



COOPERATIVE
STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

CITY SCHOOLS OF DECATUR

OPTIONS SUMMARIES

OPTIONS COMPARISON SHEET



Options Comparison	Option 0 Status Quo	Option1 K-2/3-5 Oakhurst	Option 1b K-2/3-5 Glennwood	Option 2 K-3/4-5	Option 3 K-5	Option 4 K-3/4-5 Combo
Property	\$ 10,100,000	\$ 10,100,000	\$ 10,100,000	\$ 10,100,000	\$ 10,100,000	\$ 10,100,000
Permanent Capital Cost	\$ 58,300,000	\$ 81,300,000	\$ 82,300,000	\$ 81,300,000	\$ 81,300,000	\$ 81,300,000
Temporary Capital Cost	\$ 5,250,000	\$ 4,400,000	\$ 3,450,000	\$ 4,400,000	\$ 4,400,000	\$ 4,400,000
Soft Cost Contingency	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
TOTAL	\$ 75,150,000	\$ 97,300,000	\$ 97,350,000	\$ 97,300,000	\$ 97,300,000	\$ 97,300,000
Construction Over/Under Total	\$ 22,100,000	\$ (50,000)	\$ (100,000)	\$ (50,000)	\$ (50,000)	\$ (50,000)
Temporary Rental Cost	\$ 2,453,820	\$ 1,710,876	\$ 1,710,876	\$ 1,710,876	\$ 1,710,876	\$ 1,794,252
General Capital Funding	\$ 2,800,000	\$ 97,250,000	Total Funding			
COPS Funding	\$ 18,700,000					
GO Bond Funding	\$ 75,000,000					
E-SPLOST IV Funding	\$ 750,000					

PREVIOUS OPTIONS



OPTION 0 : STATUS QUO

OPTION 0	Grade Configuration	Modulars Needed	Capacity	Capacity w/ Modulars	Projected Enrollment 2020-21	Projected Utilization w/ Modulars
ECLC College Heights	0-4yr	0	330	330	330	100%
Clairemont ES	K-3	0	334	334	319	96%
Glennwood ES	K-3	4	293	377	344	91%
Oakhurst ES	K-3	4	418	502	603	120%
Winnona Park ES	K-3	8	293	461	419	91%
Westchester ES	K-3	0	272	272	353	130%
Fifth Avenue ES	4-5	12	661	935	1060	113%
Renfroe MS	6-8	0	1658	1658	1599	96%
Decatur HS	9-12	0	1971	1971	1829	93%

Option 0 is the “status quo” option. This option leaves everything as is, and requires modular classrooms at 4 facilities. As seen above, all schools are projected to be utilized at over 90% in the 2020-21 school year, and 4 of the schools are projected to be over 100% utilized.



OPTION 1a

Previously presented to Board of Education (Option A)

K-2, 3-5, 6-8, 9-12 grade configuration;

New Early Learning Center would be built at 330 capacity;

College Heights ES would change from the ECLC to a K-2 school;

Clairemont ES, Glennwood ES, Winnona Park ES, and Westchester ES would also change to K-2 schools;

Fifth Avenue ES and Oakhurst ES would both change to 3-5 schools;

New elementary school would become a 3-5 elementary;

New 3-5 elementary school would be built at 525 capacity;

Renfroe MS and Decatur HS would remain the same;

Option would leave a 33 seat deficit in the K-2 level;

Surplus of seats at the 3-5, 6-8, and 9-12 schools.

OPTION 1a	Grade Configuration	Capacity	2020-21 Projected Enrollment	2020-21 Enrollment Comparison (+/- seats)
Early Learning Center (New)	0-4yr	330	-	-
College Heights ES	K-2	293	1518	-33
Clairemont ES	K-2	334		
Glennwood ES	K-2	293		
Winnona Park ES	K-2	293		
Westchester ES	K-2	272		
New Elementary	3-5	525	1580	24
Fifth Avenue ES	3-5	661		
Oakhurst ES	3-5	418		
Renfroe MS	6-8	1658	1599	59
Decatur HS	9-12	1971	1829	142



OPTION 1b

Not Previously presented to Board of Education

Option 1b has a K-2, 3-5, 6-8, 9-12 grade configuration;

New Early Learning Center would be built at 330 capacity;

and a new 3-5 elementary school would be built at 525 capacity;

College Heights ES would change from the ECLC to a K-2 school;

Clairemont ES, Oakhurst ES, Winnona Park ES, and Westchester ES would also all change to K-2 schools;

Fifth Avenue ES and Glennwood ES would both change to 3-5 schools;

New elementary school would become a 3-5 elementary;

Renfroe MS and Decatur HS would remain the same;

This option would leave a 101 seat deficit in the 3-5 level;

Surplus of seats at the K-2, 6-8, and 9-12 schools.

