

New Early Childhood Learning Lab and DHS Expansion Update

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**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**

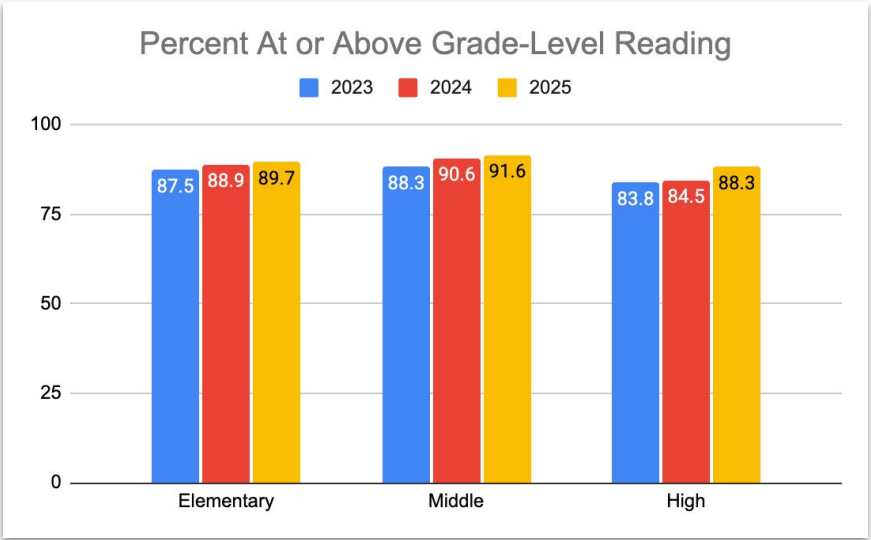


**Organizational
Effectiveness and
Excellence**

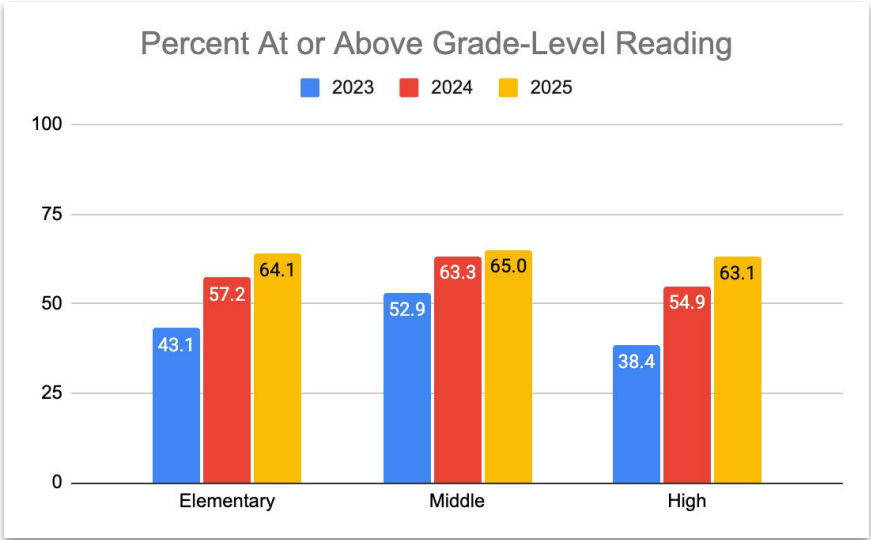
**The CSD Sustainable
Experience: Future Ready
Classrooms**



All CSD Students



Economically Disadvantaged



Despite significant growth in closing reading readiness gaps over the past three years across each school grade band, a more than 25 percentage point gap remains.

New ECLC Program Expansion Design Features & Benefits by Stakeholders



150

Early Learners & Families

CSD's new ECLC will expand the district's current capacity of birth to three year old seats to over 400+ helping to eliminate barriers to Decatur families in need of accessible, affordable, high-quality child care. CSD aims to prioritize at least 50 sponsored/scholarship seats and 50 reduced rate seats.

