

Five Year Facility Plan Progress

Q&A

Booth Middle Replacement School or Transformational Re-model

1. Why build a replacement school?
 - a. The core areas of the existing school are undersized for the number of students enrolled. For example, the cafeteria cannot hold all of the students during the lunch period, which forces some students to be relocated to other areas to eat. The hallways are too narrow to safely maneuver students during class change. The gymnasium is too small to accommodate all of the students for assemblies or other large events. The existing parking lot, bus loop and car rider lines are not adequate to handle the traffic coming into and out of the school, causing long lines onto Peachtree Parkway. There is very minimal land available on the existing site that would allow the system to add additional buildings or parking lots spaces that would address these shortcomings.
 - b. The district looked at renovating and transforming the existing Booth MS to address these issues. The five-year facility plan included a basic renovation that schools receive every 20 years. The basic renovation would not address the core facility problems to effectively operate a middle school with the current enrollment. The next step was to look at designing additions and modifications that would address the core facility needs such as the cafeteria, gym, hallways, and inadequate space for certain programs (band, chorus, etc.). This option was presented as the “transformational” option. Finally, with property available nearby that would be adequate to build our prototype middle school and address the issues of the core facility with no disruption to the students, the construction of a replacement middle school facility was considered. The school system is now considering the construction of the replacement school at the new site, or the renovation/modification/transformation of the existing site.

2. What is the size of the replacement school?
 - a. The school is designed to be 182,970 sq. ft.
 - b. The design will accommodate a student Full-Time Equivalent (FTE) of 1,400, and will meet the program needs for the core areas, which include the gym, cafeteria, media center, administrative areas, and internal hallways.

3. What are the impacts for transportation?
 - a. Bus routes will generally stay the same. The mix of bus riders, car riders and walkers may change based on student and parent preference.

4. What is the impact on traffic in the area?
 - a. Preliminary traffic studies have been completed by the school system and communicated to the city. There are three options recommended in the study for changes to the intersections on Robinson Road, Carriage Lane and Georgia Highway 54. The implementation of any changes at those intersections would have to be coordinated with state and city transportation officials.
 - b. Significant traffic problems already exist on Peachtree Parkway with the current Booth.

5. If a replacement school is built, what will happen to the existing facility?
 - a. If a replacement facility is constructed, the school system is considering the current facility for expanded educational offerings in partnership with post-secondary institutions.

6. Why is the system building a 7th middle school?
 - a. The system is considering building a replacement school, not an additional middle school. The total number of middle schools will remain at five.
 - b. The former Fayette Middle School is being utilized for four programs, the Alternative School, Open Campus, Mainstay, and AV Pride (community organization) are all housed there.
 - c. The old Booth would be repurposed for a different educational option.

7. Can the current Booth be remodeled?
 - a. It can, and that is one option the Board is considering. The up-front cost of the transformational remodel is less (see presentation projections), but other factors are being considered to determine the best long term value for the current and future students, and the taxpayers.
 - b. The current Booth property is very limited, can not be expanded, and will limit on-site construction options.

8. Why is the district using Construction Management at Risk (CM@Risk) vs. Design/Bid/Build?
 - a. The school system looks at the construction method for each project individually and chooses the delivery model most advantageous for that project. CM@Risk allows for the owner, contractor and architect to collaborate in value engineering (reduced quantity of material used, lower labor costs, improving energy efficiency) of the project from the very beginning of the process. The bid process is then conducted, and the CM actually works with the subcontractors to secure the best price(s) and value possible for the system. The Guaranteed Maximum Price (GMP) is a fixed price and cannot be more than the quoted price as part of the system construction contract.

9. Why has the cost increased from the \$10 million listed in the original ESPLOST list?

- a. The ESPLOST list included an estimate for a basic renovation of the existing school. The scope of the project changed as well as an increase in the cost of construction and labor costs since the project list was developed.

10. How will a new facility impact instruction?

- a. New construction will prevent any disruption to instruction, which would not be the case if renovations take place at the current site. A new facility would allow for larger classrooms, which is more conducive to student collaboration and problem-based learning. There will be an opportunity for more modern lab spaces to support science instruction. An updated technology lab will support technology, engineering and computer science instruction. Students will have a larger, more modern gym for physical education. Band, chorus, and orchestra programs will each have their own larger spaces where students will be able to learn, practice and host performances.

11. If a new facility is built, how long will construction take from start to completion?

- a. The anticipated opening of the replacement school would be August 2021.

12. If the “transformational” building plan is selected, how long will it take from start to completion?

- b. The estimated opening of the “transformational” model would be August 2022.