

Druid Hills High School

Modernization Project Meeting #2

Community Feedback and Options Workshop

10.21.2024

Let us know who you are....

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Which best describes you?

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Feedback & Options Workshop

Purpose

- Review the feedback provided by the community participants during the meeting on 9.23.24.
- Facilitate a work session to establish next steps in the modernization process.

Current Site Operation

- The high school currently serves 1,458 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.

9.23.24 Feedback

Multiple-choice poll

Which best describes you?

036

Student

3 %

Parent of DeKalb County School District Student

67 %

Community Member

8 %

Employee of the DeKalb County School District

19 %

Other

3 %

Critical Issues to be Resolved shared at 9.23.24 meeting

- **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.

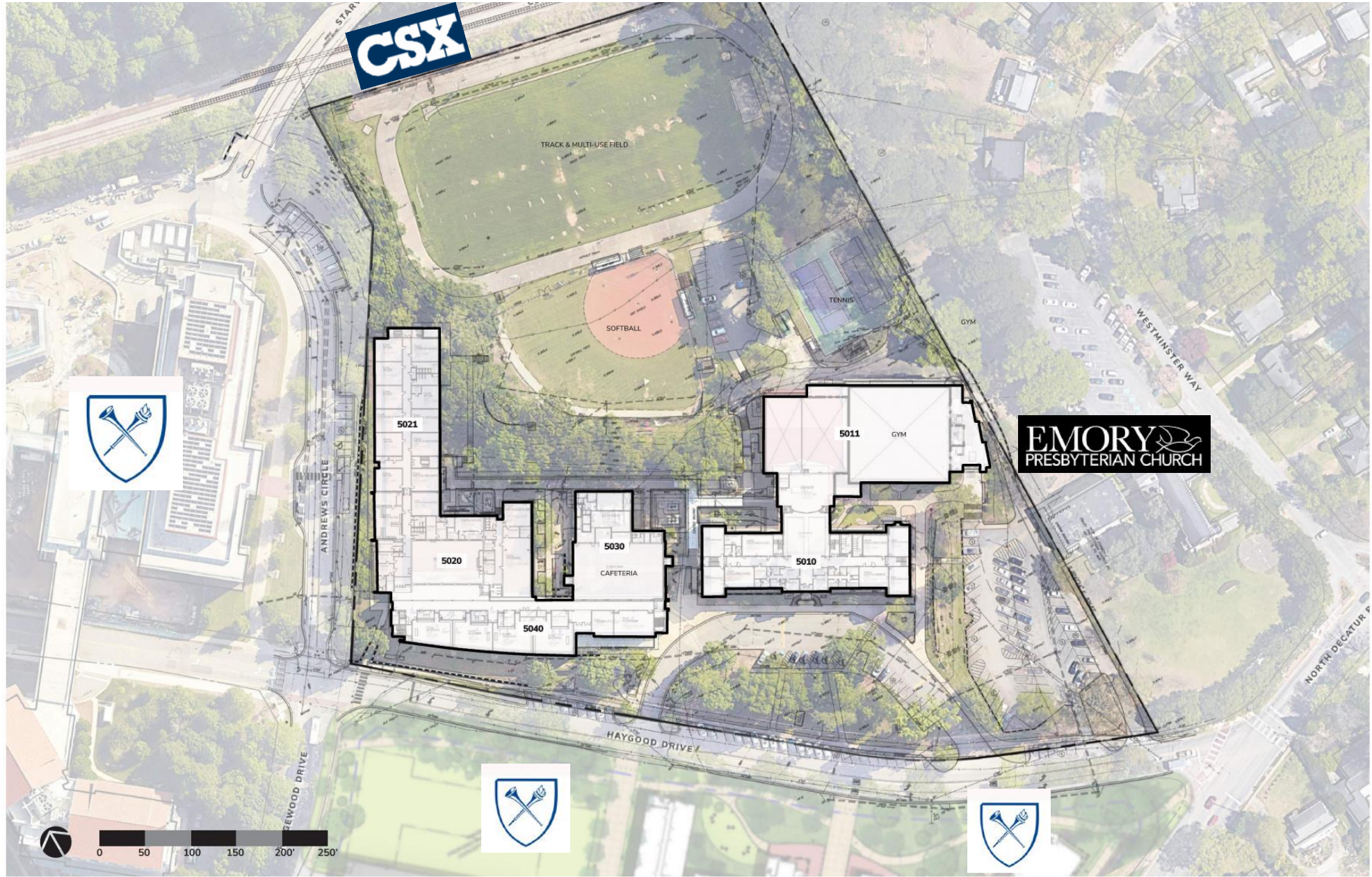
DCSD Board Approved Modernization Project Budget

- DCSD School Board approved a \$50 million modernization, SPLOST project.
- Staying on the existing DHHS site:
 - Current estimated cost to modernize DHHS is \$80 - \$100 million.
- Moving DHHS to another site:
 - Building a modern day, comprehensive high school for 1,600 students has an estimated cost of \$180 million.

