

Comprehensive Capital Improvement Proposal

Mr. Jarvis Adams, *Chief Operating Officer*

Dr. Lonita Broome, *Chief Financial Officer*

Ms. Jennifer Burton, *Assistant Superintendent for Teaching & Learning*





**Student
Success in All Areas**

**The CSD Student
Experience: Preparing to
Lead a Better World**



**Building and
Sustaining an Engaging
and Inclusive Culture**

**The CSD Cultural
Experience: Connections,
Culture, and Community (C3)**



**Cultivating and
Retaining High-Quality
Professionals**

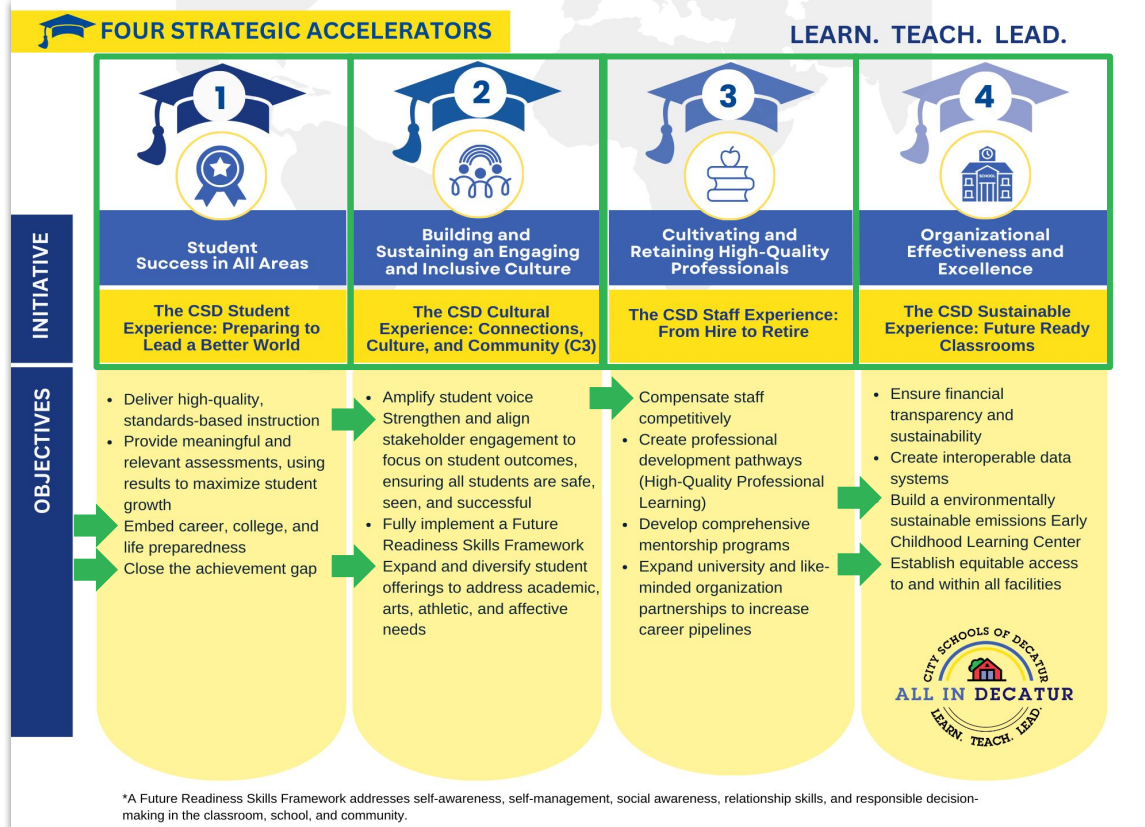
**The CSD Staff Experience:
From Hire to Retire**



**Organizational
Effectiveness and
Excellence**

**The CSD Sustainable
Experience: Future Ready
Classrooms**

Investing in Key Objectives of the “All In” Decatur Strategic Plan



"All In" Decatur Strategic Plan Investment Agenda



→ Why we need to invest...

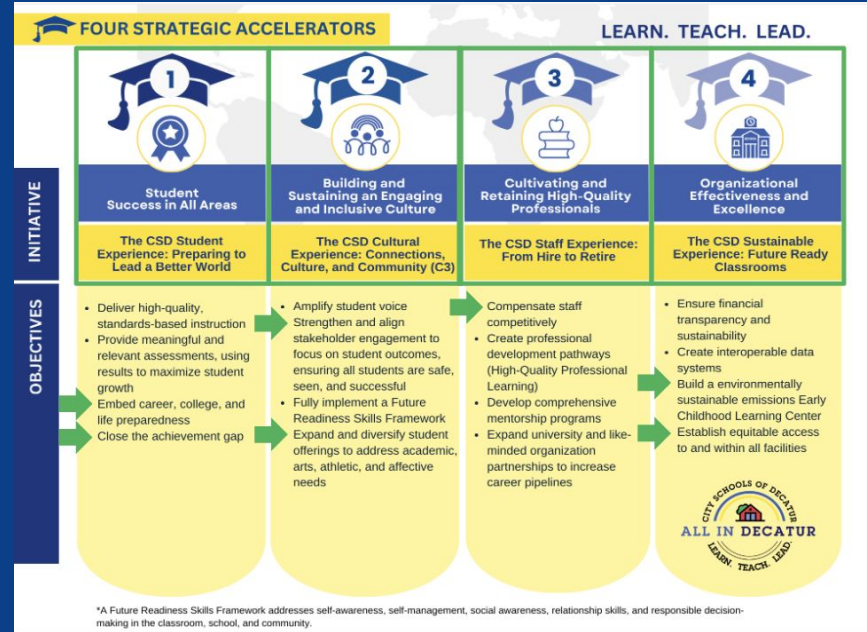
- CSD Strategic Plan
- Sustainability of CSD Success → Student & Staff Sacrifices

● What we need to invest in...

- A Comprehensive Capital Improvement Solution
- Enhancements for Early Learning, Arts, CTAE, & Athletics Programs

● How we plan to invest responsibly...

