

# LAKESIDE HIGH SCHOOL ADDITION

## FEASIBILITY REPORT

NOVEMBER 2018





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## 01. SUMMARY /

The following Feasibility Report includes Perkins+Will's response to the desired program for additional classrooms at the existing Lakeside High School site at 3801 Briarcliff Road, Atlanta, GA.

It addresses the size and location of the proposed addition and its impact on the site including parking and traffic. The proposed addition will replace the existing modular classrooms on site and alleviate overcrowding in the existing building. The current enrollment is 2100 students. Our proposed scheme with the new classroom building is based on a projected 104 Instructional Units which supports 2000 students. We are building "Better Not Bigger."

The original Request for Proposal for this project which was issued February 1, 2018 projected the need for 38 classrooms at the Lakeside High School site. Since that time the DeKalb County School District's demographic projections have changed, and we are now planning for 17 additional classrooms at the site.

### DESIGN CONCEPT

We are proposing siting a new classroom building on the west side of the site near the current dining plaza. This will displace some parking spaces which we will relocate in a new parking deck. We are proposing locating the deck on the east side of the site over existing surface parking. Locating the deck here minimizes its visual impact as it is the low point of the site and farthest away from the adjacent residential neighborhood.

### PARKING

The proposed parking deck and existing surface parking will provide the required 420 spaces programmed for the Lakeside High School site eliminating the need for any remote off-site parking. There are currently 368 parking spaces on site. We will be relocating 78 spaces that are currently west of the cafeteria where our planned new addition will go. These spaces are included in our proposed new 330-car parking deck to be built east of the performing arts building.

### SITE UTILITIES

Our civil engineer has studied the storm and sanitary sewer requirements of our proposed addition and concluded the added loads can be accommodated. Also after meeting with the DeKalb County Fire Department plan reviewer, it was concluded that the site can accommodate the necessary fire lanes to service the existing building and new addition as proposed.

### CONSTITUENT INPUT

Also included here are notes from our programming meetings with the CAC (Construction Advisory Committee) and with representatives of the faculty and administration at the school. All participants in these programming sessions stressed the need for more classroom space and associated administrative support space.

### TRAFFIC

Traffic congestion and the need for expanded parking were also recurring themes in our programming meetings. To address these concerns a traffic study has been completed and recommendations from this study are included in this report. Most of these recommendations involve reconfiguring of public streets and are outside the purview of DCSD. The District will work with the County to see if any of these recommendations can be implemented.

In summary, Perkins+Will has concluded the Lakeside High School site can accommodate the proposed new 17 Instructional Unit addition and new parking deck without detrimentally affecting the current operations of the facility.



## 02. PROJECT OVERVIEW /

*Perkins +Will was hired to provide professional design services for classroom additions and turf installation at Lakeside High School (3801 Briarcliff Road, NE, Atlanta, Georgia 30345). The building is 249,048 square feet and sits on 33 acres.*

The scope of work in the original RFP issued February 1, 2018, was “to address the projected overcrowding at Lakeside High School by the year 2022 when the school expects an enrollment of 2,619 students, 863 students over capacity. The Secondary School Planning and Feasibility Study recommendation (was) for the design of a 38-classroom addition, including necessary core space additions and/or parking spaces, and the installation of synthetic turf at the football practice field.”

Since the RFP was issued, architects were interviewed and selected, and programming started, the DeKalb County School District has revised its demographic projections for the Lakeside student population. The current number of needed Instructional Units based on DCSD’s revised projections equate to an additional seventeen (17) classrooms versus the initially envisioned thirty-eight (38).

The school currently has 87 Instructional Units. Adding 17 more would provide 104 Instructional Units. Per the Georgia Department of Education Specifications, 104 Instructional Units will support approximately 2000 students.

In this Feasibility Report we have included our proposed scheme for the 17 new classrooms which addresses the revised projections of the School District.



