

Smoke Rise Elementary School Project Update

Community Meeting
March 7, 2019, 6:30 PM



AGENDA


- I. Welcome
- II. Project Data
- III. Current Activities
- IV. Anticipated Project Timeline
- V. Proposed Site Plan
- VI. Tucker Cluster – Elementary School Utilization
- VII. Deferred Maintenance Update
- VIII. Questions

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Project Data



- **Project Scope:** Design and construction of a new 900-seat prototype elementary school facility
 - **Location:** 4740 Hugh Howell Road, Tucker, GA 30084
 - **Project Manager:** Wayne Channer, AECOM
 - **Regional Project Manager:** Lee Cain, DCSD
 - **Architect / Engineer:** CGLS Architects, Inc.
 - **General Contractor:** TBD
 - **Total Project Budget:** \$27,621,279.00 (includes all costs, excluding land cost)
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Current Activities



- Facilitated meetings with Georgia Department of Transportation (for road access on Hugh Howell Road) and City of Tucker (coordination of road improvements and funding)
 - Ongoing discussions with owners of adjacent properties (Mountain West Church and Habersham Development), including shared parking and shared access to the church property
 - Possible opportunity to provide access with an extended Flintstone Drive (currently not in the design)
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Current Activities




- Obtained sewer action plan approval from DeKalb Watershed, October 2018.
 - Discussions with DeKalb Watershed for timeline of downstream infrastructure improvements.
 - Design utilizes a sewage holding structure, mandated by Dekalb County Watershed, until the downstream infrastructure improvements are complete. **This is not a Septic System.**
 - The structure consists of two 105-ft long x 6-ft diameter pipes that will temporarily hold 44,400 gallons. Sewage will be held during peak hours and will be pumped into the County sewage system during off peak hours. Once DeKalb Watershed completes their downstream improvements, the sewage holding structure will be decommissioned.
 - GaDOE approval of the 100% Construction Documents.
 - Solicitation for General Contractor started in December 2018.
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Project Timeline

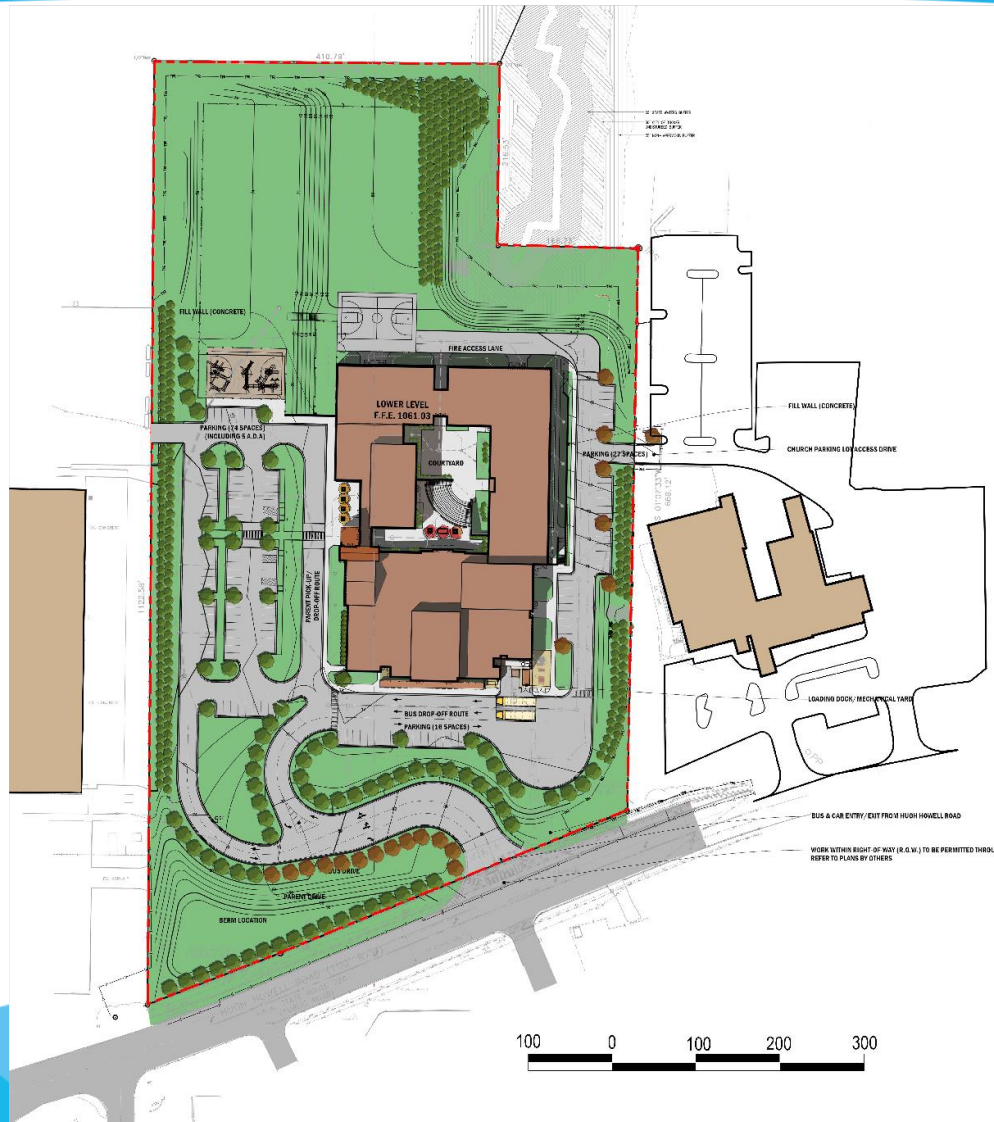
- May 2016 Presented Need to Relocate School & Search for Alternative Site
- August 2017 The Rise Tucker II re-zoning denied by City of Tucker
- October 2017 Board Approval to purchase property from Sears
- October 2017 Started design
- Nov 2017 Purchased Property
- Nov '17-Mar '18 Risk Hazard Study Process
- April-July 2018 Met with GDOT and City of Tucker (roadway improvements)
- May 2018 Met with DeKalb County Watershed (sanitary sewer)
- Nov 2018 100% Construction Documents / GaDOE Approval

