

# SOUTH ATLANTA HIGH SCHOOL

## ALTMAN + BARRETT ARCHITECTS

**SOUTH ATLANTA HIGH SCHOOL RENOVATION AND ADDITION // DESIGN NARRATIVE**  
**ATLANTA PUBLIC SCHOOLS**

**PROJECT LOCATION**

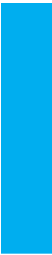
800 HUTCHENS ROAD  
ATLANTA, GA 30354

**PROJECT NUMBER: 2104.01**

**DATE: 04.01.2024**



# PROJECT SCOPE



## 01 New Main Entry // Relocation of Faculty

Proposed Solution:      Secure Vestibule and Reception, Principal Suite Relocation  
*Clinic Relocates to New Administration Suite*  
*Renovation of existing Admin and Clinic Suite*

## 02 Front Canopy

Proposed Solution:      Modern Steel Frame, Brick Pedestal

## 03 Locker Room Accessibility

Proposed Solution:      Access to Girls Locker Room

## 04 Roof Patch & Repair

Proposed Solution:      Roof Patch & Repair

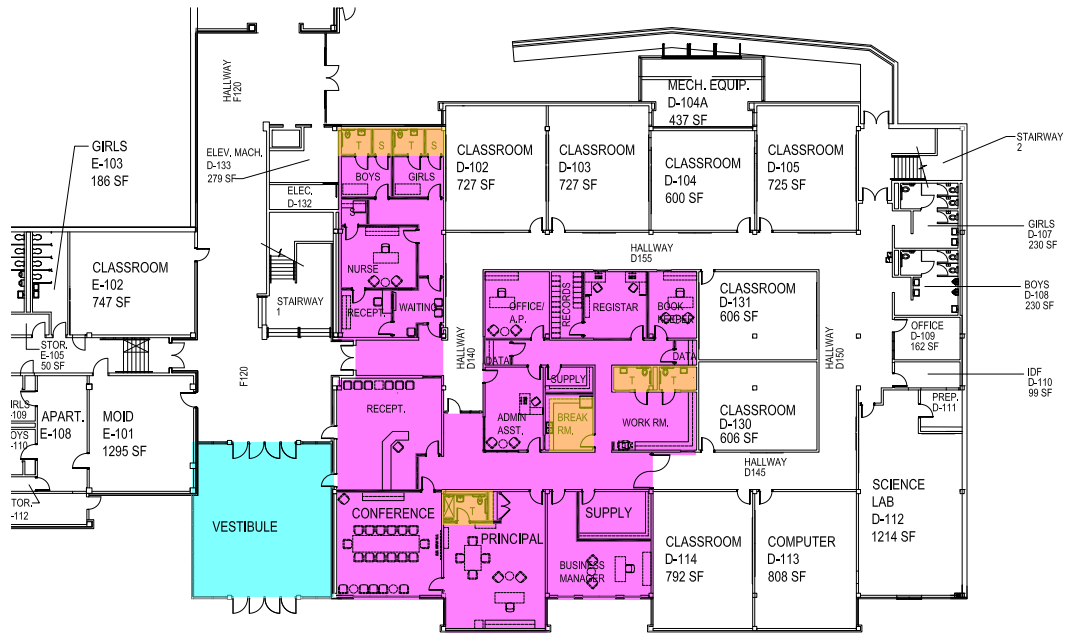
# NEW MAIN ENTRY // RELOCATION OF FACULTY

## SECURE VESTIBULE AND RECEPTION, PRINCIPAL & NURSE SUITE RELOCATION

### SECTION 01

**Goal:**  
This option includes a new 3-story secure vestibule addition to meet APS design standards and relocation of the principal suite to the ground floor near front entrance. It also includes renovating an existing science lab for the relocation of the nurse clinic.

**Cost Estimate**  
Preliminary cost breakdown associated with this design solution.



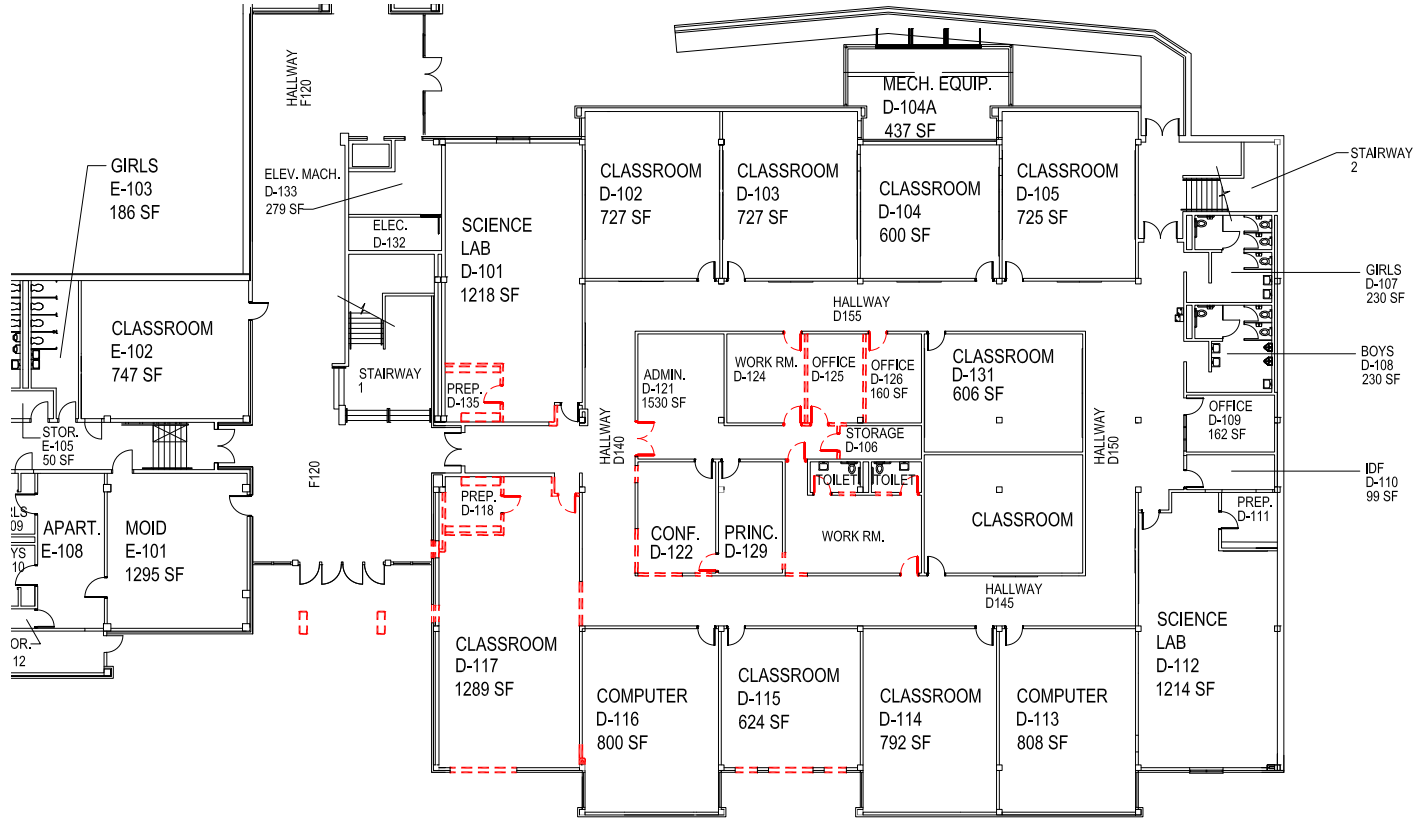
CATEGORY	SQ. FT.	COST / SF		TOTAL	
GENERAL RENOVATION - NURSE	1240.00	\$250.00		\$310,000.00	
PLUMBING RENOVATION - NURSE	170.00	\$450.00		\$76,500.00	
GENERAL RENOVATION - PRINCIPAL	5665.00	\$250.00		\$1,416,250.00	
PLUMBING RENOVATION - PRINCIPAL	368.00	\$450.00		\$165,600.00	
NEW CONSTRUCTION	1210.00	\$800.00	\$1,000.00	\$968,000.00	\$1,210,000.00
NURSE + SECURE VESTIBULE				\$1,354,500.00	
ADD PRINCIPAL				\$1,581,850.00	
TOTAL				\$2,936,350.00	\$3,178,350.00

