

*“Tradition Rich, Future Focused”*

# Druid Hills High School

**Modernization Project**

**Summary Presentation**

**11.14.2025**



# DHHS Modernization Project

- Several community meetings were held beginning Spring 2024; seeking community, staff, and student feedback, which is considered in the DCSD planning and budget process.
- DCSD is currently committed to Modernization for DHHS (Board Action 2022). Modernization will bring existing structures at DHHS up to contemporary standards and codes, but it will not change the physical spaces (hallway size, classroom size, stairwells, etc.)
- The modernization assessment revealed several physical building and site challenges that are extremely disruptive to overcome.

# Project Scenarios

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- Modernize: Bring the current DHHS site up to code. (~\$80M)
- Modernize and Build: Add additional classrooms, officially called instructional units (IUs), on the current DHHS site to have capacity for 1600 students. (~\$125M)
- Move: The neighborhood HS goes to an alternative site, with the current DHHS site being brought up to code and renovated for another form of instructional use. (~\$200M, 2-for-1)



# Recommendation: Project Location

## Remain on Haygood Site

- While the site has limitations to meet all Neighborhood High School Specifications; a 1600 FTE capacity High School with most indoor programming can be designed and constructed on this site.
- Community Feedback suggested that the site has a rich tradition and importance to the local community

## Acknowledgements:

- Future expansion of the school is improbable
- Inability to provide all onsite programming
- The site's geographic location brings challenges for student assignment

# Requirements for Site Use as a School

- **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.