PROJECT OVERVIEW / SCOPE OF WORK

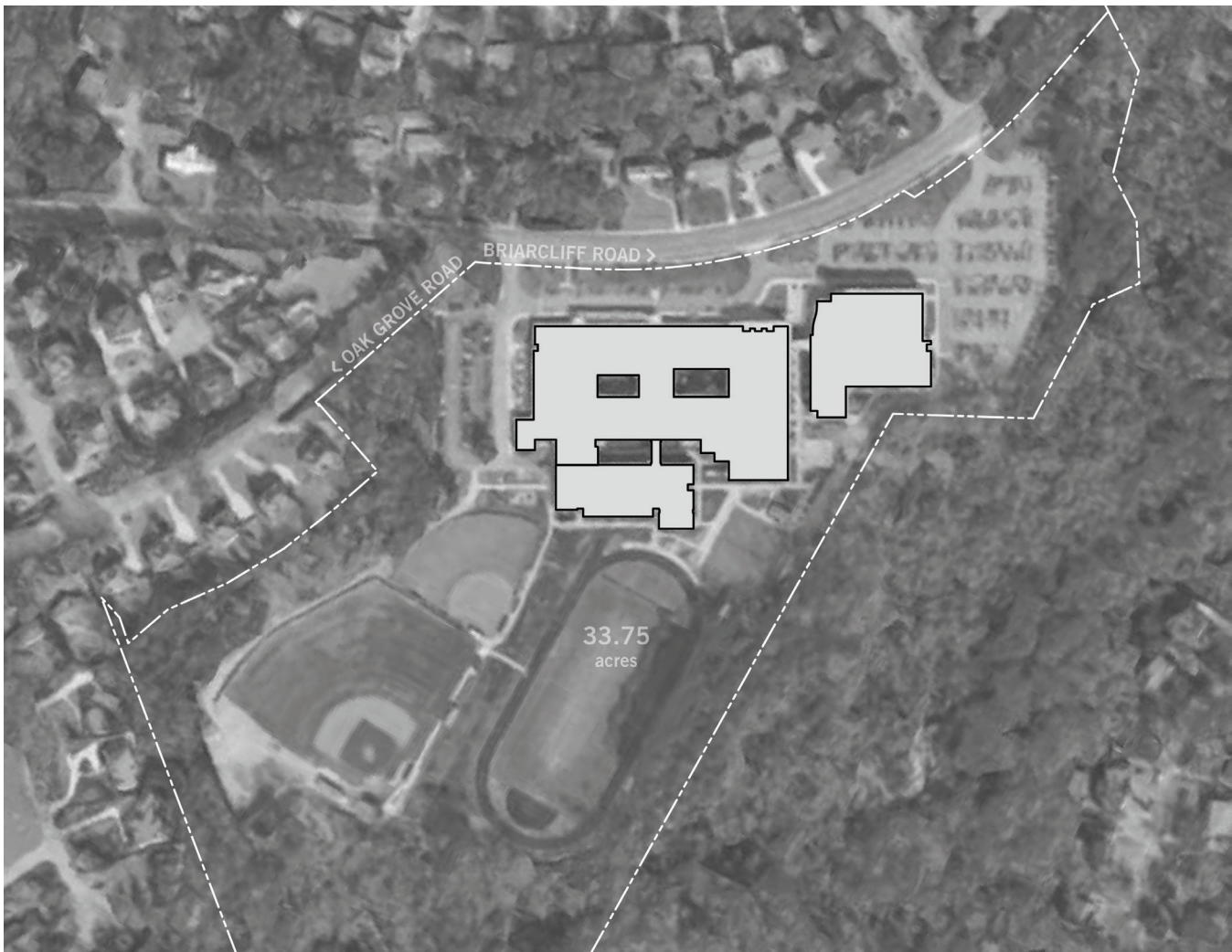
*The original scope Included in this Request for Proposal included:*

- *Cafeteria expansion*
- *Kitchen expansion*
- *38-classroom, two-story addition (now reduced to 17)*
- *Media center expansion*
- *Parking deck to accommodate additional spaces*
- *Installation of synthetic turf*
- *Existing systems upgrades and repairs*



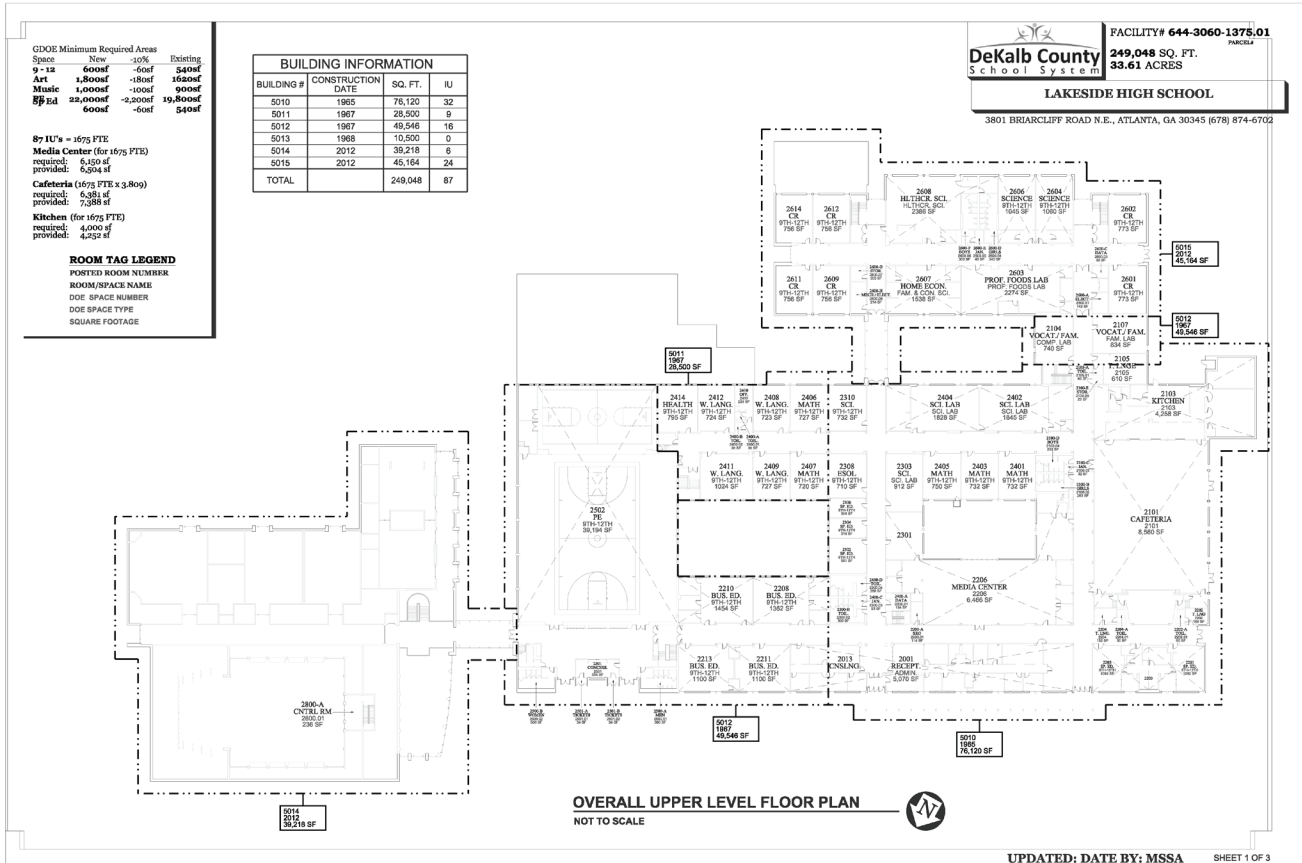
### 03. EXISTING CONDITIONS /

Currently the school is configured for 87 classrooms. The current site acreage is 33.75. The campus includes 368 parking spaces. Athletic amenities on site include a football/soccer field with surrounding track, a baseball field, and a softball field. The existing buildings on site total 249,048 square feet.



