

Druid Hills High School

Modernization Project Community Meeting

Feeder Schools Presentation

Community & Faculty Meetings



September 23, 2024
October 21, 2024
November 18, 2024



Druid Hills High School
1798 Haygood Drive NE
Atlanta, GA 30307



6:00 PM - 7:30 PM



**DRUID HILLS HIGH SCHOOL
MODERNIZATION MEETINGS**

- **September 23 Community Meeting:**

- Introductions & Architects
- Modernization Project Overview
- Community Feedback

- **October 23 DHHS Faculty Meeting:**

- Modernization Project Overview
- DHHS Staff Feedback

- **October 21 Community Meeting:**

- Share Community Feedback
- Modernization Project Insight
- **TregoED** exercise helps schools confidently address big challenges. This process builds district capacity for effective, collaborative decision making.

- **November 18 Community Meeting:**

- Share Community & DHHS Faculty Feedback
- Scenarios from Feedback

- **Other Community Meeting:**

- Spring 2025

Why Are We Here

- Share existing information from the Druid Hills High School modernization meetings and scenarios
- Determine a time to meet with the feeder communities to gather feedback on the scenarios

The student assignment and planning team asked to join existing school meetings to share the updated Druid Hills High School modernization plan. We will plan a more formal meeting this spring, but we wanted to share information as meetings were happening in the cluster.

Requirements for Site Use as a School

- The information that has been presented thus far.
 - **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.

Scenarios

- Scenario 1
 - Modernize: Bring up to code on the current DHHS site. (~\$80M)
- Scenario 2
 - Modernize and Build: Add additional classrooms (IU-Instructional Units) on the current DHHS site to get to 1600 student capacity. (~\$125M)
- Scenario 3
 - Move: The neighborhood HS goes to an alternative site. (~\$200M)
 - DHHS site will still be modernized for some type of instructional use, per GaDOE requirements.

Scenario 1

Modernize:

Bring Up to Code on the Current DHHS Site

Modernization Proposed Site Plan

Gym (upper)
Cafeteria (lower)