9.23.24 Feedback: Land Purchase Option

- DCSD is not currently exploring options nor is it currently in the budget to purchase or acquire land around the Druid Hills High School campus.
- Emory University owns and operates significant land next to and across the street from DHHS.
- Emory Presbyterian Church and a portion of a neighborhood are to the immediate east.
- The backside of the campus is cut off by CSX train tracks.
- Land purchase challenges

Current DHHS Site



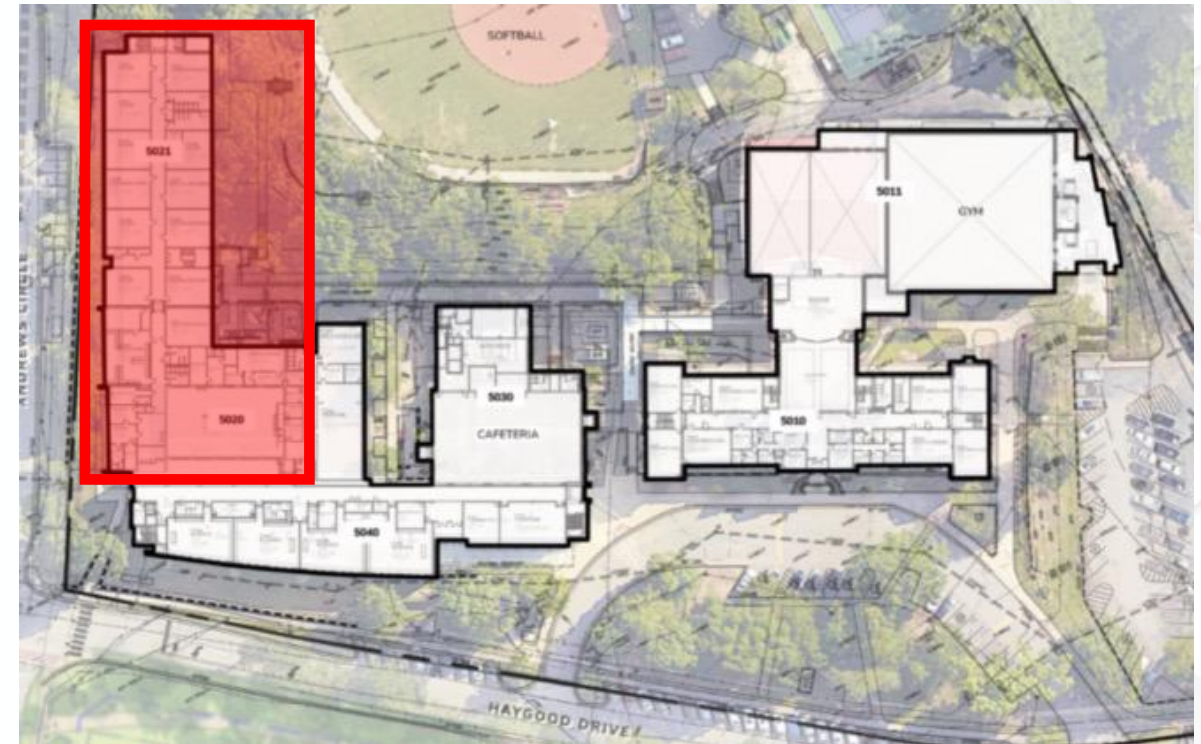
9.23.24 Feedback: Maintain (Keep) 1927 Historical Building

- This building is currently in the modernization plan that includes required life-safety and ADA renovations.
- Projected Cost: \$13,793,625
- Scope:
 - New Restrooms
 - New Flooring and Ceilings
 - Modernize HVAC and Electrical
 - New Doors and Hardware
 - Painting
 - New Roof



