

Chamblee Charter High School Project Update

CAC/Community Meeting
January 30, 2019, 6:00 PM



AGENDA

- I. Project Statistics
- II. Current and Future Activities
- III. Revised Enrollment Forecast
- IV. Recommended Addition Size
- V. Development of Prior Options
- VI. Plans
- VII. Preliminary Schedule
- VIII. Questions

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PROJECT STATISTICS

- Project: **Chamblee Charter HS Addition**
- Project Scope: **Classroom Addition, Parking, Turf Field**
- Location: **3688 Chamblee Dunwoody Road, Chamblee GA 30341**
- Project Manager: **Ryan Fernandez, AECOM**
- Regional Project Manager: **Karen Harris, DCSD**
- Architect/Engineer: **Hussey Gay Bell**
- Construction Manager at Risk: **Carroll Daniel Construction**
- Project Budget: **\$21,540,000**

Current and Future Activities



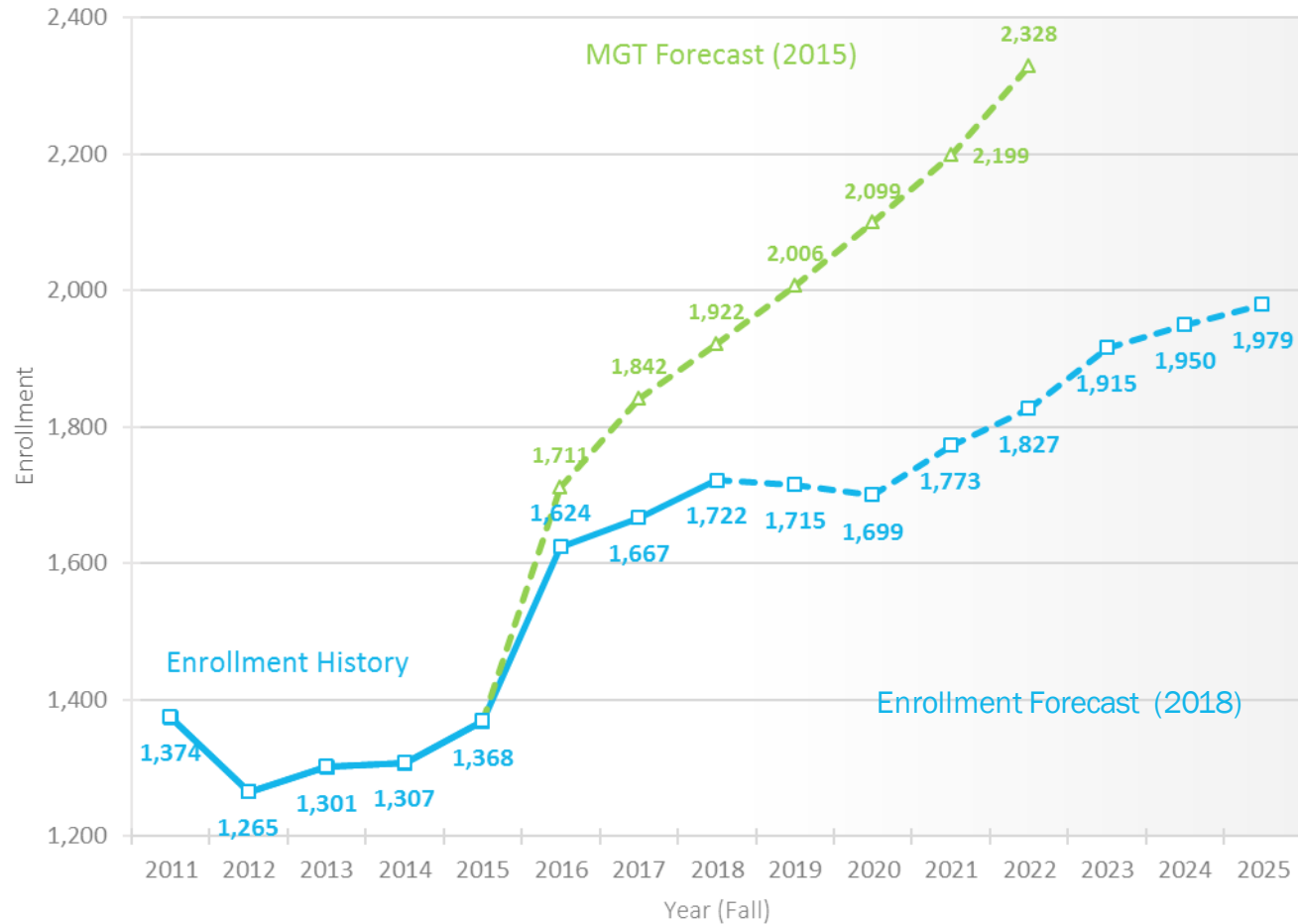
- Traffic Study completed October 2018
 - Ongoing discussions with City of Chamblee regarding parking and traffic concerns
 - Boundary Survey to be complete February 2019
 - Geotechnical Report to be complete March 2019
 - Programming with DCSD and school leadership, school faculty, staff, and student representatives
 - Finalize Budget
 - Construction costs have risen due to a healthy construction environment
 - Budget adjustments will be presented to the Board in the next several weeks
 - Start Schematic Design
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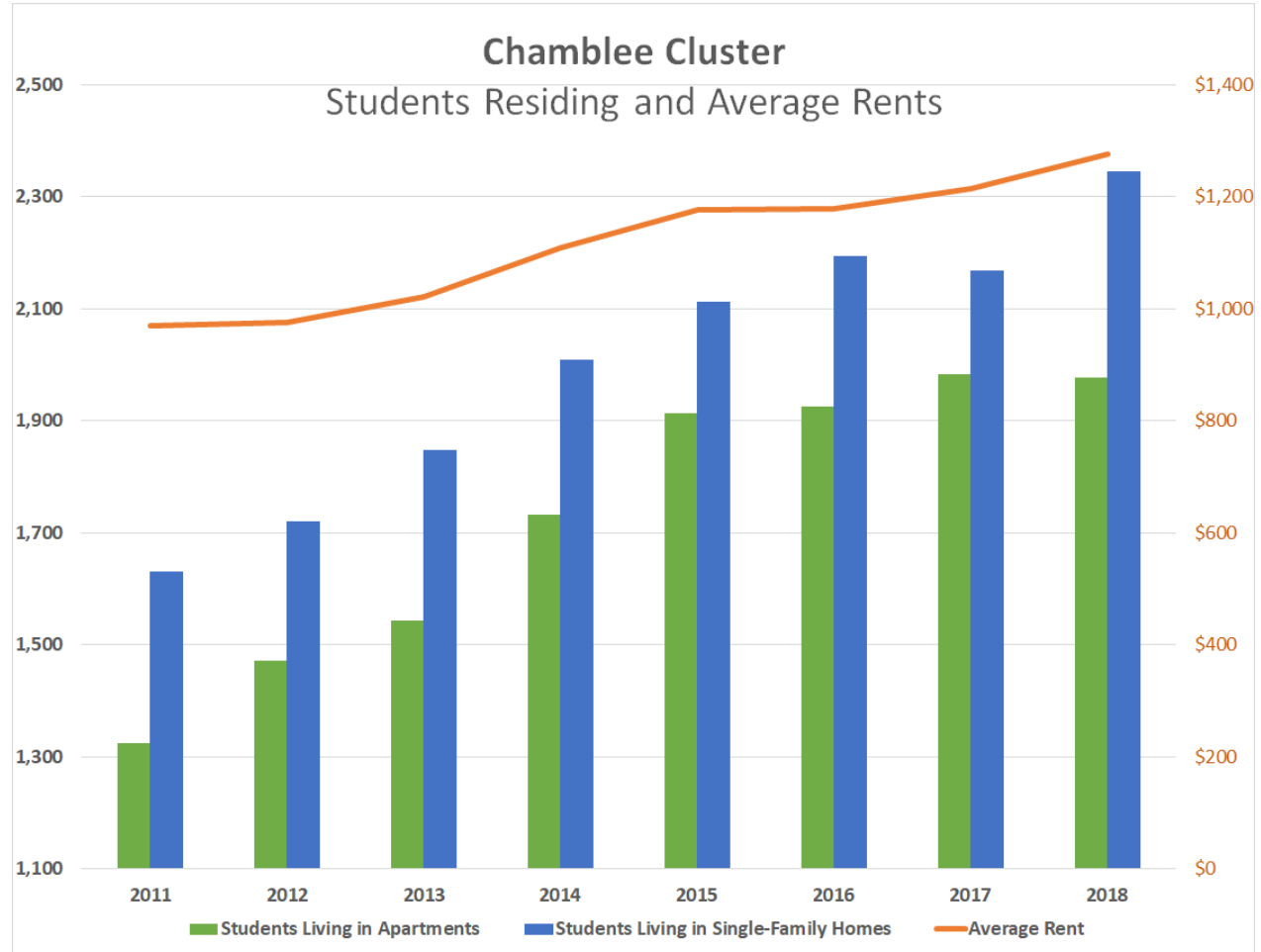
Revised Enrollment Forecast

- The MGT Forecast (2015) projected enrollment of about 2,328 in Fall 2022.
- However, enrollment growth has been slower than expected.
- The updated projected enrollment is 1,979 in Fall 2025.