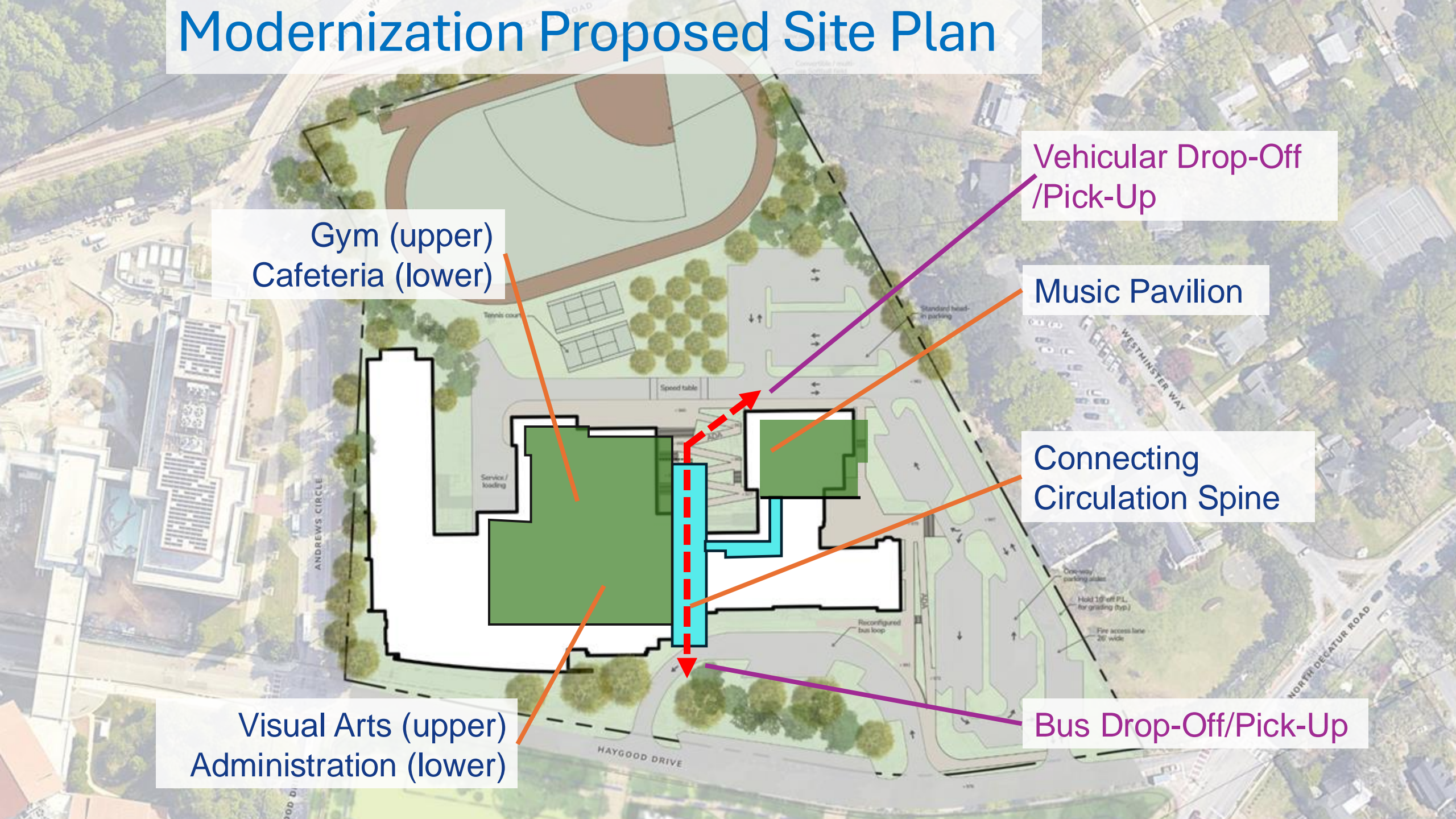
Vehicular Drop-Off
/Pick-Up

Music Pavilion

Connecting
Circulation Spine

Visual Arts (upper)
Administration (lower)