Existing Site Plan

**FLOOR PLANS** / The existing school contains 87 Instructional Units (teaching spaces) and 368 parking spaces. The main building was built in the 1960s. In 2012, a science addition (to the south) and an auditorium (to the east) were added.



Space	New	-10%	Existing
9-12	600sf	-60sf	540sf
Art	1,800sf	-180sf	1620sf
Music	1,000sf	-100sf	900sf
PE	22,000sf	-2,200sf	19,800sf
Sp Ed	600sf	-60sf	540sf

87 IU's = 1675 FTE  
**Media Center** (for 1675 FTE)  
 required: 8,520 sf  
 provided: 6,204 sf

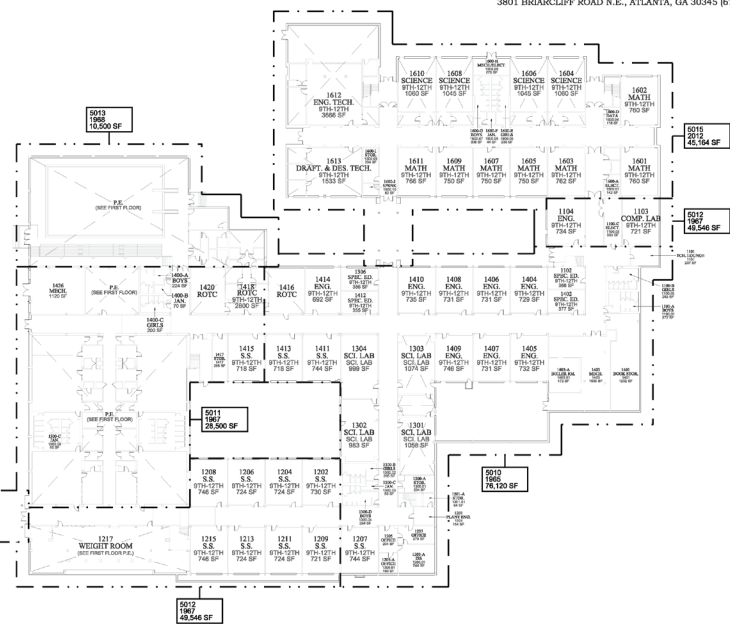
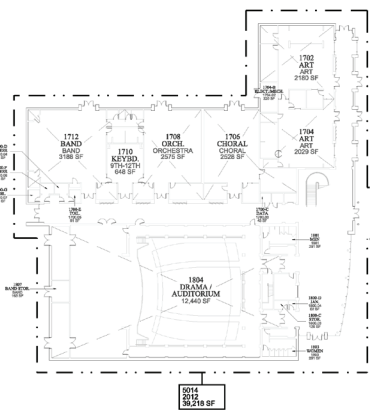
**Cafeteria** (1675 FTE x 3,809)  
 required: 6,381 sf  
 provided: 7,388 sf

**Kitchen** (for 1675 FTE)  
 required: 4,000 sf  
 provided: 4,232 sf

**ROOM TAG LEGEND**  
 POSTED ROOM NUMBER  
 ROOM/SPACE NAME  
 DOE SPACE NUMBER  
 DOE SPACE TYPE  
 SQUARE FOOTAGE

BUILDING #	CONSTRUCTION DATE	SQ. FT.	IU
5010	1965	78,120	32
5011	1967	28,500	9
5012	1967	49,546	16
5013	1968	10,500	0
5014	2012	39,218	6
5015	2012	45,164	24
<b>TOTAL</b>		<b>249,048</b>	<b>87</b>

**DeKalb County School System** FACILITY# 644-3060-1375.01  
**LAKESIDE HIGH SCHOOL** 249,048 SQ. FT. 33.61 ACRES  
 3801 HRIARCLIFF ROAD N.E., ATLANTA, GA 30345 (678) 874-6702