9.23.24 Feedback: Replacement of Classroom Wing

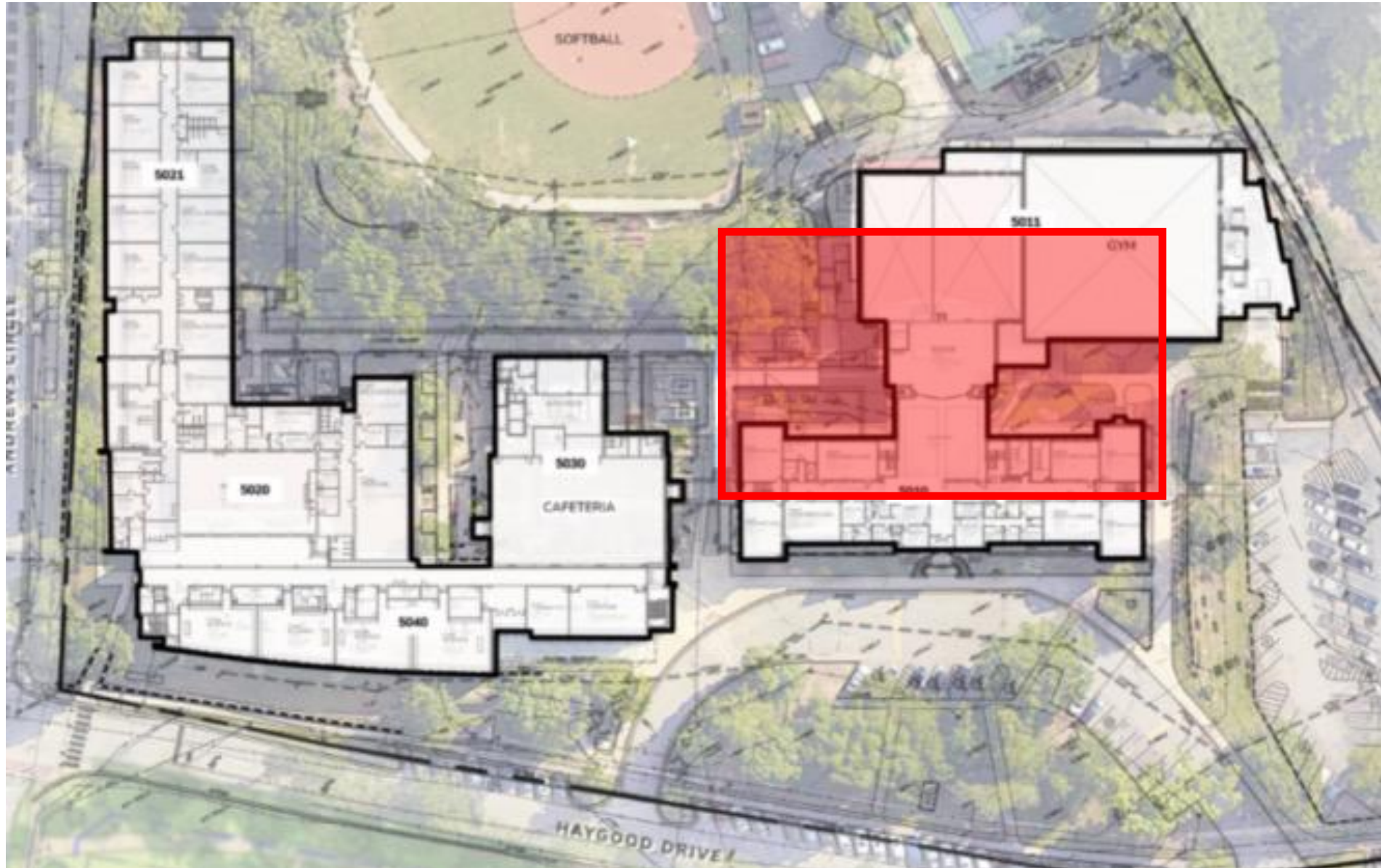
- The cost of replacement is significantly higher than the cost of renovation for this wing.
- **Existing Condition and Scope:**
 - Existing concrete structure is sound, and size of classrooms meets GA DOE standards.
 - Restrooms will be rebuilt.
 - Updated MEP systems.
 - New roofing.
 - The exterior will be heavily renovated.
 - Updated interior finishes.
- **Non-Starters:**
 - Cost
 - Building density and efficient use of site can occur elsewhere, in place of the existing Cafeteria and the unusable slope down to the fields.