- Key:**
- New Construction
  - General Renovation
  - Plumbing Renovation

*\*General Renovation includes demolition, HVAC reconfiguration, new lighting, new finishes, new doors and hardware, new security system/hardware, interior glass, limited new walls, and exterior windows, etc.*

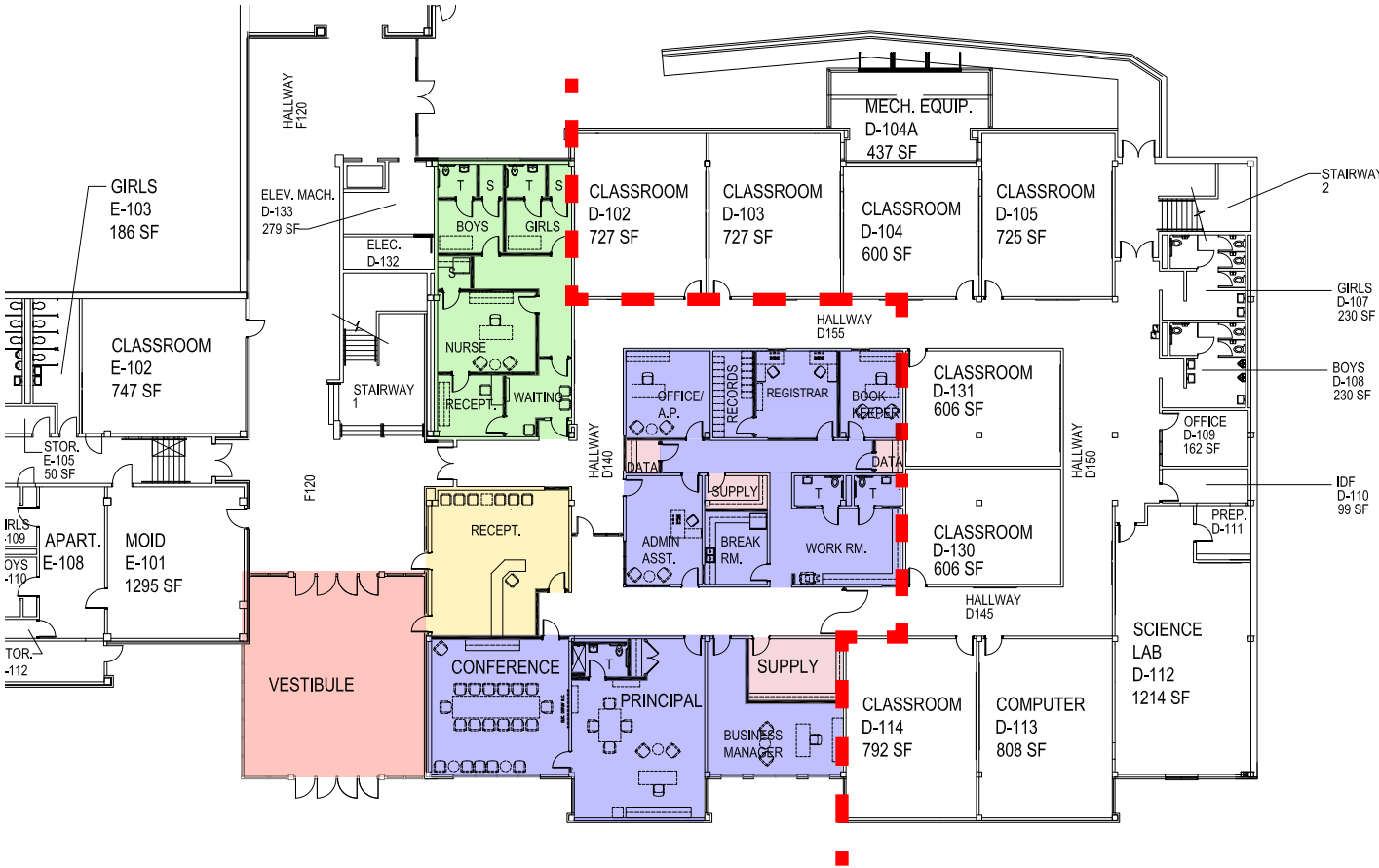
*\*Plumbing renovation includes all general renovation plus plumbing demolition, slab rework, new concrete installation, new plumbing fixtures, etc.*

*\*A range of \$800 to \$1000 per square foot has been provided for the 3-story vestibule addition in order to encompass all potential design options, sun shading techniques, HVAC requirements, new security installations, etc.*



