DeKalb County School District | Operations

Project Update Report

Report Date	10.10.26
Project Name/Number	241003
Facility Name	Various
Area Superintendent	Various
Principal	Various
School Contact	Various
Project Manager	Fritzgerald Joseph and Leatis Jones Jr
Architect	SSOE Group
Contractor	Lefko Construction

Scope of Work:

- Install new store front entry doors.
- Install new store front windows.
- Demo and install new ACT ceilings.
- Install new VCT flooring in new vestibule area.
- Patch and paint all gypsum walls and partitions.
- Install new carpet where required.
- Install new security films.
- Modify plumbing / sprinkler systems.
- Modify electrical systems.
- Modify HVAC systems.

Project Construction Budget: $17.6M

1. **DeKalb Arts Academy Avondale MS**
2. **Cedar Grove MS**
3. **Chapel Hill ES**
4. **Chapel Hill MS**
5. **Columbia MS**
6. **Eagle Woods Academy**
7. **Evansdale ES**
8. **Fairington ES**
9. **Huntley Hill ES**
10. **Mary Mcleod Bethune MS**
11. **McNair MS**
12. **Miller Grove MS**
13. **Montclair ES**
14. **Montgomery ES**
15. **Oakcliff ES**
16. **Peachtree MS**
17. **Pine Ridge ES**
18. **Redan ES**

19. **Redan HS**
20. **Redan MS**
21. **Rowland ES**
22. **Snapfinger ES**
23. **Southwest DeKalb HS**
24. **Stone Mountain ES**
25. **Towers HS**

Project Schedule Milestones:

- Design Construction – August 2025
- Owner Review – July 2024-August 2025
- Construction NTP – ***December 2025
- Construction Start – ***April 3, 2026 (1st Group of 5 schools)
- Construction End – ***November 2027

Current Project Status:

Group 2: Construction starts 4.7.2026:

Fairington ES:

Work in Progress

- Project Completion **97%** Project Completion
- Permanent Structural bracing at the Exterior Storefront:

Remaining Activities:

- Final punch-list activities and minor finish corrections.
- Fabrication of permanent steel bracing.
- Installation of permanent steel bracing at the exterior storefront.
- Removal of temporary bracing following successful installation of the permanent support system.
- Project closeout and owner coordination.

Chapel Hill ES:

Work in Progress

- Project Completion **73%**
- HVAC ductwork adjustments and initial system testing
- Coordination of ACT ceiling and subsequent ceiling grille installation.
- Floor restoration following demolition.
- Procurement and coordination of carpet flooring.
- Procurement and installation coordination for the trophy cabinet.
- Clarification is pending regarding the anchoring method for the CMU vault partition.
- HVAC start-up, testing, and system verification are in progress.

Remaining Activities:

- Complete carpet flooring and trophy cabinet procurement/installation coordination.
- Complete above-ceiling rough inspection for the vestibule.
- Complete Principal/Admin ACT installation.
- Complete carpet flooring and trophy cabinet installation.
- Complete remaining Principal/Admin Office finishes and associated closeout activities.

Chapel Hill MS:

Work in Progress

- Project Approximately: **85% completed**
- Awaiting Exterior Storefront to be Installed
- **Exterior Storefront:** Installation of the new exterior storefront is currently underway
- and progressing this week.
- **Low Voltage / Security**: Installation of the remaining low-voltage devices is scheduled for this week.
- **Fire Alarm:** The Project Manager is coordinating and evaluating alternative solutions for the required fire alarm relocation.
- **Ballistic Film:** Final installation of the ballistic film at the exterior storefront will proceed following completion of the storefront installation.

Remaining Activities:

- Ballistic Film- To be completed
- Complete the exterior storefront installation.
- Complete the remaining ballistic film installation at the exterior storefront.
- Install and connect the remaining low-voltage devices.
- Complete the fire alarm relocation following approval of the selected installation approach.
- Complete repairs to the metal panels at the vestibule.
- Perform testing of the newly installed low-voltage devices and associated systems.
- Complete patching and restoration of flooring associated with the project scope.
- Complete required inspections and punch-list activities.
- Proceed with final project closeout.

Redan MS:

Work in Progress

- Project Completion **90%**
- Demolition, concrete footing, and CMU wall construction - **100%**
- Interior and exterior storefront installation, including final interior glazing - **100%**
- Transaction windows, front office door, and storefront hardware - **100%**
- Exterior perimeter glazing replacement and storefront sealing/weatherproofing **- 100%**
- Sprinkler piping modifications - **100%**
- HVAC linear slot diffuser relocation and electrical ceiling heater installation - **100%**
- Electrical rough-in and County electrical rough inspection - **100%**
- Terrazzo repair, sanding, leveling, polishing, and sealing - **100%**

Remaining Activities:

- Back flow inspection
- Final inspections.
- Punch list and closeout activities.