Revised Enrollment Forecast

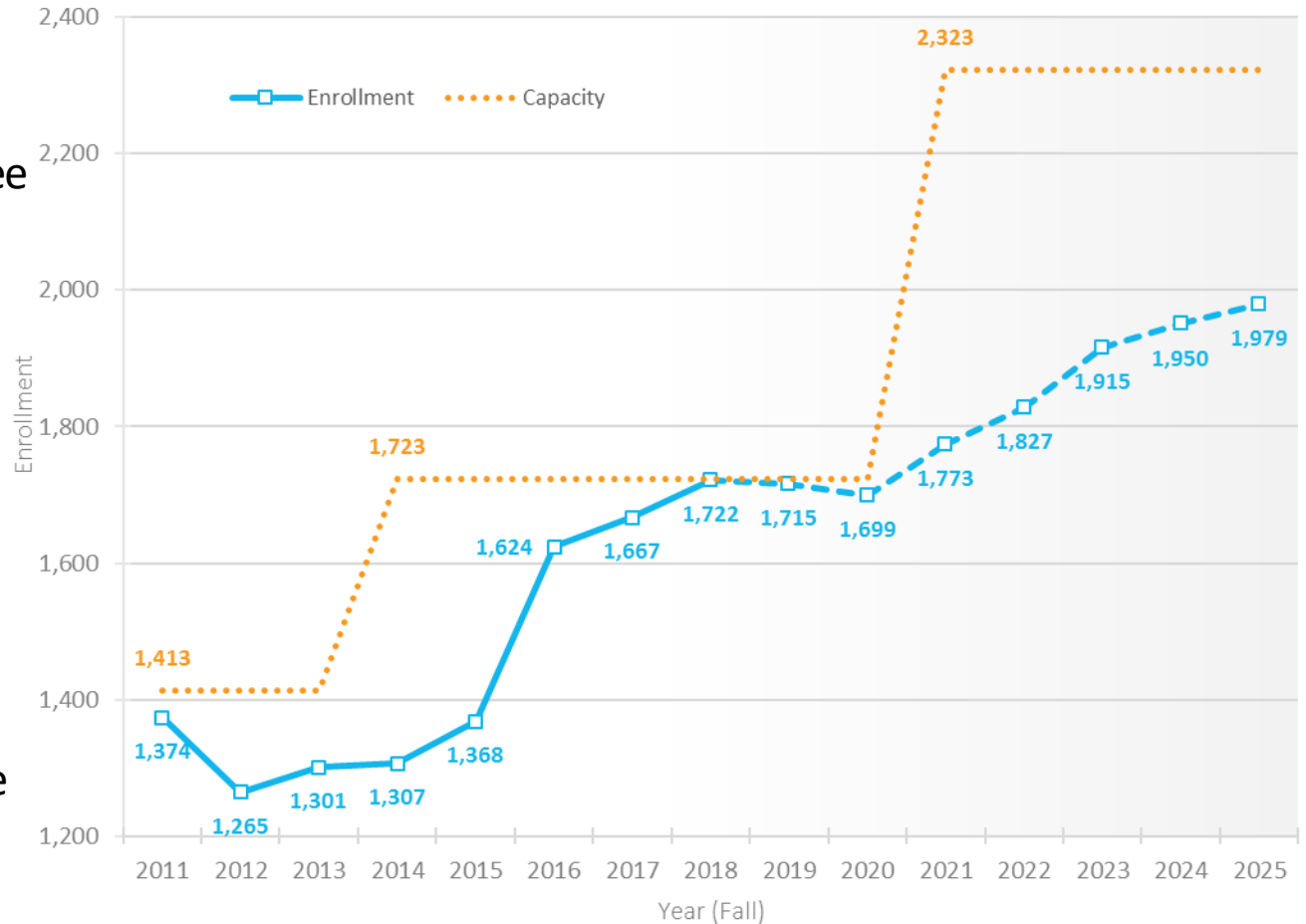
- Pre-2015, student growth rates were high, even as rents rose
- After 2015, student growth slowed dramatically as rents continued to rise and housing affordability fell



