



**JOINT
SCHOOL BOARD AND
CITY COUNCIL MEETING**

**Modernization of T.C. Williams High
School**

September 17, 2002

MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION

9/17/02 WJS PowerPoint presentation

JOINT SCHOOL BOARD AND CITY COUNCIL MEETING

1. Welcoming Remarks

Mr. Mark Eaton, School Board Chairman

2. High School Renewal Process

Dr. Steve Kenealy, School Board Member

3. High School Educational Requirements

Mr. John Porter, TC Williams Principal

4. Assessment of Existing Facilities

Jim Copeland, Moseley Architects

Ms. Mollie Danforth, School Board Member

5. Site Concepts and Impacts

Mr. Rodger Digilio, School Board Member

6. Dialogue

Council Members and School Board Members

7. Town Meeting Information

Mr. Mark Wilkoff, School Board Member

8. Closing Remarks

Mr. Mark Eaton, School Board Chairman

Welcoming Remarks

Mr. Mark Eaton, School Board
Chairman

High School Renewal Process

Dr. Steve Kenealy, School Board
Member

High School Educational Requirements

Mr. John Porter, TC Williams
Principal

Assessment of Existing Facilities

Jim Copeland, Moseley Architects

Ms. Mollie Danforth, School Board
Member

Site Assessment

- Site is small, 28.4 acres
- R20, FAR=.25 (floor area ratio) is not within allowable area = will require a variance
- POS (Public Open Space) Chinquapin Park
- Parking structure restrictions
- 40 feet height restrictions
- Rezoning may be required depending on school use of property



T. C. Williams High School

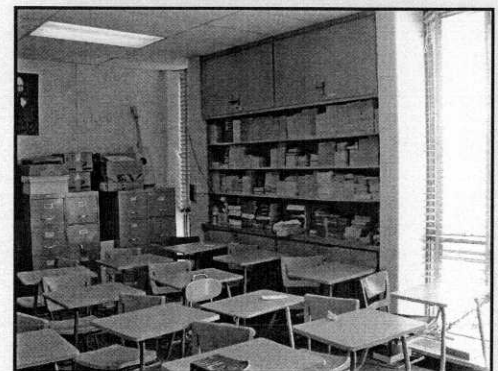
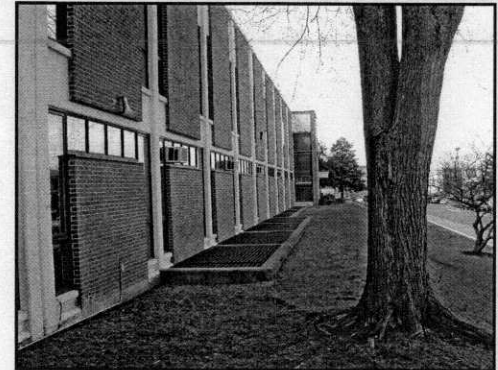
- Parking lots need resurfacing
- Parking is inadequate and poorly configured
- Bus drop off is in conflict with front entrance
- Handicapped accessibility issues
- Concrete walks and brick planter walls need repair
- Track and tennis courts are in good condition
- Pavement in Park is in poor condition



Architectural Assessment – T. C. Williams

Building is ready for major improvements

- Code Issues - Building area, egress improvements
- ADA accessibility
- Asbestos Abatement
- Re-roofing portions of building
- Most building finishes need replacing
- Lighting levels (footcandle levels) are low
- Window replacements
- Interior door and hardware replacements



MP&E Assessment – T. C. Williams

- Replace gas-boilers
- Replace hot water piping
- Up-grade DDC controls
- Chilled water refrigeration system to remain
- Replace HVAC air-handlers
- Install new kitchen exhaust hood
- Replace restroom fixtures and domestic piping
- Replace domestic water heaters
- Replace and up-grade electrical distribution system
- Replace light fixtures
- Upgrade intercom and fire alarm system



Space Comparisons

TC WILLIAMS H

Educational Deficiencies

Space	Space Comparisons (nsf)			Remarks
	Existing	2100	2500	
Core Academic Classrooms	42,800	52,800	84,000	10 trailers
Media Center	5,837	6,975	8,350	
Visual Arts	2,147	3,900	7,500	
Performing Arts	19,516	24,075	31,690	
Physical Education & Athletics	39,139	39,400	55,650	
Welcome Center/Guidance	11,200	12,000	14,400	
Student Dining	8,400	10,500	12,500	

