



Classroom Addition and Renovations to:
Chamblee Charter High School
Dekalb County School District

Preliminary Report
January 24, 2019



HUSSEY GAY BELL
Established 1958

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Architect's Preliminary Report

Project Name: Chamblee Charter High School
Classroom Additions and Renovations
Date of Report: October 24, 2017 (Amended 1/24/19)



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Classroom Additions and Renovations
DeKalb County Board of Education

Address: 3688 Chamblee-Dunwoody Road, Chamblee,
Georgia 30341

Project No. 617110002

Prepared By: Christopher M. Caudle, AIA
Principal

As Requested by the DeKalb County School District, the following Architect's Preliminary Report is prepared for the above mentioned project in advance of the Schematic Design Phase Submittal. The summary of the findings is as follows:

1. RFQ Scope

As Hussey Gay Bell interprets the information in the RFQ, the project scope is as follows:

- A. Construct an addition to the existing building containing thirty (30) instructional units, and associated circulation, office, storage, restrooms, custodial, etc.
- B. Additions and Renovations should meet DCSD Design Guidelines and DCSD Education Specifications for High Schools.
- C. The preferred location for the Addition is in front of the existing classroom wing, along Chamblee Dunwoody Road.

[See Photo 1, and attached Schematic Layout]

- D. Additional parking is desired, and the preferred location is in the area of the existing practice field off of Mendenhall Street. A new, raised practice field is proposed over the parking area, with a synthetic turf surface to accomplish the District's goal of standardizing practice fields.
- E. The addition is to be approximately 40,800 sf. This will refine as the schematic design progresses.
- F. Additionally, the following core areas of the building need to be enlarged to accommodate the increased campus population: Media Center and Cafeteria. The current core capacity of 1,820 will be raised by 600 students to 2,420.
- G. It appears the Media Center and Cafeteria expansions can be handled within the existing footprint of the school by expanding into adjacent classroom areas. The square footage increase for core areas is broken out as follows:

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Cafeteria:	Existing Area:	7,741 sf.
	Cafeteria Expansion:	2,443 sf
	Table / Chair Sto. Expansion:	533 sf
	Total Area:	10,717 sf
Media Center:	Existing Area:	7,400 sf
	Media Expansion:	1,100 sf
	Total Area:	8,500 sf

- H. Parking additions are also indicated. Existing parking was verified at 319 existing parking spaces onsite. Of that total, there are eight (8) ADA spaces (6 standard and two van accessible spaces). 116 additional surface parking spaces fronting Chamblee Dunwoody Road are called for, along with a multi-level parking deck to accommodate staff parking of 120 spaces, resulting in a total of 555 parking spaces on site. As noted above and below, the preferred location for the new parking is the area of the existing practice field.
- I. The existing condition plans provided indicate an existing below-grade storm water retention structure in the area of the proposed multi-level parking deck. HGB is concerned that the impact of relocating this structure and associated costs may not be accommodated by the existing SCL of \$17.2 million and we do not consider this a viable option.
- J. Existing zoning restrictions indicate that the proposed 116 space surface parking addition along Chamblee Dunwoody road will not be allowed - Hussey Gay Bell has confirmed this with City officials, who indicate they will not support new parking in this location.

Considering the existing retention structures and the zoning conflict, the preferred parking scheme will involve constructing a new, larger surface parking area in the area of the existing practice field, and raising the practice field to the top of the parking structure, possibly making it at-grade with the Main Administration level. Our preliminary sketches indicate a maximum of 180 new spaces in this area however, the supporting structure for the raised practice field will likely reduce this number by an undetermined number.

A final option would include bidding parking improvements as alternates, to remain within budget. We are concerned that the existing SCL will not accommodate the scope with respect to parking.

- K. The existing practice field area is to be improved with AstroTurf or similar. We will need clarification if any school logos are desired on the field and clarification of the existing irrigation system if any exists.
- L. The Scope of Work does not identify if any of the new Instructional Units will need to be non-typical classrooms (Science or Computer Labs, etc.). The classroom type will be clarified during Programming with the Owner and the School.
- M. Guide Specifications reference "IT Guidelines," dated July 25, 2013. We request that these be provided so we can review Data Cabling, Phone, Security and TV requirements.

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- N. Fire Alarm, Public Address and Intercom requirements appear reasonable.
- O. Some reworking of the exterior sidewalks in the proposed location of the addition is to be anticipated.
- P. The existing cooling tower will likely require replacement to accommodate the addition.
- Q. Power will need to be upgraded to accommodate the addition.
- R. Utilities do not appear to be a concern with the exception of Dekalb County's sewer and storm water action plan requirements. At this time, Hussey Gay Bell has received initial word from the County that capacity in the area can accommodate the addition, and we do not expect there to be concerns or impediments.

2. Facility Assessment Report

- A. The Facility Assessment Report was reviewed, and we note that the building is generally in very good condition.
- B. Existing ADA deficiencies regarding drinking fountains in the corridors could at least be partially resolved by relocating some to the area of the new addition, and mitigating some of the remaining costs.

3. As-built Documents

- A. HGB is in receipt of original plans for the campus, however, we do not have the current survey documents. If current survey documents or any other project existing condition documents are available, we request these be provided (Geotechnical Evaluations, etc.).
- B. At this time, we can proceed with Schematic Design with the information we have at hand provided any current site-survey documents are furnished.
- C. Hussey Gay Bell recommends a soils analysis / Geotechnical report be obtained as soon as possible in the area of the proposed addition, and select locations in the area of proposed raised practice field. We are happy to have our Structural Engineer coordinate these locations and work with the Geotechnical Engineer. If these soils are found unsuitable to support necessary foundations / footings, etc. for the proposed additions, this could have a significant impact on the project scope and budget.

4. Code Review

Our preliminary review of local ordinances, zoning restrictions and regulatory requirements does not indicate any concerns with constructing this addition, or turf modifications other than the sewer and storm water requirements from Dekalb County noted previously. We recommend again to begin this process as soon as possible. Storm water retention / remediation requirements from the County may significantly impact the project scope and budget.

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Additionally, we do not anticipate any concerns with International Building Codes, NFPA Codes, ADA Codes, Georgia Department of Education regulations and others that cannot be addressed as part of this project. We anticipate area-separating fire walls will be employed to maintain required separations. Existing storm water drainage systems in the location of the proposed addition will need to be addressed, as will additional retention capacity required due to the additions.

5. Utilities Review

Existing utilities are currently available onsite, and we do not anticipate concerns with this addition other than the sewer and storm water concerns noted above.

Review of any additional existing conditions documents may raise concerns with the proposed location of the addition, however we do not anticipate or expect these to materialize.

6. Program Planning, Work Sessions

- A. At this time, we anticipate several programming work sessions will be required to receive District, and School input relative to the project. We also anticipate community input will be necessary, and we are happy to accommodate as needed.
- B. Our proposed Project Schedule will include time for programming and planning for District review and comment.

7. Stated Cost Limitation

- A. The Stated Cost Limitation for the project is **\$17,232,000.00**.
- B. At this time, we anticipate the following concerns with bringing the Scope of Work noted above in line with the SCL:
 - i. Storm Water requirements from Dekalb County for the additions are undetermined at this time.
 - ii. Escalating construction costs and their impact on the SCL – we anticipate costs will exceed the SCL.
 - iii. Potential for any unforeseen soil conditions in the area of the proposed additions.
 - iv. Unforeseen utility or regulatory requirements impose restrictions or requirements outside of normal expectations for a project of this scope.

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PHOTO: 1



PHOTO: 2

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PHOTO: 3



PHOTO: 4