

Druid Hills High School

Modernization Project Community Meeting #3

Feedback Review and Scenarios

11.18.2024

Community & Faculty Meetings



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



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



6:00 PM - 7:30 PM

- **September 23 Community Meeting:**

- Introductions & Architects
- Modernization Project Overview
- Community Feedback

- **October 23 DHHS Faculty Meeting:**

- Modernization Project Overview
- DHHS Staff Feedback

- **October 21 Community Meeting:**

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

- **November 18 Community Meeting:**

- Share Community & DHHS Faculty Feedback
- Scenarios from Feedback



**DRUID HILLS HIGH SCHOOL
MODERNIZATION MEETINGS**

Feedback Review & Scenarios

Purpose:

- Review the feedback provided by community participants on 9.23.2024 and 10.21.2024.
- Review the feedback provided by DHHS Faculty & Staff on 10.23.2024.
- Review the possible scenarios and set prioritizes.

TregoEd Community Feedback Analysis

- Sports / Athletic Facilities elsewhere (like Adams)
 - Alt: move all outdoor sports to a new facility (like Kitteridge), making room for more classrooms in current outdoor spaces
 - 2 decks – parking on lower deck ; classrooms on upper deck
- Modernization with more student capacity
 - Build extra class space vertically & modernization
- Explore Land Expansion
 - Build access to east of school for sanitation trucks
- Modernization on current site but with a different plan -- “full construction project.”
 - Elementary School should be torn down & expanded to accommodate more students
 - County to purchase more land (from Emory Grove / Presbyterian Church) to provide for track, softball field, practice fields, and parking

Data reflects responses gathered on October 21, 2024 (2nd Community Meeting).

TregoEd Community Feedback Analysis

- Swap middle and high school
 - Overall the middle school can serve the high school better as it was originally built and used as a high school
 - There is more land for upgrades and expansion.
 - There is more parking.
 - The school already uses the athletic fields for practices and games.
- Keep 1927 building and bulldoze the rest of property...start from ground up to maximize space.
- Move 9th graders to a different building (old Avondale MS?)
 - To maximize capacity of 1200 students.
- Reduce student parking to maximize learning facilities.

Data reflect responses gathered on October 21, 2024 (2nd Community Meeting).

DHHS Faculty & Staff Feedback Participants

DHHS Faculty: Let us know who you are! (2/3)

053

How many years have you worked at DHHS?

0 - 5



5 - 10



10 -



15 - 20



20+



DHHS Faculty: Let us know who you are! (3/3)

054

Are you an alumnus / alumna of DHHS?

Yes



No



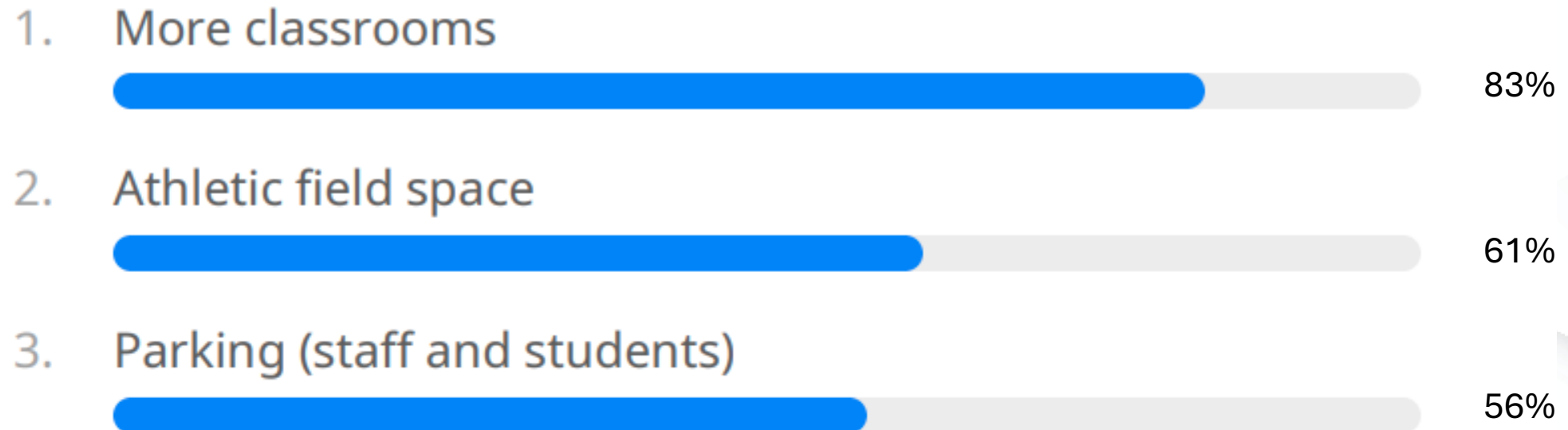
***Data reflect responses gathered on October 23, 2024
(DHHS Faculty & Staff Meeting).***

DHHS Faculty & Staff Feedback-Priorities

DHHS Faculty: We need your feedback! (4/5)

0 4 5

Rank the following by priority:



10.23.DHHS Faculty & Staff
Feedback

DHHS Faculty & Staff Feedback and Community Meeting #1 Feedback

DHHS Faculty: We need your feedback! (1/5)

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

048

Yes



No

2 %

Unsure

2 %

10.23.DHHS Faculty & Staff Feedback

Druid Hills High School Survey (1/4)

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

040

Yes



No

3 %

Unsure

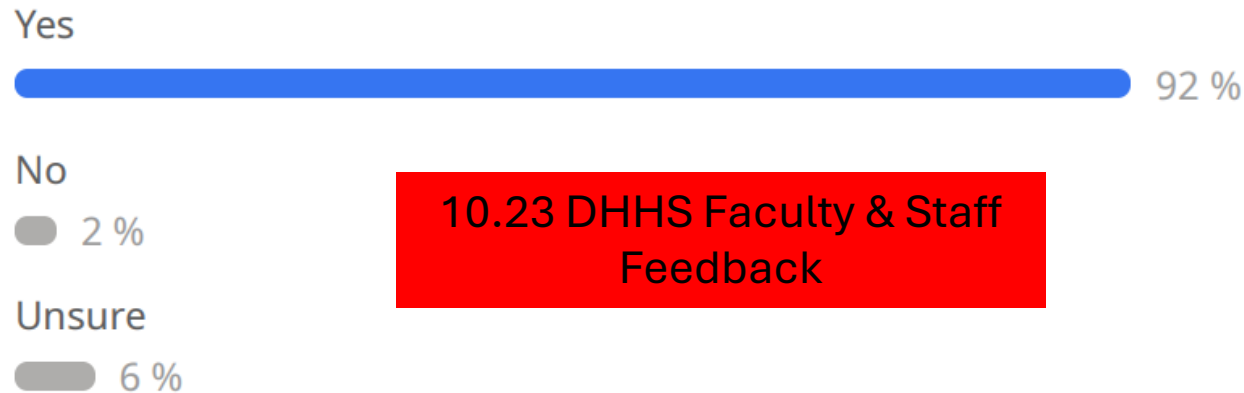
3 %

9.23 Community Feedback

DHHS Faculty & Staff Feedback and Community Meeting #1 Feedback

DHHS Faculty: We need your feedback! (3/5)

