DRUID HILLS HIGH SCHOOL

MODERNIZATION REPORT

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LORD AECK SARGENT

TABLE OF CONTENTS

EXECUTIVE SUMMARY

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:

1. Main three-story building **(5010)** completed in 1927 as a complete secondary school.

2. A two-story gymnasium and performing arts addition **(5011-A)** was attached to the rear of the auditorium. We found no record of the completion date, and we estimate the 1940s. The gymnasium included a multi-function interior area for physical activity that included a small basketball court.

3. A single-story building including a library and classroom building **(5020)** was completed in 1950 at the western edge of the property.

4. A three-story addition **(5021)** to the 1950 building was completed in 1953 as an extension toward the rear of the property along the western property line. The top floor matches the single floor of the existing building, with two addition floors below as the topography falls toward the rear of the site.

5. A single-story cafeteria building **(5030)** was added between the main building (5011) and the library/classroom building (5020/5021) in 1961.

6. A two-story building **(5011-B)** containing a competition gymnasium with athletic support spaces below was added to the east side of 5011-A in 1965. An access easement agreement was established with Emory Presbyterian Church so that a portion of the church property could be used to allow an access drive to pass between the northeastern corner of the new addition.

7. A two-story science addition **(5040)** was competed in 2010 attached to the front faces of 5030 and 5020.

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.

This Modernization Report is the first step in the study for the Modernization of Druid Hills High School. This document is a tool to understand issues with the current facility and inform the subsequent process of developing plans to modernize the facility.

DRUID HILLS HIGH SCHOOL

MODERNIZATION REPORT

The Modernization Report catalogs facility deficiencies in the current facility. Deficiencies are classified as follows:

- **Tier 1** includes deficiencies in compliance with the published standards of the Georgia Board of Education.
- **Tier 2** includes deficiencies in compliance with all other relevant codes from authorities having jurisdiction (AHJs) over the facility. AHJ requirements include the family of International Building Codes and National Fire Protection Association codes adopted by the State of Georgia and development and zoning codes enacted by Dekalb County.
- **Tier 3** includes deficiencies in compliance with the Dekalb County School District standards for new high school facilities. Issues related to the age or condition of building materials, elements, or systems are placed in this tier.

The tiers are not a ranking of priorities. They are intended to categorize issues according to compliance type.

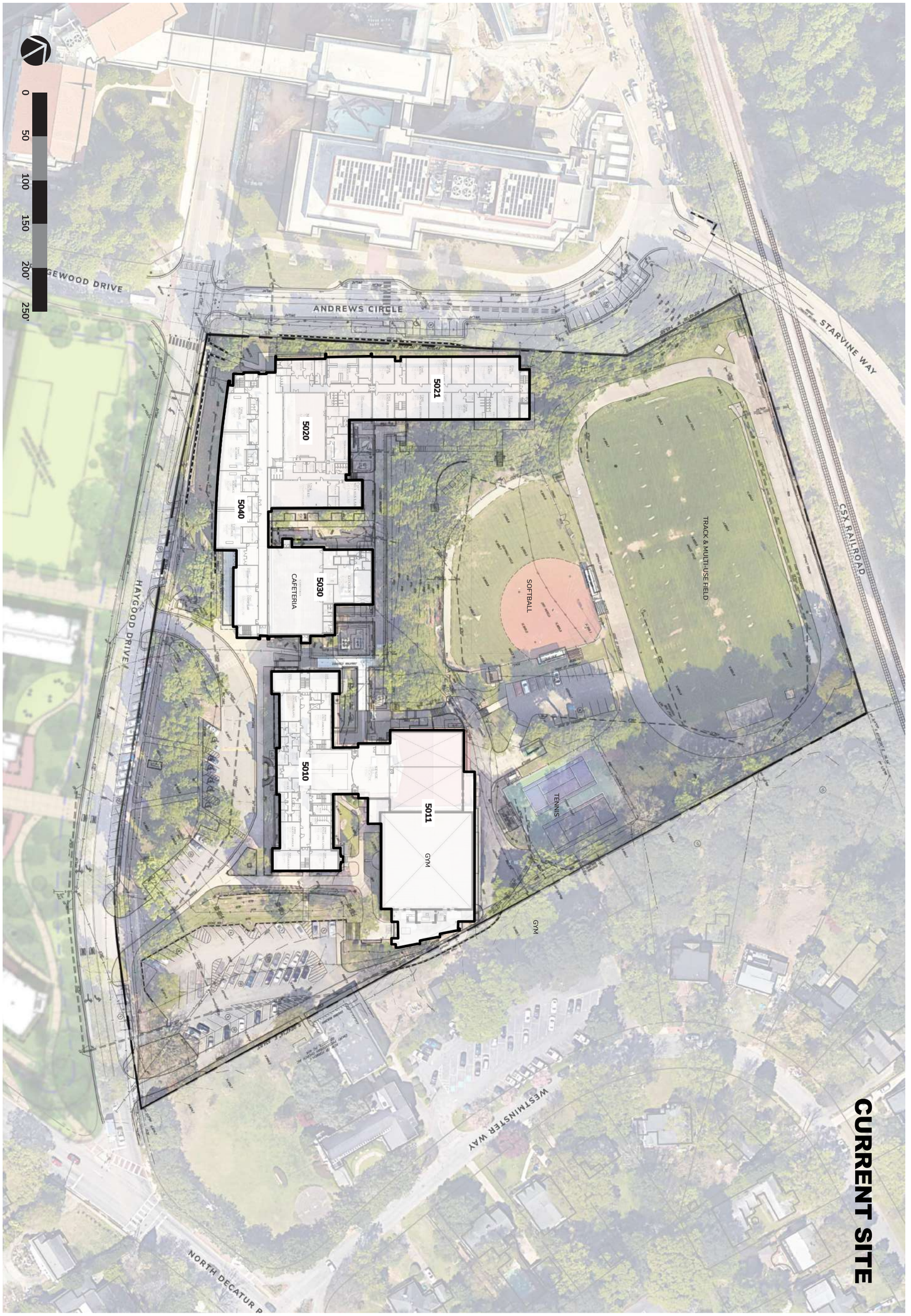
MOST CRITICAL ISSUES

In addition to the typical modernization of materials and systems, the following are of the most critical issues unique to the facility at Druid Hills High School:

- **FTE, Total Area, and Instructional Units:** Due to limited capacity of the existing facility and site, with no expansion included as part of the project, modernization will plan for 1,200 FTE as the basis of design.
- **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:** In addition to #2, 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.
- **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.
- **Service access for Kitchen:** The only access for deliveries to the kitchen is by hand truck from the entrance drive. Trask 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.
- **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.

SITE PLANS

- Current Site
- Fire and Emergency Access Deficiencies
- Site Accessibility Deficiencies
- Site Circulation and Access
- Existing Conditions Life Cycle
- Utility Infrastructure – Storm
- Utility Infrastructure – Water
- Utility Infrastructure – Sewer
- Utility Infrastructure – Electric & Telecom
- Utility Infrastructure – Gas



CURRENT SITE

DRUID HILLS HIGH SCHOOL

MODERNIZATION REPORT

FINAL **March 6, 2024**

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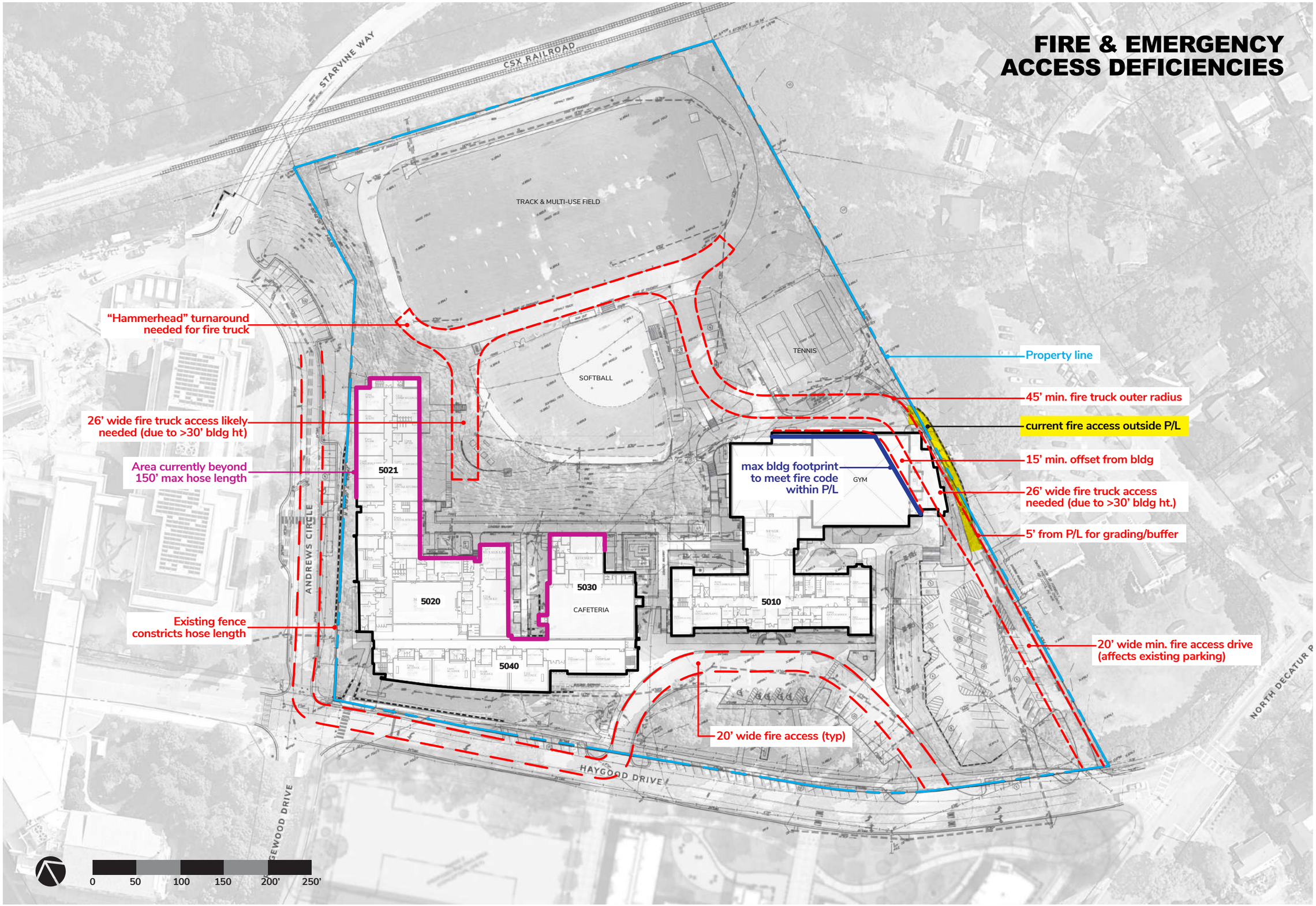
FIRE & EMERGENCY ACCESS DEFICIENCIES



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DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT

SITE ACCESSIBILITY DEFICIENCIES

CATEGORIES

STAIRS

RAMPS & WALKWAYS

FALL PROTECTION

5021

stairs lack intermediate landings and handrails

stairs lack handrails, wall lacks guardrail

wood ramp nearing end of life

5020

cross-slopes exceed max

5030

fall hazard, lacks guardrail

CAFETERIA

walkways exceed max. slope, lack handrails

trip hazard

5040

SOFTBALL

TENNIS

5011

GYM

trip hazard

stairs lack handrails, landings exceed max. slope

ramp exceeds max slope

trip hazards

ramps exceed max. slope, no handrails

5010

walkway exceeds max slope, lacks handrails

cross-slope exceeds max

walkway exceeds max slope, lacks handrails

Guardrail heights below min, openings exceed max

guardrail openings exceed max.

monumental stair lacks handrails (assume it is a fire egress route)

walkway exceeds max slope, lacks handrails and landings

walkway exceeds max. slope, lacks handrails, lacks landings

trip hazard

ANDREWS CIRCLE

HAYGOOD DRIVE

0 30 60 90 120 150’

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DRUID HILLS HIGH SCHOOL

MODERNIZATION REPORT

FINAL March 6, 2024

EXHIBIT C-2.0
SITE CIRCULATION AND ACCESS

LEGEND

COMPLIANCE

SITE LOGISTICS

NOTE: REFERENCE FIRE & EMERGENCY ACCESS DEFICIENCIES AND SITE ACCESSIBILITY DEFICIENCIES EXHIBITS FOR ADDITIONAL DETAILS

CSX RAILROAD

ANDREWS CIRCLE

WESTMINSTER WAY

HAYGOOD DRIVE

5021

5020

5030

5040

5010

5011

TRASH COMPACTOR
-POOR APPROACH FOR SERVICE
-FAR FROM BUILDING

LIMITED / RESTRICTED TURN AROUND AREA FOR DELIVERIES AND CIRCULATION

SHARED ACCESS DRIVE FOR SERVICES / STUDENT DROP OFF

PARKING SPACES SIGNIFICANTLY BELOW DCSD REQUIREMENTS

DRIVE AISLES INSUFFICIENT WIDTH

BUS DROP-OFF
-PARKING WITHIN BUS LOOP

STUDENT DROP-OFF / MAIN PARKING EXIT INSUFFICIENT: RADII, WIDTHS, SPACING

STUDENT DROP-OFF / MAIN PARKING ENTRANCE INSUFFICIENT: RADII, WIDTHS, SPACING

NO DEDICATED LOADING DOCK, DELIVERIES DROPPED OFF ALONG BUS LOOP

BUS DROP-OFF EXIT
-RADII UNDERSIZED

BUS DROP-OFF EXIT
RADII UNDERSIZED

PARKING ALONG RIGHT-OF-WAY CAUSES HAZARDS AND CONGESTION

E&A
EBERLY & ASSOCIATES

-100 0 50 100

(IN FEET)
1 INCH = 100 FT.

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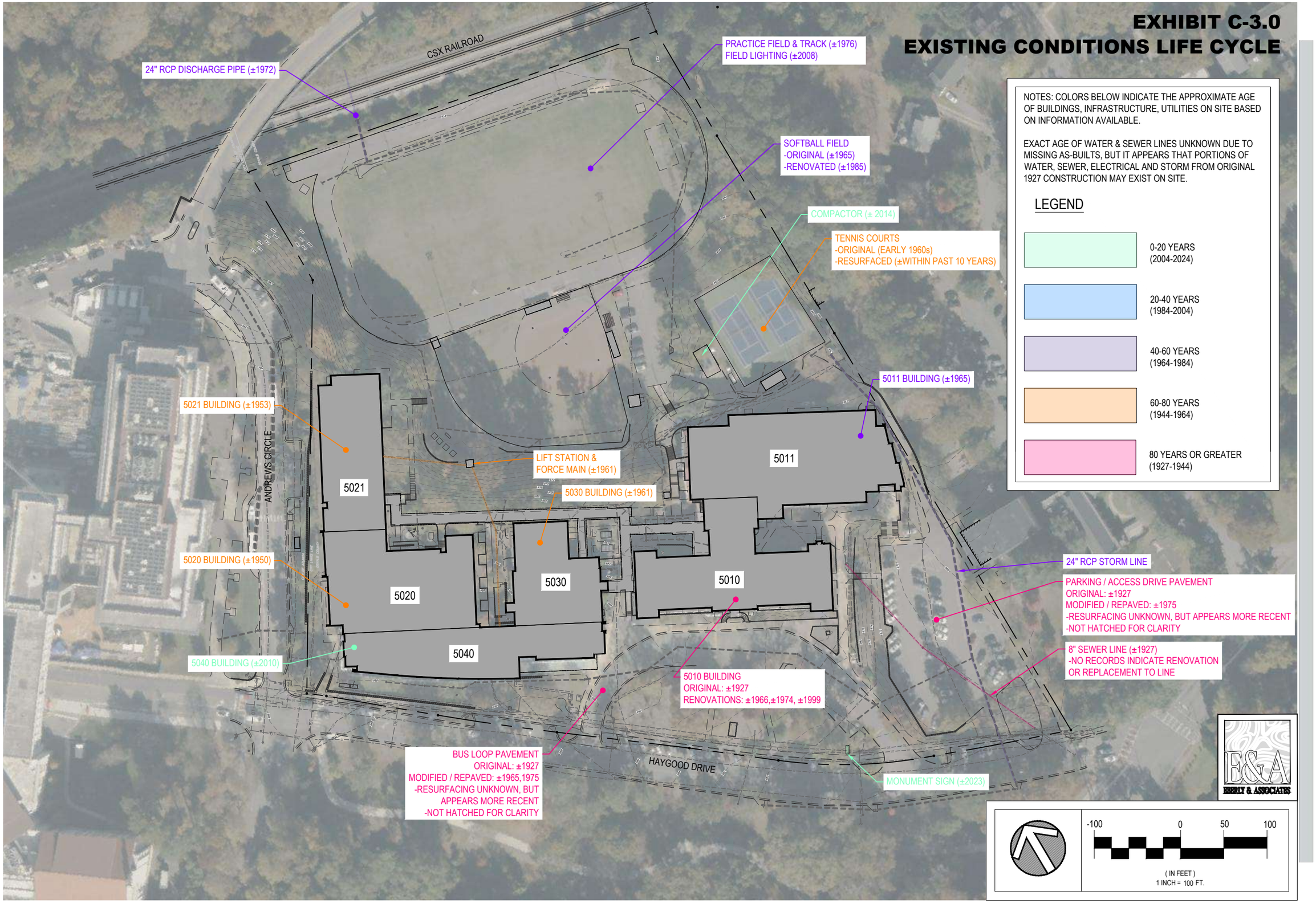
FINAL March 6, 2024

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT

EXHIBIT C-3.0
EXISTING CONDITIONS LIFE CYCLE



NOTES: COLORS BELOW INDICATE THE APPROXIMATE AGE OF BUILDINGS, INFRASTRUCTURE, UTILITIES ON SITE BASED ON INFORMATION AVAILABLE.

EXACT AGE OF WATER & SEWER LINES UNKNOWN DUE TO MISSING AS-BUILTS, BUT IT APPEARS THAT PORTIONS OF WATER, SEWER, ELECTRICAL AND STORM FROM ORIGINAL 1927 CONSTRUCTION MAY EXIST ON SITE.

LEGEND

- 0-20 YEARS (2004-2024)
- 20-40 YEARS (1984-2004)
- 40-60 YEARS (1964-1984)
- 60-80 YEARS (1944-1964)
- 80 YEARS OR GREATER (1927-1944)

E&A EBERLY & ASSOCIATES

-100 0 50 100

(IN FEET)
1 INCH = 100 FT.

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EXHIBIT C-4.0
UTILITY INFRASTRUCTURE - STORM

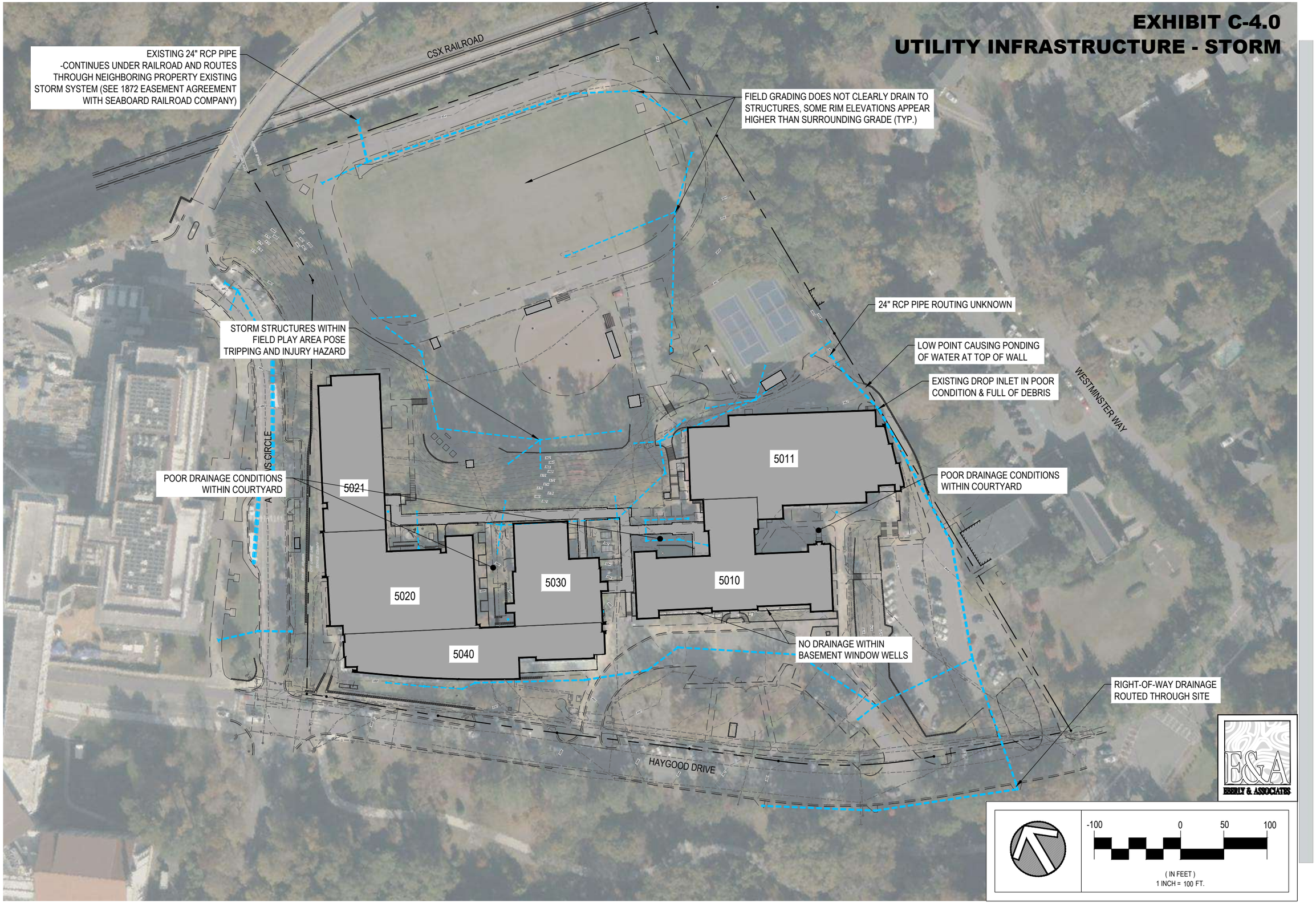

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EXHIBIT C-5.0
UTILITY INFRASTRUCTURE - WATER

CSX RAILROAD

IRRIGATION BOX

WESTMINSTER WAY

EXISTING 3" DOMESTIC WATERLINE CONNECTION

ANDREWS CIRCLE

5021

5011

5020

5030

5010

5040

EXISTING 3" DOMESTIC WATERLINE CONNECTION

EXISTING 3" DOMESTIC METER

EXISTING FIRE HYDRANT (OFF SITE)

EXISTING 8" FIRE VAULTS, FDC & PIV

HAYGOOD DRIVE

EXISTING FIRE HYDRANT

DEKALB COUNTY PUBLIC WATERMAIN

-100 0 50 100

(IN FEET)
1 INCH = 100 FT.

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EXHIBIT C-5.1
UTILITY INFRASTRUCTURE - SEWER

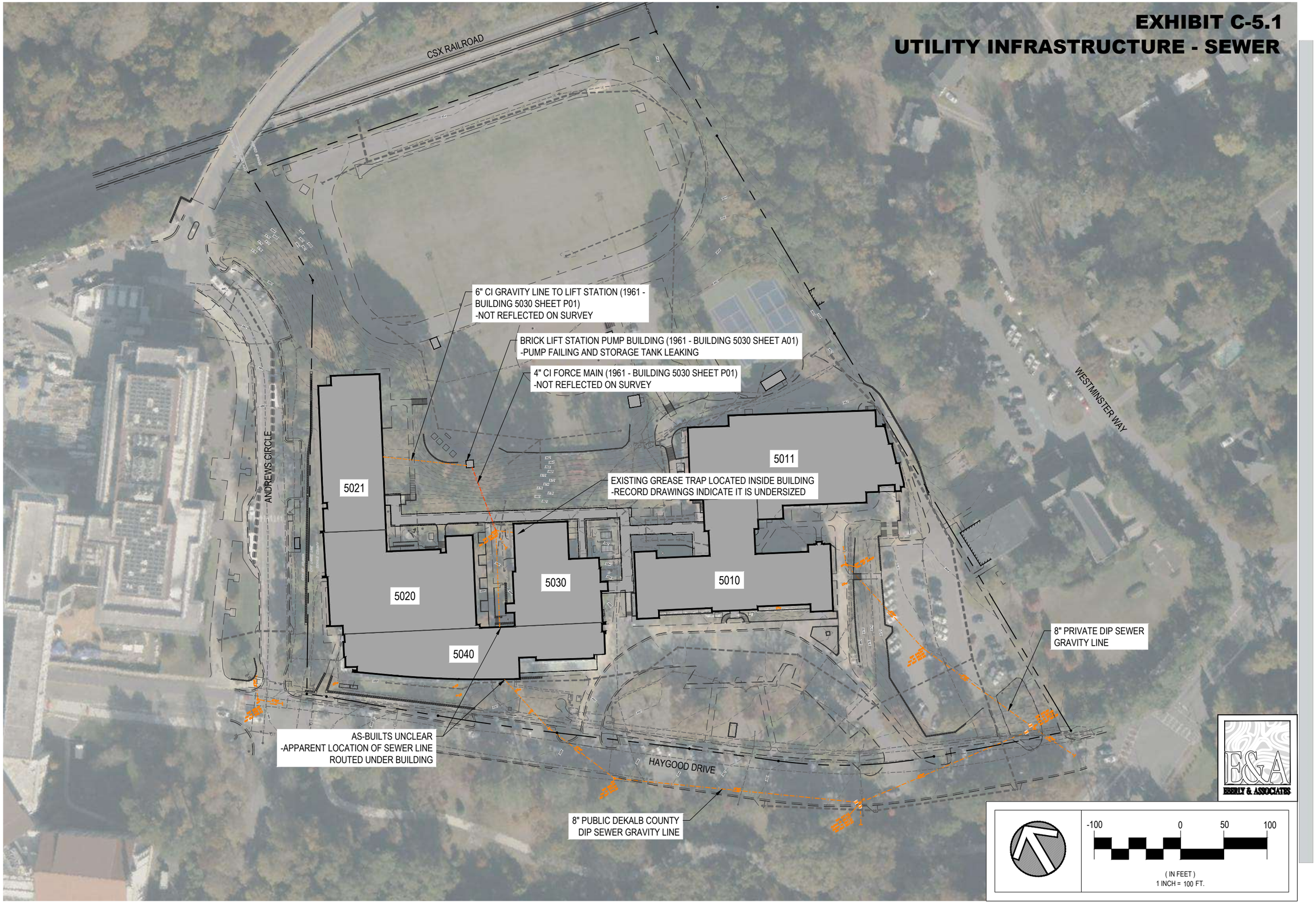

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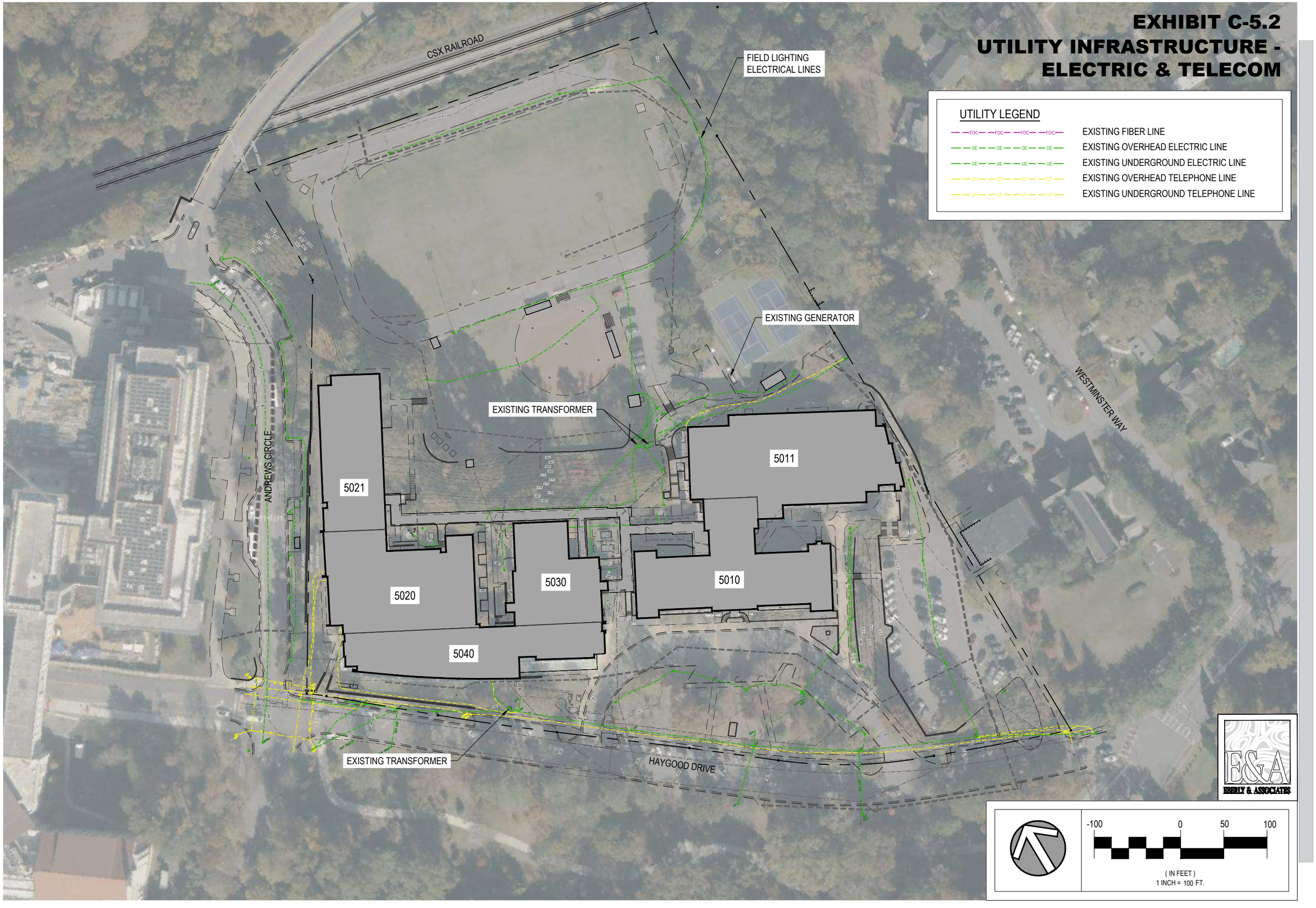
EXHIBIT C-5.2
UTILITY INFRASTRUCTURE - ELECTRIC & TELECOM



UTILITY LEGEND

- EXISTING FIBER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE

E&A EBERLY & ASSOCIATES

-100 0 50 100

(IN FEET)
1 INCH = 100 FT.