**OVERALL LOWER LEVEL FLOOR PLAN**  
 NOT TO SCALE

UPDATED: DATE BY: MSSA SHEET 2 OF 3

Space	New	-10%	Existing
9-12	600sf	-60sf	540sf
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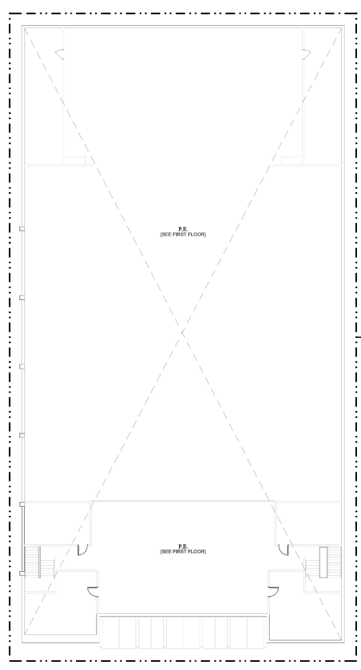
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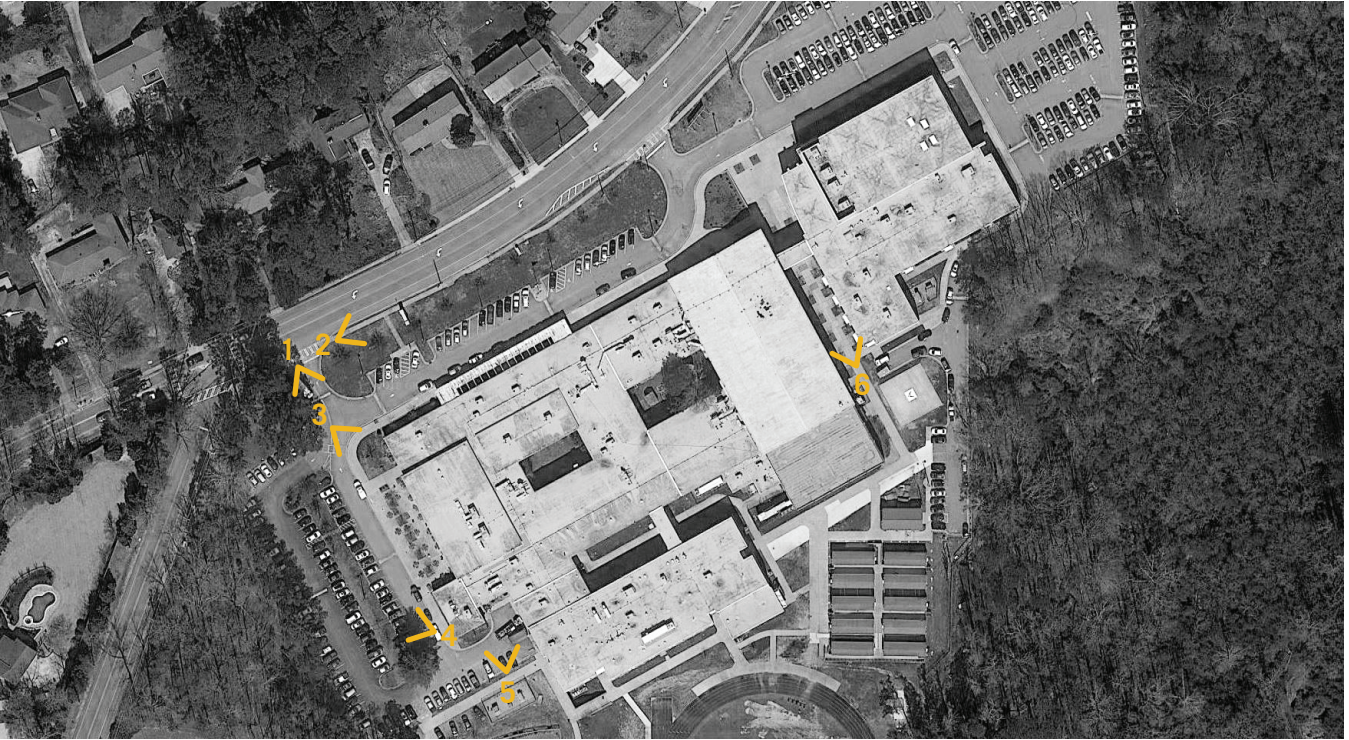
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**BALCONY LEVEL FLOOR PLAN**  
 NOT TO SCALE

UPDATED: DATE BY: MSSA SHEET 3 OF 3

## SITE PHOTOGRAPHS /



*Arrows marking location of accompanying photos*



1



2



3



4



5



6

## 04. DESIGN CONCEPT /

**Our design concept illustrates the feasibility of adding a classroom addition to the existing Lakeside High School with minimal disruption to the existing site. Not only are we adding the additional classrooms and expanding the cafeteria as required, we are also creating an enhanced dining plaza and outdoor socialization space on the west side of the campus.**

We are proposing adding a two-story classroom addition on the west side of the current outdoor eating area west of the current cafeteria. This addition would run parallel to the existing building. Locating the new addition here will displace some surface parking spaces. These will be replaced in a parking deck proposed on the east side of the site above where surface parking is currently located. Siting the deck here minimizes its visual impact as it is the low point on the site and away from adjacent residential neighbors.