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

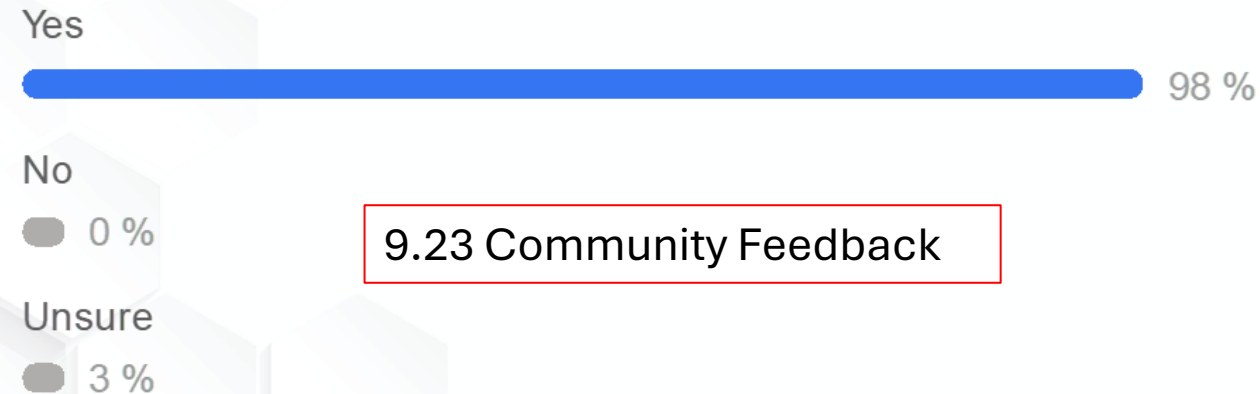


10.23 DHHS Faculty & Staff Feedback

048

Druid Hills High School Survey (3/4)

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



9.23 Community Feedback

040

DHHS Faculty & Staff Feedback and Community Meeting #1 Feedback

DHHS Faculty: We need your feedback! (2/5)

Does Druid Hills High School require a track and field to be an adequate high school?

Yes



No



Unsure



10.23 DHHS Faculty & Staff Feedback

048

Does Druid Hills High School require a track and field to be an adequate high school?

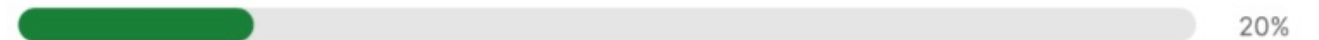
Multiple Choice Poll 40 votes 40 participants

9.23 Community Feedback

Yes - 25 votes



No - 8 votes



Unsure - 7 votes



DHHS Deed Clarifications

BEGINNING at the northeast corner of property known as Druid Hills School property said point being located seven hundred ninety five (795) feet more or less north from Haygood Drive; running thence north one hundred forty nine and two tenths (149.2) feet to an iron pin corner on the south line of Seaboard Airline Railway right of way; running thence westerly along said right of way line five hundred (500) feet to an iron pin corner; thence south one hundred forty six and two tenths (146.2) feet to an iron pin corner on the north line of said Druid Hills School property; thence east along said property line five hundred (500) feet to the point of beginning and being described according to plat of said property made by H. L. Jackson Engineer May 3, 1950.

The transfer of this property is made on condition that the land specifically described in the body of this deed shall never be used for other than educational purposes, and if this provision is violated, the title to the property will revert to Emory University.

WARRANTY DEED

STATE OF GEORGIA County.

THIS INDENTURE, made this _____ day of _____, in the year of our Lord One Thousand Nine Hundred and _____ Fifty _____ Between _____ EMORY UNIVERSITY _____

of the State of _____ Georgia _____ and County of _____ DeKalb _____ of the first part
and _____ DEKALB COUNTY BOARD OF EDUCATION _____
of the State of _____ Georgia _____ and County of _____ DeKalb _____ of the second part,

WITNESSETH, That the said part _____ of the first part, for and in consideration of the sum of _____ Dollars and other valuable considerations, to have and to hold unto and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, he, she, granted, bargained, sold and conveyed and by these presents do, grant, bargain, sell and convey unto the said part _____ of the second part _____ its SUCCESSORS, heirs and assigns, all that tract and parcel of land lying and being in _____ Land Lot 54 of the 18th District of DeKalb County _____

BEGINNING at the northeast corner of property known as Druid Hills School property said point being located seven hundred ninety five (795) feet more or less north from Haygood Drive; running thence north one hundred forty nine and two tenths (149.2) feet to an iron pin corner on the south line of Seaboard Airline Railway right of way; running thence westerly along said right of way line five hundred (500) feet to an iron pin corner; thence south one hundred forty six and two tenths (146.2) feet to an iron pin corner on the north line of said Druid Hills School property; thence east along said property line five hundred (500) feet to the point of beginning and being described according to plat of said property made by H. L. Jackson Engineer May 3, 1950.

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TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of _____ of the second part _____ and his heirs, assigns, successors and administrators with warrant and force of law, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said part _____ of the first part hereunto set _____ hand _____ and affixed _____ its seal _____, the day and year above written.

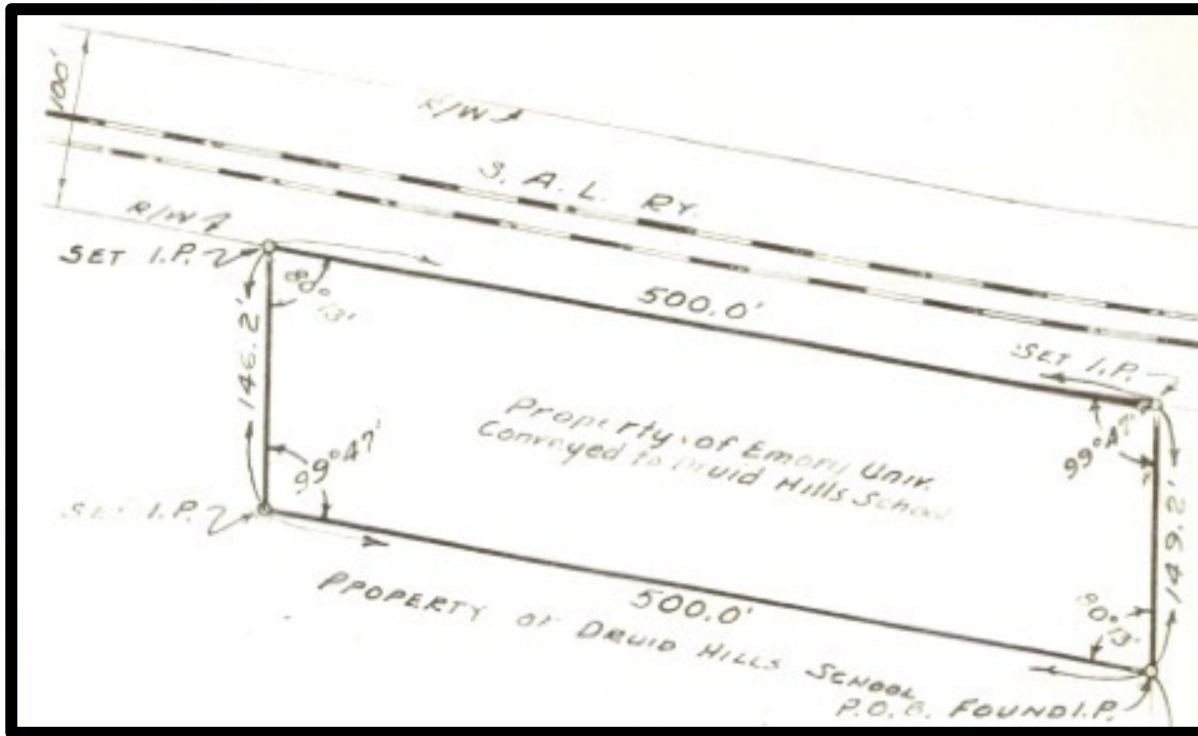
Signed, sealed and delivered in the presence of