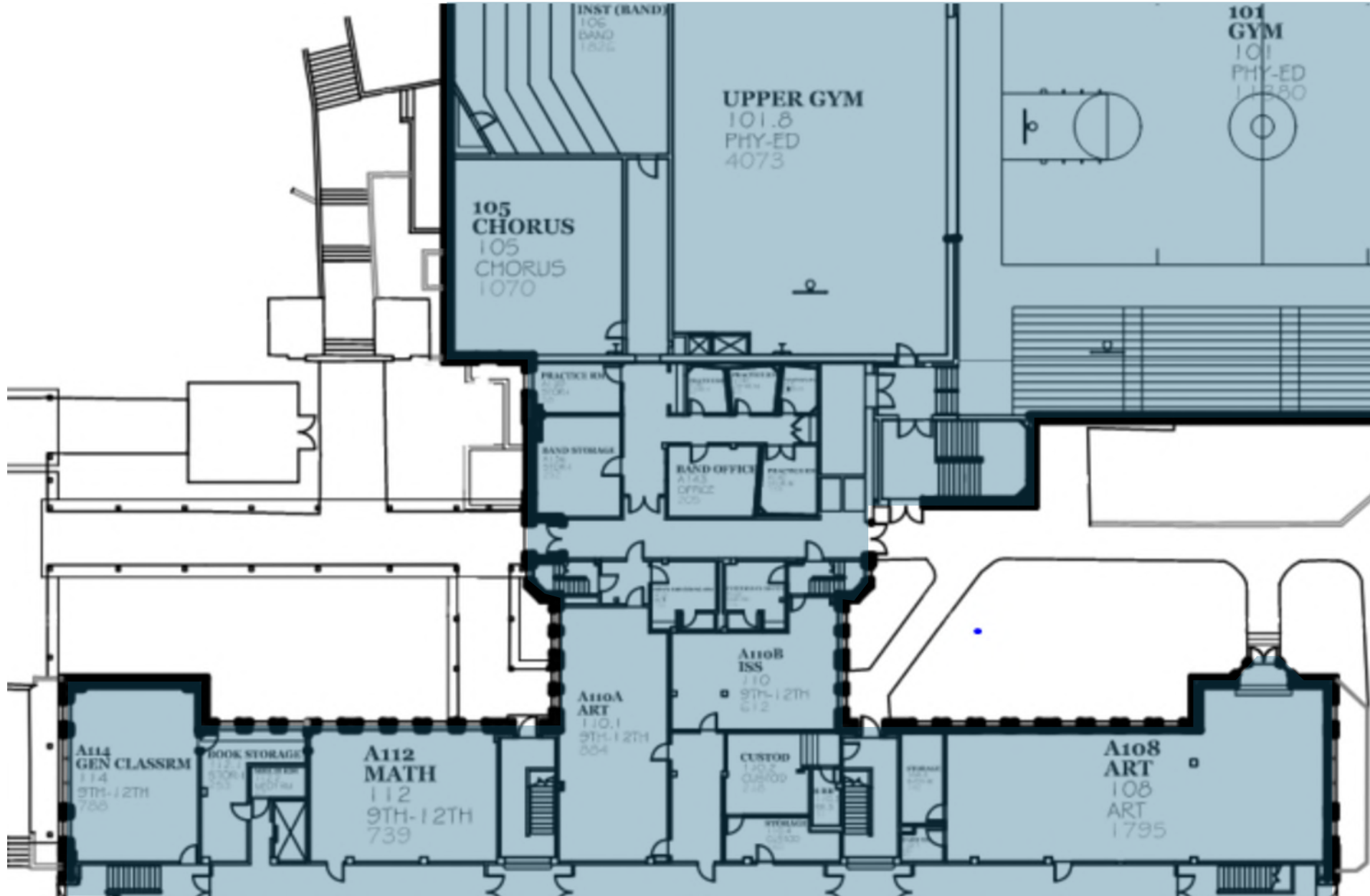
9.23.24 Feedback: Music Facilities

- (Paraphrasing long message) We need to address multiple shortcomings in the current facilities for Music.
- Proposed design includes the following:
 - Larger Band room
 - Larger Chorus Room
 - Dedicated Offices for Band and Chorus
 - Windows for views into room and entry doors
 - Dedicated practice rooms
 - Rehabilitation of existing Auditorium
 - Improved access to backstage of Auditorium
 - Connection to potential CTAE construction lab for set construction
- Improved Storage
 - Dedicated spaces at Band and Chorus room
 - Large central Storage
 - Convenient access
- Focus on quality of instruction spaces
- Focus on convenience of access
- Focus on efficiency of storage and flow

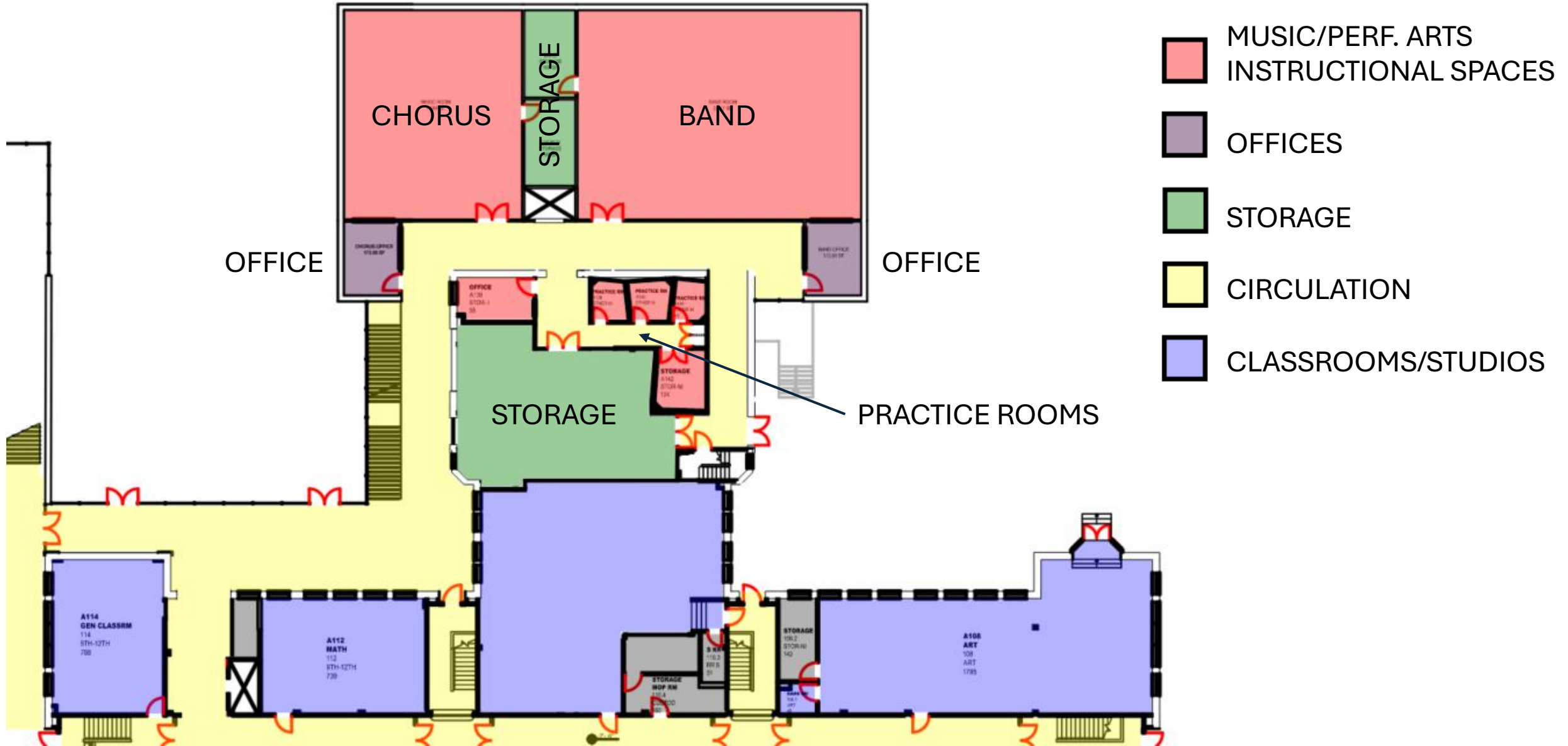
Music and Performing Arts



Music and Performing Arts



Music and Performing Arts



9.23.24 Feedback: Parking Deck and/or Underground Parking

- The cost of either or both parking options would significantly exhaust the currently allotted budget of \$50 million.
- **Required:**
 - Life-Safety
 - ADA
- **Possible:**
 - Additional parking to accommodate staff.
 - Additional parking to accommodate students.
 - Ongoing partnership with Emory University and Emory Presbyterian Church.
- **Non-Starters:**
 - Cost
 - Does not address any of the building structural issues.