Campus Design Features:

- CSD Staff Priority for 50 New ECLC Seats
- Infant Room
- 1 Year Old Classroom
- 2 Year Old Classroom
- 3 Year Old Classroom
- Indoor/Adaptive Play
- Interior Courtyard (Outdoor Play)
- Kitchen/Cafeteria
- Media Center
- Nursing Station

185⁺

CTAE DHS Students (Future Educators)

Aspiring future educators enrolled in the Early Childcare Education (ECE) pathways at Decatur HS will be equipped with hands-on learning and industry standard certification.

Campus Design Features:

- Observation Rooms
- Instructional Multipurpose Classroom
- Kitchen/Cafeteria
- Media Center

31K⁺

Square Feet

Broader Decatur Community

The design features a large open green space that honors the community's desire to preserve parts of the campus for approved shared/public access, gatherings, workshops, and opportunities to educate visitors on the historic Beacon Hill community.

Campus Design Features:

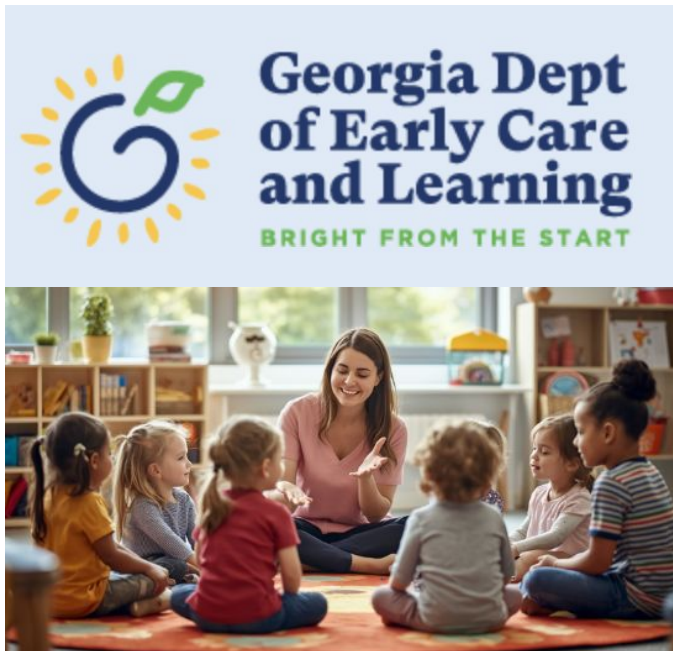
- Open Green Space
- Wider Electric Avenue
- Safer Sidewalks & Crosswalks
- Minimal Parking

Community Amenities: (For After-Hours Use/Rental)

