

# Druid Hills High School

## Modernization Project

Facility and Site Assessment Overview (Phase 1)

9.24.2024

# Modernization Report

## Purpose

*To understand issues with the current facility and inform the subsequent process of developing plans to modernize the facility.*

## Current Site Operation

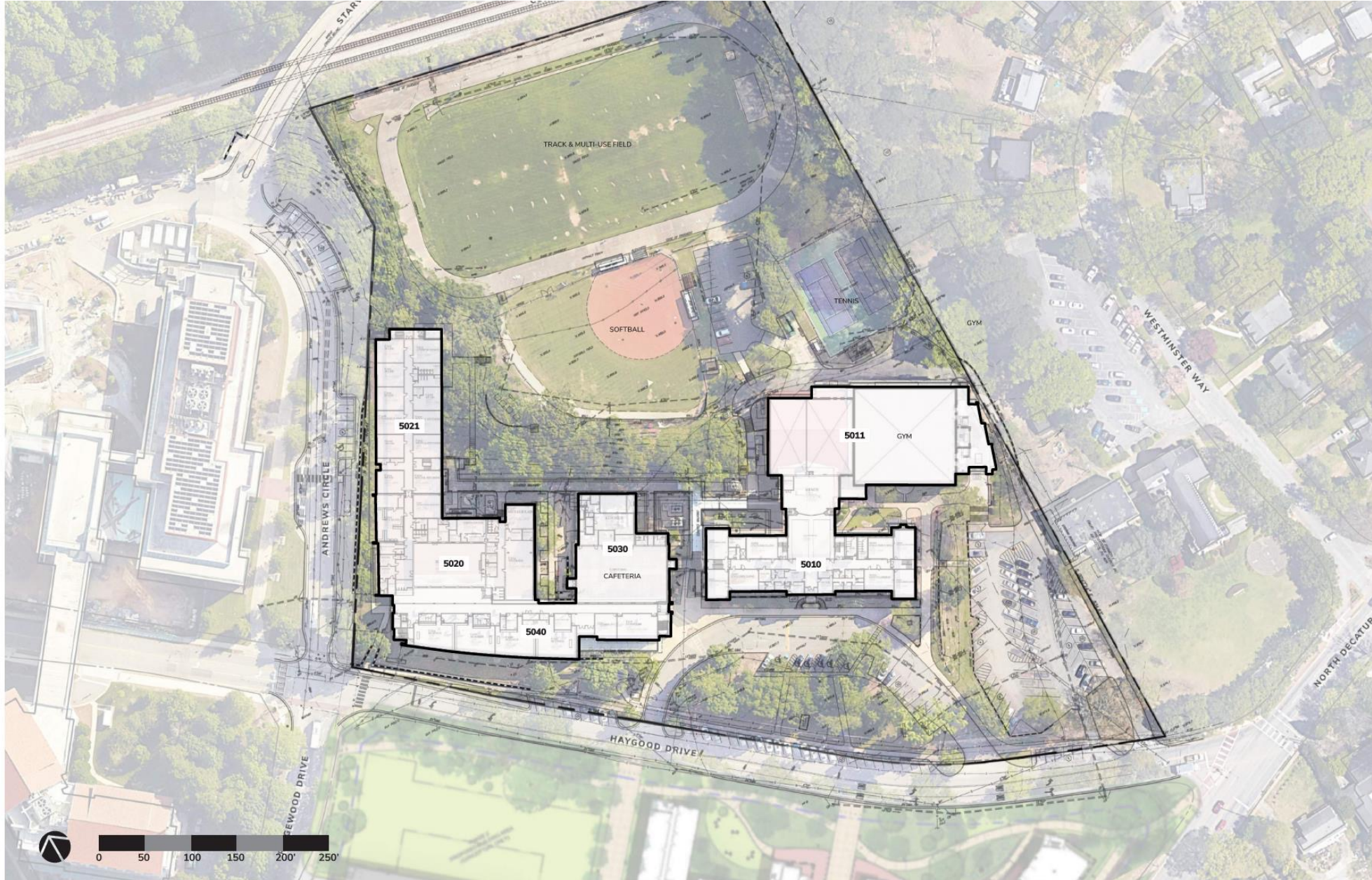
- The high school currently serves 1,439 students on a site that is small for a high school. Due to the small site size, general student parking is not provided, and the area available for outdoor athletic facilities is limited.
- The existing facility for Druid Hills High School has evolved across seven major construction campaigns and countless renovations since construction of the original building was completed in 1927