Average classroom size = 660 nsf

Range from 350 – 800 nsf

Educational Options

New vs Additions and Renovations
to T.C Williams

New vs Additions and Renovations

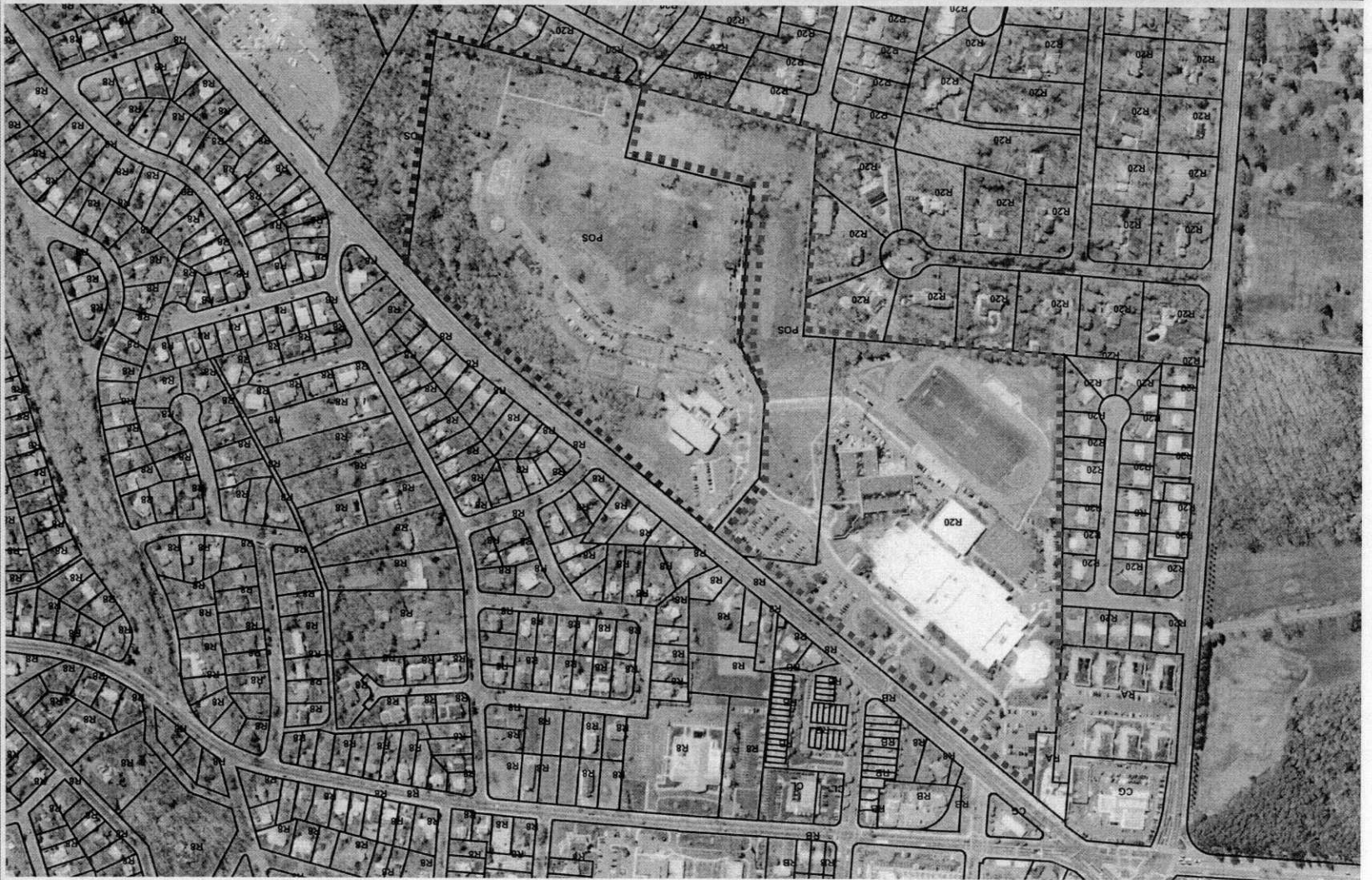
- Impossible to arrange Academic Houses within existing classroom arrangement
- Most classroom sizes are below State Regulations
- Vocational Wing does not facilitate integrated curriculum
- Gymnasium is not adequate and not expandable in current location
- Performing arts wing needs replacing
- Major disruption to students during renovation of existing school building
- Cost of additions and renovations approximate the cost of total replacement – 80-85%