Redan ES:

Work in Progress

- Project Completion **40%** Project Completion
- Project mobilization and initial site setup.
- Existing exterior window replacement — **100% complete**.
- Ballistic-resistant film installation and caulking on all currently available existing glazing — **100% complete**.
- Electrical demolition — **100% complete**.
- Initial demolition activities within the secure vestibule work area.
- Initial ceiling demolition.
- Temporary containment and protection of adjacent occupied areas.
- Initial metal framing/header work.
- Field verification and coordination of existing conditions.
- Previously identified RFIs associated with the CMU partition type, exterior storefront header condition, and ceiling grid/skylight conditions have been addressed.

Remaining Activities:

- Remaining selective demolition associated with the approved redesign.
- Required footing and CMU construction associated with the revised secure vestibule.

- Remaining metal stud framing, headers, and drywall installation.
- Electrical rough-in and final connections
- Security/access-control and low-voltage rough-in and installation.
- Storefront and glazing installation.
- Door/frame and associated hardware installation as required by the approved redesign.
- Transaction window installation.
- Ballistic-resistant film installation on new/designated glazing.
- Ceiling/grid restoration and patching.
- Painting and final architectural finishes.
- Testing and commissioning of security/access-control systems.
- Required inspections.
- Punch list and closeout activities.

Group 3: Construction starts 10.2.2026:

Evansdale ES:

Work Completed

- Continuing exterior ramp preparation and debris removal.
- Preparing for CMU infill at the former window opening, scheduled to begin October 7.
- Coordinating Oasis inspections and concrete placement.
- Following up on exterior header details and outstanding architectural clarifications.
- Coordinating electrical and low-voltage modifications.
- Arranging a site review and floor sample for terrazzo matching

Remaining Activities:

- Complete ramp preparation, required inspections, and concrete placement.
- Complete CMU infill and transaction-window opening preparation.
- Construct the exterior storefront header following architectural direction.
- Install exterior and interior storefront systems, doors, associated hardware, and the transaction window.
- Complete electrical modifications and low-voltage device relocations.
- Resolve light fixture locations and complete associated ceiling work.
- Complete terrazzo infill/restoration and architectural finishes.
- Install ballistic-resistant film at designated locations.
- Complete required inspections, security-system testing, punch list, and closeout activities.

Montgomery ES:

Work in Progress

- Preconstruction coordination and site walkthroughs with school administration.
- Initial review of existing conditions and revised construction documents.
- Construction logistics, access, and life-safety coordination.
- Initial project mobilization and site setup.
- Preliminary field verification of the secure vestibule construction area.
- Existing electrical, fire alarm, telecommunications, intercom/PA, and low-voltage conditions documented.
- Field verification and construction layout **(approximately 90% complete).**
- Subcontractor coordination and construction sequencing **(approximately 75% complete).**
- Storefront and door field coordination **(approximately 60% complete).**
- Design/RFI coordination associated with the secure vestibule and transaction window configuration **(approximately 75% complete).**

Remaining Activities:

- Selective demolition.
- Required concrete/footing and masonry work were indicated by the approved design.
- Metal stud framing, headers, and drywall installation.
- Electrical demolition, rough-in, and final connections.
- Security/access-control and low-voltage rough-in and installation.
- HVAC modifications.
- Storefront and glazing installation.
- Hollow metal door/frame and associated hardware installation.

- Transaction window installation.
- Ballistic-resistant film installation on designated doors and windows.
- Ceiling restoration and associated patching.
- Painting and architectural finishes.
- Testing and commissioning security systems
- Required inspections.
- Punch list and closeout activities

OakCliff ES:

Work Completed

- Field layout of the new footing locations
- Layout and verification of the interior storefront location.
- Concrete slab scanning at the proposed construction areas.
- Demolition and removal of the existing front office window.
- Verification of existing conditions affecting the upcoming work.

Remaining Activities

- Transaction window infill.
- Concrete slab cutting and footing formation.
- Additional electrical demolition.
- Electrical Rough ins.
- Relocation of affected electrical and low-voltage devices

Mary McLeod Bethune ES:

Work Completed

- Project mobilization and initial site preparation completed.
- Existing conditions and proposed footing locations reviewed and coordinated prior to destructive work.
- GPRS performed concrete scanning of the proposed footing locations to identify potential embedded utilities prior to saw cutting.
- Potential subsurface utilities were identified and marked within the work area to assist with controlled demolition.
- Atlanta Storefronts removed six small glazing panels from the existing double-door assembly connecting to the administration office.
- Six glazing panels were removed from the existing window assembly adjacent to the administration office double doors.
- Existing window at the location of the proposed new administration office access door was completely removed.
- Remaining CMU beneath the removed window was demolished, creating a rough opening for the new administration office access door.
- Figozz completed saw cutting and excavation of the existing slab for the L-shaped wall footing

Remaining Activities

- Complete the remaining selective demolition.
- Complete reinforcing, inspection, and concrete placement associated with the new footings.
- Construct the new L-shaped CMU wall.
- Construct a new wall adjacent to the administration office.
- Complete CMU infill and masonry preparation at both transaction-window locations.
- Install both new transaction windows.
- Install the new administration office access door and associated framing/storefront components.
- Complete remaining storefront and glazing modifications associated with the new secure vestibule.
- Complete electrical rough-in and required power modifications. Complete low-voltage, access-control, and security-system infrastructure.
- Complete any required HVAC modifications associated with the new wall and ceiling configuration.
- Restore affected ceiling systems following completion of above-ceiling work.
- Complete drywall, painting, base, flooring, caulking, and other architectural finishes.
- Complete ballistic-resistant film and other designated security glazing requirements as applicable.
- Test and commission access-control and security systems.