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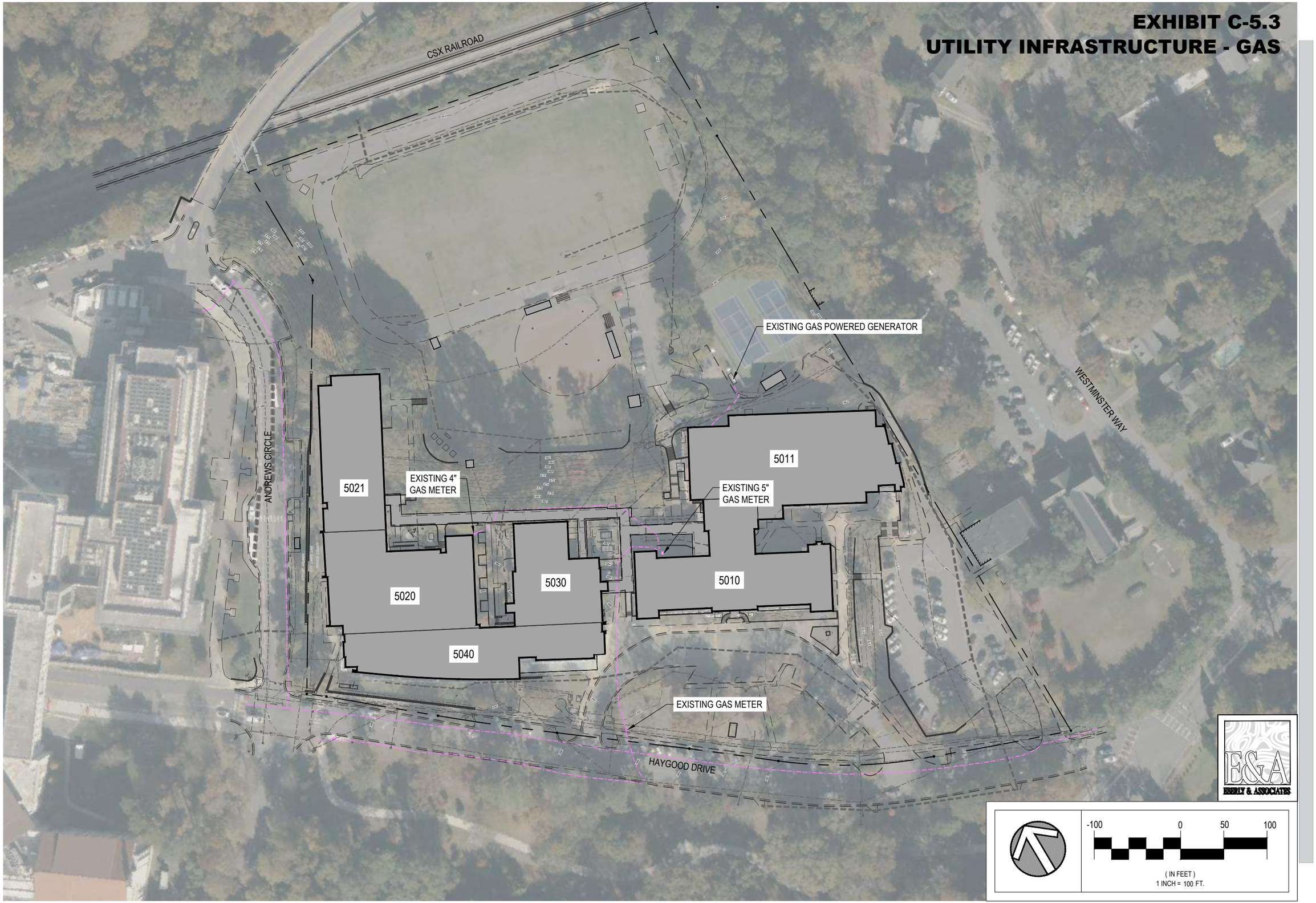
MODERNIZATION REPORT

EXHIBIT C-5.3
UTILITY INFRASTRUCTURE - GAS



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MODERNIZATION REPORT

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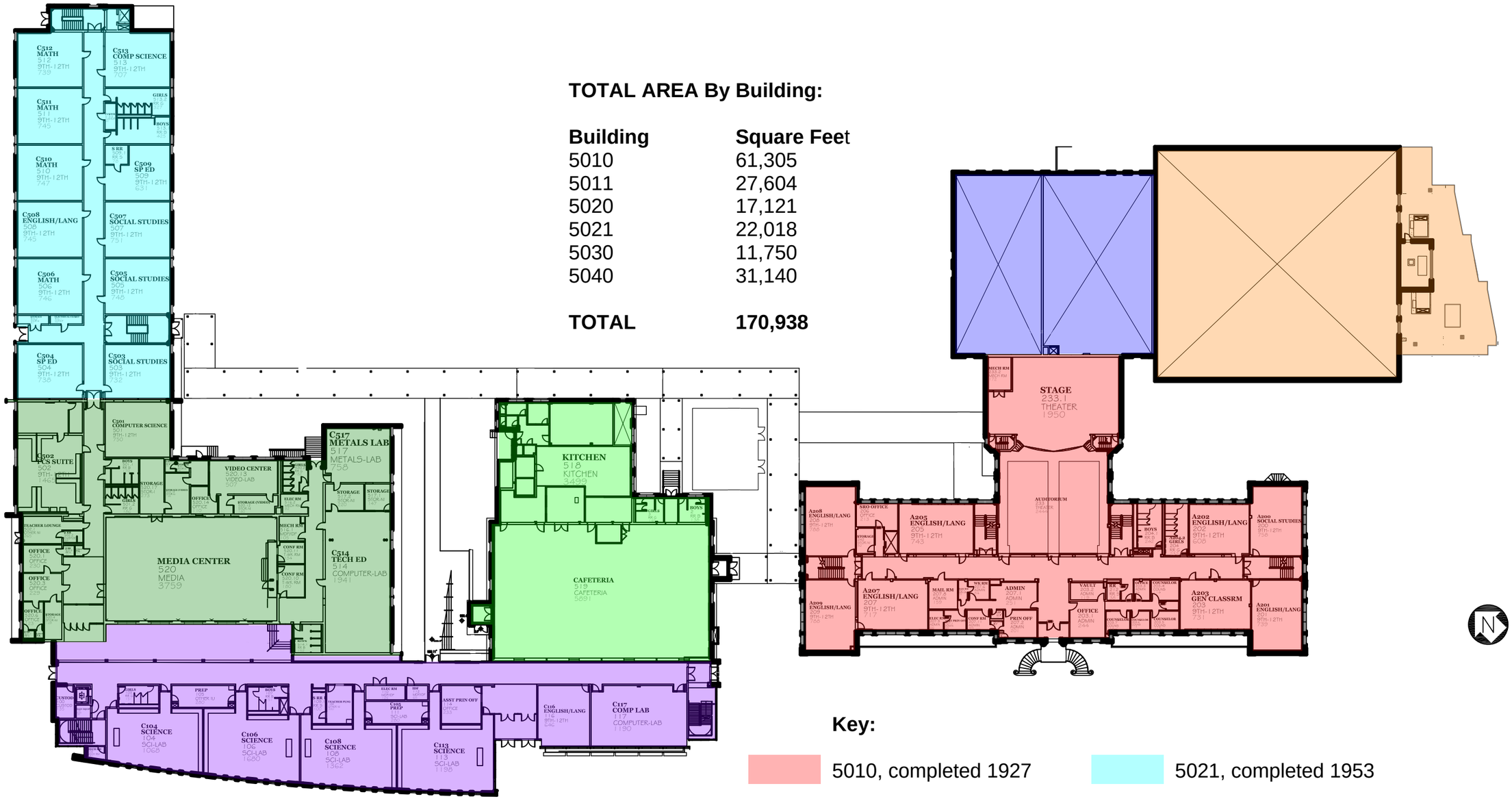
FLOOR PLANS

- Total Area
- Current Floor Plans
- Current Instructional Units
- Deficiencies with Area Size Requirements
- Deficiencies with Toilet Count Requirements

TOTAL AREA By Building:

Building	Square Feet
5010	61,305
5011	27,604
5020	17,121
5021	22,018
5030	11,750
5040	31,140
TOTAL	**170,938**



Key:

- 5010, completed 1927
- 5011-A, completed 1940s
- 5011-B, completed 1965
- 5020, completed 1950
- 5021, completed 1953
- 5030, completed 1961
- 5040, completed 2010

FIRST FLOOR LEVEL
Campus - All Buildings

Total Area

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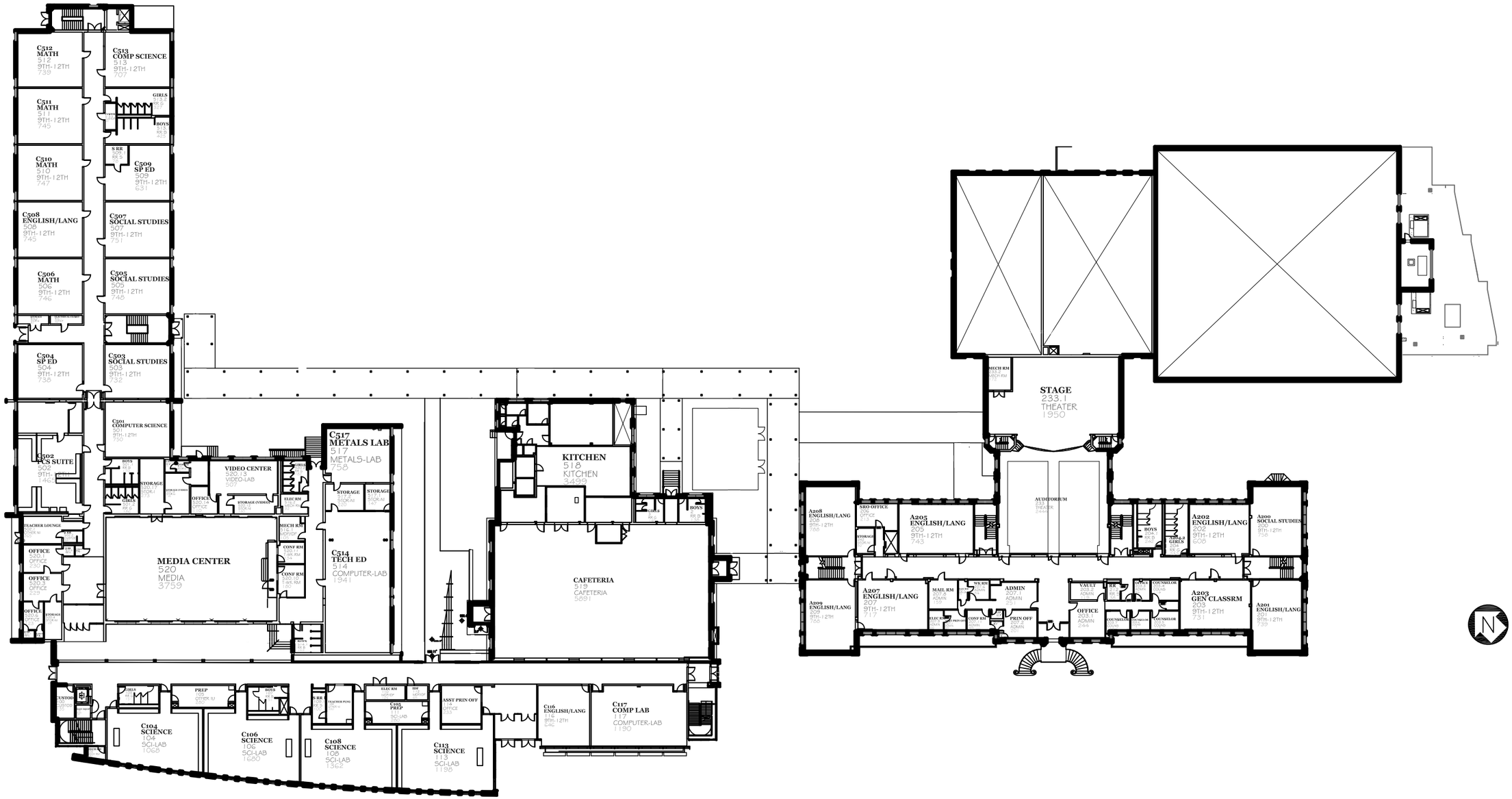

Base Drawings - Floor Plans

FIRST FLOOR LEVEL
Campus - All Buildings

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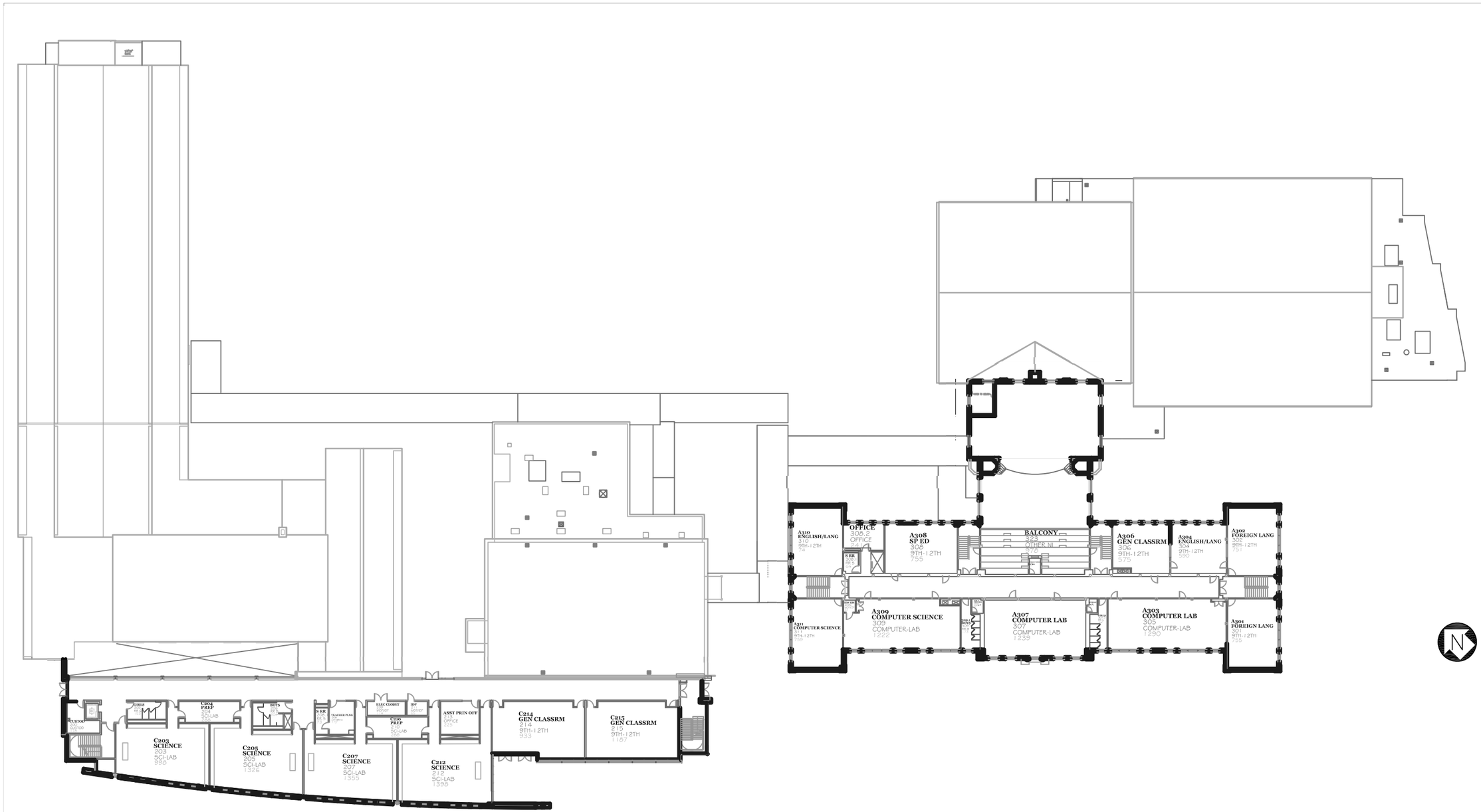

Base Drawings - Floor Plans

SECOND FLOOR LEVEL
Campus - All Buildings

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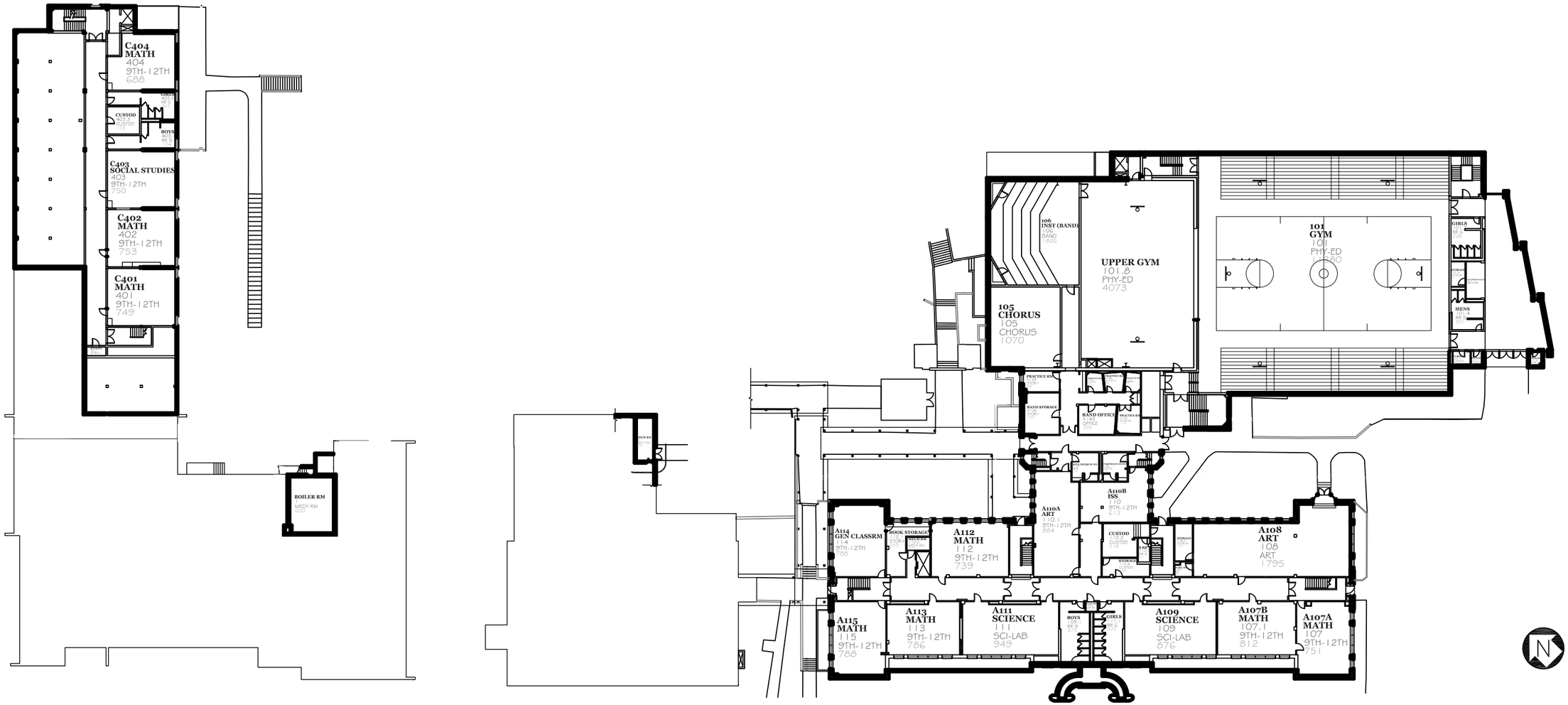

Base Drawings - Floor Plans

GROUND FLOOR LEVEL
Campus - All Buildings

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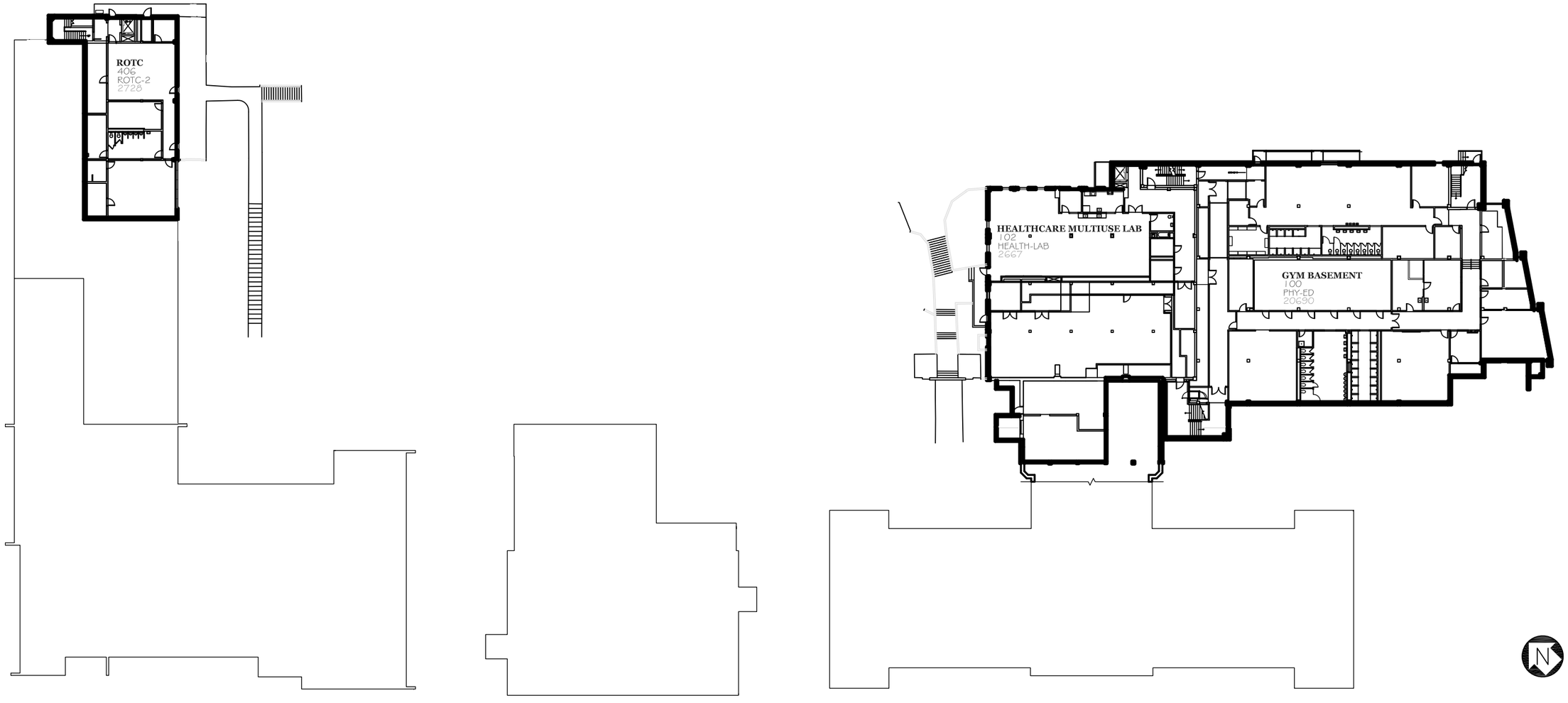

Base Drawings - Floor Plans

BASEMENT FLOOR LEVEL
Campus - All Buildings

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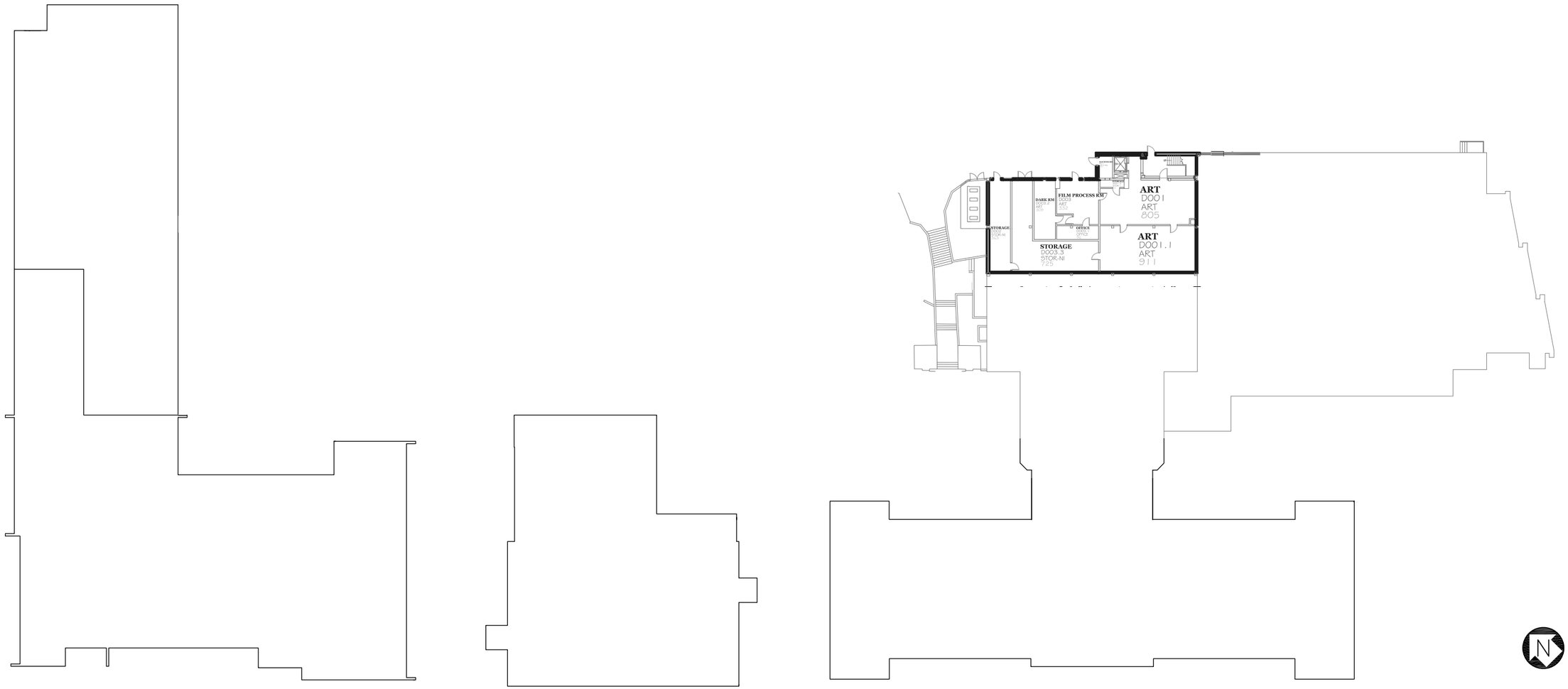

SUB-BASEMENT FLOOR LEVEL
Campus - All Buildings

Base Drawings - Floor Plans

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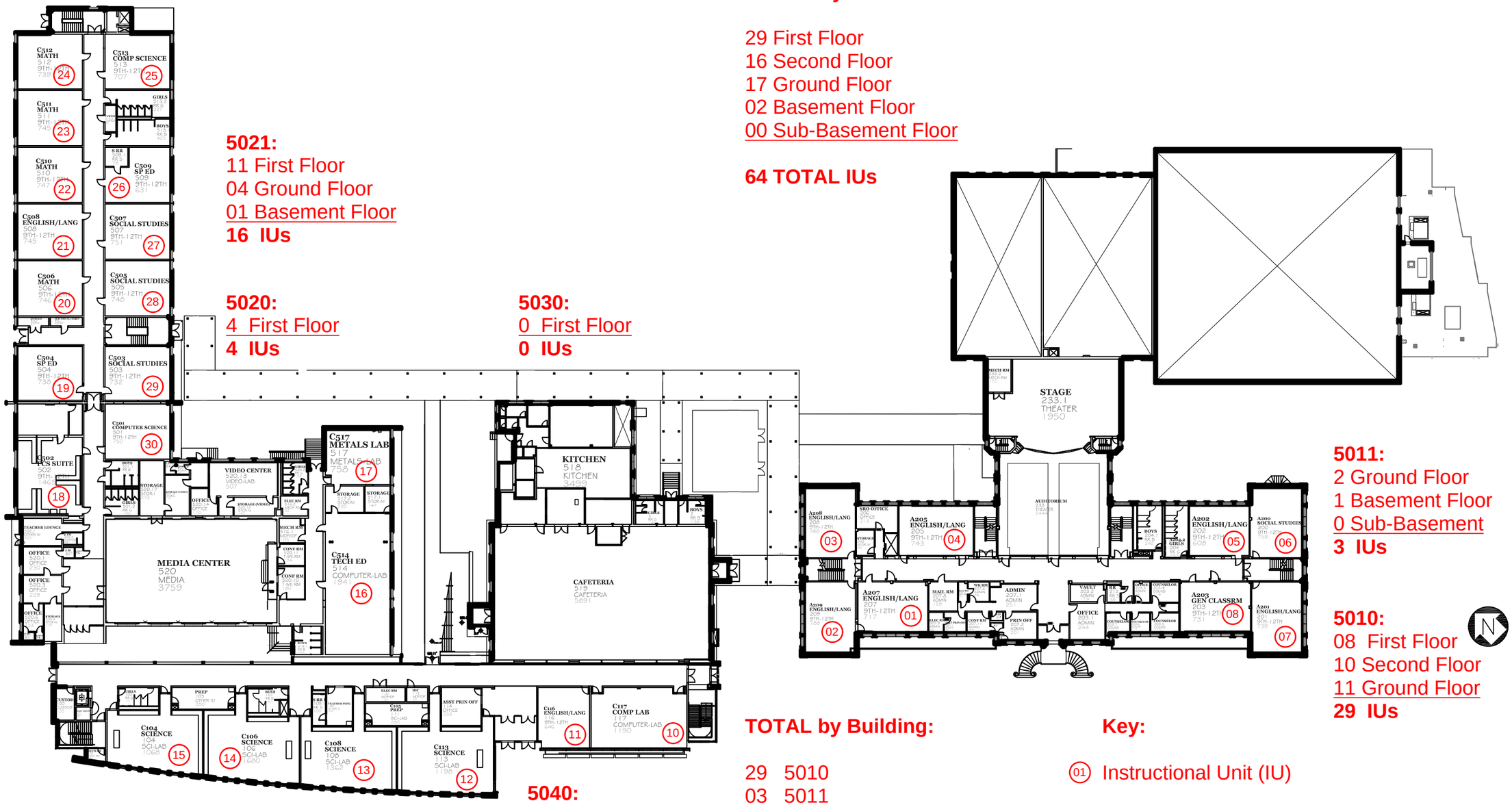

5021:
11 First Floor
04 Ground Floor
01 Basement Floor
16 IUs

5020:
4 First Floor
4 IUs

5030:
0 First Floor
0 IUs

5040:
06 First Floor
06 Second Floor
12 IUs

TOTAL By Floor Level:

29 First Floor
16 Second Floor
17 Ground Floor
02 Basement Floor
00 Sub-Basement Floor

64 TOTAL IUs

5011:
2 Ground Floor
1 Basement Floor
0 Sub-Basement
3 IUs

5010:
08 First Floor
10 Second Floor
11 Ground Floor
29 IUs

TOTAL by Building:

29 5010
03 5011
04 5020
16 5021
12 5040

64 TOTAL IUs

Key:

(01) Instructional Unit (IU)

29 **IUs on First Floor Level**

Total Instructional Units

FIRST FLOOR LEVEL
Campus - All Buildings

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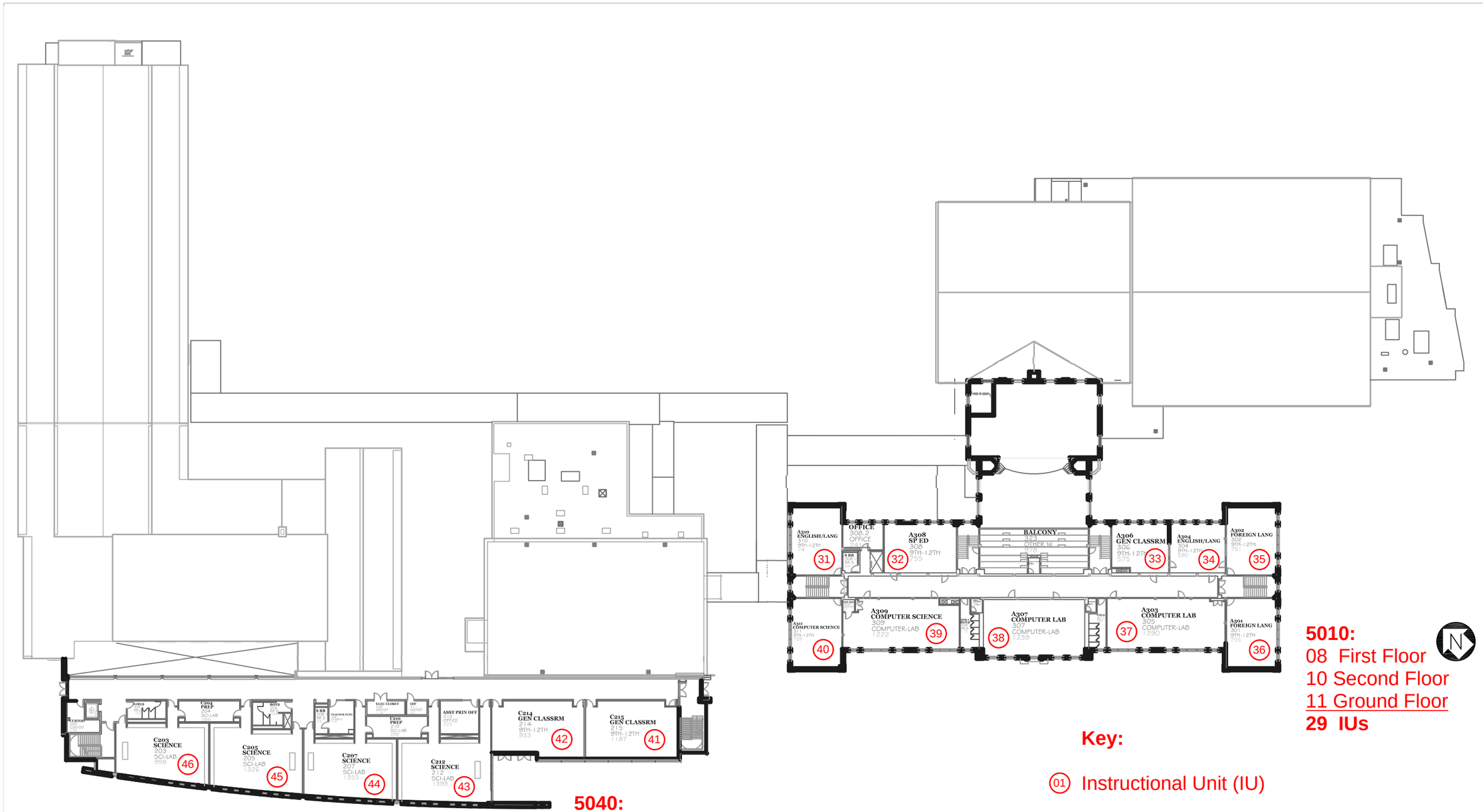

5040:
06 First Floor
06 Second Floor
12 IUs

5010:
08 First Floor
10 Second Floor
11 Ground Floor
29 IUs

Key:

01 Instructional Unit (IU)

16 IUs on Second Floor Level

Total Instructional Units

SECOND FLOOR LEVEL
Campus - All Buildings

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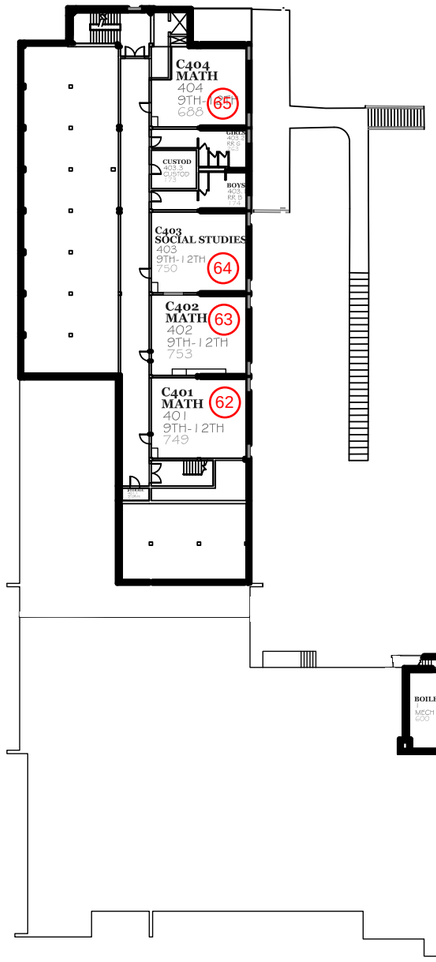
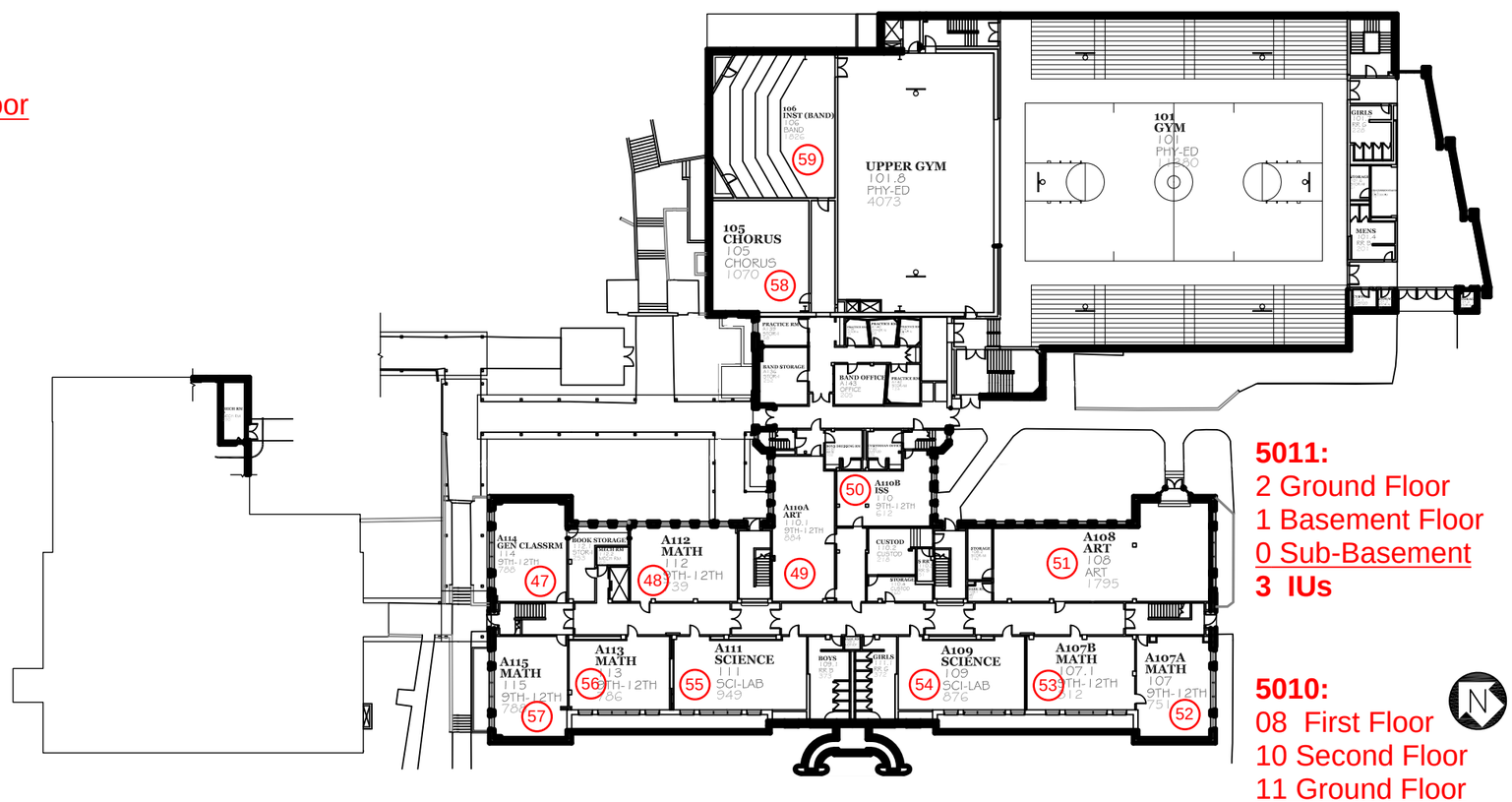


5021:
11 First Floor
04 Ground Floor
01 Basement Floor
16 IUs



5011:
2 Ground Floor
1 Basement Floor
0 Sub-Basement
3 IUs

5010:
08 First Floor
10 Second Floor
11 Ground Floor
29 IUs

Key:

01 Instructional Unit (IU)

17 IUs on Ground Floor Level

Total Instructional Units

GROUND FLOOR LEVEL
Campus - All Buildings

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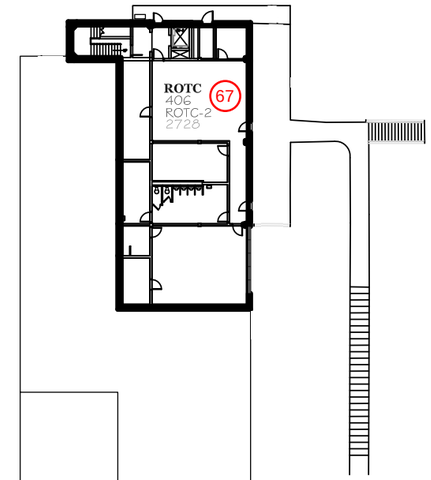
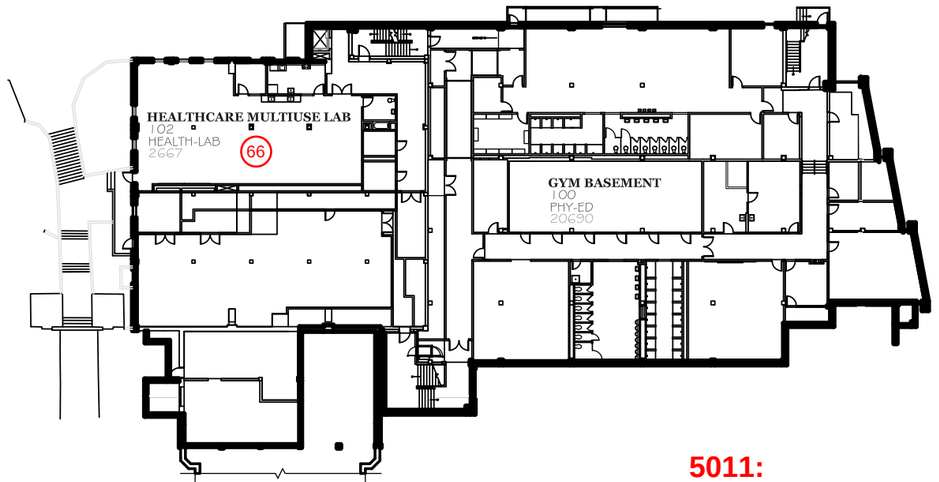


5021:
11 First Floor
04 Ground Floor
01 Basement Floor
16 IUs



5011:
2 Ground Floor
1 Basement Floor
0 Sub-Basement
3 IUs

Key:

01 Instructional Unit (IU)

2 **IUs on Basement Floor Level**

Total Instructional Units

BASEMENT FLOOR LEVEL
Campus - All Buildings

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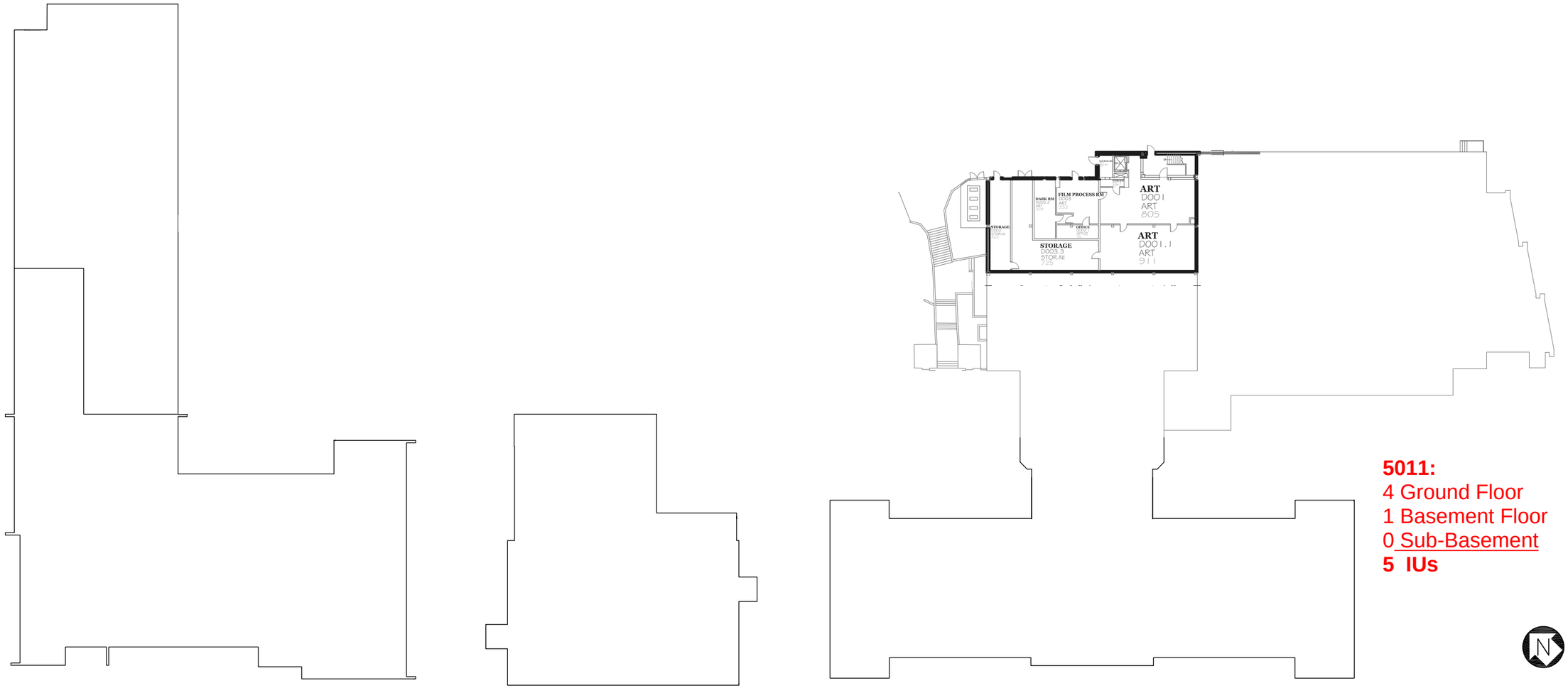

5011:
4 Ground Floor
1 Basement Floor
0 Sub-Basement
5 IUs

Key:

01 Instructional Unit (IU)

0 IUs on Sub-Basement Floor Level

SUB-BASEMENT FLOOR LEVEL
Campus - All Buildings

Total Instructional Units

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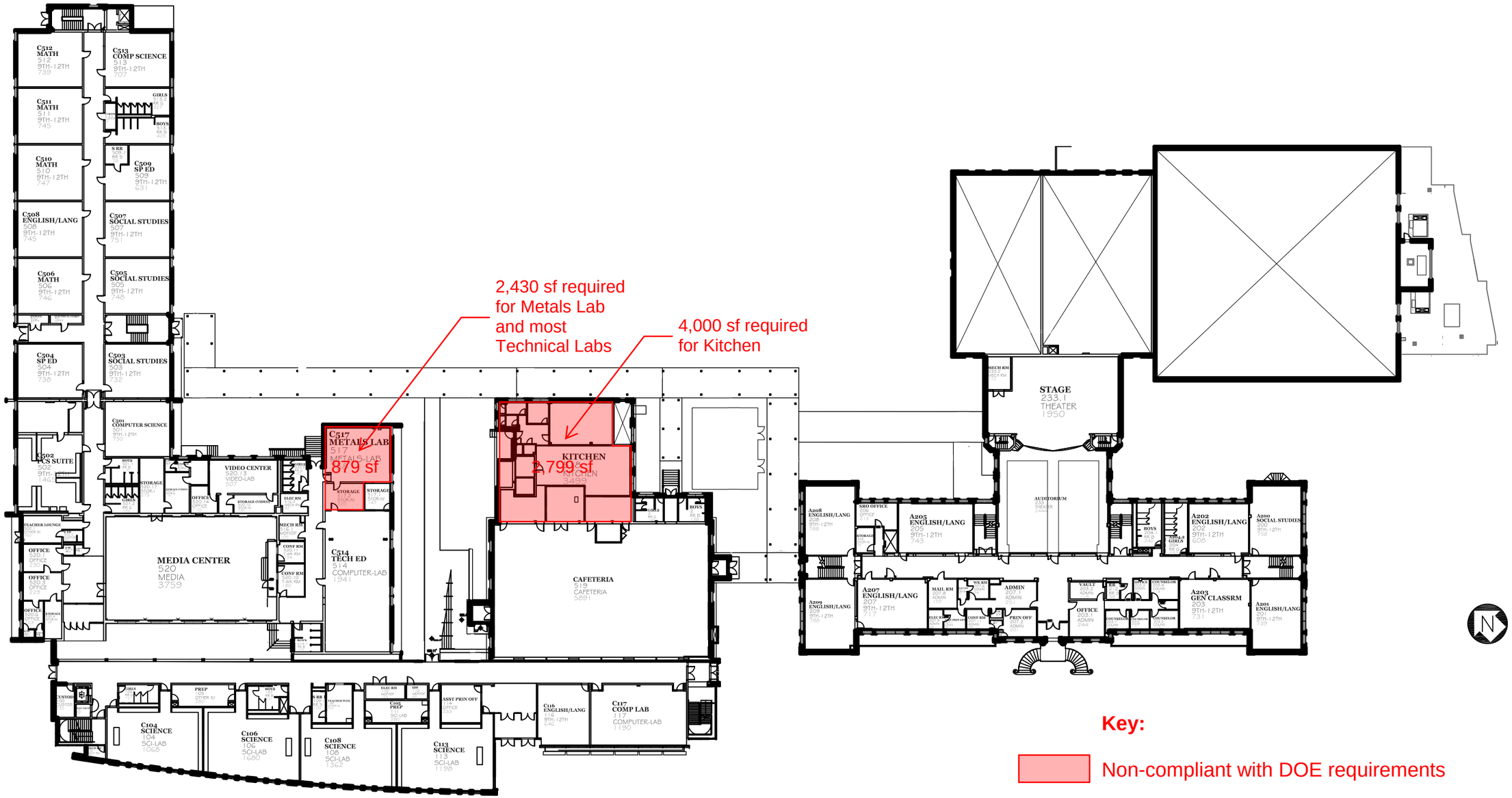

DOE Requirements for Instructional & Support Areas

FIRST FLOOR LEVEL
Campus - All Buildings

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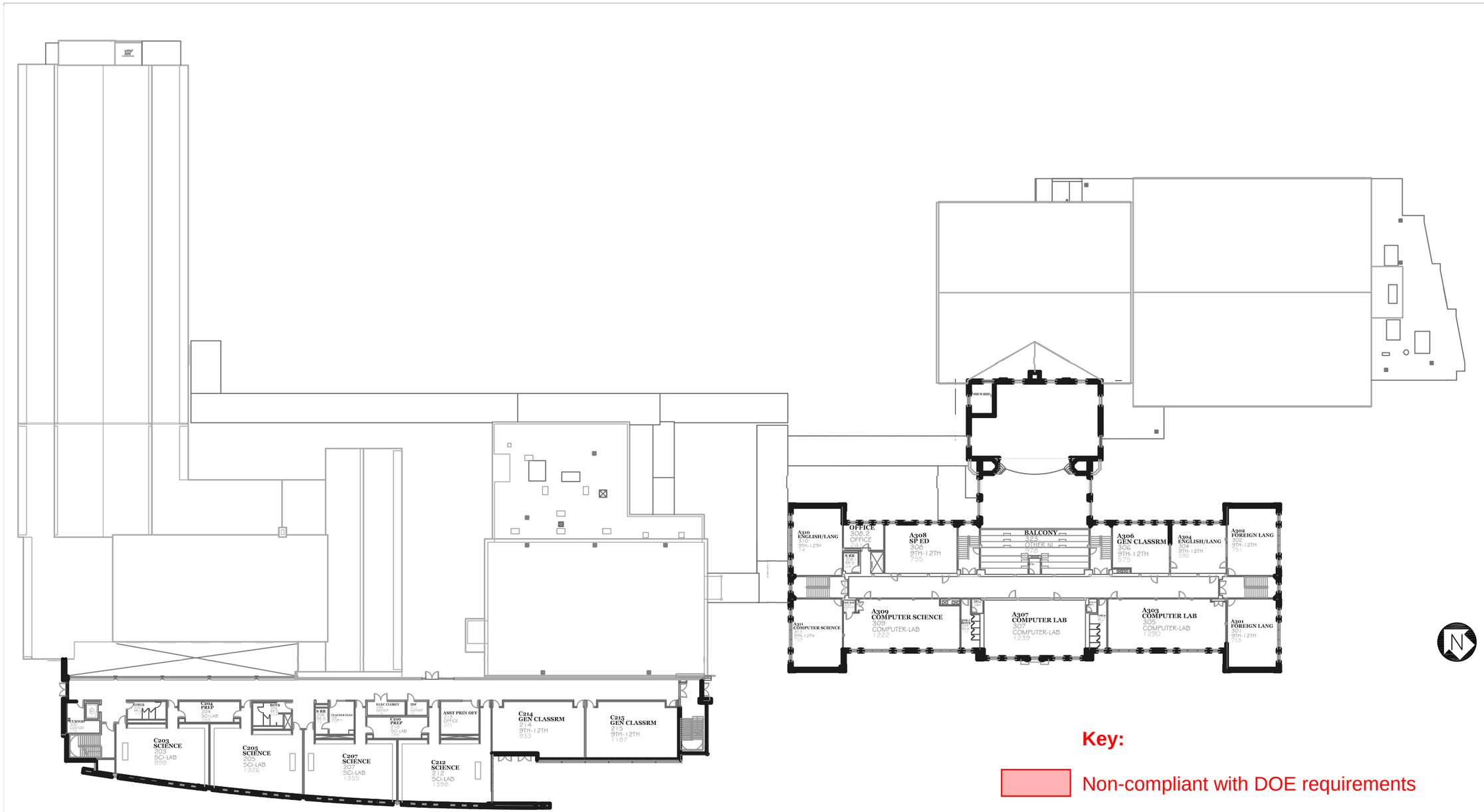

Key:

- Non-compliant with DOE requirements
- More information in report text
- Compliant per notes on drawings

DOE Requirements for Instructional & Support Areas

SECOND FLOOR LEVEL
Campus - All Buildings

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LORD AECK SARGENT

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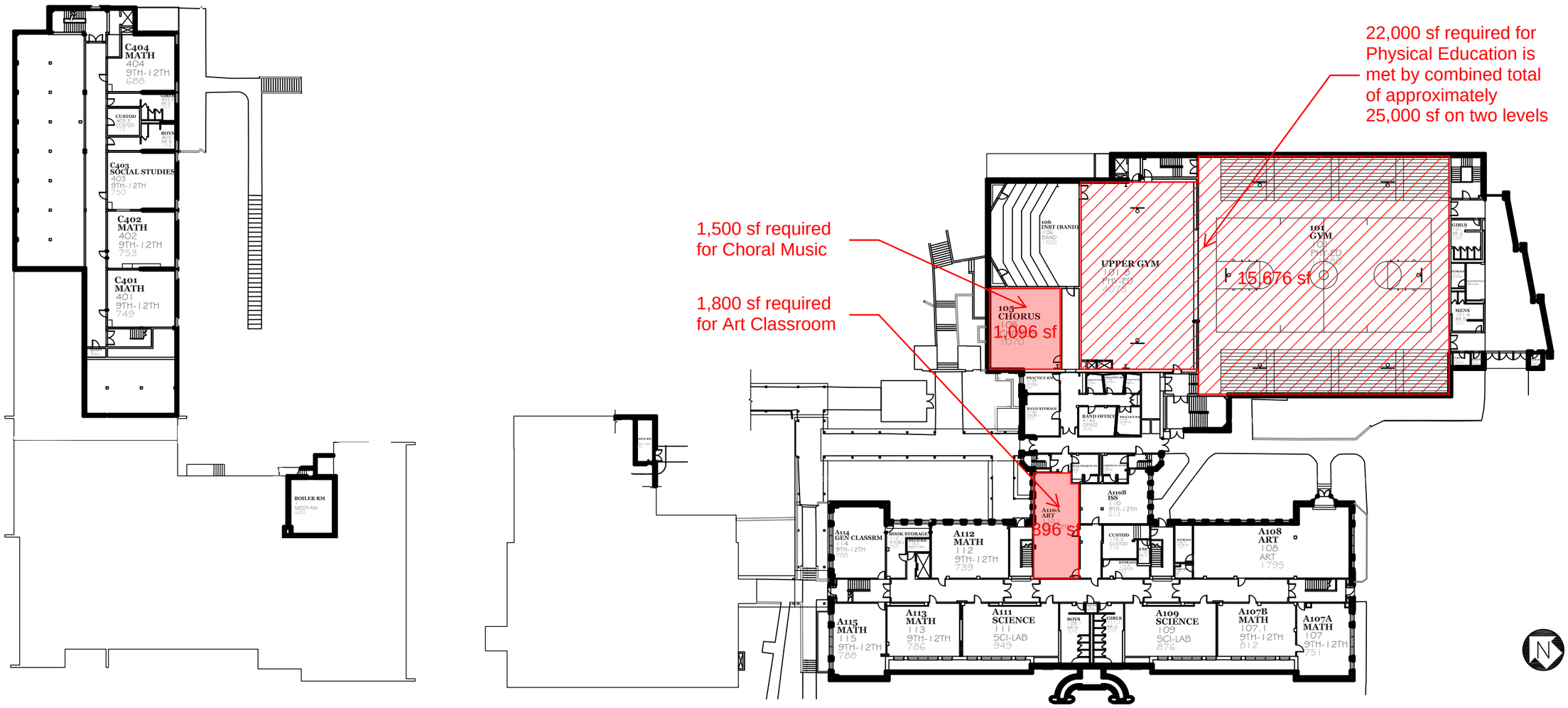

Key:

- Non-compliant with DOE requirements
- More information in report text
- Compliant per notes on drawings

DOE Requirements for Instructional & Support Areas

GROUND FLOOR LEVEL
Campus - All Buildings

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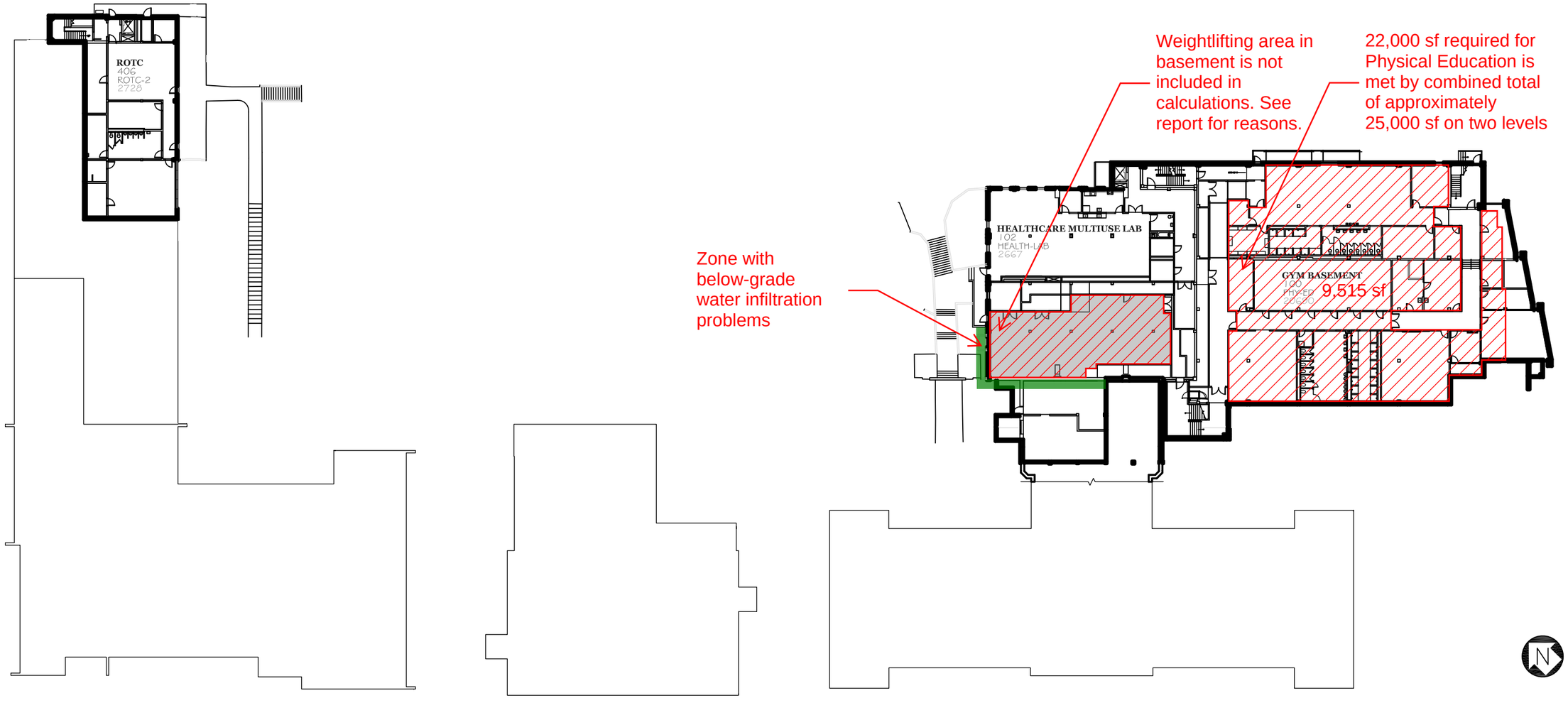
DOE Requirements for Instructional & Support Areas



Key:

- Non-compliant with DOE requirements
- More information in report text
- Compliant per notes on drawings

BASEMENT FLOOR LEVEL
Campus - All Buildings

MSSA PBK BETTER TOGETHER
LORD AECK SARGENT

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT
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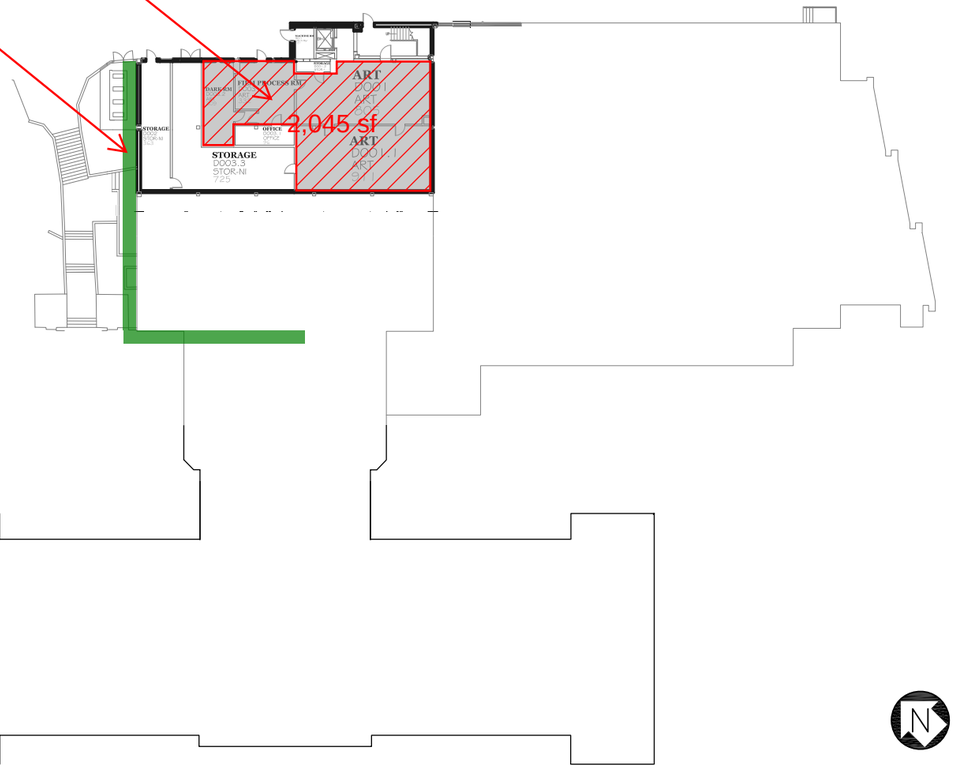
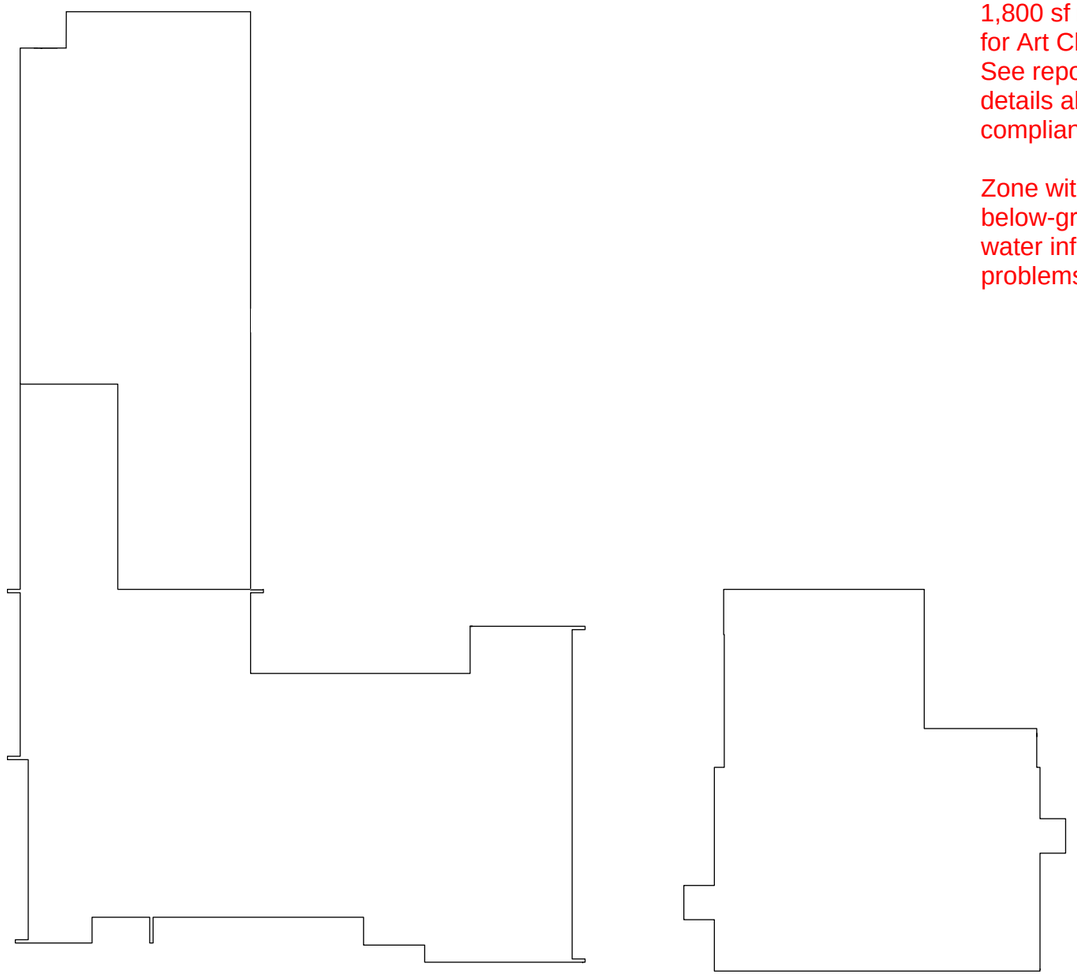
1,800 sf required for Art Classroom. See report for details about compliance status.