DRUID HILLS HIGH SCHOOL  
*Modernization Project*

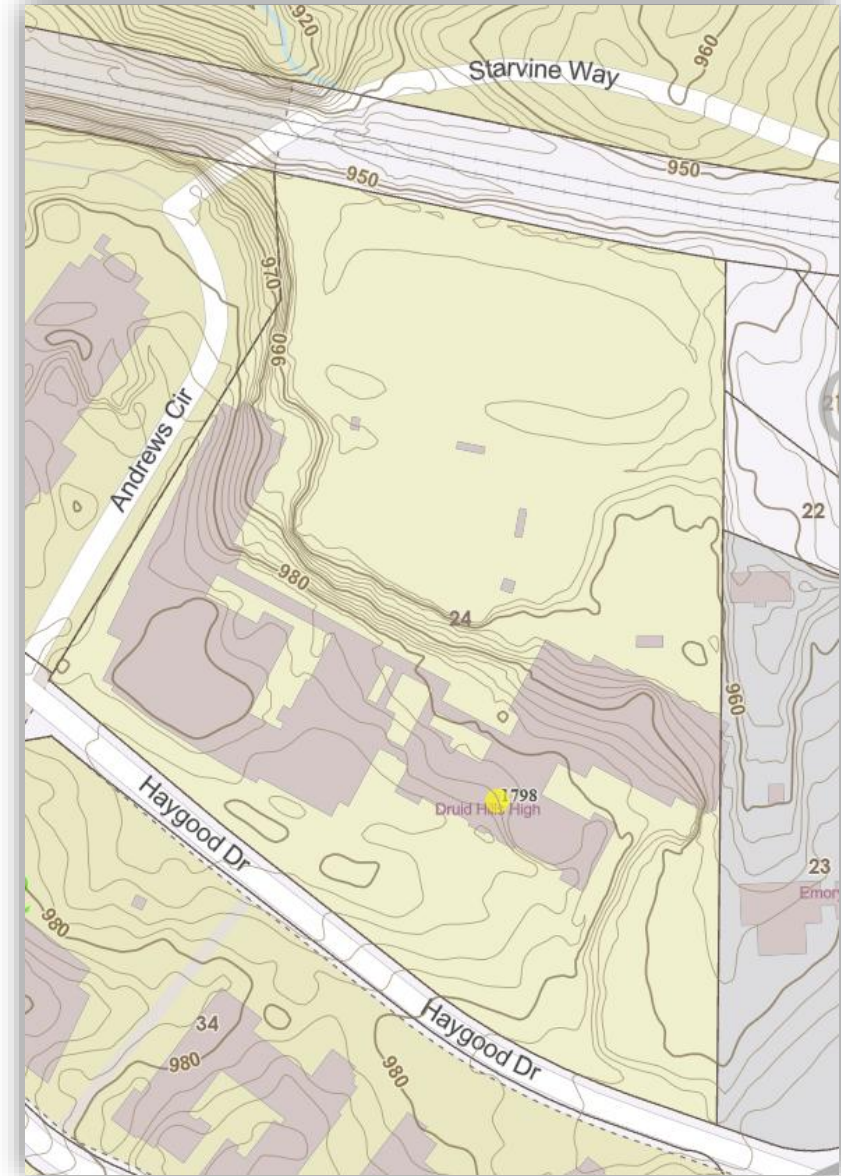
Haygood Drive

**SUMMARY PRESENTATION**

November 14, 2025

# Existing Conditions





# Current Site Plan





# Haygood Site

**Recommendation:**

***Modernization and Additions  
at current location***



**HAYGOOD DRIVE**

Construction at the current site of the current Druid Hills High School (1798 Haygood Drive) would require tailored construction phasing and rigorous schedules to maintain daily school operations. However, as the original site there is an opportunity to continue the school’s legacy by replacing older buildings with modern additions that will stand the test of time. Because of the limited site footprint, the consideration can be made for certain programmatic components to stack vertically and reposition the building(s).

The Program Analysis confirms the site can fully meet all DeKalb County School District requirements for academic space and parking. Which can be accomplished by means of a parking deck, exceeding the baseline parking ratio. An athletic field can be provided on the top level of the deck.

The lack of available acreage and site configuration make it unfeasible to construct a larger 2400 FTE facility should the program dictate a larger school. A full-size football stadium is also unfeasible, as are facilities for baseball and softball.

**SITE DEFICIENCIES**

- Land Locked.
- Proximity of Drive and Parking Deck to north and east property lines.
- Restricted Expansion

**PROGRAM DEFICIENCIES**

- Competition Track & Field is not provided.
- Competition Baseball / Softball Combination Field is not provided.
- Potential congestion due to vehicular traffic.

## LEGEND

1. Historic Building
2. Academic Building (4 floors)
  - Main Entrance
  - Administration
  - Counseling
  - Media Center
  - Auditorium
  - Gymnasium
  - CTAE
  - Classrooms
3. Practice Field (above)
  - Home & Visitor Stands
  - Fieldhouse
  - Tickets & Concessions
4. Parking Garage (below)