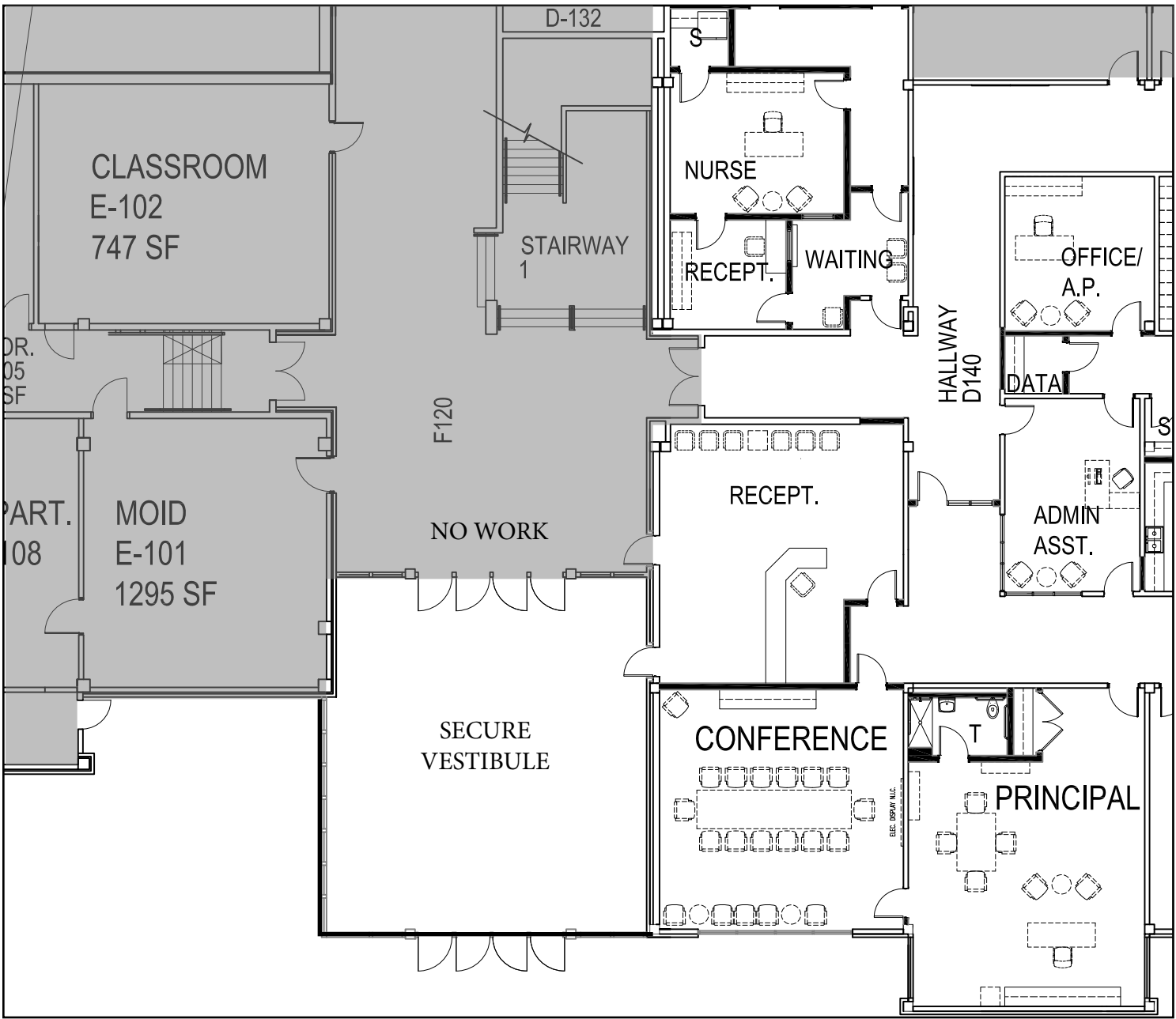
Above: Floor Plan Level 1 - Demo

- Key:**
- Secure Vestibule
  - Reception
  - Supporting
  - Principal Suite
  - Clinic
  - Guidance