Zone with below-grade water infiltration problems





Key:

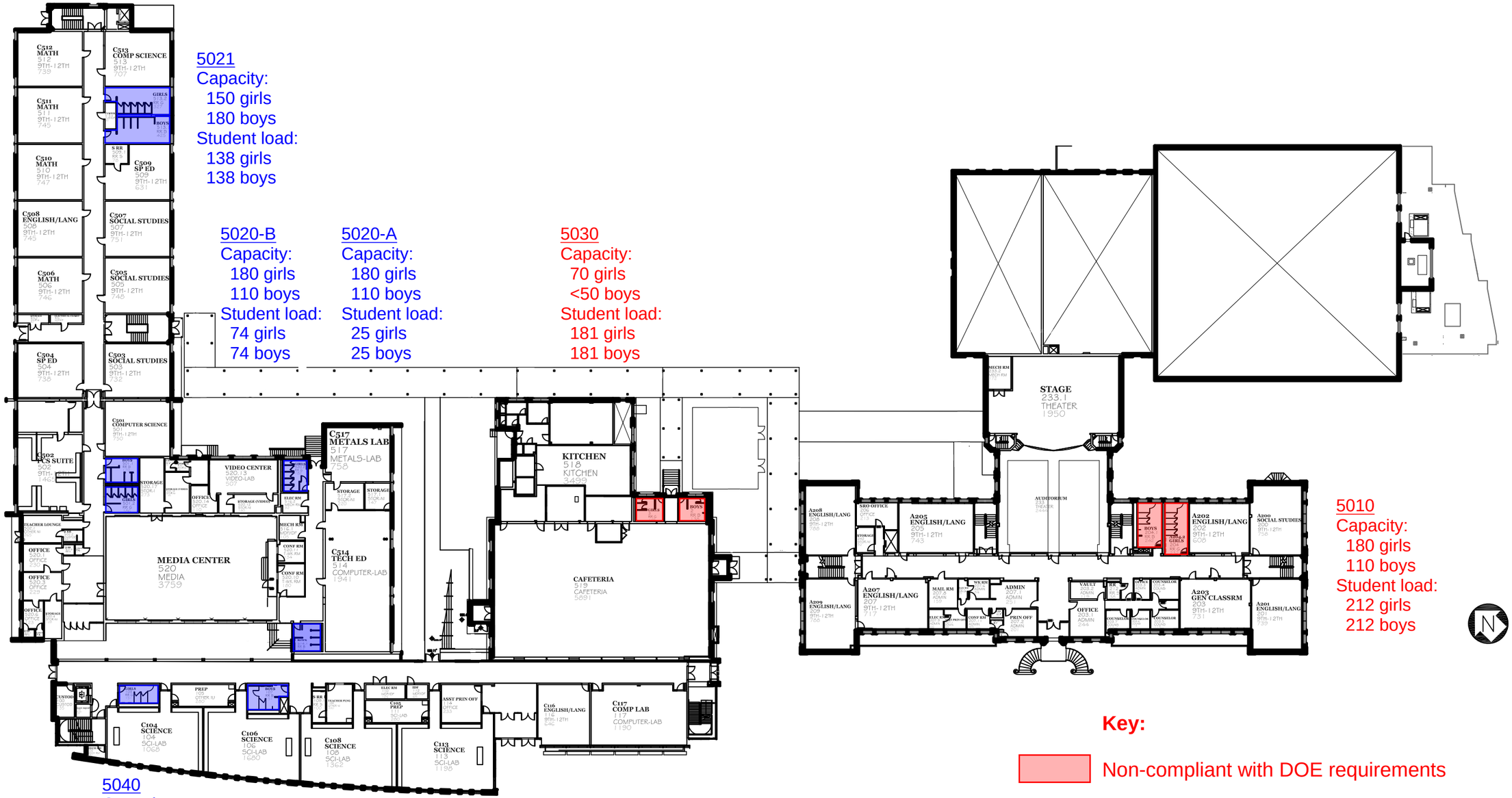
- Non-compliant with DOE requirements
- More information in report text
- Compliant per notes on drawings

SUB-BASEMENT FLOOR LEVEL
Campus - All Buildings

DOE Requirements for Instructional & Support Areas

MSSA PBK BETTER TOGETHER | LORD AECK SARGENT

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT
FINAL March 6, 2024



5021
Capacity:
150 girls
180 boys
Student load:
138 girls
138 boys

5020-B
Capacity:
180 girls
110 boys
Student load:
74 girls
74 boys

5020-A
Capacity:
180 girls
110 boys
Student load:
25 girls
25 boys

5030
Capacity:
70 girls
<50 boys
Student load:
181 girls
181 boys

5010
Capacity:
180 girls
110 boys
Student load:
212 girls
212 boys

5040
Capacity:
100 girls
110 boys
Student load:
75 girls
75 boys

Key:

Non-compliant with DOE requirements

Compliant with DOE requirements

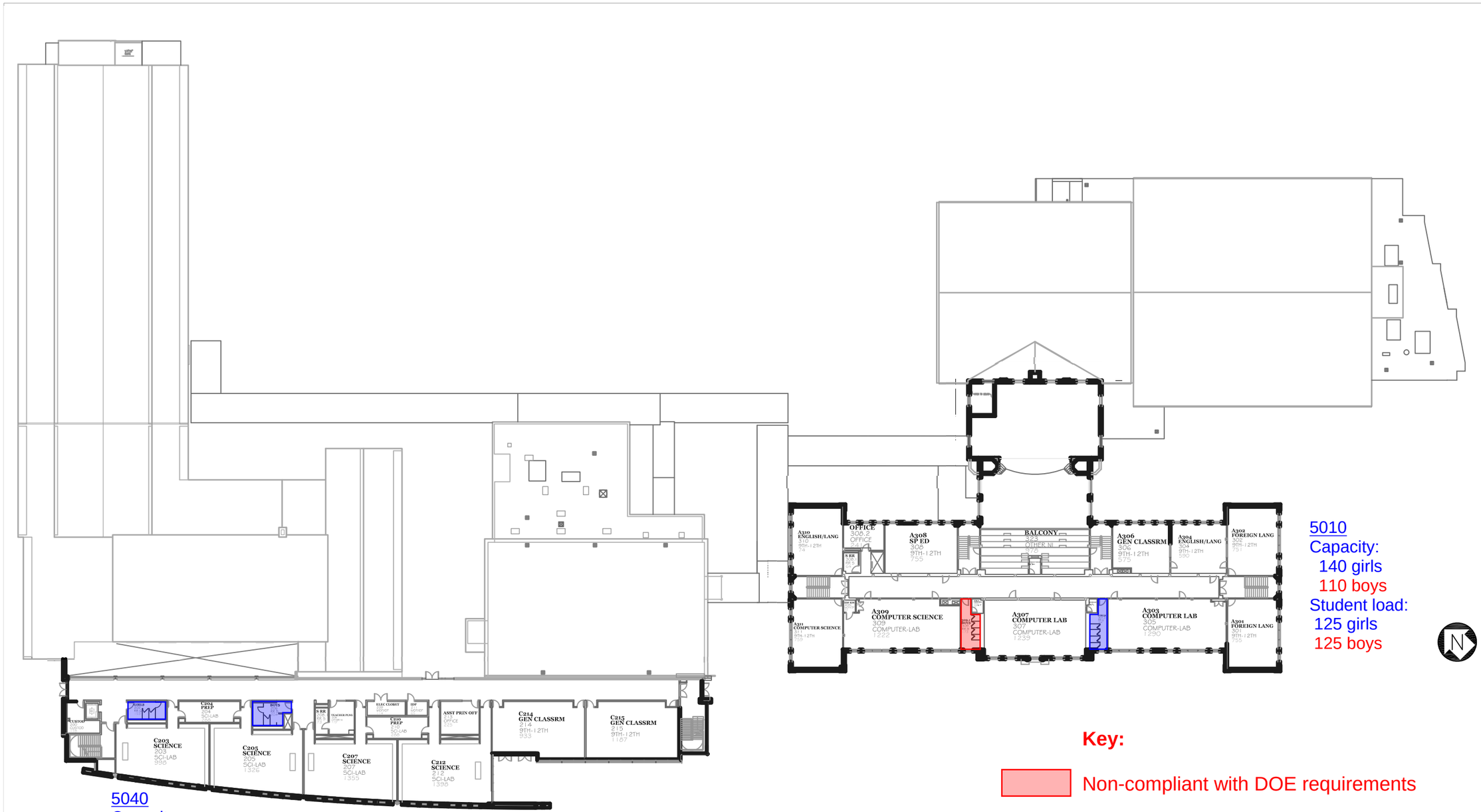
DOE Requirements for Toilets

FIRST FLOOR LEVEL
Campus - All Buildings

MSSA PBK BETTER TOGETHER
LORD AECK SARGENT

FINAL March 6, 2024

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT



5040
Capacity:
100 girls
110 boys
Student load:
75 girls
75 boys

5010
Capacity:
140 girls
110 boys
Student load:
125 girls
125 boys

Key:

Non-compliant with DOE requirements

Compliant with DOE requirements

DOE Requirements for Toilets

SECOND FLOOR LEVEL
Campus - All Buildings

MSSA PBK BETTER TOGETHER
LORD AECK SARGENT

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT
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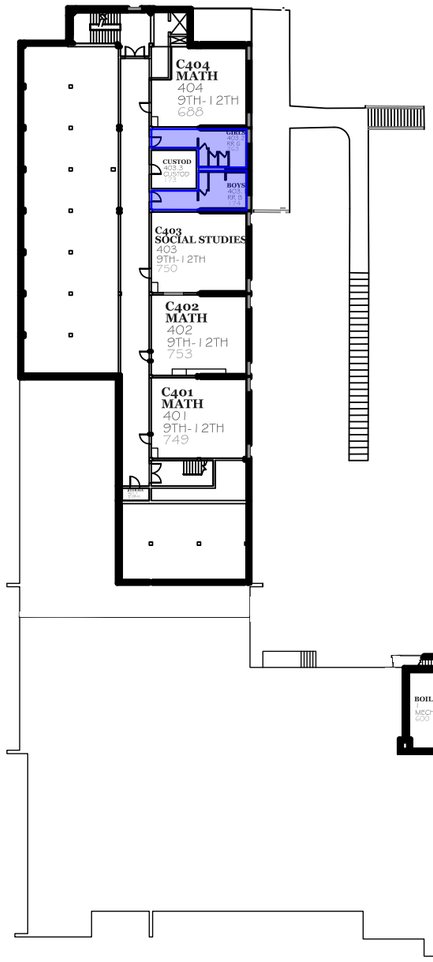
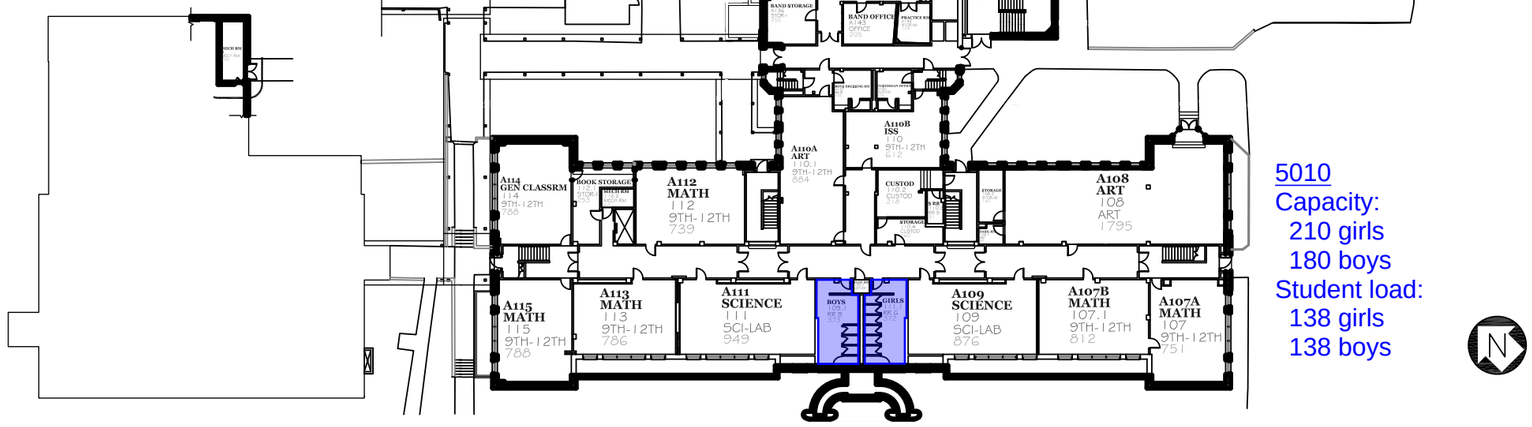


5021
Capacity:
100 girls
50 boys
Student load:
50 girls
50 boys



5011
Capacity:
140 girls
110 boys
Student load:
182 girls
182 boys

5010
Capacity:
210 girls
180 boys
Student load:
138 girls
138 boys

Key:

Non-compliant with DOE requirements

Compliant with DOE requirements

DOE Requirements for Toilets

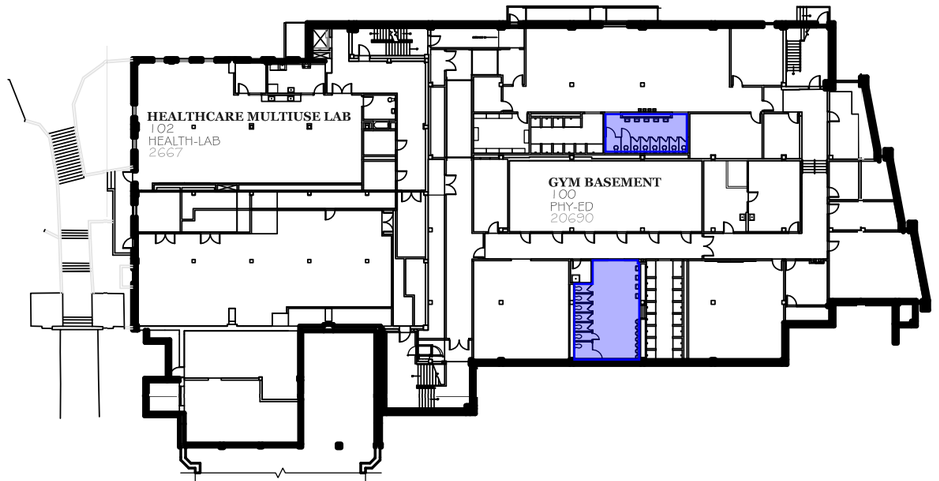
GROUND FLOOR LEVEL
Campus - All Buildings

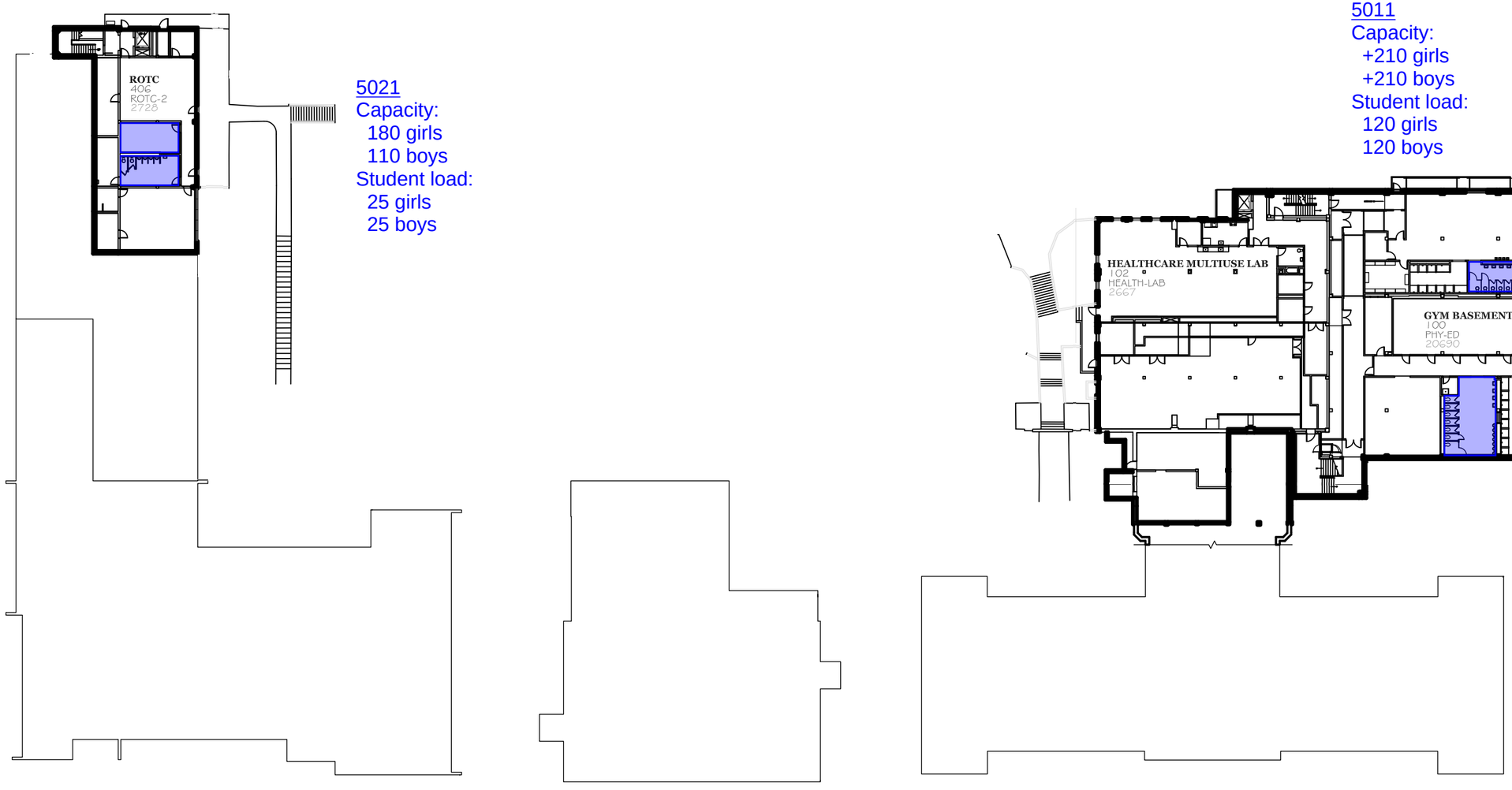
MSSA PBK
BETTER TOGETHER
LORD AECK SARGENT

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT
FINAL March 6, 2024

5021
Capacity:
180 girls
110 boys
Student load:
25 girls
25 boys

5011
Capacity:
+210 girls
+210 boys
Student load:
120 girls
120 boys





Key:

Non-compliant with DOE requirements

Compliant with DOE requirements

DOE Requirements for Toilets

BASEMENT FLOOR LEVEL
Campus - All Buildings

MSSA PBK BETTER TOGETHER
LORD AECK SARGENT

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT
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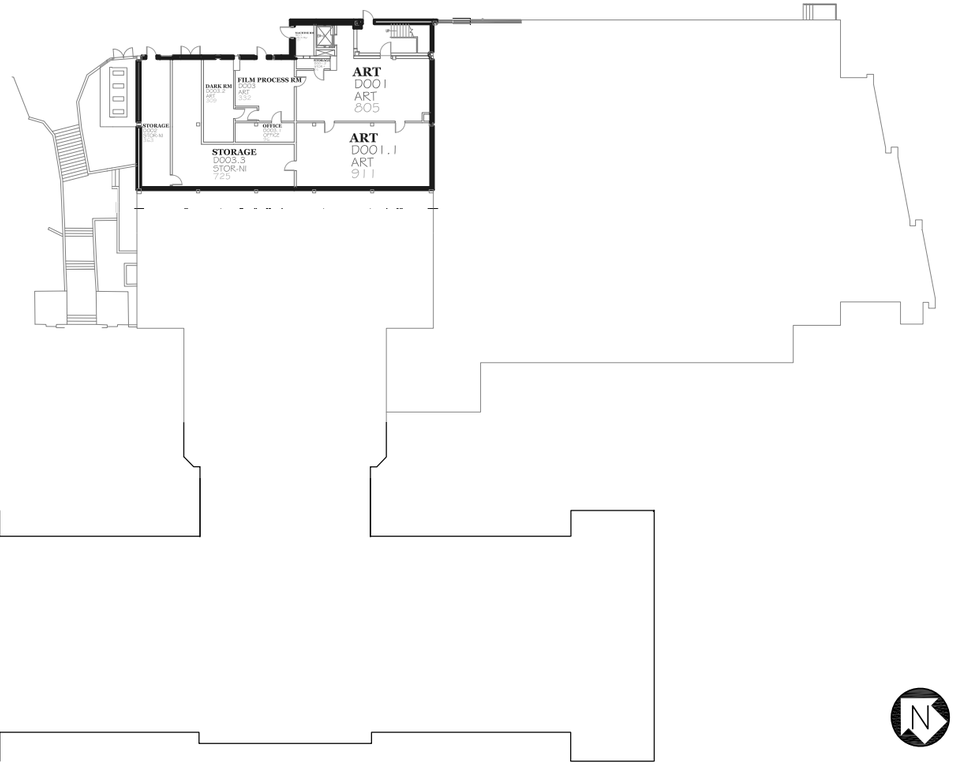
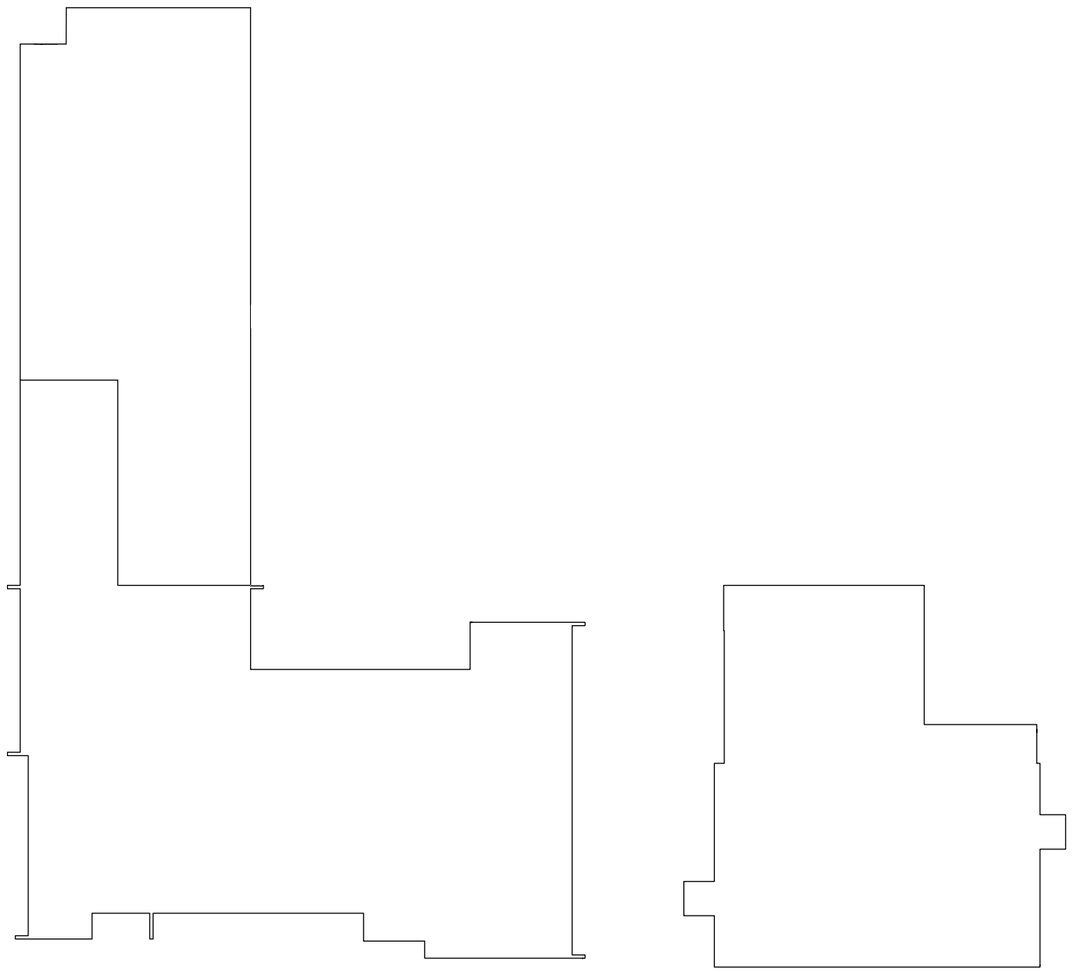
Lack of toilets on this floor level is non-compliant with DOE requirements, which state that toilets must be located on the same floor with instructional units.





Key:

Non-compliant with DOE requirements

Compliant with DOE requirements

SUB-BASEMENT FLOOR LEVEL
Campus - All Buildings

DOE Requirements for Toilets

MSSA PBK BETTER TOGETHER
LORD AECK SARGENT

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT
FINAL March 6, 2024

CHAPTER 1: INTERIOR ARCHITECTURE

By MSSA-PBK

CAMPUS (All Buildings) – General Issues

Tier 1

1. Total Square Footage is undersized for current FTE.

   Total square footage for high schools should be 2,850 SF per IU.
   Total Instructions Units for ranges of FTE students are listed in DOE Guidelines.
   - Existing school is 170,938 SF, which is sized for 60 IUs.
   - Existing school has 68 IUs, which requires, 193,800 SF.
   - Existing enrollment is 1,439, which requires 77 IUs and 219,450 SF.

   The following table compares data for a relevant set of high school sizes:

FTE	IU	Total SF	
1,125	60	**170,938**	**Current total square footage**
1,200	**64**	**182,400**	**Basis of Design (and Current IUs)**
1,400	74	210,900	
1,439	77	219,450	**Current FTEs**

BUILDING 5010 – General Issues

Tier 1

1. Art Classroom at ground floor level is undersized at 896 SF. GA DOE Guidelines require 1,800 SF.
   - Scope: Occurs in one location.
   - Correction: Room could be reassigned as a non-specialized instructional unit.
2. School Battery Toilet Rooms at first floor level have capacity for 180 girls and 110 boys. GA DOE Guidelines require capacity of 212 of each gender.
   - Scope: Occurs in one location.
   - Correction: No simple correction within current configuration.
3. Boys School Battery Toilet Room at second floor level has capacity for 110 boys. GA DOE Guidelines require capacity of 125.
   - Scope: Occurs in one location.
   - Correction: No simple correction within current configuration.

Tier 2

1. Entrance doors lacking power assist devices.
   - Scope: Occurs in five locations.

- Correction: Provide devices.

BUILDING 5011 – General Issues

1. Choral Music Classroom at ground floor level is undersized at 1,096 SF. GA DOE Guidelines require 1,500 SF.
   - Scope: Occurs in one location.
   - Correction: No simple correction within current configuration.
2. Weight Training Room at the basement floor level has a history of water infiltration problems. It occupies a basement area that was not initially designed for occupancy, and the installation of waterproofing systems would require extensive work, including exterior excavation.
   - Scope: Occurs in one location.
   - Correction: This area may not be suitable for spaces occupied by students.
3. Art Rooms at the sub=basement floor level are undersized at 805 SF and 911 SF. GA DOE guidelines require 1,800 SF each. They have no natural light. They occupy an area of the sub-basement that was not initially designed for occupancy. Also, there are no toilet facilities at this floor level to service teaching spaces occupied by students.
   - Scope: Occurs in one location.
   - Correction: This area may not be suitable for spaces occupied by students.
4. School Battery Toilet Rooms at ground floor level have capacity for 140 girls and 110 boys. GA DOE Guidelines require capacity of 182 of each gender.
   - Scope: Occurs in one location.
   - Correction: No simple correction within current configuration.

BUILDING 5020 – General Issues

1. Metals Lab (or similar Technical Lab at NE corner) is undersized at 879 SF. GA DOE Guidelines require 2,430 SF for a Metals Lab and most other Technical Labs.
   - Scope: Occurs in one location.
   - Correction: The room could be reassigned as a different type of instructional unit.

BUILDING 5021 – General Issues

1. None

BUILDING 5030 – General Issues

1. Kitchen is undersized at 2,799 SF. GA DOE Guidelines require 4,000 SF.
   - Scope: Occurs in one location.

- Correction: No simple correction within current configuration.

2. School Battery Toilet Rooms at first floor level have capacity for 70 girls and less than 50 boys. GA DOE Guidelines require capacity of 181 of each gender.
   - Scope: Occurs in one location.
   - Correction: No simple correction within current configuration.

BUILDING 5040 – General Issues

1. None

ALL BUILDINGS – 05 50 00 – Metal Fabrications

Tier 2

1. Metal handrails at some stairs are not code compliant.
   - Scope: Occurs in limited locations.
   - Correction: Review in context of historically significant character-defining features. If a non-compliant railing is part of a historically significant feature, then meet with the State Fire Marshal's office to determine if a waiver is possible. If a waiver is denied, then investigate options to satisfy both life safety and historic preservation concerns.

Tier 3

1. Metal handrails show wear and tear.
   - Scope: Occurs in limited locations.
   - Correction: Repair, refinish, or replace as appropriate, within preservation guidelines for railings associated with character-defining features.

ALL BUILDINGS – 06 40 00 – Architectural Woodwork

Tier 3

1. Woodwork shows wear and tear throughout.
   - Scope: Occurs throughout.
   - Correction: Remove finish, repair wood surface, and apply new finish system.

ALL BUILDINGS – 08 10 00 - Doors and Frames

Tier 3

2. Interior doors are beyond expected service life.
   - Scope: Occurs at all doors.
   - Correction: Replace doors.
3. Interior door frames are generally in poor condition.
   - Scope: Occurs at all doors.
   - Correction: Evaluate on individual bases Repair, mody, or replace as needed.

ALL BUILDINGS – 08 71 00 - Door Hardware

Tier 3

2. Door hardware is beyond expected service life.
   - Scope: Occurs at all doors.
   - Correction: Replace door hardware.

ALL BUILDINGS – 09 20 00 – Plaster and Gypsum Board

Tier 3

1. Plaster and gypsum board show wear and tear throughout.
   - Scope: Occurs through building.
   - Correction: Inspect conditions, identify areas needing repair and repair as needed.

ALL BUILDINGS – 09 30 00 – Tiling

Tier 3

1. Ceramic tile finishes at bathroom floors and walls show wear and tear throughout.
   - Scope: Occurs through building.
   - Correction: Inspect conditions, identify areas needing repair and repair as needed. Evaluate for efficiency of replacing with new tile or with alternate materials.

ALL BUILDINGS – 09 50 00 - Ceilings

Tier 3

1. Suspended acoustical ceilings are damaged from water leaks at the second floor in some classrooms at the front façade. The water source is leaking from the concealed gutter system.
   - Scope: Limited locations at second floor.

- Correction: Inspect for full extent of moisture exposure. At a minimum, replace all tiles and portions of grid system within these areas. Depending upon extent, evaluate for efficiency of replacing ceiling for full rooms.

2. Suspended acoustical ceilings have varying degrees of wear.
   - Scope: Occurs throughout the building.
   - Correction: Inspect ceiling condition in each room, identify areas needing repair or replacement, and repair or replace as needed. Depending upon extent, evaluate for efficiency of replacing ceiling for full rooms.
3. Painted plaster and drywall ceilings have varying degrees of wear.
   - Scope: Occurs throughout the building.
   - Correction: Remove paint. Inspect ceiling condition in each room, identify areas needing repair and repair as needed. Provide new painted finish.

ALL BUILDINGS – 09 60 00 - Flooring

Tier 3

1. Resilient flooring is beyond expected service life. In classrooms, it was installed over plywood, which seems to have been a replacement for original solid wood flooring. Plywood subflooring has been damaged over time by moisture.
   - Scope: Occurs through building.
   - Correction: Replace flooring and subflooring. Evaluate options for material.
2. Terrazzo flooring has significant cracking.
   - Scope: Occurs through building corridors.
   - Correction: Investigate cause of cracking, mitigate source problem, and repair cracks.
3. Epoxy flooring is beyond expected service life.
   - Scope: Occurs in limited area.
   - Correction: Replace flooring. Evaluate options for material.
4. Carpet flooring is beyond expected service life.
   - Scope: Occurs through building.
   - Correction: Replace flooring. Evaluate options for material.
5. Resilient flooring is beyond expected service life. In classrooms, it was installed over plywood, which seems to have been a replacement for original solid wood flooring. Plywood subflooring has been damaged over time by moisture.
   - Scope: Occurs through building.
   - Correction: Replace flooring and subflooring. Evaluate options for material.

ALL BUILDINGS – 09 90 00 - Painting

Tier 3

1. Painted finishes at walls, frames, and trim are beyond useful service life.
   - Scope: Occurs through building.
   - Correction: Remove paint. Inspect conditions, identify areas needing repair and repair as needed. Provide new painted finish.

ALL BUILDINGS – 10 10 00 – Information Specialties

Tier 2

1. Signage systems are beyond useful service life and do not meet current code requirements.
   - Scope: Occurs throughout building.
   - Correction: Provide new comprehensive signage and wayfinding system.

Tier 3

1. Display cases in corridors are beyond useful service life.
   - Scope: Occurs in limited locations.
   - Correction: Replace display cases.
2. Whiteboards and display systems in classrooms have varying degrees of wear.
   - Scope: Occurs throughout.
   - Correction: Individually assess the condition is whiteboards and display systems in each classroom. Based upon results, establish efficient system for repair or replacement.

ALL BUILDINGS – 10 20 00 – Interior Specialties

Tier 2

1. Toilet accessories are beyond useful service life and do not meet current code requirements.
   - Scope: Occurs throughout building.
   - Correction: Provide new toilet accessories.
2. Toilet partitions are beyond useful service life and do not meet current code requirements.
   - Scope: Occurs throughout building.
   - Correction: Provide new toilet partitions in code-compliant configurations.

ALL BUILDINGS – 10 50 00 – Storage Specialties

Tier 3

1. Lockers are beyond useful service life and are under-utilized by students.
   - Scope: Occurs throughout building.

- Correction: Remove existing lockers. Investigate current needs and options for student storage systems. Evaluate alternate uses for newly available zones of space if extent of locket systems is significantly reduced.

CHAPTER 2: EXTERIOR ARCHITECTURE

By Lord Aeck Sargent

5010

Introduction

Druid Hills High School is composed of seven building campaigns over the course of the last 100 years. Deferred maintenance items are presented as Tier 3 issues while security and waterproofing are listed The building envelope is in fair to good condition with the highlights being:

1. All buildings should be cleaned, biological growth removed, downspouts and gutters repaired or replaced and deteriorated mortar joints repointed in limited locations.
2. Most roofs shall be replaced. They are at the end of their serviceable life.
3. The western side of the gymnasium building should be waterproofed which is a significant undertaking of excavation between the buildings.
4. Key railings need to be replaced to meet code requirements for life safety.
5. Canopies are in good condition. The concrete canopies need new roofs.

BUILDING 5010 – 04 00 00 MASONRY EXTERIOR
04 01 20 MASONRY CLEANING
04 09 20 MASONRY REPAIR AND REPOINTING
04 42 00 EXTERIOR STONE CLADDING

Tier 1 - NA

Tier 2 - NA

Tier 3

1. The entire building should be cleaned, and biological growth removed from lower levels, decorative banding and behind gutters and downspouts**.**
2. There is limited mortar joint erosion. Repoint banding between brick masonry and decorative stone cladding and banding where joints are missing and/or eroded.
3. Brick is in relatively good condition. Repoint brick masonry in select areas. Ensure sky facing joints are properly pointed in all locations. Assume 10% of the total building area shall be repointed.
4. Route and patch vertical cracks in stone banding. Assume 5 locations.
5. Recalk all stone coping stones. Remove and replace caulk with any reroofing efforts.
6. Bricks at rear stoop are coming off and need to be reset.
7. The front steps are worn and ponding. Replacing the stone treads should be considered but not mandatory. There are no

good products to fill these areas. Stone replacement is the only viable option.



BUILDING 5010 – 05 00 00 MISCELLANEOUS METALS
05 10 00 STRUCTURAL METAL FRAMING
05 51 00 METAL STAIRS AND PREFABRICATED LADDERS
05 70 00 DECORATIVE METAL AND RAILINGS

Tier 1 - NA

Tier 2

1. It is very difficult to move filters and other equipment to the roof. Access to the roof needs to be from the inside of the building so that heavy and bulky equipment can be serviced properly.
2. Ladders shall be replaced with OSHA compliant access in all locations.

Tier 3

1. Painted copper dome – Inspect, repair minor damage, and recoat with a high-performance coating.
2. Wood cupola structure is in good condition but needs minor repair and recoating with high performance coating.
3. Cornice – Ensure flashings are intact and repaint entire cornice.
4. Painted metal canopy at rear door has peeling paint. Remove loose layers and recoat with high-performance coating.
5. Collector boxes and downspouts are in good condition, however the connection of the downspout to the collector box needs to be reestablished in most locations.

6. Neither the pipe railing or decorative painted steel handrail at front of building meets 42” guardrail rule or ADA handrail requirements. It is a historic structure, and the railings are likely grandfathered in.

BUIDING 5010 – 07 00 00 THERMAL AND MOISTURE PROTECTION
07 10 00 DAMPPROOFING AND WATERRPROOFING
07 50 00 ROOFING

Tier 1 - NA

Tier 2

1. There has been a history of the roof leaking at the front of the building under the middle portion where there are integral gutters. There are also clogged gutters. The roof is reaching the end of its serviceable life. Replace roof, reline gutters, ensure all rain leaders and internal piping is functioning properly.

Tier 3 - NA

BUILDING 5010 – 08 00 00 WINDOWS AND DOORS
08 11 13 HOLLOW METAL DOORS AND FRAMES
08 33 00 SPECIALTY DOORS AND FRAMES
08 40 00 ENTRANCES, STOREFRONTS AND CURTAIN WALLS
08 50 00 WINDOWS
08 70 00 DOOR HARDWARE

The windows were replaced recently with double pane aluminum windows and appear to be in good condition.