Site Concepts and Impacts

Mr. Rodger Digilio, School Board
Member

TC Williams School Aerial

TC WILLIAMS



Enrollment Projections

Alexandria City Public Schools Projected Enrollment

Grade	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
K	1,113	1,097	1,155	1,265	1,207	1,233	1,222	1,227	1,209	1,222
1	1,044	1,130	1,114	1,172	1,284	1,226	1,252	1,240	1,246	1,227
2	978	938	1,016	1,002	1,054	1,154	1,102	1,126	1,115	1,120
3	895	919	882	955	941	991	1,085	1,036	1,058	1,048
4	935	853	875	839	909	896	943	1,033	986	1,007
5	876	903	823	845	811	878	865	911	997	952
K - 5	5,841	5,840	5,865	6,078	6,206	6,378	6,469	6,573	6,611	6,576
6	861	850	876	799	820	787	852	840	884	968
7	778	834	824	849	774	795	762	826	814	857
8	736	738	791	781	805	734	754	723	783	772
6-8	2,375	2,422	2,491	2,429	2,399	2,316	2,368	2,389	2,481	2,597
9	732	762	764	819	809	834	760	780	748	811
10	879	893	930	932	1,000	987	1,018	928	953	914
11	739	723	735	765	767	822	812	837	763	783
12	529	604	591	600	625	627	672	663	684	624
10-12	2,147	2,220	2,256	2,297	2,392	2,436	2,502	2,428	2,400	2,321
Total	11,095	11,244	11,376	11,623	11,806	11,964	12,099	12,170	12,240	12,305

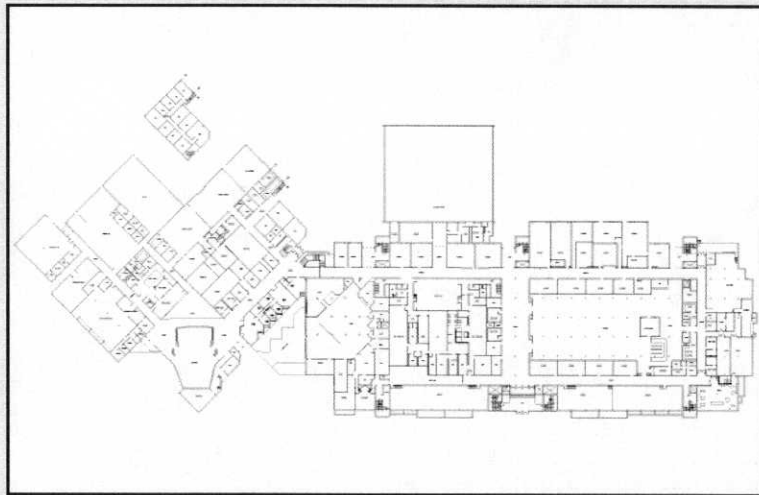
Source: DeJong & Associates, Inc.