Bus Drop-Off/Pick-Up



Modernization Proposed Site Plan

New Tennis Courts

Multi-Purpose Athletic Field with Track

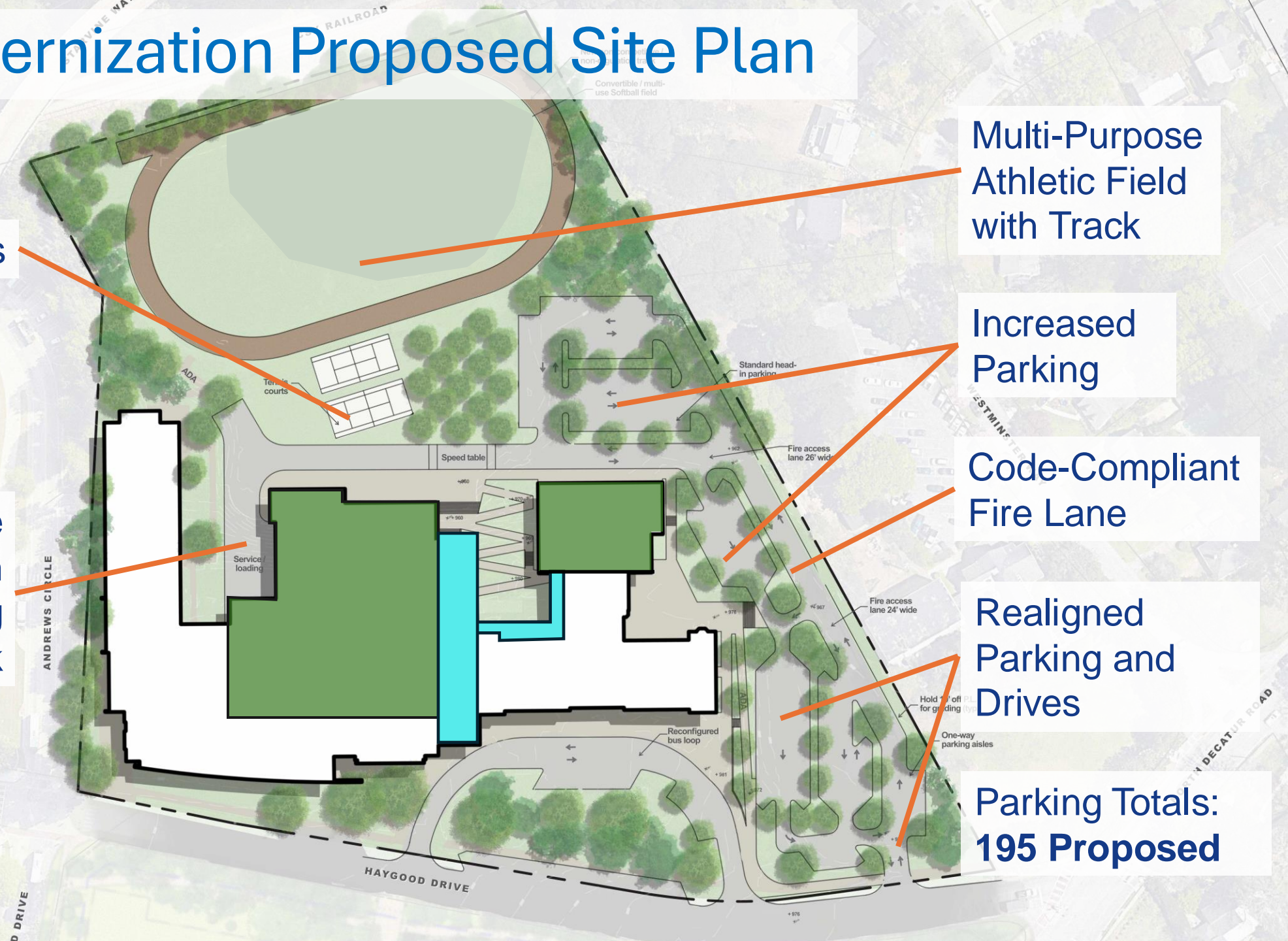