Tier 1 - NA

Tier 2 – NA

1. Door hardware appears to function. Doors have minor dings and dents. Door hardware and doors should be replaced universally to coordinate with any new security measures.

Teir 3

1. The round wood louvers are experiencing peeling paint and appear to have rotten areas. Replace the four round louvers with more durable material.
2. Windows should be checked and caulked if necessary, but are otherwise in good condition.

BUILDING 5010 – 09 90 00 PAINTING AND COATINGS

Tier 1 - NA

Tier 2 - NA

Tier 3

1. Side entrances are painted wood. Repaint.
2. See notes above decorative metal requiring new high-performance coatings.

5011
BUILDING 5011 – 04 00 00 MASONRY EXTERIOR
04 01 20 MASONRY CLEANING
04 09 20 MASONRY REPAIR AND REPOINTING
04 20 00 UNIT MASONRY
04 42 00 EXTERIOR STONE CLADDING

Tier 1 – NA

Tier 2 – NA

Tier 3

1. Miscellaneous conduits and wires need to be removed from the building and any holes filled with masonry or mortar depending on the size.
2. Vegetation and trees closer than 5' from the building should be removed.
3. The entire building should be cleaned, and biological growth removed from lower levels, decorative banding and behind gutters and downspouts**.**
4. There is limited mortar joint erosion. Repoint banding between brick masonry and decorative stone cladding and banding where joints are missing and/or eroded.
5. Brick is in relatively good condition. Repoint brick masonry in select areas. Ensure sky facing joints are properly pointed. Assume 20% of the total building area at lower levels.

BUILDING 5011 – 05 00 00 MISCELLANEOUS METALS
05 10 00 STRUCTURAL METAL FRAMING
05 51 00 METAL STAIRS AND PREFABRICATED LADDERS
05 70 00 DECORATIVE METAL AND RAILINGS

Tier 1 – NA

Tier 2

1. A number of railings around the building do not meet the code requirements for handrails or guardrails. Replace railings with code compliant railings for specific conditions.

Tier 3

1. Downspouts and gutters need to be inspected and replaced in most locations.

BUIDING 5011 – 07 00 00 THERMAL AND MOISTURE PROTECTION
07 10 00 DAMPPROOFING AND WATERRPROOFING
07 50 00 ROOFING

Tier 1

1. There has been and is evidence of former moisture infiltration along this wall of the gym and classrooms below. This entirewall should be excavated and waterproofed to below the foundations.

Tier 2 – NA

Tier 3 – NA

BUILDING 5011 – 08 00 00 WINDOWS AND DOORS
08 11 13 HOLLOW METAL DOORS AND FRAMES

08 33 00 SPECIALTY DOORS AND FRAMES
08 40 00 ENTRANCES, STOREFRONTS AND CURTAIN WALLS
08 50 00 WINDOWS
08 70 00 DOOR HARDWARE

Tier 1 - NA

Tier 2

2. Door hardware appears to function. Doors have minor dings and dents. Doors and door hardware should be replaced universally to coordinate with any new security measures.

Tier 3

1. Reopen windows of the gymnasium to allow more natural light in the space.

BUILDING 5011 – 09 90 00 PAINTING AND COATINGS

Tier 1 – NA

Tier 2

1. Clean and repaint areas of previously painted brick.

Tier 3 – NA

5020

BUILDING 5020 – 04 00 00 MASONRY EXTERIOR
04 01 20 MASONRY CLEANING
04 09 20 MASONRY REPAIR AND REPOINTING
04 20 00 UNIT MASONRY

04 42 00 EXTERIOR STONE CLADDING

Tier 1 – NA

Tier 2 – NA

Tier 3

1. The entire building should be cleaned, and biological growth removed.
2. There is mortar joint erosion at corners and around windows. Brick is in fair condition. Repoint brick masonry in select areas. Ensure sky facing joints are properly pointed. Assume 30% of the total building area. There is step cracking on the exterior eastern elevation that should be addressed.

BUILDING 5020– 05 00 00 MISCELLANEOUS METALS
05 10 00 STRUCTURAL METAL FRAMING
05 51 00 METAL STAIRS AND PREFABRICATED LADDERS
05 70 00 DECORATIVE METAL AND RAILINGS

Tier 1 – NA

Tier 2 – NA

Tier 3

1. Downspouts and gutters need to be replaced and ensure underground drainage is working properly or adequate leaders are added to move water away from the foundations.
2. Lintels above windows shall be scraped and painted.
3. ADA ramp at rear is wood and should be replaced with a more durable material, if possible.

BUIDING 5020 – 07 00 00 THERMAL AND MOISTURE PROTECTION
07 10 00 DAMPPROOFING AND WATERRPROOFING
07 50 00 ROOFING

Tier 1

1. The roof shall be replaced. It is at the end of its serviceable life.

Tier 2 - NA

Tier 3

1. Replace all caulk joints at window perimeters.

BUILDING 5020 – 08 00 00 WINDOWS AND DOORS

Tier 1 - NA

Tier 2

1. Door hardware appears to function. Doors have minor dings and dents. Doors and door hardware should be replaced universally to coordinate with any new security measures.

Tier 3

1. Clean and repaint areas of previously painted wall panel.
2. Replace windows and window infill on roof level at east elevation. Windows are in poor condition.
3. Replace windows and potentially panel wall for more windows along south façade.

BUILDING 5020 – 09 90 00 PAINTING AND COATINGS

Tier 1 – NA

Tier 2 – NA

Tier 3

1. Clean and repaint areas of previously painted wall panels, doors and soffits on south and eastern elevations.

5021

BUILDING 5021 – 04 00 00 MASONRY EXTERIOR
04 01 20 MASONRY CLEANING
04 09 20 MASONRY REPAIR AND REPOINTING
04 20 00 UNIT MASONRY
04 42 00 EXTERIOR STONE CLADDING

Tier 1 – NA

Tier 2

1. Step cracking is apparent on the north elevation that is serious and shall be addressed by structural engineer. Related to this are deteriorated mortar joints on the entire façade below windows that shall be cleaned and repointed. Some may require structural pinning.
2. Remove vegetation, bushes and trees from within 5’ of the building.

Tier 3

1. The entire building should be cleaned, and biological growth removed.
2. There is mortar joint erosion at corners and around windows. Brick is in fair condition. Repoint brick masonry in select areas. Ensure sky facing joints are properly pointed. Assume 20% of the total building area. There is step cracking on the exterior eastern elevation that should be addressed.

BUILDING 5021 – 05 00 00 MISCELLANEOUS METALS
05 10 00 STRUCTURAL METAL FRAMING
05 51 00 METAL STAIRS AND PREFABRICATED LADDERS
05 70 00 DECORATIVE METAL AND RAILINGS

Tier 1 – NA

Tier 2 - NA

Tier 3

1. Downspouts and gutters need to be replaced and ensure underground drainage is working properly or adequate leaders are added to move water away from the foundations.

2. Lintels above windows shall be scraped and painted.

BUILDING 5021 – 07 00 00 THERMAL AND MOISTURE PROTECTION
07 10 00 DAMPPROOFING AND WATERRPROOFING
07 50 00 ROOFING

Tier 1

1. The roof shall be replaced. It is at the end of its serviceable life.

Tier 2 - NA

Tier 3

1. There is some dampness in the lower levels and proper ventilation is required. Once downspout issues are managed at the top, it should be corrected.

BUILDING 5021 – 08 00 00 WINDOWS AND DOORS

Tier 1 - NA

Tier 2

1. Door hardware appears to function. Doors have minor dings and dents. Doors and hardware should be replaced universally to coordinate with any new security measures.

Tier 3

2. Replace aluminum windows and panel infill wall for more windows along south façade.
3. Clean and repaint areas of previously painted wall panel.
4. Replace original steel windows at lowest level south elevation if more economical than restoration. Windows are in poor condition.

BUILDING 5021 – 09 90 00 PAINTING AND COATINGS

Tier 1 – NA

Tier 2 - NA

Tier 3

1. Clean and repaint areas of previously painted wall panels, doors and soffits.

5030

BUILDING 5030 – 03 00 00 CONCRETE

Tier 1 – NA

Tier 2

1. Repair concrete at loading dock.

Tier 3 – NA

BUILDING 5030 – 04 00 00 MASONRY EXTERIOR
04 01 20 MASONRY CLEANING
04 09 20 MASONRY REPAIR AND REPOINTING
04 20 00 UNIT MASONRY
04 42 00 EXTERIOR STONE CLADDING

Tier 1 – NA

Tier 2 - NA

Tier 3

1. The entire building should be cleaned, and biological growth removed.
2. There is mortar joint erosion at corners and around windows. Brick is in fair condition. Repoint brick masonry in select areas. Ensure sky facing joints are properly pointed. Assume 10% of the total building area.

BUILDING 5030 – 05 00 00 MISCELLANEOUS METALS
05 10 00 STRUCTURAL METAL FRAMING
05 51 00 METAL STAIRS AND PREFABRICATED LADDERS
05 70 00 DECORATIVE METAL AND RAILINGS

Tier 1 – NA

Tier 2

1. Railings around the building do not meet the code requirements for handrails or guardrails. Replace railings with code compliant railings for specific conditions.

Tier 3

1. Downspouts and gutters need to be inspected and replaced in most locations.

BUILDING 5030 – 07 00 00 THERMAL AND MOISTURE PROTECTION
07 10 00 DAMPPROOFING AND WATERRPROOFING
07 50 00 ROOFING

Tier 1

1. The roof shall be replaced. It is at the end of its serviceable life.

Tier 2 - NA

Tier 3 – NA

BUILDING 5030 – 08 00 00 WINDOWS AND DOORS

Tier 1 - NA

Tier 2

1. Restore or replace original steel windows.
2. Door hardware appears to function. Doors have minor dings and dents. Doors and door hardware should be replaced universally to coordinate with any new security measures.

Tier 3 - NA

BUILDING 5030 – 09 90 00 PAINTING AND COATINGS

Tier 1 – NA

Tier 2

1. Clean and repaint areas of previously painted wall panels, doors, windows and soffits.

Tier 3 – NA

5040

BUILDING 5040
BUILDING 5040 – 04 00 00 MASONRY EXTERIOR
04 01 20 MASONRY CLEANING
04 09 20 MASONRY REPAIR AND REPOINTING
04 20 00 UNIT MASONRY
04 42 00 EXTERIOR STONE CLADDING

Tier 1 – NA

Tier 2

1. The entire building should be cleaned, and biological growth removed.

Tier 3 - NA

BUILDING 5040 – 05 00 00 MISCELLANEOUS METALS
05 10 00 STRUCTURAL METAL FRAMING
05 51 00 METAL STAIRS AND PREFABRICATED LADDERS
05 70 00 DECORATIVE METAL AND RAILINGS

Tier 1 – NA

Tier 2

1. Minor pitting is present on the entry canopy. This structure should be refinished.

Tier 3 – NA

BUILDING 5040 – 07 00 00 THERMAL AND MOISTURE PROTECTION
07 10 00 DAMPPROOFING AND WATERRPROOFING
07 50 00 ROOFING

Tier 1 - NA

Tier 2 - NA

Tier 3 – NA

BUILDING 5040 – 08 00 00 WINDOWS AND DOORS

Tier 1 - NA

Tier 2

1. Check all hardware and allow for minor replacement of gaskets and weatherstripping as needed.

Tier 3 - NA

BUILDING 5040 – 09 90 00 PAINTING AND COATINGS

Tier 1 – NA

Tier 2 – NA

Tier 3

1. Clean, prepare and repaint front canopy.

2. Repaint stucco at east elevation.

CANOPIES

There are two types of canopies – aluminum and concrete. They are in relatively good condition.

Tier 1 – NA

Tier 2 – NA

Tier 3

1. Reroof all concrete canopies. Flashings are dented and there is biological growth on the top of a majority of them.

CHAPTER 3: LANDSCAPE ARCHITECTURE

By Lord Aeck Sargent

SITE CONDITIONS

Introduction

The Druid Hills High School (DHHS) campus is approximately 11.8 acres and is comprised of seven buildings constructed over a 90-year period between 1919 and 2010. The campus site includes over 40 feet of signification elevation change from one side to the other. The site's dynamic topography creates many site constraints related to accessibility, connectivity and utilities. Major site constraints include the following:

1. Severely constrained fire/emergency vehicle access to the rear of the site.
2. Poor site circulation and minimal street access points that restrict vehicular entrances for service vehicles, buses, students, faculty, staff and visitors
3. Widespread noncompliance of ADA regulations throughout the site
4. Exterior student spaces that have been filled with large and loud mechanical equipment, resulting in unusable outdoor spaces
5. Eroded slopes and poor drainage points in many areas of the campus
6. Major sewer routing, pump and safety issues
7. Compromised campus security due to no single point of entry

The following section covers exterior site conditions related to DCSD standards, ADA regulations, and Georgia Fire Code. Major deficiencies and noncompliance issues are noted in red as follows.

SITE – 02 00 00 – Fire & Emergency Vehicle Access

Tier 1

1. Per the State of Georgia Minimum Fire Code - (1) of subsection (b) of O.C.G.A. 25-2-13 – each building and structure on campus is required to comply with the minimum fire safety standards. The Rules and Regulations of the Safety Fire Commissioner (Sec O.C.G.A. 25-2, est 1968) were in effect at the time many campus buildings and structures were constructed. Overall, this site does not meet Georgia Minimum Fire Code based on the requirements in section D103, D104, and D105.
   a. In section D103, Fire Apparatus Access Roads are required to be a minimum 26' wide where building height exceeds 30'. Appropriate turning radii shall be provided to meet state minimums.
   b. In section D104, Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure.
   c. In section D105.3 Proximity to Building Requirements, One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which

the aerial fire apparatus access road is positioned shall be approved by the fire code official.

d. The existing fire lane is severely undersized (roughly 9' wide) and extends outside the property boundary via an access easement with the neighboring property.

2. These minimum fire code requirements and Druid Hills High School Campus noncompliance are **illustrated on the Fire and Emergency Access Deficiencies Map** on the following page.

Tier 2 - NA

Tier 3 – NA

SITE – 02 00 00 – Site Pedestrian Accessibility

Tier 1

1. DCSD has renovation requirements for existing schools to accommodate users with disabilities, Americans with Disabilities Act (ADA) and the Georgia Accessibility Code. ADA requirements specifically related to Druid Hills High School campus exterior include the following.
    a. *Sidewalks & Walkways*
        i. Sidewalks (walkways) shall not exceed a 5% longitudinal slope. Cross slopes to be a maximum of 2% and minimum of 0.5%.
        ii. Sidewalks and walkways greater than 5% are considered "ramps" and are thus required to have graspable handrails and appropriate landings.
    b. *Ramps*
        i. Ramps shall not exceed a 8.33% longitudinal slope. Cross slopes to be a maximum of 2% and minimum of 0.5%.
        ii. Landings are required at tops and bottoms of all ramps. Such landings shall be min. 60"x60" in size. Landings must meet maneuvering clearance requirements at doorways based on the approach direction and door swing direction.
        iii. Intermediate landings are required along ramps for every 30" of vertical rise.
        iv. Ramps shall be a minimum of 36" clear width for one-way pedestrian traffic and 60" clear width for two-way pedestrian traffic.
        v. Where ramps change direction a landing area of 60"x60" is required.
        vi. Graspable handrails are required along both sides of all ramps. Handrails shall continue along landing areas and also extend 12" into landings at top and bottom of ramps.
    c. *Fall Protection & Guardrails*
        i. Guardrails are required in instances where grade change over 30" occurs between adjacent occupiable spaces.

ii. Guardrail requirements are 42” min. height with min. 4” openings.
iii. Guardrails can be modified to add graspable handrails along ramps and stairs where needed.

d. ADA Curb Ramps

i. ADA curb ramps are required in instances where sidewalks/walkways are adjacent to vehicular roadways, driveways or parking lots.
ii. Refer to GDOT requirements for curb ramps (Types A, B, C and D) which include specific details for application of tactile warning (sight impaired) surfacing

e. Exterior Stairs

i. Single-step stairs are considered a trip hazard in most building codes. A minimum of two steps should be used in any single consecutive run of stairs. Three stairs are preferred to ensure visual legibility at level changes.
ii. In public settings, 5’ min. clear width is required along stairways
iii. Landings are required at tops and bottoms of stairways.
iv. Intermediate landings are required along stairways for every 5’ (60”) of grade change.
v. Handrails are required along both sides of stairways. In cases where stairways are wider than 5’ (60”) intermediate handrails are often required.
vi. Handrail requirements along stairs are more rigorous when such stairways fall along a life safety route to a public way. See IBC code for additional requirements related to life safety.

2. Accessibility Noncompliance - As **illustrated on the Accessibility Deficiencies Map** (following page), the Druid Hills High School campus is severely nonconpliant in many instances related to ADA, fall protection, and life safety. The major issues include:
   a. Excessive use of of single-stairs across campus, creating trip hazards and various ADA issues
   b. Roughly fourteen (14) instances of sidewalks and walkways far exceeding minimum ADA slopes as well as lacking required handrails or landings
   c. Several instances of ramps exceeding minimum ADA slopes, lacking required landings and lacking conforming handrails
   d. Several instances of stairways lacking required handrails and intermediate landings
   e. Several instances where fall protection is either absent or where guardrails are out of compliance in terms of height and minimum opening size

Tier 2 - NA

Tier 3 – NA

SITE – 02 00 00 – Vehicular Service Access & Trash

Tier 1

1. DCSD standards call for site traffic circulation to be designed with separate non-conflicting car dropoff, parking and bus dropoff routes. The site currently generally meets this standard.
2. DCSD standards also note that service vehicle access be provided separate from student/staff parking lots, bus lanes and student dropoff areas. Currently kitchen service/access at this site is severely constrained, with service vehicles and kitchen deliveries utilizing the high-traffic bus loop. Vehicles cannot directly access the loading dock; rather, all materials are delivered via cart along high-traffic student pedestrian paths.
3. DCSD requires standard height loading dock at Kitchen and General Storage/Receiving areas. The current kitchen loading dock is severely undersized and is located within one of the primary exterior student dining spaces. The loading dock's height also exceeds 30". Due to its location within a student gathering area a guardrail would be required.
4. DCSD standards require the trash-compactor and dumpsters to be co-located, near the loading dock and to be accessible by cart. At the DHHS campus the trash compactor and dumpsters are located on opposite sides of the site far away from each other. The compactor is roughly 400' from the loading dock and the dumpsters are roughly 700' from the loading dock. The excessive length to these areas cause operational issues with school staff.
5. DCSD standards required dumpsters to be on a concrete base with appropriate drainage connected to sewer. Additionally, local ordinances also required dumpsters to be screened from public view (via enclosure or similar). The DHHS dumpsters are currently located within public view (40' from Haygood Drive) without screening or an enclosure. The dumpsters are on asphalt (not concrete) and lack drainage or sewer connections.

Tier 2- NA

Tier 3 - NA

SITE – 02 00 00 – Vehicular Circulation & Parking

Tier 1 - NA

Tier 2 - NA

Tier 3

1. *Vehicular Access Points*
   a. DCSD standards require every school site to be designed with a minimum of two (2) vehicular entrances in and out, preferably from two separate streets. Site does include

two (2) vehicular entrances in and out but does not have access from two separate streets. At the DHHS campus, all vehicular ins and outs occur along Haygood Drive near the intersection of N. Decatur Road. Parking lot driveways/curb cuts are very close to the intersection, causing congestion and queuing issues, particularly at school dismissal times.

b. DCSD standards call for site traffic circulation to be designed with separate car and bus traffic routes that do not conflict. Currently both service vehicles and buses share the access point at the bus dropoff loop, creating a variety of scheduling issues.

2. *Student, Staff & Visitor Parking*
   a. DCSD standards state that the total number of automobile parking spaces provided on-site shall be the number required by local zoning code, or the following, whichever is greater: High Schools = 6.6 parking spaces per Instructional Unit. Where space permits, provide an area without intermediate curbs within the paved parking area for marching band practice, approximately the size of a football field.
   b. Required parking spaces: 48 IUs x 6.6 spaces per IU = 317 spaces
      i. 6 of 317 spaces are required to be ADA
   c. Existing parking spaces on site: 126 parking spaces
      i. 6 of 128 spaces are ADA
   d. Overall, based on DCSD standards the school should accommodate 317 parking spaces. However, only 126 currently exist on-site.
3. *Asphalt Surfaces*
   a. DCSD standard requires:
      i. Heavy-duty asphalt paving asphalt paving shall be used in all parking and driveway areas.
      ii. Lighter duty pavement may be considered for automobile parking areas that are well isolated from bus or truck traffic.
   b. Current asphalt in the parking lot is severely substandard and past its useful life.

SITE – 02 00 00 – Athletic Fields

Tier 1 – NA

Tier 2 - NA

Tier 3

1. DCSD new facility guidelines outline the specifications for high school stadiums, track and field, baseball fields, practice fields, softball fields, and tennis courts. Due to the constrained size of the campus, DHHS includes a multi-use practice field, non-competition track, a softball field, and tennis courts.
   a. Practice field:

i. Orientation of the long dimension of the track is east west and does not follow the DCSD standards
ii. Space can meet the DCSD requirement of a 120 yard long x 78 yard wide
iii. Track surface is in poor condition and has reached its life span
iv. Grass turf surface is uneven due to deferred maintenance. Grass turf may be irrigated due to color of sod in winter months, but irrigation was not investigated by the consulting team.
v. No netting exists to prevent damage or balls from entering adjacent areas
vi. Fixed goal posts are provided and soccer goals may be stored in storage

b. Softball field:
   i. Field seems to meet the majority of the DCSD guidelines but needs to be confirmed further.

c. Tennis courts:
    i. Court surfaces seemed to be new and follow the DCSD guidelines.

SITE – 02 00 00 – Outdoor Space Utilization & Quality

Tier 1 - NA

Tier 2 - NA

Tier 3

1. In the outskirts of the softball field, the lift station was observed to have standing sewage with noticeable odor. This is a major safety issue for students that should be addressed ASAP.

2. Near the lit station there is a large underutilized space with old gym equipment and a stone wall. This area has poor drainage and was observed to have standing water during rain events. Large rain events may have sewage contamination in this area. Unmaintained equipment could be considered hazardous to users and visitors.

3. Bleachers are placed along the slope near the softball field. This bleacher area does not have ADA access.
4. Along the central covered walkway, three outdoor spaces house large mechanical equipment. The equipment is loud and significantly decreases the quality and useability of outdoor space.
5. At the front of the campus, there are many picnic tables that are in a mulched landscape area. This area is highly used by students, teachers, staff, and visitors and does not have full ADA access.

SITE – 02 00 00 – Existing Landscape & Landscape Drainage

Tier 1 – NA

Tier 2 - NA

Tier 3

1. Several slopes surrounding the main parking lot are eroded, and sod is no longer existing to stabilize the slopes. The erosion has undercut sidewalks, retaining walls, and exterior stairs and ramps.

2. Existing trees have been pruned over roof lines or have been cut down in different locations around the campus.
   a. The trees near buildings have been pruned significantly to keep branches from falling onto the roof. Based on observations from the Landscape Architecture team, many trees seem to have reached the end of life span. Further arborist investigations are needed.

b. Several trees have been cut down and large stumps have been left in place. In some locations, the stumps are a tripping hazard in the walkways.

3. The courtyard space between buildings 5030 and 5020 includes severe erosion, poor drainage, clogged area drains/catch basins and destabilized landscape. This space has high usage during cafeteria hours based on the number of picnic tables and amount of wear of the site space. The space has 10 picnic tables that hold 8 people per table – roughly accommodating about 80 students. This space also serves as site circulation for the campus with high foot traffic and therefore mud and erosion. This deteriorated landscape clogs area drains and catch basins.

4. Downspouts along the covered walkway release water onto the top of the slope. There are no area drains along this walkway, so rainwater is displaced onto the slope.

SITE – 02 00 00 – Site Security

Tier 1 – NA

Tier 2 –

1. Single Point of Entry - DCSD standards note for there be to a single entry point of campus. Currently at the DHHS campus, there exists no single point of entry, leading to confusion for visitors, guests, and deliveries of where to enter or check-in. This could also significantly compromise campus security in the event of a fire, active shooter or other emergency.

Tier 3

1. Fencing - DCSD guidelines suggest a perimeter fence along the periphery of the campus in order to provide safety and security of the students, teachers, and staff. The campus does not currently have a contiguous fence – rather various fencing types and sizes are scattered along the edge of the site.
   a. Fencing does exist along Andrews Circle separating the DHHS campus from the Emory University private drive. However, there is no pedestrian gate or access point within this fence, acting as a problematic barrier for students exiting to the public way in the event of an emergency.
   b. Fencing is installed along the northern boundary of the campus that separates the campus from the active CSX rail line. This fence is in good condition and provides a safety barrier for users.
   c. Fencing is installed along the east boundary between the 5010 building and the parking lot as a fall barrier. This fence is in good condition but is not a black chain link fence that meets DCSD standard.

SITE CONDITIONS

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Tier 2 - NA

Tier 3 – NA

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Tier 2 - NA

Tier 3 – NA

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5. DCSD standards required dumpsters to be on a concrete base with appropriate drainage connected to sewer. Additionally, local ordinances also required dumpsters to be screened from public view (via enclosure or similar). The DHHS dumpsters are currently located within public view (40' from Haygood Drive) without screening or an enclosure. The dumpsters are on asphalt (not concrete) and lack drainage or sewer connections.

Tier 2- NA

Tier 3 - NA

SITE – 02 00 00 – Vehicular Circulation & Parking

Tier 1 - NA

Tier 2 - NA

Tier 3

1. *Vehicular Access Points*
   a. DCSD standards require every school site to be designed with a minimum of two (2) vehicular entrances in and out, preferably from two separate streets. Site does include

two (2) vehicular entrances in and out but does not have access from two separate streets. At the DHHS campus, all vehicular ins and outs occur along Haygood Drive near the intersection of N. Decatur Road. Parking lot driveways/curb cuts are very close to the intersection, causing congestion and queuing issues, particularly at school dismissal times.

b. DCSD standards call for site traffic circulation to be designed with separate car and bus traffic routes that do not conflict. Currently both service vehicles and buses share the access point at the bus dropoff loop, creating a variety of scheduling issues.

2. *Student, Staff & Visitor Parking*
   a. DCSD standards state that the total number of automobile parking spaces provided on-site shall be the number required by local zoning code, or the following, whichever is greater: High Schools = 6.6 parking spaces per Instructional Unit. Where space permits, provide an area without intermediate curbs within the paved parking area for marching band practice, approximately the size of a football field.
   b. Required parking spaces: 48 IUs x 6.6 spaces per IU = 317 spaces
      i. 6 of 317 spaces are required to be ADA
   c. Existing parking spaces on site: 126 parking spaces
      i. 6 of 128 spaces are ADA
   d. Overall, based on DCSD standards the school should accommodate 317 parking spaces. However, only 126 currently exist on-site.
3. *Asphalt Surfaces*
   a. DCSD standard requires:
      i. Heavy-duty asphalt paving asphalt paving shall be used in all parking and driveway areas.
      ii. Lighter duty pavement may be considered for automobile parking areas that are well isolated from bus or truck traffic.
   b. Current asphalt in the parking lot is severely substandard and past its useful life.

SITE – 02 00 00 – Athletic Fields

Tier 1 – NA

Tier 2 - NA

Tier 3

1. DCSD new facility guidelines outline the specifications for high school stadiums, track and field, baseball fields, practice fields, softball fields, and tennis courts. Due to the constrained size of the campus, DHHS includes a multi-use practice field, non-competition track, a softball field, and tennis courts.
   a. Practice field:

i. Orientation of the long dimension of the track is east west and does not follow the DCSD standards
ii. Space can meet the DCSD requirement of a 120 yard long x 78 yard wide
iii. Track surface is in poor condition and has reached its life span
iv. Grass turf surface is uneven due to deferred maintenance. Grass turf may be irrigated due to color of sod in winter months, but irrigation was not investigated by the consulting team.
v. No netting exists to prevent damage or balls from entering adjacent areas
vi. Fixed goal posts are provided and soccer goals may be stored in storage

b. Softball field:
   i. Field seems to meet the majority of the DCSD guidelines but needs to be confirmed further.

c. Tennis courts:
    i. Court surfaces seemed to be new and follow the DCSD guidelines.

SITE – 02 00 00 – Outdoor Space Utilization & Quality

Tier 1 - NA

Tier 2 - NA

Tier 3

1. In the outskirts of the softball field, the lift station was observed to have standing sewage with noticeable odor. This is a major safety issue for students that should be addressed ASAP.

2. Near the lit station there is a large underutilized space with old gym equipment and a stone wall. This area has poor drainage and was observed to have standing water during rain events. Large rain events may have sewage contamination in this area. Unmaintained equipment could be considered hazardous to users and visitors.

3. Bleachers are placed along the slope near the softball field. This bleacher area does not have ADA access.
4. Along the central covered walkway, three outdoor spaces house large mechanical equipment. The equipment is loud and significantly decreases the quality and useability of outdoor space.
5. At the front of the campus, there are many picnic tables that are in a mulched landscape area. This area is highly used by students, teachers, staff, and visitors and does not have full ADA access.

SITE – 02 00 00 – Existing Landscape & Landscape Drainage

Tier 1 – NA

Tier 2 - NA

Tier 3

1. Several slopes surrounding the main parking lot are eroded, and sod is no longer existing to stabilize the slopes. The erosion has undercut sidewalks, retaining walls, and exterior stairs and ramps.

2. Existing trees have been pruned over roof lines or have been cut down in different locations around the campus.
   a. The trees near buildings have been pruned significantly to keep branches from falling onto the roof. Based on observations from the Landscape Architecture team, many trees seem to have reached the end of life span. Further arborist investigations are needed.

b. Several trees have been cut down and large stumps have been left in place. In some locations, the stumps are a tripping hazard in the walkways.

3. The courtyard space between buildings 5030 and 5020 includes severe erosion, poor drainage, clogged area drains/catch basins and destabilized landscape. This space has high usage during cafeteria hours based on the number of picnic tables and amount of wear of the site space. The space has 10 picnic tables that hold 8 people per table – roughly accommodating about 80 students. This space also serves as site circulation for the campus with high foot traffic and therefore mud and erosion. This deteriorated landscape clogs area drains and catch basins.

4. Downspouts along the covered walkway release water onto the top of the slope. There are no area drains along this walkway, so rainwater is displaced onto the slope.

SITE – 02 00 00 – Site Security

Tier 1 – NA

Tier 2 –

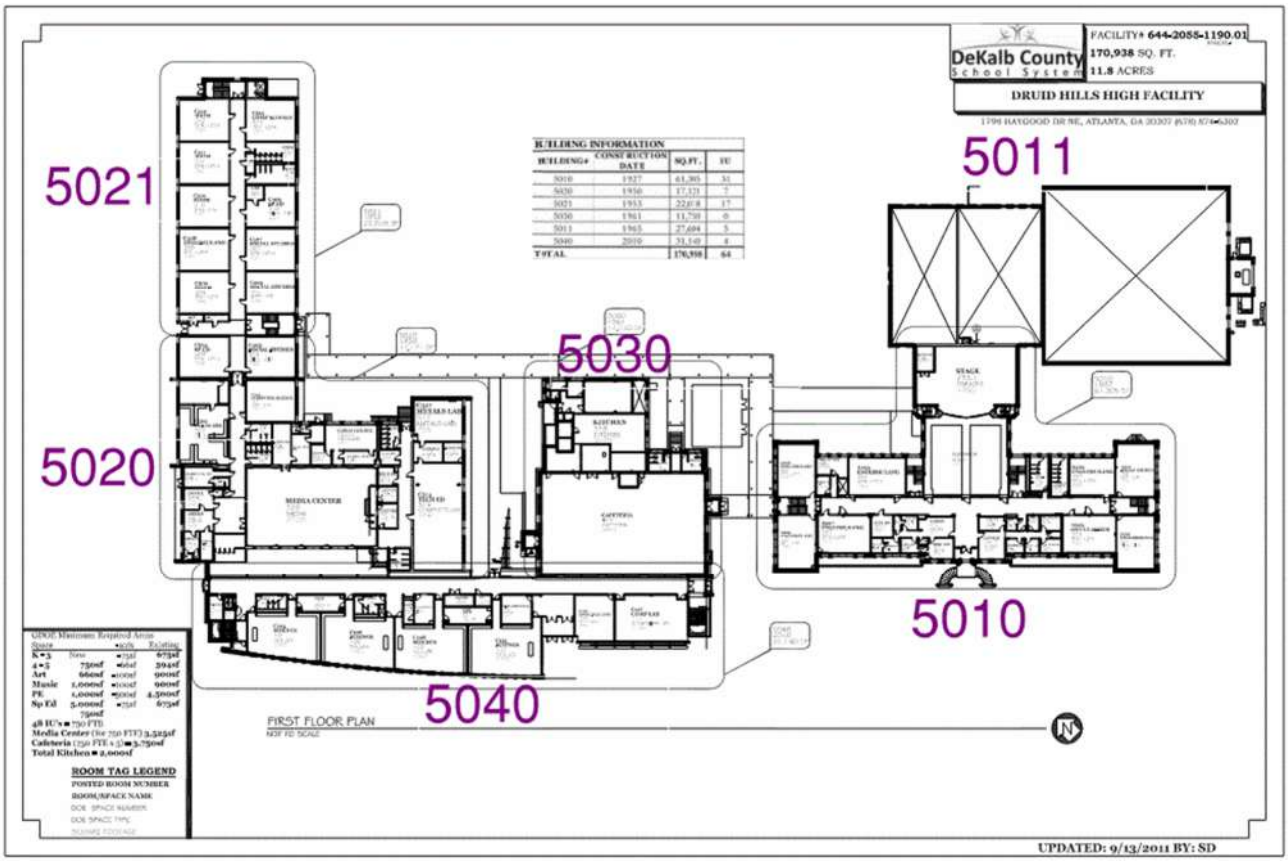
1. Single Point of Entry - DCSD standards note for there be to a single entry point of campus. Currently at the DHHS campus, there exists no single point of entry, leading to confusion for visitors, guests, and deliveries of where to enter or check-in. This could also significantly compromise campus security in the event of a fire, active shooter or other emergency.