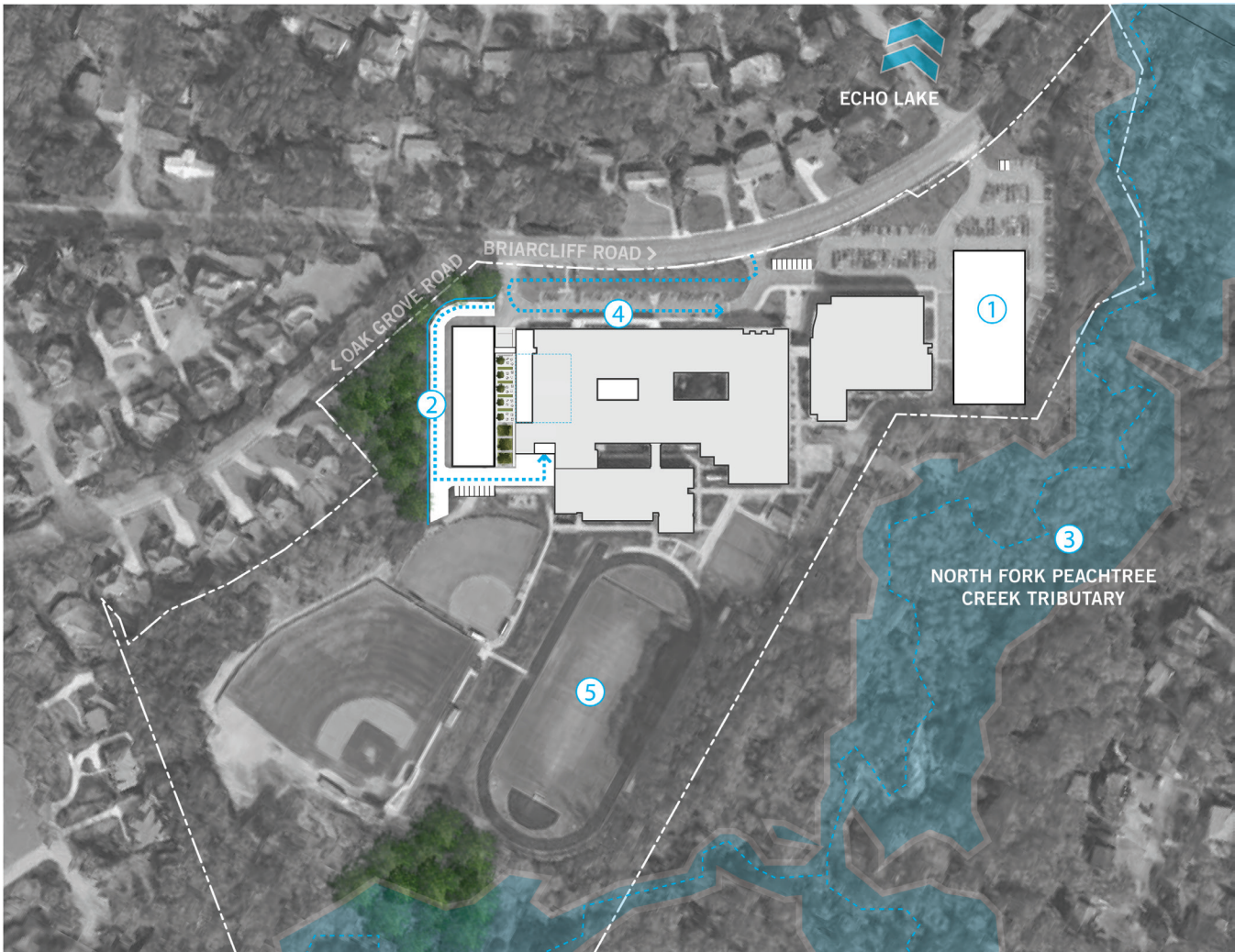
We envision expanding the cafeteria as needed westward and enlarging the dining plaza between this expanded cafeteria and the new addition. Here it serves as a socialization and outdoor learning area for the new building as well as an outdoor eating venue.

In addressing the required media center expansion, we are proposing in our scheme relocating the media center and enlarging it as required on the first floor of the new addition. Locating it here affords the opportunity to further activate the plaza between the old building and the new. Also co-locating the cafeteria and media center around a shared socialization space enhances the possibilities for developing a true learning commons and rethinking the utilization of the cafeteria space as well as the media center.

We purpose locating classrooms in the what will be the vacated media space within the high school building.

Our proposed parking deck will replace the 78 spaces displaced by the new addition. These are included in 330-car count for the proposed deck. Some 90 surface spaces will remain on site. With the additional 330 in the deck, there will be a total of 420 spaces on site which meets the DCSD's program for the programmed 104 instructional units.

## DESIGN CONCEPT / Site Concept



*Perkins+Will diagrammatic site plan*

1. Add 330-space, three-story parking deck with separate staff parking
2. Include fire access lane at new classroom building
3. Study possible water management solutions, such as bioretention and minimizing impervious area
4. Consider strategies to minimize traffic, including drop-off
5. Install synthetic turf over stormwater management system