EMORY UNIVERSITY
BY: _____ (Seal)
BY: _____ (Seal)
BY: _____ (Seal)

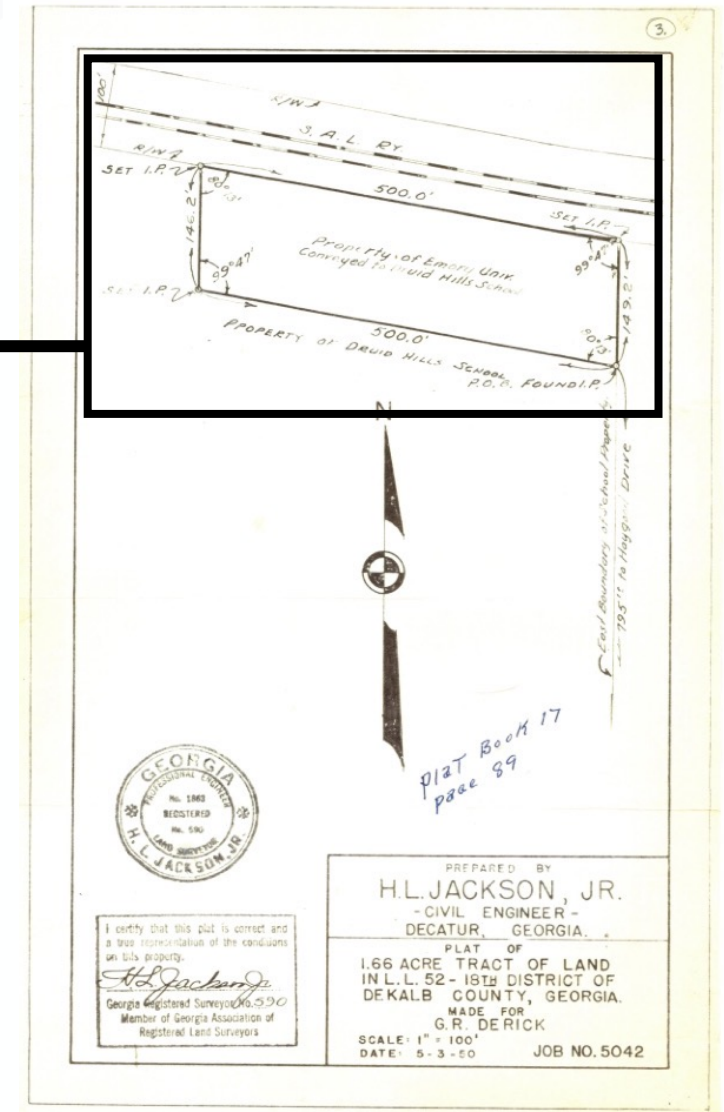
Notary Public, State of Georgia.

- Only PART of the property has a deed, the rest of the property is owned by DCSD.

DHHS Deed Clarifications



- The area that is deeded is a section of the field running alongside the railroad tracks.



Guiding Principles Through a Districtwide Lens

- DHHS community and staff feedback will be considered in the DCSD budget and planning process.
- Planning includes only property owned by DCSD. We have no current intentions of acquiring additional land around the DHHS site.
- Modernization will bring existing structures at DHHS up to contemporary standards, but it will not change the physical spaces (hallway size, classroom size, stairwells, etc.)
- The physical site where DHHS is currently housed, is currently planned to stay an instructional facility.
- SAP is happening in parallel with conversations about DHHS. It may or may not impact programming and boundaries at the current DHHS whether or not it stays or moves.

Requirements for Site Use as a School

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

Scenarios

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

Scenario 1

Modernize:

Bring Up to Code on the Current DHHS Site

Modernize on the Current DHHS Site

- **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.
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Modernization Proposed Site Plan

Gym (upper)
Cafeteria (lower)