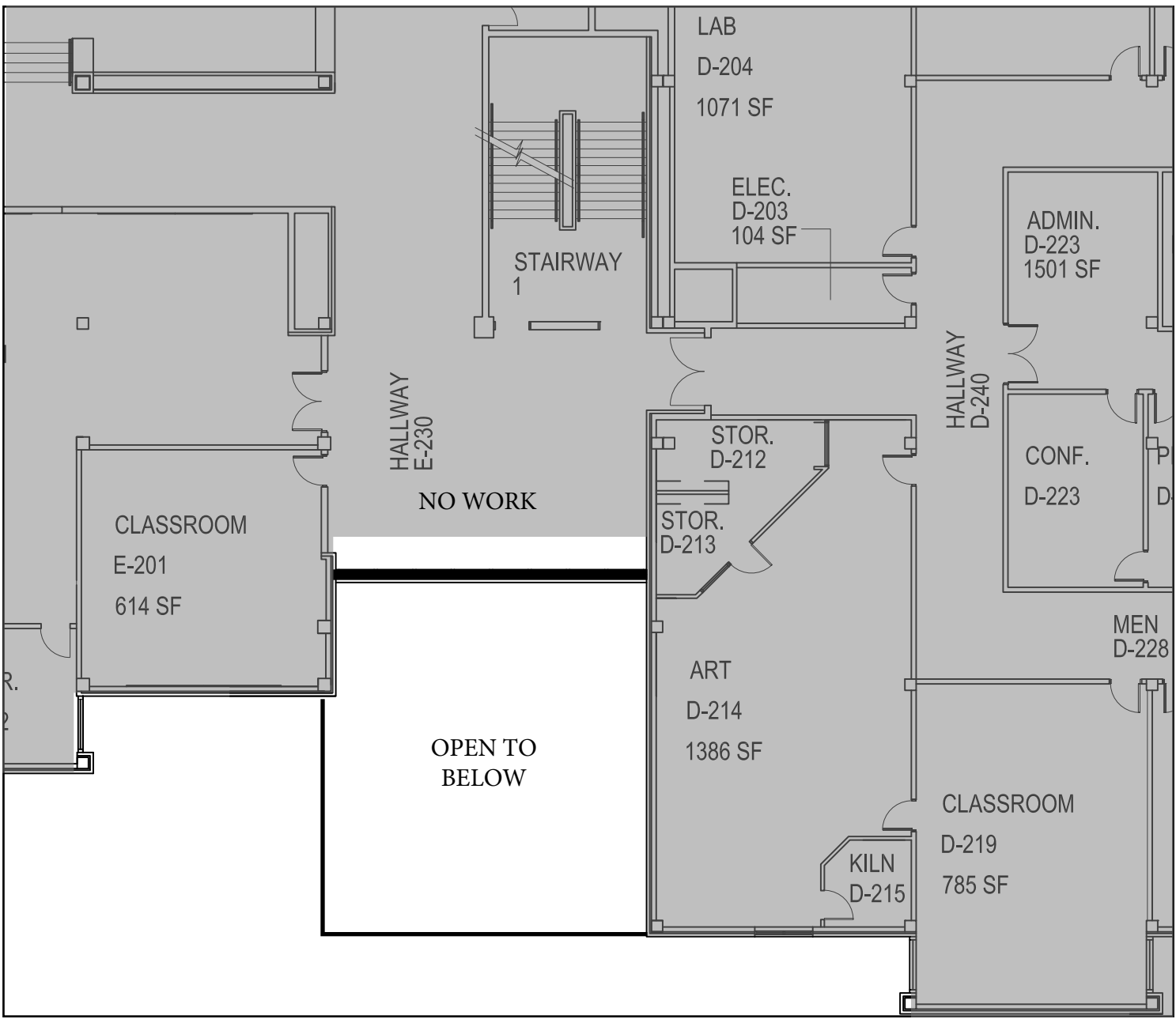


Above: Floor Plan Level 1 - Renovation

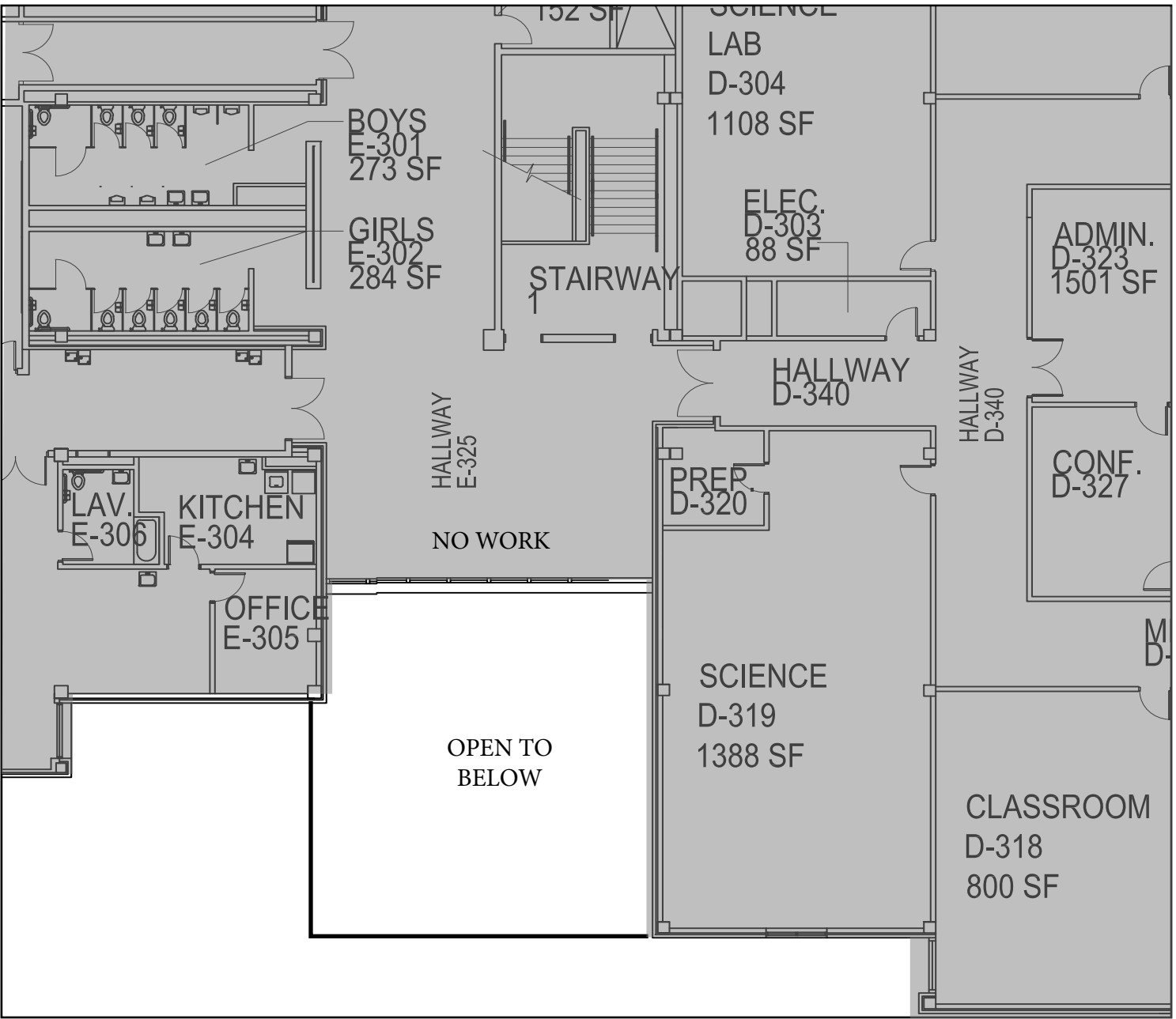
# SECURE VESTIBULE // FLOOR PLANS



Above: Floor Plan Level 1 - Secure Vestibule - Renovation



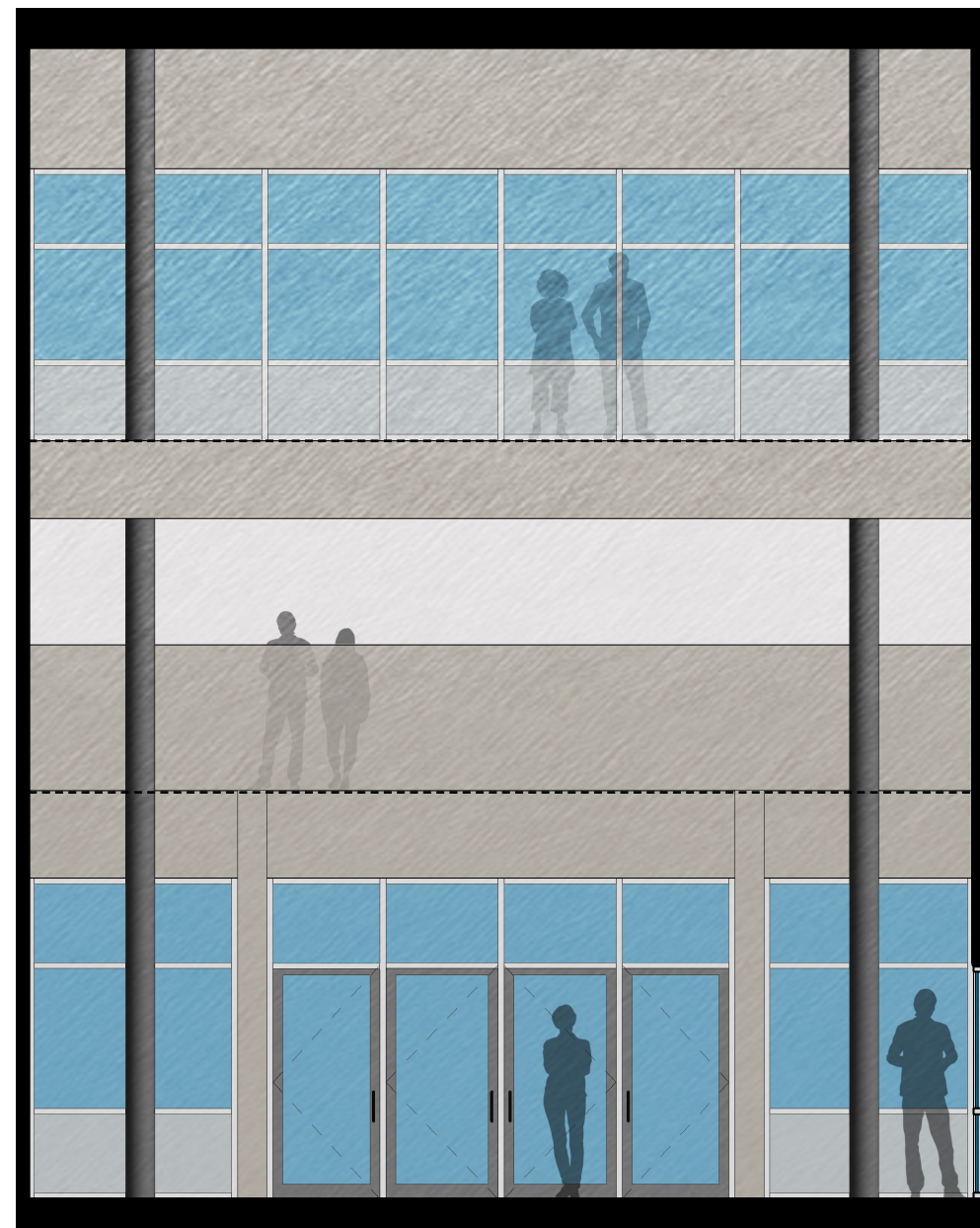
Above: Floor Plan Level 2 -Secure Vestibule - Renovation



