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February 3, 2025

VIA: Email



Attn: Brian Albanese  
Deputy Program Director  
ACERM CIP Team | DCSD SPLOST VI CIP Program  
Sam Moss Center | 1780 Montreal Road | Tucker, GA 30084

**Re: DHHS Modernization  
Additional Services Proposal - Conceptual Design Studies for Three Sites**

Dear Brian:

On behalf of the entire PBK team, we would like to thank DeKalb County School District (DCSD) for the request to provide a proposal for additional services. The following reflects our understanding of the required services and our fee proposal for compensation:

**SCOPE AND INTENT**

DCSD is evaluating options for establishing a facility to accommodate Druid Hills High School (DHHS) on other sites owned by the District. The scope of work is to prepare a study analyzing the potential of each site to meet the needs of DHHS and carry out a Conceptual Design study process, with feedback from DCSD, resulting in at least one Conceptual Design option for each of three sites. The intent is to identify the highest and best use of each site/facility as a neighborhood high school. An assessment of fundamental conditions, a traffic study, and an estimate of construction cost will be provided for each Conceptual Design option.

For each site, the ideal facility capacity is 1,600 FTE, and the design team will advise DCSD if undue expense would be incurred to accommodate this number on a site. The design team will propose the largest FTE that can be reasonably accommodated on any site lacking the capacity to sensibly fit a facility for 1,600 FTE, with athletic facilities and parking.

**SERVICES**

Our proposal includes professional architectural services and professional engineering services for civil engineering and traffic engineering for:

- Analysis of fundamental existing conditions as required for Conceptual Design. The design team will not provide a full Modernization Report but will conduct all studies required to support the Conceptual Design process.
- Report of utility system capacities for each site.
- Full traffic analysis of the impact of the proposed conceptual design upon neighboring streets and critical intersections for each site.
- At least one Conceptual Design for each of the three sites to be studied. These sites are the current Druid Hills Middle School, the current DeKalb Elementary School of the Arts, and the current DeKalb School of the Arts.
- The design team, will meet as required with DCSD to report assessment findings, discuss a variety of design schemes for each site, and develop favored Conceptual Design options through feedback from design iterations.
- Support DCSD in the presentation of Conceptual Designs at public meetings.

## DELIVERABLES

The following deliverable will be provided for each of three sites:

- At least one Conceptual Design option, including the background analysis and estimated construction cost, as a digital PDF file.
- Infrastructure and Utility Studies as a digital PDF file.
- Traffic Studies as a digital PDF file.

## FEE

Out proposed fee is a total of \$218,500, including:

- \$150,000 for Conceptual Design at three sites.
- \$37,500 for Infrastructure and Utility Studies at three sites:
- \$31,000 for Traffic Studies at three sites.

We appreciate the opportunity to provide a proposal for additional services.

Sincerely,



John Kisner, AIA, LEED AP  
*Principal*

Cc: *Valdon Smith Jr.*  
*File*