



Capital Plan 2027

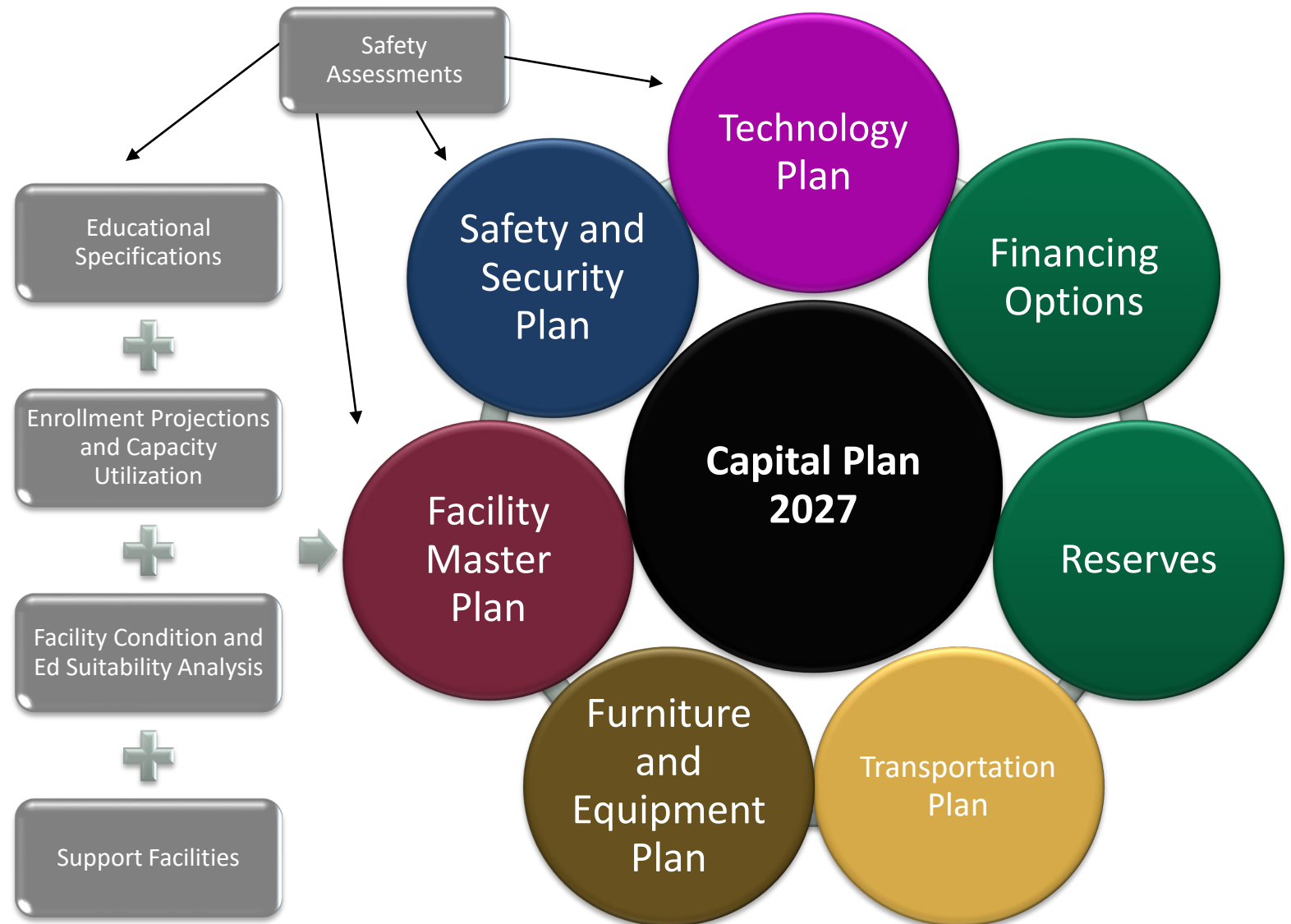
Board Work Session
June 8, 2021

Agenda

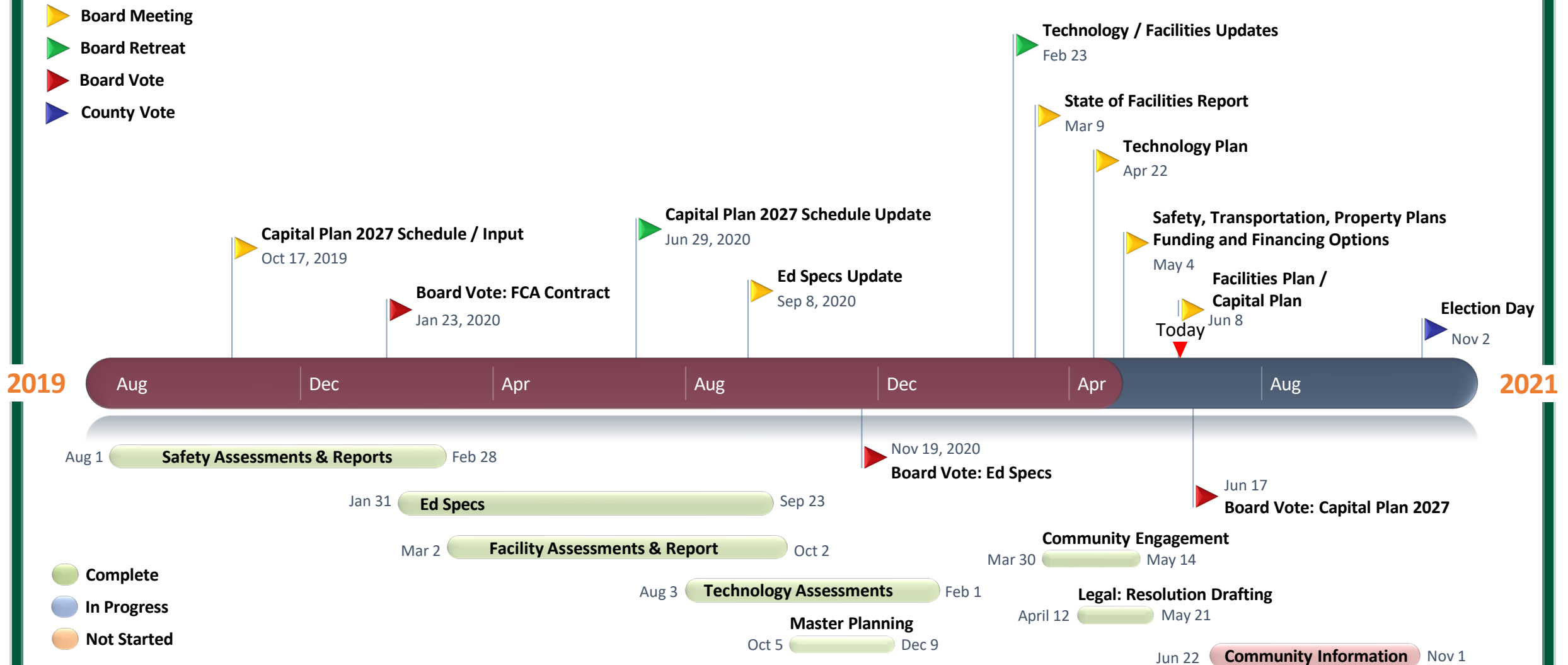
- Introduction & Background
- Facility Master Plan Recommendations
- Summary of Other Capital Recommendations
- Financing Options
- Projected Revenue and Expenditures
- Next Steps