Anticipated Project Timeline



- Dec 2018 General Contractor Procurement Started
 - March 2019 Receive Bids from General Contractors
 - May 2019 Anticipated Board Approval of General Contractor
 - July 2019 Anticipated Permitting and Construction Start
 - Sept.-Nov. 2020 Redistricting for elementary schools in Tucker cluster
 - June 2021 Anticipated Substantial Completion
 - August 2021 School Opens
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Proposed Site Plan

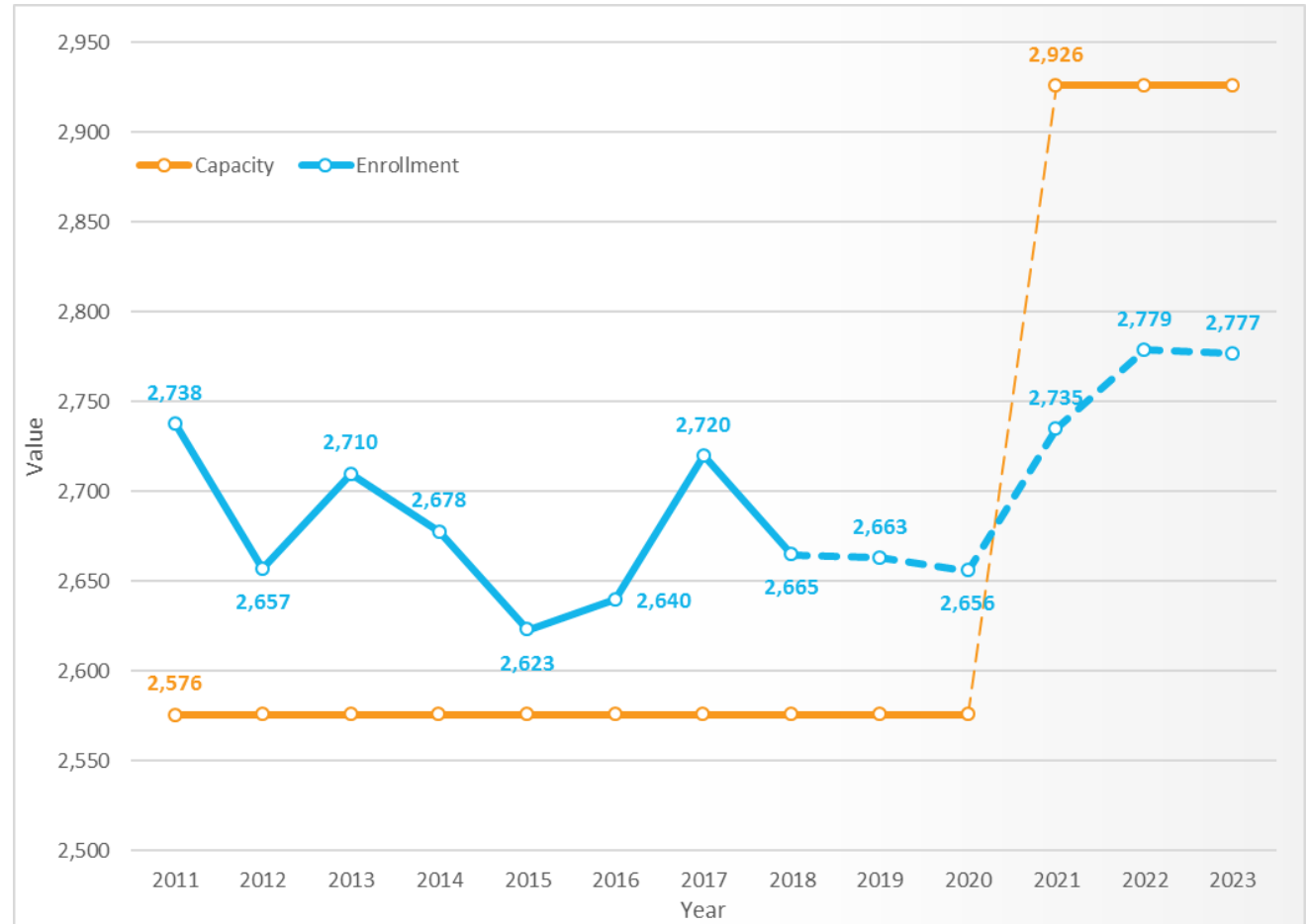


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Tucker Cluster – Elementary School Utilization

- Enrollment at the 5 elementary schools in the Tucker Cluster is about 105% of total capacity before the new Smoke Rise Elementary School is constructed.



Tucker Cluster – Elementary School Utilization

	Enrollment (2018)	Projected Enrollment (2021)	Available Seats (2021)	Utilization
Brockett ES	486	500	-37	108%
Idlewood ES	994	1008	-258	134%
Livsey ES	365	401	-88	128%
Midvale ES	415	416	84	83%
Smoke Rise ES	405	410	540	43%
Total		2735	241	92%

Tucker Cluster – Elementary School Redistricting – Fall 2020

- The specifics of how enrollment will be balanced between the elementary schools and the new attendance areas will be determined by the District's redistricting public involvement process per Board Policy AD the Fall before the new facility opens (Fall 2020).

DCSD Redistricting Process




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Deferred Maintenance Update



Completed Deferred Maintenance items include:

- New lighting has been provided in the Principal's office
 - Lighting enhancements provided in classrooms #11, #12, #14, and #15
 - New LED lights installed in the 5th grade hall and adjacent stair landing
 - New Gymnasium lights installed
 - New Media Center door threshold and raveling carpet repaired
 - Carpet in the music room repaired and sealed for safety
 - New lighting has been provided in the music room
 - Thermostat for kitchen water heater has been replaced to provide hot water
 - New interior emergency lights installed and tested
 - Corridor leaks have been repaired and are being monitored after rain events
 - Multiple HVAC issues have been resolved
 - Exhaust fans repaired to improve ventilation issues in corridor restrooms
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Deferred Maintenance Update



Deferred Maintenance items currently being addressed include:

- Two exterior wall pack security lights identified (in progress today)
- Exhaust fans in the kindergarten classroom restrooms
- Exhaust fans in teacher's workroom (new units have been ordered)



QUESTIONS?