Minnie
Howard
875

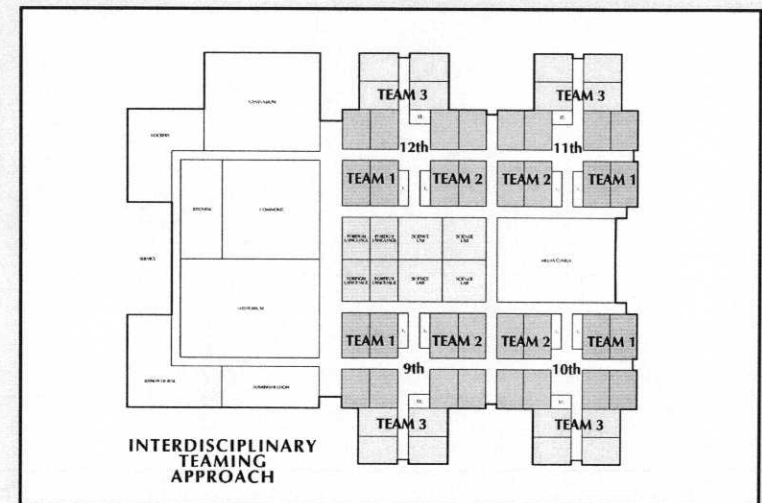
TC Williams
2500

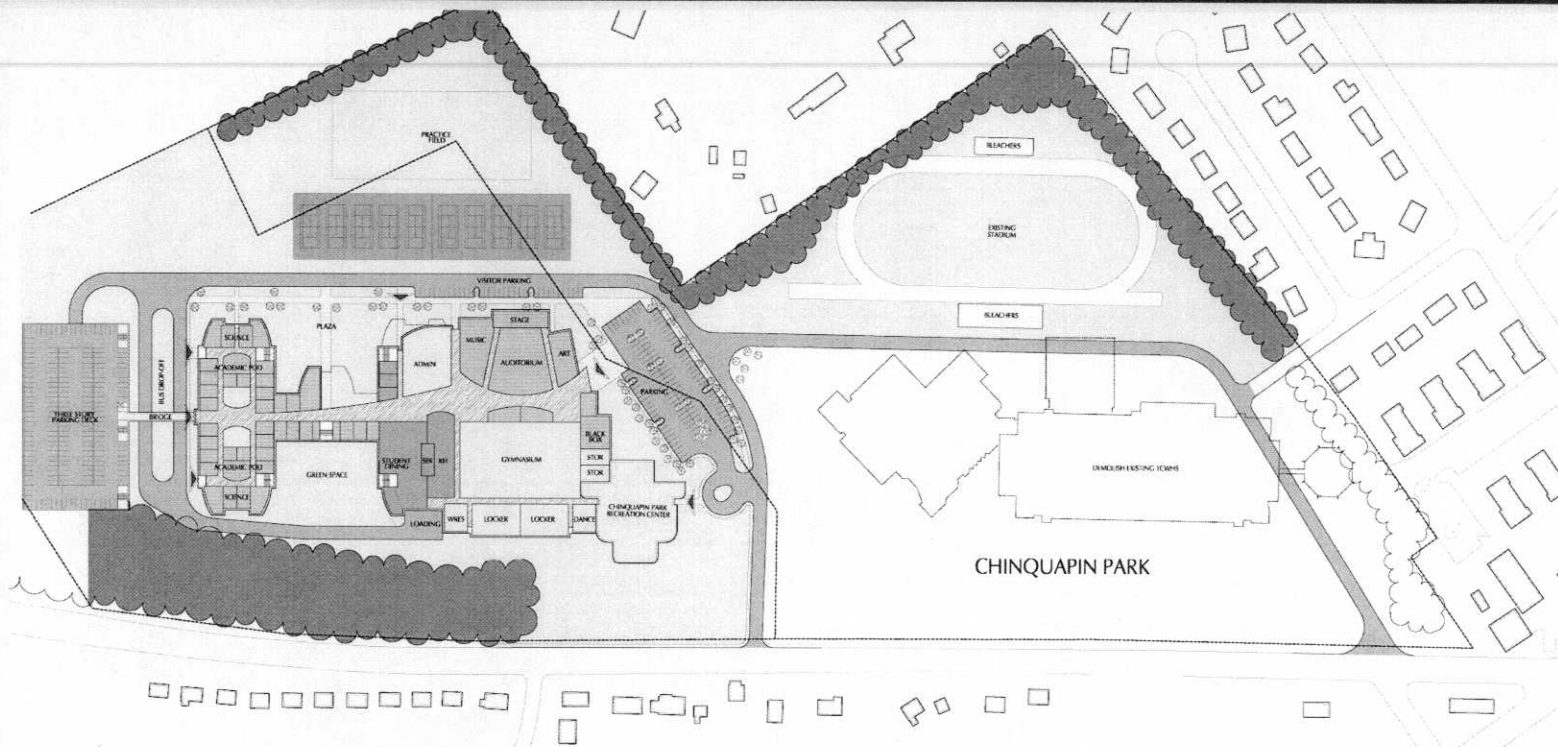
Facility Assessment

- Look at possible building re-configurations to enhance educational approach
- Educational Options



