



Student Assignment Meeting Summary

11/19/2025

McNair High School Cafeteria

6:30 – 8:30 p.m.

Meeting Agenda

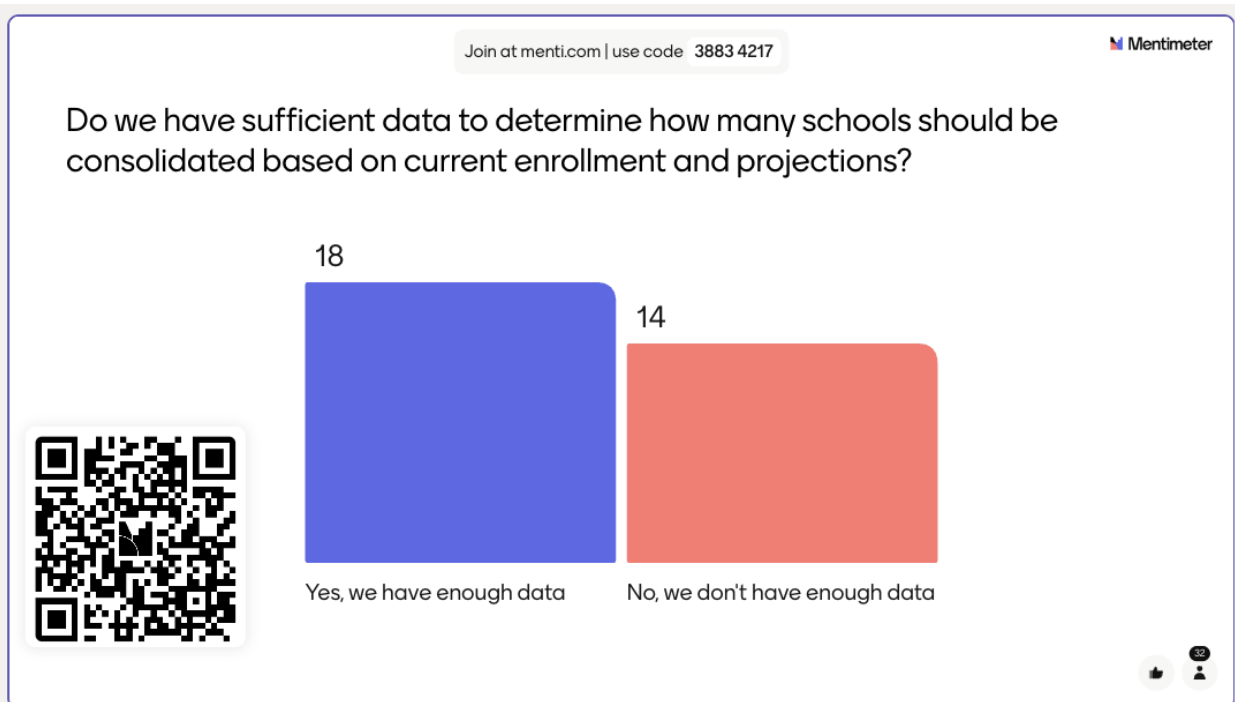
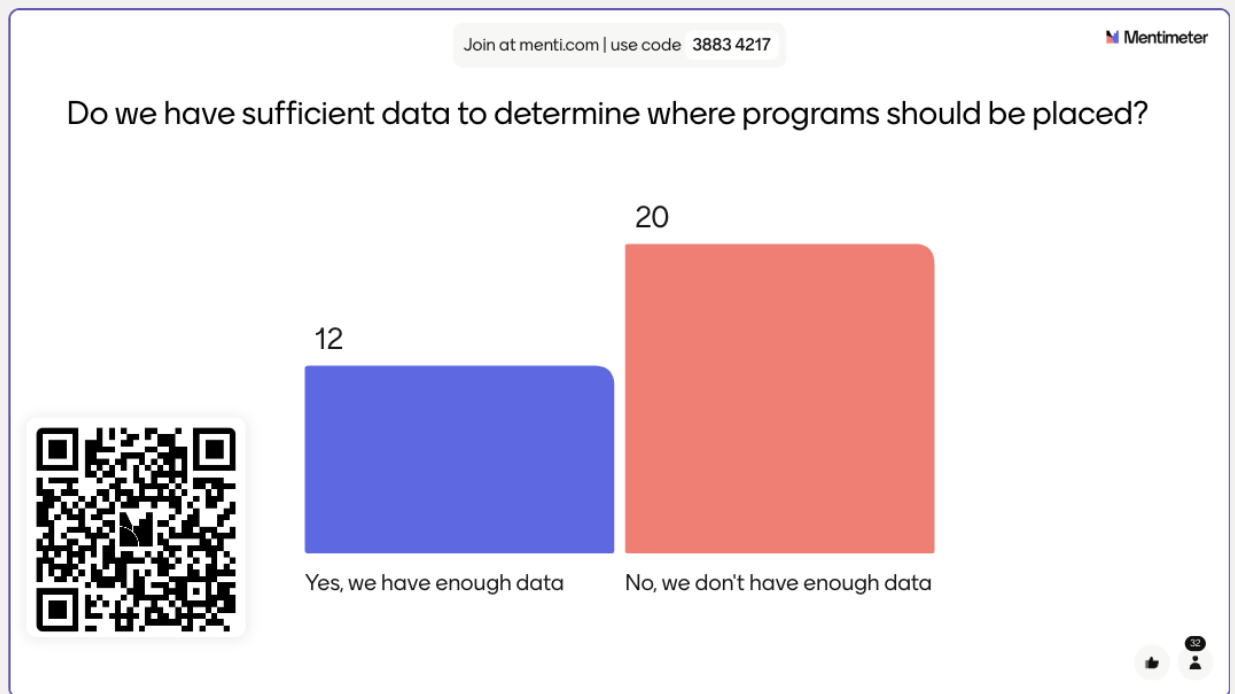
- ✓ Welcome and Agenda
- ✓ Unfinished Business and Timeline Update
- ✓ Today's Goal
- ✓ Data Pertaining to SAP
- ✓ HPM Dashboard
- ✓ Teamwork & Worksheet
- ✓ What's Next