- Estimated Costs
- Braided Funding Model



CSD Community Engagement & Collaborative Thought Partnership



Direct CSD Stakeholder Engagement & Input

- Dedicated Early Learning Email Inbox Correspondence
- Enrichment Area Staff Listening Sessions
- Frasier Center Staff Engagement
- CSD Community Letter Campaigns
- ResolveCSD Constituent Inquiries
- Local/Social Media Coverage
- Public/Private Partnership Meetings
- Grant/Philanthropy Meetings
- DECAL Planning Sessions

Surveys, Focus Groups, & Assessment Insights

- New ECLC Survey, Interviews, & Focus Groups
- Annual Budget Feedback Survey
- CSD Athletics Coaching Survey (*#1 Concern Facilities Conditions & Space*)
- Decatur Bulldog Boosters/City of Decatur Facilities Assessment
- Annual CTAE Local Needs Assessment (*Parent/Student Survey, Decatur Career Academy Advisory Board, Decatur WorkForce Development & Community Stakeholder Tours*)

Community Events, Site Visits, & Advisory Teams

- Superintendent Listening Sessions & Advisory Councils
- BOE & Community Meetings
- Joint COD/CSD Planning Meetings
- Early Learning Expert Panel
- DHA Partnership/Resident Meetings
- CSD Back-to-School Bash
- National Night Out
- Decatur Day Planning Committee
- Grand Rapids, MI, Metro Atlanta, & Walton HS Site Visits

PATH: Project Approach Theory Sessions

- Six (6) 3rd Party Facilitated Cross-Functional Vision Casting Sessions to Collaboratively Assess Needs, Explore Possibilities, & Establish Priority Design Principles Based on Diverse Internal/External CSD Stakeholder Input
 - PATH 1.0: **Expanding Early Learning Opportunities**
 - PATH 2.0: **Reimagining Fraiser Center & DHS Upgrades**

CSD MISSION:

*“In **partnership with our community**, our mission is to inspire and enable student growth through meaningful and engaging learning experiences supported by highly qualified and caring educators in a safe and inviting environment.”*

CSD Community Engagement & Thought Partnership



csddecaturnhigh · Follow



csddecaturnhigh 17w

🏆 Winter Guard Wins BIG! 🎉🎶

Our Varsity & JV Winter Guards, led by Ms. Stevenson, dominated their season opener at Whitewater HS! 🎶🎉

🏆 JV – 1st in Scholastic Regional A

🏆 Varsity – 1st in Scholastic National A

Next stop: Feb 8 at Chattahoochee HS!

🎉 Proud of our team & coach! 🎶🎉

#WinterGuard #Champions #GoTeam



No comments yet.

Start the conversation.



66 likes

January 30

Log in to like or comment.

"All In" Decatur Strategic Plan Investment Agenda



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- CSD Strategic Plan
- Sustainability of CSD Success → Student & Staff Sacrifices

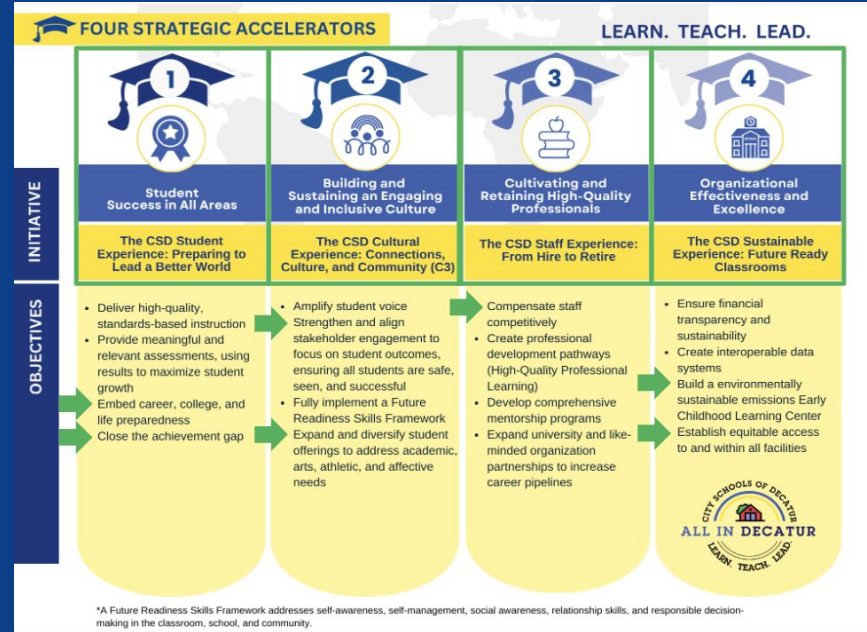


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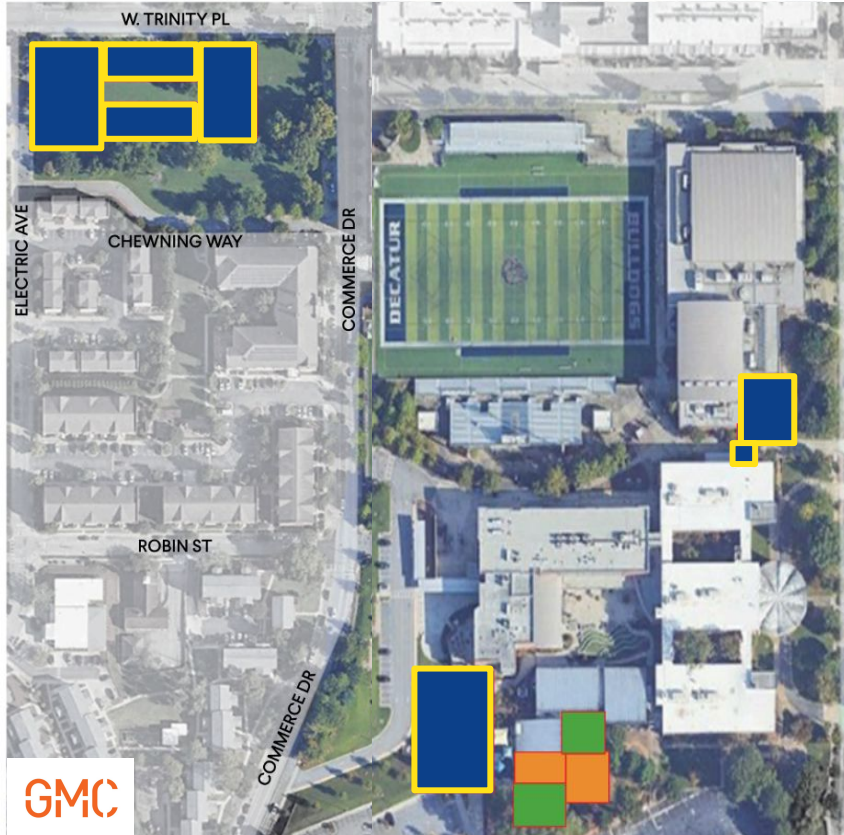
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- Enhancements for Early Learning, Arts, CTAE, & Athletics Programs

How we plan to invest responsibly...