- Multipurpose Room
- Kitchen/Cafeteria
- Media Center
- Restrooms

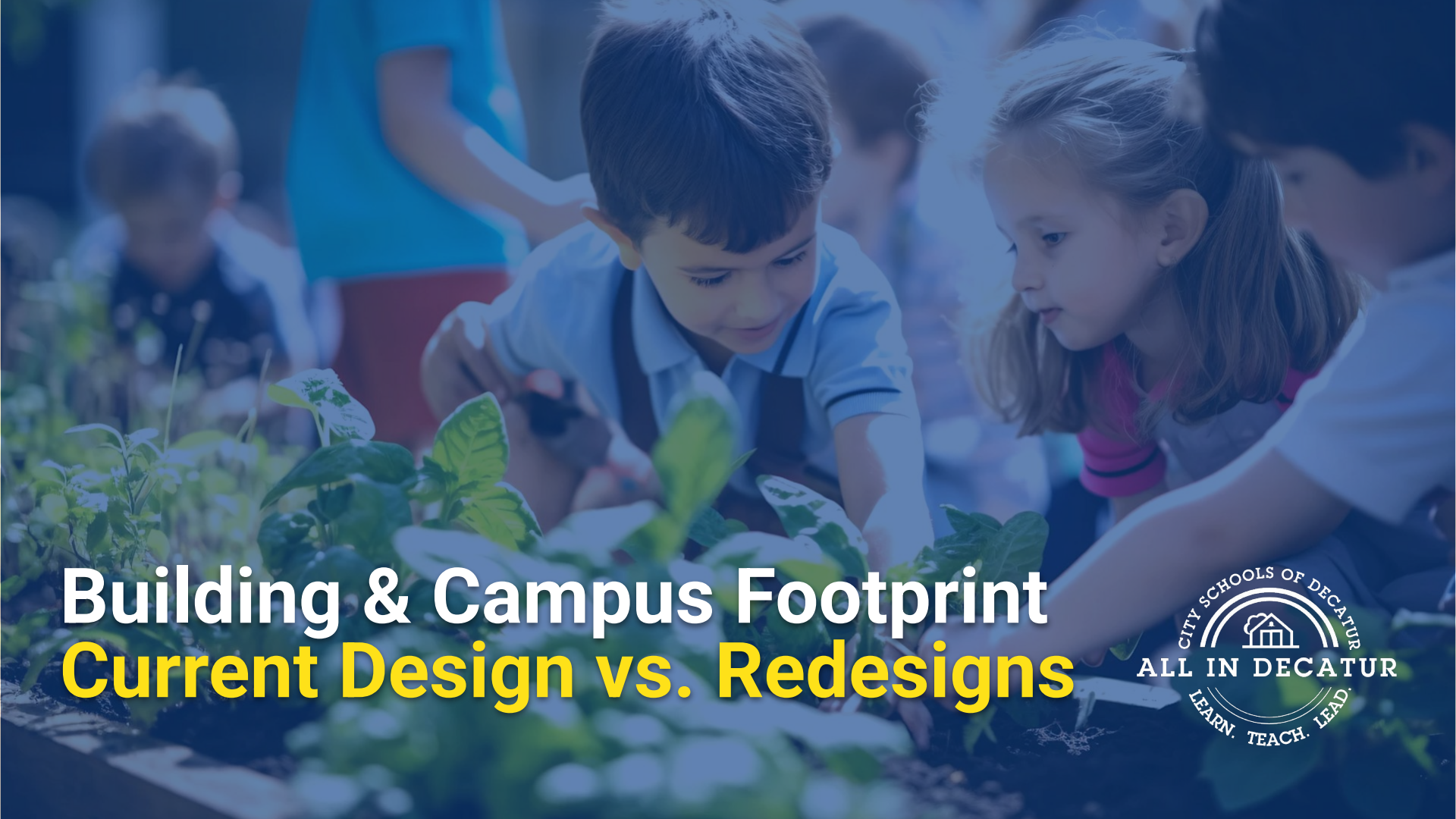


- There is no consideration for Pre-K movement in the 2026-2027 school year
- There are 8 Pre-K classrooms at College Heights ECLC, which is the full allocation from Bright From the Start.
- CSD is unable to expand Pre-K; we can only move/relocate a classroom to another CSD property.
- Removing Pre-K from College Heights ECLC considerations:
 - Registration Restructuring
 - Pre-K Teacher Support
 - Coach and Principal training
 - Aftercare must be provided for Pre-K per HB1123
 - Meeting with City of Decatur in May
 - Community will be notified December 2026 if moving