Front Elevation



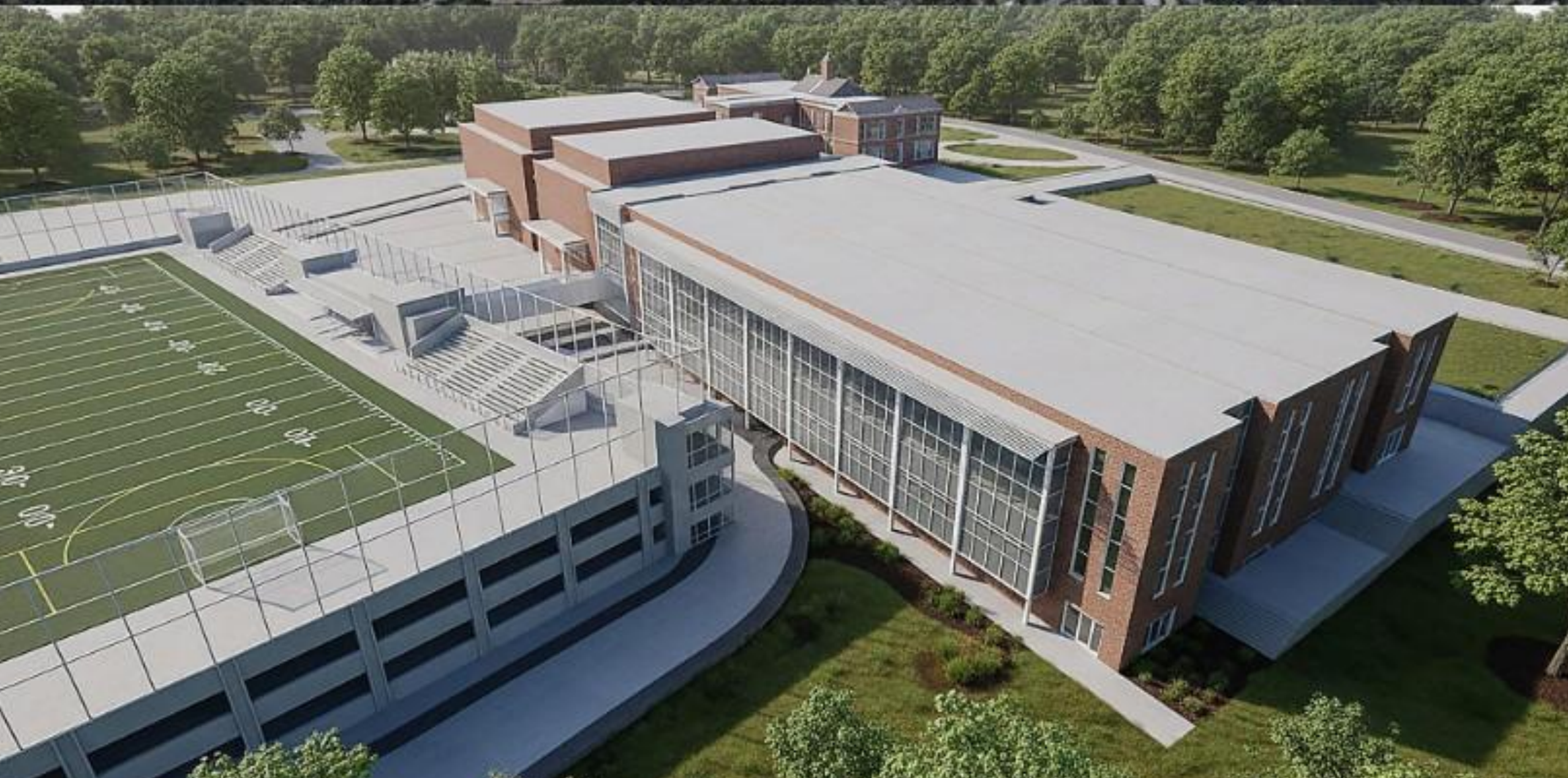
Front View of New Building



Evening View



Rear of School Building and Parking Deck



Aerial view of Athletics

# Resolves all Requirements for Site Use as a School

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# Strategic Site Plan

## Site

### ***The Design Approach:***

- Construct a new 4 story building horizontal to the historical building.
- Construct a parking structure with an athletic field on top adjacent to the new building.
- The historical building will be modernized.
- All other buildings will be demolished.