# Critical Issues to be Resolved

- **Emergency vehicle access to rear of site:** The existing access drive around the corner of the gymnasium is far below the size required by codes for emergency vehicle access.
- **Site accessibility:** There are a multitude of ADA access issues for both ingress/egress to buildings and movement across the site.
- **Security:** The campus lacks a border with secured points of access.
- **Service access for Kitchen:** The only access for deliveries to the kitchen is by hand truck from the entrance drive. Trash from the kitchen must be carried by hand around the building, loaded on a gator and trailer, and hauled to trash facilities in awkward locations.
- **Sanitary sewer – lift station:** Sanitary sewer infrastructure must be replaced.
- **General roofing condition:** Roofs across the facility have a multitude of issues, with replacement required at most, and perhaps all, locations.
- **Waterproofing at western side and lower levels of Gymnasium:** Exterior walls and below-grade retaining walls have significant issues with water intrusion.
- **Storm water – current code compliance:** Even the minimum possible degree of change to the site will trigger compliance with current county requirements for limitation of storm water runoff.
- **HVAC – aging equipment and campus-wide coordination of control:** With replacement of major equipment, which will generally be required for modernization, a new controls system can be coordinated to integrate all systems across the campus.
- **Fire Alarm age and condition:** The condition of the existing system warrants replacement for long-term compliance with life safety standards.

