

**DHHS Red Devil Task Force**  
**Kick Off Meeting**

March 14, 2022



# Tonight's Agenda



1. Why Are We Here? The Current Situation
2. Just The Facts...DHHS Facility Overview & Scores
3. DeKalb County School District Board Feb. 25 Meeting
4. What Is The Resistance to a DHHS Remodel?
5. Path Forward...What You Can Do To Help

# Why Are We Here?



## Druid Hills High School ...







1. A **90+ year old campus** composed of 7 buildings from various eras, the oldest educational facilities still in use in the DeKalb County School District (DCSD) system.
2. This Frankensteined together approach has created a campus with multiple **space, security, health and safety issues** that have been ignored over the years.
3. The DHHS campus requires a **Remodel** and **Modernization** to bring us at minimum to a standard of what DCSD has provided their other district high schools.
4. DCSD commissioned \$2MM to Perkins & Will, the global architecture & design firm, to conduct an analysis of DCSD facilities and create a **10-year Comprehensive Master Plan**. Perkins & Will placed a **DHHS Remodel & Modernization estimated at \$52MM** among the priority list of projects.
5. On Feb. 25, **DCSD Board voted 4 to 2 to remove DHHS from a facility priority list** submitted to the State; **DHHS was THE ONLY project recommended by professionals removed by the Board.**

# Just The Facts...



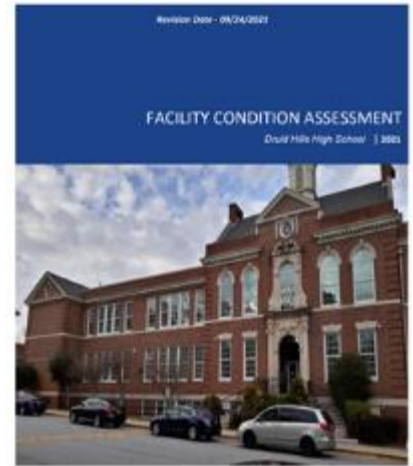
## Preliminary Building Inventory:

Variety of Building Construction type ranging from 1924 thru 2009:

-  5010 - Original Building 1924
-  Original Gymnasium 1930's
-  5011 - Gymnasium 1965
-  5020 - Original Elementary School 1950
-  5021 - Addition 1953
-  5030 - Cafeteria 1961
-  5040 - Science Classroom Addition 2010



DRUID HILLS HIGHS SCHOOL FCA SCORE = **69.82%**



<https://www.dekalbschoolsga.org/applications/operations/CMP/FCA/druid-hills-hs.pdf>

27 page report on file highlighting deficiencies and cost to repair or replace

## Summary of Findings

The table below summarizes the condition findings at Druid Hills High School.

Table 1: Facility Condition by Building

Number	Building Name	Current Deficiencies	5-Year Life Cycle Cost	Yrs 6-10 Life Cycle Cost	Total 5 Yr Need (Yr 1-5 + Current Defs)	Total 10 Yr Need (Yr 1-10 + Current Defs)	Replacement Cost	FCA Score
<b>Exterior Site</b>								
	Exterior Site	\$52,797	\$0	\$229,423	\$52,797	\$282,220		
<b>Permanent Building(s)</b>								
5010	Building 5010	\$1,644,473	\$4,022,527	\$4,132,802	\$5,667,000	\$9,799,802	\$21,852,170	74.07%
5011	Building 5011	\$630,446	\$2,912,055	\$2,307,377	\$3,542,501	\$5,849,878	\$9,839,446	64.00%
5020	Building 5020	\$1,416,828	\$1,362,240	\$779,400	\$2,779,068	\$3,558,468	\$6,102,781	54.46%
5021	Building 5021	\$1,718,422	\$1,584,517	\$650,541	\$3,302,940	\$3,953,481	\$7,848,317	57.92%
5030	Building 5030	\$837,081	\$978,279	\$136,534	\$1,815,360	\$1,951,894	\$4,188,288	56.66%
5040	Building 5040	\$102,428	\$1,124,289	\$2,364,384	\$1,226,717	\$3,591,102	\$11,099,850	88.95%
<b>Sub Total for Permanent Building(s):</b>		<b>\$6,349,678</b>	<b>\$11,983,907</b>	<b>\$10,371,038</b>	<b>\$18,333,586</b>	<b>\$28,704,624</b>	<b>\$60,930,852</b>	
<b>Total for Site:</b>		<b>\$6,402,475</b>	<b>\$11,983,907</b>	<b>\$10,600,462</b>	<b>\$18,386,383</b>	<b>\$28,986,845</b>	<b>\$60,930,852</b>	<b>69.82%</b>