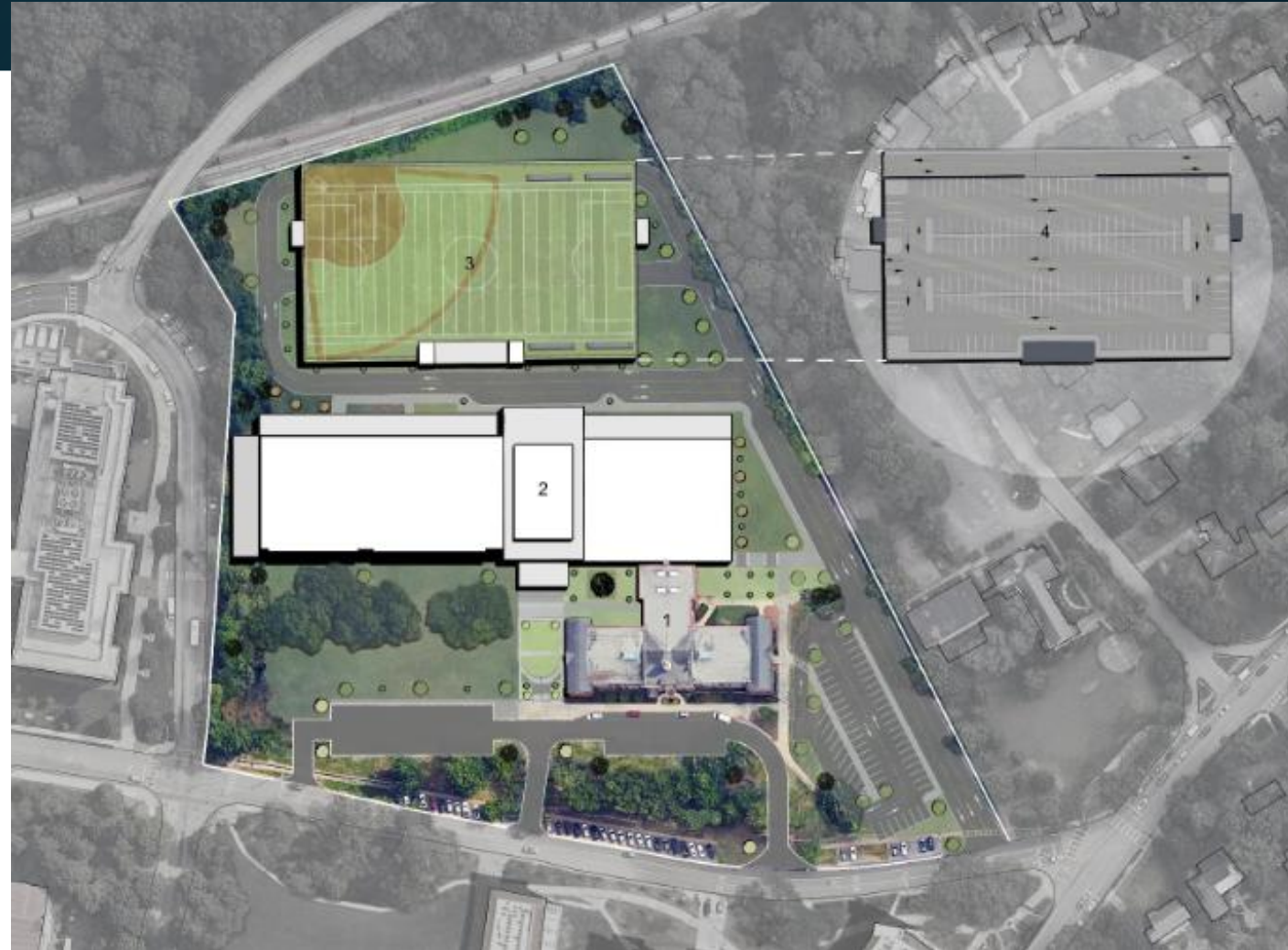
# Strategic Site Planning

## Neighborhood School Specifications

- Site limitations will restrict the maximum FTE to 1600 capacity.
- Provides for the facility specifications for the curricular, co-curricular, and some extracurricular programming (athletic fields)
- Will always have a lower educational suitability score due to street access and site space limitations in relation to the specifications.

## Parking & Circulation

- The site will be accessed by Haygood Drive
- A 2-level parking garage on campus
- A Car rider and Bus Ramp will be constructed to increase vehicle staging on campus.