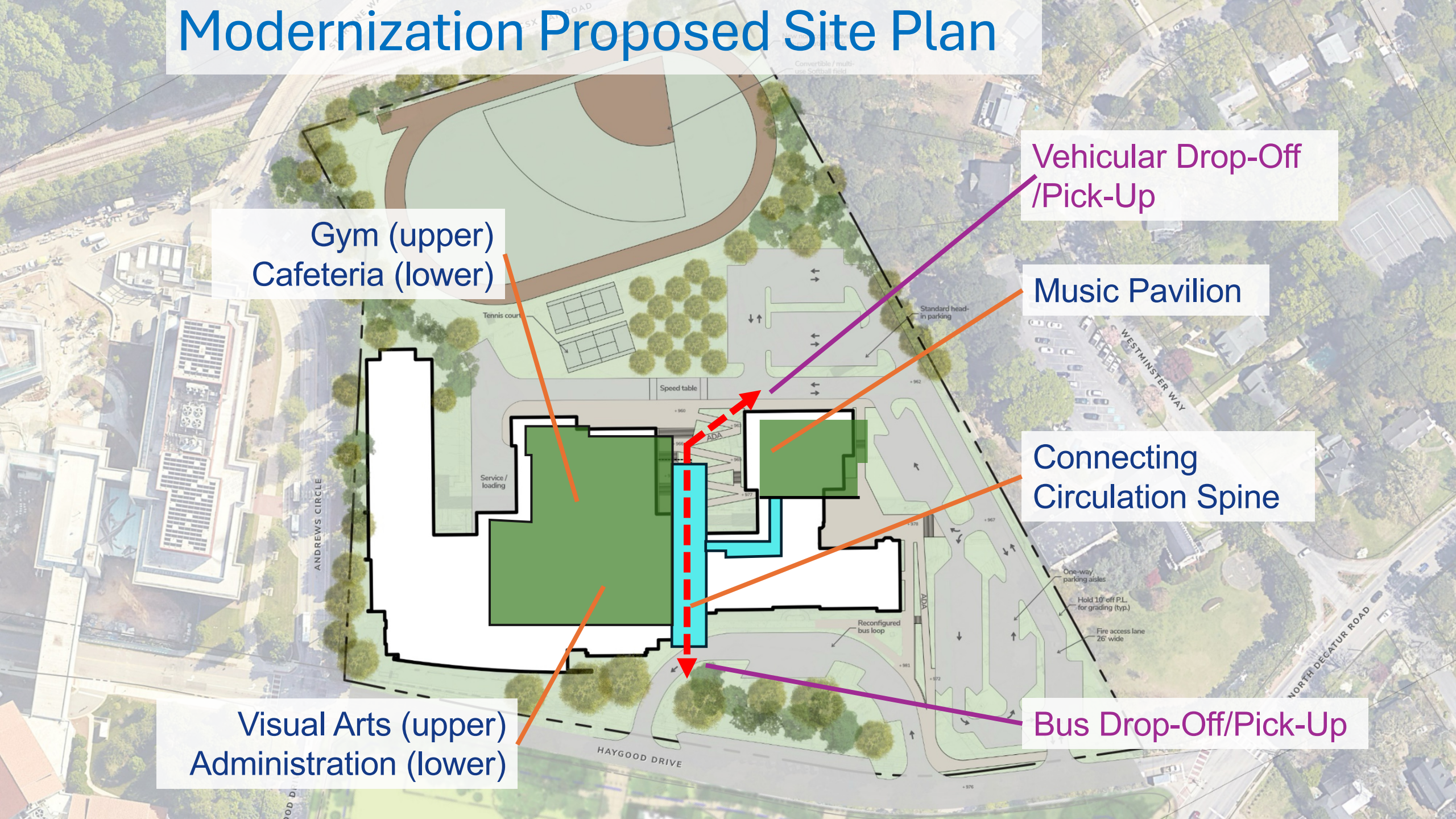
Vehicular Drop-Off/
Pick-Up

Music Pavilion

Connecting
Circulation Spine

Visual Arts (upper)
Administration (lower)