DRUID HILLS HIGHS SCHOOL FCA SCORE = **69.82%**

B: 5021  
22,018 Sq. Ft.  
Year: 1953

**FCA Score**  
**57.92**

B: 5020  
17,121 Sq. Ft.  
Year: 1950

**FCA Score**  
**54.46**

B: 5040  
31,140 Sq. Ft.  
Year: 2010

**FCA Score**  
**88.95**

B: 5030  
11,760 Sq. Ft.  
Year: 1961

**FCA Score**  
**56.66**

B: 5011  
27,604 Sq. Ft.  
Year: 1965

**FCA Score**  
**64.00**

B: 5010  
61,305 Sq. Ft.  
Year: 1927

**FCA Score**  
**74.07**



## DEKALB COUNTY HIGH SCHOOL FCA & ESA SCORES

	<b>Facility Condition</b>
Arabia Mountain HS	96.4
Chamblee HS	91.2
Cedar Grove HS	88.5
Tucker HS	87.5
Miller Grove HS	86.7
Redan HS	86.0
Southwest DeKalb HS	85.3
Cross Keys HS	83.9
Towers HS	83.2
Dunwoody HS	82.6
Lakeside HS	79.2
Lithonia HS	77.9
McNair HS	75.8
Stone Mountain HS	75.5
Stephenson HS	74.7
<b>Druid Hills HS</b>	<b>69.8</b>
Columbia HS	67.9
MLK HS	65.75
Clarkston HS	65.2



## DEKALB COUNTY HIGH SCHOOL FCA & ESA SCORES

	Facility Condition	Educational Suitability
Arabia Mountain HS	96.4	73.6
Chamblee HS	91.2	73.3
Cedar Grove HS	88.5	62.4
Tucker HS	87.5	69.8
Miller Grove HS	86.7	71.5
Redan HS	86.0	71.1
Southwest DeKalb HS	85.3	61.8
Cross Keys HS	83.9	55.4
Towers HS	83.2	70.8
Dunwoody HS	82.6	64.6
Lakeside HS	79.2	61.0
Lithonia HS	77.9	60.2
McNair HS	75.8	65.4
Stone Mountain HS	75.5	67.2
Stephenson HS	74.7	67.7
<b>Druid Hills HS</b>	<b>69.8</b>	<b>57.6</b>
Columbia HS	67.9	59.6
MLK HS	65.75	80.3
Clarkston HS	65.2	72.4