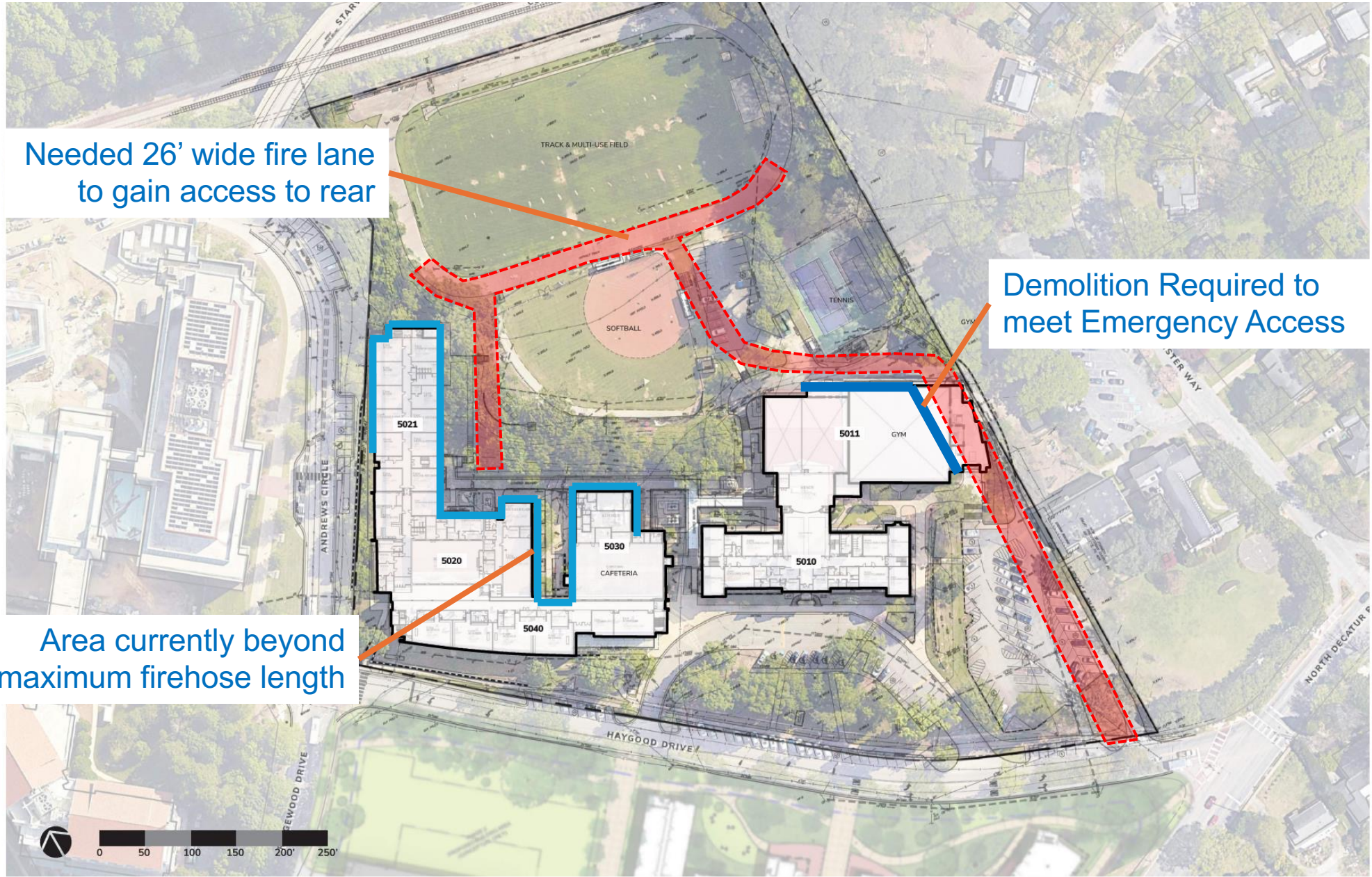


# Current Site



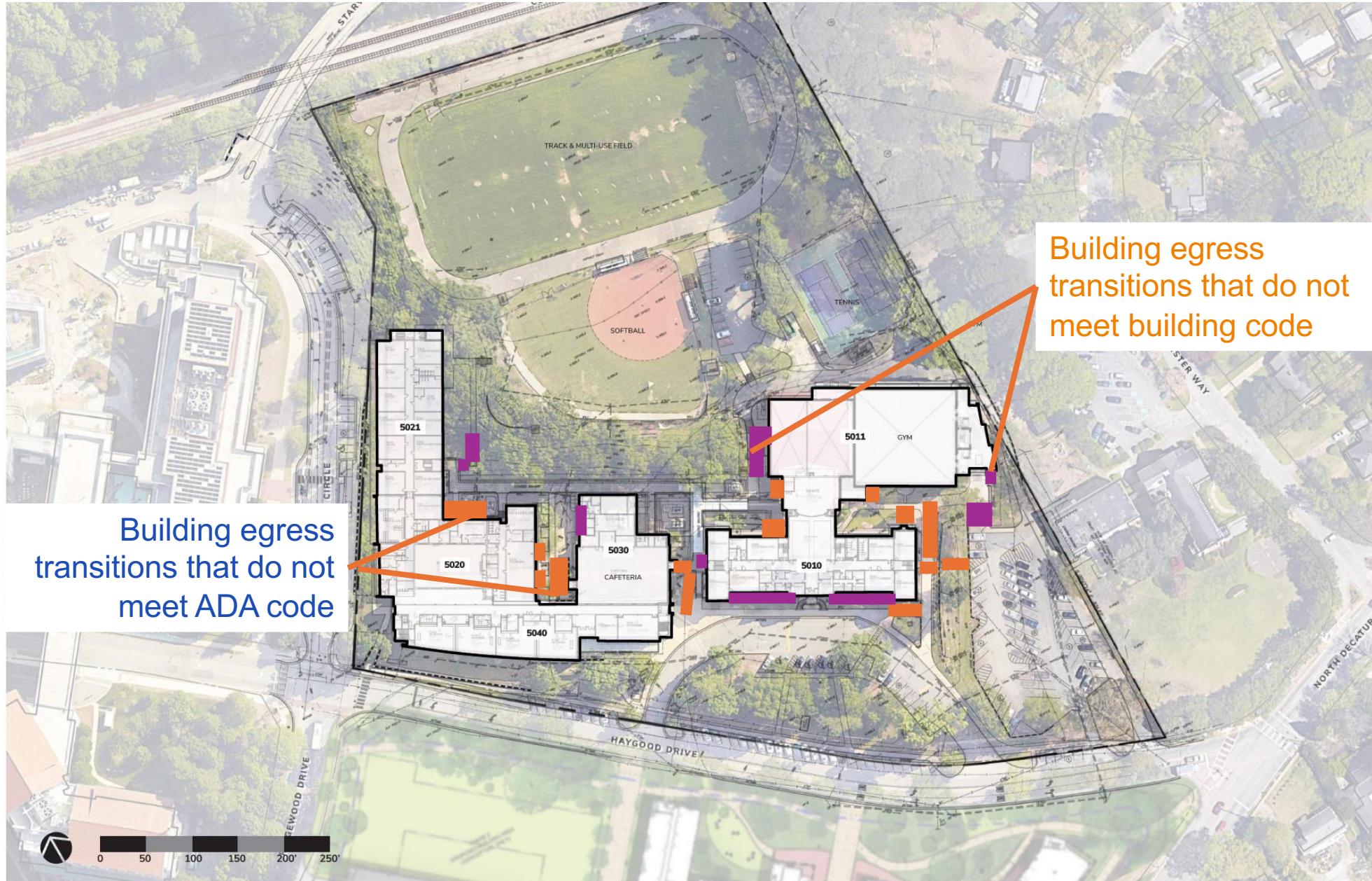


# Major Code Deficiencies: Emergency/Fire Access





# Major