Bus Drop-Off/Pick-Up



Modernization Proposed Site Plan

Multi-Purpose Athletic Field with Track

Increased Parking

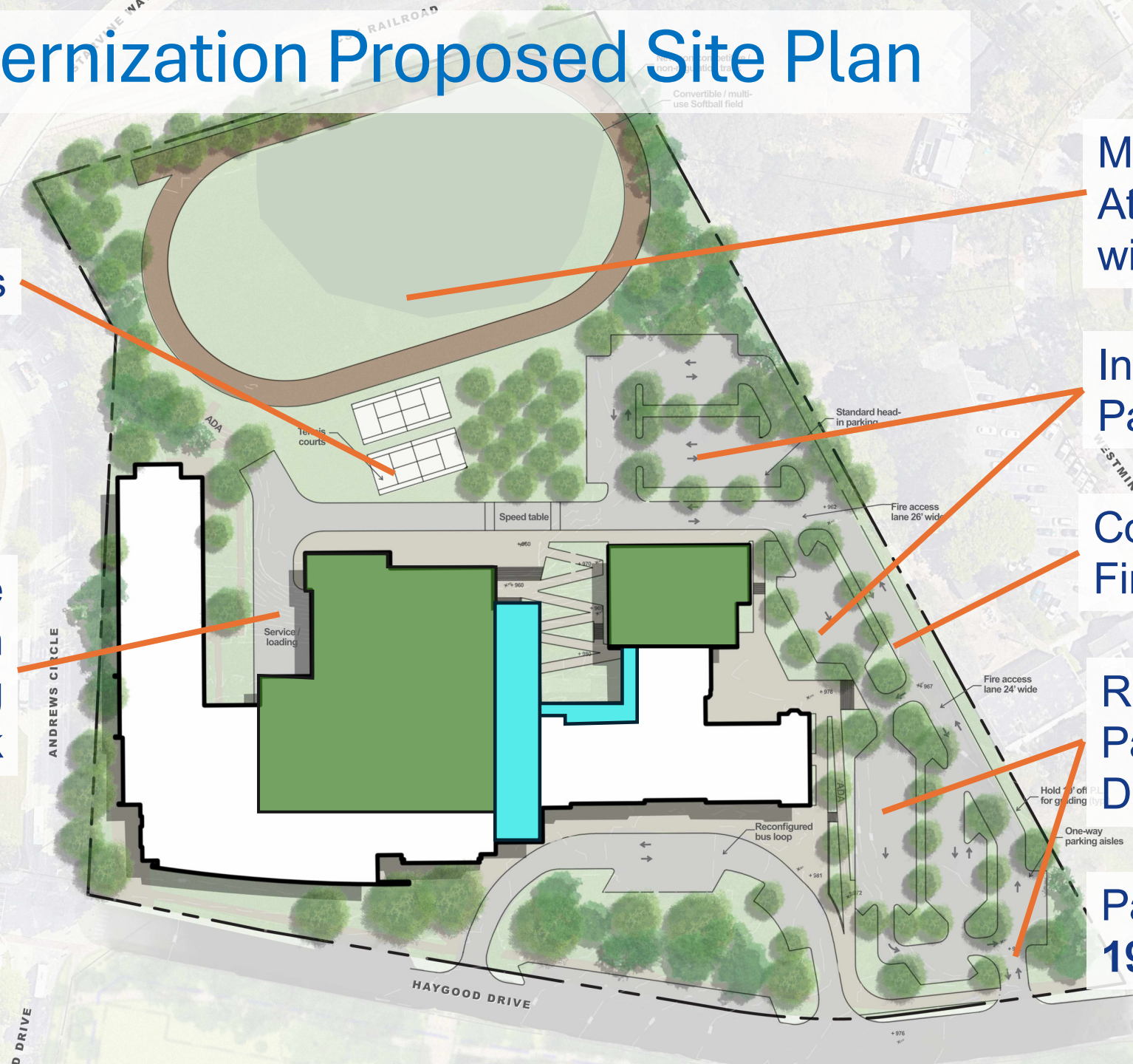
Code-Compliant Fire Lane

Realigned Parking and Drives

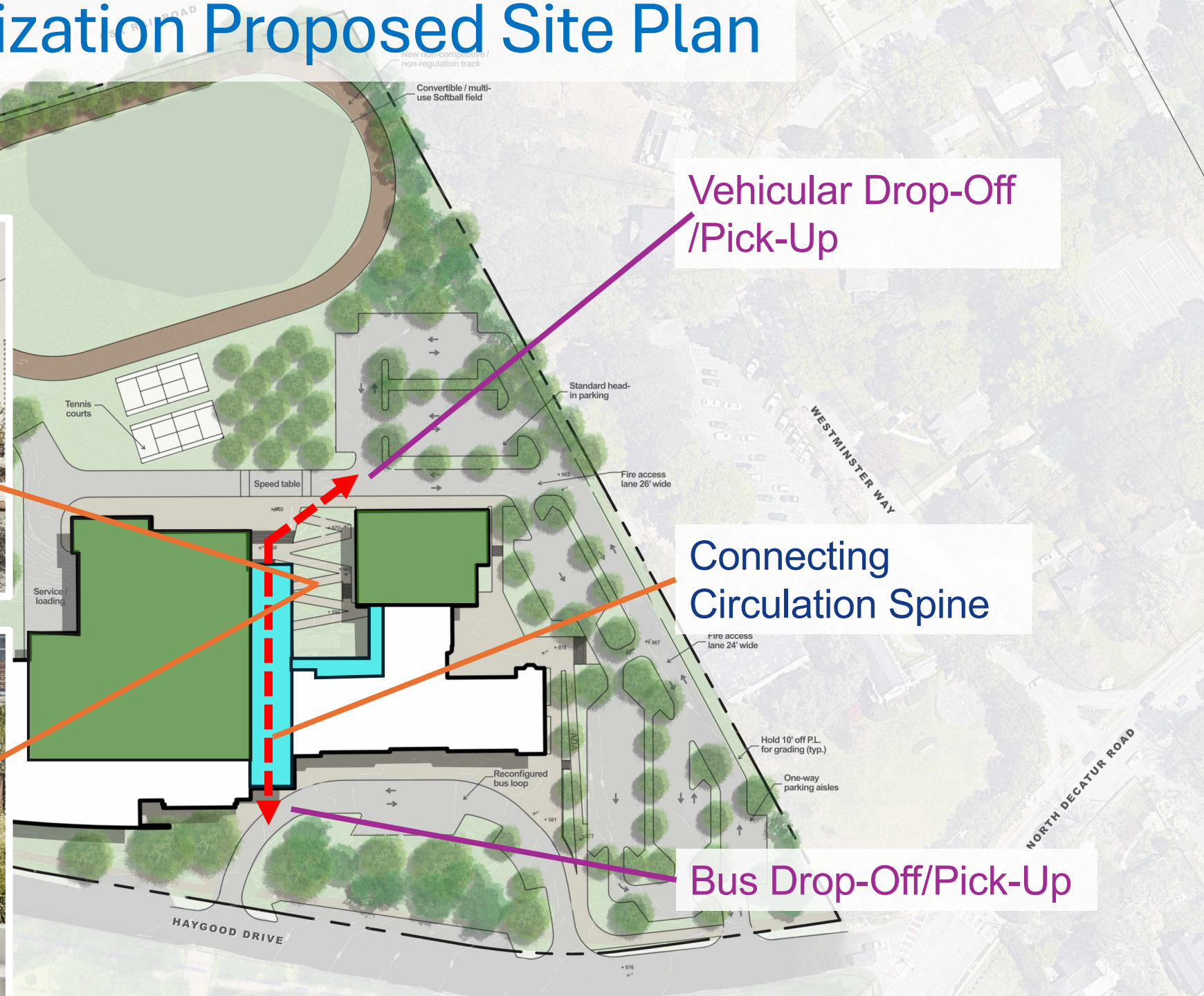
Parking Totals:
195 Proposed

New Tennis Courts

Service Drive with 4' Loading Dock



Modernization Proposed Site Plan



Vehicular Drop-Off /Pick-Up

Connecting Circulation Spine

Bus Drop-Off/Pick-Up

Estimated Costs – 1,200 Students

Existing Facility:

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

Scope of Renovation:

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

Proposed Solution:

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

Scenario 2

Modernize And Build:

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

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