Above: Floor Plan Level 3 - Secure Vestibule - Renovation

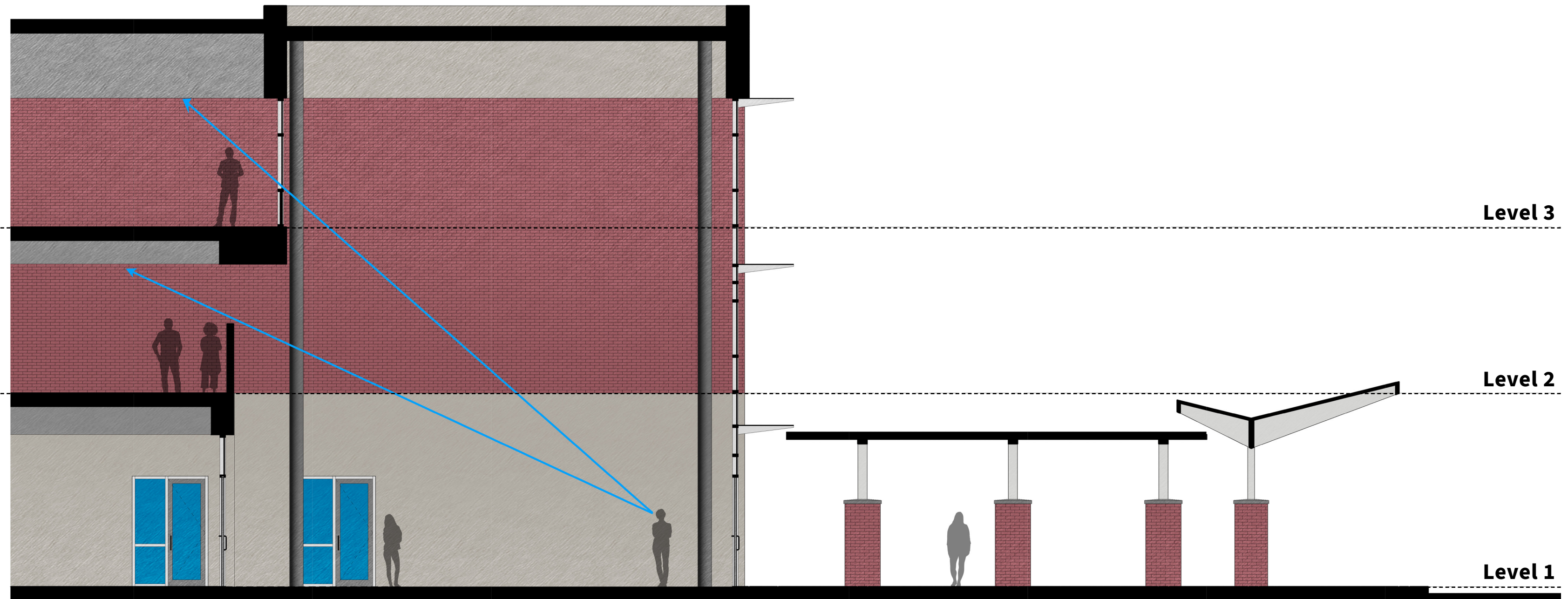


# NEW MAIN ENTRY // ELEVATION + SECTION



**Above: Elevation - New Main Entry - Renovation**

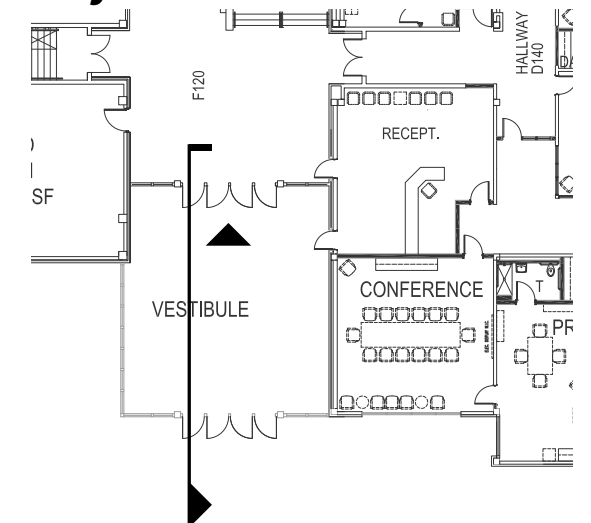
Inside the secure vestibule, sight lines and security are of the utmost importance. As seen in the adjoining section, this full volume space utilizes a solid 5'-0" high wall on level 2 and an existing overhang on level 3 to prevent an intruder's ability to see activity on the levels above. The partial height wall allows openness, air flow, and visual connectivity between the levels.



**Above: Section - New Main Entry - Renovation**

The introduction of a newly constructed secure vestibule not only functions as a safe point of entry for the South Atlanta High community, but it also acts as a focal point for the campus. This helps create a clearly defined main entrance for the building. The secure vestibule design fits within the APS guidelines, creating multiple layers of secure access before being able to enter the rest of the building. An intruder's sight lines are hindered by a solid wall on level 2 and an existing overhang at level 3. A new canopy system ties into the main entrance, combining the existing brick with the newly incorporated materials. Sun shades help prevent excess heat gain while also helping to delineate the building levels. This new contemporary addition updates and modernizes the character of the existing building. Overall, this eye catching volume creates a resplendent entrance that ties back to the original exterior while maintaining a sense of visual lightness.

**Key Plan:**





# NEW MAIN ENTRY // RELOCATION OF FACULTY

## RENOVATE EXISTING PRINCIPAL SUITE

**Goal:**  
Renovation of existing principal for new program on second level. South Atlanta High School has requested this space become a Guidance Suite, housing counselors for all grades levels.

**Cost Estimate**  
Preliminary cost breakdown associated with this design solution.

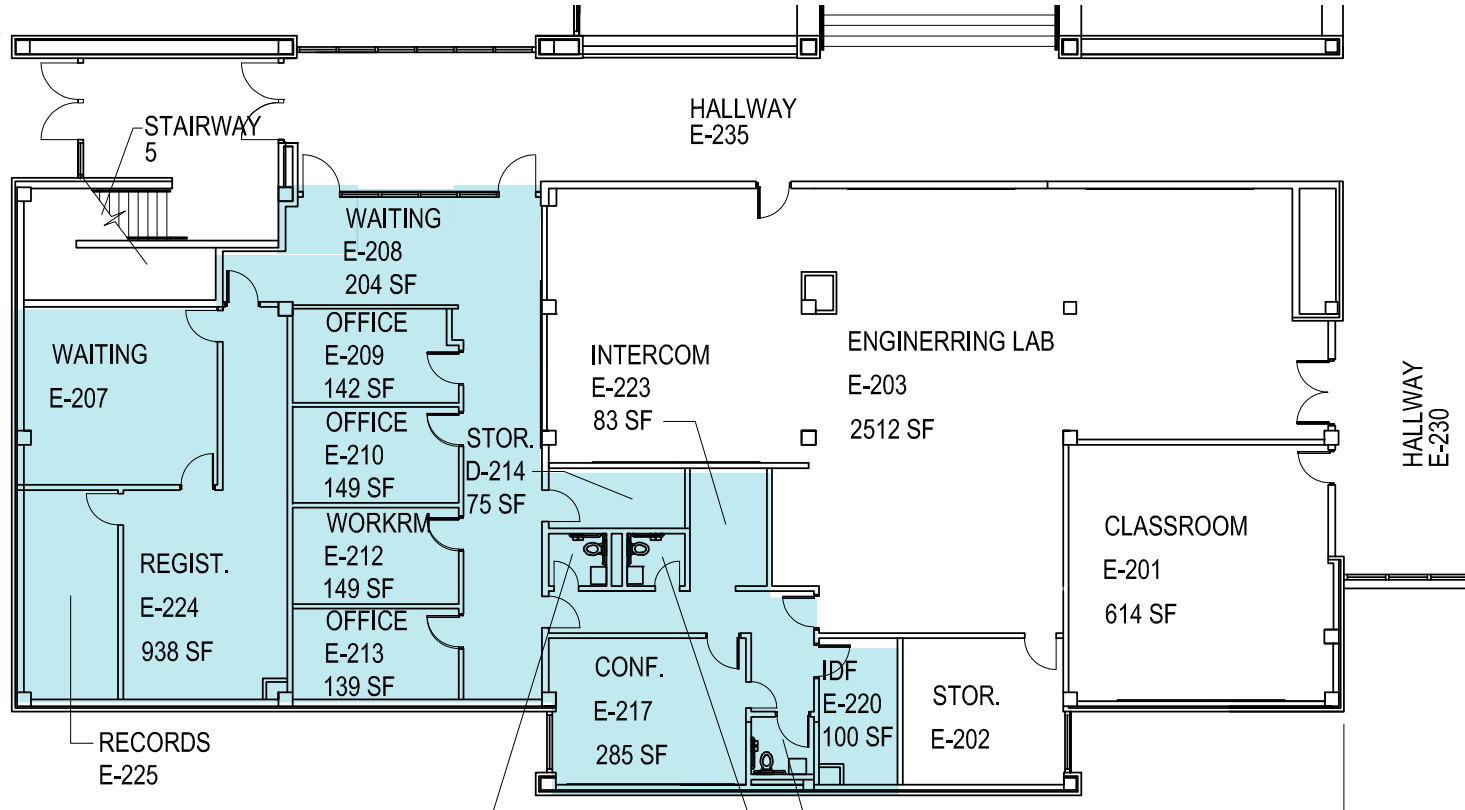
CATEGORY	SQ. FT.	COST / SF		
GENERAL RENOVATION	3120.00	\$	250.00	\$ 780,000.00
PLUMBING RENOVATION	250.00	\$	450.00	\$ 112,500.00
NEW CONSTRUCTION	0.00	\$	500.00	\$ -
TOTAL			\$	892,500.00

