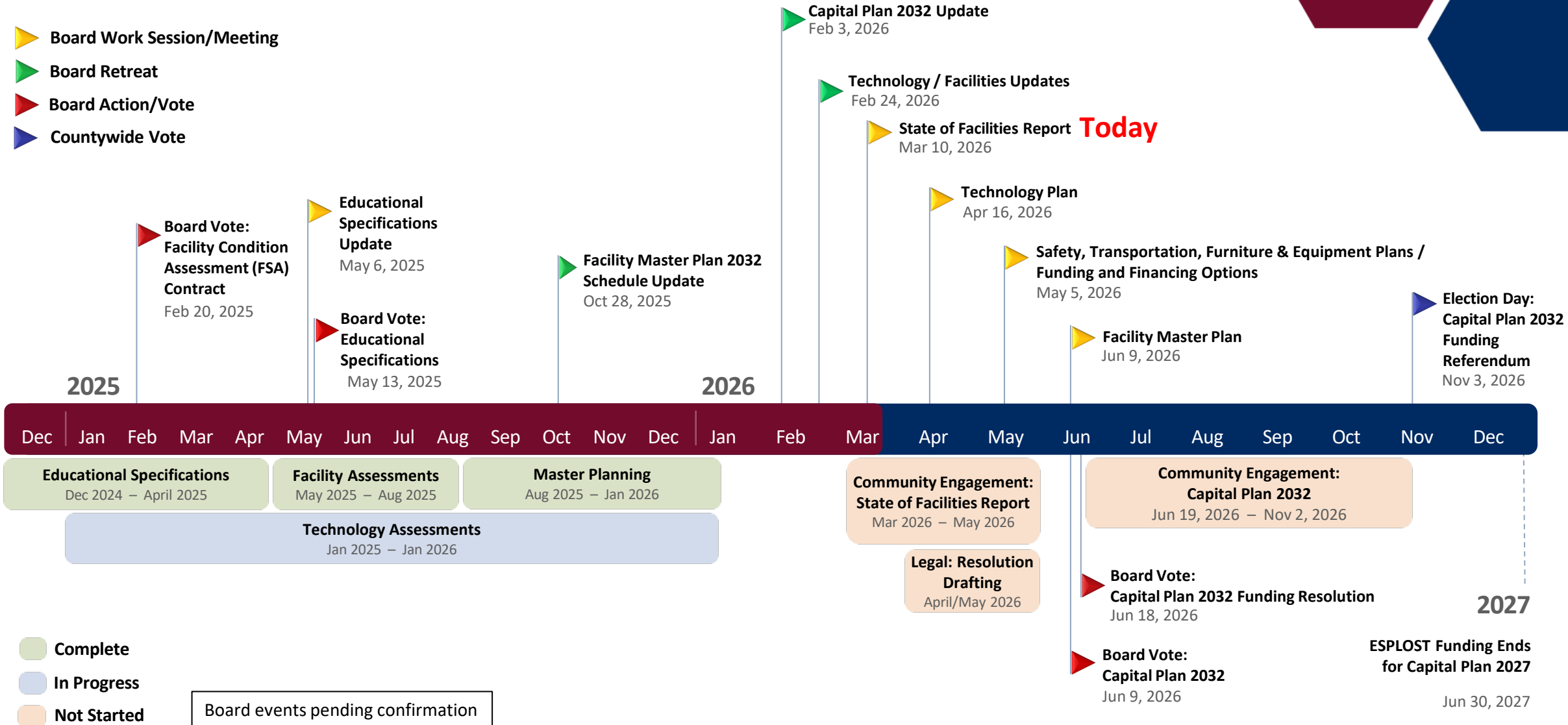


- Seek community input (March – May)
- Update analysis of enrollment forecast/capacity utilization
- Assess and prioritize new construction projects
- Evaluate districtwide facilities initiatives
- Determine any support facility requirements to be addressed
- Finalize renovation and capital renewal efforts
- Present updated five-year facilities plan (June)

CAPITAL PLAN 2032 TIMELINE



- ▶ Board Work Session/Meeting
- ▶ Board Retreat
- ▶ Board Action/Vote
- ▶ Countywide Vote



QUESTIONS & ANSWERS



*F*ulton
County Schools
Where Students Come First