Traditional Departmental layout





SITE PLAN/ FIRST FLOOR PLAN

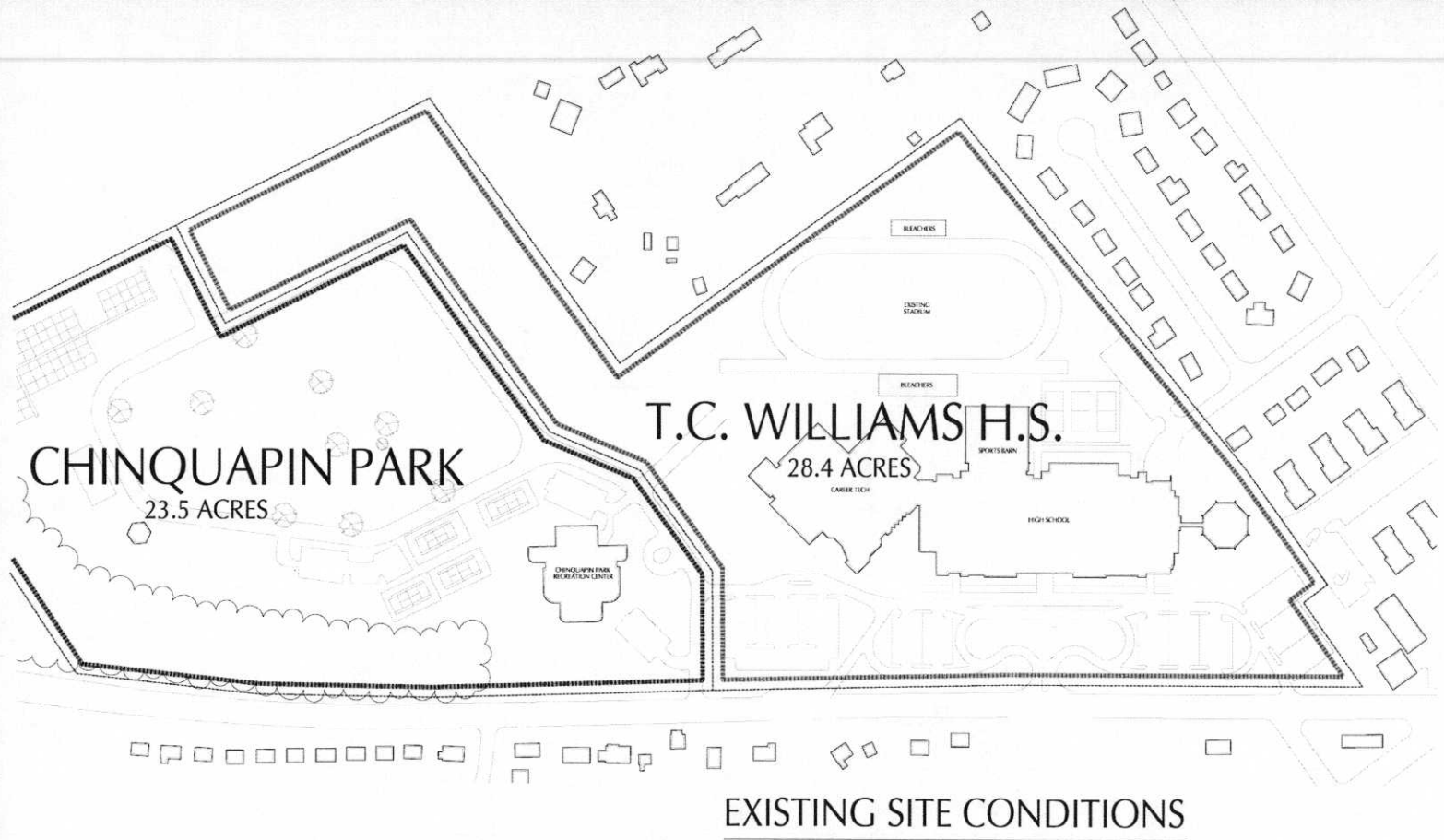
OPTION A



562 PARKING SPACES
18 BUS PARKING SPACES

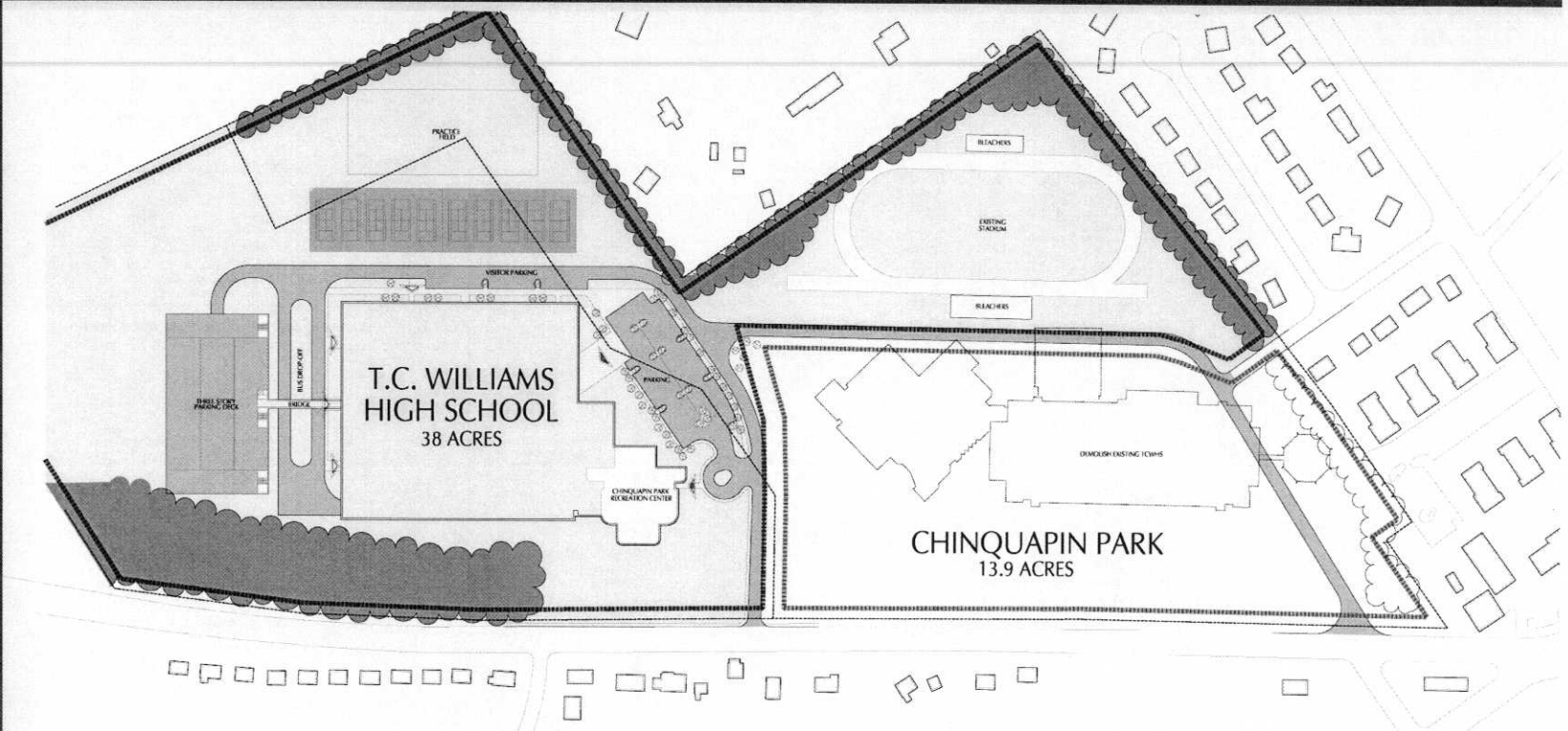
Existing Site Arrangement

TC WILLIAMS H



Educational Option

TC WILLIAMS HS



SITE PLAN/ FIRST FLOOR PLAN

OPTION A



Options A Impact

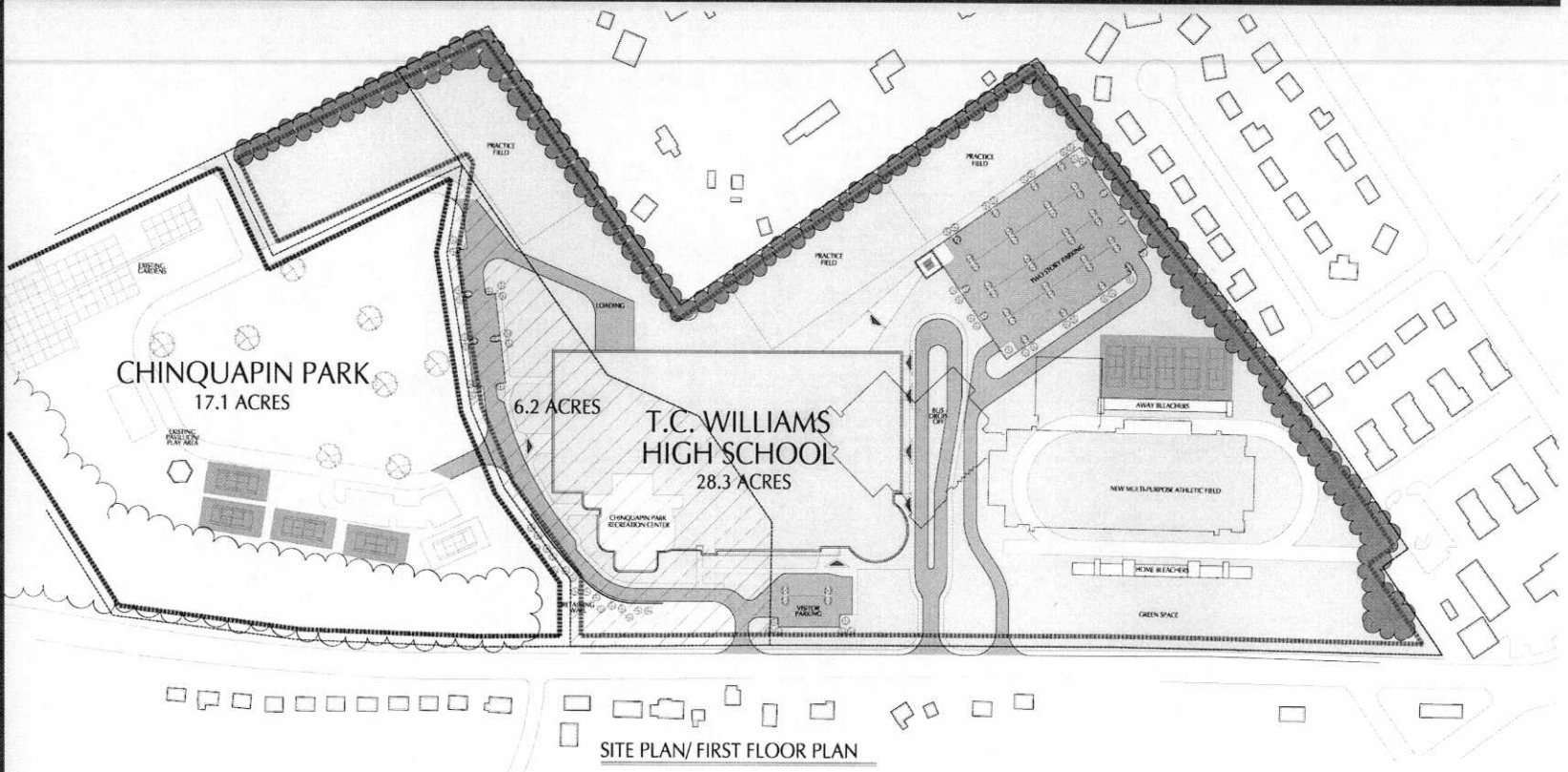
TC WILLIAMS F

Option A Impacts

Student/ Staff /Ed. Prog	little impact as new school built before old one removed
Access	motor vehicle and emergency vehicle access are major issues
Street Appearance	much of building screened from street and hidden
Construction Time	two school years to build school. Plus time to demolish old school and build new park.
Park-environmental	major impact on existing park area
Park-use during constr	gardens and 2 fields useable
Rec. Center	center may be tied into school and expanded but school / center access is an issue
General Community	major disruption to park use for 2 years. Expense to build new park.
Close neighbors	improvements on west side and potential to move stadium from Bishop Lane/ Woods Place proximity to a location at front of site.
Parking-construction	loss of Chinquapin parking only
Parking-final	convenience issue and need to replace Chinquapin parking
Cost	Architect's Estimate of \$74.63 million plus park reconstruction