Tier 3

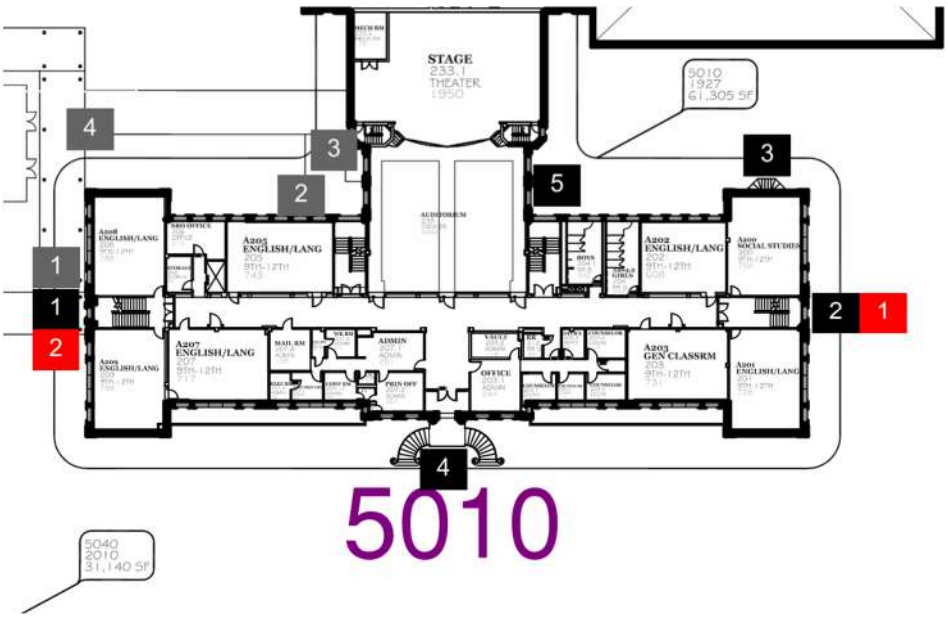
1. Fencing - DCSD guidelines suggest a perimeter fence along the periphery of the campus in order to provide safety and security of the students, teachers, and staff. The campus does not currently have a contiguous fence – rather various fencing types and sizes are scattered along the edge of the site.
   a. Fencing does exist along Andrews Circle separating the DHHS campus from the Emory University private drive. However, there is no pedestrian gate or access point within this fence, acting as a problematic barrier for students exiting to the public way in the event of an emergency.
   b. Fencing is installed along the northern boundary of the campus that separates the campus from the active CSX rail line. This fence is in good condition and provides a safety barrier for users.
   c. Fencing is installed along the east boundary between the 5010 building and the parking lot as a fall barrier. This fence is in good condition but is not a black chain link fence that meets DCSD standard.

SITE INVENTORY PHOTOS

SITE – 02 00 00 – Site Accessibility



Building 5010



Categories

Stairs – Black
Ramps – Gray
Doors at Grade – Red

Stairs at Building 5010

Building 5010 Stairs 1: Located to the west of Bldg 5010 leading to the covered walkway.

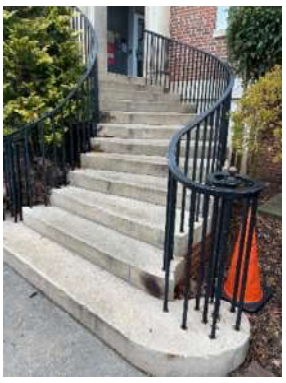


Building 5010 Stairs 2: Located to east of Bldg 5010 but not connected directly to the building. Leads to the east parking lot.


Building 5010 Stairs 3: Located South of the gymnasium, attached to the back of Bldg 5010.



Building 5010 Stairs 4: Located at the main entrance of Bldg 5010 – includes two separate stairways adjacent to each other.



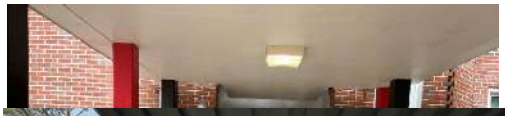
Building 5010 Stair (Step) 5: Located at the Northeast door of Bldg 5010. Secondary entrance to the building.

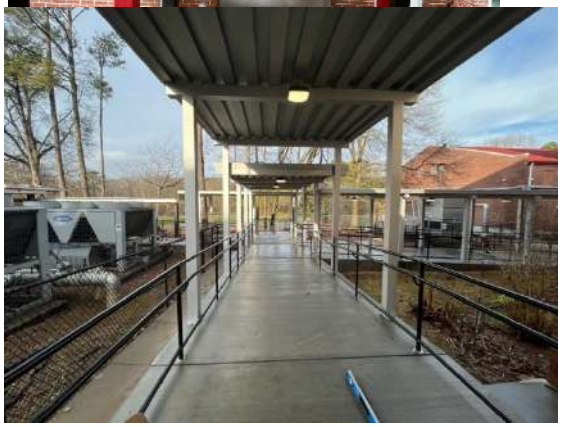
Ramps & Walkways at Building 5010

Building 5010 Ramp 1: Located to the west of Bldg 5010. Attached to Stair 1.

Building 5010 Ramp 2: Located to the northwest side of Bldg 5010. Ramps are not up to code.

Building 5010 Ramp 3: Located to the northwest side of Bldg 5010. Ramps are not up to code.



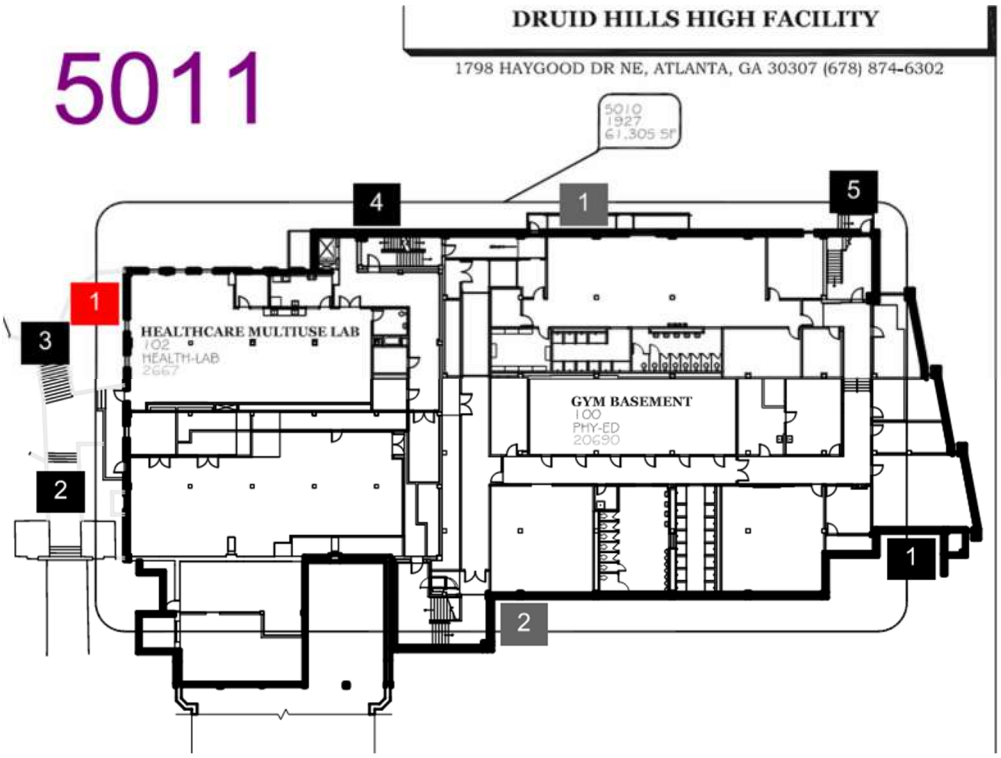


Building 5010 Ramp 4: Covered Walkway

Doors at Grade of Building 5010

Building 5010 Door 1: Located to the east Bldg 5010.

Building 5011



Categories

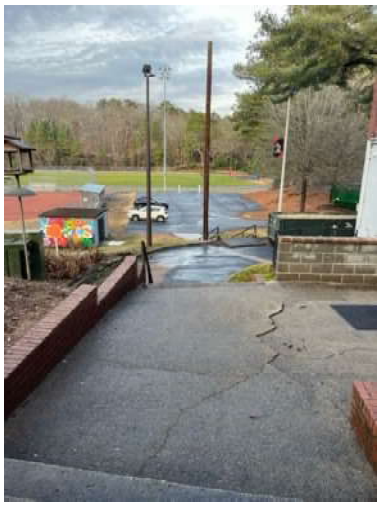
Stairs – Black
Ramps – Gray
Doors at Grade – Red

Stairs at Building 5011

Building 5011 Stairs 1: Located outside of the east parking lot. Used as an entrance to the gymnasium.

Building 5011 Stairs 2: Located west of the building. First staircase that leads to the softball field.

Building 5011 Stairs 3: Located west of the building. Second staircase that leads to the softball field.



Building 5011 Stairs 4: Located behind the gymnasium.

Building 5011 Stairs 5: Located behind the gymnasium.

Ramps at Building 5011

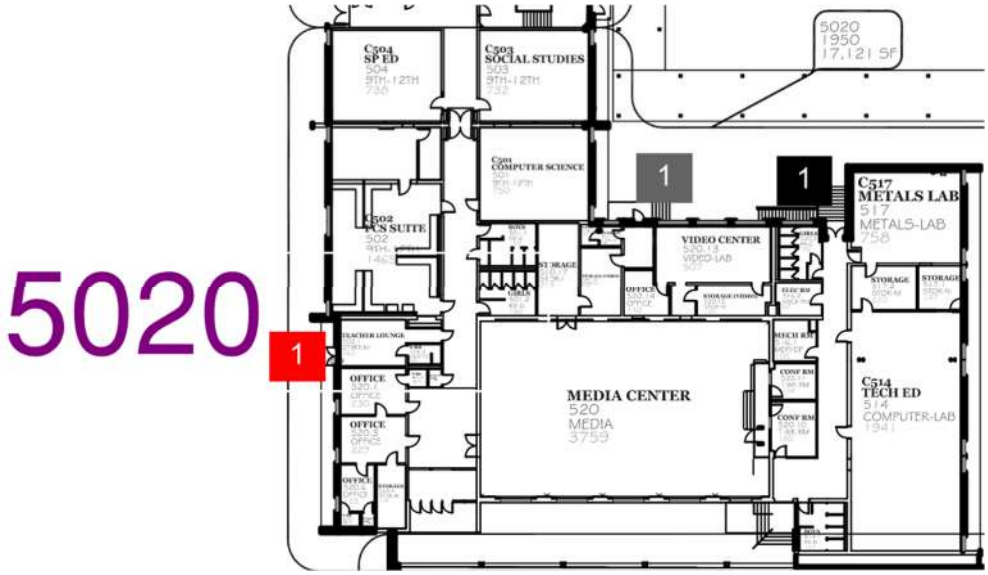
Building 5011 Ramp 1: Located behind the gymnasium

Building 5011 Ramp 2: Located south of the building. Ramp enters to the gymnasium

Doors at Grade of Building 5011

Building 5011 Door 1: Located outside of the workout room and multi-use lab. Leads directly to the stairs down to the softball field.

Building 5020



Categories

Stairs – Black
Ramps – Gray
Doors at Grade – Red

Stairs of Building 5020 – Black

Building 5020 Stairs 1: Located behind building 5020. Directly next to HVAC system equipment and leads to the covered walkway.

Ramps of Building 5020 – Gray

Building 5020 Ramp 1: Located behind the 5020 building. Wood at end of life span



Doors at Grade of Building 5020 – Red

Building 5020 Door 1: Located South of the building facing Andrew Circle. Sidewalk that leads to ROW

Building 5021

Categories

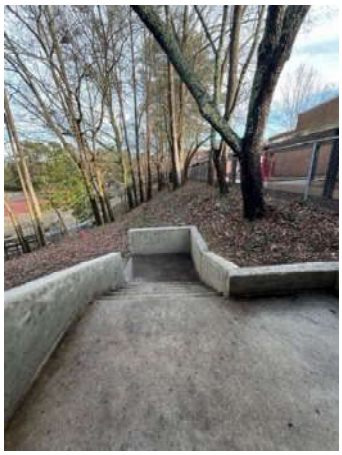
Stairs – Black
Ramps – Gray
Doors at Grade – Red

Stairs of Building 5021 – Black

Building 5021 Stairs 1: Located adjacent to building 5021. Leads to the track and field.

Building 5021 Stairs 2: Located adjacent to building 5021. Leads to the track and field.

Building 5021 Stairs 3: Located at the top landing at building 5021.

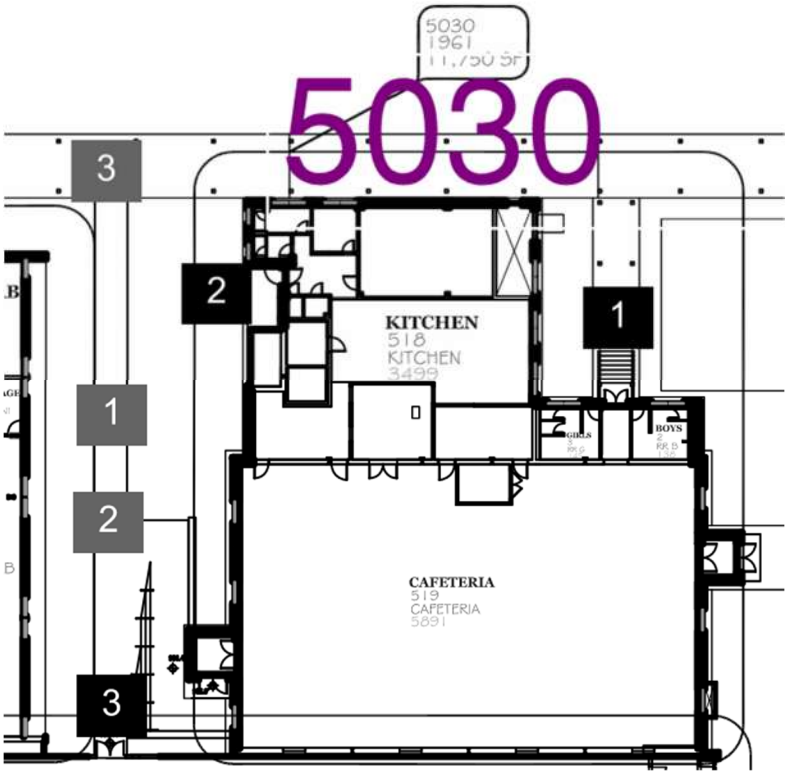


Doors at Grade of Building

Building 5021 Door 1: Located west of building 5021. No direct connection to the public way.

Building 5021 Door 2: Located to the North of building 5021. No direct connection to the public way.

Building 5030



Categories

Stairs – Black
Ramps – Gray
Doors at Grade – Red

Stairs at Building 5030

Building 5030 Stairs 1: Located outside of the cafeteria and leads to the covered walkway.

Building 5030 Stairs 2: Located outside of the kitchen and leads to the picnic area.

Building 5030 Stairs 3: Located at the top of ramp 2, but not connected to building 5040.

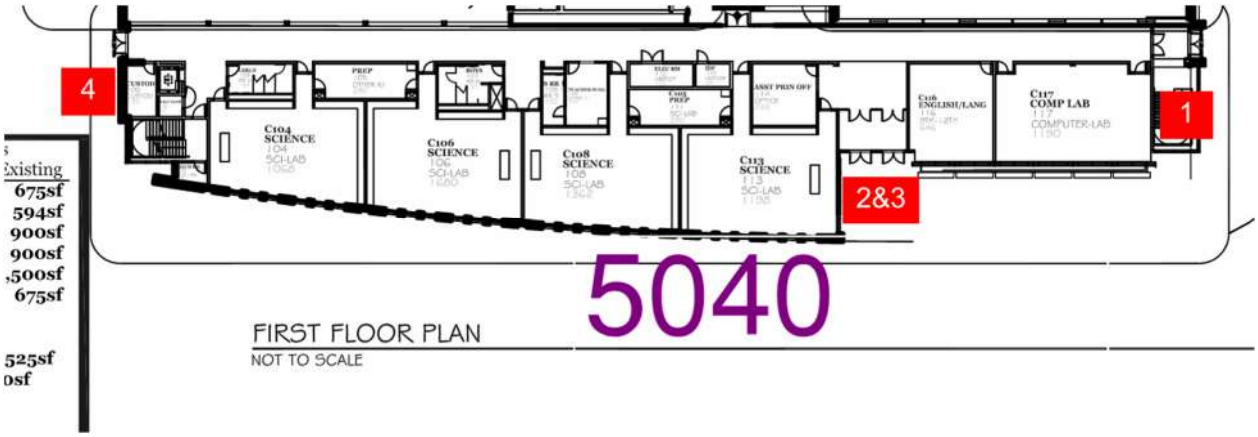
Ramps of Building 5030 – Gray

Building 5030 Ramps 1: Located in the picnic area. Serves as a secondary ramp for grade change purposes.

Building 5030 Ramps 2:Serves as the main ramp that leads to the back of building 5040.

Building 5030 Ramp 3: Covered Walkway

Building 5040



Categories

Stairs – Black
Ramps – Gray
Doors at Grade – Red

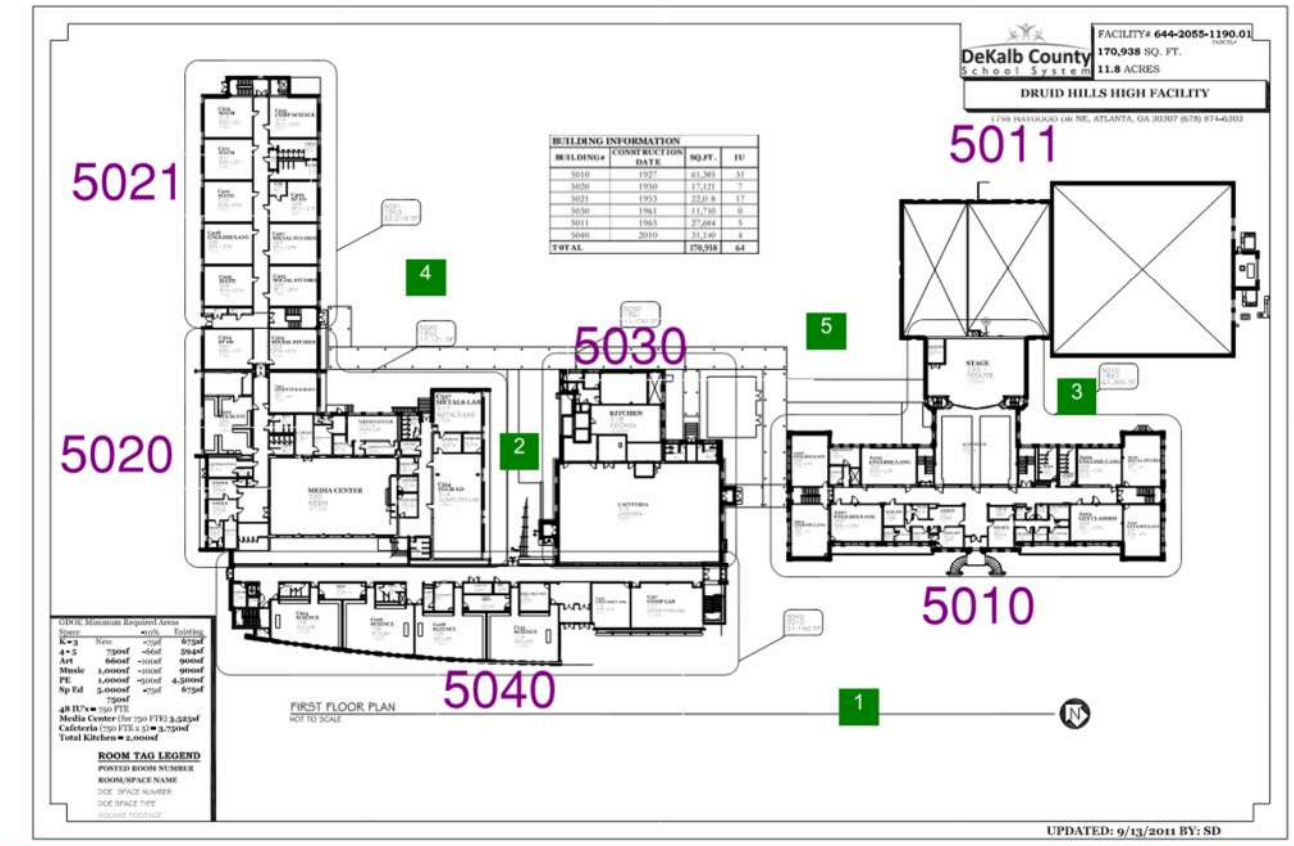
Doors at Grade of Building 5040

Building 5040 Door 5: East of the new building.

Building 5040 Door 2 and 3: Located on the front façade of the building under a glass walkway.

Building 5040 Door 4: Located west of the new building and leads directly to the right of way.

SITE – 02 00 00– Outdoor Space Utilization & Quality



Open Space 1: Located in front of building 5010.



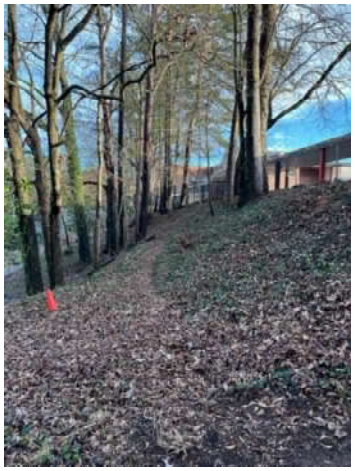
Open Space 2: Located between building 5020 and 5030.



Open Space 3: Located between 5010 and 5011.


Open Space 4: Located North of building 5020 and east of building 5021 at the bottom of the steep hill.





Open Space 5: Located behind building 5030 by building 5011 stairs 2 and 3.


CHAPTER 4: CIVIL ENGINEERING

By Eberly Associates

CIVIL SITE - EXECUTIVE SUMMARY

The following narrative section of the overall Modernization assessment reviews and assesses the existing conditions of Dekalb County School District's Druid Hills High School Campus (Facility #: 644-2055-1190.01), specifically as it relates to the Civil-Site components of the facility. This portion of the assessment reviews existing conditions of infrastructure including but not limited to; Pavement, curb & gutter, sidewalks, Utilities (Sewer, Electrical, Telecom, Gas, and Water), and the Stormwater system. This information is then categorized into the Tiers based on the requirements of the Governing authorities as previously identified; Tier 1: Georgia DOE, Tier 2: DCSD; and Tier 3: Local permitting authority (Unincorporated Dekalb County). The intent is to assist the District in identifying deficiencies observed on the Campus to then prioritize the preferred work to be performed to Modernize the High School site.

Portions of the Georgia DOE, DCSD and Dekalb County criteria and the associated assessments overlap between other consultants and disciplines. Where applicable, references to those sections have been provided for additional information.

Information and observations identified below are based on a series of site visits performed by the consultant team, review of as-built and previous construction documents and conversations with the Project team.

SITE OVERVIEW AND CHARACTERISTICS

Druid Hills Highschool Campus is located at 1798 Haygood Drive NE, Atlanta Georgia 30307. The entirely of the Project site is located within Unincorporated Dekalb County's Jurisdiction, who would be the local issuing authority regarding land disturbance, building permit and emergency response code requirements. The County parcel number is 18 052 12 024 and the zoning indicated on County maps is R-75 (exempt Schools), and falls within the Druid Hills Historic Overlay District.

The campus consists of 11.56 acres and is predominantly developed, with a multiple existing buildings, additions, sports fields, and associated infrastructure. The facilities consist of a series of construction projects, with the original campus being built in 1927 and additions were constructed in 1950, 1953, 1961, 1965 and 2010.

The area of land surrounding the Highschool is also fully developed; A CSX Railroad is located along the northern property boundary; Single Family residences and a Church to the east; Haygood Right-of-way and a newly constructed apartment complex to the South; and portions of the Emory University campus along the western boundary.

The site topography slopes from the south to the north, with portions that drain towards the bordering right-of-ways. Slopes vary between 1.0-50%, and the elevation ranges from 989'-953' (+/- 36 feet of elevation change).

GENERAL (DIVISION 1.0)

01.04 FIRE EVACUATION & EMERGENCY ACCESS

Additional details regarding Fire Evacuation and Emergency access are provided within LA section "Site – 02 00 00 Emergency Vehicle Access" for additional details as they relate to building egress and emergency access circulation.

Tier 1

1. Georgia Department of Education requires that Sites receive certification and approval from the State Fire Marshal or the Local Responding Fire Department (Dekalb County). Dekalb County Fire Department adheres to Georgia Minimum Fire Code (O.C.G.A. 25-2), 2018 IFC Section 503 and Appendix D, and NFPA 13.

2. The existing site conditions and buildings do not appear to comply with multiple IFC Appendix D Sections and several sections although should be taken into consideration when planning proposed improvements;
    a. D102.1 – Access and Loading: *"Fire access driving surfaces capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds"*
        - Geotechnical investigation assessments will likely be necessary to verify subsurface conditions, however based on visual inspection areas of existing pavements and the existing retaining wall located along the eastern property line appear to be in fair / poor conditions which may not provide sufficient bearing capacity.
    b. D103.2 – Grade: *"Fire apparatus access roads shall not exceed 10 percent in grade"*
        - Currently the site does not appear to be in violation of this section, however it is worth noting that Dekalb County Fire department requires that access drives maximum allowable slope not exceed 7%.
        - Given the sites compact nature and the significant grade change this should be considered for future improvements
    c. D103.3 – Turning radius: *"The minimum turning radius shall be determined by the code official"*
        - Dekalb County reserves the right to determine allowable radii on a site by site basis, generally the minimum recommended radii along fire access drives is 26.0'.
        - Multiple locations for emergency access vehicles around the site do not comply with this recommendation
    d. D103.4 – Dead ends: *"Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4"*
        - Rear access to the site exceeds 150' and the current access drive does not adhere to these requirements

e. D103.6 – Signs
- Signage identifying “No parking” and “Fire lane” locations does not appear to adhere to this code section.

f. D104.1 Building exceeding threes stories or 30 feet in height
- The existing buildings have multiple locations that exceed 30’ in height, however clear access points is not currently provided in two locations
- Additional fire access drives and points will be required to adhere to code requirements

g. D105 Aerial Apparatus access roads
- Portions of the existing campus does not comply with this sections location (D105.1), Widths (D105.2), Proximity (D105.3) or Obstructions D105.4 requirements.

2. Refer to the “Fire & Emergency Access Deficiencies” exhibit within the LA section “Site – 02 00 00 Emergency Vehicle Access” for additional details.

Tier 2 – Superseded by Tier 1 requirements

Tier 3 – Superseded by Tier 1 requirements

01.06 APPLICABLE CODES AND BUILDING STANDARDS

Additional details regarding Code compliance are provided within LA section “Site – 02 00 00 Emergency Vehicle Access” for additional details as they relate to building egress and emergency access.

Additional details regarding ADA accessibility are provided within LA section “Site – 02 00 00 Site Accessibility” for additional details as they relate to ADA accessibility and pedestrian circulation.

Tier 1 – International Fire Code (IFC)

1. Georgia Department of Education requires that Sites receive certification and approval from the State Fire Marshal or the Local Responding Fire Department (Dekalb County). Dekalb County Fire Department adheres to 2018 IFC regarding hydrant spacing and maximum building hose lay requirements.
   a. Distance between hydrants shall be no greater than 400’, and the travel distance from all grade level portions of the structures perimeter to a hydrant shall not exceed 500’, so long as 350’ is accessible by vehicle and 150’ by hand.
   b. The property currently only has a one fire hydrant on the property which is located near the bus drop off exit driveway at Haygood Drive. This hydrant does not provide sufficient coverage for all campus buildings
   c. Portions of the buildings receive coverage by an existing hydrant on the adjacent property located at the intersection of Andrews Circle and Haygood Drive. However,

the consideration of this hydrant still does not provide compliant coverage to all existing buildings.

3. Refer to the “Fire & Emergency Access Deficiencies” exhibit within the LA section “Site – 02 00 00 Emergency Vehicle Access” for additional details.

Tier 2 – ADA Accessibility

1. Dekalb County School District requires that facilities fully comply with requirements set forth in the Americans with Disabilities (ADA) and Georgia Accessibility Code.
    a. Although areas of the site appear to meet ADA code requirements, multiple locations around the campus do not.
    b. Areas of non-compliance were identified at building egress locations, areas of rescue, internal site circulation, connections to site access locations and site facilities
2. Refer to the “Site Accessibility Deficiencies” exhibit within LA section “Site-02 00 00 Site Accessibility” for additional details.

Tier 3 - NA

CIVIL EXHIBIT C-1.0 & C-1.1 PLACEHOLDER

(SEE SITE DRAWINGS SECTION)

SITE (DIVISION 2.0)

02.01 SITE CIRCULATION

Tier 1 – NA

Tier 2

1. Vehicular Entrances: DCSD requires that sites shall have a minimum of two (2) vehicular entrances in and out of the site, preferably from two separate streets.

   The existing site currently only has access to the public right-of-way (Haygood Drive – 50' R/W) along the southern property line (+/- 892 LF of frontage). The campus currently has a total of four driveways, all of which are one way. Which provides two primary access locations, these locations have no internal connection.

   a. The primary parking area, trash compactors, and athletic facilities share access and exit locations. These driveways and radii do not conform standard design recommendations or County minimum code requirements.
   b. The bus drop off, visitor parking, and cafeteria loading area share access and exit locations. These driveways and radii do not conform standard design recommendations or County minimum code requirements.

   Significant traffic congestion occurs along Haygood Drive continuing to the intersection at North Decatur Road during drop off and dismissal times. This congestion is worsened due to the limitations of stacking and queuing on site. Once DCSD determines the preferred path forward based on the findings and recommendations of this report, and a conceptual design is determined a traffic study analysis should be pursued.

2. Drop-off areas: DCSD requirements state that car and bus drop off areas should be separated, and that service areas should not be accessed through parking lots and preferably at the same location as the bus drop off.

   Due to the compact nature of the site none of the above requirements are fully met.
   a. Visitor and faculty parking is located along the bus drop off loop. This loop is also the primary location for building deliveries and food service loading and unloading.
   b. Car drop off is currently routed through the primary parking lot. Access to the schools compactor and dumpster areas are also routed through the car drop off / parking lot to the sites eastern access drive.

3. Pedestrian Access: DCSD requires walkway access be provided to and from streets, parking, drop off areas and sports facilities.

In general the campus has good pedestrian circulation connectivity from area to area as indicated within district requirements. However, the condition, efficiency and code compliance of these sidewalks, ramps and stairs vary across the site.

a. Condition: Many sidewalks, stairs and ramps are experiencing cracking, chipping, and settling to concrete surfaces. Many handrails and fall protection railing are damaged and rusting.
b. Efficiency: Sidewalks, stairs and ramps across the site vary in widths and dimensions. Several routes appear to be the result of years of additions and expansions causing in-direct or awkward configurations which as a result causes shared connections to be out of code compliance.
c. Code compliance: Multiple sidewalks, landing and ramp locations do not appear to adhere to code requirements for allowable cross slopes or running slopes. Additionally railing at multiple locations does not comply with handrail or fall protection requirements. ADA accessibility between buildings, facilities and the right of way does not comply with code. Ramps and crosswalks along Haygood Drive generally do not comply with code or are not provided all together.

4. Gates & Bollards: DCSD standards recommend gates and bollards be utilized to limit or restrict vehicular access at drives, walkways, and athletic facilities. The campus currently does not have any gates or bollards to control or limit access points.

5. Auto Parking: DCSD requires that Highschool parking adhere to local zoning code requirements or 6.6 spaces per instructional unit.
   a. Dekalb County Zoning does not specify a parking requirement for Public Highschools, and generally default to DCSD parking requirements
   b. The Campus currently does not meet District standard parking requirements
      - DCSD parking required for existing ITU's: 423 spaces
      - Existing parking provided: 141 spaces total
        i. On Site: 99 spaces
        ii. Right of way: 42 spaces
6. Loading Docks: DCSD standards require raised loading docks adjacent to kitchen and cafeteria facilities.
   a. The site currently does not have a raised loading dock. Loading and unloading occurs along the bus drop off loop and is carted or carries to the kitchen and food services areas.

7. See Civil Section "Appendix A– Civil existing site conditions assessment report" for details and observations regarding existing conditions.

8. For additional details regarding vehicular circulation refer to the Site circulation and vehicular facilities exhibit "C-2.0" on the following page, LA section "Site – 02 00 00 Service Vehicular Access."

9. For additional details regarding pedestrian access refer to LA Section “Site-02 00 00 Site Accessibility” and the “Site Accessibility Deficiencies” exhibit.

Tier 3 - Superseded by Tier 2 requirements

CIVIL EXHIBIT C-2.0 PLACEHOLDER

(SEE SITE DRAWINGS SECTION)

2.02 SITEWORK DETAILS

Tier 1 - NA

Tier 2

1. Paving and Surfacing: DCSD requires that heavy-duty asphalt paving shall be used in all parking and driveway areas. Lighter duty pavement may be considered for automobile parking areas that are well isolated from bus or truck traffic

   The existing asphalt pavement sections appear to consist of a series of installations and improvements installed over the various campus renovations. Paving maintenance timelines could not be verified however, facility assessment reports indicate that the majority of the sites existing roadways and parking areas original installation occurred over 50 years ago. Approximately double the standard life cycle. Given the appearance of many sections it is likely that remediation efforts have occurred since the original installations but many sections show signs that suggest replacement should be considered. Pavement conditions vary from good, fair and poor conditions.

   a. Bus loop: In general the bus loop appears to be in fair condition, with the entry and exit locations approaching poor in areas. A portion of the main drive aisle appears to be in good condition potentially due to some form of remediation. Damage consists of alligator, blocking and traverse cracking. Records indicate that the initial installation of this pavement section was 1965.
   b. Parking area: The main parking area and associated drive aisle appear to be in fair condition. Pavement sections experiencing alligator and traverse cracking, with large seams occurring at the center of the drive aisles. Records indicate that the initial installation of this pavement section was 1965.
   c. Eastern Access drive & Field Parking: The eastern access drive is in poor condition and is experiencing alligator cracking, potholing and pumping. A pavement patch appears to have been installed but this expressing signs of failure. The service drive and athletic field parking pavement ranges from fair to good condition. Multiple areas indicate signs for alligator or traverse cracking. Records and construction drawings indicate this area was originally constructed in the early 1960s.