Code Deficiencies: ADA Accessibility



Building egress transitions that do not meet building code

Building egress transitions that do not meet ADA code

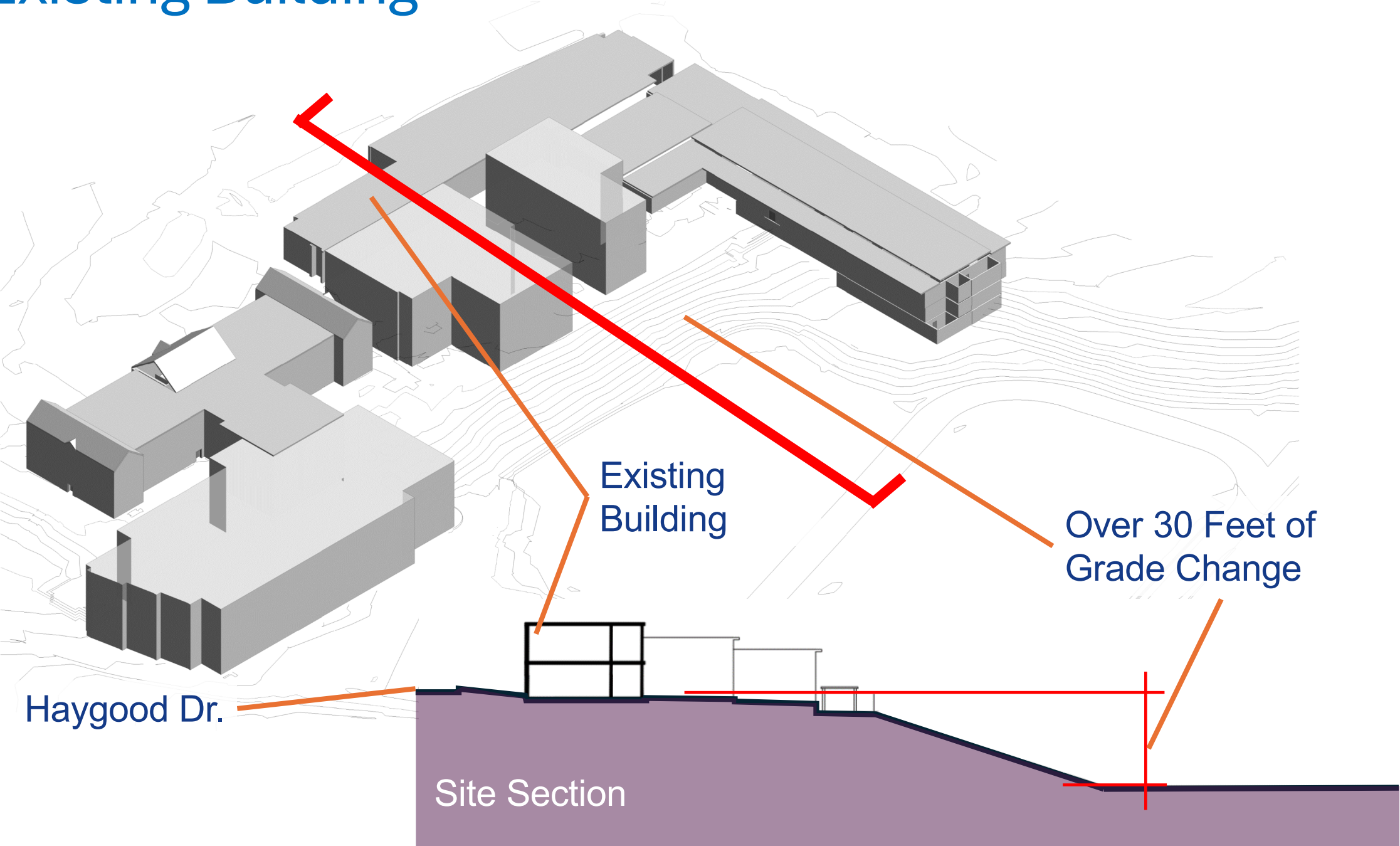


# Existing Conditions



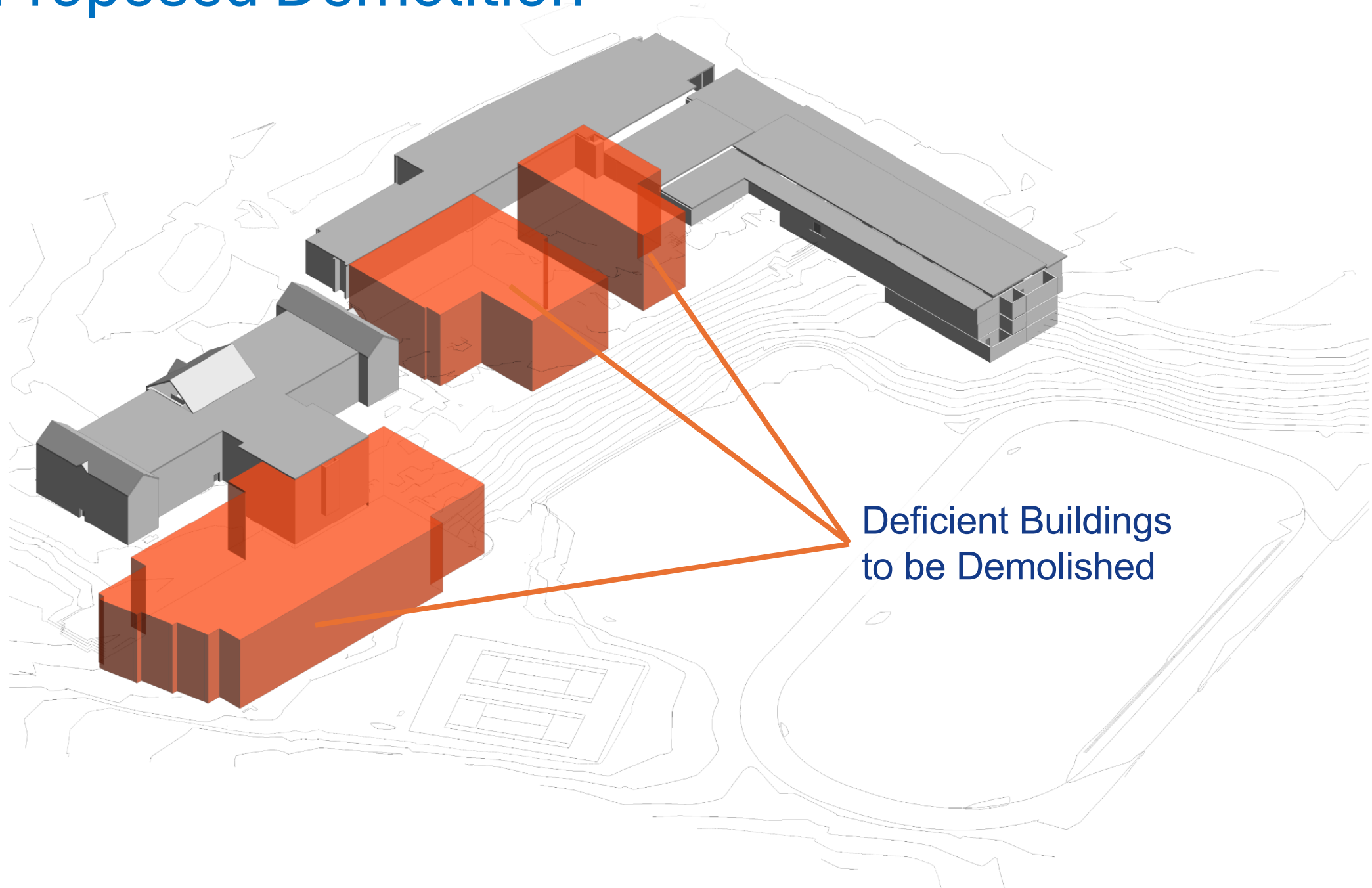


# Existing Building





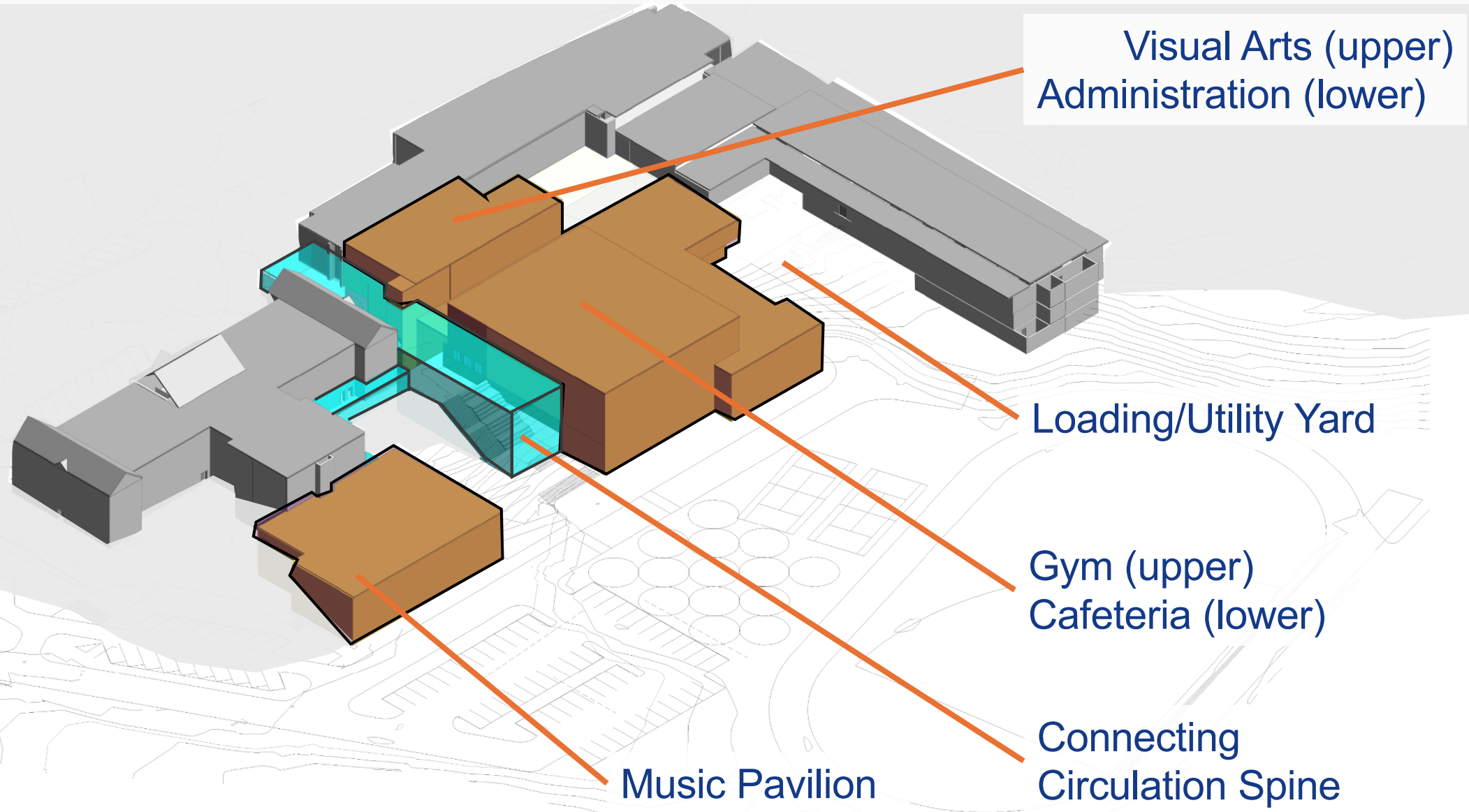
# Proposed Demolition



Deficient Buildings  
to be Demolished



# Proposed Solution





# Current Site Plan





# Proposed Site Plan

Gym (upper)  
Cafeteria (lower)