- Estimated Costs
- Braided Funding Model



Aerial View of CSD's Comprehensive Capital Improvement Project Footprint



- CSD's Comprehensive Capital Improvement Project is **interdependent**.
 - Expanded Early Learning Center Addresses CSD's Academic Achievement Gap
 - Frasier Center Early Learning Relocation/Program Enhancement *(Creates DHS Construction Capacity)*
 - CTAE Pathway Expansion
 - Arts Performance Space Creation
 - Upgraded Athletics Facilities & Auxiliary Gym Space with Multipurpose Capacity

Key Benefits of CSD's Comprehensive Capital Improvement Project



ADA Accessible

Ensures equitable access to CSD facilities.



- Wheelchair Ramps
- Cut Curbs
- Stair Lifts
- Elevator Access
- Sensory Spaces
- Assistive Listening Support



Arts (Fine/Performing Arts)

Provides more space for students to showcase their artistic talent and performances.



- Black Box Theater
- Dance Studio
- More Equitable Access to Rehearsal Spaces & Schedules
- More Performance Space



Athletics

Enables more students to participate and creates more equitable access to athletic facilities.



- Auxiliary Gym
- Upgraded Facilities
- Expanded Weight Room
- More Equitable Access to Practice Spaces & Schedules
- More Competition Space



CTAE (Career, Technical, & Agricultural Education)

Expands CTAE pathway offerings/partnerships and increases access to more students.



- Increased Capacity to Serve More Students
- Expanded CTAE Pathways for Sports Medicine & Allied Health
- Upgraded CTAE Learning Labs & Spaces



Early Learning

Addresses the current demand for additional high-quality early learning and helps to close academic achievement gaps.



- New ECLC Campus
- Capacity to Support More Early Learners
- Additional Learning Opportunities for Teaching & Early Childhood Education (ECE) Career Pathways

CSD's Proposed Comprehensive Capital Improvement Solution



Early Learning

- *Historical Context:*
 - Named the James H. Frasier Child Development Center, originally for teen moms enrolled at DHS
- *Primary Need:*
 - High-quality learning environment, equitable access, active family engagement, readiness for kindergarten, transformative community outcomes



James H. Frasier

CSD's Proposed Comprehensive Capital Improvement Solution



Expanded Early Learning

- *Celebrating Achievements:*
 - Innovative lab model
 - Onsite childcare for CSD staff
- *Current State:*
 - No more space = inequitable access to families sitting on wait lists
 - Need for a better facility and play spaces
 - Impacting staff morale, teacher recruitment, and retention



CSD's Proposed Comprehensive Capital Improvement Solution



Expanded Early Learning

- *Future State:*
 - Improved facilities that provide additional instructional space & increased outdoor play safety
 - Enhanced capabilities for the CTAE Early Childhood Education Pathway
 - Walkable access to learning and care for children
 - Improved student learning outcomes for our youngest learners



CSD's Proposed Comprehensive Capital Improvement Solution



Arts

- *Celebrating Achievements:*
 - Award-winning music and theater programs and a robust visual arts program
 - Best Communities for Music Award
 - Fine Arts Seal
 - Continuing to add more classes and extracurriculars



CSD's Proposed Comprehensive Capital Improvement Solution



Arts

- *Primary Need:*
 - **MORE SPACE** for classes, practices, performances, exhibitions, and storage
- *Current State:*
 - PAC is overbooked and needs updating
 - Gym is also overbooked
 - No alternate performance spaces
 - Band room is too small and inadequate for needs
 - Orchestra room has obstacles



CSD's Proposed Comprehensive Capital Improvement Solution



Arts

- *Future State:*
 - Offer more courses in all Arts and add Dance
 - Grow Band, Chorus, and Orchestra to be even bigger
 - Build capacity to offer even more theater productions and shows through a black box theater
 - Expand the Fine Arts Pathway and Fine Arts Seal
 - **We are great, but we could be even greater!**



CSD's Proposed Comprehensive Capital Improvement Solution



CTAE

- *Celebrating Achievements:*
 - Industry Certified Culinary Arts Program
 - Dual Enrollment students earn stackable credentials at Georgia Piedmont Technical College
 - Early Childhood Education and Teaching as a Profession students participate in Future Educator Signing Day



CSD's Proposed Comprehensive Capital Improvement Solution



CTAE

- *Primary Need:*
 - Classroom and lab SPACE for new CTAE pathways that meet expressed student interest and address high demand workforce needs
- *Current State:*
 - Limited access to Work Based Learning and Dual Enrolment opportunities
 - Turning students away from popular pathways



Robotics field shares back half of classroom space, limiting the number of student able to participate



Athletic department's small sports therapy space

CSD's Proposed Comprehensive Capital Improvement Solution



CTAE

- *Future State:*
 - Two new Health Science pathways
 - Increases dual enrollment participation leading to stackable credentials
 - Adds the ropes course for the JROTC program
 - Provides space for CTAE and district STEM showcases and competitions



Health Occupation Student Association State competition top 10!