## DEKALB COUNTY HIGH SCHOOL FCA & ESA SCORES



	Facility Condition	Educational Suitability	Avg Score	Board Member	Region
Arabia Mountain HS	96.4	73.6	85.0	Turner	5
Chamblee HS	91.2	73.3	82.3	Hill	1
Miller Grove HS	86.7	71.5	79.1	Turner	5
Tucker HS	87.5	69.8	78.7	Gervertz	4
Redan HS	86.0	71.1	78.6	Morley	7
Towers HS	83.2	70.8	77.0	Pierce	3
Cedar Grove HS	88.5	62.4	75.5	Pierce	3
Dunwoody HS	82.6	64.6	73.6	Hill	1
Southwest DeKalb HS	85.3	61.8	73.6	Turner	5
MLK HS	65.75	80.3	73.0	Turner	5
Stone Mountain HS	75.5	67.2	71.4	DaCosta	6
Stephenson HS	74.7	67.7	71.2	DaCosta	6
McNair HS	75.8	65.4	70.6	Pierce	3
Lakeside HS	79.2	61.0	70.1	Gervertz	4
Cross Keys HS	83.9	55.4	69.7	Orson	2
Lithonia HS	77.9	60.2	69.1	Morley	7
Clarkston HS	65.2	72.4	68.8	Morley	7
Columbia HS	67.9	59.6	63.8	Pierce	3
<b>Druid Hills HS</b>	<b>69.8</b>	<b>57.6</b>	<b>63.7</b>	<b>Orson</b>	<b>2</b>

# DHHS is a “Frankensteined” Together Campus with Space, Security, Health and Safety Issues



Have you been recently? If not, let us describe it.

- **Smallest and oldest** campus in the district.
- Comprised of 7 buildings of various eras **oddly connected**.
- 70 year old former elementary school with **small classrooms** and **tight hallways inappropriate for high school size bodies** and student learning.
- Students must regularly pass through **unsecure outside passages** to move between classes.
- **Roof leaks, flooding and mold and mildew** prevail in most buildings.



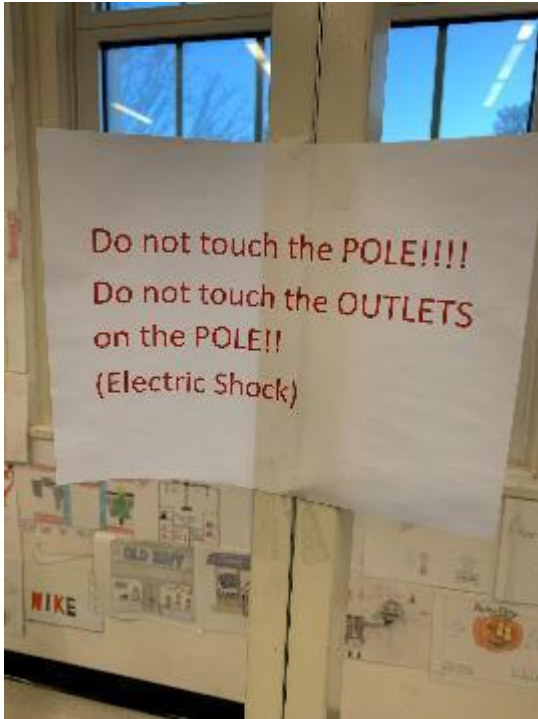
# DHHS is a “Frankensteined” Together campus with Space, Security, Health and Safety Issues



- Storm water issues persist with the almost **century-old terra cotta pipes** seemingly crushed.
- The original 1930s era **gym building floods regularly with inches of water** after heavy rains
- The 60 year old gym is **fraught with leaks.**
- An elevator from the gym area opens **directly into the basement art classroom.**
- **Lack of Space** Constrains Access and **Restricts Activities** At DHHS That Other High Schools Have On Campus