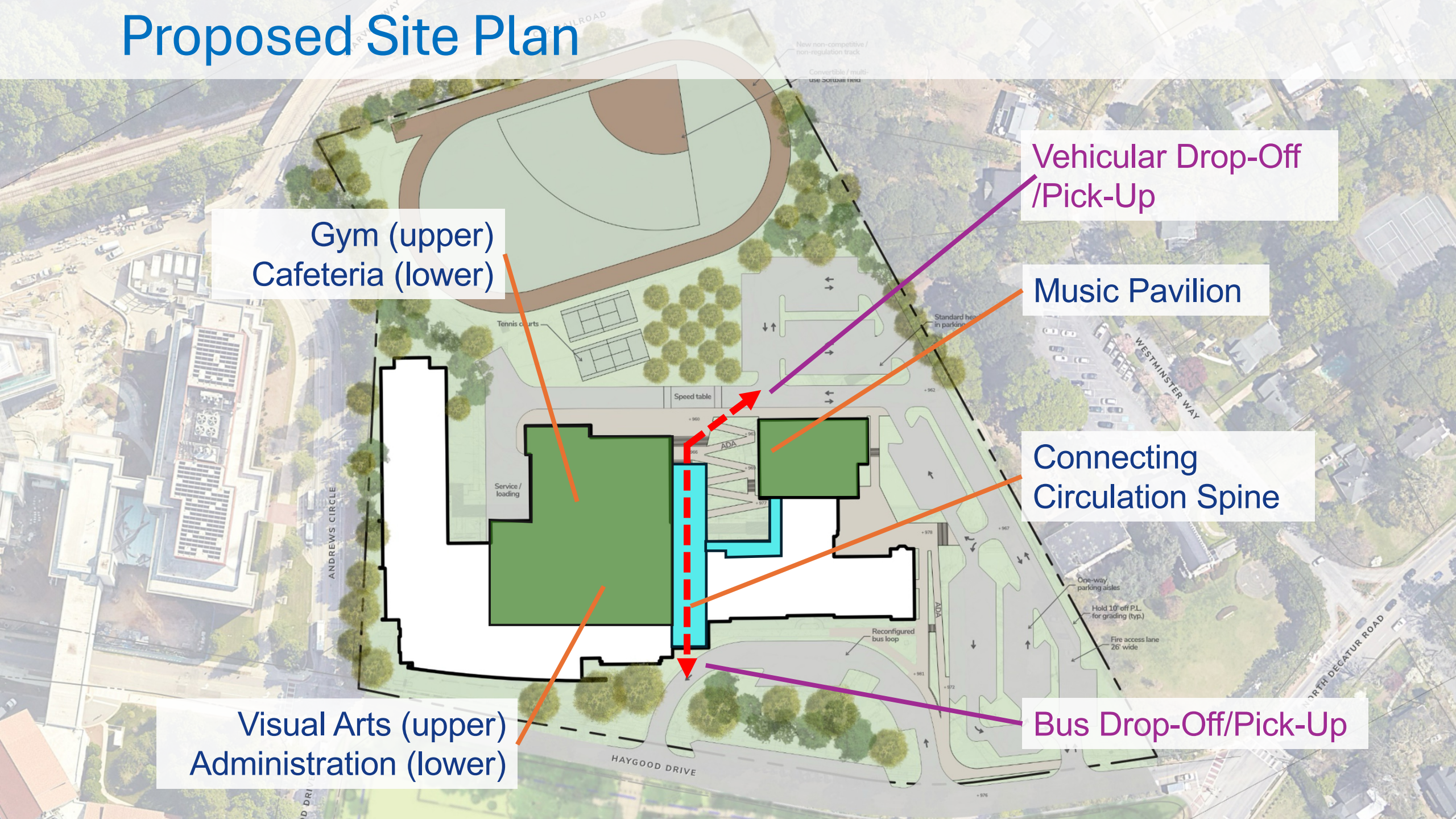
Vehicular Drop-Off  
/Pick-Up

Music Pavilion

Connecting  
Circulation Spine

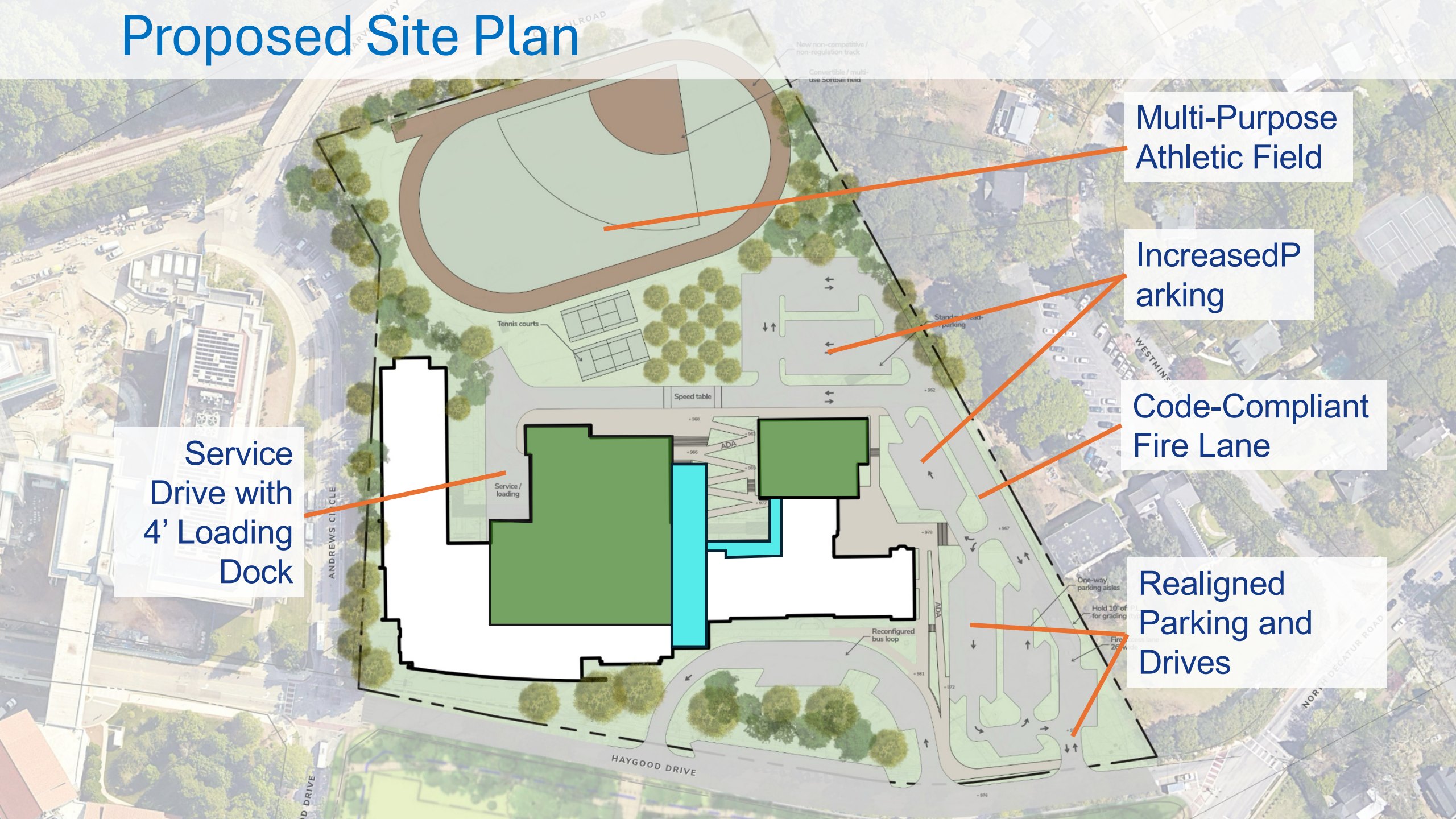
Visual Arts (upper)  
Administration (lower)