9.23.24 Feedback: Outdoor Space, Athletic Fields & Parking

- Preserving or adding to the outdoor space including athletics fields is a significant challenge due to the site limitations including 30 feet of grade change.
- **Required:**
 - Life-Safety
 - ADA
- **Possible:**
 - Additional parking to accommodate staff.
 - A multi-purpose athletic field for baseball and softball in the existing field space.
 - Two tennis courts.
- **Non-Starters:**
 - Regulation track
 - Regulation football field
 - Regulation Competition Gym

Proposed Site Plan

New Tennis Courts

Multi-Purpose Athletic Field with Track

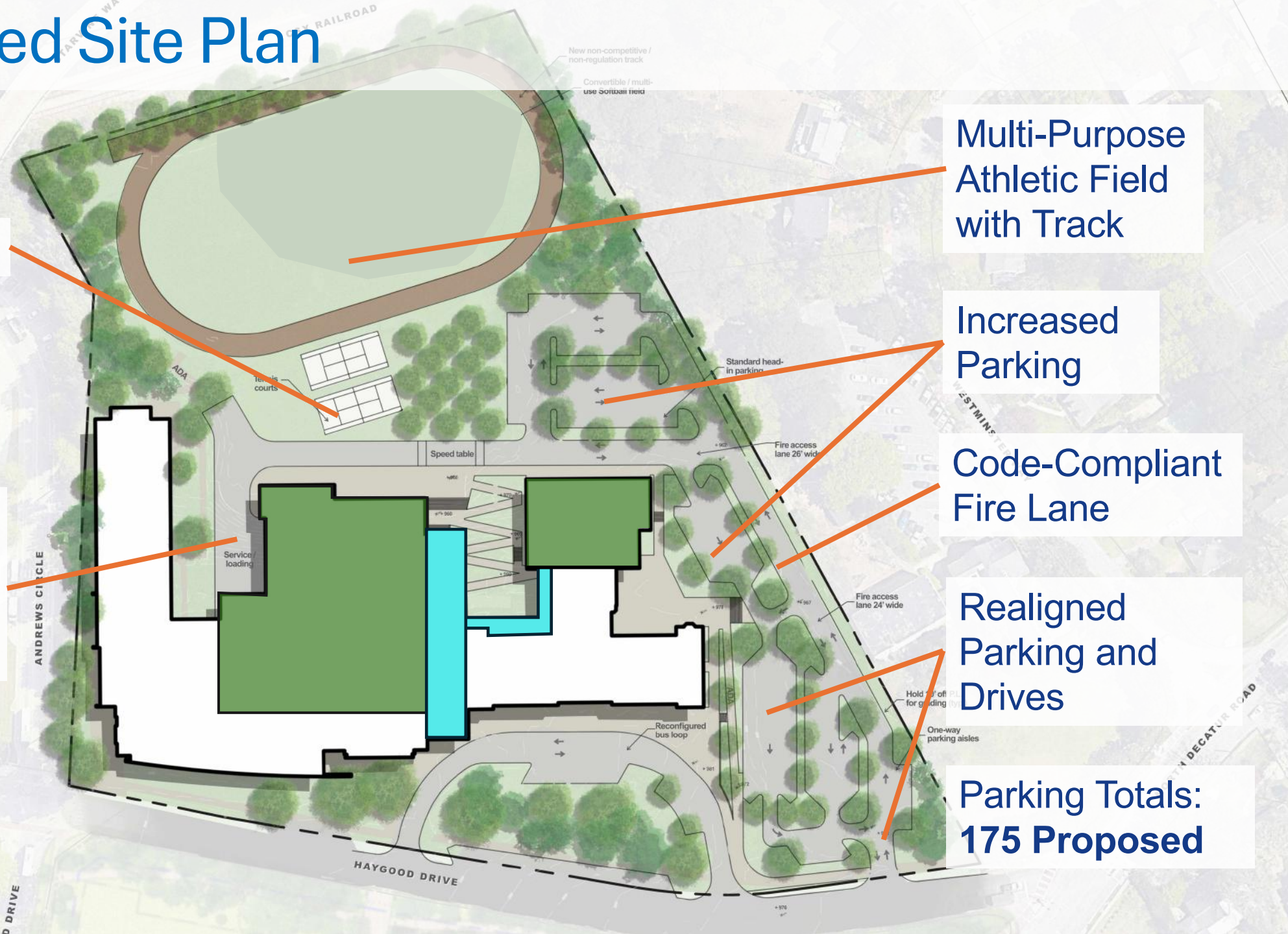
Increased Parking

Code-Compliant Fire Lane

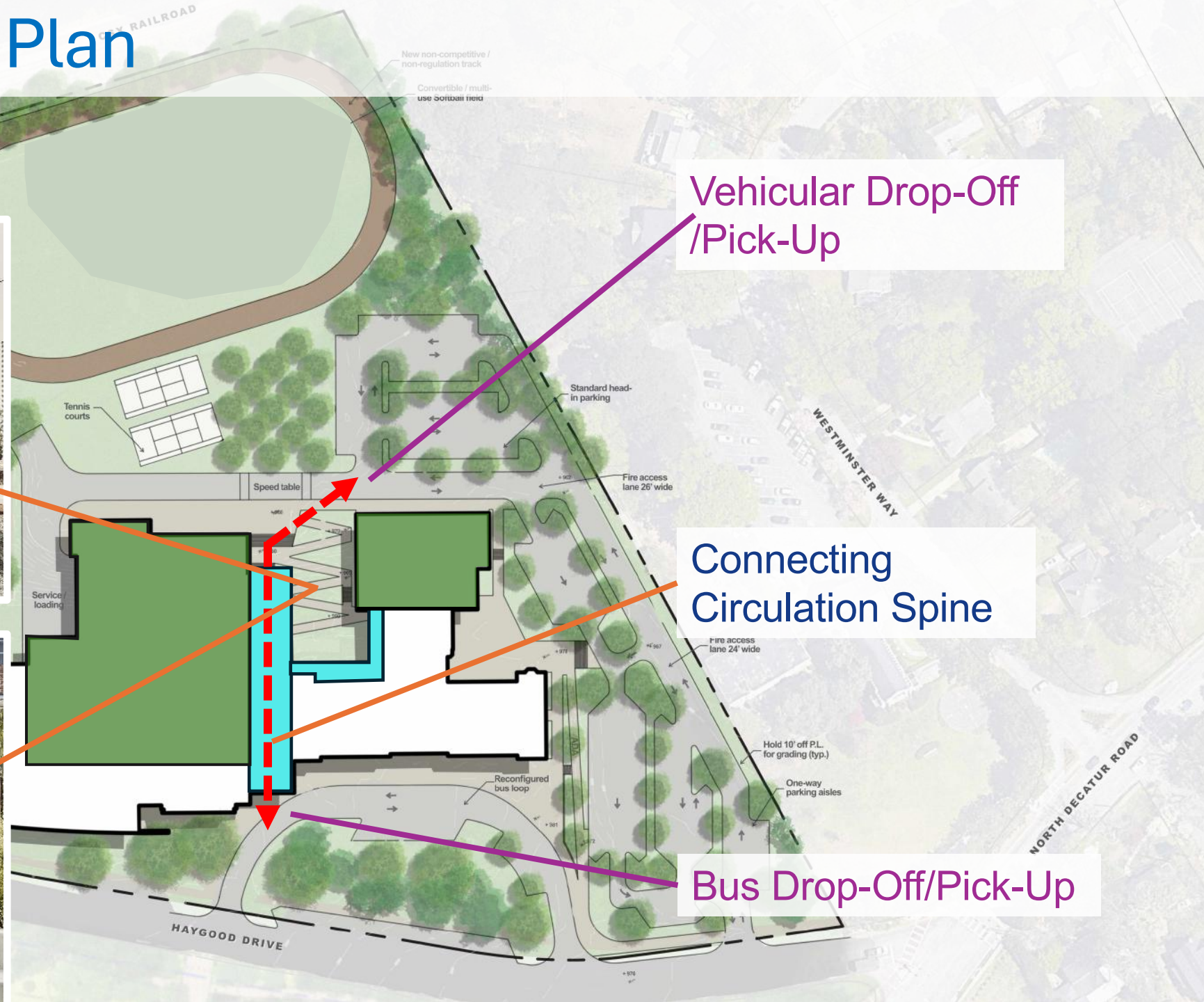
Realigned Parking and Drives

Parking Totals:
175 Proposed

Service Drive with 4' Loading Dock



Proposed Site Plan