JROTC takes 2nd place in this year's Synergy Competition

CSD's Proposed Comprehensive Capital Improvement Solution



Athletics

- **Overview:**
 - 1,200+ Student-Athletes at DHS/BHMS
 - 19 GHSA Sports at DHS - 8 Sports at BHMS - 50+ teams across all levels
- **Celebrating Achievements:**
 - 16 programs qualify to compete in the GHSA State Tournament
 - Area Champions in Girls' and Boys' Lacrosse
 - Top Three Finishers in GA: Swimming, Track, and Cross Country
 - 26 Student-Athletes Committed to Participating in Collegiate Athletics



CSD's Proposed Comprehensive Capital Improvement Solution



Athletics

- *Primary Need:*
 - Functional space for teaching, training, and competition
- *Current State:*
 - DHS is overbooked with athletic, arts, academic, and community events
 - Scheduling conflicts create strain on students and staff
 - Limited flexibility for multi-purpose use



CSD's Proposed Comprehensive Capital Improvement Solution



Athletics

- *Future State:*
 - Adds an additional, dedicated practice and competition space.
 - Allows equitable practice times across programs, improving student-athlete wellness and academic focus.
 - Opportunity to support the addition of new teams and new programs
 - Allows equitable practice times across programs, improving student-athlete wellness and academic focus



Key Benefits of CSD's Comprehensive Capital Improvement Project



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"All In" Decatur Strategic Plan Investment Agenda



Why we need to invest...

- CSD Strategic Plan
- Sustainability of CSD Success → Student & Staff Sacrifices



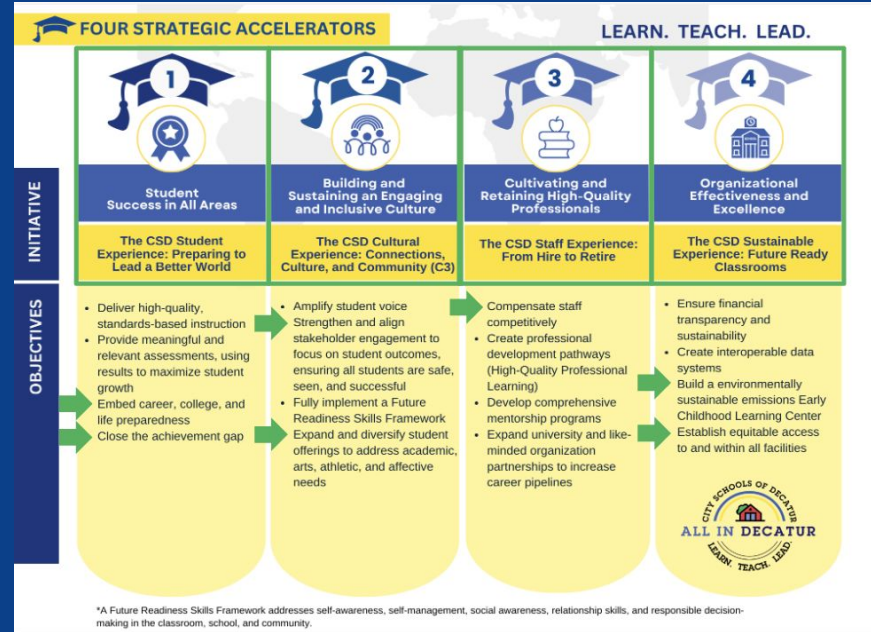
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How we plan to invest responsibly...

- Estimated Costs
- Braided Funding Model





- **Preliminary Projected CSD Capital Improvement Costs**
 - Capital Expenses (*One-Time/Start-Up Construction Costs*)
 - Design/Construction/Contingency
 - Furniture, Fixtures, and Equipment (FF&E)
 - Other Miscellaneous Costs

Total Preliminary Capital Cost ~\$35M
 - Operating Expenses (*Ongoing Annual Costs*)
 - Salaries
 - Benefits
 - Operational

Total Preliminary Ongoing Annual Cost ~\$3M

CSD Capital Improvement: Potential Project Financing Options



Potential Financing Options:

- Public Facilities Authority (PFA)
- General Obligation (GO) Bond
- Certificate of Participation (COPS)
- New Market Tax Credits (NMTC) → Gap Funding
- Angel Investors (Radical Philanthropy)
 - *Naming Gifts (Significant Donors with Naming Rights to Building, Gym, Field, Wing, Courtyard, Areas of Campus, etc.)*
- Philanthropic Partnerships
- Grant Funding
 - *Congressional Directed Spending (CDS) (Senator Ossoff & Senator Warnock)*
- Combination of Multiple Project Financing Options



CSD Capital Improvement: Potential Repayment Revenue Streams



Potential Funding Considerations & Revenue Streams for Repayment

- *Capital Repayment Options:*
 - *Special Purpose Local Option Sales Tax (SPLOST) VII*
 - *Classroom/ECE Seat Endowments*
 - *Capital Outlay (DHS and Pre-K classrooms)*
 - *Real Estate Sales ~2 Houses*
 - *General Fund*
 - *Other*
- *Ongoing Operational Funding Options:*
 - *General Fund (Ongoing Operating)*
 - *Childcare and Parent Services (CAPS) Program*
 - *Potential Millage Rate Increase*
 - *Sponsorship*
 - *Full/Partial Pay Early Childhood Learning Center Students' Families*

CSD Capital Improvement: Next Steps Financial Considerations



- Recommend Financing Method
- Obtain Board Approval
- Bank Loan or Public Competitive Sales ~ Approximately 90 Days
- Estimated Annual SPLOST Proceeds ~ \$7.0M
- Current SPLOST Debt Payment ~ \$2.2M
- New SPLOST Debt Payment
 - Estimated \$2.1M (30 years - 4.25% Interest)
 - Estimated \$2.6M (20 years - 4.00% Interest)
- Total Current and New Debt Payment ~ Estimated \$4.3M

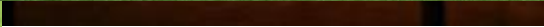
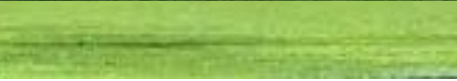


Questions?