Today's Goal:

- Understanding the data related to SAP and the HPM Dashboard.
- Begin processing the program scenario metrics.



Unfinished Business





HPM - Overview

HPM presented detailed explanations about **capacity**, **utilization**, **FCA (Facility Condition Assessment)**, **adequacy**, and the processes used to evaluate buildings and plan for long-term capital needs. Much of the session involved clarifying definitions, correcting misconceptions, and addressing concerns from committee members.

Capacity & Class Size Calculations

Planning Capacity vs Used Capacity

- Planning capacity uses district-wide **average class sizes**, not maximum state class sizes or room-by-room limits.
- These averages already include:
 - ESOL rooms
 - Special education rooms
 - Small-group rooms
 - Pre-K rooms
- Because ESOL and special education rooms have smaller class sizes, they reduce the overall average.

Impact of Strategic Class-Size Waiver

- The district currently uses a state-approved class-size waiver, which allows larger class sizes.
- Planning capacity calculations already reflect the waiver.
- If the waiver were lost:
 - Maximum class sizes would drop.
 - Planning capacity for many schools would decrease.
 - The district would need to reassess space usage systemwide.

Life-Safety vs Instructional Capacity

- Capacity planning is based on instructional needs, not square footage or fire marshal limits.



- However, the district does track rooms where physical size could present a life-safety capacity problem.

Modular Units

- The district tracks modular usage separately.
- Some schools have modular units despite being under capacity; principals sometimes request their removal.
- An annual review determines which modulares are still needed.

FCA – Facility Condition Assessment

Scores Over Time

- FCA scores today cannot be directly compared to scores from 2021 because the methodology and cost models have changed.
- Some schools show improved FCA scores without renovations because:
 - Replacement costs have increased faster than repair costs.
 - This changes the FCI ratio, raising the FCA score.

Assessment Scope

- Not every building was physically inspected in this cycle.
- Instead, the district used a hybrid model:
 - The worst-condition third of buildings were fully assessed.
 - Middle-tier buildings were selectively assessed.
 - Newer or recently renovated buildings (top third) were updated with cost modeling and maintenance data.
- Goal: move to a sustainable, continuous assessment cycle rather than reassessing all buildings every 5 years.

Maintenance Reality

- DCSD Operations rely not just on old FCA numbers but also:
 - Work order history
 - Maintenance staff knowledge
 - Known repeated repairs



- This helps identify buildings that are deteriorating faster, including those impacted by chronic over-enrollment.
- Chronic over-enrollment accelerates wear on systems (plumbing, HVAC, restrooms).

Inappropriate Systems Installation

- The district has encountered issues where older additions used outdated systems (e.g., HVAC) that now require total replacement.
- Updated design and construction standards are being developed so future renovations use consistent, maintainable systems.

Adequacy and School Size Standards

New Adequacy Model

- The new adequacy assessment evaluates both:
 - Whether spaces meet current instructional standards
 - Whether the **building as a whole** can feasibly be renovated or expanded to meet those standards

Small Schools

- Many elementary schools (approx. 29) fall below an adequacy threshold because they are **too small to function efficiently**.
- Small schools have challenges:
 - Inefficient staffing
 - Inability to balance class sizes
 - Limited programming options
 - Higher cost per student

To Consider

- The adequacy metric is a **data point**, not an automatic consolidation list.
- The district acknowledges that:
 - Land is limited
 - Some sites are small
 - Metro-area constraints prevent large-scale expansion



- Most sites, however, can support at least the minimum 650-seat configuration through multi-story design.

Boundary Issues and Enrollment Imbalance

- Many existing boundaries were created 10–15 years ago and no longer reflect population shifts.
- Redrawing boundaries alone cannot fix major district-wide imbalances, especially since the district has:
 - **20,000+ more seats than students** overall
 - But localized overcrowding in certain areas
- After decisions about programs, consolidations, or expansions, boundaries will be reevaluated (likely next fall).

Future Work

Committee members asked for a rubric to combine:

- Capacity
- Utilization
- FCA
- Adequacy
- Enrollment trends

DCSD said:

- Yes, a rubric will be created.
- **But not yet.** First, everyone must understand the underlying data and how each metric is calculated.
- The next phase will involve:
 - Selecting metrics
 - Determining weights
 - Modeling scenarios

Next Meeting

Wednesday, December 10, 2025 @ Lithonia HS