- Complete required inspections.
- Complete punch-list work and remaining project completion activities.

Security Vestibules Status

Projects: School Names	Completion Date:	Percentage:	Status
Ronald McNair MS	7/31/2026	100%	• Punch Walk Completed • Permanent Key Cores Installed
Rowland ES	9/3/2026	100%	• Punch Walk Completed, • Swapping out temporary key cores to permanent cores
Columbia MS	9/10/2026	100%	• Punch Walk Completed, • Swapping out temporary key cores to permanent cores
Eaglewood Academy	8/17/2026	100%	• Punch Walk Completed • Swapping out temporary key cores to permanent cores
Cedar Grove MS	8/28/2026	100%	• Punch Walk Completed • Swapping out temporary key cores to permanent cores

Project Photographs

Fairington ES:



(Image 1)



(Image 2)

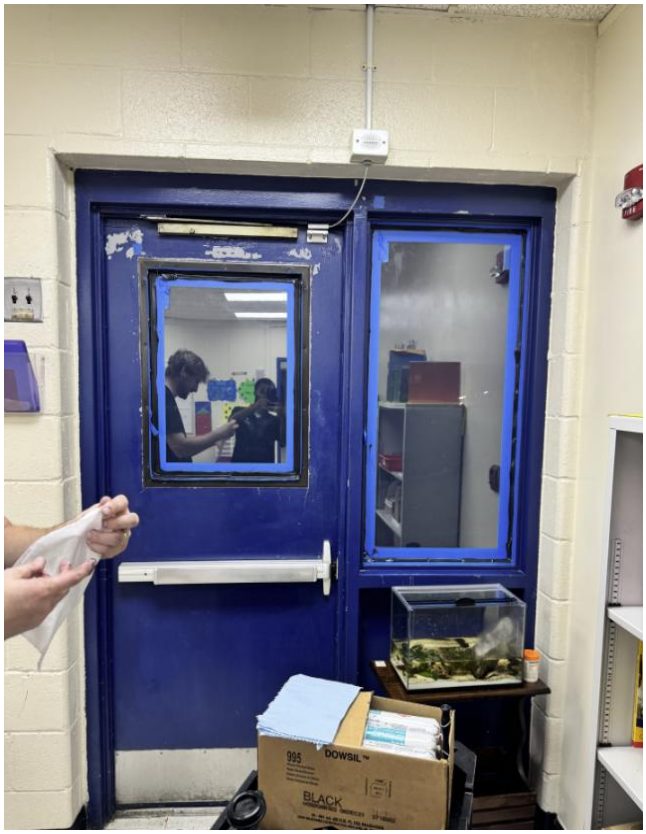
Chapel Hill ES:



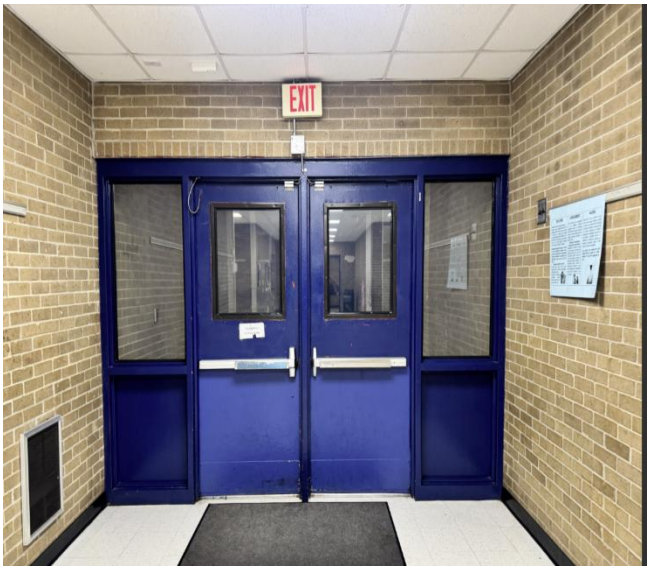


(Image 3)	(Image 4)
Chapel Hill MS: 	
(Image 5)	**(Image 6)**
Redan MS: 	
(Image 7)	**(Image 8)**

Redan ES:



(Image 9)



(Image 10)

Evansdale ES:



(Image 11)



(Image 12)

Mary McLeod Bethune ES:



(Image 13)



(Image 14)

Montgomery ES:



(Image 15)



(Image 16)

OakCliff ES:  	
(Image 17)	**(Image 18)**