Capital Plan Elements / Workflow



Capital Plan 2027 Schedule



Board events pending confirmation

The MGT Consulting-Parsons 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



Consultants' Qualifications:

- MGT has 45 years of experience working with government agencies and school districts, including strategic planning and educational suitability assessments
- Parsons' expertise with building condition assessments and capital planning provides a strong foundation for the identification of deficiencies and accompanying cost projections

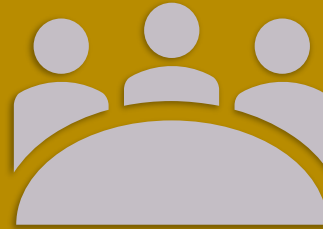


Facility Master Plan



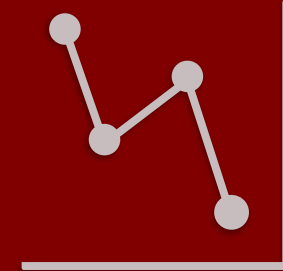
Facility Condition Assessment

- ✓ Data related to facility deficiencies & infrastructure
- ✓ System deficiencies & infrastructure life-cycle renewal
- ✓ Educational suitability of schools against District standards
- ✓ Building leader input
- ✓ Building systems data reviewed with facilities & maintenance leadership



Stakeholder Engagement

- ✓ Surveyed Principals and Ad Staff Leadership regarding general capital considerations
- ✓ Gathered input from Principals and leaders Ad Staff breakout sessions
- ✓ Completed feedback sessions regarding FCA data with key central office leaders / departments
- ✓ Community Engagement



Regional Demographic / Capacity Utilization Analysis

- ✓ Reviewed and analyzed enrollment projections
- ✓ Developed school capacity utilization based upon FY21 data

Capital Planning

Facility Master Plan

Facility Condition Assessments – District Average 87.4

Rating	ES	MS	HS	Admin	Total
Excellent (90 – 100)	25	9	8	4	46
Good (80 – 89)	18	1	6	0	25
Fair (70 – 79)	7	2	0	2	11
Poor (60 – 69)	7	4	1	0	12
Very Poor (<60)	2	2	1	1	6

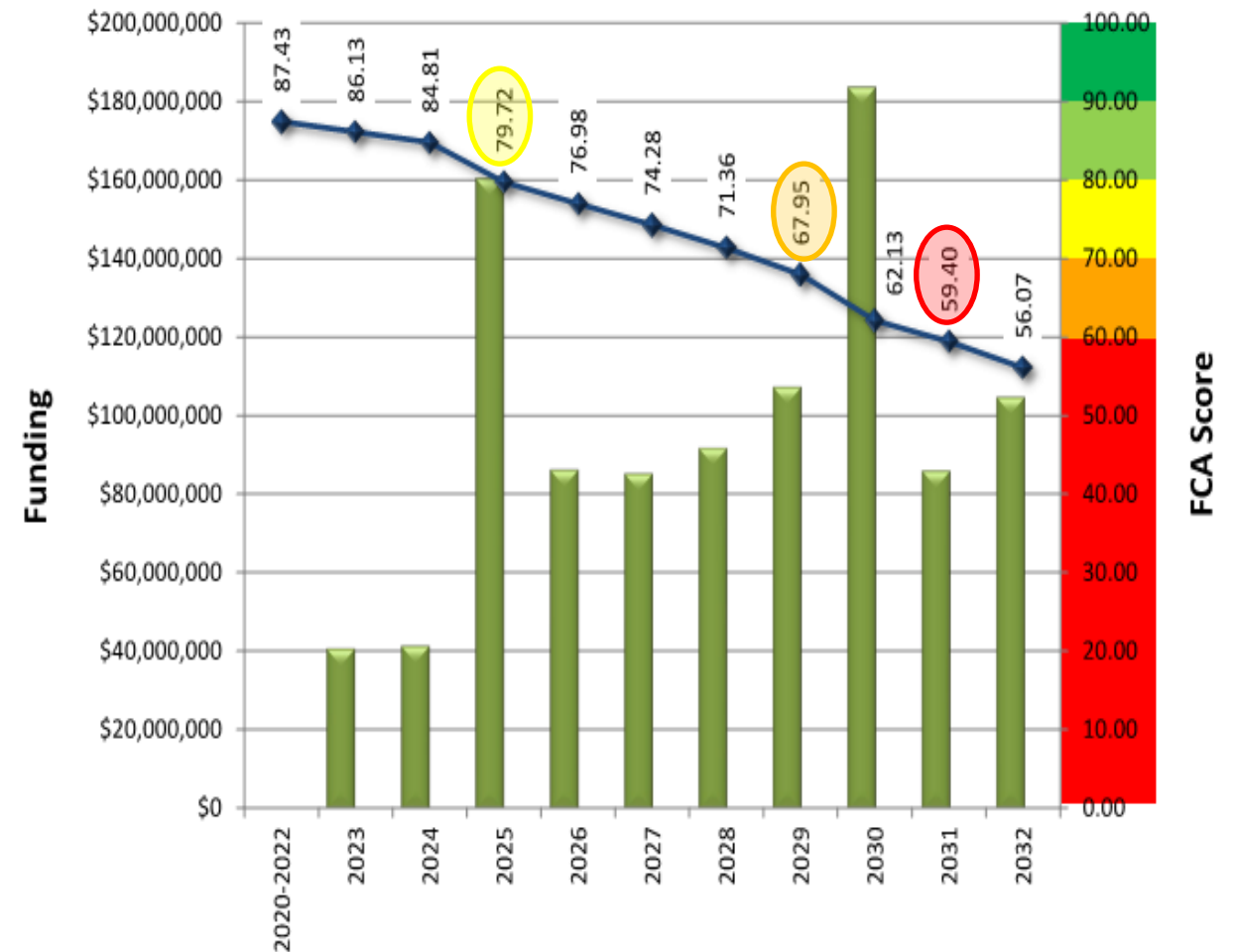
Twenty-nine (29) facilities fall into the Fair, Poor, or Very Poor categories and require significant attention by the district