Bus Drop-Off/Pick-Up





# Proposed Site Plan



Multi-Purpose Athletic Field

Increased Parking

Code-Compliant Fire Lane

Realigned Parking and Drives

Service Drive with 4' Loading Dock



# Estimated Costs *(Rough Estimate)*

## Existing Facility:

<b>Total Buildings</b>	<b>170,938</b>	<b>SF</b>
Building 5010	61,305	SF
Building 5011	27,604	SF
Building 5020	17,121	SF
Building 5021	22,018	SF
Building 5030	11,750	SF
Building 5040	31,140	SF
Site	12	AC

## Proposed Solution:

<b>Total Existing Buildings</b>	<b>126,963</b>	<b>SF</b>		<b>\$28,279,475</b>
Building 5010	61,305	SF	@ 225 / SF =	\$13,793,625
Building 5011	0	SF		
Building 5020	12,500	SF	@ 275 / SF =	\$3,437,500
Building 5021	22,018	SF	@ 325 / SF =	\$7,155,850
Building 5030	0	SF		
Building 5040	31,140	SF	@ 125 / SF =	\$3,892,500
<b>Total Additions</b>	<b>78,280</b>	<b>SF</b>	@ 500 / SF =	<b>\$39,140,000</b>
Commons	16,420	SF		
Music	3,860	SF		
Art	3,600	SF		
Administrative Suite	3,800	SF		
Gymnasium	22,950	SF		
CTAE Lab	3,950	SF		
Circulation	18,000	SF		
Restrooms	2,700	SF		
Mechanical/Electrical	3,000	SF		
<b>Total Buildings</b>	<b>205,243</b>	<b>SF</b>		<b>\$67,419,475</b>
Sitework				\$12,500,000
<b>TOTAL CONSTRUCTION COST</b>				<b>\$79,919,475</b>

## Scope of Renovation:

	New Windows	Major Exterior Wall Repair	New Restrooms	New Flooring	New Ceilings	Modernize HVAC & Elec.	New Doors & Hardware	Painting	New Roof
Building 5010			X	X	X	X	X	X	X
Building 5011	To be demolished								
Building 5020	o	o	X	X	X	X	X	X	X
Building 5021	X	X	X	X	X	X	X	X	X
Building 5030	To be demolished								
Building 5040				X			X	X	X

# Renovation Scope by Building

- 5010 (Original Building)
  - New Restrooms
  - New Flooring and Ceilings
  - Modernize HVAC and Electrical
  - New Doors and Hardware
  - Painting
  - New Roof
- 5011 (Gymnasium) – To be demolished
- 5040 (Science Wing)
  - New Flooring
  - Replace HVAC Equipment
  - New Doors and Hardware
  - Painting
  - New Roof
- 5020/5021 (Old Classroom Wing)
  - New Windows
  - Major Exterior Wall Repair
  - New Restrooms
  - New Flooring and Ceilings
  - Modernize HVAC and Electrical
  - New Doors and Hardware
  - Painting
  - New Roof
- 5030 (Cafeteria) – To be demolished



# ...Questions, Comments, Discussion

Email: [dcsdbuilds@dekalbschoolsga.org](mailto:dcsdbuilds@dekalbschoolsga.org)

*(Please write “DHHS Modernization” in the subject line”*

Visit: <https://www.dekalbschoolsga.org/cip/>

## Thank you!