

## APPENDIX A

The following site plans represent a conceptual approach to locating building additions and site modifications at the schools recommended for additions and reconfiguration. These conceptual plans are intended for the purpose of determining feasibility only. **Detailed site analysis and specific program development at the time of design may dictate significant modifications and/or alternate solutions. In other words, these conceptual plans provide a framework for future design efforts.** The design process will be led by architects in consultation with the District's Design and Construction staff as well as the local school's construction committee, as designated by each local school council.

## Chamblee Charter High School

The following conceptual plan has been architect reviewed and is presented as a feasible solution to address projected overcrowding at Chamblee Charter High School by year 2022 when the school anticipates enrollment of 2,328 students, or 518 students over capacity. Throughout the Secondary School Planning & Feasibility Study, multiple options to address capacity needs – including redistricting, constructing new classrooms, and adding a new high school cluster – were reviewed and considered. Extensive steering committee analysis and community input have resulted in a recommendation to construct a classroom addition at Chamblee Charter High School. A classroom addition could be accomplished in multiple ways, but this recommendation represents, in our opinion, the most practical approach despite some limitations, most notably the very limited available space on the campus. This approach may be altered following detailed site analysis and architectural design.

### Current Site

Currently, the school is configured for 90 classrooms following a 2014 replacement. The current planning capacity is 1,810. The current site acreage is 20.71, well below the state recommended acreage of 38.10 for a school its size. The campus currently includes 226 parking spaces.

### Recommendation

Construct a 600-seat, three-story addition within the current footprint with a net addition of 30 classrooms, bringing the school to 120 classrooms (addition would displace four existing classrooms). The 40,800-square-ft. classroom addition would be located between the current classroom wing and auditorium.

### Core Areas

The classroom addition and resulting increased capacity will require modifications to the school's core areas – media center, kitchen and cafeteria. Previously these expansions were indicated as additions to the footprint of the building, but further analysis shows that the media center and cafeteria expansion requirements can be better accommodated by expanding within the building itself. The modifications would expand core areas by 5,522-square-ft. The spaces displaced by these expansions are now included in the proposed classroom addition.

### Challenges

- Extremely limited site acreage. Projected enrollment in 2022 would leave the school 23.39 acres under the recommended state minimum for a school its size.
- The proposed recommendation requires modifying the main entrance (into the Administrative Lobby) to relocate it to the exterior of the building.
- The proposed recommendation would result in the loss of the current courtyard area between the main classroom building and auditorium.
- The proposed recommendation would result in some disruption to school operations during construction.
- The proposed recommendation would require the addition of 116 surface parking spaces which can be accommodated by utilizing existing property. In addition, a 120-space staff-only parking deck will be required, resulting in a total of 462 campus parking spaces.
- The proposed recommendation would result in a high school far larger than is typical in DCSD.



**Cost**

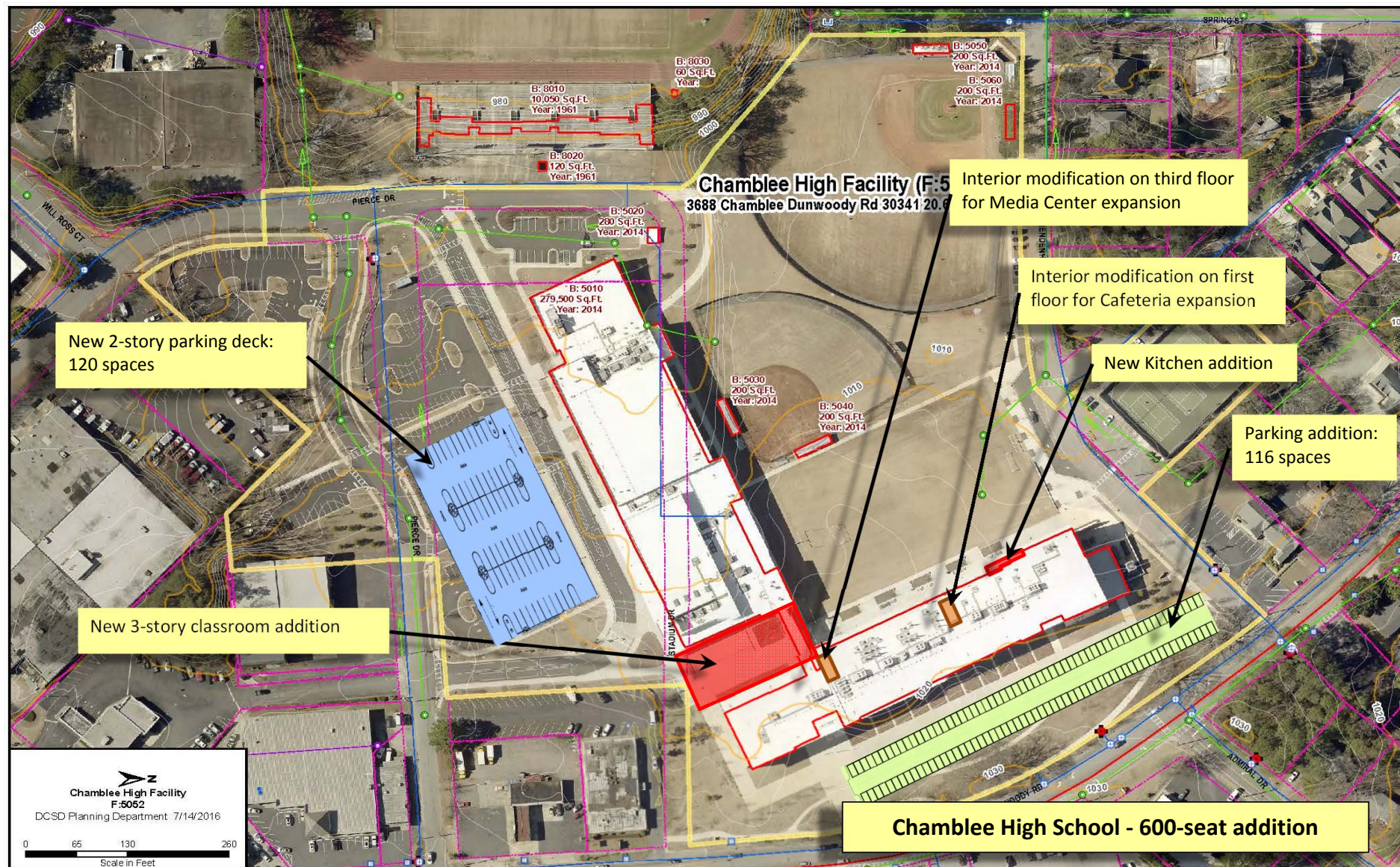
The estimated total cost of the proposed recommendation is \$21,000,000 (*See Appendix B*).