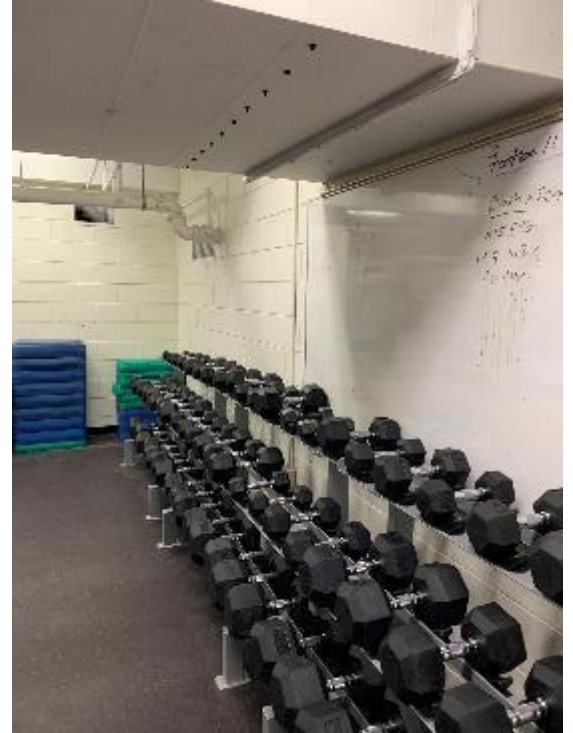
# DHHS is a “Frankensteined” Together campus with Space, Security, Health and Safety Issues



Roof Leak Damage  
& **DANGER** in the  
Computer Lab

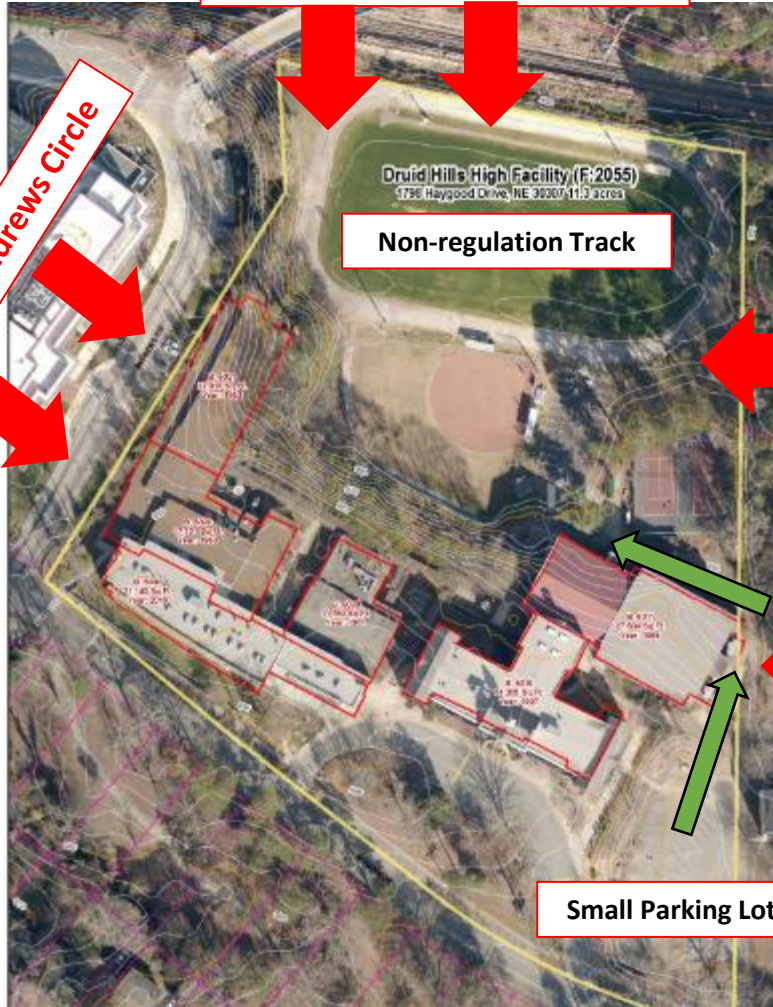
# The Weight Room's Low Ceiling

You literally can only lift weights above your head in certain spots. It's just dangerous.