Educational Suitability Scores – District Average 87.0

Rating	ES	MS	HS	Admin	Total
Excellent (90 – 100)	44	15	11	N/A	70
Good (80 – 89)	14	3	2	N/A	19
Fair (70 – 79)	1	0	1	N/A	2
Poor (60 – 69)	0	0	0	N/A	0
Very Poor (<60)	0	0	0	0	0

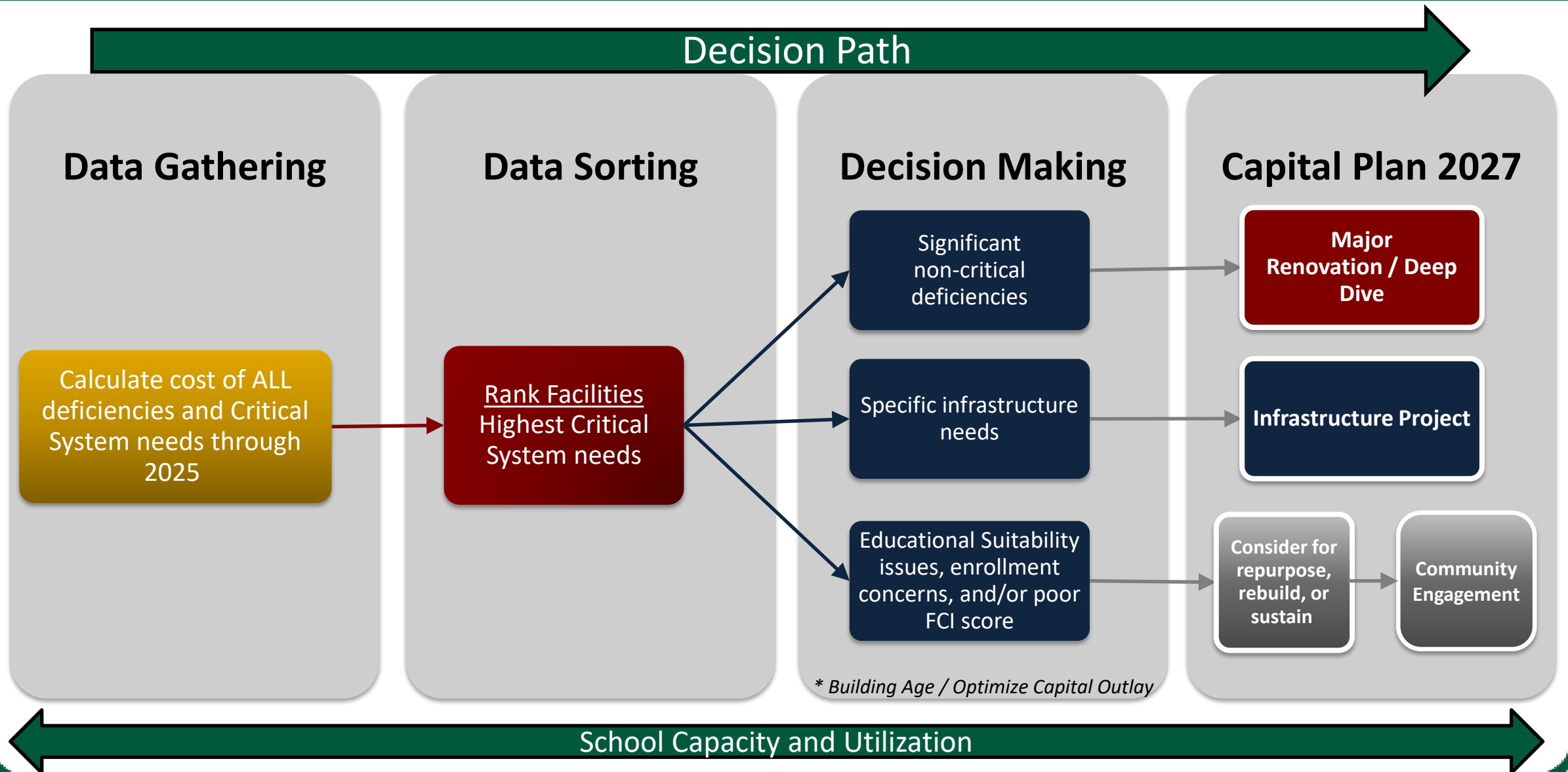
Facility condition declines without adequate / targeted investment