Vehicular Drop-Off / Pick-Up

Connecting Circulation Spine

Bus Drop-Off/Pick-Up



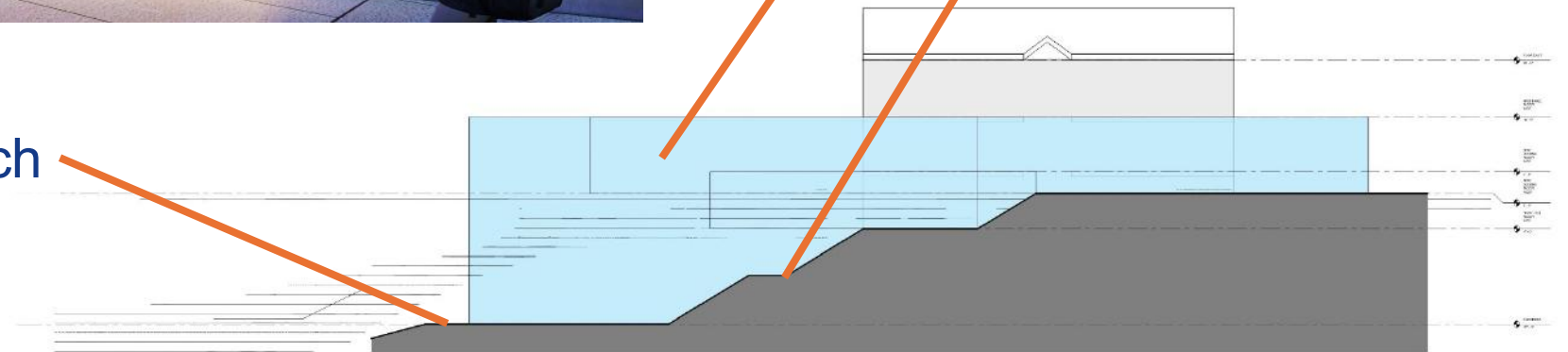
Circulation Spine + Terrace



Circulation Spine

Social Stair/
Outdoor Terrace (beyond)

Back Porch



9.23.24 Feedback: Co-Curricular Spaces

- Co-curricular and extracurricular activities can be hosted in any space at a high school. Larger events typically are held in the auditorium, cafeteria, gym and in an outdoors area like a field or stadium.
- Renovation scope for existing buildings (***includes all required Life-Safety and ADA***).
 - 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 & rebuilt**
 - 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 & rebuilt**

9.23.24 Feedback

Multiple-choice poll

Druid Hills High School Survey (1/4)

0 4 0

Does Druid Hills High School require a gym to be an adequate high school?