**Alternative Option**

An alternative conceptual plan includes a 600-seat, three-story addition that adds a net of 30 classrooms (addition would displace four existing classrooms) that extends from the southeast corner of the current main classroom building and would require the acquisition of an additional parcel of land. Its layout is similar to that of the adjacent structures and therefore utilizes the same circulation corridors that currently exist. This option would be less disruptive to school operations during construction; however, it would require the purchase of an additional parcel of land. While acquiring additional land may add to the cost of the project, it would help to increase the acreage of Chamblee's under-sized campus.



## Chamblee HS Addition Conceptual Site Plan & Feasibility Review



### RECOMMENDED OPTION

600-seat, 30-classroom,  
three-story addition and core modifications

#### Notes:

1. Architect reviewed
2. Addition includes four I.U.s that are displaced by modification to expand core areas
3. This option is recommended, though alternative options are feasible

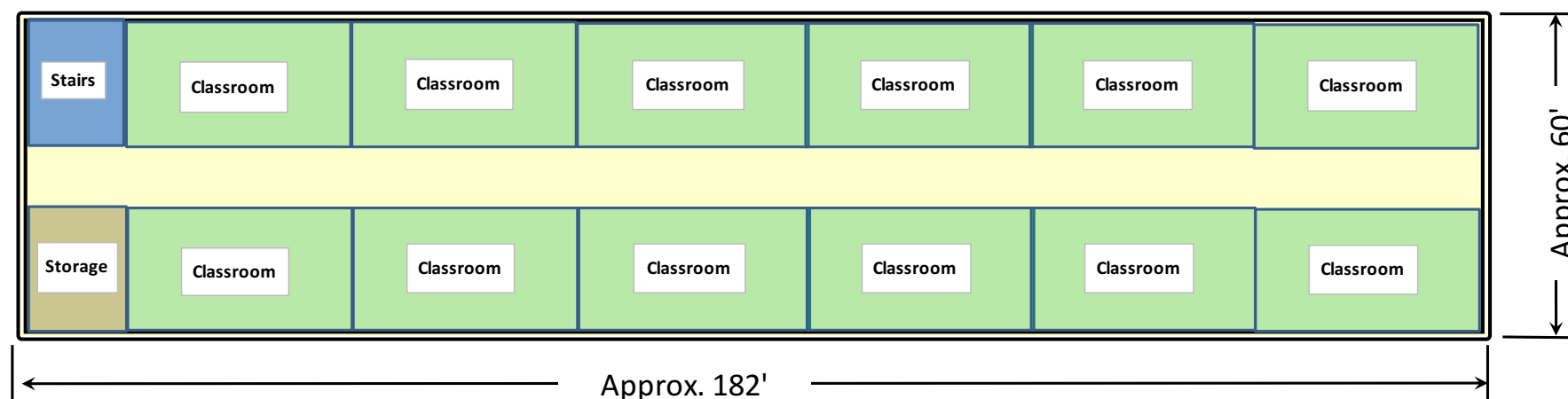
#### Figures<sup>1</sup>:

- Current DCSD Capacity: 1,810
- Capacity Increase of Addition: 600
- New Cap.: 2,410
- Add. I.U.s Req.: 34 (net 30)
- SF of Classroom Addition: 40,800
- Kitchen Add./Mod.: 984
- Cafeteria Add./Mod.: 1,891
- Media Ctr Add./Mod.: 2,647
- Total SF for Classrooms and Core: 46,322
- Est. Cost for Additions /Mod. (2015 Dollars): \$11,062,450
- Est. Cost for Site Work: \$2,847,600
- Total Construction Cost (2015 Dollars): \$13,910,050
- Total Budget Cost<sup>2</sup> (2015 Dollars): \$18,778,568
- Total Budget Cost<sup>2</sup> (2019 Dollars rounded): \$21,000,000

<sup>1</sup> See Appendix B

<sup>2</sup> Total Budget Cost includes direct construction costs, Arch/Eng. fees, site testing fees, furniture/fixtures/ equipment, and project contingencies