*\*General Renovation includes demolition, HVAC reconfiguration, new lighting, new finishes, new doors and hardware, new security system/hardware, interior glass, limited new walls, and exterior windows, etc.*

*\*Plumbing renovation includes all general renovation plus plumbing demolition, slab rework, new concrete installation, new plumbing fixtures, etc.*

# SECTION 01

**Key:**

 Existing Principal Suite

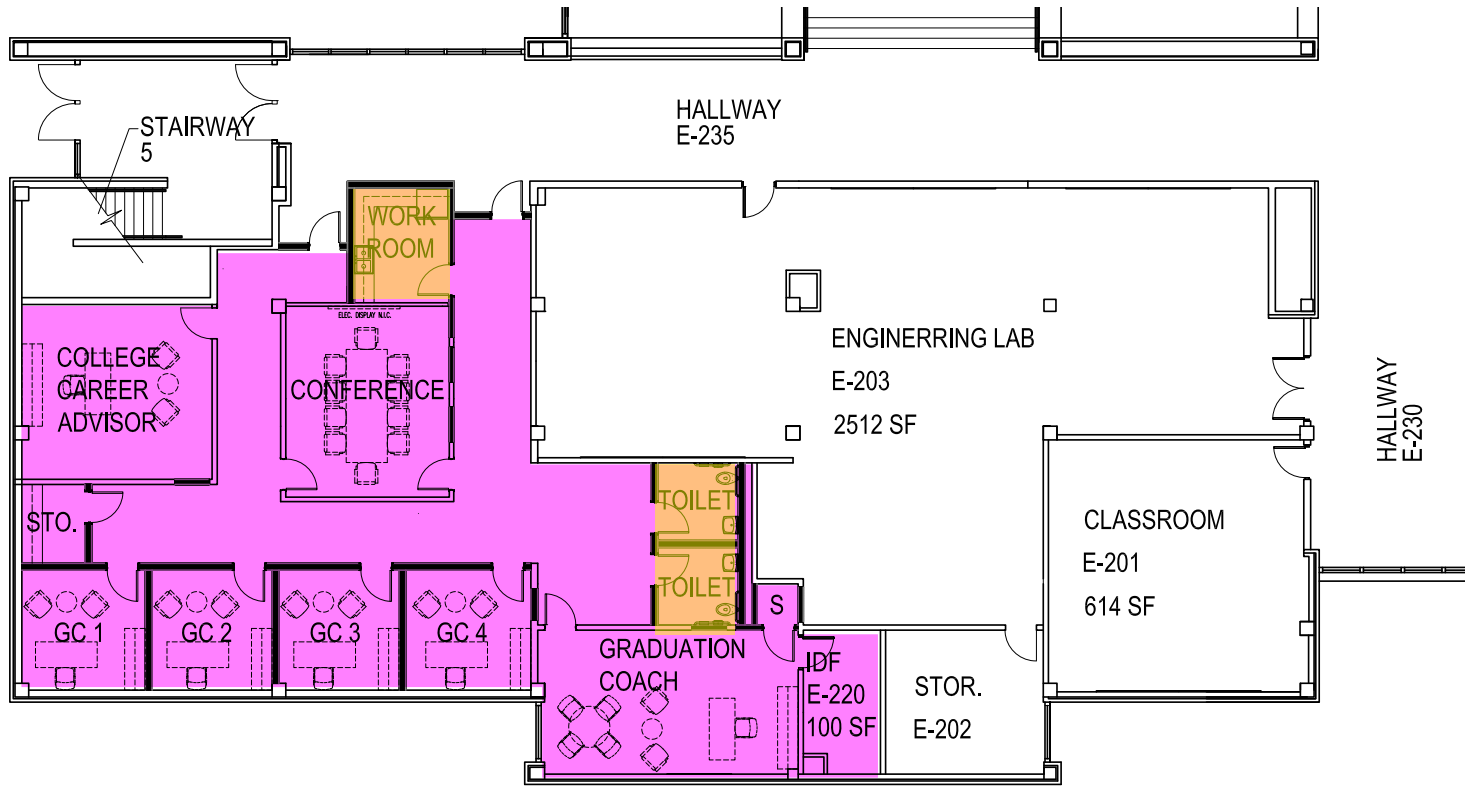
Above: Floor Plan Level 2 - Renovation Area

**Key:**

 New Construction

General Renovation

Plumbing Renovation



Above: Floor Plan Level 2 - Completed Renovation

# NEW MAIN ENTRY // RELOCATION OF FACULTY

## RENOVATE EXISTING CLINIC SUITE

**Goal:**  
Renovation of existing nurse clinic for new program on third level. South Atlanta High School has requested this space become a classroom.

**Cost Estimate**  
Preliminary cost breakdown associated with this design solution.

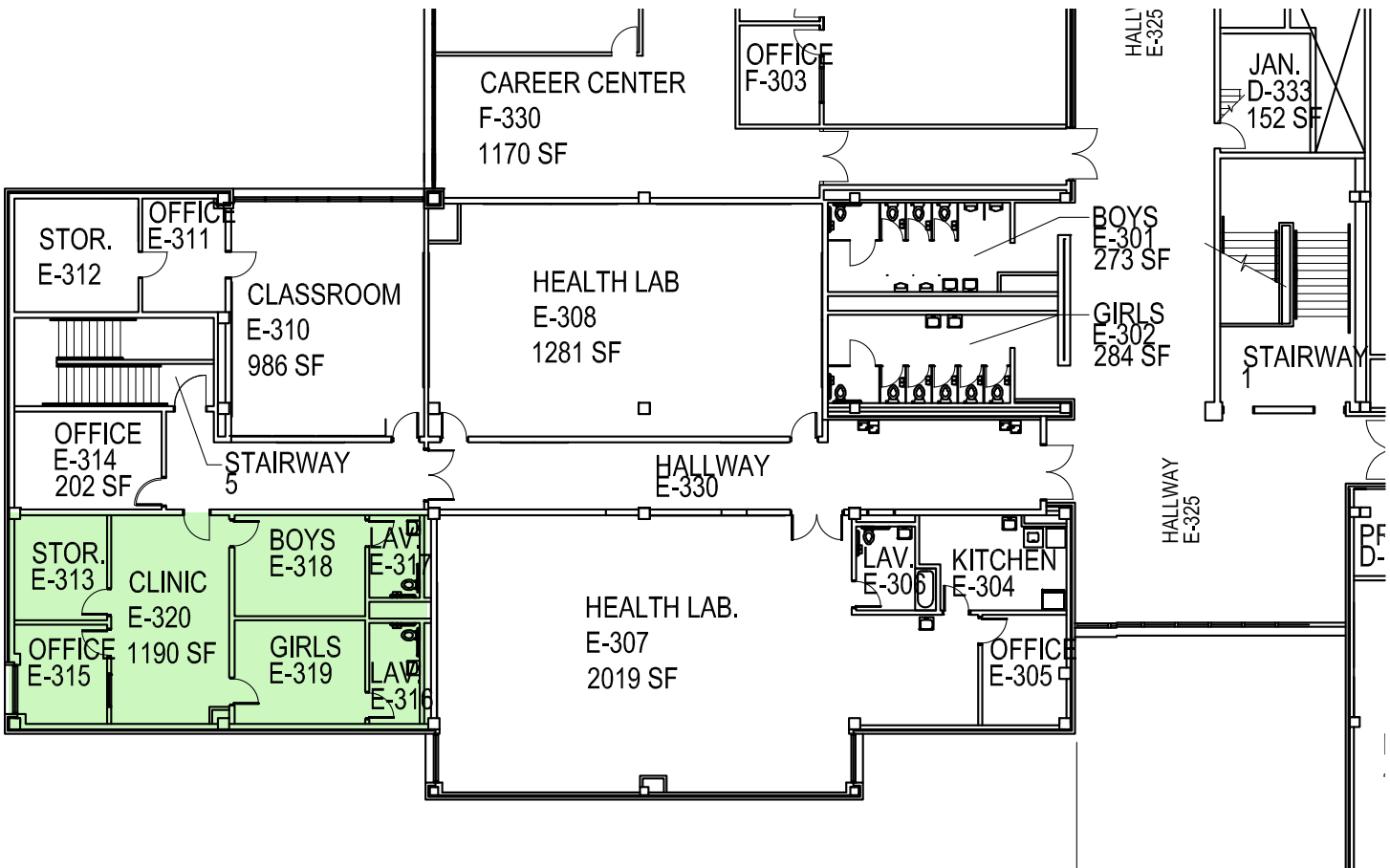
CATEGORY	SQ. FT.	COST / SF		
GENERAL RENOVATION	1220.00	\$	250.00	\$ 305,000.00
PLUMBING RENOVATION	185.00	\$	450.00	\$ 83,250.00
NEW CONSTRUCTION	0.00	\$	500.00	\$ -
TOTAL				\$ 388,250.00