# Strategic Site Planning

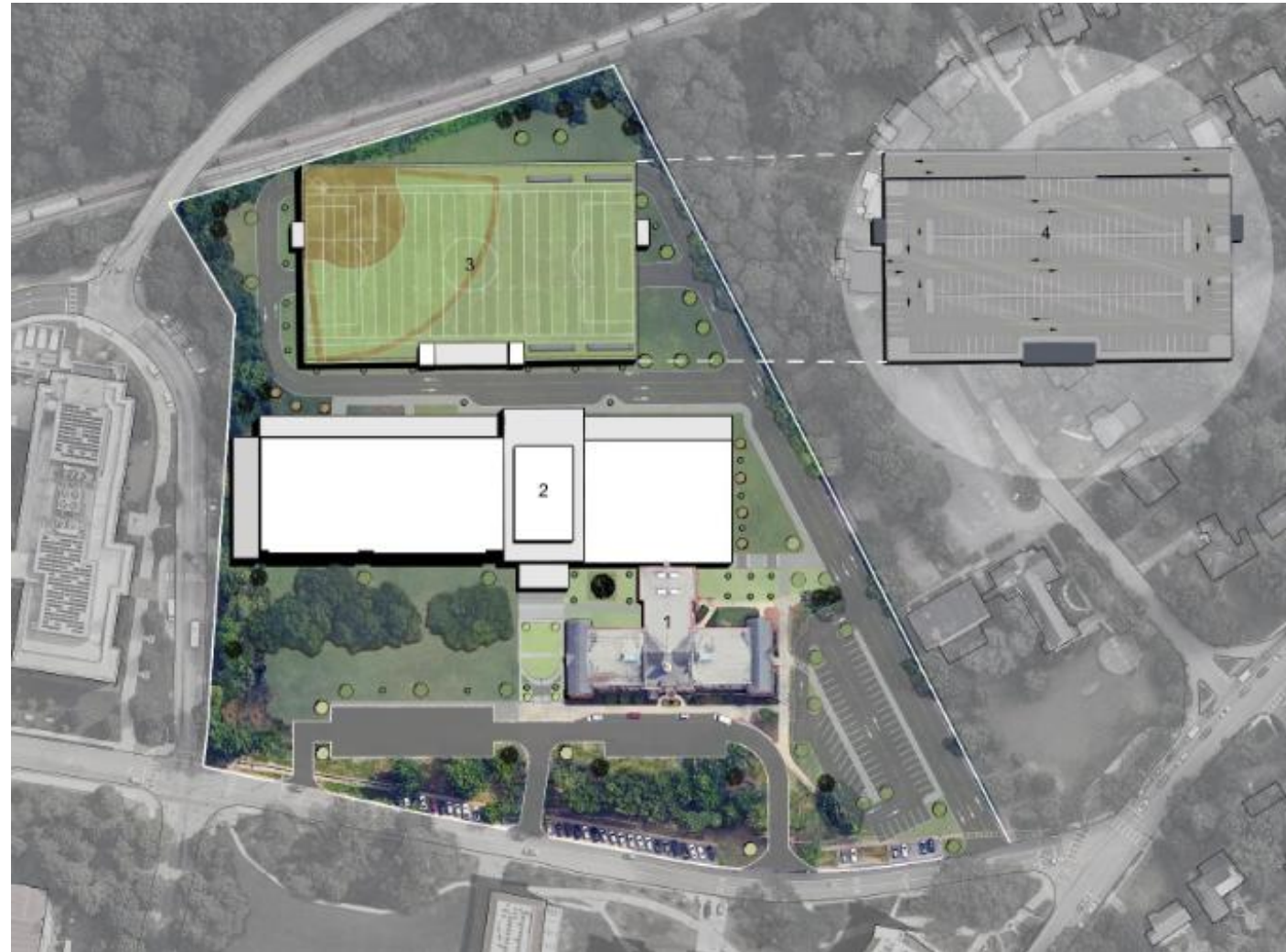
## Phased Construction (≈36 months)