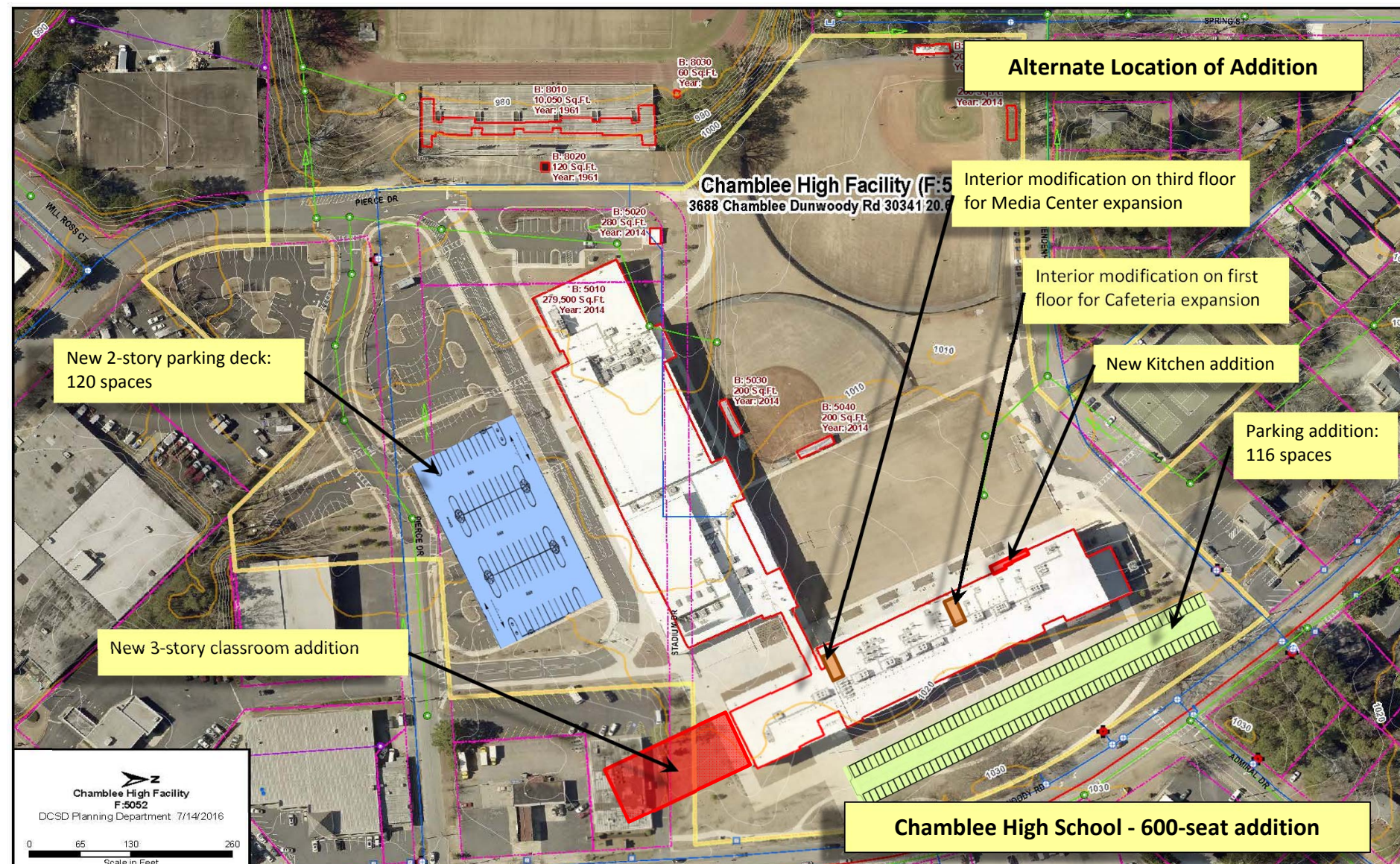
### Classroom Addition Floor Plan



Chamblee High School Classroom Addition  
Conceptual Floor Plan --- **Not To Scale**  
3-story, 34 classroom addition  
Approximately 45,600 Square Feet



## Chamblee HS Addition Conceptual Site Plan & Feasibility Review



### ALTERNATIVE OPTION – NOT RECOMMENDED

600-seat, 30-classroom,  
three-story addition and core modifications

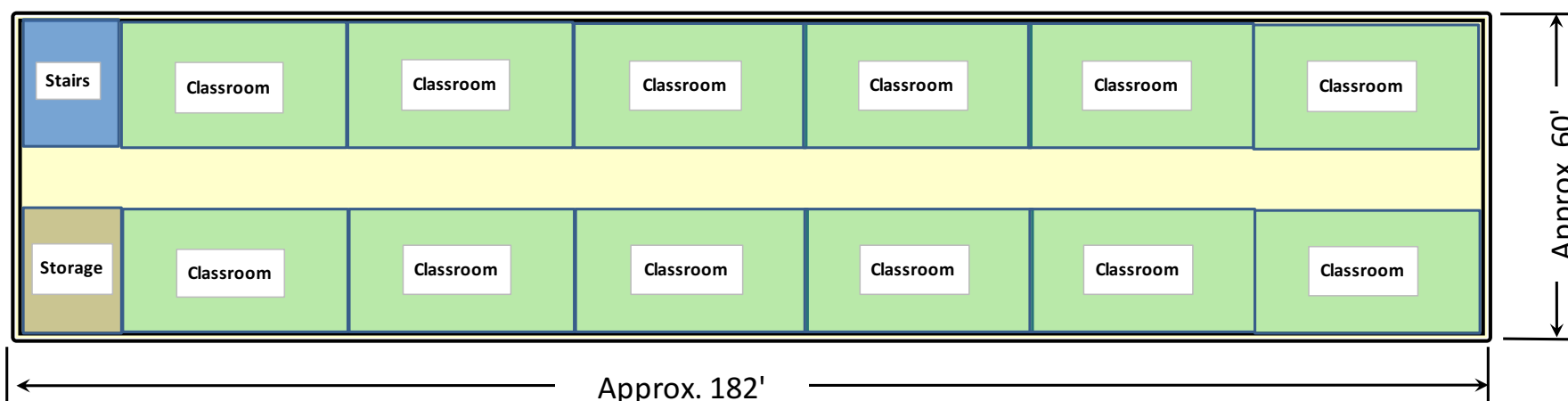
#### Notes:

1. Architect reviewed
2. Addition includes four I.U.s that are displaced by modification to expand core areas
3. Requires the acquisition of additional land due to limited site acreage
4. This is an alternative option that is feasible if the recommended option is not used

#### Figures:

- Current DCSD Capacity: 1,810
  - Capacity Increase of Addition: 600
  - New Cap.: 2,410
  - Add. I.U.s Req.: 34 (net 30)
  - SF of Classroom Addition: 40,800
  - Kitchen Add./Mod.: 963
  - Cafeteria Add./Mod.: 1,600
  - Media Ctr Add./Mod.: 1,965
  - Total SF for Classrooms and Core: 45,328
  - Est. Cost for Additions /Mod. (2015 Dollars): \$11,062,450
  - Est. Cost for Site Work: \$2,847,600
  - Total Construction Cost (2015 Dollars): \$13,910,050
  - Total Budget Cost<sup>1</sup> (2015 Dollars): \$18,778,568
  - Total Budget Cost<sup>2</sup> (2019 Dollars rounded): \$21,000,000 + land acquisition
- <sup>2</sup>Total Budget Cost includes direct construction costs, Arch/Eng. fees, site testing fees, furniture/fixtures/ equipment, and project contingencies

Classroom Addition Floor Plan



Chamblee High School Classroom Addition  
Conceptual Floor Plan --- Not To Scale  
3-story, 34 classroom addition  
Approximately 45,600 Square Feet



## Clarkston High School

The following conceptual plan has been architect reviewed and is presented as a feasible solution to address projected overcrowding at Clarkston High School by year 2022 when the school anticipates enrollment of 2,060 students, or 790 students over capacity. Throughout the Secondary School Planning & Feasibility Study, multiple options to address capacity needs – including redistricting, constructing new classrooms, and adding a new high school cluster – were reviewed and considered. Extensive steering committee analysis and community input have resulted in a recommendation to construct a classroom addition at Clarkston High School. A classroom addition could be accomplished in multiple ways, but this recommendation represents, in our opinion, the most practical approach despite some limitations. This approach may be altered following detailed site analysis and architectural design.