Revised Enrollment Forecast

The addition will remain at 30 IU's to :

- Serve the two feeder middle schools (Chamblee MS and Sequoyah MS)
- Support the continued success of the Magnet Program
- Provide additional capacity for relieving over-crowding in surrounding schools through the future redistricting process (one year prior to school opening)



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Recommended Addition Size

Current (2018) Capacity: 1,723 seats

Projected Capacity after Addition: 2,323 seats (+600 seats)

Current Instructional Units: 84


Total Instructional Units after Addition: 114 (+30)

Recommended Addition Size:

- 30 (net) Instructional Units and associated circulation, office, storage, restrooms, and custodial room
- Cafeteria expanded to 10,004 sf (+2,285 sf)
- Media Center expanded to 8,349 sf (+1,112 sf)
- Existing 319 parking spaces increased by 150 - 180 to total 469 - 499 spaces
- Current: 3.79 parking space per IU. Proposed: 4.11 - 4.38 parking space per IU.
- Existing practice field to be converted to a synthetic field on top of a parking structure

Development of Prior Options

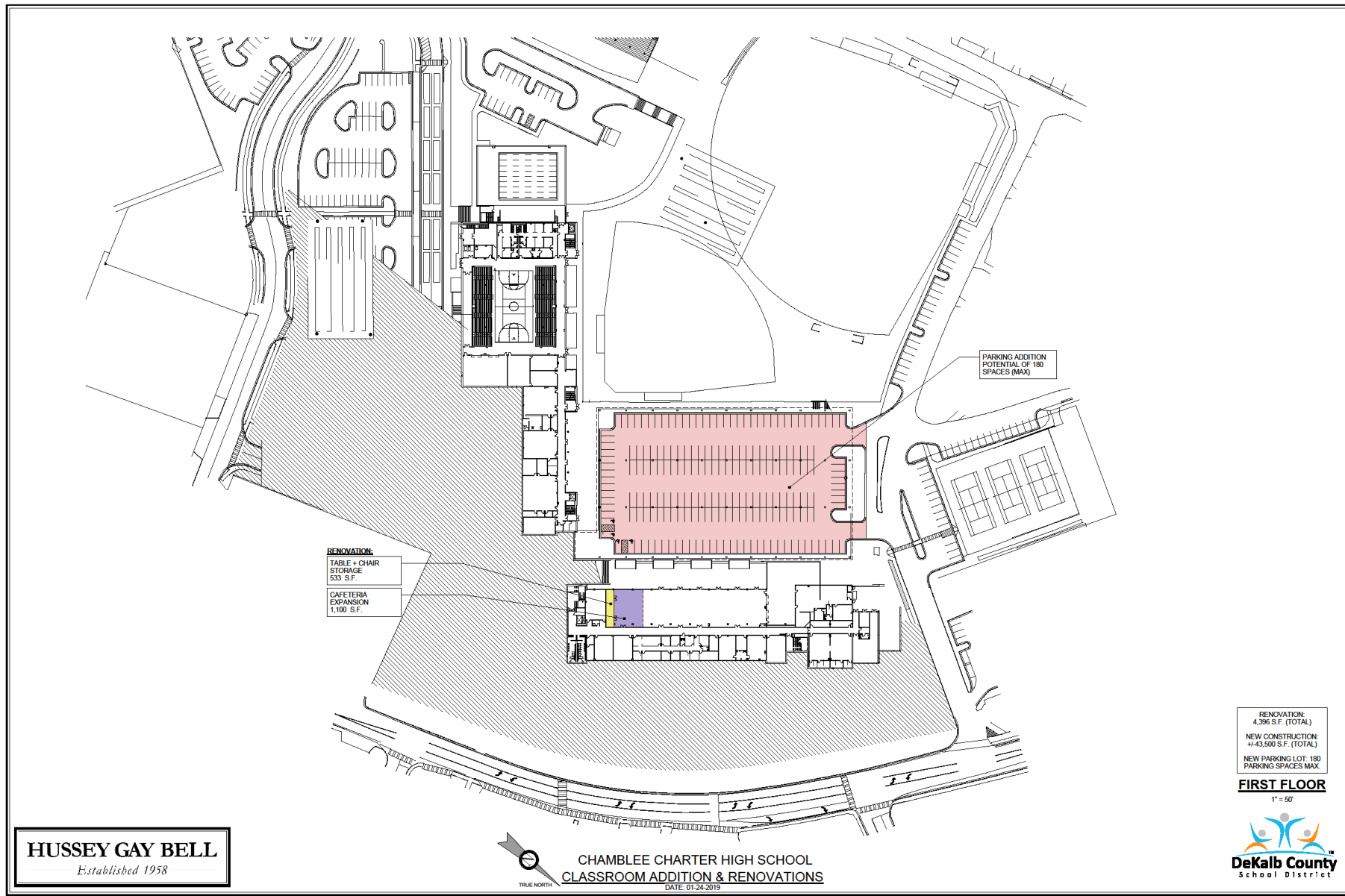


- The architect, in conjunction with DCSD staff and the CCHS Construction Advisory Committee, developed three options for the new addition.
 - The three options were:
 1. In the courtyard between the Classroom and Arts/Athletics buildings (voted against as not being the optimal solution)
 2. Connected to the existing Classroom building adjacent to the Admin suite (purchase of additional land was not approved by the Board)
 3. Connected to the existing Classroom building in the front (current design being developed)
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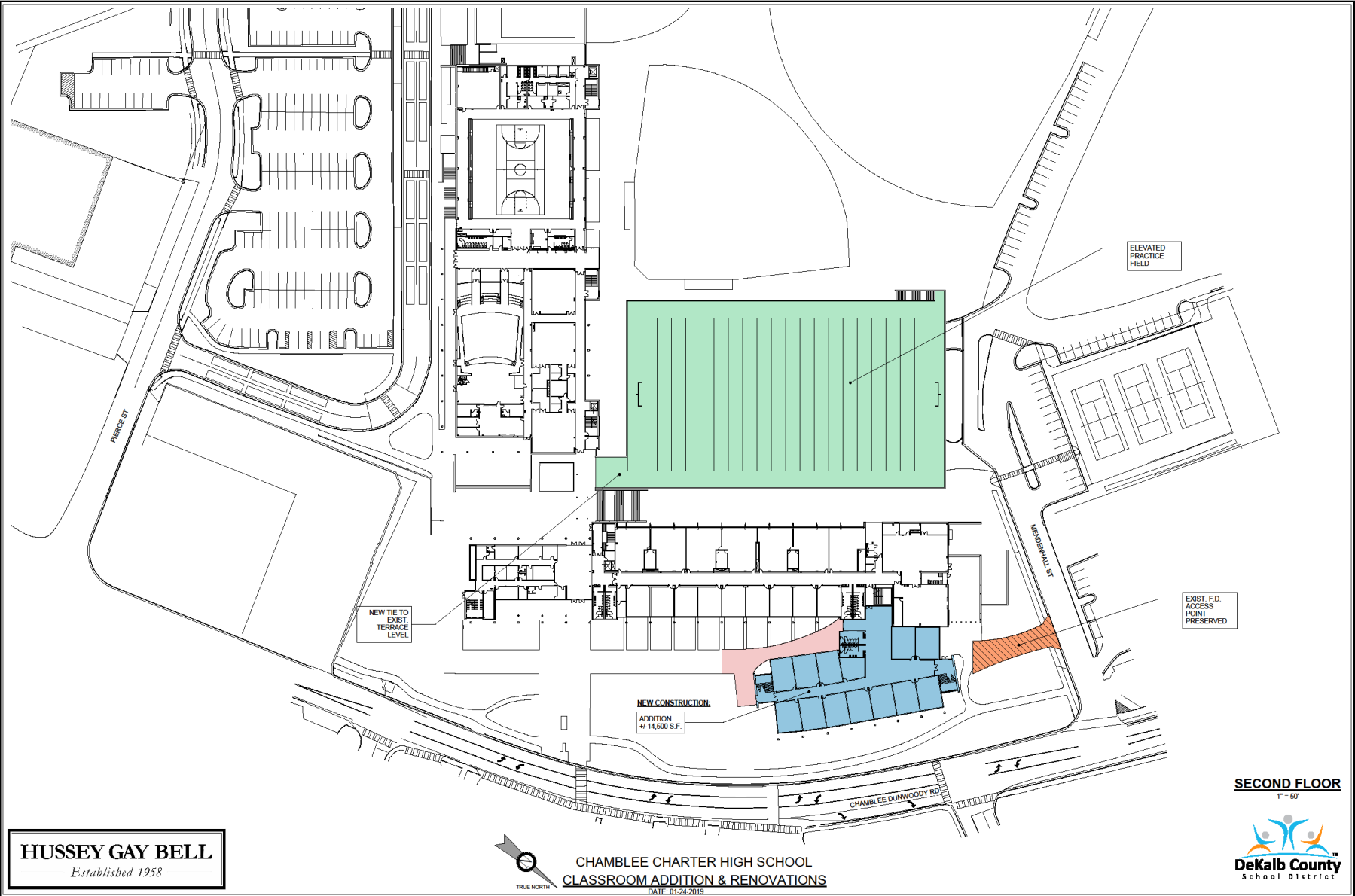
CHAMBLEE CHARTER HS – SITE PLAN