No Access = Railroad Tracks

- THE **ONLY ACCESS** TO BACK OF SCHOOL & ATHLETIC GROUNDS IS A **NARROW 10.5' DRIVEWAY** NEXT TO GYM THAT **EMERGENCY VEHICLES COULD NOT NAVIGATE**



Non-regulation Track

No Access  
Emory Presbyterian Church

No Access from Andrews Circle

Small Parking Lot



## Comprehensive Master Plan Recommendation

**DHHS Recommended for \$52MM Remodel and Modernization** by Perkins & Wills

Recommended Timing: **2022 – 2025**

**Feb. 25 Board Meeting: 4 to 2 vote to remove DHHS from a Facility Priority List**

*Link to taped meeting; Facility Discussion starts at 12:00*

[https://view.earthchannel.com/PlayerController.aspx?&PGD=dekalbschga&eID=853&fbclid=IwAR2odw515UnG6UeKv3rUT\\_LpP5\\_Ru6N5Ba6yQE OBJ1XxoUynSv7sHr-Cig8](https://view.earthchannel.com/PlayerController.aspx?&PGD=dekalbschga&eID=853&fbclid=IwAR2odw515UnG6UeKv3rUT_LpP5_Ru6N5Ba6yQE OBJ1XxoUynSv7sHr-Cig8)

Voted to Remove DHHS: Turner (Chair), DaCosta, Hill, Pierce

Voted To Keep DHHS on List: Orson, Gevertz

Absent from Meeting: Morley

Non-voting member: Supt. Watson-Harris

# Why Oppose DHHS Remodel & Renovation?

## This is what we have heard so far...



- 1. DHHS facility score was 69. Other schools are worse.*
- 2. Druid Hills Will Just Get Annexed to City of Atlanta or Decatur in the near future so why should we invest our Tax Dollars in DHHS?*
- 3. Why Don't You Just Flip the Middle School (the former Shamrock HS) with the High School and It Solves the Problems.*
- 4. Druid Hills Has Been Making Do With This Facility For Years, And They Don't Need A Major Renovation.*



# Why Oppose DHHS Remodel & Renovation?

## This is what we have heard so far...



- *DHHS facility score was 69. Other schools are worse.*  
DHHS score 69 is weighted with an 88 score for a new Science Building. 3 of 6 buildings scored in the 50's.
- *Druid Hills Will Just Get Annexed to City of Atlanta or Decatur in the near future so why should we invest our Tax Dollars in DHHS?*  
There is Legislation approved to protect DeKalb County investments from Annexation.
- *Why Don't You Just Flip the Middle School (the former Shamrock HS) with the High School and It Solves the Problems.*  
We would still have the same issues whomever occupies this campus.
- *Druid Hills Has Been Making Do With This Facility For Years, And They Don't Need A Major Renovation.*  
The aged facilities can no longer be ignored or put off. No other DeKalb County High School has to deal with such old, deteriorating facilities.



# Next Steps and Where We Need Your Help

- Write Each Board Member a Letter To Support the \$52MM DHHS Remodel and Modernization as Recommended By Their Professional Agency
- Volunteer to speak at the Board Meetings During the Public Comment Section To Advocate for DHHS (April 18, May 9, June 6, July 11)
  - Sign up by Noon the Wednesday before by emailing Dorothea Brown [dorothea\\_brown@dekalbschoolsga.org](mailto:dorothea_brown@dekalbschoolsga.org)
  - Record 3 minute message the Friday before the Board meeting at 10:30 am Friday.
  - 20 speakers max. each session
- Advocate for DHHS in Social Media with messages of support; combat misperceptions with Facts
- Other Ideas? Please add them to the chat.

To help please contact [tamarashipley@bellsouth.net](mailto:tamarashipley@bellsouth.net) or text 404 786-3952. Thank you!