### Current Site

Currently, the school is configured for 68 classrooms. The current planning capacity is 1,270. The current site acreage is 40.58, comfortably above the state recommended acreage of 32.70 for a school its size. Even with projected enrollment in 2022, the site would remain slightly above the state recommended acreage. The campus currently includes 270 parking spaces.

### Recommendation

Construct a 650-seat, 32-classroom, two-story addition extending the current footprint and bringing the school to 100 classrooms. The 38,400-square-ft. classroom addition would extend from the southwest end of the current building.

### Core Areas

The classroom addition and resulting increased capacity will require modifications to the school's media center and kitchen core areas, including a kitchen addition. The modifications would expand core areas by 1,330-square-ft.

### Challenges

- Due to site limitations, the location of the classroom addition is not directly adjacent to the classroom portion of the existing building.
- The proposed recommendation would result in minimal disruption to school operations during construction.
- The proposed recommendation would require the addition of 130 surface parking spaces which can be accommodated by utilizing existing property, resulting in a total of 400 campus parking spaces.
- The proposed recommendation would result in a high school far larger than is typical in DCSD.

### Cost

The estimated total cost of the proposed recommendation is \$16,600,000 (*See Appendix B*).

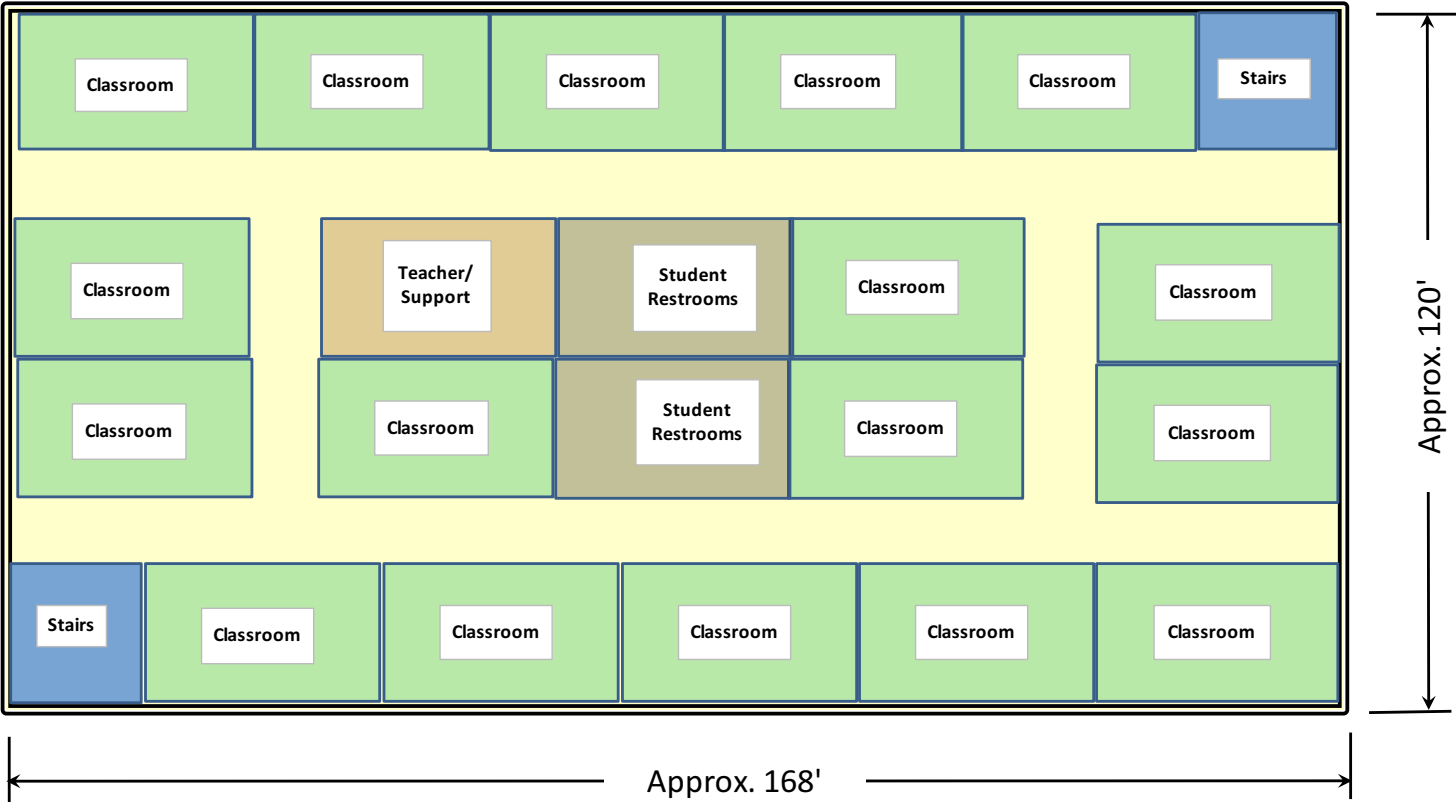




# Clarkston HS Addition Conceptual Site Plan & Feasibility Review

650-seat, 32-classroom, two-story addition and core modifications

Classroom Addition Floor Plan



**Notes:**

1. Architect reviewed

**Figures<sup>1</sup>:**

- Current DCSD Capacity: 1,270
- Capacity Increase of Addition: 650
- New Cap.: 1,920
- Add. I.U.s Req.: 32
- SF of Classroom Addition: 38,400
- Kitchen Add./Mod.: 1,225
- Cafeteria Add./Mod.: 0
- Media Ctr Add./Mod.: 105
- Total SF for Classrooms and Core: 39,730
- Est. Cost for Additions /Mod. (2015 Dollars): \$9,932,500
- Est. Cost for Site Work: \$1,054,600
- Total Construction Cost (2015 Dollars): \$10,987,100
- Total Budget Cost<sup>2</sup> (2015 Dollars): \$14,832,585
- Total Budget Cost<sup>2</sup> (2019 Dollars rounded): \$16,600,000

<sup>1</sup> See Appendix B

<sup>2</sup> Total Budget Cost includes direct construction costs, Arch/Eng. fees, site testing fees, furniture/fixtures/ equipment, and project contingencies

Clarkston High School Classroom Addition  
Conceptual Floor Plan -- Not To Scale  
2-story, 32 classroom addition  
Approximately 38,400 Square Feet



## Cross Keys High School to Middle School Conversion

The following conceptual plan has been architect reviewed and is presented as a feasible solution to address projected overcrowding at Cross Keys High School by year 2022 when the school anticipates enrollment of 2,286 students, or 980 students over capacity. Throughout the Secondary School Planning & Feasibility Study, multiple options to address capacity needs – including redistricting, constructing new classrooms, and adding a new high school cluster – were reviewed and considered. Extensive steering committee analysis and community input have resulted in a recommendation construct a new Cross Keys High School facility at a new location and convert the existing facility to a middle school. There are multiple options for converting the current high school to a middle school, but this recommendation represents, in our opinion, the most practical approach despite some limitations. This approach may be altered following detailed site analysis and architectural design.