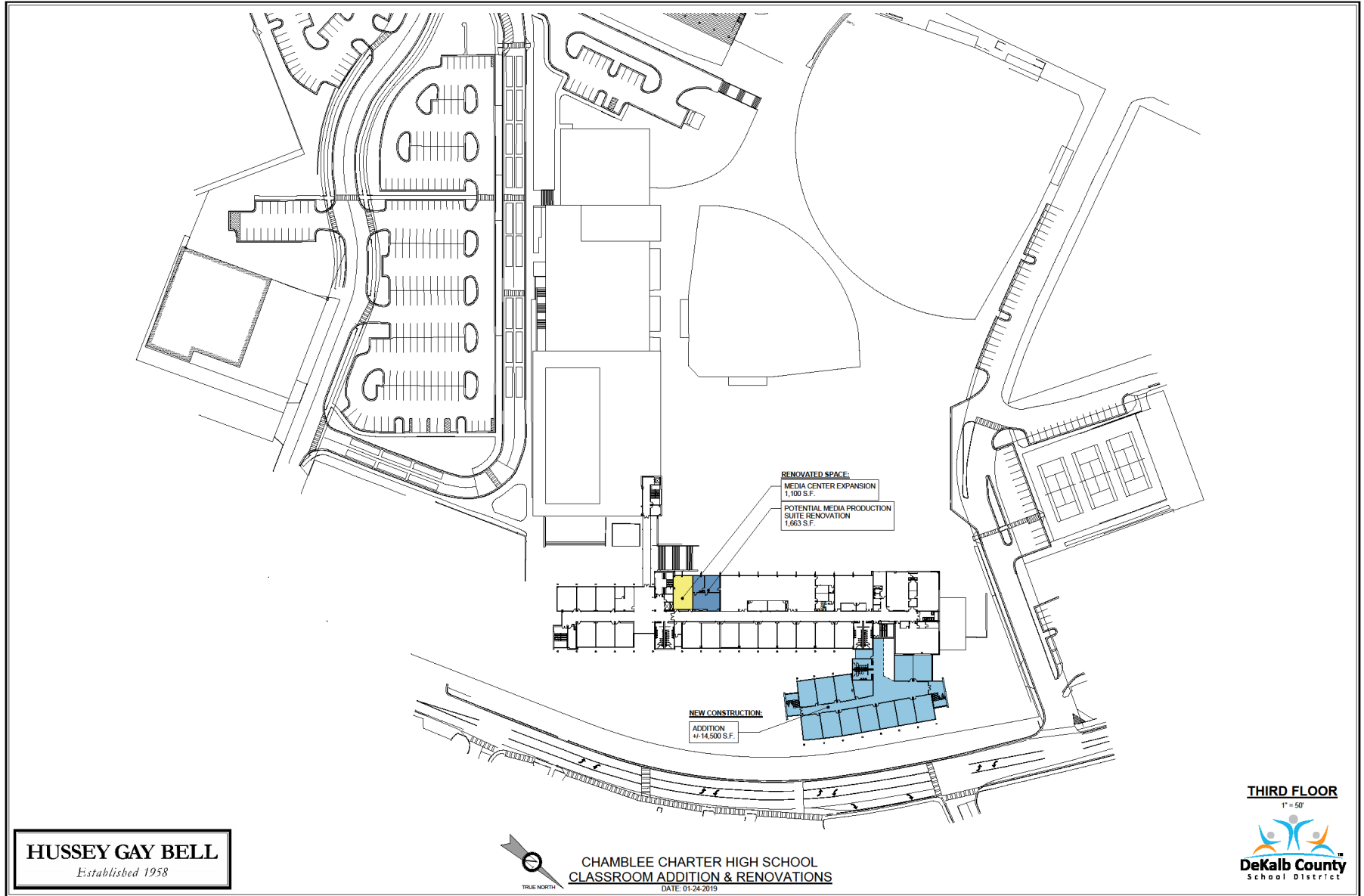
CHAMBLEE CHARTER HS – FIRST FLOOR



CHAMBLEE CHARTER HS – SECOND FLOOR



CHAMBLEE CHARTER HS – THIRD FLOOR



HUSSEY GAY BELL