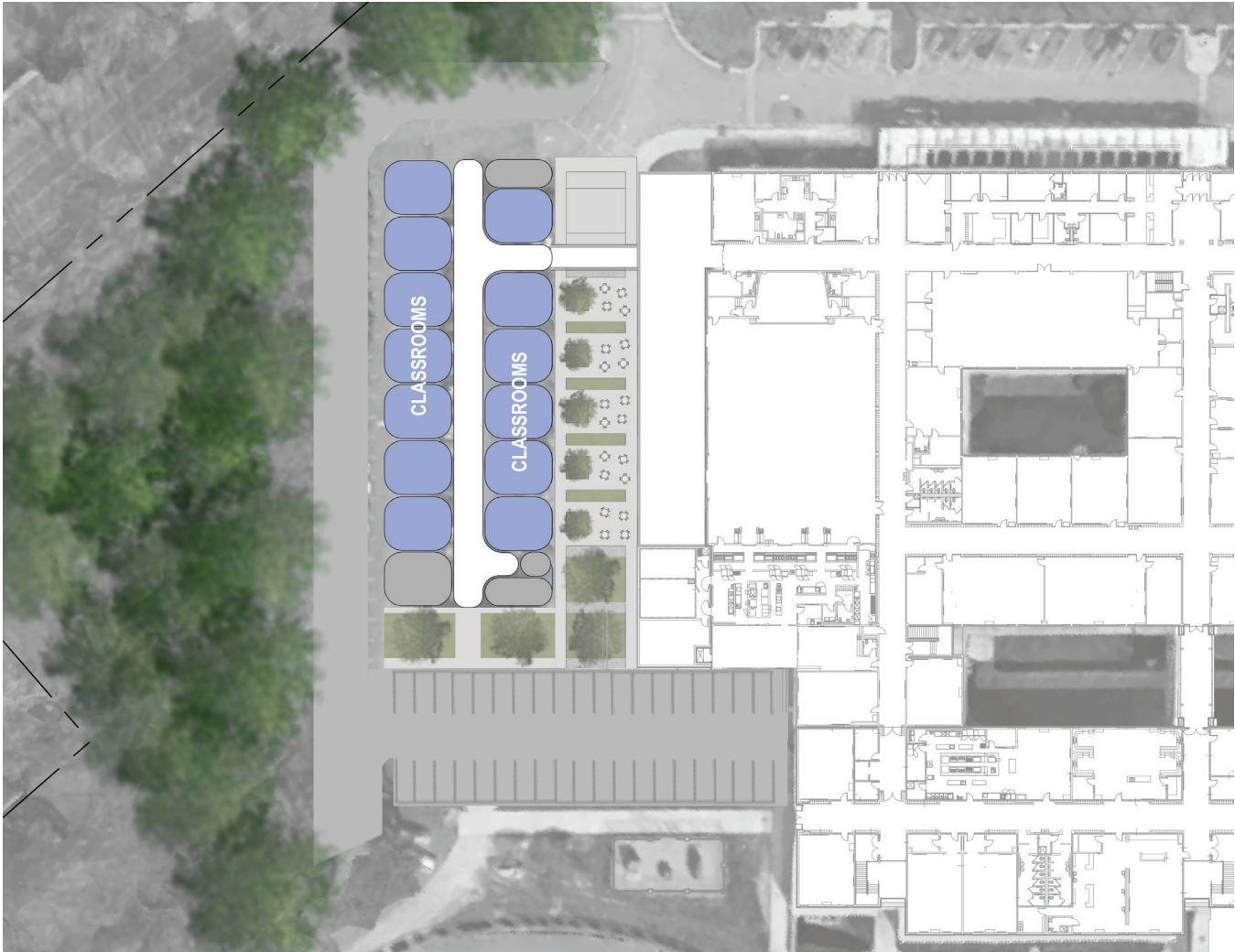
## DESIGN CONCEPT / *Building Concept*



*Perkins+Will diagrammatic ground floor plan*

- Create two-story building with a new media center on the ground floor and classrooms on the second floor
- Extend cafeteria and kitchen westward
- Form green space between media center and cafeteria addition, allowing dining space to spill outside
- Replace existing media center with three classrooms plus administration space





*Perkins+Will diagrammatic second floor plan*

- Create second-story classroom level with double-loaded corridor
- Provide 17 (seventeen) new classrooms:
  - 3 (three) in the old media center space
  - 1 (one ) on the first floor of the new addition
  - 13 (thirteen on the second floor of the new addition

DESIGN CONCEPT / *Renderings*

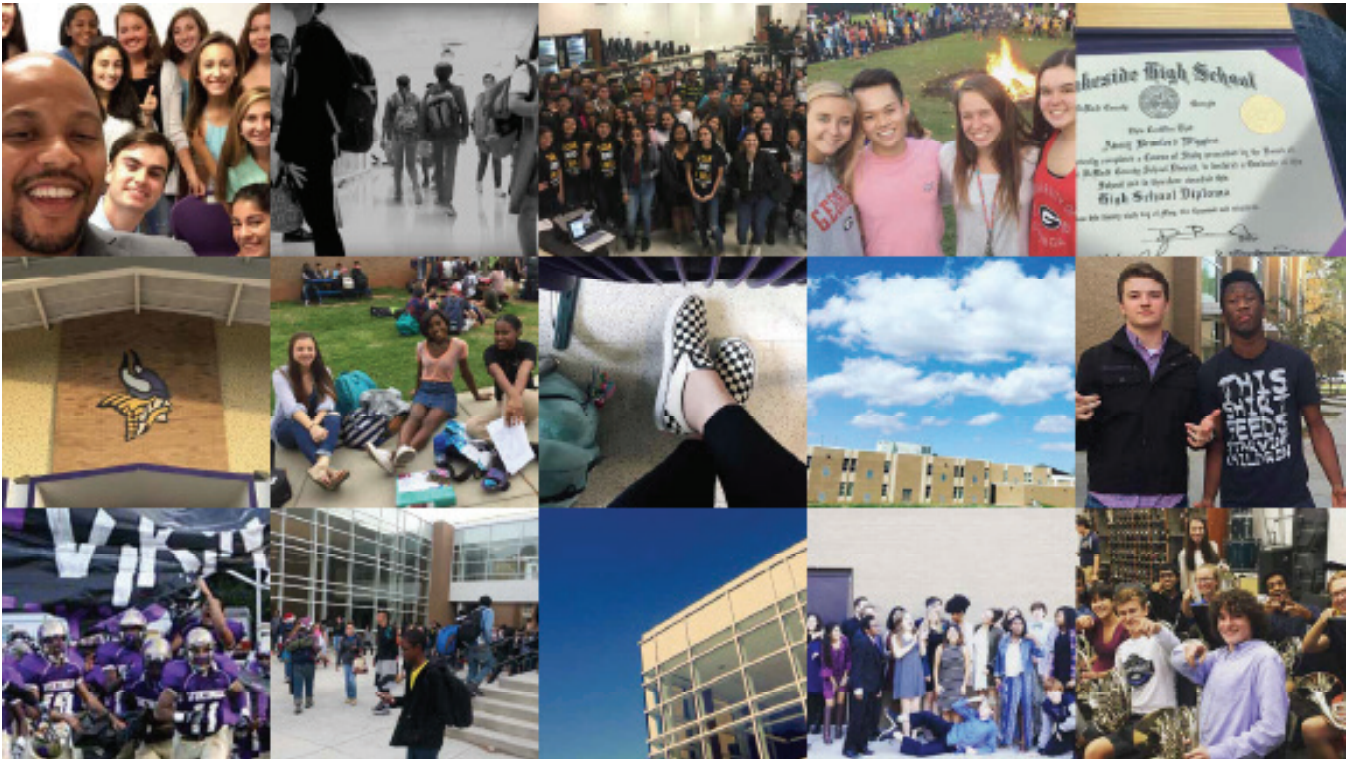


*Front View of the New Classroom Addition and Cafeteria Expansion*



*View of Dining Plaza Between the New Classroom Addition and Cafeteria Expansion*

**DESIGN CONCEPT** / Brand / Included with our concept design for the building and site are ideas to enhance school identity which we will continue to develop.