*\*General Renovation includes demolition, HVAC reconfiguration, new lighting, new finishes, new doors and hardware, new security system/hardware, interior glass, limited new walls, and exterior windows, etc.*

*\*Plumbing renovation includes all general renovation plus plumbing demolition, slab rework, new concrete installation, new plumbing fixtures, etc.*

**Key:**

Existing Clinic



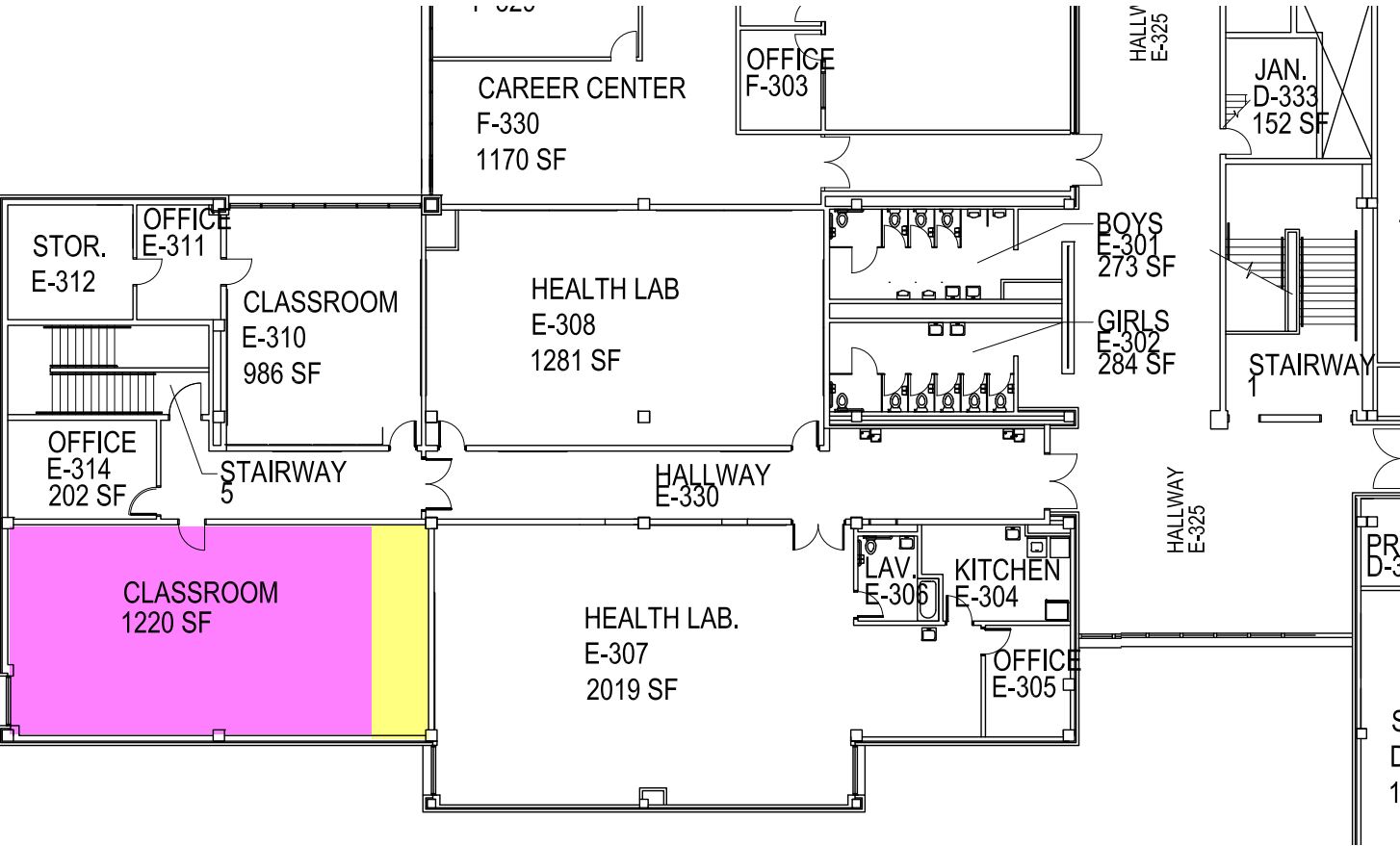
Above: Floor Plan Level 3 - Renovation Area