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

FTE	IU	Total SF	Cafeteria	Media Center
1,125	60	170,938	7,285 SF	4,575 SF
				4,788 SF
1,200	64	182,400	7,571 SF	4,800 SF
1,300	68	193,800	7,952 SF	5,100 SF
1,400	74	210,900	8,833 SF	5,400 SF
1,458	78	220,300	9,054 SF	5,550 SF
1,600	84	239,400	10,094 SF	5,925 SF

Existing Total SF
Existing Media Center
Existing IUs

Existing Cafeteria

Current FTE

NEW SCENARIO

SCENARIO WITH 1,600 Students

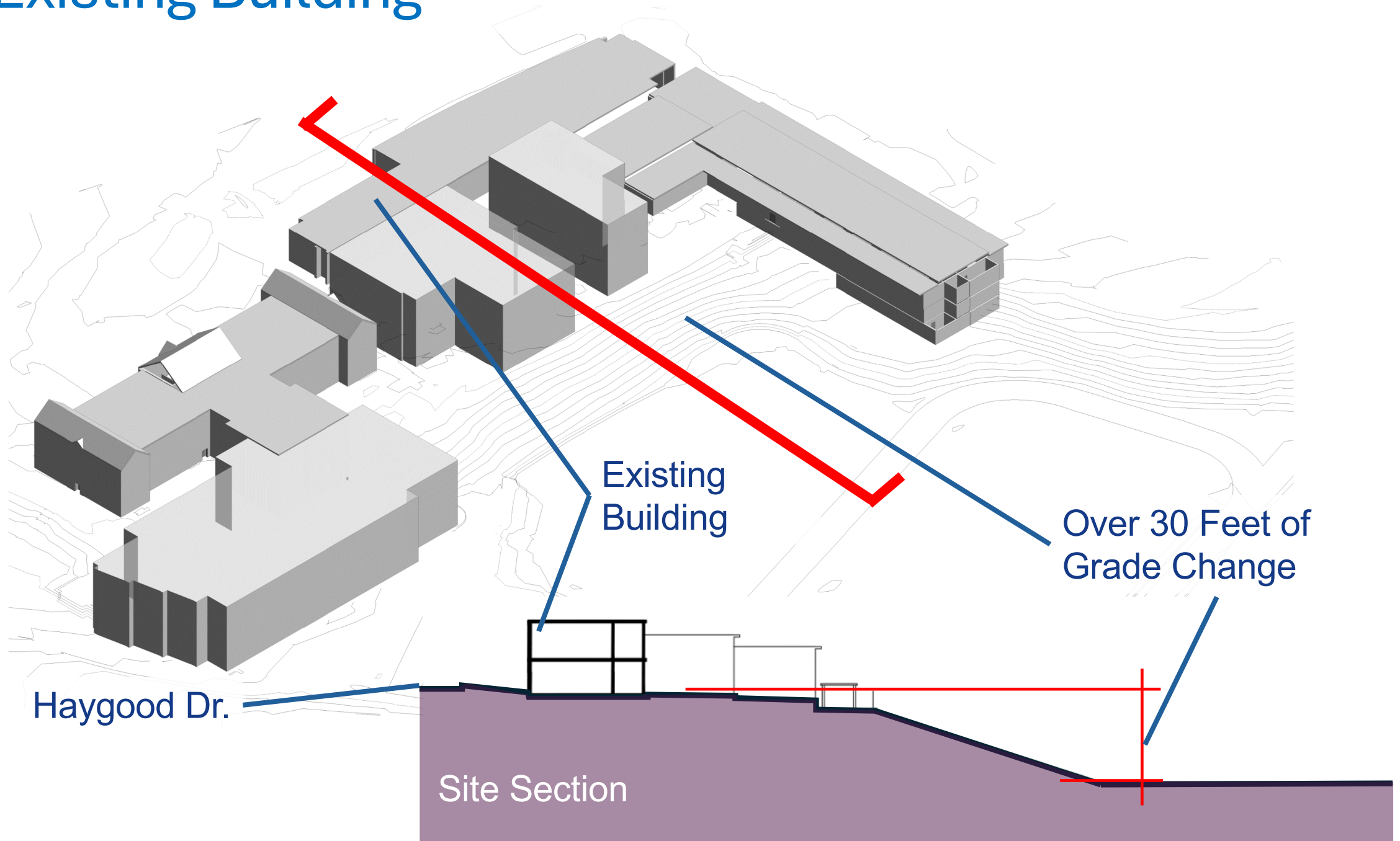
- **Instructional Units** increase from **64** to **84**
- **Total Building Area** increases by approximately **60,000** square feet
- **Cafeteria** increases from **7,952** to **10,094** square feet
- **Media Center** increases from **4,800** to **5,925** square feet, which triggers replacement.
- Small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