CSD Student Photo Collage for Closing Remarks



UPDATE



Jennifer

Looking Ahead: July - December 2025



UPDATE

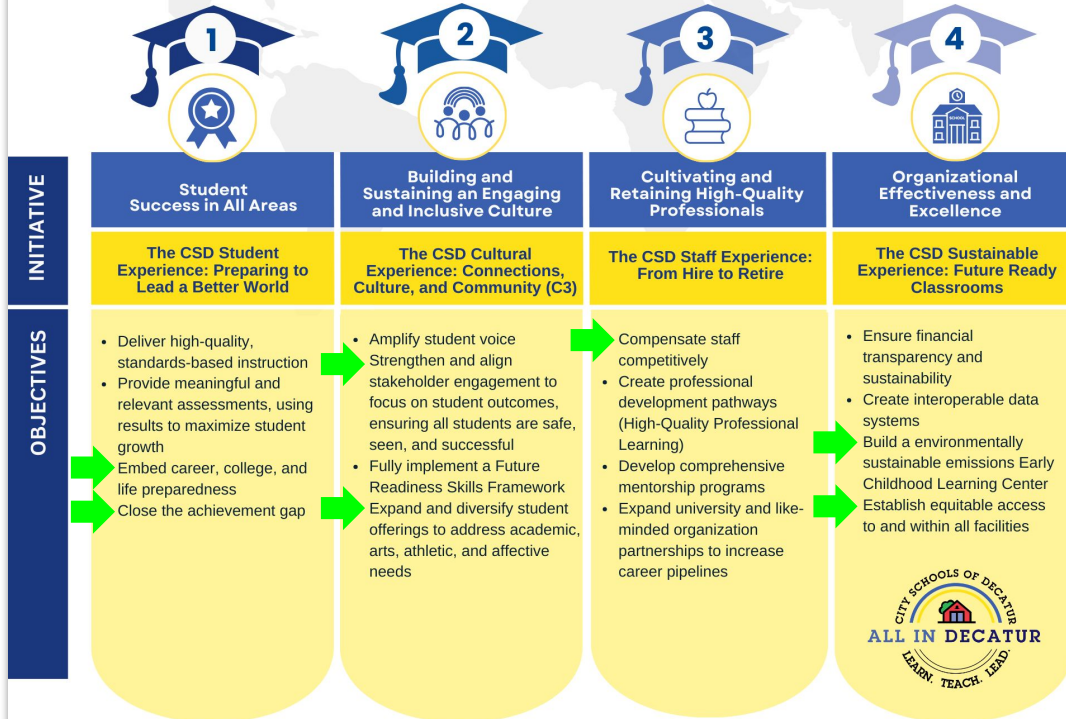


Investing in Key Objectives of the “All In” Decatur Strategic Plan



FOUR STRATEGIC ACCELERATORS

LEARN. TEACH. LEAD.



*A Future Readiness Skills Framework addresses self-awareness, self-management, social awareness, relationship skills, and responsible decision-making in the classroom, school, and community.



Overall Design & Construction Schedule:

Date	Action
2/20/2025	Kick-Off Meeting
4/15/2025	Schematic Design Package
4/27/2025	Planning and Zoning Application
6/10/2025	Planning and Zoning Review Hearing
September 2025	Construction Document Package
November 2025	Groundbreaking Ceremony
November 2025 - May 2027	Construction



ECLC MAIN ENTRY VIEW

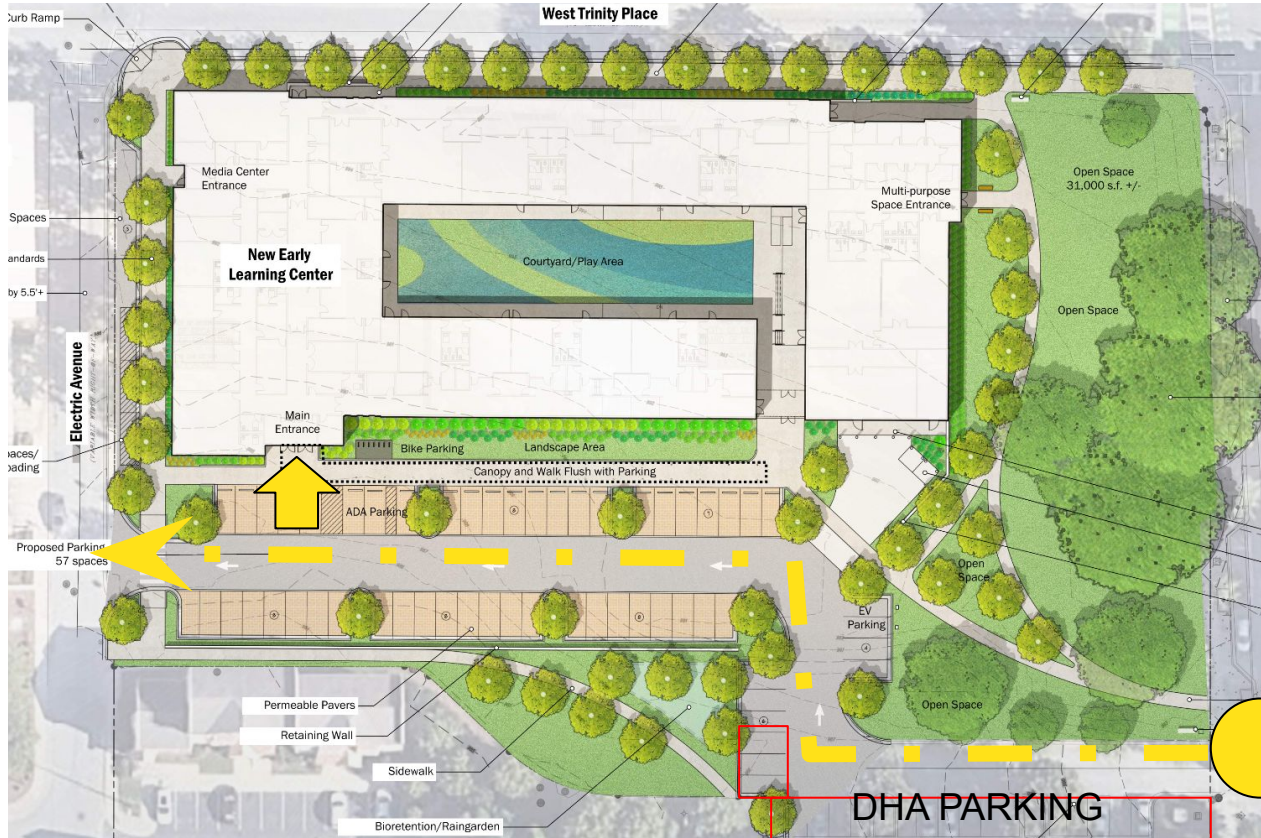


Expanded Early Learning

- Primary Need
 - High-quality learning environment, equitable access, active family engagement, readiness for kindergarten, transformative community outcomes
 - Toll on CSD staff to make it happen with what we have.
 - Frasier Center is at capacity
 - Employee satisfaction & retention