### Current Site

Currently, the school is configured for 65 high school classrooms. The current site acreage is 29.56, comfortably above the state recommended acreage of 22.25 for a school its size. Even with projected middle school enrollment in 2022, the school would remain slightly above the state recommended acreage. The campus currently includes 139 parking spaces.

### Recommendation

1. Construct a new 2,500-seat Cross Keys High School at the Briarcliff site (or a cost-neutral site in the Brookhaven area).
2. Covert the current Cross Keys High School building into a 1,500-seat middle school, increasing its capacity by 350 seats, by constructing a 10-classroom, one-story addition extending the current footprint, as well as converting 14,000-square-ft. of current high school Career Tech space into 18 additional middle school classrooms. These large rooms in the northeast extension of the building can be reconfigured to suit middle school purposes. The new 12,000-square-ft. classroom addition would extend from the north center end of the current building.

### Core Areas

Current core areas – media center, cafeteria and kitchen – are sufficient to meet projected needs and no modifications are required.

### Challenges

- The proposed recommendation would result in a high school far larger than typical DCSD high schools, and a middle school somewhat larger than typical DCSD middle schools.
- The proposed recommendation for converting the current Cross Keys High School to a middle school would result in some disruption to school operations during construction.
- The proposed recommendation for converting the current Cross Keys High School to a middle school would require the addition of 116 surface parking spaces which can be accommodated by utilizing existing property, resulting in a total of 255 campus parking spaces.

**Cost**

1. The estimated total cost of the proposed recommendation (new 2,500-seat high school) is \$84,800,000.
2. The estimated total cost of the proposed recommendation (converting exiting high school to a middle school) is \$9,500,000 (*See Appendix B*).







## Dunwoody High School

The following conceptual plan has been architect reviewed and is presented as a feasible solution to address projected overcrowding at Dunwoody High School by year 2022 when the school anticipates enrollment of 2,093 students, or 588 students over capacity. Throughout the Secondary School Planning & Feasibility Study, multiple options to address capacity needs – including redistricting, constructing new classrooms, and adding a new high school cluster – were reviewed and considered. Extensive steering committee analysis and community input have resulted in a recommendation to construct a classroom addition at Dunwoody High School. A classroom addition could be accomplished in multiple ways, but this recommendation represents, in our opinion, the most practical approach despite some limitations. This approach may be altered following detailed site analysis and architectural design.

### Current Site

Currently, the school is configured for 79 classrooms. The current site acreage is 29.61, below the state recommended acreage of 35.05 for a school its size. With projected enrollment in 2022, the school site will be well below the state recommended acreage. The campus currently includes 462 parking spaces.

### Recommendation

Construct a 600-seat, 29-classroom, two-story addition extending the current footprint and bringing the school to 108 classrooms. The 34,800-square-ft. classroom addition would extend from the northeast corner of the current building.

### Core Areas

The classroom addition and resulting increased capacity will require modifications to the school's media center, cafeteria, and kitchen core areas. The recommendation is to construct additions to each of these facilities expanding core areas by 4,236-square-ft.

### Challenges

- Due to site limitations, the location of the classroom addition is not directly adjacent to the classroom portion of the existing building.
- The proposed recommendation would require the addition of 160 surface parking spaces which can be accommodated by utilizing existing property, resulting in a total of 622 campus parking spaces.
- The proposed recommendation would result in some disruption to school operations during construction.
- The proposed recommendation would result in a high school far larger than is typical in DCSD.

### Cost

The estimated total cost of the proposed recommendation is \$16,900,000 (*See Appendix B*).





## Lakeside High School

The following conceptual plan has been architect reviewed and is presented as a feasible solution to address projected overcrowding at Lakeside High School by year 2022 when the school anticipates enrollment of 2,619 students, or 863 students over capacity. Throughout the Secondary School Planning & Feasibility Study, multiple options to address capacity needs – including redistricting, constructing new classrooms, and adding a new high school cluster – were reviewed and considered. Extensive steering committee analysis and community input have resulted in a recommendation to construct a classroom addition at Lakeside High School. A classroom addition could be accomplished in multiple ways, but this recommendation represents, in our opinion, the most practical approach despite some limitations. This approach may be altered following detailed site analysis and architectural design.

### Current Site

Currently, the school is configured for 94 classrooms. The current site acreage is 33.75, below the state recommended acreage of 37.56 for a school its size. With projected enrollment in 2022, the school site will be well below the state recommended acreage. The campus currently includes 262 parking spaces.

### Recommendation

Construct a 750-seat, 38-classroom, two-story addition extending the current footprint and bringing the school to 132 classrooms. The 45,600-square-ft. classroom addition would extend from the southwest corner of the current building.

### Core Areas

The classroom addition and resulting increased capacity will require modifications to the school's media center, cafeteria, and kitchen core areas. The recommendation is to construct a new kitchen/cafeteria addition, as well as a new media center addition. These modifications will expand core areas by 7,962-square-ft.

### Challenges

- The proposed recommendation would result in some disruption to school operations during construction.
- To accommodate the classroom addition, this recommendation requires relocating the softball field. The most feasible relocation area is the far south corner of the property, but will depend on the suitability of the site and modifications needed. The cost of relocating the field is included in the total project cost.
- The proposed recommendation would require the addition of 138 surface parking spaces which can be accommodated by utilizing existing property. In addition, a 100-space staff-only parking deck will be required, resulting in a total of 500 campus parking spaces.
- The proposed recommendation would result in a high school far larger than is typical in DCSD.