** Not in violation of Georgia BOE recommendations.*

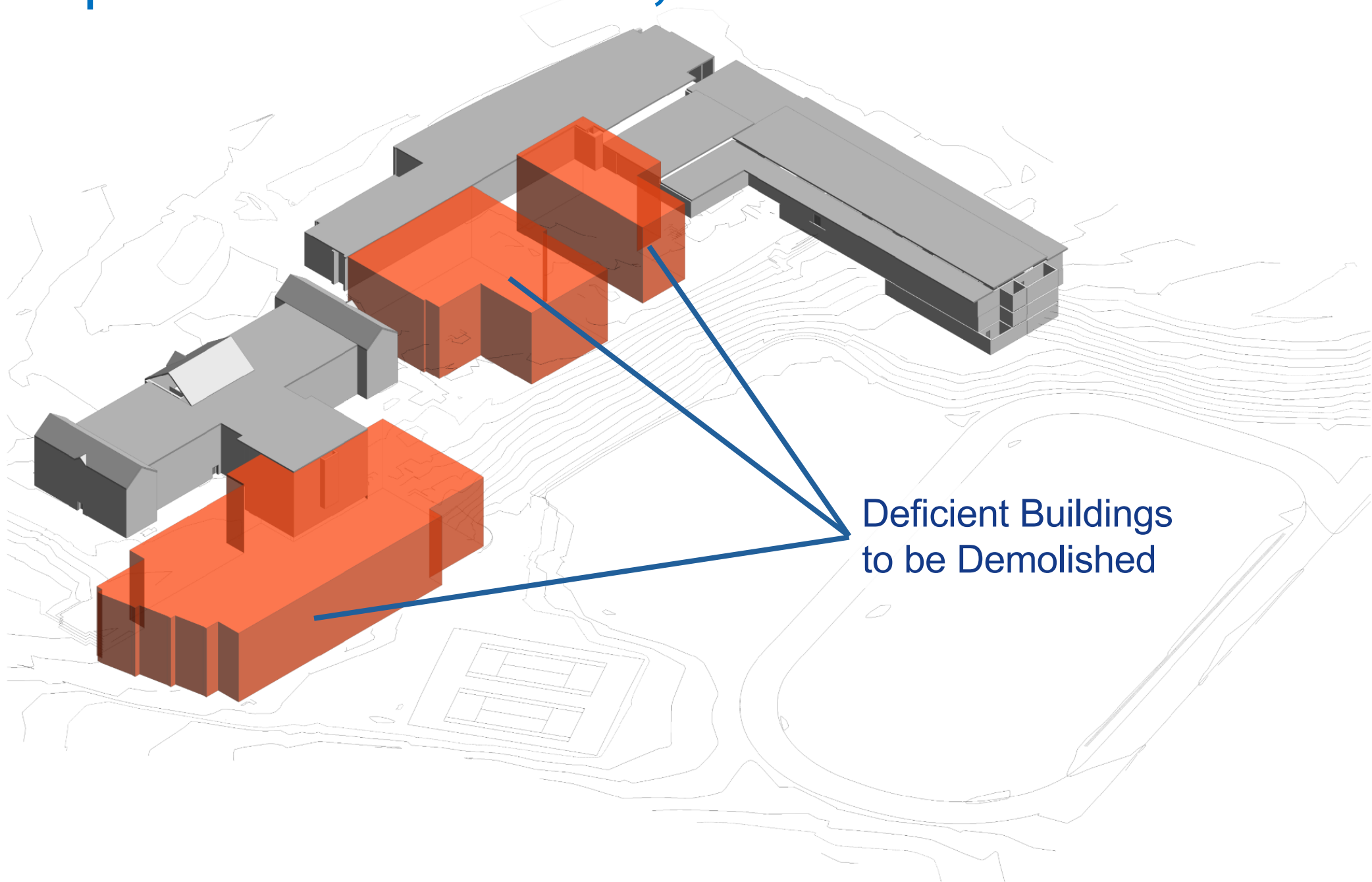
Existing Conditions



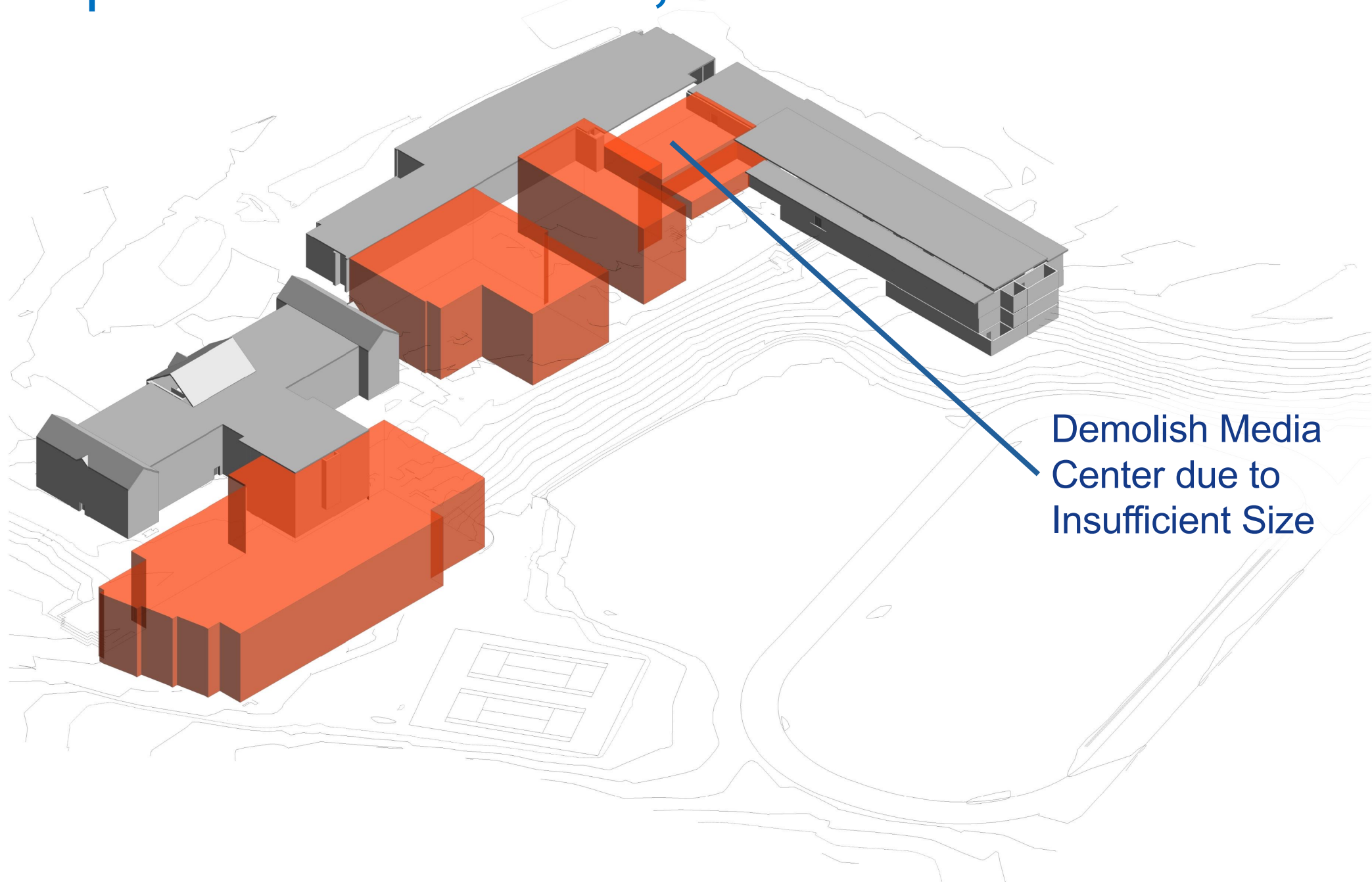
Existing Building



Proposed Demolition: 1,200 Students

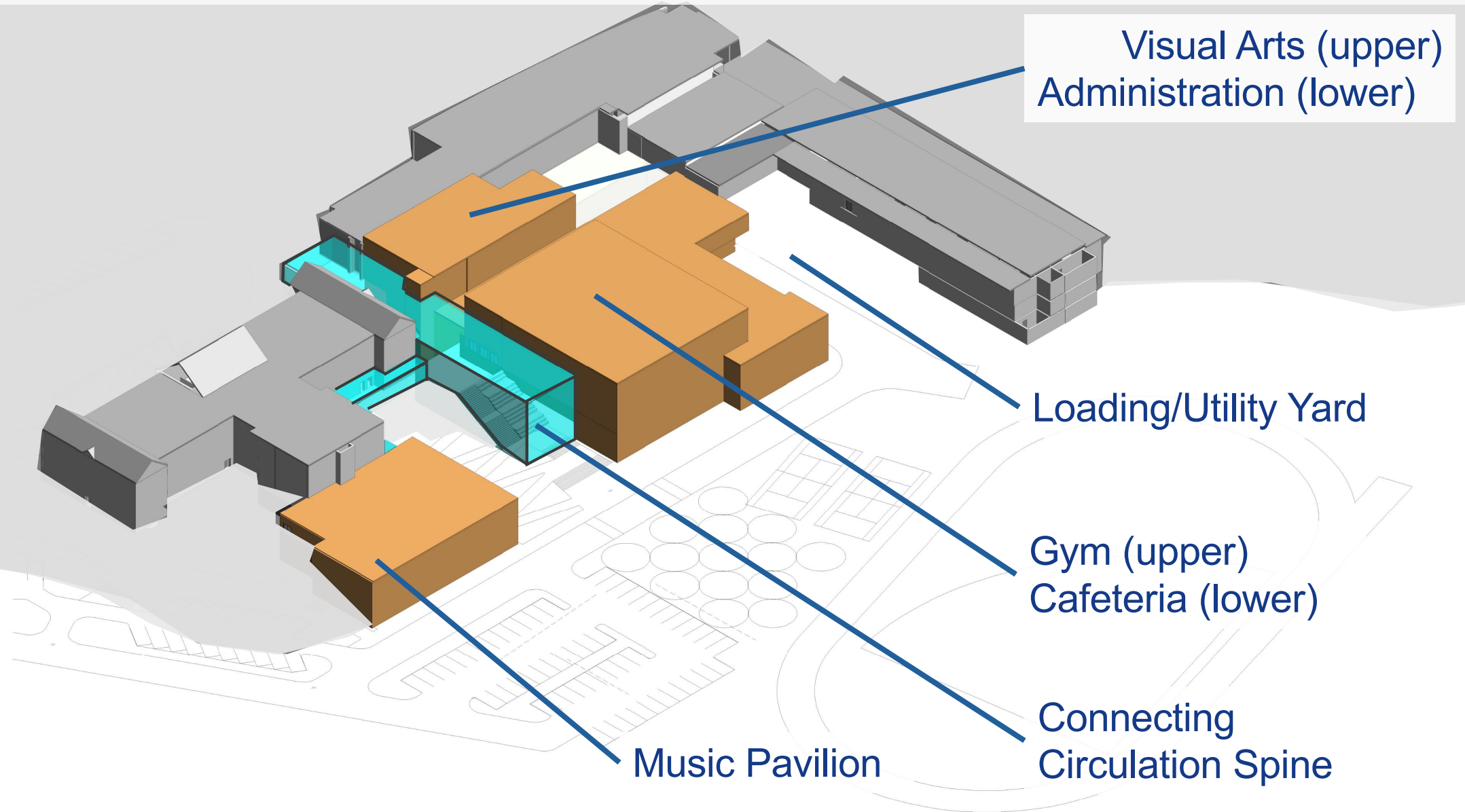


Proposed Demolition: 1,600 Students

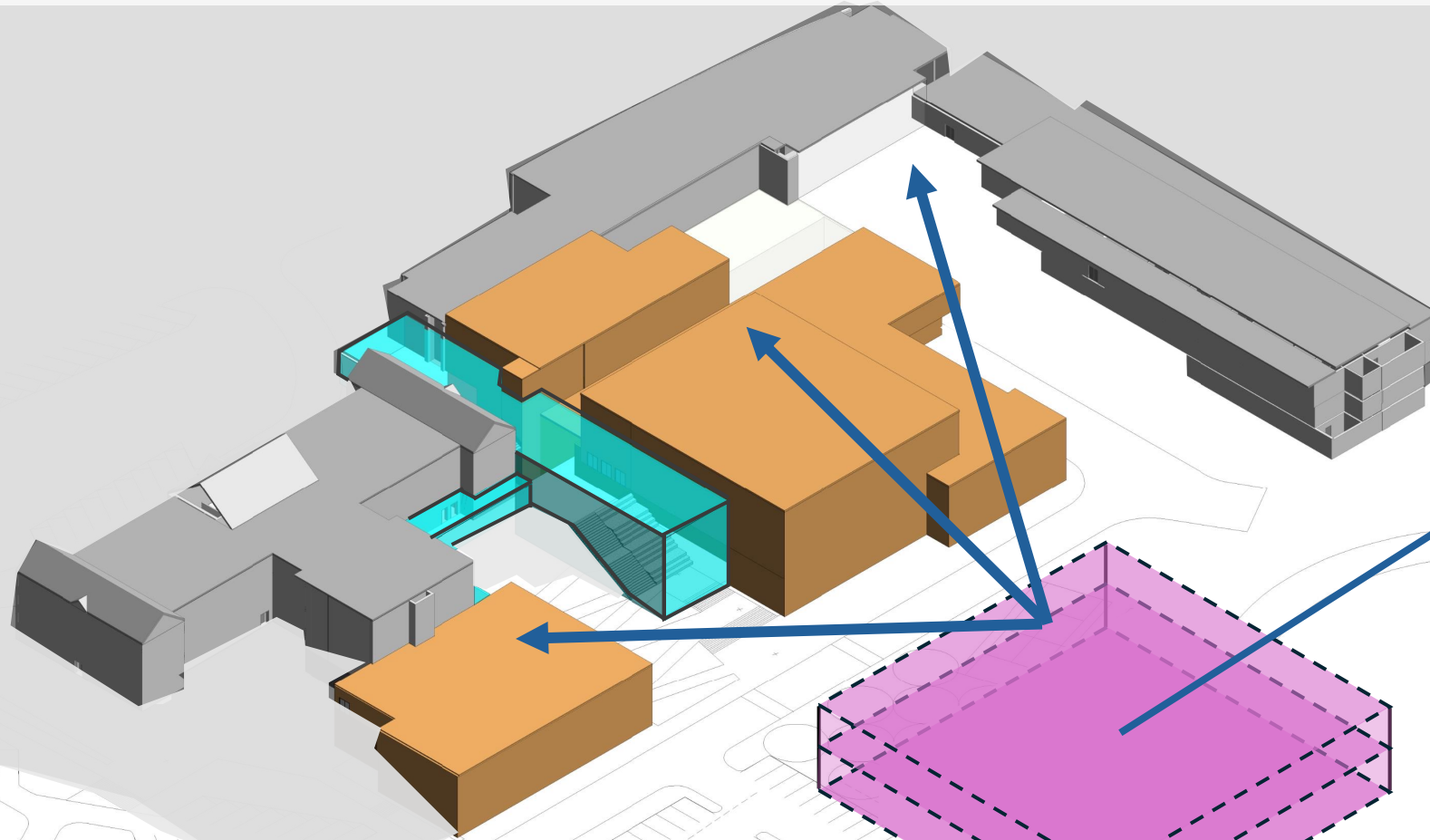


Demolish Media
Center due to
Insufficient Size

Proposed Solution: 1,200 Students



Proposed Solution: 1,600 Students



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

Estimated Costs – 1,600 Students

Existing Facility:

Total Buildings	170,938	SF
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Building 5040				X			X	X	X

Proposed Solution:

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

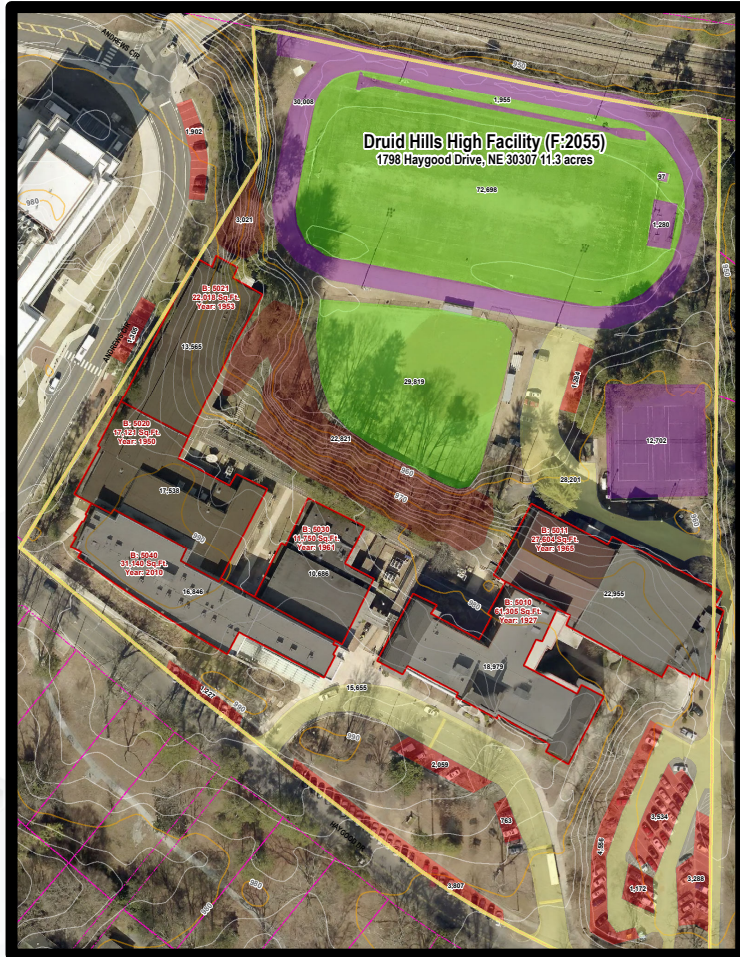
Scenario 3

Move:
The Neighborhood HS Goes to an
Alternative Site

Move the Neighborhood HS to a Different Site

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

Move the Neighborhood HS to a Different Site



Feedback

Considerations by Scenarios

Considerations by Scenarios

- Scenario Recap:
 - Modernize: Bring up to code on the current DHHS site. (~\$80M)
 - Modernize and Build: Add additional classrooms (IU-Instructional Units) on the current DHHS site to get to 1600 student capacity. (~\$125M)
 - Move: The neighborhood HS goes to an alternative site. (~\$200M, 2-for-1)
 - DHHS site will still be renovated for some type of instructional use
- How well does each scenario meet the following considerations:
 - Maximize outdoor and athletic spaces.
 - Maximize student and staff parking spaces.
 - Maximize accessibility for students and staff.
 - Needed space in hallways, elevators, classrooms, etc. that serve HS students adequately.
 - Maximize co-curricular spaces.
 - Arts, CTAE, Music, Theater, etc.

Community & Faculty Meetings



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- **October 21 Community Meeting:**

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

- **November 18 Community Meeting:**

- Share Community & DHHS Faculty Feedback
- Scenarios from Feedback

- **Upcoming Meetings:**

- Early 2025: Additional Community & Staff and Engagement Meetings



**DRUID HILLS HIGH SCHOOL
MODERNIZATION MEETINGS**

...Questions, Comments, Discussion

Thank you!