Established 1958



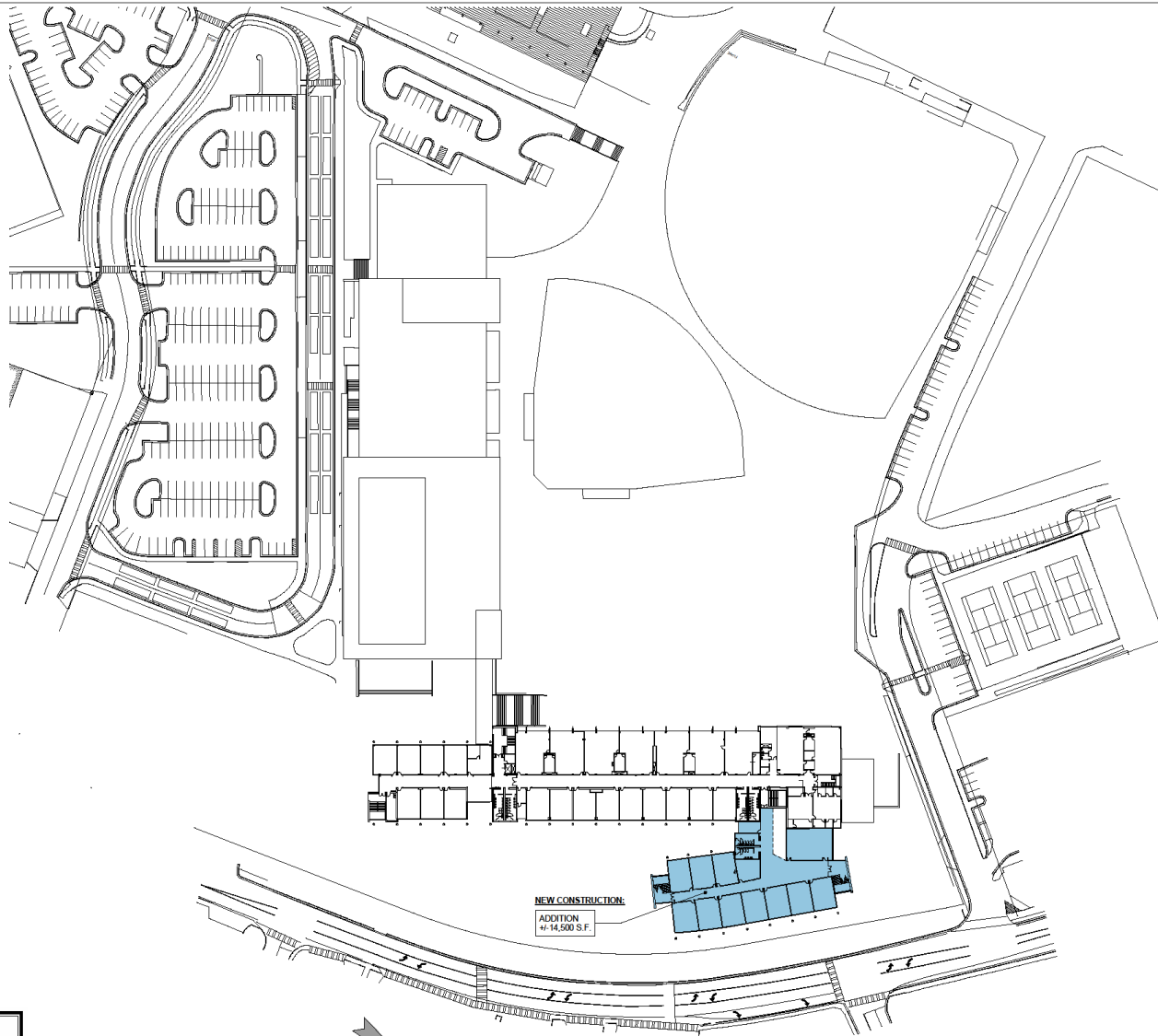
CHAMBLEE CHARTER HIGH SCHOOL
CLASSROOM ADDITION & RENOVATIONS

DATE: 01-24-2019

THIRD FLOOR
1" = 50'