Yes



No



Unsure



9.23.24 Feedback

Multiple-choice poll

Druid Hills High School Survey (3/4)

0 4 0

Does Druid Hills High School require an auditorium to be an adequate high school?

Yes



No

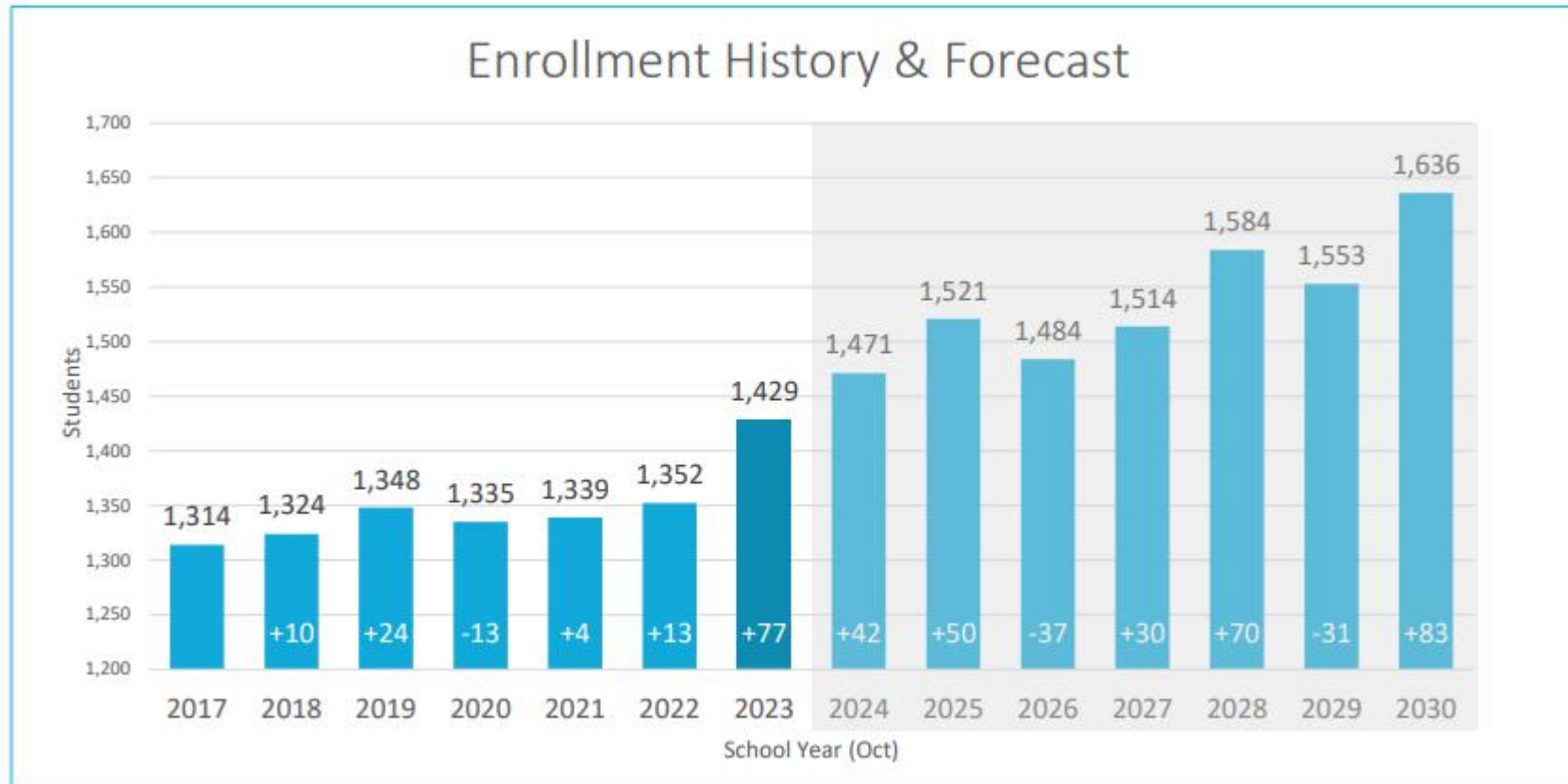


Unsure



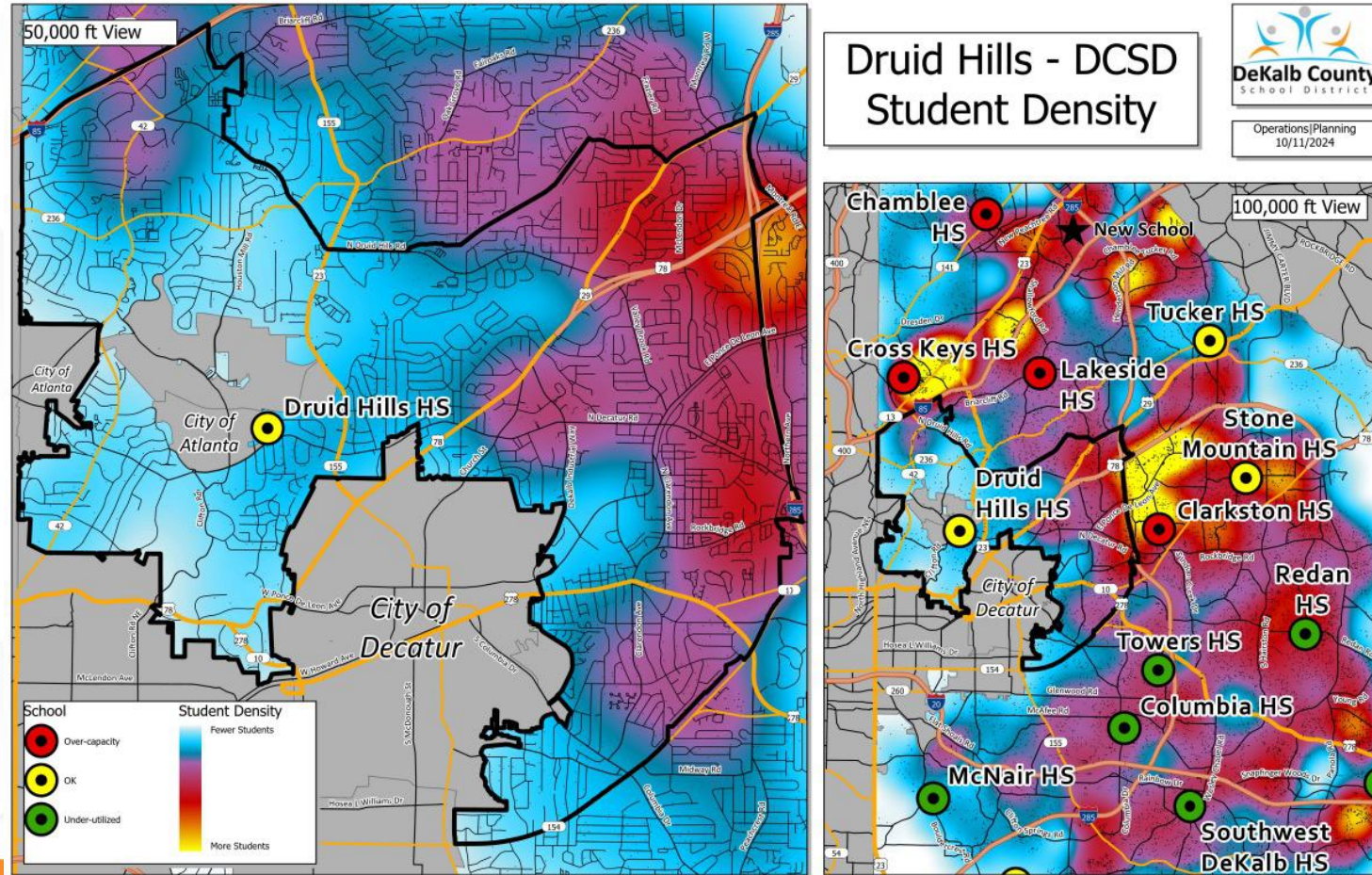
9.23.24 Feedback: Capacity and Enrollment

- Capacity at DHHS is a primary consideration in this project to ensure the modernization can sufficiently address future increases in enrollment.



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What is Student Assignment?

Student Assignment is a process that aligns the values of the community and district to assign students to schools and programs, review boundary lines, and determine school opening or closing.



TregoED helps schools confidently address big challenges. This process builds district capacity for effective, collaborative decision making.

TregoED Processes



The following slides explain definition, purpose, key steps, and reasons in which why/when each process may be used.

Click on the icons to learn more information about each process.

Situational Appraisal



PURPOSE: Address Complex Issues

Problem Analysis

Decision Analysis

Potential Problem Analysis



PURPOSE: Find Root Cause



PURPOSE: Make Data-Driven Decisions



PURPOSE: Prevent Future Problems

What is Decision Analysis?



Definition:

A systematic process for making a choice

Purpose:

To help us assess benefits and risks and arrive at the best balanced choice

Key Steps:

S

**State the
Decision**

E

**Establish &
Classify
Criteria**

L

**List
Alternatives**

E

**Evaluate
Alternatives**

C

**Consider
Risks**

T

**Trust Your
Work**

SELECT - SAMPLE



Established Criteria	Classify Criteria _ MUSTs/WANTS	Alternative 1 YMCA	Score	Alternative 2 Home Day Care	Score
Must pass a background check	M	All staff must have one to work there	Y	I will have to obtain myself	Y
Must have at least 3 years of experience	M	Most staff are established CC providers	Y	Only two staff and have been established since 1995	Y
Maximize access to another language	5	No language classes	0/0	Spanish spoken by main provider – many kids graduate fluent in Spanish	10/50
Minimize costs	7	\$450 per week	6/42	\$200 per week but must provide meals = \$350	8/56
Maximize PreK learning experiences	10	Rigorous curriculum and accredited	10/100	No curriculum but teaches general manners and PreK skills	5/50
TOTALS			142		156

Y

Broader Feedback on the future of DHHS

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Based on the information presented, what would you like the DeKalb County School District to consider for this project and Druid Hills High School's future?

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...Questions, Comments, Discussion

Thank you!