**Key:**

New Construction

General Renovation

Plumbing Renovation



Above: Floor Plan Level 3 - Completed Renovation

# PROJECT SCOPE

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## 04 Roof Patch & Repair

Proposed Solution:      Roof Patch & Repair



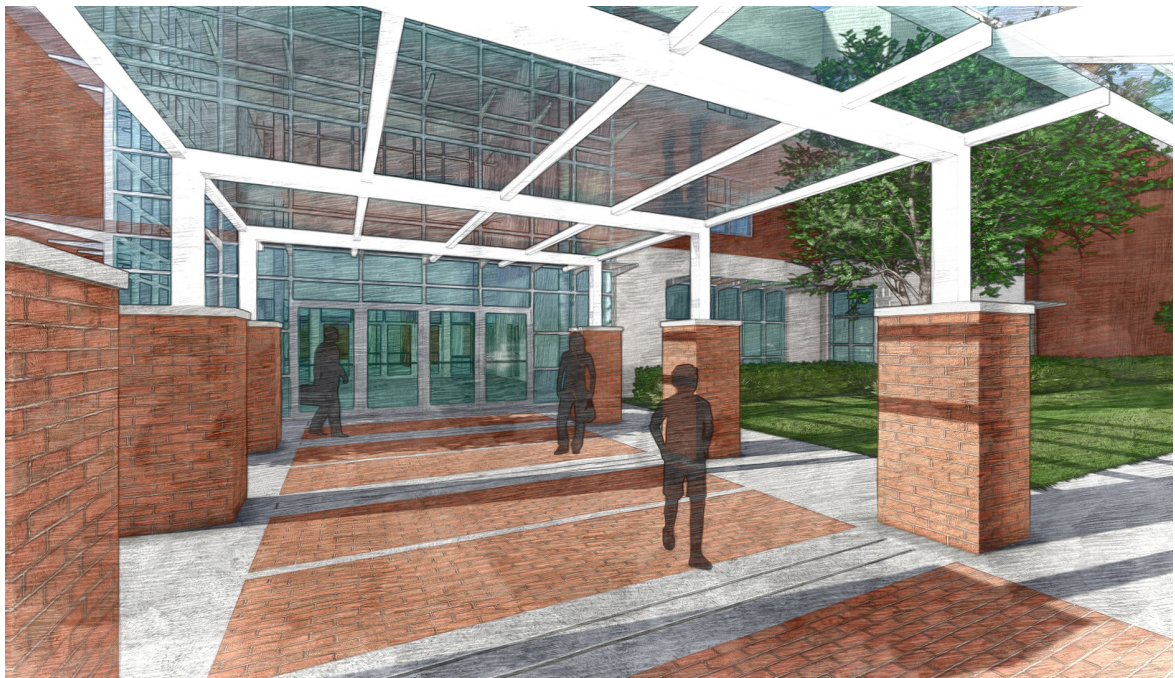
# FRONT CANOPY

## PROPOSED SOLUTION: OVERVIEW

**Goal:**  
Full demolition of existing concrete canopy including surrounding softscape and sidewalks. Replace with new cantilever canopy to create a brand new exterior look for South Atlanta HS.

**Cost Estimate**  
Canopy: \$300.00 - \$400.00 / SF x 3,000 SF =  
\$900,000.00 to \$1,200,000.00

Softscape: \$250,000.00 to \$500,000.00  
*\*Includes new pavers, lighting, landscaping*



Above: Concept Rendering



Above: Elevation



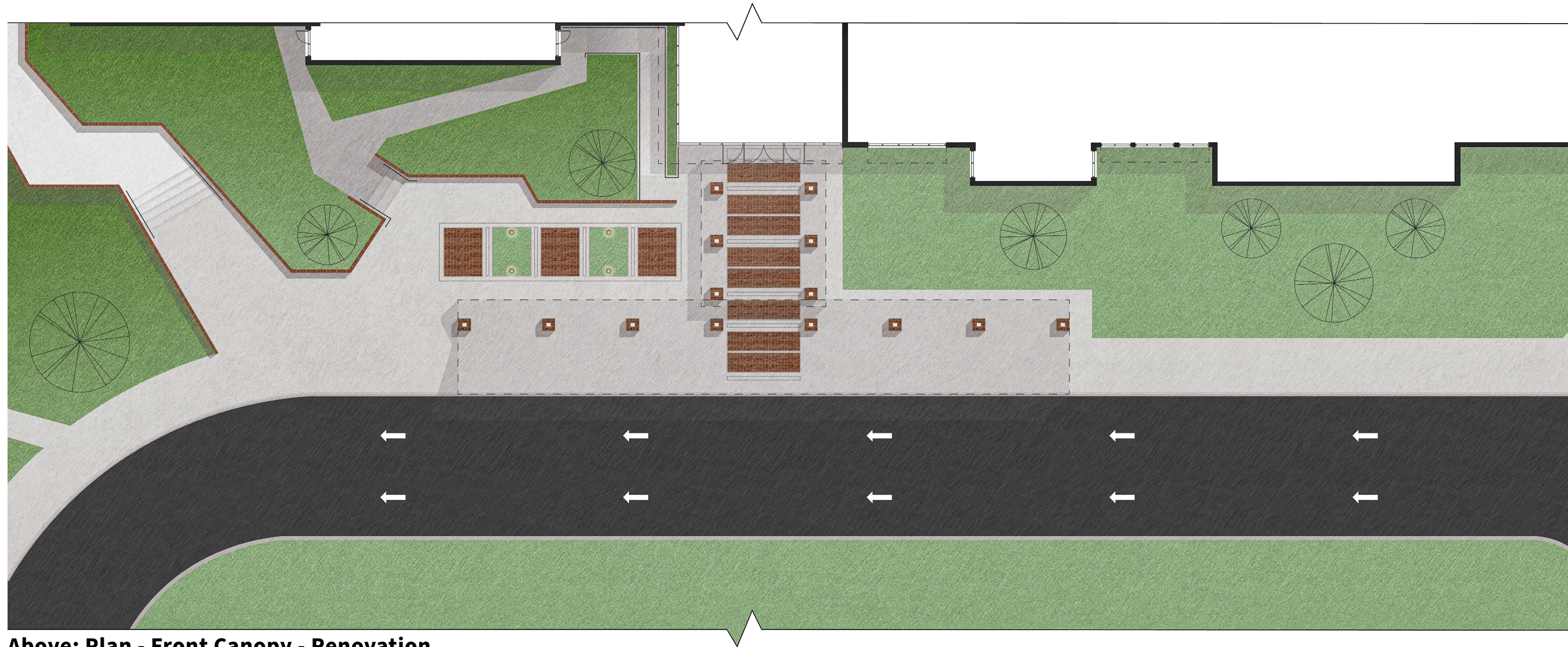
Above: Concept Rendering



Above: Concept Rendering



# FRONT CANOPY // ENTRY SITE PLAN



**Above: Plan - Front Canopy - Renovation**

The proposed new entry builds upon the existing circulation and schedule of South Atlanta High School. Stamped concrete, mixed materials, and low-maintenance vegetation help break up the expanse of concrete. These elements guide the flow of traffic, create visual interest, and help prevent excess heat gain. Additionally, this approach is mindful of existing trees and vegetation, which are an integral part of the South Atlanta High community. To minimize the impact on existing green space, the site plan above fits within the existing footprint to protect existing trees when possible. Brick pedestals help ground the modern steel structure while tying into the existing building. Above, the contemporary canopy frame is cantilevered to allow for a more efficient use of space, decreasing the structural footprint and optimizing overhead protection. This helps to prevent sidewalk congestion during pick-up and drop-off times, improving student safety.



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Proposed Solution:      Roof Patch & Repair



## SECTION 03

# PROJECT SCOPE

**01 New Main Entry // Relocation of Faculty**

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**04 Roof Patch & Repair**

Proposed Solution:      Roof Patch & Repair



# ROOF PATCH & REPAIR

## SECTION 04

**Goal:**  
Patch & Repair roof as needed

**Cost Estimate**  
\$200,000.00 Allowance  
8,000 SF x \$25.00 / SF = \$200,000.00



Above: Existing Roof Condition



# PROJECT ESTIMATES

COMBINED PROJECT SCOPE COST ESTIMATE		
New Main Entry + Principal + Nurse		\$3,178,350.00
Renovation of Current Principal Suite		\$892,500.00
Renovation of Current Clinic Suite		\$388,250.00
New Canopy & Softscape		\$1,700,000.00
Roof Patch & Repair (\$25/sf x 8,000 sf Allowance)		\$200,000.00
Locker Room Access		\$288,000.00
Subtotal		\$6,647,100.00
	Contingency, design fees, etc. (20%)	\$1,329,420.00
Total		\$7,976,520.00

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