Increased Parking

Code-Compliant Fire Lane

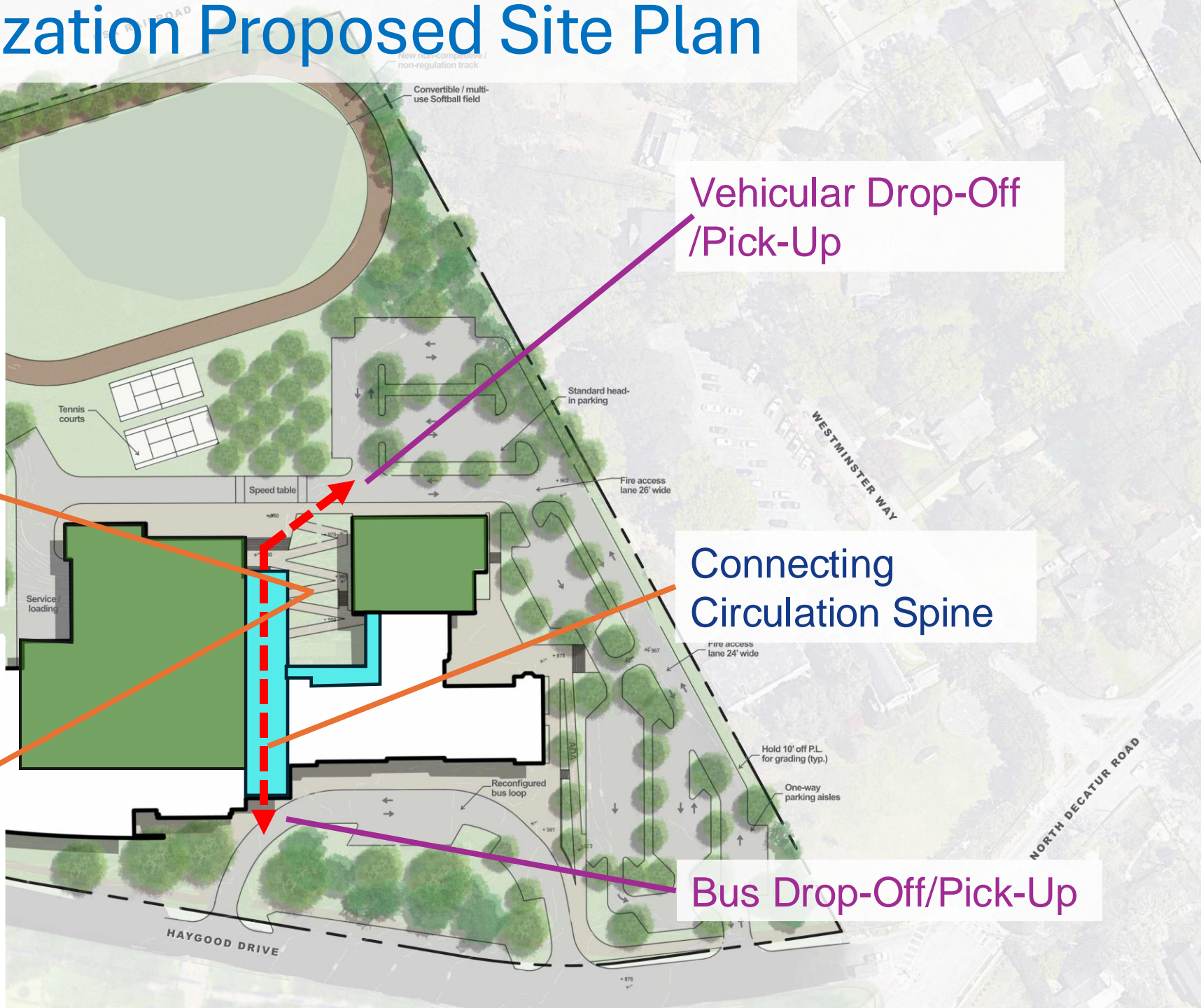
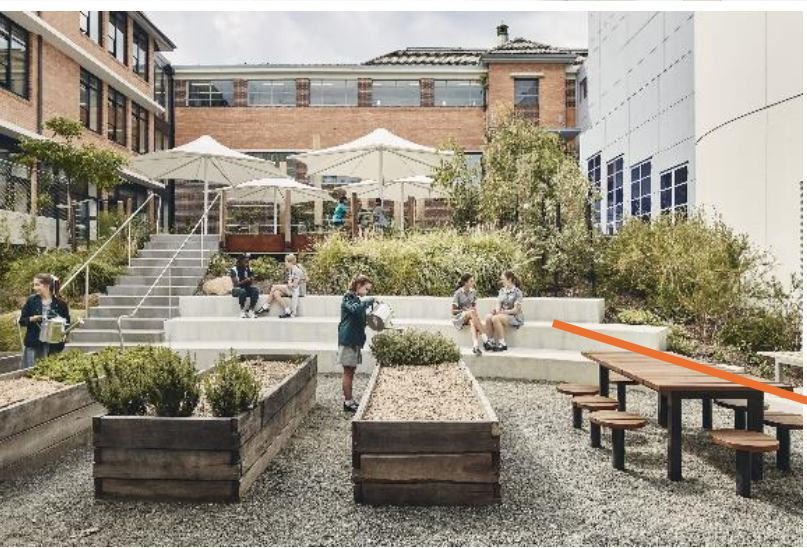
Service Drive with 4' Loading Dock