- Current deficiencies: **\$396M**
- 5-year life cycle need: **\$422M**
- 10-year life cycle need: **\$565M**
- 10-year def. + life cycle: **\$1.38B**



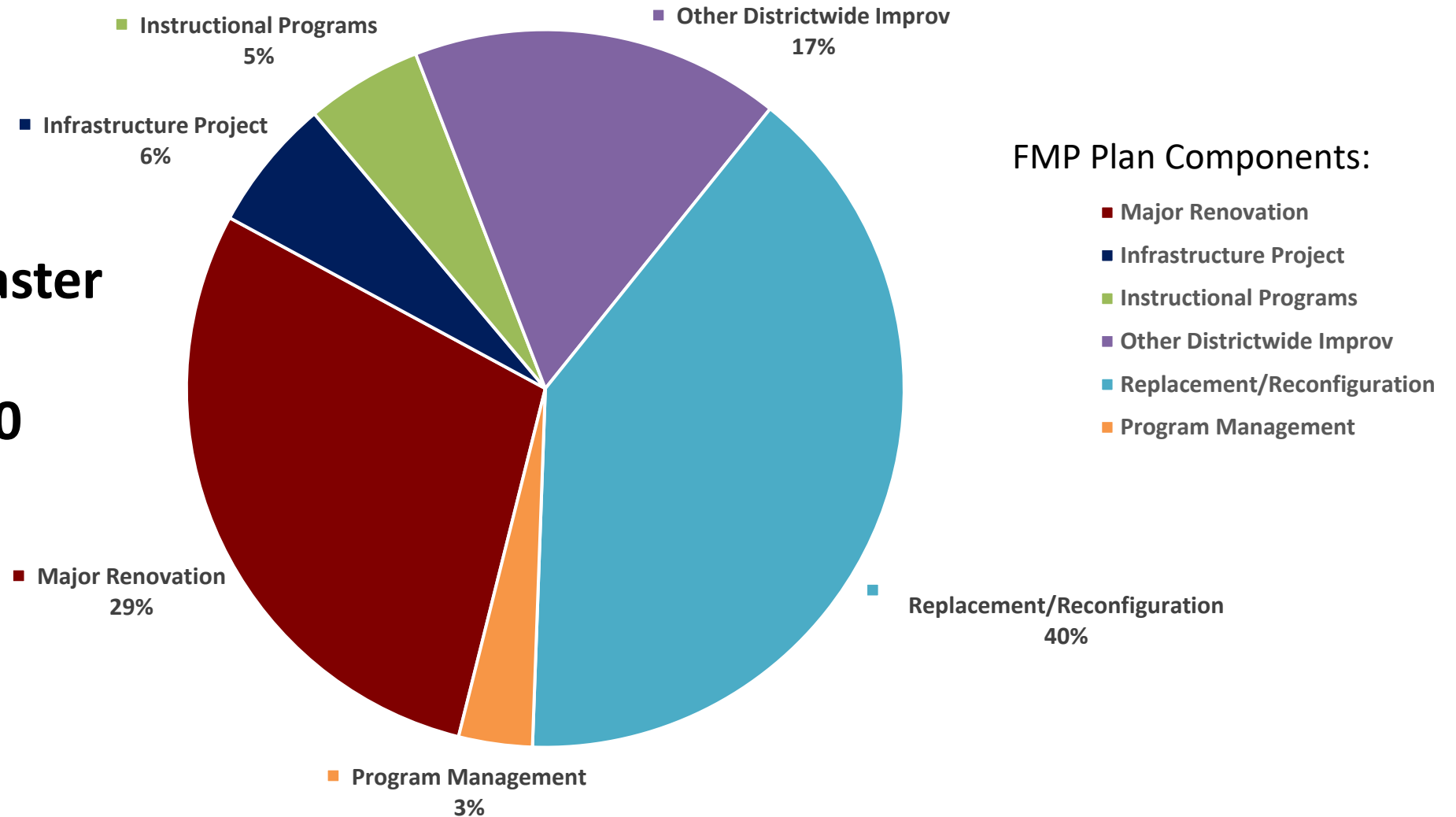
Numbers are projected – subject to change.

Facility Master Plan



Facility Master Plan

**Total Facility Master
Plan:
\$648,300,000**



Numbers are projected – subject to change.

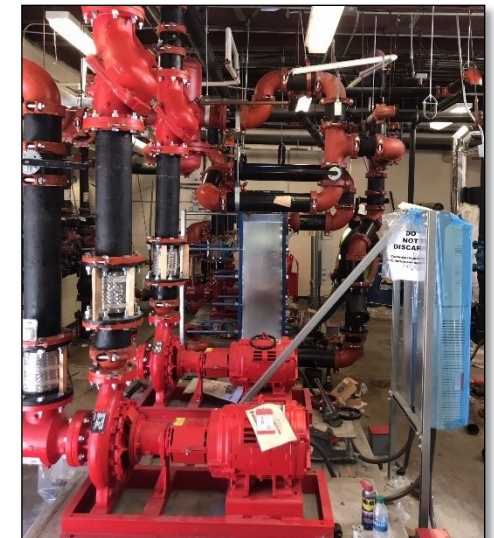
Major Renovations

Major Renovations

18 Schools – 2 Non-Instructional Facilities - \$188M

“Deep Dive” renovations. Work includes comprehensive critical and non-critical system replacements such as:

- HVAC systems
- Roofing projects
- Fire Alarm & Intercom
- Electrical upgrades
- Plumbing/Restrooms
- Paint
- Flooring
- Ceilings & Lighting
- Cabinets
- Doors & Hardware
- Windows
- Paving & Sidewalks

