

New Early Childhood Learning Center & Decatur High School Expansion Update

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Chief Operating Officer





**Student
Success in All Areas**

**The CSD Student
Experience: Preparing to
Lead a Better World**



**Building and
Sustaining an Engaging
and Inclusive Culture**

**The CSD Cultural
Experience: Connections,
Culture, and Community (C3)**



**Cultivating and
Retaining High-Quality
Professionals**

**The CSD Staff Experience:
From Hire to Retire**



**Organizational
Effectiveness and
Excellence**

**The CSD Sustainable
Experience: Future Ready
Classrooms**



New Early Childhood Learning Center

- Proceeding with single-story design/current site plan
- Planning for groundbreaking in December as projected
- Updated the milestone schedule
- Circulated revised pre-construction schedule created by Parrish
- Confirmed GaDOE submission requirements with final documents to be submitted after 10/30
- Confirmed procurement target < \$22M Guaranteed Maximum Price (GMP) by October 8, 2025
- Prioritized cost-saving alternates
- Carried solar allowance at \$150,000

Decatur High School Campus

- Collected furniture, fixture and equipment assessment from program specialist to inform early schematic design.

Looking Ahead: High Level Major Milestone Timeline



Dec 2025
Hire principal

Final scope of work / Best Set to
Construction Documents

Board meeting – traffic study
comments; angled vs parallel parking;
3D elevations

Land Disturbance Permit (LDP)
submission; Traffic study completion

GMP sent

Plan Groundbreaking Ceremony

October 2025

Permit feedback from the city

Board Meeting

Board Community Meeting

Address feedback from the city

Develop Continuing Education Plan &
Partnerships for CSD Early Learning
Staff

December 2025

September 2025

GMP documents to team

Board meeting

Board Community Meeting

Submit for Building Permit

Georgia Department of
Education Submission

November 2025

Ground Breaking

Board Meeting

Early Learning License
Application

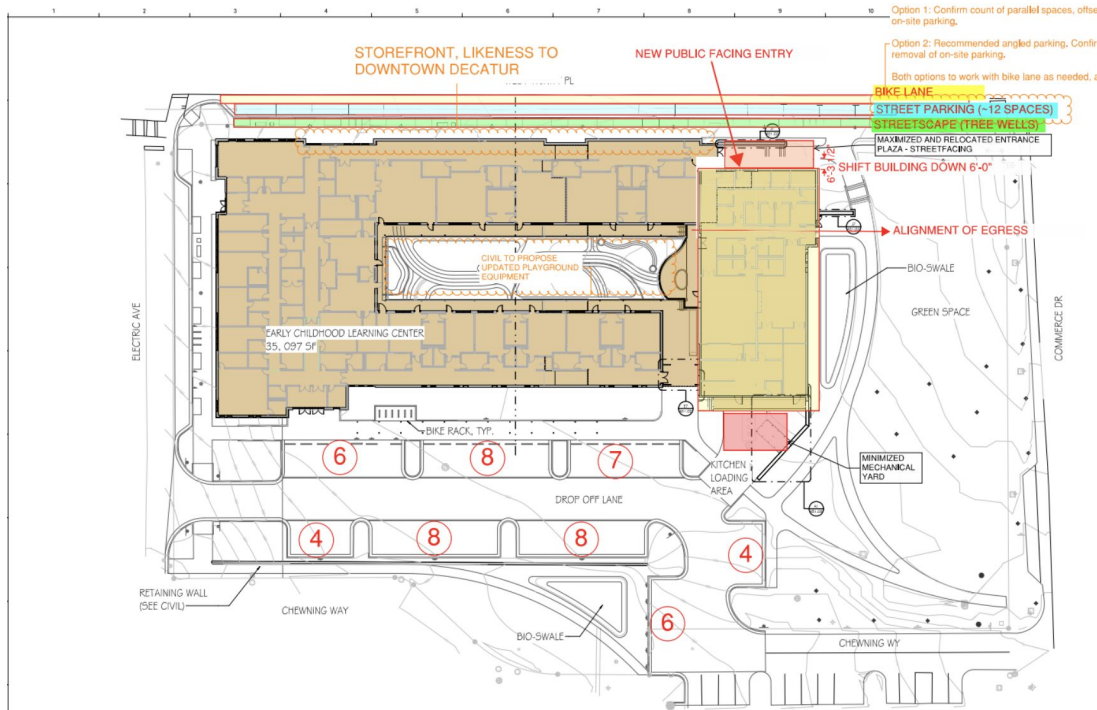
Other Approvals & Certifications:

- LEED v4
- U.S. Green Building Council
- Certificate of Occupancy goal of May 2027 allows ~60 days pre-opening for licensing/furniture

Early Childhood Learning Center



Schematic Design



Enrollment Capacity:

- ~150 Students

Features:

- Storefront facade
- Building length is under 400 feet
- Street parking
- Reduced onsite parking

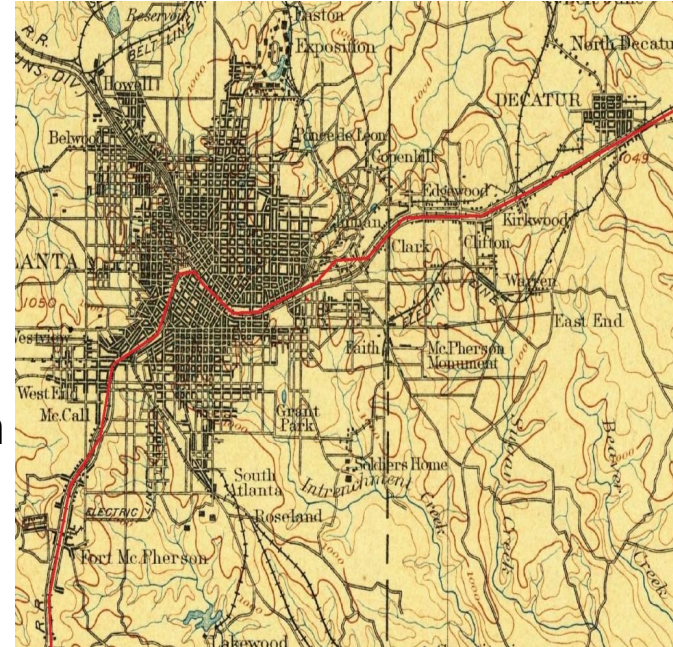


Design Update

- Finalizing playground equipment scope
- Evaluating parking with civil coordination
 - Angled vs parallel along bike path
 - Angled may push plan south
- Anticipating traffic study initial findings
 - On-site queuing sufficient
 - ECLC volumes well below typical school
- Required signage is limited to one monument sign

Holding to the Number \$22M:

- Advocated for angled street parking
- Shift cafeteria/office wing south
- Build storefront facade on W. Trinity Place





Immediate Next Steps New ECLC

- Parrish will distribute updated schedule
- CSD will integrate Parrish and GMC schedules for future Board of Education presentations
- Parrish and GMC will continue LEED registration and licensing preparation
- Obtain and present Guaranteed Maximum Price (GMP) to the Board of Education on October 14, 2025
- CSD Board of Education will host a Community Meeting on September 15, 2025 at Beacon Hill Middle School from 6:30 pm to 8:00 pm

Decatur High School Expansion:

- Conduct environmental scan of educational specifications for all DHS expansion projects

Questions?