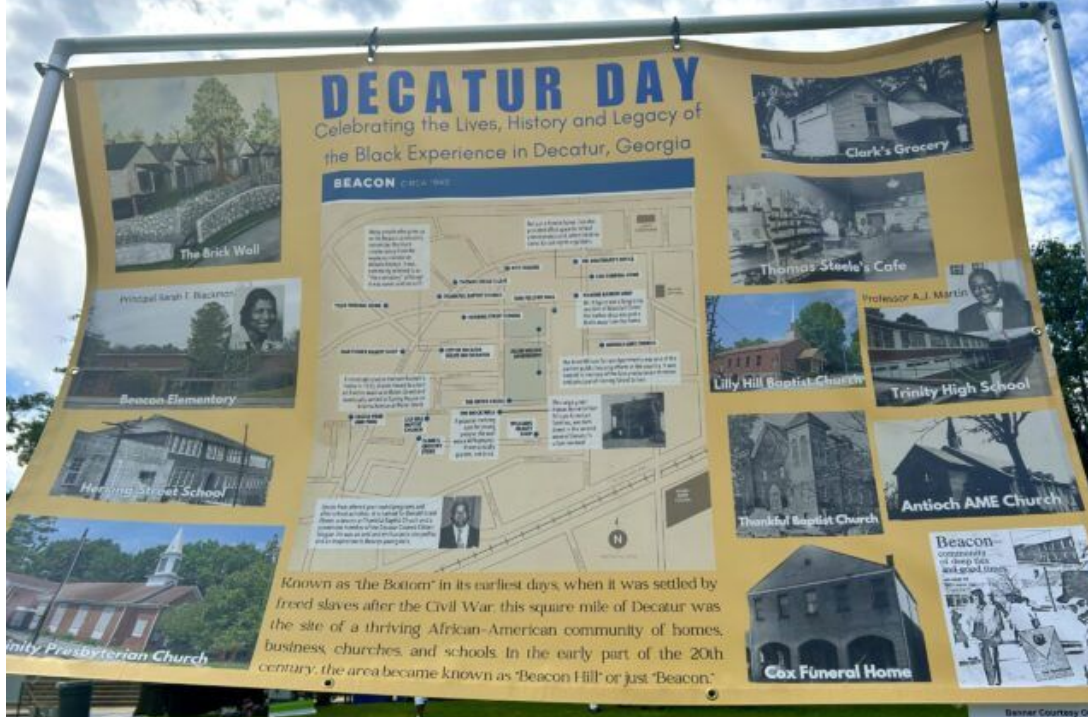


Early Childhood Learning Center



- **Building Size:**
 - ~36,000 square feet
- **Open Green Space:**
 - ~31,000 square feet
- **Parking:**
 - 57 Spaces
- **Sustainable Measures:**
 - Solar Panel Assembly
 - Permeable Pavers
 - Stormwater Gardens

2025 Decatur Day Celebration



Save-the-Date: **Saturday, August 30, 2025**
Location: **W. Trinity Lot**



RFP Solicitation #25-005 Early Childhood Learning Center (ECLC) CMaR Services Timeline

Date	Action
2/4/2025	RFP Posted to District's Website and State Procurement Registry
2/14/2025	Mandatory Pre-Proposal Site Visit
2/24/2025	Deadline for Submission of Questions
2/26/2025	Addendum #1 Issued
3/11/2025	Deadline for Receipt of Proposals

Date	Action
3/11/2025	Committee Evaluation
3/24/2025	Top 3 Technical Scores - Request for Best and Final Offer (BAFO) - Pricing
3/27/2025	Top 3 Technical Scores - Request for BAFO - Discussions
4/3/2025	BAFO Discussions and Committee Recommendation
4/15/2025	Anticipated Contract Award

Board Approved Construction Manager at Risk (CMAR)

A graphic element consisting of a yellow rectangle on the left, a white rectangle in the middle containing the Parrish Construction Group logo, and a blue arrow pointing to the right.

PARRISH
CONSTRUCTION GROUP

- **Highest Evaluation Score**
- **Commitment to City Schools of Decatur Project Goals**
- **City of Decatur Construction Experience**

Looking Ahead



DECEMBER
2025
Hire Principal

Conduct Site Visits
Grand Rapids, MI

Solicit Proposals for Construction Management at Risk (CMaR) Firm

Design Team Kick-off Meeting
(2/20/2025)

Continue Phase 2 Environmental Review

Site Approval Process with GaDOE

Continue Pre-Construction Documents
Permitting & Assessments

Continue CSD Staff & Community Engagement

Present CMaR for BOE Approval
(4/15/2025)

Complete Schematic Design

BOE Review of COD Preliminary Planning & Zoning Application
(4/23/2025)

Quarterly Board Update
Q2 2025 Recap & Outlook

Commence Construction Administration Phase

City of Decatur Planning & Zoning Hearing
(6/10/2025)

JANUARY 2025

MARCH 2025

MAY 2025

FEBRUARY 2025

APRIL 2025

JUNE 2025

BOE Community Meeting

Engage CSD Focus Groups

Develop GADOE New School Application

Begin Schematic Design

Kickoff Quarterly Board Updates
Q1 2025 Recap & Outlook

CMaR Proposals Due
(3/11/2025)

Refine Budget Estimates & Funding Considerations

Execute the Construction Management at Risk (CMaR) Firm Contract

Finalize Schematic Design with CMaR

Start Design Development

Save-the-Date:

Come hear the CSD Comprehensive Capital Improvement Proposal

June 10th

TBD

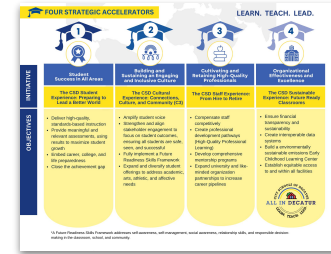


Comprehensive CSD Capital Improvement Overview



- **Strategic Plan (Explicitly Stated, Before Superintendent)**
- CSD Community Input + CSD Student Impact Story
- CSD's Proposed Comprehensive Capital Improvement Solution
 - Integrated Capital Improvement Plan Benefits
 - Expanded ECLC + Path 2.0 + Athletics + Arts + CTAE + **ADA**
 - Schematic Design (Aerial Map)
- Financial Impact of CSD Capital Improvement Campaign
 - Projected Costs - Capital Expenses + Operating Expenses = Total
 - Potential Funding Considerations - Braided Funding Model
 - Multiple Funding Streams for Repayment
- Next Steps

All In Decatur Agenda



Here's what you will hear...