### Cost

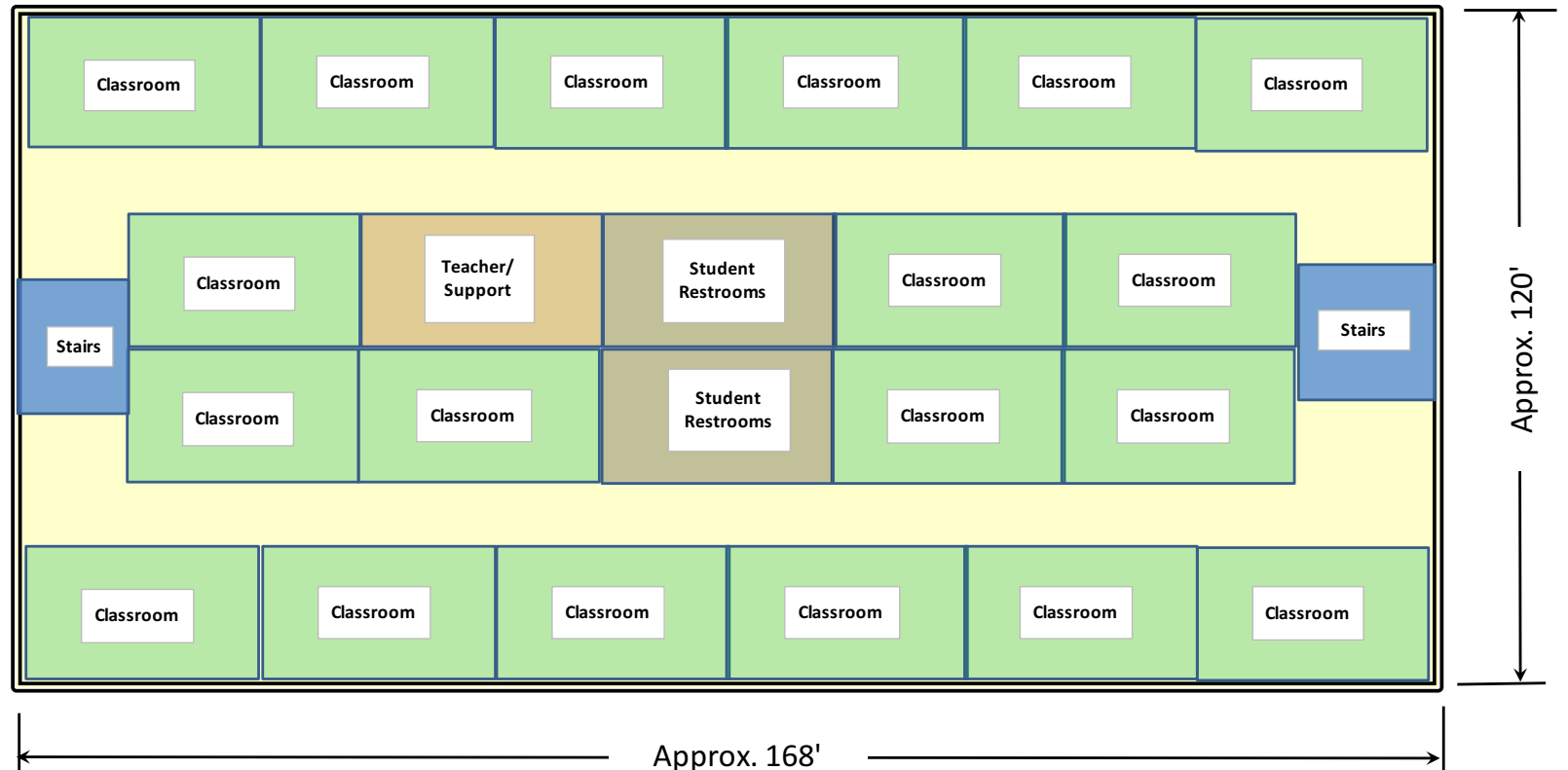
The estimated total cost of the proposed recommendation is \$26,200,000 (*See Appendix B*).



## Lakeside HS Addition Conceptual Site Plan & Feasibility Review

750-seat, 38-classroom, two-story addition and core modifications

Classroom Addition Floor Plan



**Notes:**

1. Architect reviewed
2. Limited site acreage
3. Requires relocation of softball field which may involve extensive grading and possible retaining walls. Estimated cost of field relocation is \$600,000

**Figures<sup>1</sup>:**

- Current DCSD Capacity: 1,756
- Capacity Increase of Addition: 750
- New Cap.: 2,506
- Add. I.U.s Req.: 38
- SF of Classroom Addition: 46,322
- Kitchen Add./Mod.: 1,546
- Cafeteria Add./Mod.: 2,025
- Media Ctr Add./Mod.: 4,391
- Total SF for Classrooms and Core: 53,562
- Est. Cost for Additions /Mod. (2015 Dollars): \$13,390,452
- Est. Cost for Site Work: \$3,959,276
- Total Construction Cost (2015 Dollars): \$17,349,729
- Total Budget Cost<sup>2</sup> (2015 Dollars): \$23,422,134
- Total Budget Cost<sup>2</sup> (2019 Dollars rounded): \$26,200,000

<sup>1</sup> See Appendix B

<sup>2</sup> Total Budget Cost includes direct construction costs, Arch/Eng. fees, site testing fees, furniture/fixtures/ equipment, and project contingencies

Lakeside High School Classroom Addition  
Conceptual Floor Plan --- Not To Scale  
2-story, 38 classroom addition  
Approximately 45,600 Square Feet





## Freedom Middle School

The following conceptual plan has been architect reviewed and is presented as a feasible solution to address projected overcrowding at Freedom Middle School by year 2022 when the school anticipates enrollment of 1,730 students, or 369 students over capacity. Throughout the Secondary School Planning & Feasibility Study, multiple options to address capacity needs – including redistricting, constructing new classrooms, and adding a new high school cluster – were reviewed and considered. Extensive steering committee analysis and community input have resulted in a recommendation to construct a classroom addition at Freedom Middle School. A classroom addition could be accomplished in multiple ways, but this recommendation represents, in our opinion, the most practical approach despite some limitations. This approach may be altered following detailed site analysis and architectural design.

### Current Site

Currently, the school is configured for 74 classrooms. The current site acreage is 24.62, below the state recommended acreage of 25.61 for a school its size. With projected enrollment in 2022, the school site will be slightly below the state recommended acreage. The campus currently includes 249 parking spaces.

### Recommendation

Construct a 300-seat, 17-classroom, one-story addition extending the current footprint and bringing the school to 91 classrooms. The 20,400-square-ft. classroom addition would extend from the northwest side of the current building. Its layout is similar to that of the adjacent structures and therefore utilizes the same circulation corridors that currently exist.

### Core Areas

The school's media center, cafeteria, and kitchen core areas are sufficient to accommodate the projected enrollment increase and proposed recommendation.