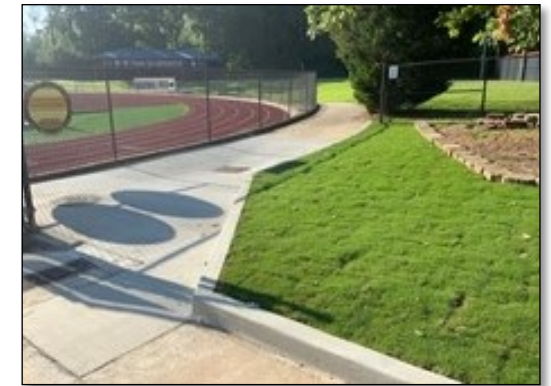
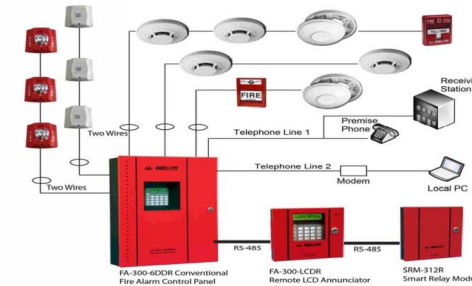
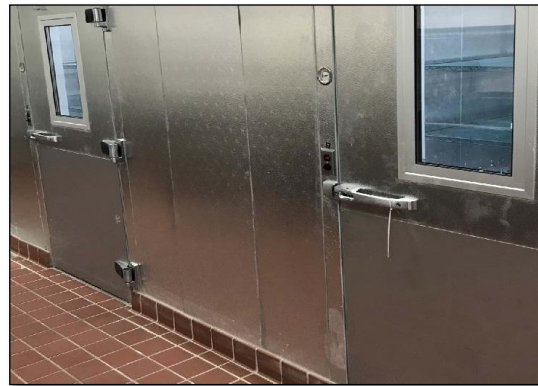


Infrastructure & Minor Renovations

18 Schools - \$39M

Address specific critical system deficiencies such as:

- HVAC systems
- Roofing projects
- Fire Alarm & Intercom
- Freezer/cooler replacements
- Sitework improvements



Instructional Program Renovations: \$34M



Elementary School Media Center Renovations

- Priority based on age of school, not including schools on the sustain list



Track and Turf Program

- Install artificial turf at all high school practice fields
- Replace track & turf at high schools as needed



High School A/V System Upgrades

- Renovations of audio-visual systems at all high school theaters not previously upgraded



Support for CTAE and Exceptional Children

- Modifications to allow for continued adjustments of CTAE programs
- Modifications to allow for continued expansion of services for exceptional children