CHAMBLEE CHARTER HS – FOURTH FLOOR



HUSSEY GAY BELL
Established 1958



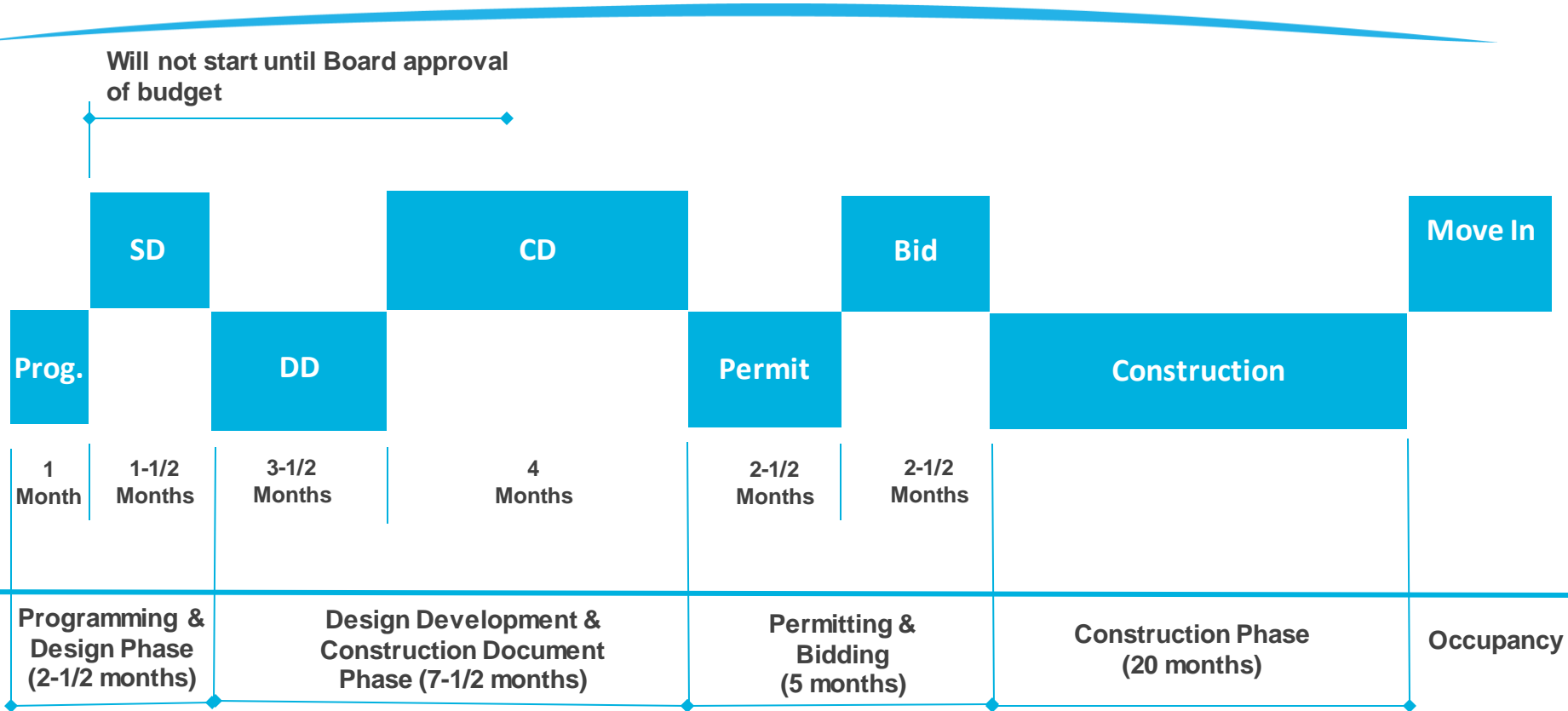
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FOURTH FLOOR

1" = 50'



Preliminary Schedule



The original occupancy date of Fall 2020 will be delayed due to the land purchase investigation, increased construction costs, and approval of revised project budgets.

QUESTIONS?