### Challenges

- The proposed recommendation would result in some disruption to school operations during construction.
- The proposed recommendation would require the addition of 12 surface parking spaces which can be accommodated by utilizing existing property, resulting in a total of 261 campus parking spaces.

### Cost

The estimated total cost of the proposed recommendation is \$8,400,000 (*See Appendix B*).



## Freedom MS Addition Conceptual Site Plan & Feasibility Review



300-seat, 17-classroom,  
one-story addition and core modifications

### Notes:

1. Architect reviewed
2. Limited site acreage

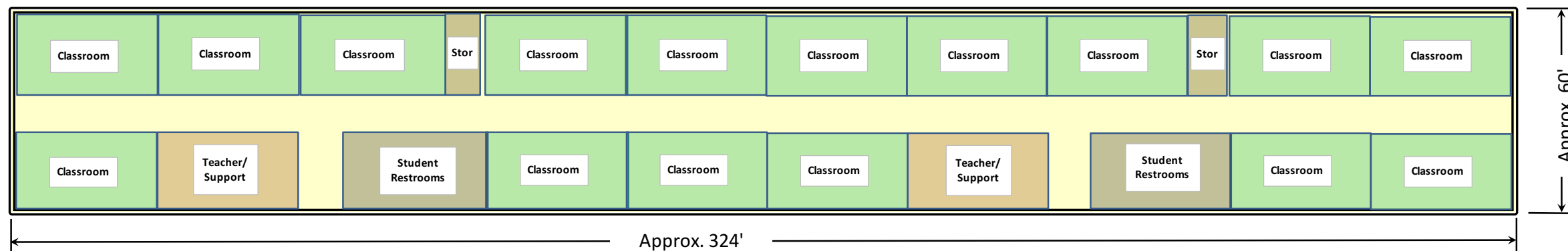
### Figures<sup>1</sup>:

- Current DCSD Capacity: 1,361
- Capacity Increase of Addition: 300
- New Cap.: 1,661
- Add. I.U.s Req.: 17
- SF of Classroom Addition: 20,400
- Kitchen Add./Mod.: 0
- Cafeteria Add./Mod.: 0
- Media Ctr Add./Mod.: 0
- Total SF for Classrooms and Core: 20,400
- Est. Cost for Additions /Mod. (2015 Dollars): \$5,100,000
- Est. Cost for Site Work: \$432,000
- Total Construction Cost (2015 Dollars): \$5,532,000
- Total Budget Cost<sup>2</sup> (2015 Dollars): \$7,468,200
- Total Budget Cost<sup>2</sup> (2019 Dollars rounded): \$8,400,000

<sup>1</sup> See Appendix B

<sup>2</sup> Total Budget Cost includes direct construction costs, Arch/Eng. fees, site testing fees, furniture/fixtures/ equipment, and project contingencies

Classroom Addition Floor Plan



Freedom Middle School Classroom Addition  
Conceptual Floor Plan --- Not To Scale  
1-story, 17 classroom addition  
Approximately 20,400 Square Feet



## Peachtree Middle School

The following conceptual plan has been architect reviewed and is presented as a feasible solution to address projected overcrowding at Peachtree Middle School by year 2022 when the school anticipates enrollment of 1,686 students, or 442 students over capacity. Throughout the Secondary School Planning & Feasibility Study, multiple options to address capacity needs – including redistricting, constructing new classrooms, and adding a new high school cluster – were reviewed and considered. Extensive steering committee analysis and community input have resulted in a recommendation to construct a classroom addition at Peachtree Middle School. A classroom addition could be accomplished in multiple ways, but this recommendation represents, in our opinion, the most practical approach despite some limitations. This approach may be altered following detailed site analysis and architectural design.

### Current Site

Currently, the school is configured for 71 classrooms. The current site acreage is 29.56, above the state recommended acreage of 24.44 for a school its size. With projected enrollment in 2022, the school site will remain slightly above the state recommended acreage. The campus currently includes 158 parking spaces.

### Recommendation

Construct a 450-seat, 26-classroom, two-story addition extending the current footprint and bringing the school to 97 classrooms. The 31,200-square-ft. classroom addition would extend from the northeast corner of the current building. Its layout is similar to that of the adjacent structures and therefore utilizes the same circulation corridors that currently exist.

### Core Areas

The classroom addition and resulting increased capacity will require modifications to the school's media center, cafeteria, and kitchen core areas. The recommendation is to construct a new kitchen/cafeteria addition, as well as a new media center addition. These modifications will expand core areas by 2,458-square-ft.