   Details regarding the existing pavement compositions and thicknesses are unknown at this time, it is recommended that a Geotechnical consultant be engaged to provide a series of boring pavement samples to verify the existing conditions. This information will be highly beneficial in determining if pavement sections can be remediated or if full depth replacement is required. Observations within this report are based on visual inspection.

Pavement markings and striping across the site are in poor condition. Existing striping is faded and / or damaged or missing altogether. Parking stalls, drive aisles and crosswalks do not all conform to District and County requirements.

2. Site Signage: Appropriate metal signage shall be provided identifying way-finding signage (facilities, visitor parking, entrances, drop-offs, etc.), restrictions of use (ADA signage, dedicated parking, fire lanes, etc.). Ensure clearance from roadways to damage to posts.

   Existing way-finding and restrictions of use signage exist throughout the site and generally appear to meet most requirements. Several way-finding signs located near the sites entrance driveways appear to have been struck by vehicles and require repair or resetting of the posts.

   One area of noncompliance previously mentioned within section 1.04 is Fire access signage. Drive aisles that appear to classify as Fire access aerial apparatus drives do not appear to provide sufficient signage as required by Appendix D of IFC.

3. Marquee Sign: The Schools existing Marquee sign appears to be recently installed and seems to comply with District standards.

4. Trash Compactor & Dumpsters: The existing Trash Compactor specifications could not be verified, however the one located on site appears to have a capacity of approximately 30 cubic yards and was installed / upgraded around 2016. The site does not have a dedicated dumpster pad, however a single dumpster and a recycling container are located within the main parking lot. None of the receptacles are located nearby the Cafeterias for easy facilities access or in functional locations for trash collection services.

5. Fences and Gates: Site fencing characteristics vary in height and condition across the campus. Fencing lifecycle varies, with revisions and repairs being made in areas as it relates to building additions or expansions but many areas appear to have exceeded the standard lifecycle. Most site fencing meets District material requirements consisting of chain link fencing as well as the standard 6' height . But generally the site does not meet the Black vinyl coated finishing / color requirements. Perimeter and field fencing are failing or have breaks in multiple locations. As identified in section 2.01 no gates exist on site aside from pedestrian access to athletic facilities.

6. See Civil Section "Appendix A– Civil existing site conditions assessment report" for details and observations regarding existing conditions.

7. For additional details regarding Site Existing Conditions and approximate lifecycles refer to the Site Timeline & Lifecycle exhibit "C-3.0" on the following page.

Tier 3

1. As identified above, many drive aisles, parking stalls and cross walks do not adhere to County code requirements.

02.03 LANDSCAPING

Details regarding existing landscaping are provided within Landscape Architectural Section "Site – 02 00 00 Existing Landscape & Landscape Drainage" for additional details as they relate to site vegetation and landscaping.

Tier 1 - NA

Tier 2 – NA

Tier 3

1. An arborist assessment and tree survey adhering Dekalb County's Tree Ordinance should be obtained once a conceptual design has been decided as it will be required for permitting purposes.

02.04 ATHLETIC FACILITIES

Tier 1 - NA

Tier 2

DCSD Athletic Facilities standards, requirements and specifications for Highschool Sports facilities are identified within section 02.04 of the Facilities Construction design guidelines. All facilities should adhere to the National Federation of State High School Associations dimensions, standards and guidelines. High Schools should have the following sports facilities; Track and Field, Baseball Field, Softball Field, Multi-purpose practice field, and Tennis courts.

The campus currently does not have all of the required athletic facilities, and several of the facilities that exist on site do not adhere to standard recommendations or Dekalb County standards. Given the compact nature of the property, existing conditions and site characteristics providing all athletic facilities may not be feasible.

1. Track and Practice Field: The existing track and practice field were constructed in 1976 and the asphalt surface is in poor condition. Track and field size, configuration, grading and drainage does not adhere to standard recommendations or FSHSA guidelines. Field facilities were not identified on site.

2. Baseball Field: No baseball field is currently on site, and School baseball team is provided on a nearby DCSD site. This field was recently renovated as part of a separate DCSD project.

3. Softball Field: The existing softball field does not appear to adhere to DSCD and FSHSA guidelines and dimensions. General orientation and equipment does not meet standards and requirements. Lighting, fencing and play area materials appear to partially conform but do not entirely meet standards. No windscreens are installed at any site facilities. Site assessment report records indicate field was renovated or modified in 1985.

4. Tennis Courts: Two tennis courts are currently installed on site. Court dimensions, materials and fencing generally confirm to DCSD and FSHSA guidelines. DCSD requires a minimum of four courts for High schools. As-builts indicate Tennis courts were originally constructed in 1965, however the rubberized surface appears to be renovated since. Court surface appears to be in fair to poor condition. Substantial cracking and separation across the entire surface.

5. See Civil Section “Appendix A– Civil existing site conditions assessment report” for details and observations regarding existing conditions.

Tier 3 – NA

2.05 STORMWATER INFRASTRUCTURE

Tier 1 – NA

Tier 2 – NA

Tier 3

Dekalb County Stormwater code requirements are not currently met on site. This is due to the entirely of site construction having occurred prior to the adoption of present Runoff Reduction, Water Quality and Stormwater Detention standards. Any future additions, disturbance or site renovations will trigger County requirements and will be required to provide runoff reduction volume for the proposed project. This can be accommodated by a combination of green infrastructure, best management practices (BMPs), stormwater conveyance and stormwater detention. The size and extent required will depend on the scale and nature of the proposed work.

1. Stormwater Conveyance: The existing stormwater infrastructure on site is entirely conveyance, consisting of inlets and piping. These facilities have been installed, renovated and repaired since the original construction in 1927 as required for each subsequent building addition and site improvement projects. The majority of this infrastructure has surpassed its lifecycle and appears to be undersized, in poor condition or failing.

   A small portion of the property between the existing buildings and the southern property line drains towards and onto the Haygood Drive right-of-way. This occurs mostly from sheet flow and surface drainage.

   The site generally slopes from the south to the north and is collected by a series of inlet structures and the associated stormwater piping. This stormwater system exits the site via an existing 24" reinforced concrete pipe at the northern property. This pipe was constructed in 1971 and continues underneath the CSX railroad bordering Northern property line.

2. Stormwater detention: There is no stormwater detention provided on site. Previous site hydrology assessments could not be provided, however an inquiry has been made the to local jurisdiction to determine if any pre-existing stormwater agreements exist permitting and accounting for the High Schools sites runoff to be detained by Candler Lake located to the North of the property.

3. See Civil Section "Appendix A– Civil existing site conditions assessment report" for details and observations regarding existing conditions.

4. For additional details stormwater infrastructure refer to the Stormwater Infrastructure exhibit "C-4.0" on the following page.

CIVIL EXHIBIT C-4.0 PLACEHOLDER

(SEE SITE DRAWINGS SECTION)

2.06 UTILITIES

Tier 1 - NA

Tier 2 - NA

Tier 3

The site currently has water, sewer, electrical, telecommunications and gas service connections. Electrical, telecommunications, gas, and domestic water services generally adhere to Dekalb County requirements. Any future additions, renovations or site improvements may require relocation or upgrades to these services in order to accommodate the proposed facilities. Although the aforementioned facilities appear to be sufficient to service the existing facilities, all utilities on site appear to be composed of a network that was originally installed 1927 with relocations, connections and repairs occurring over the course of the past 97 years as part of each subsequent campus project.

The existing fire service and sanitary sewer infrastructure currently appears to have deficiencies and improvements required.

1. Fire Water Service: The existing fire service on site appears to meet building supply requirements, however as identified in section 1.06 and on exhibit C-1.0 the fire hydrant current located on the site and within the adjacent right-of-way do not meet IFC building coverage requirements. Dekalb County Department of Watershed Management and the Fire Department may require the existing fire service line to be extended and hydrants added in order to meet minimum requirements.

2. Sanitary Sewer: The majority of the existing buildings on the site are serviced by gravity sewer lines that ultimately drain to an existing 8” dip main located within the Haygood Drive right of way. These lines similarly to the majority of utilities on campus are in varying degrees of condition with many having exceeded their standard life cycle.

   Future expansions will require a Dekalb County Sewer Capacity Request Evaluation. This processes is utilized by Dekalb County Watershed management to verify that the County basin and downstream infrastructure has sufficient capacity for the proposed facility. Evaluations should take into consideration anticipated growth for the school.

3. Lift Station: The 1953 Building sewer was modified as part of the 1961 cafeteria building construction to be collected by a 6” cast iron gravity fed pipe which drains to the lift station located within the brick building near the center outfield of the softball field. From there a 4” cast iron force main pumps sewage up the hill to an existing manhole located outside of the existing kitchen where it transitions back to a gravity line and ties into the County sewer line location along Haygood road.

No record drawings indicate renovations or upgrades of the existing lift station have occurred from the original installation. The facility and associated infrastructure appear to have surpassed their life cycle and during the preliminary site visit standing sewage was observed within the pump building and surrounding area. The lift station, gravity lines and force main piping will all require upgrades and or replacement.

4. Grease Trap: The existing grease trap size could not be verified and was not located during previous site visits. Record drawings and documents indicate that the trap is located inside building 1961 within the kitchen. These documents also appear to suggest that the current trap was slotted for replacement as part of SPLOST project 410-422. The size indicated suggest that the existing trap does not adhere to Dekalb County Watershed Management Division FOG requirements. The existing grease trap may require upgrades.

5. See Civil Section “Appendix A– Civil existing site conditions assessment report” for details and observations regarding existing conditions.

6. For additional details utility infrastructure refer to the utility Infrastructure exhibits “C-5.0-C5.3” on the following page.

CIVIL EXHIBIT C-5.0 – C5.3 PLACEHOLDER

(SEE SITE DRAWINGS SECTION)

CIVIL REPORT SECTION

APPENDIX A

CIVIL EXISTING SITE CONDITIONS ASSESSMENT REPORT

(ATTACHED IN APPENDIX A – SEE TABLE OF CONTENTS)

CHAPTER 5: STRUCTURAL ENGINEERING

By Willett Engineering

EXECUTIVE SUMMARY

The prevailing building code used for structural assessment is the 2018 International Building Code (IBC) with Georgia State Amendments (last revised January 1, 2022). Please note that per the Georgia State Amendments, the International Existing Building Code (IEBC) has been replaced in reference to Chapter 34 of the IBC. See below from the Georgia Amendments:

> *Note: By Georgia law, the International Existing Building Code is a permissive or optional State Minimum Standard Code. Consequently, the provisions contained in the International Existing Building Code are not mandatory or applicable unless specifically referenced in the adopting ordinance of local governments.*

In our professional opinion, IEBC reference standards are appropriate for assessment of the existing structural condition of the structure. Therefore, found herein will be references to IEBC standards in lieu of Chapter 34 of the IBC with Georgia Amendments.

The format of this report is based on a tier system. Tier 1, which relates to Georgia DOE standards, is not applicable to building structure from an engineering stand-point. Tier 3, which relates to DCSD standards, does not make mention of structural design or analysis. Tier 2, related to the Authority Having Jurisdiction, has references to the prevailing building code of Georgia which is outlined above. Therefore, all comments found below are to be related to Tier 2, as Tier 1 and Tier 3 are not applicable to the structural engineering discipline.

BUILDING 5010 – 02 00 00 – Existing Conditions

The structure was observed to be composed of a formed-concrete building (similar to a pan-joist system) with joists spanning to concrete girders at the exterior and corridor walls. The slab that spans between the corridor girders is a one-way slab without intermediate joists. The concrete girders are supported by concrete columns infilled with terra cotta masonry. The roof structure had a similar concrete construction with overbuild framing creating the roof pitch.

Tier 1

- N/A

Tier 2

1. The floor under the classroom wings felt soft underfoot. It was suspected that the floor system was of wood construction that was contributing to the soft feel of the floors. It was discovered that while the floor structure was in fact concrete and not wood, wood sleepers were cast in the concrete floor slab, and it is currently covered in plywood and tile. The concrete slab appears structurally adequate and only the floor topping is soft.
   - Scope: Occurs throughout.
   - Correction: Problem is non-structural and is addressed under another discipline.

2. Cracks in the terrazzo in the corridor were observed, which prompted observation of the floor slab. When viewed from underneath, the bottom of the floor slab in the corridor did show cracks, which are likely full-depth cracks in the concrete slab.
   - Scope: Occurs in multiple locations in hallway.
   - Correction: The slab was confirmed to span parallel to the cracks, which makes these cracks likely temperature- and shrinkage-related and non-structural. No structural remediation is required.

Crack in hallway

3. The existing lateral system is not compliant with current building code standards.
   - Scope: Entire structure
   - Correction: If an alteration (as defined by the IEBC) were to occur, ASCE 41 seismic retrofit criteria will require seismic evaluation or retrofit to achieve the code-required Performance Objective.

4. The existing concrete joist and slab system appear to have cracks and spalling.
   - Scope: Floor structure
   - Correction: These locations seem to be where the forms met and are likely to have been present since construction. No action required.

Spalling in floor joist

Tier 3

- N/A

BUILDING 5011 – 02 00 00 – Existing Conditions

The structure was observed to be composed of a combination of two structures, which were likely constructed at separate times. This structure consists of 1-story concrete podiums constructed of 1-way concrete slabs over the wrestling area and 2-way concrete slabs under the basketball area. The concrete columns were constructed with column capitals for punching shear resistance. Supported by the gym podiums were pre-engineered metal buildings clear spanning the gym. Over the wrestling area was an arched steel bent and purlin system. Over the basketball area were open web trusses supporting purlins.

Tier 1

- N/A

Tier 2

1. The existing lateral system is not compliant with current building code standards.
   - Scope: Entire structure
   - Correction: If an alteration (as defined by the IEBC) were to occur, ASCE 41 seismic retrofit criteria will require seismic evaluation or retrofit to achieve the code-required Performance Objective.

Tier 3

- N/A

BUILDING 5020 – 02 00 00 – Existing Conditions

The structure is composed primarily of load bearing CMU supporting purlins and hot-rolled steel framing members. The columns supporting the steel structure are wide flanges where used. The basement portion of the structure is constructed of concrete piers supporting a hot-rolled steel frame.

Tier 1

- N/A

Tier 2

1. The existing lateral system is not compliant with current building code standards.
   - Scope: Entire structure

- Correction: If an alteration (as defined by the IEBC) were to occur, ASCE 41 seismic retrofit criteria will require seismic evaluation or retrofit to achieve the code-required Performance Objective.

Tier 3

- N/A

BUILDING 5021 – 02 00 00 – Existing Conditions

The structure is 3-stories with two stories being partially underground. There is a basement wall located on the west side of the structure retaining soil. The remainder of the structure is composed of a combination of load-bearing concrete masonry units (CMU), concrete columns, structural steel columns, and structural steel framing. The floors appear to have been designed as one-way concrete slabs, and the roof is a bulb tee system. This framing scheme was a common roof assembly for this time period.

Tier 1

- N/A

Tier 2

1. The existing lateral system is not compliant with current building code standards.
   - Scope: Entire structure.
   - Correction: If an alteration (as defined by the IEBC) were to occur, ASCE 41 seismic retrofit criteria will require seismic evaluation or retrofit to achieve the code-required Performance Objective.
2. Moisture in the air was observed.
   - Scope: Basement structure (below grade)
   - Correction: No observed structural deficiency was observed to contribute to the dampness. This issue is better addressed under another discipline.

Tier 3

- N/A

BUILDING 5030 – 02 00 00 – Existing Conditions

The structure is composed of a combination of load-bearing CMU, concrete columns, structural steel columns, and structural steel framing. The floors appear to have been designed as one-way concrete formed slab supported by structural steel beams and girders. The roof structure has both short span and long span bar joists supporting a bulb tee roof system over a structural steel frame.

Tier 1

- N/A

Tier 2

1. The existing lateral system is not compliant with current building code standards.
   - Scope: Entire structure
   - Correction: If an alteration (as defined by the IEBC) were to occur, ASCE 41 seismic retrofit criteria will require seismic evaluation or retrofit to achieve the code-required Performance Objective.

Tier 3

- N/A

BUILDING 5040 – 02 00 00 – Existing Conditions

This structure was designed in 2010 under the previous building code in Georgia, the 2006 International Building Code with Georgia amendments. Because of the similarities between the 2006 and current International Building Codes, the structure would be assumed to perform and function similar to current construction and no deficiencies were observed on site.

Tier 1

- N/A

Tier 2

- N/A

Tier 3

- N/A

CHAPTER 6: MEP AND FIRE PROTECTION

By LEAF Engineering

Executive Summary (Mechanical, Electrical, Plumbing, Technology/Low Voltage Systems)

The campus is due for a completely new HVAC system including all (but not limited to): indoor air handlers, pumps, boilers, cooling towers, energy recovery unit(s), piping, VFDs, DX split systems (Administration), DX mini splits (IDF/MDF), DX rooftop units (Science Wing), exhaust fans, and building automation system controls. Gas water heaters (Building 5010) shall be replaced due to reaching life cycle and currently require inspection from the AHJ (inspection date is past due). Electrical switchgear is outdated in multiple buildings (excluding Science Wing) and should be replaced. Plumbing fixtures and carriers should be replaced to match current DCS standards. All campus light fixtures and control devices shall be updated to LED with new occupancy control for energy efficiency and to match DCS standards in addition to meeting minimum code requirements. The FACP and all fire alarm devices shall be replaced as multiple faults were observed. Stage lighting is outdated and does not meet standards for theatrical lighting (LED). Stage/Theatrical lighting and control panels are recommended to be updated to new with LED along with a new ETC dimmer rack. The security intrusion detection system should be replaced along with campus interior/exterior cameras. Existing camera locations and views should be reviewed by DCS Police and adjusted/replaced as required. Intercom system recommended to be replaced with new or updated to a hybrid setup to meet DCS standards.

BUILDING 5010

Div 21/22 – Fire Suppression/Plumbing

Tier 2

1. Gas water heaters were manufactured in 2009. Water heaters should be replaced based off life cycle and current state. Water heaters are currently passed expiration date per operation permit (1/1/2023). Pressure relief valve currently leaking.
   - Scope: Main Mechanical Room – Building 5010
   - Correction: Replace with new gas water heaters per DCS standards.

Tier 2

Tier 3

1. Building is fully sprinkled. Fire risers are in good condition.
   - Scope: Throughout the entire Building 5010.
   - Correction: None

2. Fixtures are outdated and do not meet DCS standards.
   - Scope: Specific restroom in Building 5010.
   - Correction: Replace fixtures that meet current DCS standards.

3. Roof drain is blocked and standing water is present.
   - Scope: Main Mechanical Room – Building 5010
   - Correction: Remove debris from roof drain.




Tier 3

Div 23 – Mechanical

Tier 3

1. Airside Equipment were manufactured and installed between 2008 and 2009. Multiple units were seen with an access panel off indicating that units were being serviced.
   - Scope: Throughout the entire Building 5010.
   - Correction: Units are within 10 years from typical life cycle. Recommendation is to plan for the replacement of the existing system within the next 10 years.

2. DX Minisplits at MDF/IDF Rooms. Multiple units were in alarm or not working.
   - Scope: Throughout the entire Building 5010.
   - Correction: Replace Minisplits to ensure MDF/IDF rooms are properly conditioned and do not overheat.

3. Building Automation System is outdated and should plan to be replaced. Parts will become obsolete.
   - Scope: Throughout entire Building 5010.
   - Correction: Upgrade BAS system

4. Heating hot water boilers were manufactured and installed in 2009. Boilers are in fair condition.
   - Scope: Main Mechanical Room – Building 5010
   - Correction: Plan for replacement within the next 10 years based off equipment life cycle.

5. Heating hot water pumps were manufactured and installed in 2009 at the same time as the existing boilers. Pumps are in fair condition but should planned to be replaced within the next 5-10 years.
   - Scope: Main Mechanical Room – Building 5010
   - Correction: Plan for replacement within the next 5-10 years.

6. VFDs were installed in 2009. VFDs are in fair condition.
   - Scope: Main Mechanical Room – Building 5010
   - Correction: Plan for replacement when boiler pumps (HWP-1,2) are replaced.

7. Tower Water/Tempered Water Pumps are in fair condition. Tower Water pump motors were replaced in 2019. Tempered Water Pumps were manufactured and installed in 2008/2009.
   - Scope: Main Mechanical Room – Building 5010
   - Correction: Plan for replacement of tempered water pumps. Monitor tower water pumps for failures.

8. Chemical/Filter Water Treatment System is in fair condition. No known issues.
   - Scope: Main Mechanical Room – Building 5010
   - Correction: None

9. Heat Exchanger was replaced with system in 2009. Equipment is in good condition with no known issues.
   - Scope: Main Mechanical Room – Building 5010
   - Correction: None

10. EvapCo Cooling Tower was replaced with system in 2009. Equipment is in poor condition and showing visible signs of wear and rust.
    - Scope: Exterior courtyard at Building 5010
    - Correction: Replace Cooling Tower







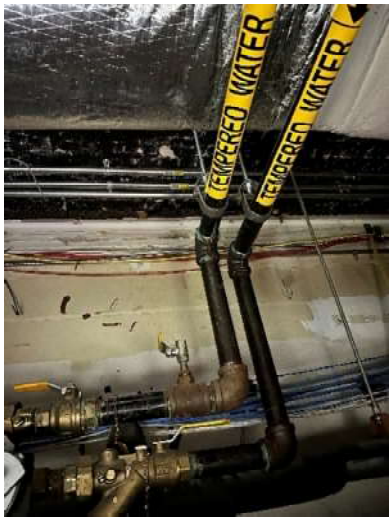


Tier 3

11. Administration Area – DX split systems were manufactured in 2008. System is approaching life cycle.
    - Scope: Building 5010 – Front Entrance
    - Correction: Plan to replace system with new. Consider VRF system for Admin areas.

12. Rooftop Units are nearing life cycle. Greenheck Energy Recovery Units were manufactured in 2009.
    - Scope: Building 5010 – Roof
    - Correction: Replace system due to reaching life cycle.

13. HVAC piping was noted to be original to the building and should be replaced based off age and life expectancy.
    - Scope: Throughout the building 5010.
    - Correction: Replace piping due to reaching life cycle.



Tier 3

Div 26 – Electrical

Tier 3

1. Classrooms shall have lighting control devices (occupancy control) per code and DCS standards.
    - Scope: Building 5010 – Classrooms
    - Correction: Replace lighting to LED and include upgraded/updated lighting controls.

2. Building (excluding Administration Areas) include existing outdated fluorescent lighting.
    - Scope: Throughout the building (excluding Administration Area)
    - Correction: Replace lighting to LED throughout to match DCS standards.

3. Electrical panel boards and distribution panel were replaced in 2009 and in good condition.
    - Scope: Throughout the building 5010.
    - Correction: Replace lighting to LED throughout



Tier 3

4. Stage Lighting and Dimmer Rack were installed in 2000 and are outdated. Existing Dimmer Rack parts are becoming obsolete and stage lighting is not LED.
    - Scope: Auditorium / Stage
    - Correction: Replace Dimmer Rack with new ETC rack along with new LED stage lighting. Another option would be to existing panel could be left as existing and upgraded

with new modules in the rack for LED loads from ETC as a cost savings option compared to replacing with new.

Tier 3

Div 27/28 – Low Voltage/Communications/Fire Alarm

1. Fire Alarm is nearing life cycle. Replace due to age/life cycle and consistent faults.
    - Scope: Throughout the building 5010.
    - Correction: Replace with new system based off DCS standards.

2. Intrusion Detection system is in fair condition. May need to be replaced due to age/life cycle. Additional cameras may be needed in blind-spot areas.
    - Scope: Throughout the building 5010.
    - Correction: Replace with new system based off DCS standards.

3. Existing Intercom/Clock system is in fair condition. Parts are becoming obsolete, and system should be replaced due to age within the next 5 years.
    - Scope: Throughout the building 5010.
    - Correction: Replace with new system based off DCS standards.





Tier 3

BUILDING 5011

Div 21/22 – Fire Suppression/Plumbing

Tier 3

1. Building is fully sprinkled. Fire risers are in good condition.
   - Scope: Throughout the entire Building 5011.
   - Correction: None

2. Fixtures are in fair condition (Boys).
   - Scope: Building 5011 – Gang Restrooms (Boys)
   - Correction: Plan to replace fixtures to match DCS standards and based off life cycle.

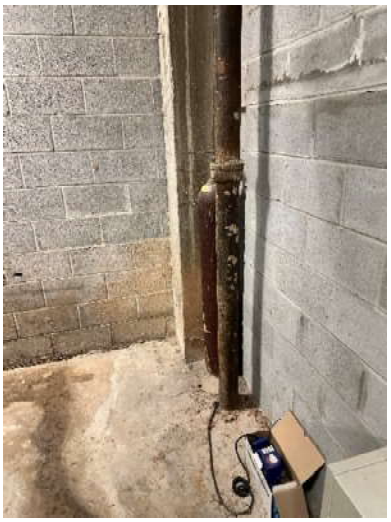
3. Showers are in fair condition (Boys).
   - Scope: Building 5011 – Gym Showers (Boys)
   - Correction: Plan to replace fixtures to match DCS standards and based off life cycle.

4. Sanitary piping is deteriorating in places.
   - Scope: Building 5010 – Mechanical Room
   - Correction: Replacement piping as required.

5. Fixtures are in good condition (Girls).
   - Scope: Building 5011 – Gang Restrooms (Girls)
   - Correction: None

6. Showers are in fair condition (Girls).
   - Scope: Building 5011 – Gym Showers (Girls)
   - Correction: Plan to replace fixtures to match DCS standards and based off life cycle.




Tier 3

Div 23 – Mechanical

Tier 3

1. Airside Equipment was manufactured and installed in 2009.
   - Scope: Throughout the entire Building 5011.
   - Correction: Units are approaching typical life cycle. Recommendation is to plan for the replacement of the existing system within the next 5 years. Units do not have adequate maintenance clearances.

2. Gym Locker-rooms needs better ventilation.
   - Scope: Building 5011 – Locker-rooms
   - Correction: Provide or repair existing ventilation/exhaust fans to ensure proper airflow to reduce chances of musk odors and mold.

3. DX Minisplits at MDF/IDF Rooms. Multiple units were in alarm or not working.
   - Scope: Building 5011 – IDF Room(s)
   - Correction: Replace Minisplits to ensure MDF/IDF rooms are properly conditioned and do not overheat.

4. Building Automation System is becoming outdated and should plan to be replaced. Parts will become obsolete.
   - Scope: Throughout entire Building 5011.
   - Correction: Upgrade BAS system for campus to single front-end.

5. Ductwork is internally lined.
   - Scope: Throughout entire Building 5011.
   - Correction: Replace ductwork.

6. Locker-room areas with gypsum ceiling do not have access panels for maintenance.
   - Scope: Building 5011 – Restrooms + Showers
   - Correction: Provide and install access panels per DCS standards.

DRUID HILLS HIGH SCHOOL

MODERNIZATION REPORT

MSSA PBK BETTER TOGETHER

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Tier 3

Div 26 – Electrical

Tier 3

1. Instructional Spaces and Corridors have fluorescent lighting with toggle switches.
    - Scope: Building 5011 – Instructional Spaces and Corridors
    - Correction: Replace lighting to LED and include upgraded/updated lighting controls.

2. Building exterior includes existing outdated HID lighting.
    - Scope: Building 5011 – Exterior
    - Correction: Replace lighting to LED throughout to match DCS standards.

3. Electrical panelboards and distribution panels were replaced in 2009 with the HVAC and in good condition. Panelboards also have spare capacity.
    - Scope: Building 5011 – Electrical Rooms
    - Correction: None

4. Main Competition Gym lighting is in good condition.
    - Scope: Building 5011 – Competition Gym
    - Correction: None

5. Practice/Stage area in main Gym lighting is in good condition.
    - Scope: Building 5011 – Practice/Stage Area
    - Correction: None

Tier 3

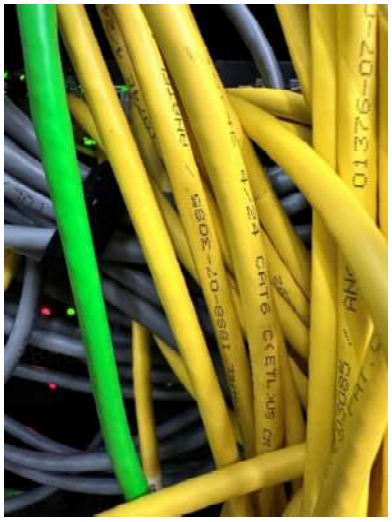
Div 27/28 – Low Voltage/Communications/Fire Alarm

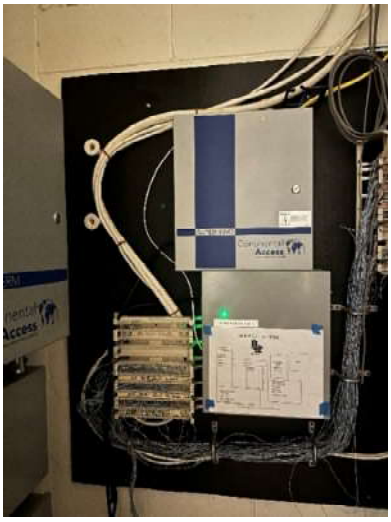
Tier 3

1. Fire Alarm is nearing life cycle. Replace due to age/life cycle and consistent faults.
    - Scope: Throughout the building 5011.
    - Correction: Replace with new system based off DCS standards.

2. Intrusion Detection system is in fair condition. May need to be replaced due to age/life cycle.
    - Scope: Throughout the building 5011.
    - Correction: Replace with new system based off DCS standards.

3. Existing Intercom/Clock system is in fair condition. Parts are becoming obsolete, and system should be replaced due to age within the next 5 years.
    - Scope: Throughout the building 5011.
    - Correction: Replace with new system based off DCS standards.





Tier 3

BUILDING 5020

Div 21/22 – Fire Suppression/Plumbing

Tier 3

1. Building is fully sprinkled. Fire risers are in good condition.
   - Scope: Throughout the entire Building 5020.
   - Correction: None

2. Drinking Fountain does not meet DCS standards.
   - Scope: Building 5020 – Corridor
   - Correction: Replace with Hi/Lo fixture with bottle filler to match DCS standards.

3. Electric water heater was manufactured in 2015. Water heater was in good condition with no visible signs of rust or issues.
   - Scope: Building 5020 – Storage Room
   - Correction: Drain water heater to clean annually.

4. Plumbing restroom fixtures were in fair condition with no signs of visible leaks.
   - Scope: Building 5020 – Gang Restrooms
   - Correction: None



Tier 3

Div 23 – Mechanical

Tier 3

1. DX Minisplit was not operational. Unit serves the main MDF room that is the central communications center for the school. Unit is on emergency power.
   - Scope: Building 5020 – MDF Room
   - Correction: Replace unit with new and provide new BAS control interface.

2. EvapCo Cooling Tower was replaced in 2009. Tower is showing visible signs of wear and rust.
   - Scope: Building 5020 – Mechanical Room Yard
   - Correction: Plan for replacement within the next 5 years. Average life cycle average is 20 years.

3. Heating Hot Water Boiler is new and recently replaced in December 2023.
   - Scope: Building 5020 – Mechanical Room Yard
   - Correction: None. Existing boiler was abandoned in place in the Mechanical Room.

4. Tempered Water pumps were replaced in 2023. No visible or known issues.
   - Scope: Building 5020 – Mechanical Room
   - Correction: None

5. Plate Frame Heat Exchanger was manufactured in 1994 and past life cycle.
   - Scope: Building 5020 – Mechanical Room
   - Correction: Replace with new system per DCS standards.


Tier 3

Div 26 – Electrical

Tier 3

1. Existing Emergency Panelboards and ATS were in good condition with spare capacity.
   - Scope: Building 5020 – Main Mechanical Room
   - Correction: None

2. Existing Normal Power Panelboards are outdated.
   - Scope: Building 5020 – Main Mechanical Room +
   - Correction: Replace panelboards with new.

3. Existing Normal Power Panelboards are outdated and range from fair to poor condition.
   - Scope: Building 5020 – Main Mechanical Room
   - Correction: Replace panelboards with new.

4. Existing Square D 800A switchboard is outdated. Replacement breakers are not available from the manufacturer.
   - Scope: Building 5020 – Main Mechanical Room
   - Correction: Replace panelboards with new.
5. Existing exterior lighting control system is outdated.
   - Scope: Building 5020 – Main Mechanical Room
   - Correction: Replace system with new to match DCS standards.
6. Existing exterior lighting is HID.
   - Scope: Building 5020 – Exterior

- Correction: Replace lighting to LED for energy efficiency and better security visibility.

7. Existing interior lighting and controls system in fluorescent with toggle switches.
   - Scope: Building 5020 – Interior
   - Correction: Replace lighting to LED for energy efficiency. Upgrade lighting controls system to include occupancy control to satisfy code and DCS standards.

8. Siemens 1000A switchboard is in good condition and manufactured in 2009.
   - Scope: Building 5020 – Interior
   - Correction: None.