Realigned Parking and Drives

Parking Totals:
195 Proposed



Modernization Proposed Site Plan



Vehicular Drop-Off/Pick-Up

Connecting Circulation Spine

Bus Drop-Off/Pick-Up

Estimated Costs – 1,200 Students

Existing Facility:

Total Buildings	170,938	SF
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:

Total Existing Buildings	126,963	SF		\$28,279,475
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
Total Additions	78,280	SF	@ 500 / SF =	\$39,140,000
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		
Total Buildings	205,243	SF		\$67,419,475
Sitework				\$12,500,000
TOTAL CONSTRUCTION COST				\$79,919,475

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

Scenario 2

Modernize And Build:

Add Additional Classrooms on the Current DHHS Site to get to 1600 Student Capacity

Modernize AND Build Additional Classrooms (IUs) on the Current DHHS Site

- Adding space for 1600 students
- Adding space does not exist in isolation. To meet state minimum guidelines, an increase other buildings (cafeteria, gym, etc.) **has to occur** proportionately as well.
- In the \$125M range
- **Will require a trade off**, such as parking space or field space.

FTE	IU	Total SF	Cafeteria	Media Center
1,125	60	170,938	7,285 SF	4,575 SF
1,200	64	182,400	7,571 SF	4,800 SF
1,300	68	193,800	7,952 SF	5,100 SF
1,400	74	210,900	8,833 SF	5,400 SF
1,458	78	220,300	9,054 SF	5,550 SF
1,600	84	239,400	10,094 SF	5,925 SF

Existing Total SF
Existing Media Center
Existing IUs

Existing Cafeteria

Current FTE

NEW SCENARIO

SCENARIO WITH 1,600 Students

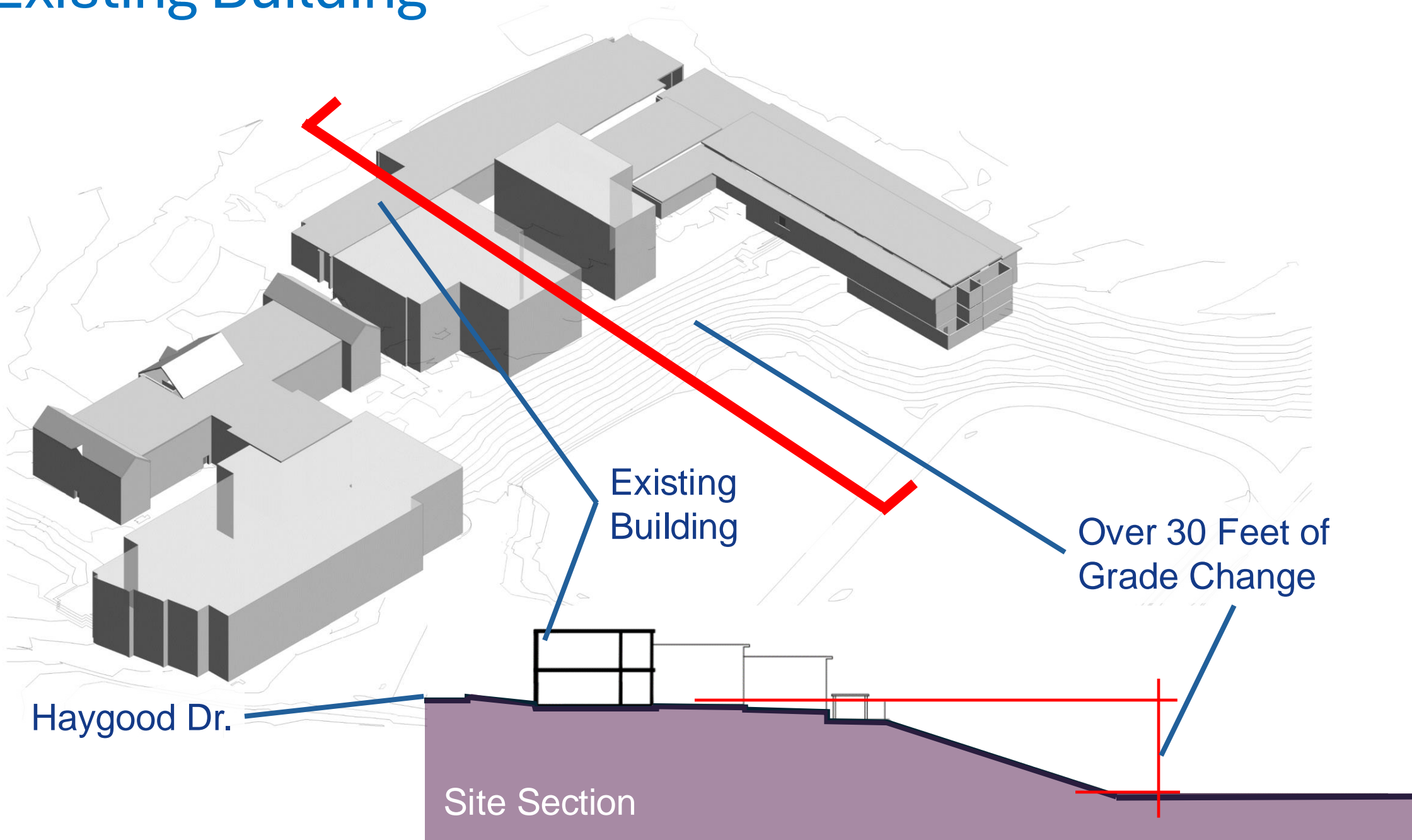
- **Instructional Units** increase from **64** to **84**
- **Total Building Area** increases by approximately **60,000** square feet
- **Cafeteria** increases from **7,952** to **10,094** square feet
- **Media Center** increases from **4,800** to **5,925** square feet, which triggers replacement.
- Small size of **Auditorium*** will be exacerbated, but replacement of historic space is not recommended.