Here's the state of where we are with each program, but here's

Cradle to Career

Why we need it...

What we need...

Summary (Reiterate)

How we will finance it...

Ending, We're getting a new...

Not everything is for everyone, but everyone will get something. There's something for everyone.

What you have seen tonight.

We heard you!

JB: Early Learning + CTAE + Arts

JA:

JB: "The Closer"

CSD Strategic Plan Alignment: Capital Improvement Priorities



- Remind Community of Several Capital Improvement Priorities Outlined in the CSD All In Decatur Strategic Plan
 - *Explicitly Stated Projects Identified Before Superintendent Selection*
 - Strategic Objectives:
 - 1C - Embed college, **career**, and life preparedness in diverse and culturally relevant ways.
 - 2D - Expand and diversify student offerings to address academic, **arts, athletic** and affective needs.
 - 4C - Build an environmentally sustainable **Early Childhood Learning Center**.
 - 4D - Establish **equitable access to and within all facilities**.



Here's what we heard and how we responded?

*“In **partnership with our community**, our mission is to inspire and enable student growth through meaningful and engaging learning experiences supported by highly qualified and caring educators in a safe and inviting environment.”*

In Summary



Here's what you heard...

<<<Echo!>>>

Here's the bundle...

It's not just ECLC...

Domino



Update this slide to visually show cradle to career impact.

- CSD Early Learners & Families
 - Full Pay (Added Capacity for College Heights Waitlist - 60)
 - Partial Pay (Added Capacity for CSD Staff Children - 60)
 - Zero Pay (Added Capacity for DHA Endowed Classrooms/Equity - 30)
- CSD Scholar Athletes (Auxiliary Gym for ES, MS, & HS Students)
- Aspiring CSD Artists & Performers (PAC Enhancements/Black Box Theater)
- Aspiring CSD Educators (CTAE - ECE & Teaching as a Profession Pathways)
- Aspiring CSD STEM Professionals (Robotics/Makerspaces)
- Early Childhood Learning Center Lab (Professional Learning Hub to Boost Decatur Pipeline of ECE Providers - Home-based & Center-based Care)
- CSD Professional Learning Space
- Multipurpose Educational Use (e.g., CSD Parent University Engagement, etc.)

CSD's Proposed Comprehensive Capital Improvement Solution



- This is a **NOW** investment. (Frasier/DHS Constraints)
- These Capital Improvement Projects are interdependent (e.g., New ECLC is Destination for Frasier Center Relocation, etc.)
- Present Integrated CSD Solution Benefits on Expanded ECLC + Path 2.0 + Athletics + Arts + CTAE + ADA Compliance Enhancements
- Bundle ≠ À la carte (Economies of Scale)

Looking Ahead



Conduct Site Visits
Grand Rapids, MI

Solicit Proposals for Construction Management at Risk (CMaR) Firm

Design Team Kick-off Meeting (2/20/2025)

Continue Phase 2 Environmental Review

Site Approval Process with GaDOE

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MARCH 2025

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Refine Budget Estimates & Funding Considerations

Execute the Construction Management at Risk (CMaR) Firm Contract

Finalize Schematic Design with CMaR

Start Design Development



Winter Guard Story (Arts, DHS Gym is the Bottleneck)

The Arts needs the Gym.

Pull the curtain back...

Sports programs need the space.

10PM practice, still have to perform and go to school in the AM.

Toll on students, toll on staff, toll on school, toll on parents, etc.

This is not a story exclusive to Winter Guard.

The obstacles are consistent throughout CSD.

You can substitute almost any CSD student group that has a similar impact.

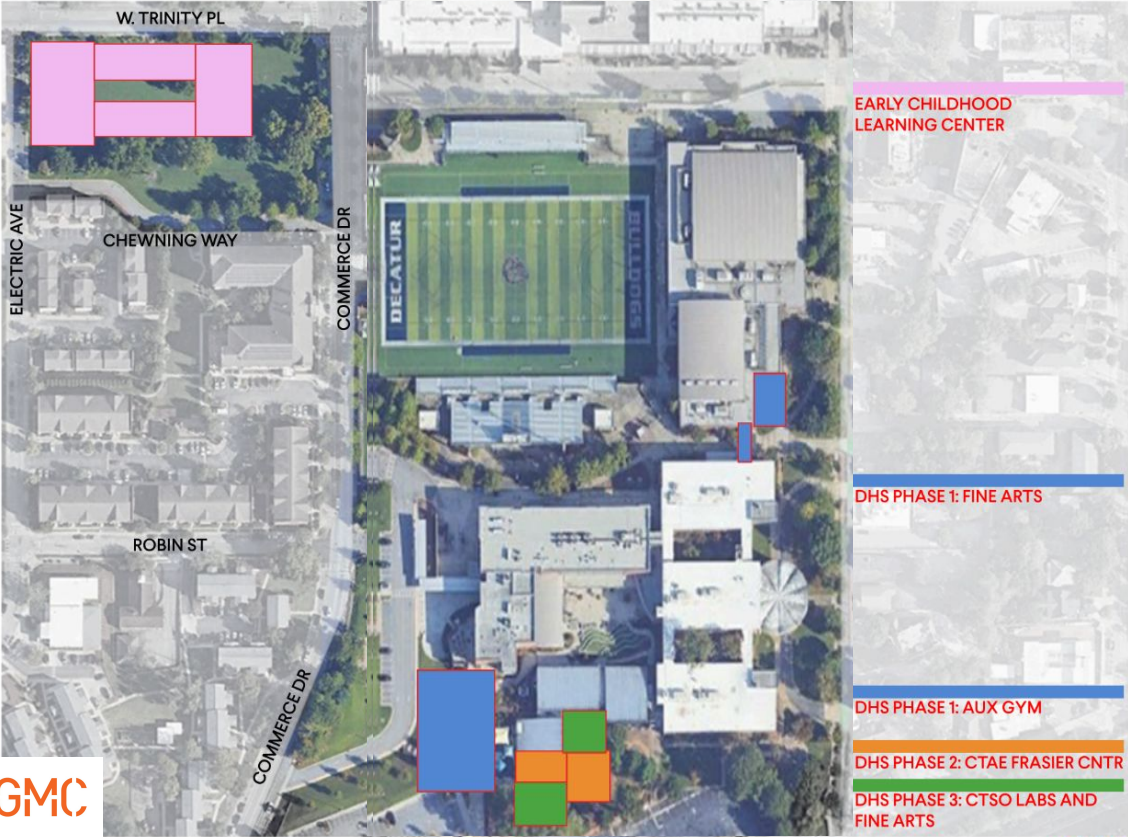
How can we not ACT **now**?!