Tier 3

Div 27/28 – Low Voltage/Communications/Fire Alarm

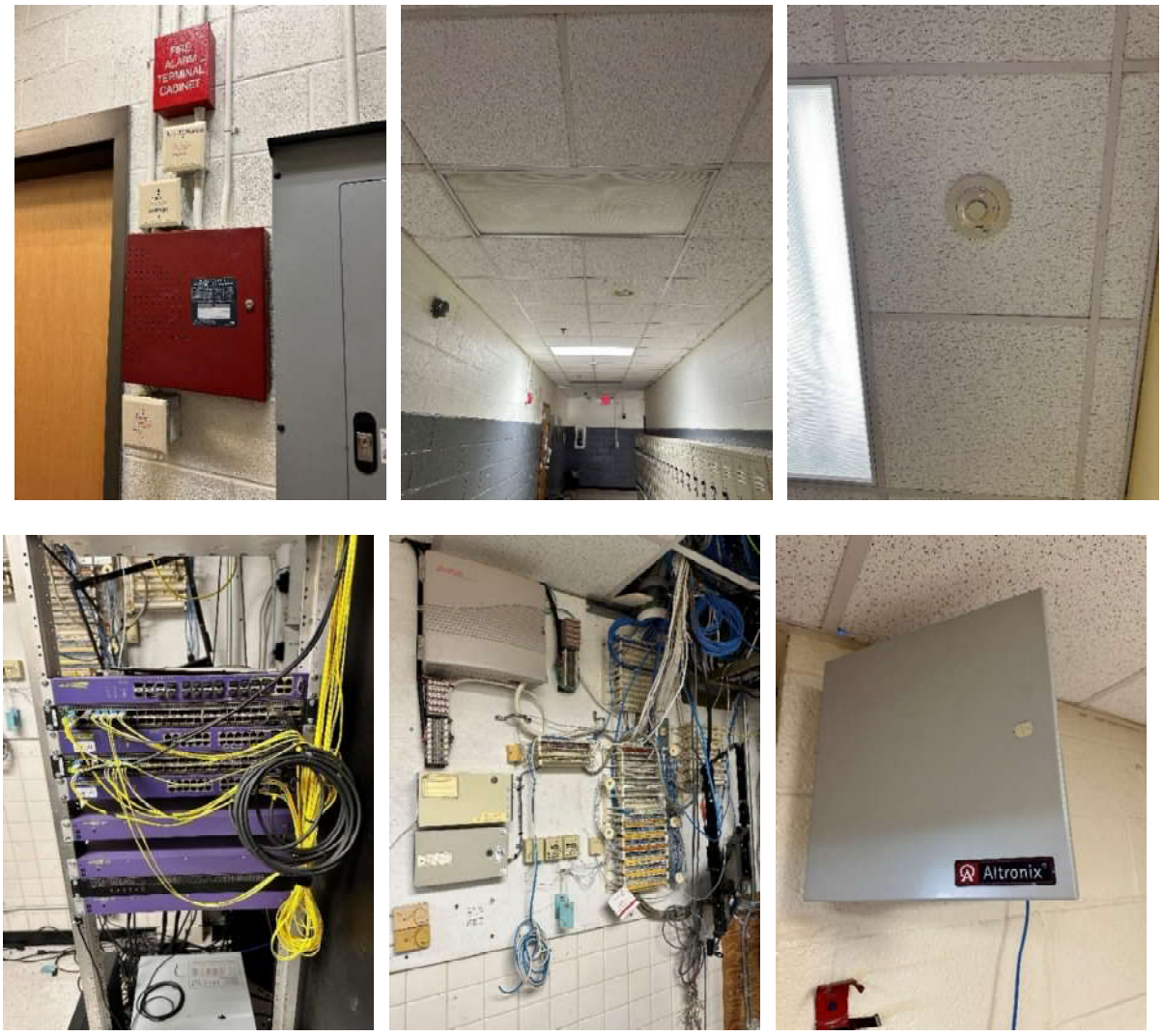
Tier 3

1. Fire Alarm is nearing life cycle. Replace due to age/life cycle and consistent faults.
    - Scope: Throughout the building 5020.
    - Correction: Replace with new system based off DCS standards.

2. Intrusion Detection system is in fair condition. May need to be replaced due to age/life cycle.
    - Scope: Throughout the building 5020.
    - Correction: Replace with new system based off DCS standards.

3. Existing Intercom/Clock system is in fair condition. Parts are becoming obsolete, and system should be replaced due to age within the next 5 years.
    - Scope: Throughout the building 5020.
    - Correction: Replace with new system based off DCS standards.

4. MDF rack and servers were operational. Room HVAC needs to be addressed to ensure servers are not overheating. MDF room/servers are vital to campus network operations.
    - Scope: Building 5020 – MDF
    - Correction: Address HVAC within Div 23.



Tier 3

BUILDING 5021

Div 21/22 – Fire Suppression/Plumbing

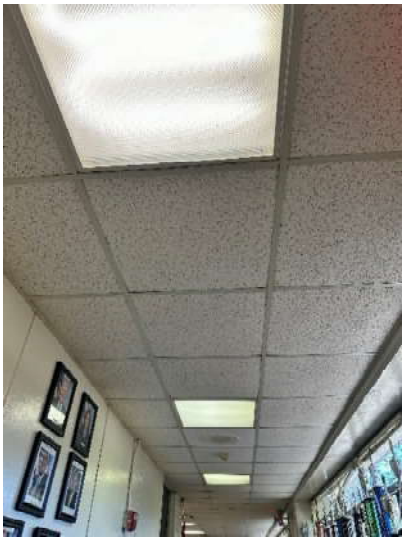
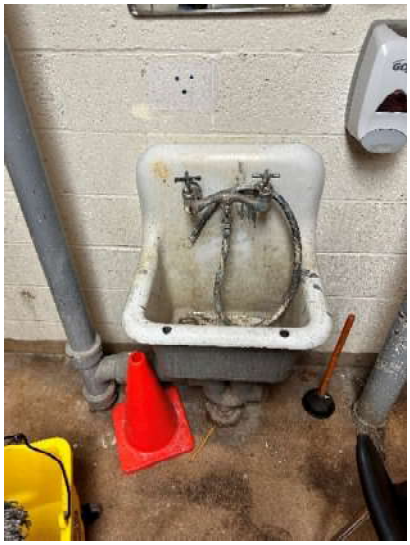
Tier 3

1. Building is sprinkled; however, areas might be lacking coverage. Entrance to Building 5021 from interior courtyard is not sprinkled.
   - Scope: Throughout the entire Building 5021.
   - Correction: Provide coverage to areas not sprinkled. Check existing suppression piping for leaks. Visible leaks were observed on a number of ceiling tiles.

2. Drinking Fountain does not meet DCS standards.
   - Scope: Building 5021 – Corridor
   - Correction: Replace with Hi/Lo fixture with bottle filler to match DCS standards.

3. Electric water heater was manufactured in 2015. Water heater was in good condition with no visible signs of rust or issues.
   - Scope: Building 5021 – Storage Room
   - Correction: Drain water heater to clean seasonally.

4. Custodial mop sink is in poor condition.
   - Scope: Building 5021 – Custodial Room
   - Correction: Replace fixture with new.

Tier 3

Div 23 – Mechanical

Tier 3

1. Water Source Heat Pumps were replaced in 2009. Units are in fair condition.
   - Scope: Building 5021 – Above Ceiling
   - Correction: Plan for replacement within the next 5-10 years.

2. BAS controls are obsolete. Not all buildings are on the same BAS front-end as Building 5010.
   - Scope: Building 5021 + Entire Campus
   - Correction: Replace BAS controls system for entire campus with one new, single front-end.

3. Replace restroom exhaust fans.
   - Scope: Building 5021 – Gang Restrooms
   - Correction: Fans should be replaced based off life cycle to avoid stagnant odors.

4. Existing ductwork is internally lined.
   - Scope: Building 5021 – Above Ceiling
   - Correction: Replace ductwork due to age. Replace with externally insulated ductwork.

5. Building needs pre-treated outside air. Existing systems are directly ducted to outside air louvers.
   - Scope: Building 5021
   - Correction: Provide energy recovery unit or means of outside air pretreatment to duct into the water source heat pumps for building. Building consists of a series of ducted air from the outside via architectural louvers with a fan.

Div 26 – Electrical

Tier 3

1. Existing Panelboards in corridor are outdated, and replacement breakers are obsolete.
   - Scope: Building 5021 – Main Mechanical Room
   - Correction: Replace outdated panelboards. Existing panelboards are in corridors, which conflicts with DCS standards via student access. Existing panelboards are also missing identification cards.

2. Existing Square D distribution panels are in fair condition.
   - Scope: Building 5021 – Corridor Electrical Room
   - Correction: None

3. Lightings controls are toggle switches and do not need DCS standards.
   - Scope: Building 5021 – Corridor
   - Correction: Replace toggle switches with keyed switches in the corridors and provide dimmer switches in classrooms with occupancy sensors, per standards.

4. Lighting is outdated and should be upgraded to LED.
   - Scope: Throughout Building 5021
   - Correction: Replace all lighting with new LED fixtures.



Tier 3

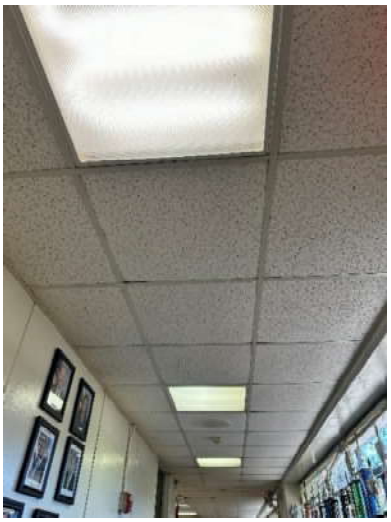
Div 27/28 – Low Voltage/Communications/Fire Alarm

Tier 3

1. Fire Alarm is nearing life cycle. Replace due to age/life cycle and consistent faults.
   - Scope: Throughout the building 5021.
   - Correction: Replace with new system based off DCS standards.

2. Intrusion Detection system is in fair condition. May need to be replaced due to age/life cycle.
   - Scope: Throughout the building 5021.
   - Correction: Replace with new system based off DCS standards.

3. Existing Intercom/Clock system is in fair condition. Parts are becoming obsolete, and system should be replaced due to age within the next 5 years.
   - Scope: Throughout the building 5021.
   - Correction: Replace with new system based off DCS standards.

Tier 3

BUILDING 5030

Div 21/22 – Fire Suppression/Plumbing

Tier 2

1. Cafeteria area is not sprinkled. Area of building is under required sprinkler per code; however, the building should be sprinkled for campus consistency and added protection.
   - Scope: Building 5030
   - Correction: Provide fire suppression system as required by code and DCS standards.

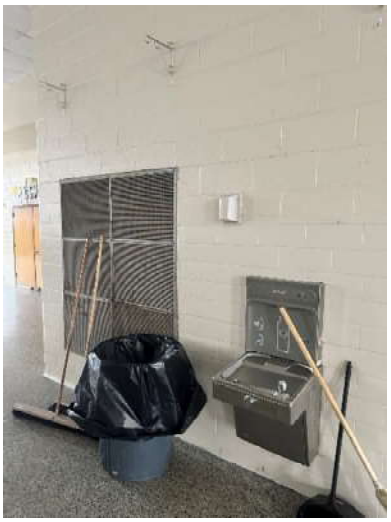

Tier 2

Tier 3

1. Drinking Fountain should be Hi/Lo setup to meet DCS standards.
   - Scope: Building 5021 – Cafeteria
   - Correction: Replace with Hi/Lo fixture with bottle filler to match DCS standards.

2. Fixtures are outdated and do not meet DCS standards.
   - Scope: Specific restroom in Building 5010.
   - Correction: Replace fixtures per DCS standards.

3. 100 Gallon – Gas Kitchen Water Heater
   - Scope: Building 5030 – Kitchen
   - Correction: Replace with new gas water heater.



Tier 3

Div 23 – Mechanical

Tier 3

1. Existing Cafeteria Air Handling Unit (15,000 cfm) is past life cycle.
   - Scope: Building 5030 – Mechanical Room
   - Correction: Replace AHU with new unit and BAS controls.

2. BAS controls are obsolete. Not all buildings are on the same BAS front-end as Building 5010.
   - Scope: Building 5030 – Mechanical Room

- Correction: Replace BAS controls system with new alongside AHU replacement.

3. Kitchen exhaust fans were manufactured in 2009.
   - Scope: Building 5030 – Mechanical Room
   - Correction: Replace exhaust fans.

4. Kitchen HVAC DX Gas Heat Rooftop unit was manufactured in 2009. Unit is in fair condition. Visible signs of refrigerant leak on the condenser coils.
   - Scope: Building 5030 – Roof
   - Correction: Replace unit with new.

5. Carrier 100 Ton Chillers (each) are in fair condition and manufactured in 2009.
   - Scope: Building 5030 – Chiller Yard
   - Correction: Chillers are nearing life cycle. Plan for replacement within the next 5 years.





Tier 3

Div 26 – Electrical

Tier 3

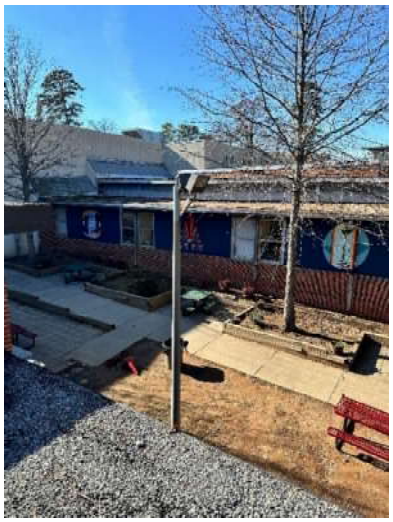
1. Transfer Switches for emergency power are in fair condition. No visible issues.
   - Scope: Building 5030 – Outside Electrical Room
   - Correction: None

2. Existing 800A Walker Center switchboard is outdated. Replacement breakers cannot be obtained.
   - Scope: Building 5030 – Electrical Room
   - Correction: Replace switchboard with new.

3. Interior lighting is outdated.
   - Scope: Building 5030 – Cafeteria
   - Correction: Replace with LED fixtures and updated lighting controls per DCS standards.

4. Exterior lighting is outdated.
    - Scope: Building 5030 – Canopy/Exterior
    - Correction: Replace with LED fixtures and updated lighting controls per DCS standards.





Tier 3

Div 27/28 – Low Voltage/Communications/Fire Alarm

Tier 3

1. Fire Alarm is nearing life cycle. Replace due to age/life cycle and consistent faults.
    - Scope: Throughout the building 5030.
    - Correction: Replace with new system based off DCS standards.

2. Intrusion Detection system is in fair condition. May need to be replaced due to age/life cycle.
    - Scope: Throughout the building 5030.
    - Correction: Replace with new system based off DCS standards.

3. Existing Intercom/Clock system is in fair condition. Parts are becoming obsolete, and system should be replaced due to age within the next 5 years.
    - Scope: Throughout the building 5030.
    - Correction: Replace with new system based off DCS standards.

Tier 3

BUILDING 5040

Div 21/22 – Fire Suppression/Plumbing

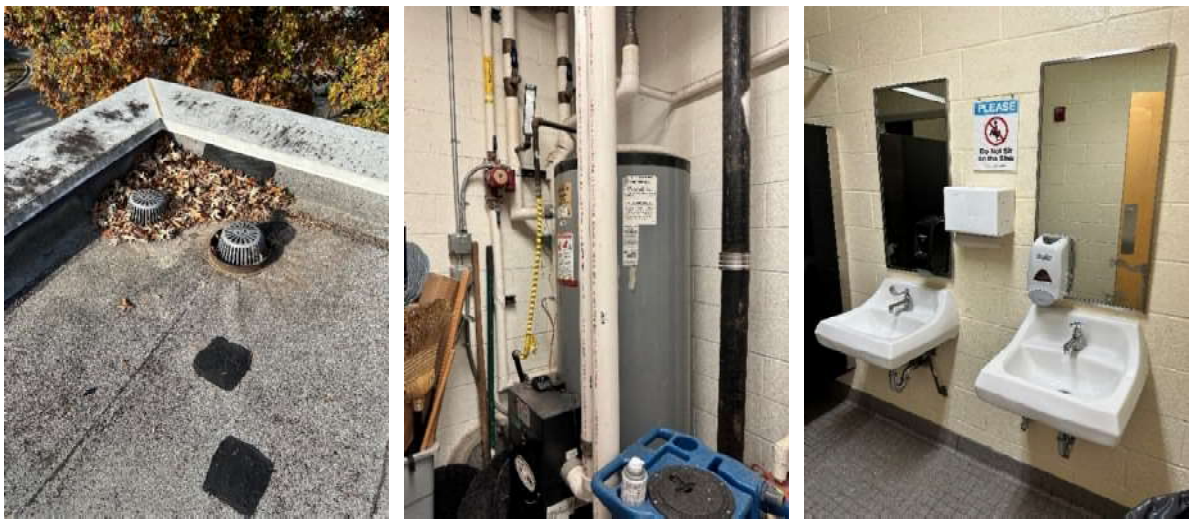
Tier 3

1. Building is fully sprinkled. Fire risers are in good condition.
   - Scope: Throughout Building 5040.
   - Correction: None

2. 120-gallon gas domestic water heater is in fair condition.
   - Scope: Building 5040 – Custodial Closet
   - Correction: Water heater should be replaced within the next 5 years.

3. Plumbing fixtures are in fair condition. Gang restrooms have automated, hard-wired flush valves.
   - Scope: Building 5040 – Gang Restrooms
   - Correction: Replace fixtures within the next 5-10 years.

4. Roof drains are in fair condition.
   - Scope: Building 5040 – Roof
   - Correction: Remove debris from roof drains to avoid ponding and roof leaks.



Tier 3

Div 23 – Mechanical

Tier 3

1. DX Minisplit units were not operating.
   - Scope: Building 5040 – IDF Room(s)
   - Correction: Replace Minisplits with new to avoid server racks from overheating.

2. BAS controls are becoming obsolete. Not all buildings are on the same BAS front-end as Building 5010.
   - Scope: Throughout Building 5040
   - Correction: Replace BAS controls system.

3. DX Rooftop Gas Heat Units were manufactured and installed in 2009. Units are at life cycle.
   - Scope: Building 5040 – Roof
   - Correction: Replace DX Rooftop Units.

4. Vektor high-plume exhaust fans are in fair condition. Equipment was manufactured and installed in 2009.
   - Scope: Building 5040 – Roof
   - Correction: Replace exhaust fans.

5. Energy Recovery Unit (8000 cfm) was installed in 2009 and is in fair condition.
   - Scope: Building 5040 – Roof
   - Correction: Plan for replacement within the next 5 years.


Tier 3

Div 26 – Electrical

Tier 3

1. Normal and Emergency Panelboards are in good condition with spare capacity.
   - Scope: Building 5040 –Electrical Rooms
   - Correction: None

2. Existing 1000A Siemens switchboard is in good condition and with spare capacity.
   - Scope: Building 5030 – Electrical Room
   - Correction: None

3. Corridor and classroom lighting is fluorescent. Classrooms have toggle switches.
   - Scope: Building 5040 – Corridors and Classrooms
   - Correction: Upgrade lighting to LED with new lighting controls. Classrooms to have dimmer switches per DCS standards.

4. Exterior lighting is outdated.
   - Scope: Building 5040 – Exterior
   - Correction: Upgrade lighting to LED with new lighting controls per DCS standards.




Tier 3

Div 27/28 – Low Voltage/Communications/Fire Alarm

Tier 3

1. Fire Alarm is nearing life cycle. Replace due to age/life cycle and consistent faults.
    1. Scope: Throughout the building 5040.
    2. Correction: Replace with new system based off DCS standards.

2. Intrusion Detection system is in fair condition. May need to be replaced due to age/life cycle.
    1. Scope: Throughout the building 5040.
    2. Correction: Replace with new system based off DCS standards.

3. Existing Intercom/Clock system is in fair condition. Parts are becoming obsolete, and system should be replaced due to age within the next 5 years.
    1. Scope: Throughout the building 5040.
    2. Correction: Replace with new system based off DCS standards.




Tier 3

Site/Sports

Tier 3

Div 26 – Electrical

1. Generator (Natural Gas) was installed in 2009.
    1. Scope: Site
    2. Correction: Generator is in good condition. Spare capacity on emergency panels.

2. Baseball/Softball practice field does not have existing sports lighting.
    1. Scope: Baseball/Softball Field
    2. Correction: Provide sports lighting per DCS standards.

3. Tennis Courts do not have sports lighting or after-hours lighting.
    1. Scope: Tennis Courts
    2. Correction: Provide sports lighting per DCS standards and security.

4. Football field has existing MUSCO lighting. Sports lighting is not LED.
    1. Scope: Football field
    2. Correction: Upgrade sports lighting to LED per DCS standards.

Tier 3

CHAPTER 7: ROOFING

By BEAM Professionals

DRUID HILLS HIGH SCHOOL
MODERNIZATION REPORT

MSSA PBK BETTER TOGETHER

LORD AECK SARGENT

EXECUTIVE SUMMARY

Roof Assessment DeKalb CS Druid Hills High School

Atlanta, GA

2/6/24

John Kisner
MSSA PBK
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Sugar Hill, Georgia 30518
770.227.5473
John.kisner@mssa-pbk.com

RE: Roof Assessment Report
Druid High School
Atlanta, GA

John,

On Tuesday December 11, 2023, Beam Professionals visited the above referenced site to conduct a visual assessment of the roof on the Druid High School Roof areas. The purpose of the visual assessment was to determine the condition and remaining life expectancy of the existing modified bitumen roofing; gravel surfaced built-up roofing; asphalt shingle roofing; standing seam metal roofing systems, base flashings, metal flashings, expansion joints, and related building enclosure components.

The existing roof systems appear to be a 2-ply modified bitumen roof system installed on several of the roof sections. There are also asphalt shingle roof systems, metal roofing and gravel surfaced asphalt roofing. We did not take core cuts of the roof areas. The roof appears to consist of various thicknesses of roof insulation over a variety of roof deck types. The low slope and shingle roof systems are all exhibiting varying stages of roof failure and are nearing the end of the life cycle. The metal roof systems appear to be repairable.

The modified bitumen cap sheet is exhibiting a widespread granule loss, cracking and splitting as well as wrinkles, cap sheet slippage and blistering in several areas as well as base flashing deterioration. The built-up asphalt roof systems are also exhibiting signs of failure via; wrinkles, splits/ blisters, deteriorated base flashings and failing & deteriorating metal flashing components. There is an excessive amount of organic debris on many of the low roofs, including the canopies. This organic debris can accelerate deterioration of the roof by holding moisture and clogging drainage components.

The shingle roofing has become quite brittle and rigid. The shingles are also very stained with organic growth throughout.

The metal roofing details at the gym area are exhibiting varying stages of neglect and failure. The actual roof panels appear to be in fair condition.

Roofing System Recommendations

Based on our observations and visual assessment survey of the current condition of this facility's roof assembly, we have determined that the existing roof system membrane, flashings are nearing the limit of their service life and are need of immediate replacement. This roof system, pending results of an Infra-Red scan and core cuts, may be a suitable candidate for a recover/ retrofit roof system. It is our understanding that the client is seeking a TPO roof system. The adhered TPO system with minimum 60 mil reinforced membrane is recommended to be installed over a cover board and / or additional roofing insulation to meet code and acceptable to the roof manufacturer.

* If there is limited or isolated moisture noted in the existing roof system during the IR scan; the wet areas must be removed and filled with insulation to match existing roof thickness and then a retrofit / overlay adhered TPO roof system can be installed.
* Beam professionals also recommends that the existing metal coping, counter flashing, metal fascia, gutter and down spouts, scuppers, collector heads and down spouts be removed and replaced per the selected roof manufacturer detail requirements for the warranty length selected.
    - The built in guttering and downs spout system at the upper shingle roof should be further examined to identify any leaks & repair those leaks. If repairable, this system can remain in place.
* The stone coping should have all existing sealant and mortar removed, properly cleaned and prepped, install new mortar and an exterior sealer applied to the entire coping to prevent moisture intrusion.
* Regarding the gymnasium metal roof system, After the metal flashing and seam batten repairs are completed, the owner should consider painting or coating the metal roof as the factory finish has faded and there are blemishes & scratches in the finish. Beam recommends either a silicon or epoxy coating for long term performance.
* The shingle roofing and related components should be removed and replaced.
* The existing roof top spire feature over the oldest portion of the high school building is exhibiting cracking and flaking of the paint finish. The wooded components appear to be quite weathered and should be replaced. The entire façade surface should be thoroughly scraped, cleaned, replace all deteriorated components, including the metal roofing and louvers should be replaced with similar materials. The entire feature can then be primed, prepped and repainted. This work should take place prior to replacing the adjacent shingle and low slope roof areas to prevent damage to any new roofing materials.

Façade / Exterior Wall assessment recommendations:

* It is our understanding that another firm; Lord Aeck Sargent will be reviewing the facade. Beam is accustomed to providing façade assessment and remediation design services for PBK projects. Please confirm whether or not you will need Beam Professionals to assist with this scope of work.
* We did however note a few items on the façade which require attention in the areas adjacent to the roof systems:
    - Cracked and missing mortar
    - Deteriorated sealants at wall openings, expansion and control joints
    - Deteriorated window opening components; window units and temporary covering which have placed over some windows.
    - Unsealed wall openings / penetrations
    - Brick and stucco façade cracks and staining
    - Soffit damage from moisture intrusion damage

Respectfully,

Gary Gilmore

Gary Gilmore, Director

Beam Professionals

BUILDING 5010

– Visual Assessment Findings

Tier 1

1. Ponding Water.
    - Scope: Occurs in multiple locations.
    - Correction: Remove and replace.

2. Multiple drainage planes empty into one roof drain.
    - Scope: Occurs in multiple locations.
    - Correction: Remove and replace.

3. Curb flashing heights are too low.
    - Scope: Occurs in multiple locations.

- Correction: Remove and replace.

4. Deteriorated sealants at counter flashing.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

5. Roofing membrane and shingles are past their useful life (dried out) and badly stained.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

6. Widespread cap sheet granule loss.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

7. Access door needs to be replaced and raise to a minimum of 8” above roof surface.
   - Scope: Occurs in one location.
   - Correction: Remove and replace.

8. Cast stone coping joints are deteriorated.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

9. Plugged collector head and downspout.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

10. Missing or not enough anchors in metal flashing / deteriorated sealants and mortars.
    - Scope: Occurs in multiple locations.
    - Correction: Remove and replace.

11. Damaged or missing brick mortar.
    - Scope: Occurs in multiple locations.
    - Correction: Remove and replace.

12. Scuppers are undersized.
    - Scope: Occurs in multiple locations.
    - Correction: Run drainage calculations as part of remediation process and correct size / amount of roof drains.

13. Roof ladder is not properly anchored.
    - Scope: Occurs in multiple locations.

- Correction: Remove and replace.

14. Attic louvers extremely deteriorated.
    - Scope: Occurs in multiple locations.
    - Correction: Remove and replace.

15. Tower spire is extremely weathered, paint is peeling off and all sealants are past their useful life.
    - Scope: Occurs in one location.
    - Correction: Remove and replace.



Tier 1.

Tier 2

1. Deteriorated sealants.
    - Scope: Occurs in multiple locations.
    - Correction: Remove and replace.

2. Abandoned conduit / hole in brick wall.
    - Scope: Occurs in multiple locations.
    - Correction: Repair.

3. Damaged or missing brick mortar.
    - Scope: Occurs in multiple locations.
    - Correction: Repair.

4. Effervescence
    - Scope: Occurs in multiple locations.
    - Correction: Repair.

Tier 2.

BUILDING 5011

– Visual Assessment Findings

Tier 1

1. Widespread cap sheet granule loss.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing roof.

2. Damaged or deteriorated gutters.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

3. Deteriorated flashings.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

4. Widespread blisters in the cap sheet.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

5. Scuppers are too small to be effective.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

Tier 1.

Tier 2

1. Deteriorated sealants.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

BUILDING 5020

– Visual Assessment Findings

Tier 1

1. Loose metal flashing.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

2. Widespread cap sheet granule loss.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

3. Damaged or deteriorated gutters.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

4. Curb flashing heights are too low.
   - Scope: Occurs in multiple locations.
   - Correction: Detach equipment, raise curbs and reset.

5. Deteriorated curb covers.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

6. Severely damaged expansion joint.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

7. Deteriorated flashing sealants.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

Tier 1.

Tier 2

1. Deteriorated sealants.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

2. Cracked and missing mortar joints.
   - Scope: occurs in multiple locations.
   - Correction: Repair.

3. Deteriorated window opening components.
   - Scope: Window units and temporary covering which have been placed over some windows.
   - Correction: Remove and replace.


Tier 2.

BUILDING 5021

– Visual Assessment Findings

Tier 1

1. Widespread blisters of roofing membrane.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

2. Deteriorated & unsealed flashings / flashing terminations.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

3. Widespread cap sheet granule loss.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

4. Deteriorated expansion joint flashings.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

5. Deteriorated window opening components.
   - Scope: Window units and temporary covering which have been placed over some windows.
   - Correction: Remove and replace.

Tier 1.

Tier 2

1. Deteriorated sealants.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

2. Brick and stucco façade cracks and staining
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

Tier 2.

BUILDING 5030

– Visual Assessment Findings

Tier 1

1. Organic growth.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

2. Excess debris, both organic and manmade.
   - Scope: Occurs in multiple locations.
   - Correction: Remove.

3. Pitch pans and pourable sealant are past their useful life; cracked sealant penetrations are too close together; penetrations are unsecured and movement has caused cracked / open sealant.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

4. Widespread cap sheet granule loss.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

5. Damaged or missing insulation on coolant lines.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

6. Damaged soffits.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

7. Pipe penetration flashing is damaged.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

8. Deteriorated curb covers.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

Tier 1.

Tier 2

1. Deteriorated sealants.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

2. Cracked and missing mortar.
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

3. Deteriorated sealants at wall openings and control joints.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

4. Soffit damage from moisture intrusion damage.
   - Scope: Occurs in multiple locations.
   - Correction: Remove and replace.

5. Deteriorated window opening components.
   - Scope: Window units and temporary covering which have been placed over some windows.
   - Correction: Remove and replace.

6. Brick and stucco façade cracks and staining
   - Scope: Occurs in multiple locations.
   - Correction: Replacement of existing.

Tier 2.

COVERED WALKWAY

– Visual Assessment Findings

Tier 1

1. Ponding water.
    - Scope: Occurs in multiple locations.
    - Correction: Replacement of existing.

2. Widespread cap sheet granule loss.
    - Scope: Occurs in multiple locations.
    - Correction: Replacement of existing.

3. Excess debris, both organic and manmade
    - Scope: Occurs in multiple locations.
    - Correction: Replacement of existing.

4. Roofing membrane past its useful life (dried out).
    - Scope: Occurs in multiple locations.
    - Correction: Replacement of existing.

5. Damaged soffits.
    - Scope: Occurs in multiple locations.
    - Correction: Replacement of existing.

6. Damaged metal fascia.
    - Scope: Occurs in multiple locations.
    - Correction: Replacement of existing.

7. Organic growth.
    - Scope: Occurs in multiple locations.
    - Correction: Replacement of existing.





Tier 1.

CHAPTER 8: FOOD SERVICE

By Camacho

DRUID HILLS HIGH SCHOOL

MODERNIZATION REPORT

MSSA PBK BETTER TOGETHER

LORD AECK SARGENT

EXECUTIVE SUMMARY

The kitchen and cafeteria for Druid Hills High School are housed in a building built in 1961. The equipment and the facilities are outdated and undersized. The functionality of the space is not adequate to today's standards of operations. These areas do not meet the square footage required by the state of Georgia. There are multiple areas with damaged or deteriorated equipment and structures. In various areas of the kitchen, there are unsealed openings that can allow pests to enter the facilities. The kitchen does not have proper airflow, which can cause undesired working conditions for the employees. The serving areas for the students are undersized, which can cause students not to have adequate time to consume their meals. The kitchen is in critical condition for remodeling. Proper time and temperature control for food is inadequate, increasing the opportunity for food-borne illnesses.

BUILDING 5030 – 11 40 00 – Foodservice Equipment

Tier 1- Meeting required square footage for kitchen and cafeteria

1. The state requires total square footage of 4000 for the kitchen; the current square footage is 3499.
2. Food prep is required to be 1050 sq ft; currently at 875 sq ft.
3. The walk-in cooler freezer is required to be 575 sq ft; it is currently at 150 sq ft.
4. Dining Room is required to be 7048 sq ft; currently at 5891 sq ft.
5. Five serving lines are required; currently, only two are operational.

Tier 2 - Food Safety Concerns

1. The walk-in cooler and freezer temperature gauge is not operational.

2. Easy entry for pests – cockroaches and rats.


3. Rusted galvanized legs on prep table.

4. Storage bins included on prep tables do not allow easy rotation of products and difficulty in cleaning. Not a sealed lid.

5. Air gap not provided at prep sink.

6. Cracked tiles, rust on door frames, and exposed wires.

7. Air supply next to conditioned air vents:

Tier 3 – Standards for new kitchens

With the new facility and kitchen update, Druid Hills High School will have updated storage, prep equipment, cooking equipment, and serving. The kitchen design will adhere to the health code established by Dekalb County per sections 511-6-1-.06 and 511-6-1-.07 of the environmental health food service rules and regulations. The new kitchen design will incorporate new equipment as well as existing equipment that is deemed reusable. The current cookline equipment at Druid Hills High School is operational and will be part of the new kitchen design. Several stainless-steel worktables are in good operating condition and will be implemented into the design. All new equipment will be more efficient in energy usage and production while using less space. Upgrading the facility will allow for a more efficient workflow and create proper spacing for students to access their food. The new design aims to create a more positive dining experience for the students while creating a better working environment for the staff.

Upgraded facilities can increase the number of students involved in the school's food program. The updated design can also include additional services to generate extra income for the school. Specialized coffee and smoothie service can give students additional opportunities to participate in the school's food program. Breakfast and afternoon grab-and-go displays are another possibility in a new facility that can expand the food service operations.

Here is a sample of new equipment other DCSD schools are implementing:

01	1	AIR CURTAIN	MARS	HV248-1UA-TS
02	2	DRYING RACK	METRO	PR48VX4
05	1	CLEAN DISHTABLE	ADVANCE TABCO	DTC-S30-108L
06	1	SMART WALL SHELVING GRID	METRO	48SMTWALL14/18
07	1	RACK CONVEYOR DISHWASHER	HOBART	CLPS66EN-EGR4
09	1	SOILED DISHTABLE	FABRICATED	CUSTOM
9.1	1	PRE-RINSE FAUCET	T&S BRASS	B-0133-B
11	1	HOSE REEL	T&S BRASS	B-7132-U01WS7TC
12	1	POWER SOAK SINK	BI-LINE	VORTEX WASH
37	1	FRYER BATTERY	FRYMASTER	2FQE60U_LC
38	1	GRIDDLE, GAS	ACCUTEMP PRODUCTS	GGF1201A3650-S2
39	2	STEAMER	CROWN	GSX-10HE
40	1	COMBI OVEN	ALTO-SHAAM	CTP10-20
40.1	1	COMBI STAND, MOBILE WITH SHELF	ALTO-SHAAM	5016085
44	1	SLICER	HOBART	HS7-1
45	1	SLICER TABLE	FABRICATED	WTSL
46	1	BLAST CHILLER, REACH-IN	TRAULSEN	CLBC7-R
47	1	PREP TABLE W/ SINK	FABRICATED	1CSPT
47.1	1	PRE-RINSE UNIT W/ FAUCET	T&S BRASS	B-0133-ADF12-B

APPENDIX A:

CIVIL EXISTING SITE CONDITIONS ASSESSMENT REPORT

By Eberly Associates

**ATTACHED AS SEPARATE FILE
DUE TO DOCUMENT SIZE.**