Additional District-wide Facility Efforts: \$108M



Facility-related IT Improvements

- Upgrades to IT cooling systems district-wide
- Upgrades to generator backup



Utility Conservation

- Install LED lighting throughout district
- Other utility conservation efforts



High School Stadiums

- Evaluate stadium condition as necessary
- Stadium renovation as identified



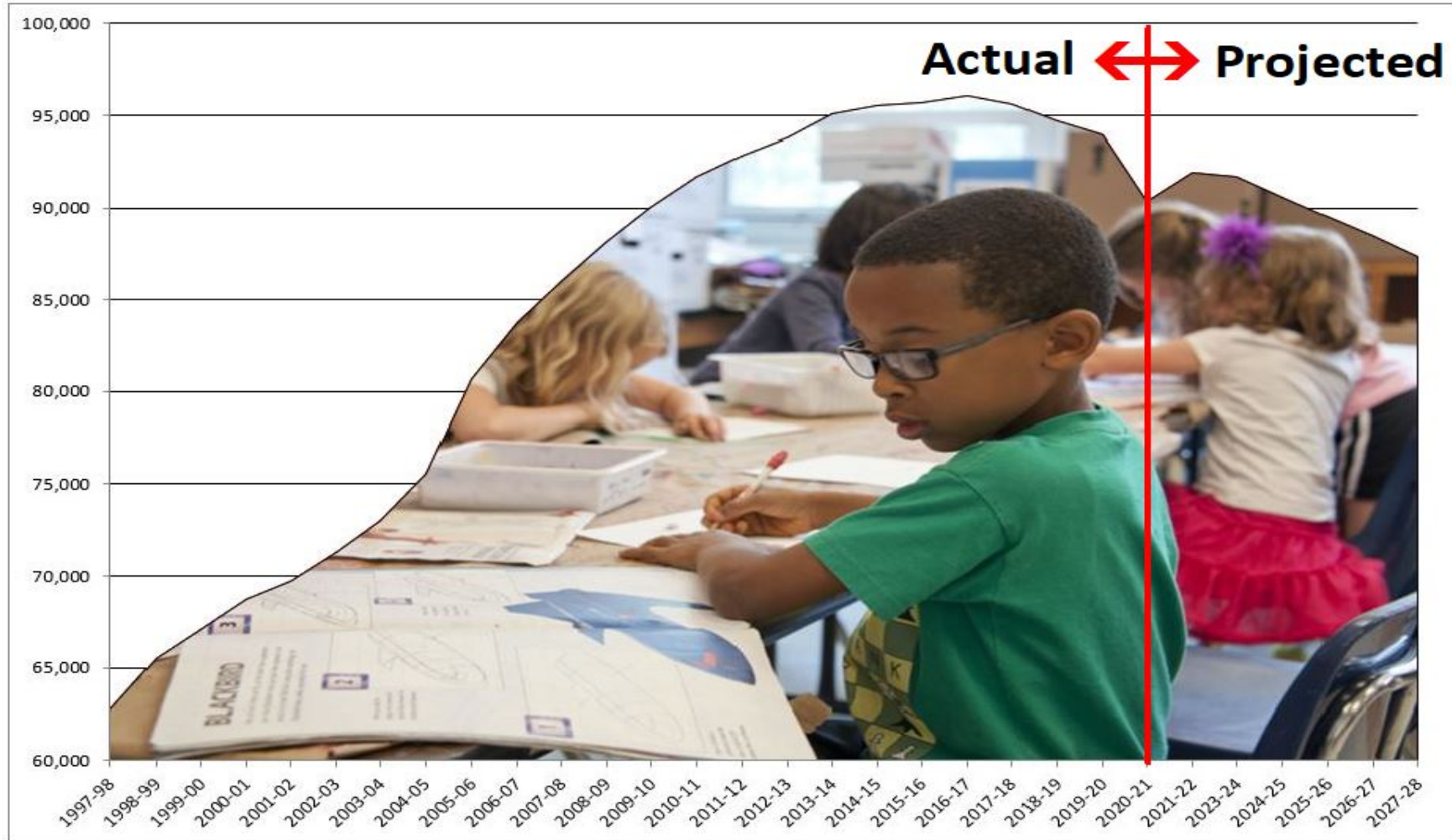
Facility Utilization

- Leverage space to meet identified needs
- Provide adequate space for teacher professional development

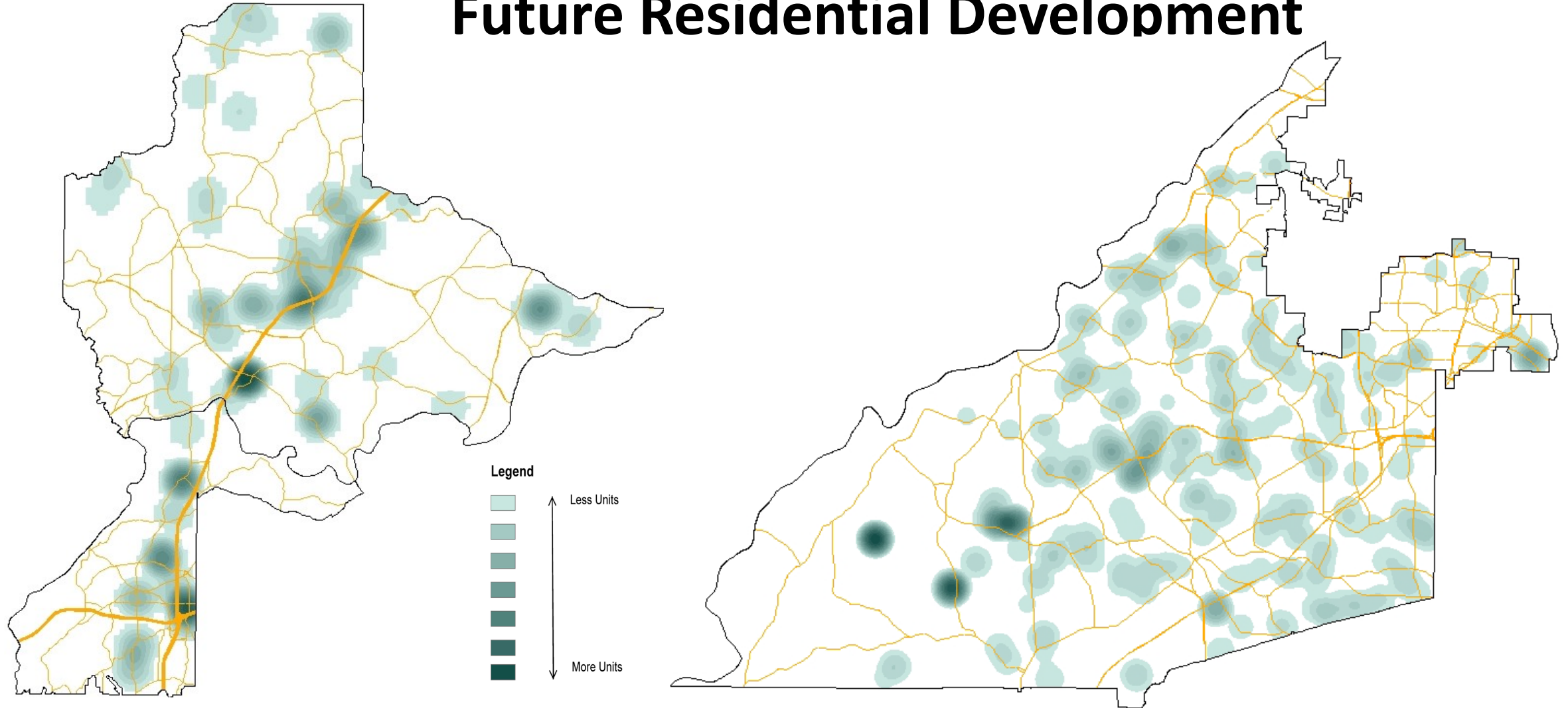
- Additional Items:**
- Emerging needs
 - GDOT coordination and mitigation
 - COVID-19 considerations

Capacity & Utilization

Actual & Projected Student Enrollment



Future Residential Development



Density map of active / planned residential development

Replacement/Reconfiguration: \$258M

Existing facilities where costs of renovations to address condition, educational suitability, and capacity make replacement or reconfiguration a more viable option

- S.L. Lewis Elementary School
- Holcomb Bridge/Haynes Bridge Middle Schools
- Camp Creek Middle School
- North Springs High School
- Existing elementary school conversions to K-8 Instructional Model