Observation Rooms



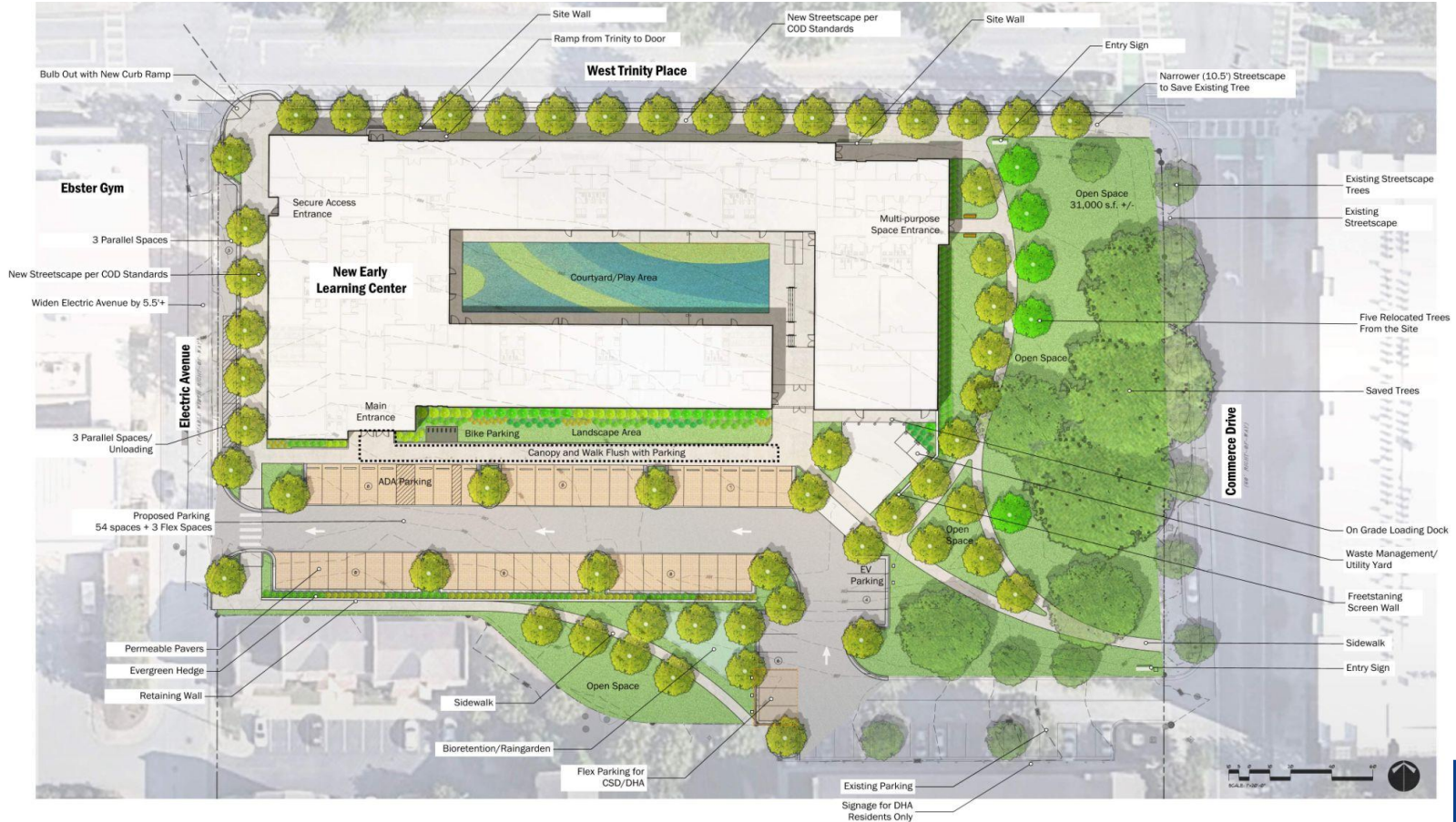
A photograph of children in a garden, with a blue overlay. The children are focused on the plants. The text is overlaid on the bottom left.