# Contact DeKalb County School Board Members



District 1 Anna Hill

[Anna\\_Hill@dekalbschoolsga.org](mailto:Anna_Hill@dekalbschoolsga.org)

District 2 Marshall Orson

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District 3 Deirdre Pierce

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District 4 Allyson Gevertz

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District 5 Vickie Turner

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District 6 Diijon DaCosta

[Diijon\\_Dacosta@dekalbschoolsga.org](mailto:Diijon_Dacosta@dekalbschoolsga.org)

District 7 Dr. Joyce Morley

[Joyce\\_Morley@dekalbschoolsga.org](mailto:Joyce_Morley@dekalbschoolsga.org)

Superintendent Cheryl Watson-Harris

[Cheryl\\_Watson-Harris@dekalbschoolsga.org](mailto:Cheryl_Watson-Harris@dekalbschoolsga.org)

Presentation is posted on Druid Hills High School PTO website: <https://www.dhhspto.org/>

# Sample Letter Available on DHHS PTO Website



Today's Date

Dear Insert Name of Board Member,

I am writing to you today to urge you to support the Comprehensive Master Plan (CMP) recommendation for a major renovation and modernization for Druid Hills High School. This is critical work desperately needed in order to continue to serve the families of the greater Druid Hills community. There are significant issues with the campus facilities that require serious attention that minor repairs cannot address. Please follow the recommendations of the professional agency that you hired to assess all DeKalb County facilities and fully fund the renovation and modernization of Druid Hills High School.

To reiterate the need for the major renovation and modernization of Druid Hills High School:

- Druid Hills High School is the oldest high school facility in the District, dating back to 1919.
  - Our Facility Condition Assessment (FCA) score was 69.8 and is only that high due to the inclusion of a newer Science Building that was added in 2010; without the scores of this building, we would most likely be at the bottom of the FCA and ESA rankings. 3 of our 6 buildings scored in the 50's. No other High School has a campus with this many failing buildings.
  - Our Educational Suitability Assessment (ESA) score was 57.6 reflecting the inadequacies of an outdated campus that includes an old elementary school that was poorly converted for high school use; 14 - 18 year olds are using a building built in 1960 for 5 - 10 year olds; the outdated cafeteria and gym date from the 1960's and our main building was constructed close to 100 years ago.
  - The campus is riddled with water and sewage issues, damage and flooding, mold and mildew, HVAC problems, collapsed underground pipes and other systemic issues that cannot be addressed without a major renovation.
- We are the smallest high school campus in the district, if not the state.
  - Severe lack of space for adequate modern classroom instruction, parking, parent meetings, community events, extracurricular activities; Our weight room cannot accommodate weight training equipment; student athletes can touch the ceiling making training inadequate vs. the other District High School facilities.
  - Not ADA compliant; students or faculty with disabilities cannot access many parts of our campus.
  - Due to the relatively small size of the campus, a thoughtful renovation could make the land use much more efficient and effective for a modern learning facility and address the "hodgepodge" method that the campus has developed over its 100 years.
- Major safety and security issues across the campus
  - Emergency vehicles cannot physically access the back of the building, including the sports fields (softball, track, tennis).
  - Numerous entrances/exit doors provide a security risk.

Druid Hills High School has much to be proud of with our incredibly diverse student body and International Baccalaureate (IB) program. Our children deserve the same level of quality facilities and campus opportunities that you offer other DeKalb County High Schools. Please support the long overdue renovation and modernization of Druid Hills High School.

Sincerely]

<https://www.dhhspto.org/>

## Next Meeting

DHHS **Red Devil** Task Force

Monday, April 18, 2022

7 pm

Join Zoom Meeting

<https://us02web.zoom.us/j/83899795581?pwd=R1ZzWk83SjJHWGVzdFh1dkpFMTkrUT09>

Meeting ID: 838 9979 5581

Passcode: 556003



# The Red Devil Task Force



Contact Ken Schroeder, [ken.schroeder88@yahoo.com](mailto:ken.schroeder88@yahoo.com).

*Chair, Druid Hills Cluster Alliance*

Contact Tamara Shipley at [tamarashipley@bellsouth.net](mailto:tamarashipley@bellsouth.net) or text 404 786-3952

*Chair, Druid Hills High School PAC (Principal Advisory Council)*

## Thank you for your support of

# Druid Hills High School!