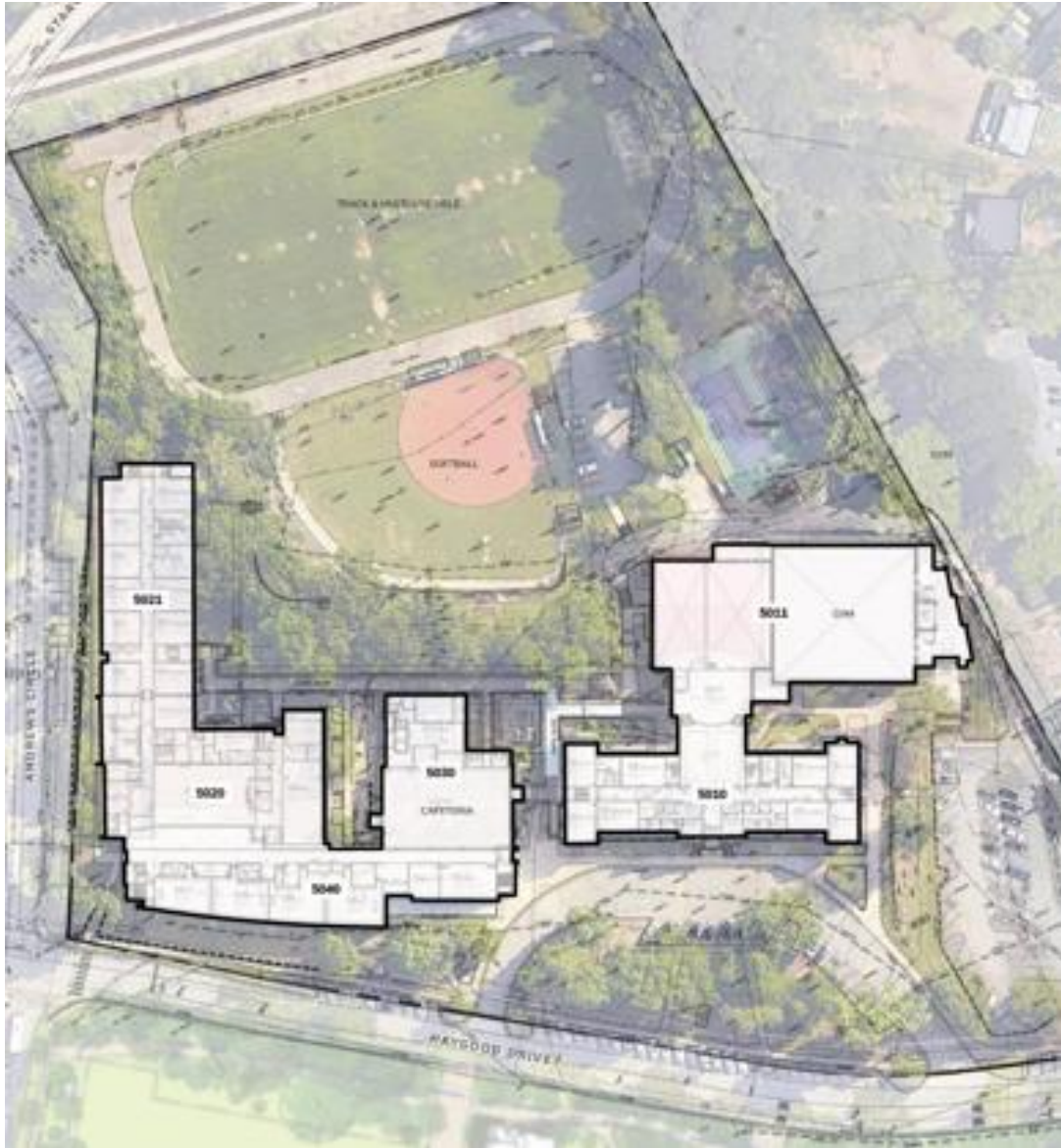
### Will work to consolidate:

- **Phase I** - Infrastructure work
- **Phase II** - demolition of the gymnasium and relocation of at least 1-grade level.
- **Phase III** - new construction.
- **Phase IV** - modernization of historical building
- **Phase V** - Move-in and demolition of remaining existing buildings and construction of parking deck
- **Phase VI** - construction of driveways on street facing side of campus.

## Swing Space

- Assessing relocating 9<sup>th</sup> grade to Former Avondale HS
- 10-12<sup>th</sup> grade remain on campus
- Need for additional offsite parking
- Need for additional athletic space
- Need for Band Practice Field and JROTC Field





# Swing Space



CREATE 9<sup>TH</sup> GRADE  
ANNEX



DRUID HILLS HS  
9<sup>TH</sup> GRADE  $\approx$  435

- Former Avondale HS (recommended)
  - Capacity = 744
  - Current enrollment = 302
  - Available Seats = 442
- Towers HS
  - Capacity = 1302
  - Current Enrollment = 781
  - Available Seats = 521
- Columbia HS
  - Capacity = 1426
  - Current Enrollment = 842
  - Available Seats = 584

# CONCEPTUAL COST ESTIMATE

Building Square Feet-New Construction	207,338
BLDG 5010 Square Feet-Modernization	61,305
Total Square Feet	268,643