** Not in violation of Georgia BOE recommendations.*

Existing Conditions



Existing Building



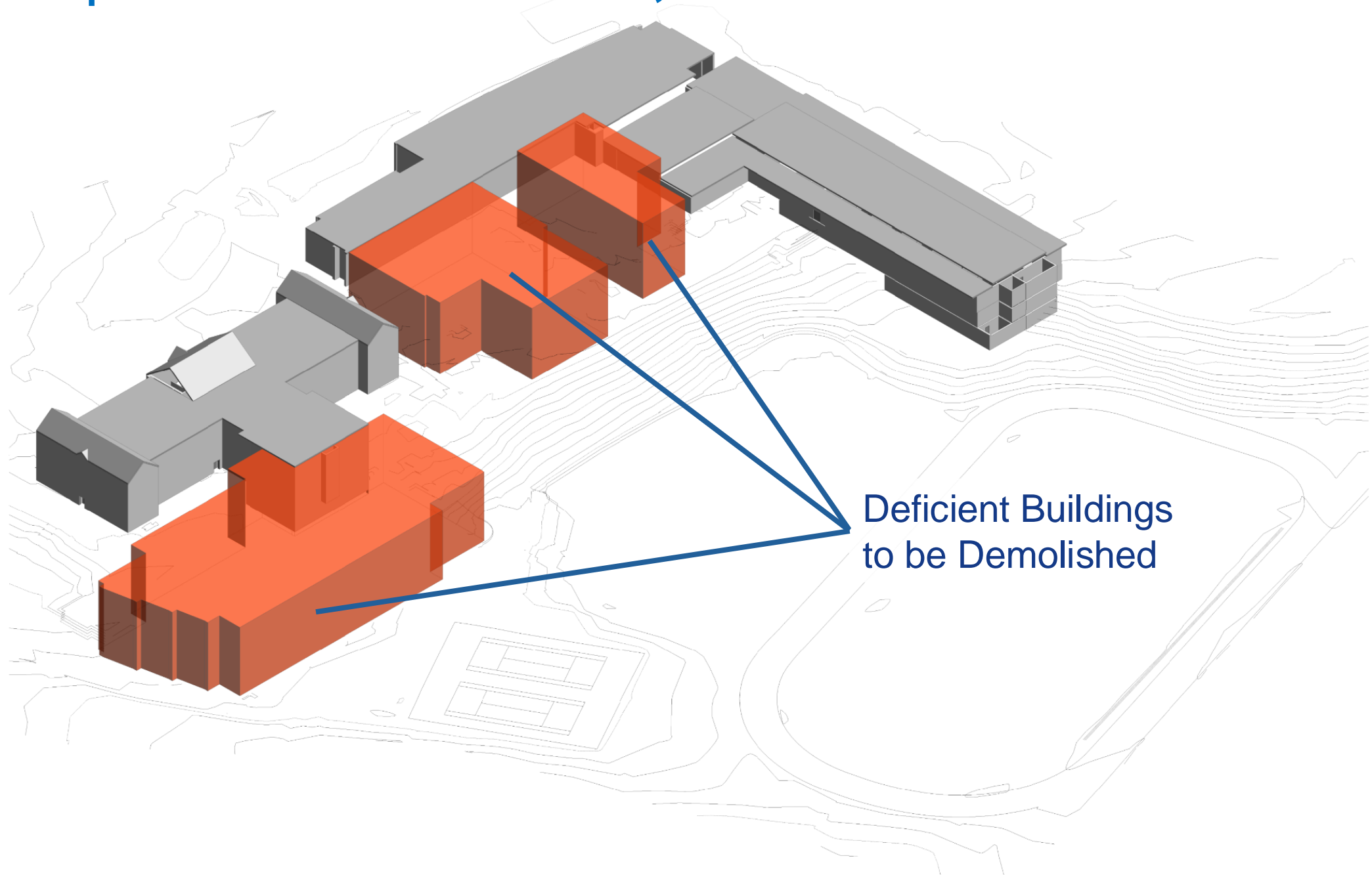
Existing Building

Over 30 Feet of Grade Change

Haygood Dr.