Building & Campus Footprint

Current Design vs. Redesigns



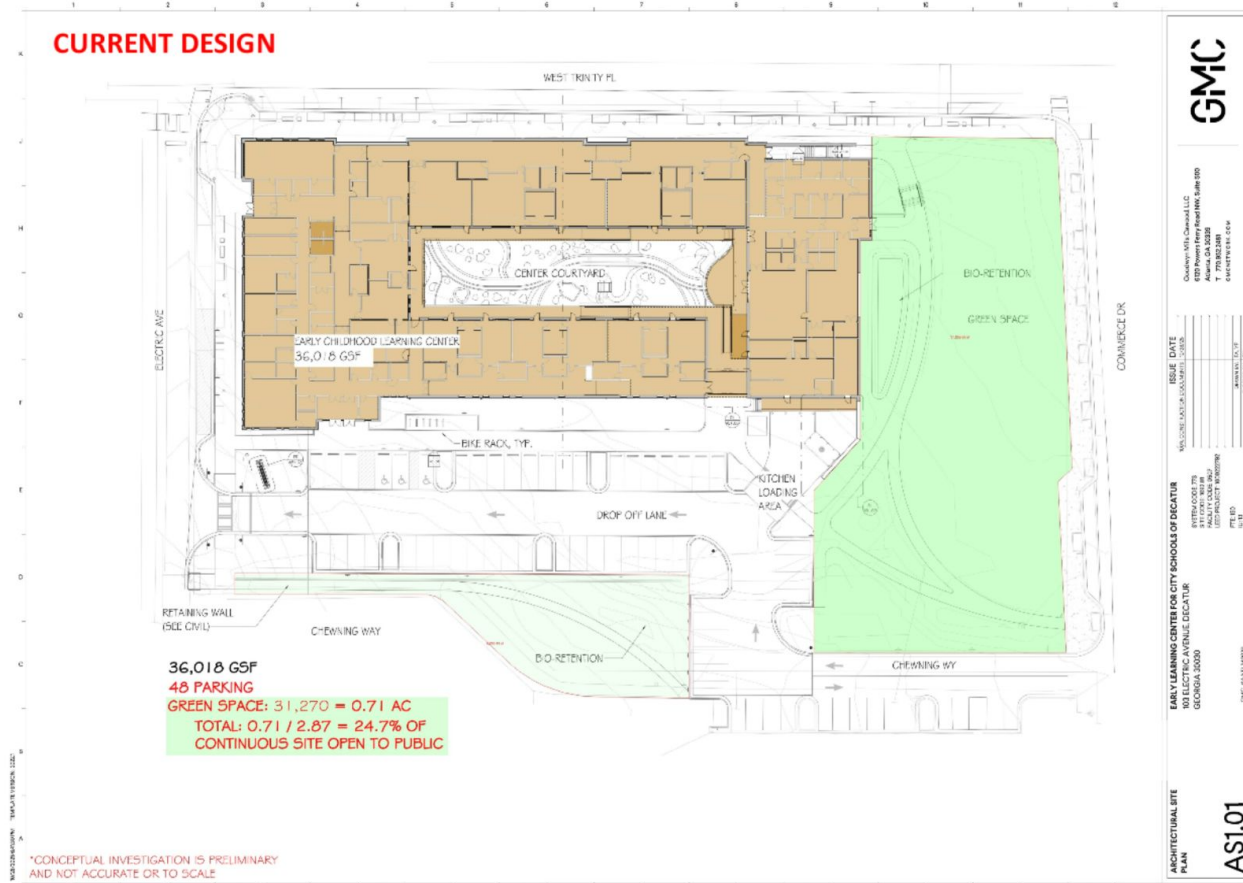
Current Design: Campus View



Current Design: Interior View



Current Design (April 2026)