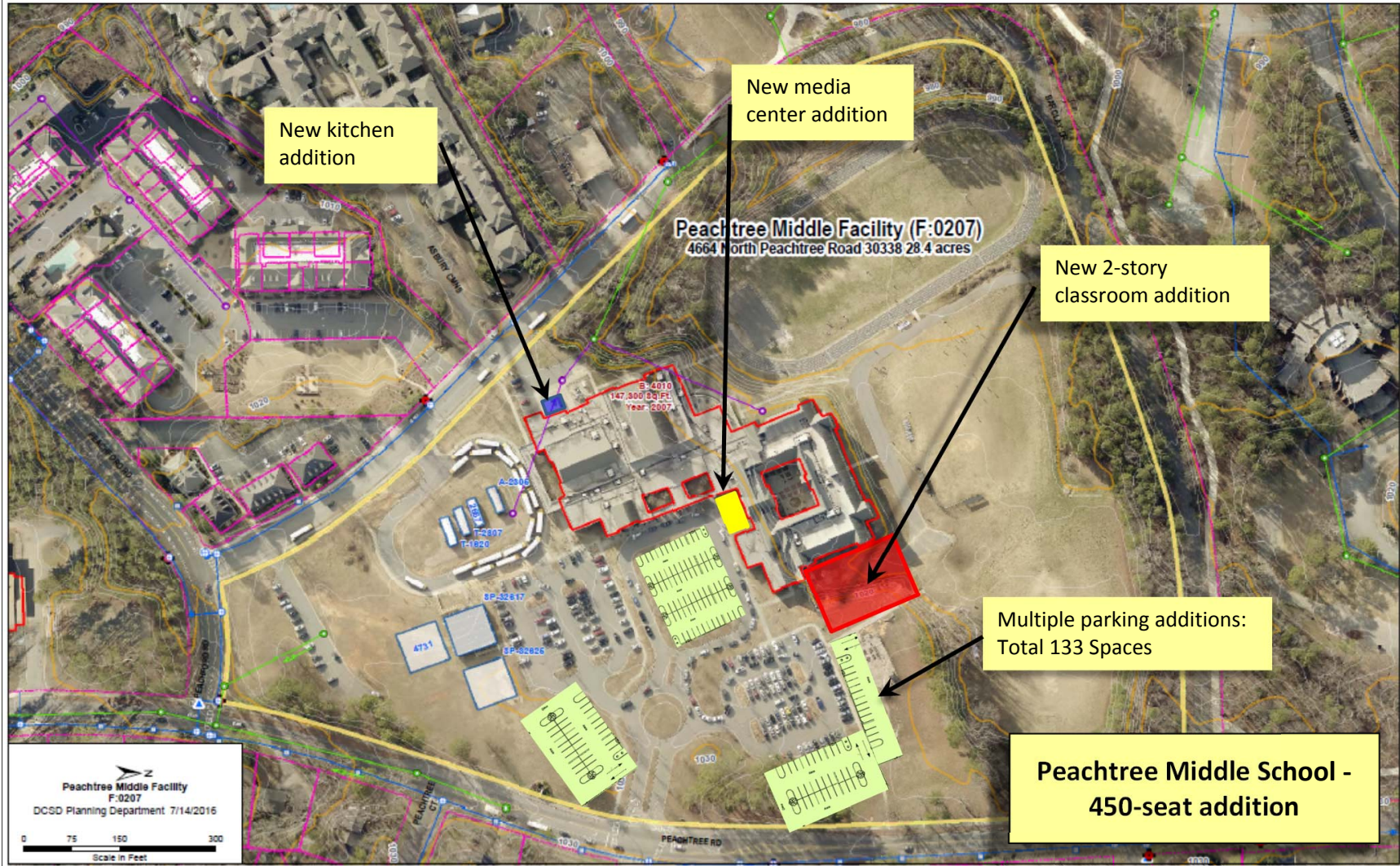
### Challenges

- The proposed recommendation would result in some disruption to school operations during construction.
- The proposed recommendation would require the addition of 133 surface parking spaces which can be accommodated by utilizing existing property, resulting in a total of 291 campus parking spaces.

### Cost

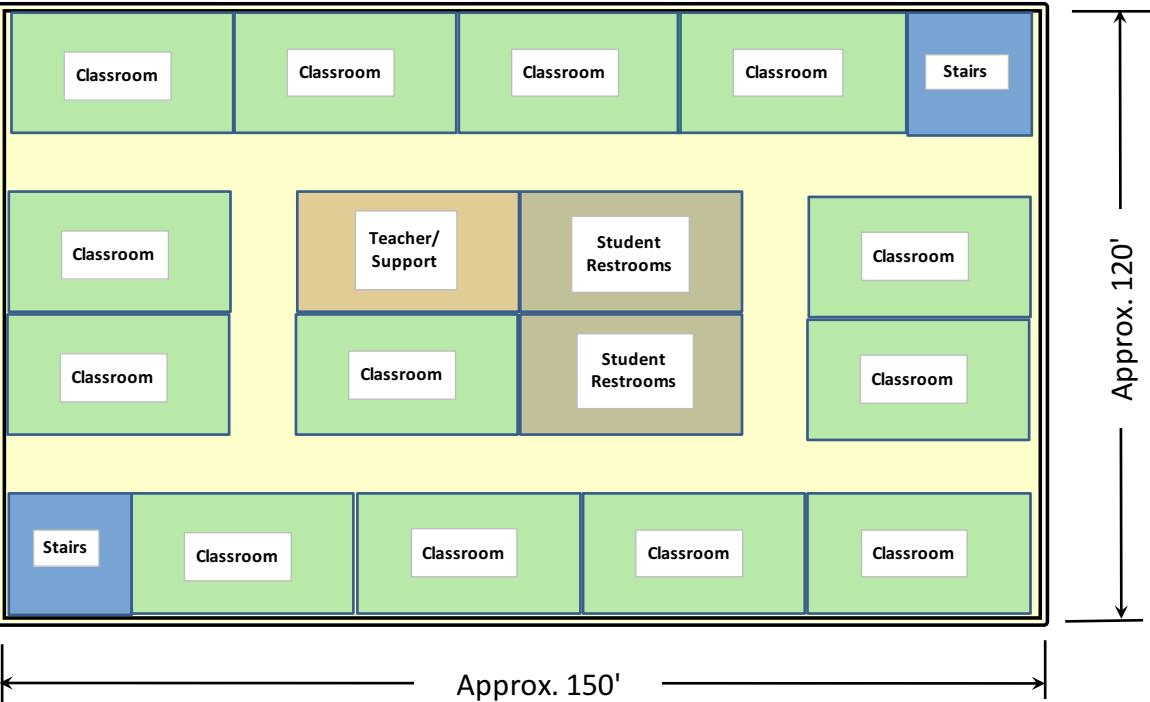
The estimated total cost of the proposed recommendation is \$14,100,000 (*See Appendix B*).

# Peachtree MS Addition Conceptual Site Plan & Feasibility Review



450-seat, 26-classroom,  
two-story addition and core modifications

Classroom Addition Floor Plan



Peachtree Middle School Classroom Addition  
Conceptual Floor Plan – Not to Scale  
2-story, 26 classroom addition  
Approximately 31,200 Square Feet

**Notes:**

1. Architect reviewed
2. Limited site acreage

**Figures<sup>1</sup>:**

- Current DCSD Capacity: 1,244
- Capacity Increase of Addition: 450
- New Cap.: 1,694
- Add. I.U.s Req.: 26
- SF of Classroom Addition: 31,200
- Kitchen Add./Mod.: 473
- Cafeteria Add./Mod.: 0
- Media Ctr Add./Mod.: 1,985
- Total SF for Classrooms and Core: 33,658
- Est. Cost for Additions /Mod. (2015 Dollars): \$8,414,500
- Est. Cost for Site Work: \$939,160
- Total Construction Cost (2015 Dollars): \$9,353,660
- Total Budget Cost<sup>2</sup> (2015 Dollars): \$12,627,441
- Total Budget Cost<sup>2</sup> (2019 Dollars rounded): \$14,100,000

<sup>1</sup> See Appendix B

<sup>2</sup> Total Budget Cost includes direct construction costs, Arch/Eng. fees, site testing fees, furniture/fixtures/ equipment, and project contingencies