OPTION 1b	Grade Configuration	Capacity	2020-21 Projected Enrollment	2020-21 Enrollment Comparison (+/- seats)
Early Learning Center (New)	0-4yr	330	-	-
College Heights ES	K-2	293	1518	92
Clairemont ES	K-2	334		
Oakhurst ES	K-2	418		
Winnona Park ES	K-2	293		
Westchester ES	K-2	272		
New Elementary	3-5	525	1580	-101
Fifth Avenue ES	3-5	661		
Glennwood ES	3-5	293		
Renfroe MS	6-8	1658	1599	59
Decatur HS	9-12	1971	1829	142



PREVIOUS OPTIONS

OPTION 2- previously presented to Board of Education (Option B)

Option 2 has a K-3, 4-5, 6-8, 9-12 grade configuration;

A new Early Learning Center would be built at 330 capacity;

A new 4-5 elementary school would be built at 525 capacity;

College Heights ES would change from the ECLC to a K-3 school;

Clairemont ES, Glennwood ES, Oakhurst ES, Winnona Park ES, and Westchester ES would all remain K-3 schools;

Fifth Avenue ES would remain a 4-5 school;

The new elementary would become a 4-5 school;

Renfroe MS and Decatur HS would remain the same;

Leaves a 135 seat deficit in the K-3 level;

Surplus of seats at the 4-5, 6-8, and 9-12 schools.

OPTION 2	Grade Configuration	Capacity	2020-21 Projected Enrollment	2020-21 Enrollment Comparison (+/- seats)
Early Learning Center (New)	0-4yr	330	-	-
College Heights ES	K-3	293	2038	-135
Clairemont ES	K-3	334		
Glennwood ES	K-3	293		
Oakhurst ES	K-3	418		
Winnona Park ES	K-3	293		
Westchester ES	K-3	272		
New Elementary	4-5	525	1060	126
Fifth Avenue ES	4-5	661		
Renfroe MS	6-8	1658	1599	59
Decatur HS	9-12	1971	1829	142

PREVIOUS OPTIONS



OPTION 3

Option 3 has a K-5, 6-8, 9-12 grade configuration;

A new Early Learning Center would be built at 330 capacity;

A new K-5 elementary school would be built at 437 capacity;

College Heights ES would change from the ECLC to a K-5 school;

Clairemont ES, Glennwood ES, Oakhurst ES, Winnona Park ES, Westchester ES and Fifth Avenue ES would all become K-5 schools;

Renfroe MS and Decatur HS would remain the same;

Leaves a 103 seat deficit in the K-5 level;

Have a surplus of seats at the 6-8 and 9-12 schools.

OPTION 3	Grade Configuration	Capacity	2020-21 Projected Enrollment	2020-21 Enrollment Comparison (+/- seats)
Early Learning Center (New)	0-4yr	330	-	-
College Heights ES	K-5	263	3098	-103
Clairemont ES	K-5	350		
Glennwood ES	K-5	306		
Oakhurst ES	K-5	437		
Winnona Park ES	K-5	306		
Westchester ES	K-5	284		
New Elementary	K-5	437		
Fifth Avenue ES	K-5	612		
Renfroe MS	6-8	1658	1599	59
Decatur HS	9-12	1971	1829	142

PREVIOUS OPTIONS



OPTION 4

Option 3 has a K-3, 4-5, 6-8, 9-12 grade configuration;

College Heights would remain a PreK center;

Clairemont ES, Glennwood ES, Oakhurst ES, Winnona Park ES, Westchester ES would remain K-3 buildings;

A new elementary would also be a K-3 school;

Fifth Avenue would remain a 4-5 school;

A new elementary would become a 4-5 school as well;

Renfroe MS and Decatur HS would remain the same;

Leaves a 93 seat deficit in the K-3 level and a 37 seat deficit in the 4-5 level;

Have a surplus of seats at the 6-8 and 9-12 schools.

*This option allows the District to build more seats at the elementary level because College Heights does not need to be renovated into an elementary school.

OPTION 4	Grade Configuration	Capacity	2020-21 Projected Enrollment	2020-21 Enrollment Comparison (+/- seats)
College Heights ES	0-4yrs	263		
Clairemont ES	K-3	334	2038	-93
Glennwood ES	K-3	293		
Oakhurst ES	K-3	418		
Winnona Park ES	K-3	293		
Westchester ES	K-3	272		
New Elementary	K-3	335		
Fifth Avenue ES	4-5	612	1060	-37
New Elementary	4-5	411		
Renfroe MS	6-8	1658	1599	59
Decatur HS	9-12	1971	1829	142