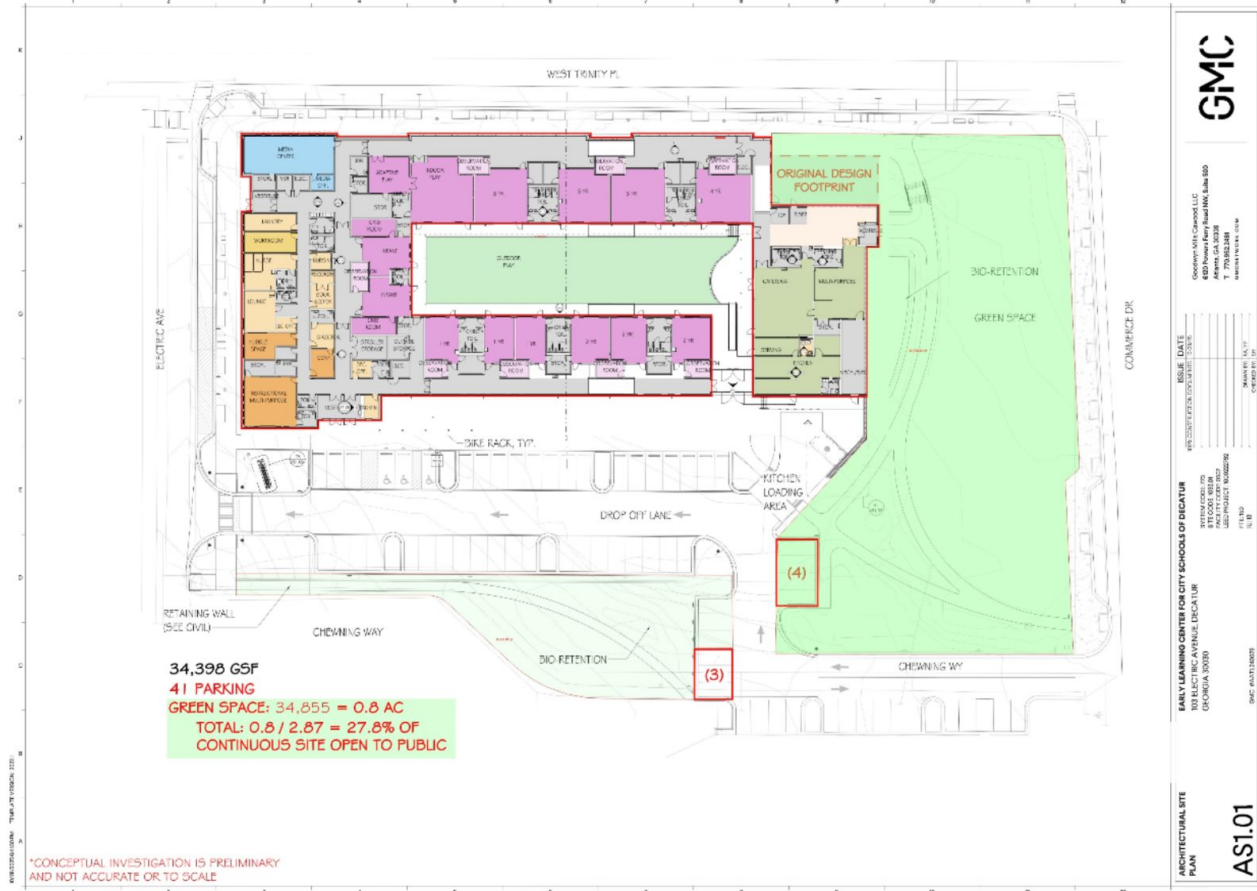
Permit Status:
LDP Approved
HPC Status

Current GMP:
\$22 Million

**Buyout Complete and 25%
of Contracts issued**

Schedule:
Could start construction as
soon as authorized

Redesign 1: Remove Offices



Permit Status:
May require new Building
Permit Review
LDP Permit should be
applicable
HPC Status