Technology Plan

Upgrade and
Improve Capital
Plan 2022 Projects
and Platforms

Pay Eligible Capital
Expenditures from
Capital Fund

Enhance New
Projects for Capital
Plan 2027



Access



**Stability &
Security**

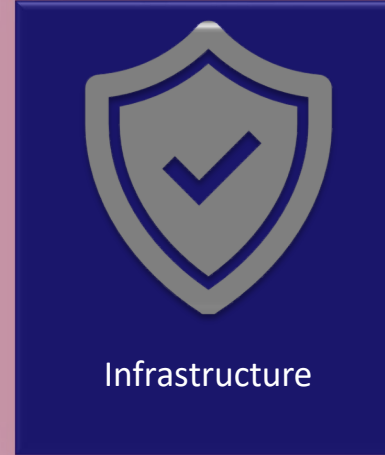


Achievement

Technology Plan



- Student Devices and Support
 - 3-12 District Purchase
 - PK-2 Classroom Carts
- Teacher Devices (New and Existing)
- School Computer Lab Devices
- Classroom Interactive Projectors
- Classroom Audio/Visual Capture
- Large space audio/visual equipment
- CTAE, Fine Arts, Elementary lab refresh
- Admin, Maintenance, Transportation, and SRO iPad/computer refresh
- Wireless Access Points
- Copiers / Printers / 3D Printers



- Data Management and Utilization
- Data Center Upgrades and Refresh
- Cloud Based Software Platform
- Disaster Recovery Services
- Firewall and Web Content Filtering
- Device Management Systems
- Managed Print Services
- Device Hardware Support
- School Network Refresh
- Network and Connectivity Hardware
- Network Based Telecommunications
- Structured Cabling



- Learning Management System
- Single Sign-On
- Enterprise Resource Planner
- Content Management
- Productivity and Collaboration Software
- Website Workflow and Customer Relations Management
- Student Information System
- Public & School Websites
- Learning Object Repository
- Professional Development

Other Key Components

Safety & Security

- Renewal/replacement of existing IP cameras
- Access controls/door intercoms
- Install safety & security window film
- Ballistic vests and communication radios
- Automated External Defibrillators



Transportation

- Fleet renewal on 10 + 2-year replacement cycle
- Bus and support vehicle maintenance
- Support equipment, including automated fuel management system, shop equipment, and bus camera upgrades



Furniture & Equipment

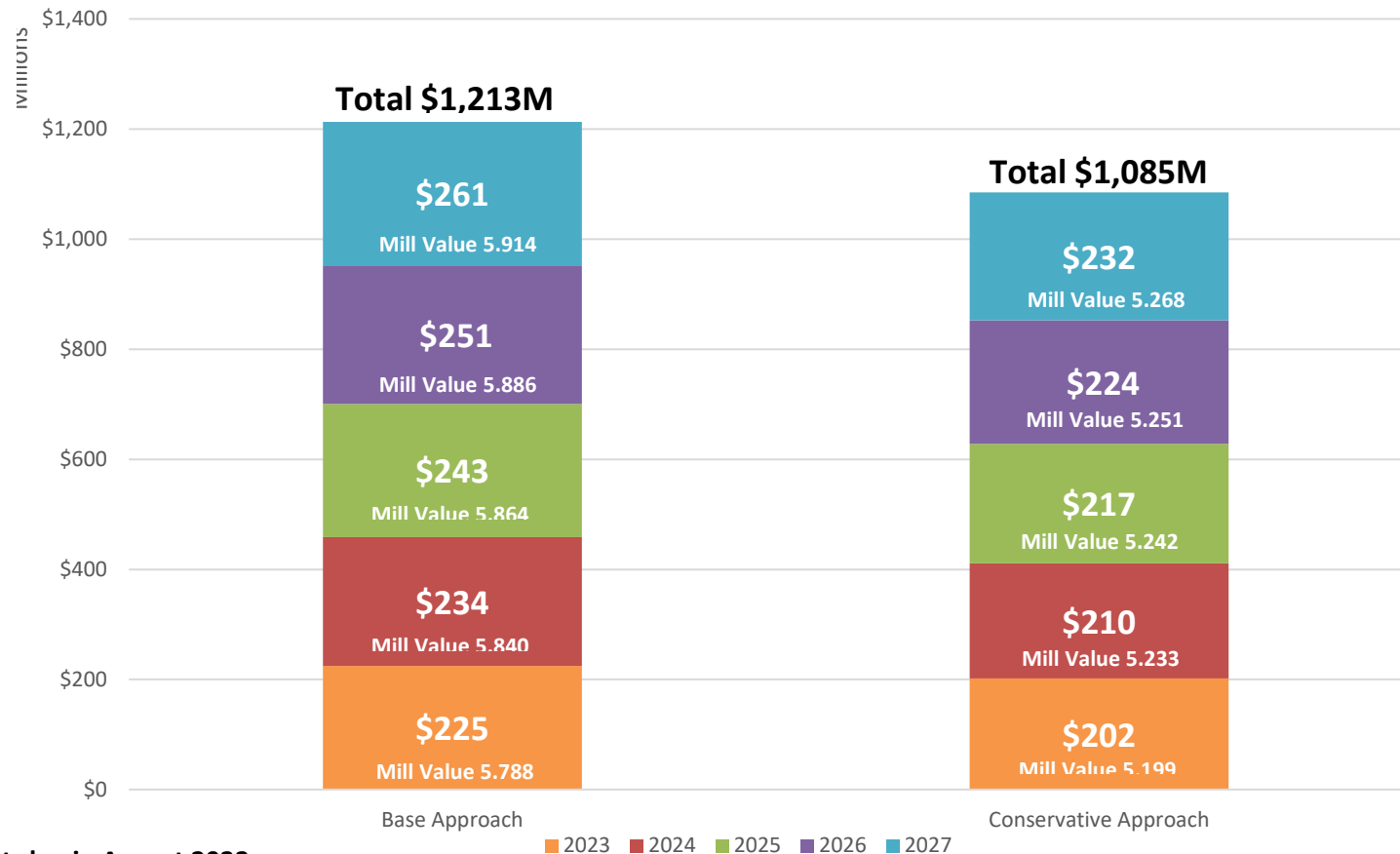
- Furniture allocated to Learning and Teaching for curriculum needs
- Furniture and equipment replacement for schools