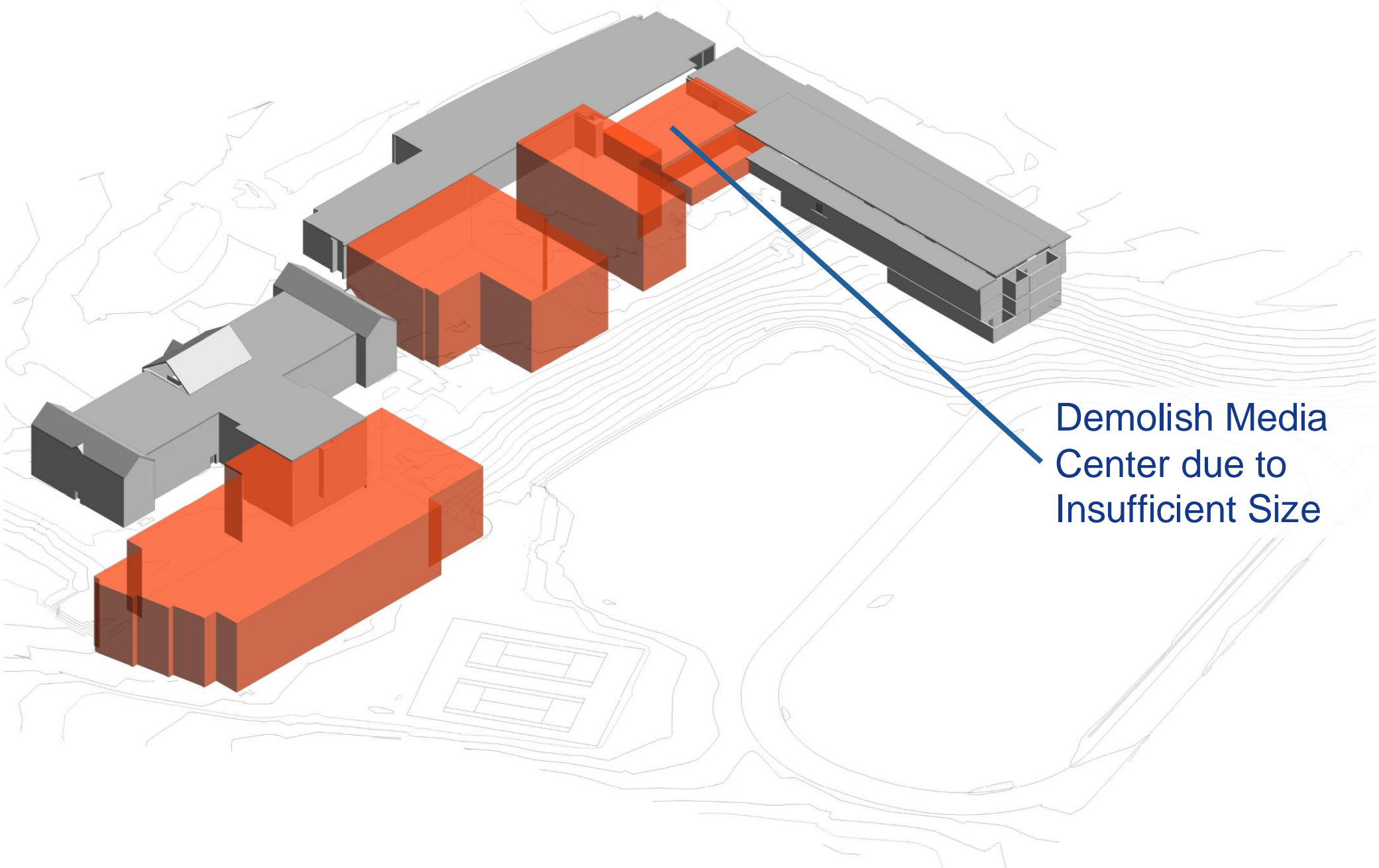
Site Section

Proposed Demolition: 1,200 Students



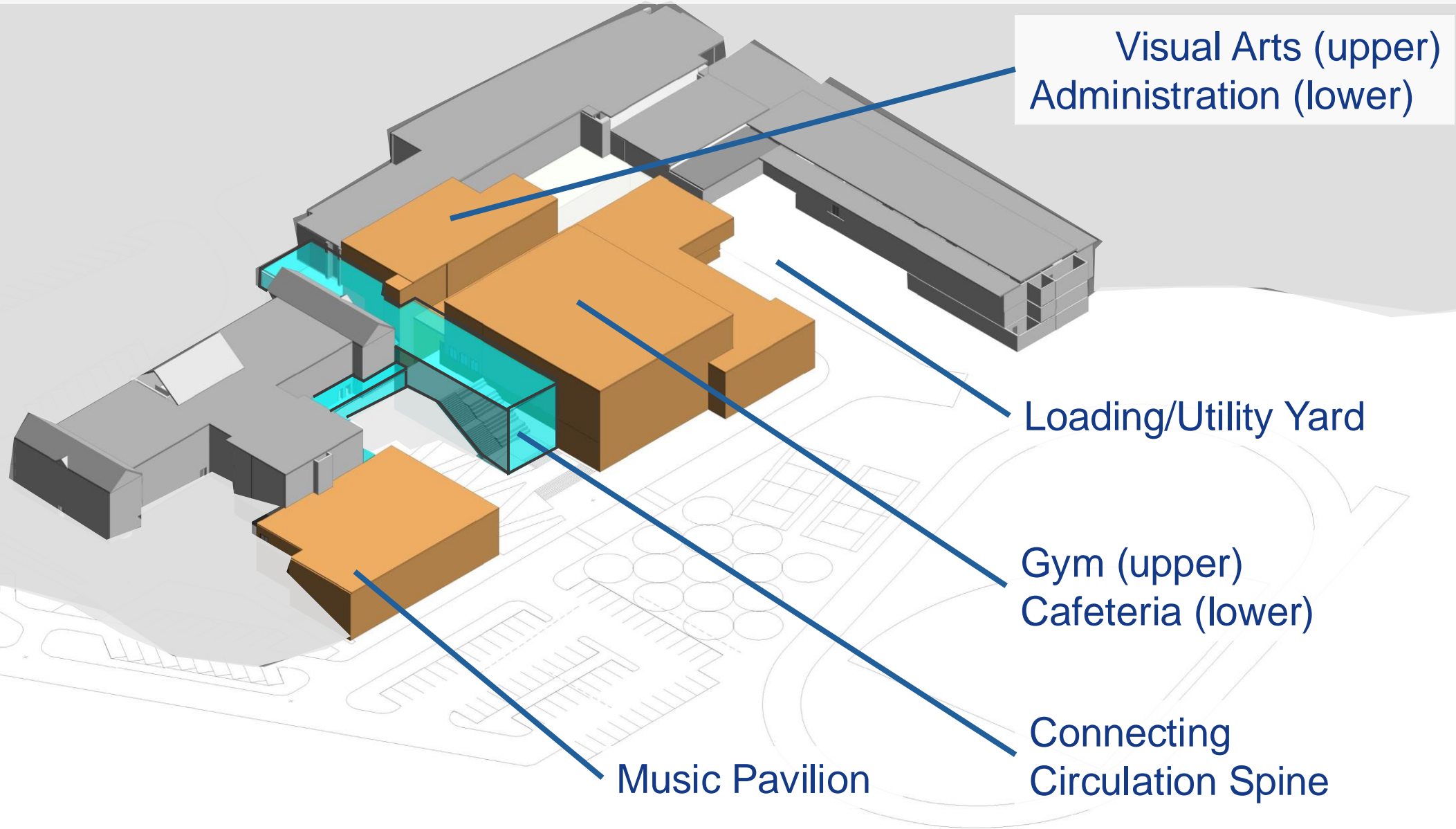
Deficient Buildings
to be Demolished

Proposed Demolition: 1,600 Students

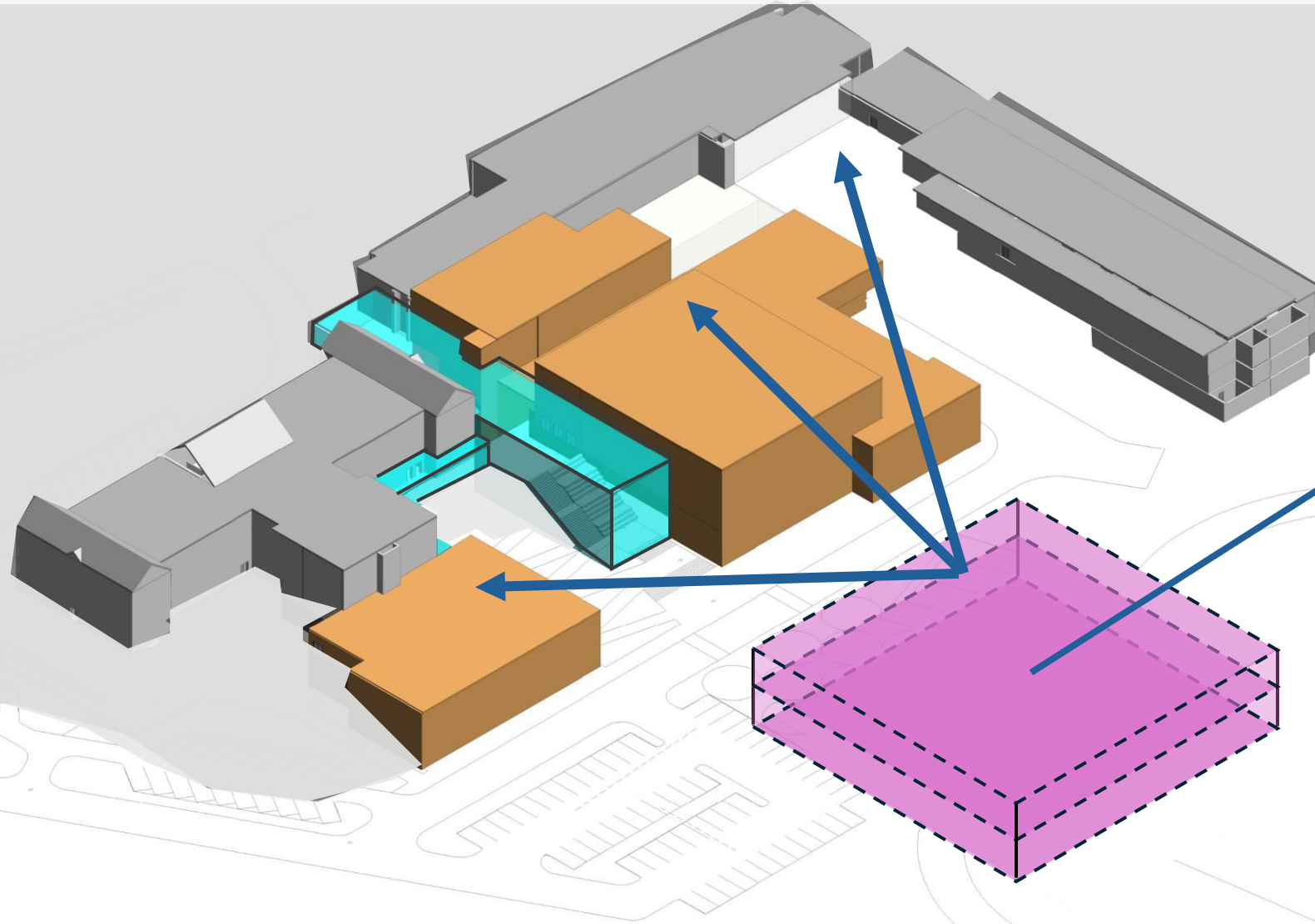


Demolish Media Center due to Insufficient Size

Proposed Solution: 1,200 Students



Proposed Solution: 1,600 Students



Must Provide
Additional
+/- 60,000 square feet
of Space to Project

Estimated Costs – 1,600 Students

Existing Facility:

Total Buildings	170,938	SF
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:

Total Existing Buildings	92,445	SF		\$17,686,125
Building 5010	61,305	SF	@ 225 / SF =	\$13,793,625
Building 5011	0	SF		
Building 5020	0	SF		
Building 5021	0	SF		
Building 5030	0	SF		
Building 5040	31,140	SF	@ 125 / SF =	\$3,892,500
Total Additions	169,560	SF	@ 500 / SF =	\$84,780,000
Classrooms	64,000	SF		
Commons	19,000	SF		
Music	3,860	SF		
Art	3,600	SF		
Administrative Suite	3,800	SF		
Gymnasium	22,950	SF		
CTAE Lab	3,950	SF		
Circulation	38,000	SF		
Restrooms	5,400	SF		
Mechanical/Electrical	5,000	SF		
Total Buildings	262,005	SF		\$102,466,125
Sitework				\$12,500,000
TOTAL CONSTRUCTION COST				\$114,966,125

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	To be demolished								
Building 5021	To be demolished								
Building 5030	To be demolished								
Building 5040			X				X	X	X

Scenario 3

Move:

The Neighborhood HS Goes to an
Alternative Site

Move the Neighborhood HS to a Different Site

- This could be either a swap or a new build.
- A swap would be relocating DHHS as a neighborhood HS to an existing DCSD building and modernizing to meet or exceed state minimum requirements.
 - Shorter timeline.
- A new build would require building from the ground up at property DCSD already owns.
 - Longer timeline.
- With either scenario, the DHHS will still have to be modernized, but the scope could be less depending on programming and SAP recommendations.

Move the Neighborhood HS to a Different Site



- DHHS Site is 11.3 Acres, the smallest site for a high school that DCSD owns.
- The average DCSD high school is 38.33 acres.

Feedback

Please review the information and scenarios to provide your feedback.