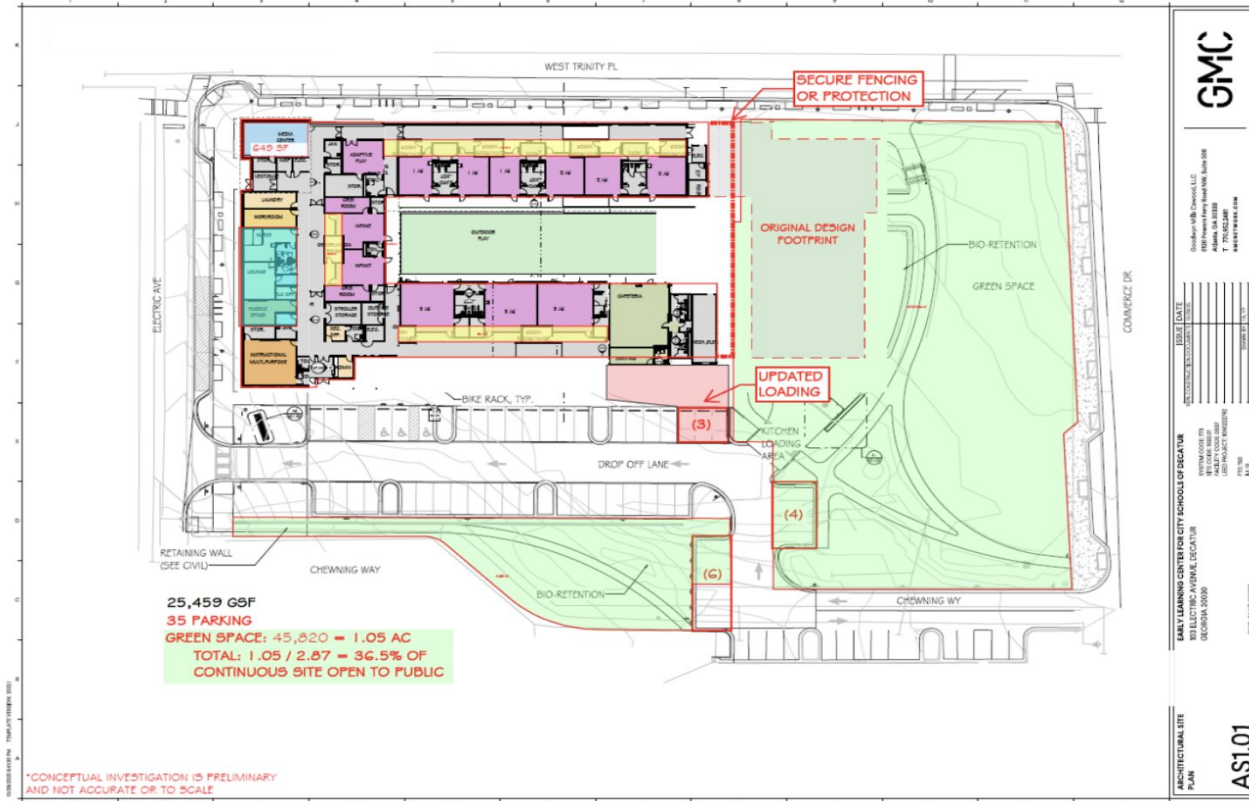
**Projected Order of Magnitude
Budget Estimate:**
\$21,971,000.00

**Estimated Additional Soft
Costs necessary:**
\$ 450,000.00

SF Reduction:
1,620 SF

Schedule:
3 Months of Redesign
2 Months of GMP Buyout
Permit time to be determined

Redesign 2: Aggressive Cuts



F: INDOOR PLAY

*CONCEPTUAL INVESTIGATION IS PRELIMINARY
AND NOT ACCURATE OR TO SCALE

Permit Status:

Will require new Building
Permit Review

Will require a new LDP Permit
review

HPC Status

Projected Order of Magnitude

Budget Estimate:

\$19,755,000.00

Estimated Additional Soft Costs necessary:

\$ 1,500,000.00

SF Reduction:

10,559 SF

Schedule:

6 Months of Redesign

2 Months of GMP Buyout

6 Months of Permit Review

Note: GMP Buyout and
Permit Review will be
concurrent

PROGRAM FLOC

A2

Redesign Impacts



Considerations	Current	Remove Offices	Aggressive Cuts
Total Cost	\$22.00M	\$22.42M	\$21.26M
Cost	\$22.00M (GMP) \$0 Additional Costs	~\$21.97M (Estimated) +\$450,000 Additional Costs	~\$19.76M (Estimated) +\$1.5M Additional Costs
Contiguous Greenspace	24.7%	27.8%	36.5%
Programming Implications	No Change	Acquire location for current staff working in houses	Removes PreK Removes community amenity space Removes indoor play Removes conference space
Timeline Implications	Design is complete. All permits have been received. HPC comments received.	Design incomplete. Exact permit duration will be determined by CoD at time of resubmission. HPC review needed (45-day clock).	New construction documents needed. New Building permit review needed. New LDP permit review needed. HPC review needed.
Certificate of Occupancy	2027 ~14 months from groundbreaking	October 2027 - January 2028	August 2028

Questions?