ADA Compliance

- CSD Strategic Plan Objective: 4D
- Celebrate Achievements (Brief)
- Primary Need (“What’s at stake...”)
 - Alleviate pain points. (“What’s keeping us up at night...”)
 - Toll on CSD staff to make it happen with what we have.
- Key Benefits/Student Outcomes
- Current State (“As Is...”)
- Future State (“To Be...”)
- Other Considerations

Aerial Footprint Photo of Projects (Oversized Handout for BOE Members)



Aerial Map Photo of Projects (Oversized Handout for BOE Members)

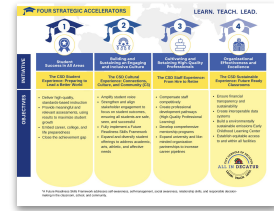


Aerial Footprint Photo of Projects (Oversized Handout for BOE Members)



- **Early Childhood Learning Center** – Modeled after the exemplary practices of College Heights, the new ECLC will expand access for families with the greatest needs while allowing **Frasier** to be repurposed for other high-impact
- **Fine Arts – Black Box Theater, One Act Plays**, Expanded performance, rehearsal, and gallery spaces so theatre, choir, band, orchestra, indoor percussion and winter guard can flourish. **Dance Studio**
- **CTAE** – Purpose-built labs for **culinary, robotics, health science**, and more—scaling **real-world career pathways**. **Sports Medicine Allied Health Pathways ADA Compliance**
- **Auxiliary Gym & Shared Commons** – A **versatile indoor court** co-designed for athletics and the arts, ensuring our teams and ensemble programs have dedicated practice time.
- **JROTC Ropes Course**
- **Academic Events & Competitions**
- **Science Fairs**











“All In” Decatur Agenda



- **Why** we need it...
 - CSD Strategic Plan
 - Successes & Sacrifice → Students & Staff
- **What** we need...
 - A Comprehensive Capital Improvement Solution
 - Enhancements for Early Learning, Arts, CTAE, & Athletics Programs
- **How** we will finance it...
 - Estimated Costs
 - Braided Funding Model
 - Capital Campaign
 - Repayment Plan

CSD Community Engagement & Thought Partnership



CSD Stakeholder Engagement Efforts	Internal	External	Key Highlights
1 Lorem ipsum dolor sit amet nec at adipiscing			<ul style="list-style-type: none"> • Lorem ipsum dolor sit • amet nec at adipiscing • risus at dolor porta
2 Lorem ipsum dolor sit amet nec at adipiscing			<ul style="list-style-type: none"> • Lorem ipsum dolor sit • amet nec at adipiscing • risus at dolor porta
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4 Surveys, Interviews, & Focus Groups			<ul style="list-style-type: none"> • Lorem ipsum dolor sit • amet nec at adipiscing • risus at dolor porta
5 Project Approach Theory (PATH) Sessions			<ul style="list-style-type: none"> • PATH 1.0 focused on expanding early learning. • PATH 2.0 focused on reimagining the Frasier Center. •

CSD Community Engagement & Thought Partnership



- Community input has been invaluable in shaping a comprehensive capital improvement plan. from Project Approach Theory (PATH) 1.0, focusing on early learning, to PATH 2.0, which aims to reimagine the Frasier Center.
- Stakeholder engagement has been widespread, involving superintendent listening sessions, BOE and community meetings, social media interactions, and responses to budget feedback, all contributing to a well-rounded approach.
- Surveys and focus groups, such as the New ECLC Survey, along with site visits, have provided essential insights, helping to refine educational strategies and facility assessments, particularly addressing concerns like athletic facilities and space.
- Events like the CSD Back-to-School Bash, National Night Out, and a variety of advisory councils have fostered a strong community connection, ensuring diverse perspectives are included in decision-making processes.

CSD Community Engagement & Thought Partnership



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- **Early Childhood Learning Center** – Modeled after the exemplary practices of College Heights, the new ECLC will expand access for families with the greatest needs while allowing **Frasier** to be repurposed for other high-impact
- **Fine Arts – Black Box Theater, One Act Plays**, Expanded performance, rehearsal, and gallery spaces so theatre, choir, band, orchestra, indoor percussion and winter guard can flourish. **Dance Studio**
- **CTAE** – Purpose-built labs for **culinary, robotics, health science**, and more—scaling **real-world career pathways**. **Sports Medicine Allied Health Pathways ADA Compliance**
- **Auxiliary Gym & Shared Commons** – A **versatile indoor court** co-designed for athletics and the arts, ensuring our teams and ensemble programs have dedicated practice time.
- **JROTC Ropes Course**
- **Academic Events & Competitions**
- **Science Fairs**

Our Summary Proposal - Invest in All in Decatur



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- **Potential Project Financing Options:**
 - Public Facilities Authority (PFA)
 - General Obligation Bond Issuance Via City of Decatur
 - Certificate of Participation (COPS)
 - New Market Tax Credits (NMTC) → Gap Funding - Forgivable Loan
 - Angel Investor (Radical Philanthropy)
 - Naming Gifts (Significant Donors with Naming Rights to Building, Gym, Field, Wing, Courtyard, Areas of Campus, etc.)
 - Capital Campaign (Philanthropic Partnerships & Grant Funding)
 - Combination of Multiple Project Financing Options