Our initial ideas to enhance the school's identity and incorporate their story in the new addition is built around the school's mascot, the Viking, and the school's vision for excellence and its mission to develop leaders, hence the "All Ships Shall Rise" story line. We envision developing this Brand identity further and embedding it in the architecture of the new facility.

LAKESIDE HIGH SCHOOL

# ALL SHIPS SHALL RISE

LEARN. TEACH. EXPLORE. CONQUER.

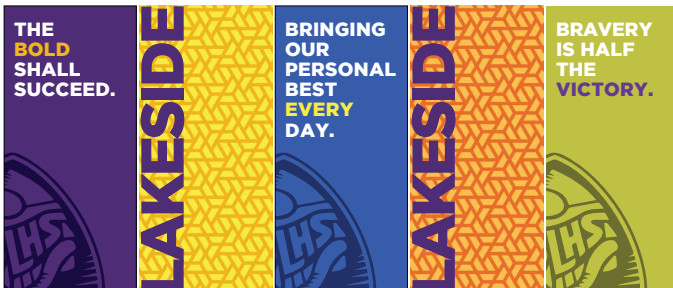


## VISION

TO BE A WORLD CLASS HIGH SCHOOL  
INSPIRING EXCELLENCE IN STAFF AND STUDENTS.

## MISSION

TO PROVIDE A CHALLENGING AND NURTURING  
ENVIRONMENT THAT WILL DEVELOP FUTURE LEADERS.



COMMUNICATION. CRITICAL THINKING. CREATIVITY. COLLABORATION.  
CARE. CONNECTION. CULTURE. COMMUNITY.

# Lakeside High School Construction Committee Meeting

## CAC Voices

24 August 2018

We are doing a feasibility study just beginning our programming and design process, and we want to get input from YOU!

We want you to think big (but within budget, of course) and help us make this project great. Your responses to the following questions will help us set the vision and goals for the Lakeside High School Expansion project. We will measure our future design decisions against the input we get here from you today, so again thank you for participating in this process with us.

What are three (3) things that you want to make sure are preserved in the Lakeside High School Expansion project?

What is the biggest question you want the feasibility study to address?

What is your number one priority that we should address in the Lakeside High School Expansion project?

Upon completion of the Lakeside High School Expansion project, success will be...

### Future Thinking

- How do you envision students learning and using the school in the future?
- How will the community use and shape the campus in the future?
- What partnership opportunities exist that could be explored to enhance learning?

## 05. WHAT WE HEARD / CAC (Construction Advisory Committee)

Perkins+WILL met with both the CAC (Construction Advisory Committee) and with representative members of the Lakeside High School faculty and administration to hear these constituents vision for the Lakeside High School expansion project.

We used the attached questionnaire to generate conversation with the CAC group. Captured here is a summary of the discussion and the key points we heard. ***We will work to address these issues as much as possible within the project scope and budget identified in the original Request for Proposal.***

### *What are three (3) things you want to make sure are preserved in the Lakeside Expansion Project?*

Sense of Community  
Natatorium  
Mid-Century character; appropriate scale for the neighborhood  
More common areas for students  
Natatorium  
Outdoor eating space  
Diverse programming / outstanding CTAE programs

### *What is the biggest question you want the feasibility study to address? / What is the number one priority that we should address in the Lakeside Expansion project?*

Traffic  
Emergency vehicle access  
On-site parking  
Office Space; administration spaces, counseling space  
Crowded congested feeling within the school

### *Future Thinking: Partnership Opportunities*

Proximate Healthcare Institutions: CDC; Emory, CHOA  
Fernbank

In summary the major themes we heard from the Construction Advisory Committee were:

Keep and enhance the community feeling of the school

Renovate or build a new pool on site

Address the traffic congestion

Address the crowded congested feeling in the school

Improve/add administration and counseling space

Improve/add collaboration space

Add instructional space



## **WHAT WE HEARD / Faculty**

On September 13, 2018, Perkins+Will met with members of the faculty and administration representing various departments and constituencies in the school. These included representatives from core academics including French, Math, English, from the CTAE programs including the audio visual and engineering, as well as those from the theater, music, and art programs, and from athletics.

In summary the major themes we heard from the Faculty and Administrators were:

Need for more classroom space

Need for a proper third art room

Need for a drama teaching space

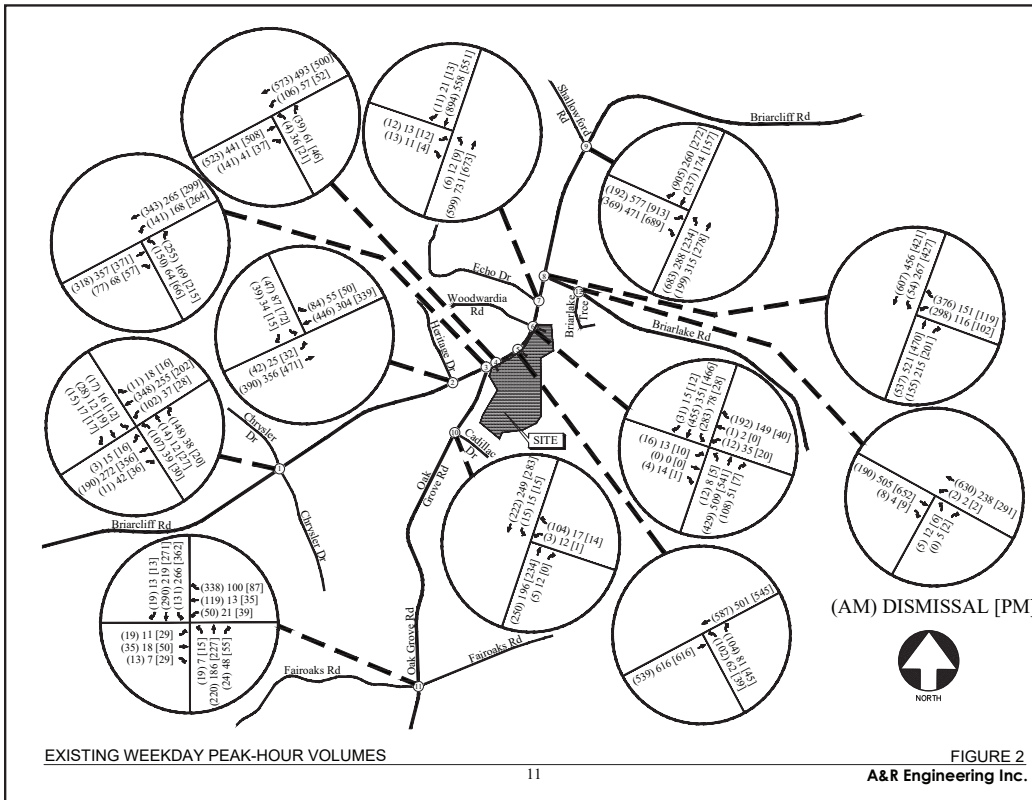
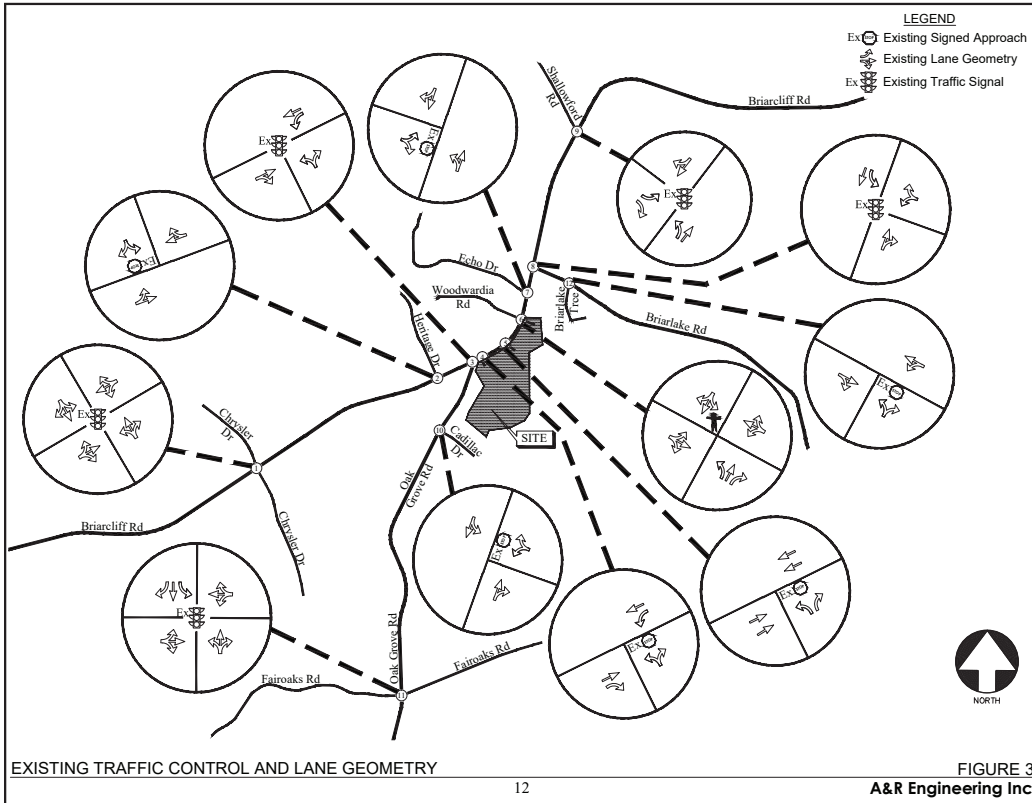
Need for additional counseling and student support space

Need to address crowded corridors and stairwells

Desire for a learning commons (enhanced media center)

Need to address systems in the building that are not functioning properly

# 06. TRAFFIC STUDY /



## 06. TRAFFIC STUDY /

DeKalb County School District engaged A & R Engineering , Inc. to do a traffic study of the roadways surrounding Lakeside High School to see what could be done to alleviate the current congestion in the area. Current enrollment at the school is 2,111 students. Since the projected enrollment to be accommodated with the new building is 2,000, there should not be a significant increase in traffic. (The new building will provide classrooms that will replace the existing modulars and alleviate overcrowding in the existing building.)

The major recommendation from the traffic study are:

- 1. Briarcliff Road at Briarlake Road:** It is recommended that a dedicated westbound right-turn lane be constructed which will significantly improve the traffic operations at this intersection.
- 2. Briarcliff Road at Shallowford Road:** It is recommended that a dedicated right-turn lane be created by putting additional asphalt and striping, which will significantly improve the traffic operations at the intersection.
- 3. Briarcliff Road southbound approaching eastern driveway to Lakeside HS (across from Woodwardia Rd.):** It is recommended that a dedicated 250 feet southbound left turn lane be constructed on Briarcliff Road which will allow the southbound through traffic to pass while the left turning traffic stops.
- 4. Eastern driveway to Lakeside HS (across from Woodwardia Rd.) exit lane to Briarcliff Rd.:** It is recommended that the possibility of constructing a dedicated right turn lane should be explored. Installation of a dedicated right turn lane will further improve operations at the intersections.

**The fourth recommendation is the only one we can unilaterally implement. The other three must be DeKalb County improvements.**

PERKINS+WILL

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