DIV.	CSI Division Description	2025 Estimate	SF Cost
01	<b>General Requirement</b> Project management, insurance, bonding and temp. facilities	3.5% \$ 3,047,869	\$ 15
02	<b>Existing Conditions</b> Demolition and site preparation	1.5% \$ 1,306,229	\$ 6
03	<b>Concrete</b> Foundations, slab and other structural elements	8.5% \$ 7,401,967	\$ 36
04	<b>Masonry</b> Brick, block, stone, and masonry work for exterior walls	5.5% \$ 4,789,508	\$ 23
05	<b>Metals</b> Structural steel, steel framing, and metal decking	4.5% \$ 3,918,688	\$ 19
06	<b>Wood, Plastics and Composites</b> Wood framing, carpentry, and composite materials.	3.9% \$ 3,396,196	\$ 16
07	<b>Thermal and Moisture Protection</b> Insulation, roofing, and waterproofing.	7.0% \$ 6,095,737	\$ 29
08	<b>Doors and Windows</b> Doors, windows, frames, and hardware	4.5% \$ 3,918,688	\$ 19
09	<b>Finishes</b> Flooring, wall finishes, ceilings, painting, and other interior detailing.	12.0% \$ 10,449,835	\$ 50
10	<b>Specialties</b> Specialized construction elements, such as auditoriums or gymnasiums.	2.1% \$ 1,828,721	\$ 9
11	<b>Equipment</b> Fixed and installed equipment (e.g., kitchen equipment, AV equipment).	2.0% \$ 1,741,639	\$ 8
12	<b>Furnishings</b> Furniture, including desks, chairs, and other furnishings for the building	2.6% \$ 2,264,131	\$ 11
13	<b>Special Construction</b> Specialized construction elements, such as auditoriums or gymnasiums.	2.4% \$ 2,089,967	\$ 10
14	<b>Conveying Systems</b> Elevators, escalators, or wheelchair lifts.	1.5% \$ 1,306,229	\$ 6
15	<b>Fire Protection</b> Sprinklers, fire alarms, and emergency systems.	2.5% \$ 2,177,049	\$ 11
16	<b>Plumbing</b> Water supply, drainage systems, and plumbing fixtures.	5.0% \$ 4,354,098	\$ 21
17	<b>HVAC</b> Heating, ventilation, and air conditioning systems.	7.8% \$ 6,792,393	\$ 33
18	<b>Electrical</b> Power distribution, lighting, and electrical wiring.	8.2% \$ 7,140,721	\$ 34
19	<b>Communications</b> Communication systems, including telephone and data cabling.	1.5% \$ 1,306,229	\$ 6
20	<b>Safety and Security</b> Security systems, cameras, and access control systems	1.5% \$ 1,306,229	\$ 6
21	<b>Earthwork</b> Excavation, grading, and site development work.	2.1% \$ 1,828,721	\$ 9
22	<b>Exterior Improvements</b> Paving, landscaping, and any exterior improvements or amenities.	6.9% \$ 6,008,655	\$ 29
23	<b>Utilities</b> Utilities, including water, sewer, electrical, and gas connections.	3.0% \$ 2,612,459	\$ 13
<b>Division Cost of Work Subtotal</b>		<b>100.0% \$ 87,081,960</b>	<b>\$ 420</b>

# HAYGOOD DRIVE – COST ESTIMATE

The total building area was derived from the Program Analysis and the DCSD minimum program requirements for a 1600 FTE high school. The construction cost per square foot is based on the tracking of historical construction cost data and projected market conditions.

<b>Parking Deck</b>		\$ 10,000,000	
<b>Modernization-BLDG 5010 (est 1927)</b>		\$ 19,924,125	\$ 325
<b>Interior, Finishes, Mech, Elec, Data, Plumbing, Roof</b>			
<b>Total Cost of Work</b>		<b>\$ 117,006,085</b>	<b>\$ 436</b>
<b>Owner Construction/Design Contingency</b>	10%	\$ 11,700,609	\$ 44
<b>Total Construction Estimate</b>		<b>\$ 128,706,694</b>	<b>\$ 479</b>
<b>Cost Escalation-2026 Construction Start</b>	4.50%	\$ 134,498,495	\$ 501
<b>Cost Escalation-2027 Construction Start</b>	5.00%	\$ 141,223,419	\$ 526

## SUMMARY PRESENTATION

November 14, 2025

## Funding

- E-SPLOST VI: \$10 million is allocated to planning and continued upkeep of the existing building
- E-SPLOST VII is currently the primary funding source for construction.
- E-SPLOST VII referendum on November 2026 Ballot



# Next Steps

*Upon Approval...*



Adjust Architect's contract



Begin Procurement of Construction Manager



Anticipate  $\approx$  12 months of Design & Permitting

- Swing Space:
  - Program Adjustments
  - Staffing
  - Scheduling
  - Facility Assessment
  - Transportation
  - Shared Spaces

# Thank you

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QUESTIONS & COMMENTS