SPLOST 2027 Revenue Projections: Fulton County

	Fulton County Schools		APS-Fulton		Total Fulton County	
Fiscal Year	Base	Conservative	Base	Conservative	Base	Conservative
2023	224,570,717.60	201,717,744.52	114,403,950.47	102,761,869.85	338,974,668.07	304,479,614.37
2024	233,908,999.26	209,605,954.20	119,161,188.30	106,780,391.76	353,070,187.56	316,386,345.96
2025	242,533,679.01	216,785,192.70	123,554,893.08	110,437,739.67	366,088,572.09	327,222,932.37
2026	251,432,649.16	224,310,072.60	128,088,330.70	114,271,169.06	379,520,979.86	338,581,241.66
2027	260,951,295.43	232,457,317.32	132,937,452.39	118,421,652.22	393,888,747.82	350,878,969.54
Total	1,213,397,340.45	1,084,876,281.33	618,145,814.95	552,672,822.57	1,831,543,155.40	1,637,549,103.90

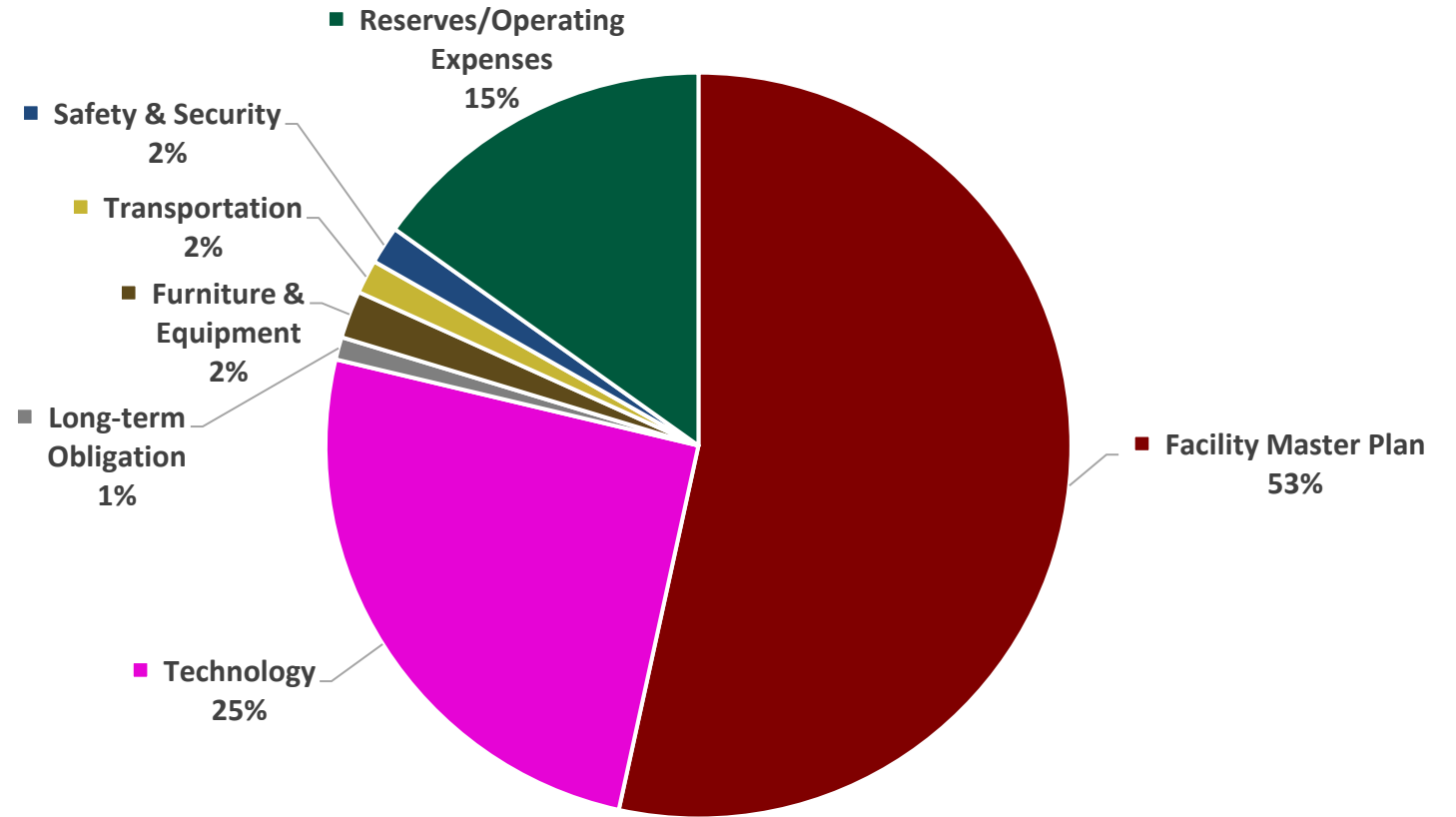
SPLOST 2027 Revenue Projections: Base vs Conservative



Capital 2027 SPLOST receipts begin August 2022

Numbers are projected – subject to change.

**Total Capital Plan 2027:
\$1,213,397,340**



CP 2027 Plan Components:

- Facility Master Plan
- Technology
- Long-term Obligation
- Furniture & Equipment
- Transportation
- Safety & Security
- Reserves/Operating Expenses

Projected Revenue and Expenditures

Category	Capital Plan 2027
Projected eSPLOST Revenue	\$ 1,213,397,340
Total Revenue	\$ 1,213,397,340
Facility Master Plan	\$ 648,300,000
Technology	\$ 306,807,455
Long-Term Obligation	\$ 11,878,335
Furniture & Equipment	\$ 25,000,000
Transportation	\$ 17,768,000
Safety and Security	\$ 19,900,000
Reserves / Operating Expenses	\$ 183,743,550
Total Projected Expenditures	\$ 1,213,397,340

Next Steps

- Board vote on Capital Plan 2027 on June 8, 2021
- Board vote on SPLOST Resolution and Call for Election on June 17, 2021
- Staff to engage the community with information about Capital Plan 2027

Questions?