Educational Option

TC WILLIAMS HS



SITE PLAN/ FIRST FLOOR PLAN

OPTION B



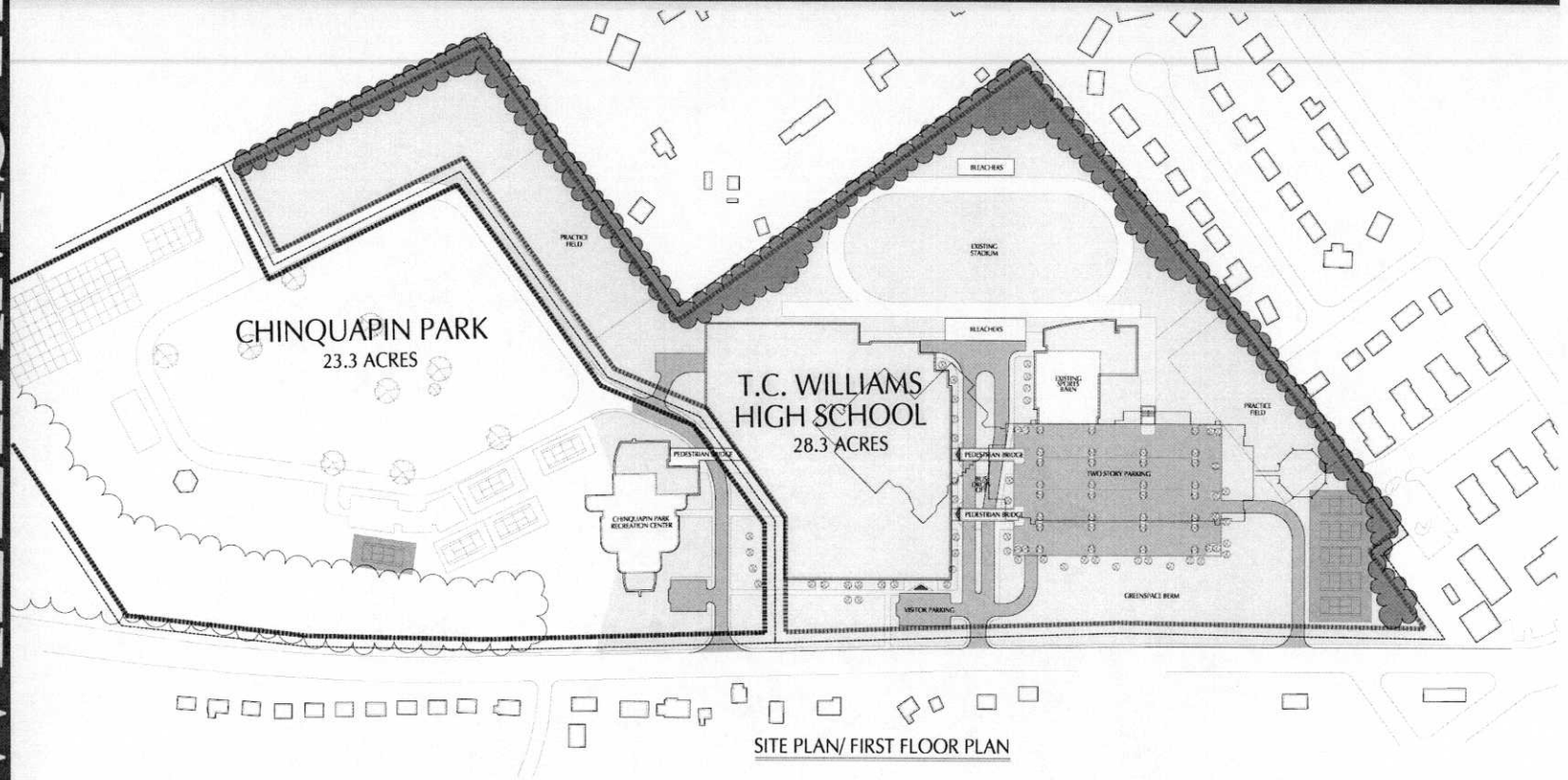
Option B Impact

Option B Impacts

Student/ Staff /Ed. Program	some impact as part of career wing must be taken down prior to start of construction
Access	motor vehicle access o.k. but emergency vehicle access is an issue
Street Appearance	visible from street and must be integrated with Rec. Center
Construction Time	two plus school years to build school. additional months to complete new parking.
Park-environmental	impacts to existing park area depending on plan
Park-use during construction	gardens, 1 field, basketball, trails, pavilion useable.
Rec. Center	center may be tied into school and expanded. Access and parking are issues
General Community	proper plan could provide park, safer circulation pattern, and better fields
Close neighbors	potential to relocate stadium to reduce impacts
Parking-construction	loss of much park parking
Parking-final	final count of spaces has impact and parking could intrude on neighbors in some plans
Cost	Architect's Estimate of \$73 million

Educational Option

TC WILLIAMS HS



OPTION C



Option C Impact

Option C Impacts

Student/ Staff /Ed. Program	major impact as career wing must be taken down prior to construction
Access	relatively straightforward motor vehicle and emergency access
Street Appearance	stand alone building of unique design visible from street
Construction Time	two-three school years to build school
Park-environmental	practice field and other school field not available and parking difficult during day
Park-use during construction	gardens, tennis courts, pavilion, trails useable.
Rec. Center	center apart from school but could be connected
General Community	park useable
Close neighbors	plans vary but situation like existing is expected
Parking-construction	loss of Chinquapin for construction and to replace TC parking taken up for construction
Parking-final	final parking provided in convenient area
Cost	Architect's Estimate of \$72.5 million

Dialogue

Council Members and
School Board
Members

Town Meeting Information

Mr. Mark Wilkoff, School
Board Member

Closing Remarks

Mr. Mark Eaton, School Board
Chairman

The background of the entire page is filled with various architectural sketches in pencil or light ink. These sketches include floor plans, elevations, and structural diagrams of a building, likely the school mentioned in the text. Some sketches show rooms with labels like 'classroom' and 'office'. There are also arrows indicating directions or flow within the plans.

**JOINT
SCHOOL BOARD AND
CITY COUNCIL MEETING**

**Modernization of T.C. Williams High
School**

September 17, 2002

MOSELEYARCHITECTS
A PROFESSIONAL CORPORATION

Project Team

- **DeJong and Associates, Inc.**
 - Enrollment Projections
 - Demographic Studies
 - Educational Specification Development
- **B2E** – Mechanical, Plumbing, Electrical Engineering
 - **Building Systems Analysis**
- **ADTEK** - Civil and Structural Engineering
 - **Site Utilization Analysis**
 - **Zoning and Planning Analysis**
 - **Structural Analysis**
- **LJ Huber and Assoc.** – Food Service Design
 - **Kitchen and Equipment Analysis**

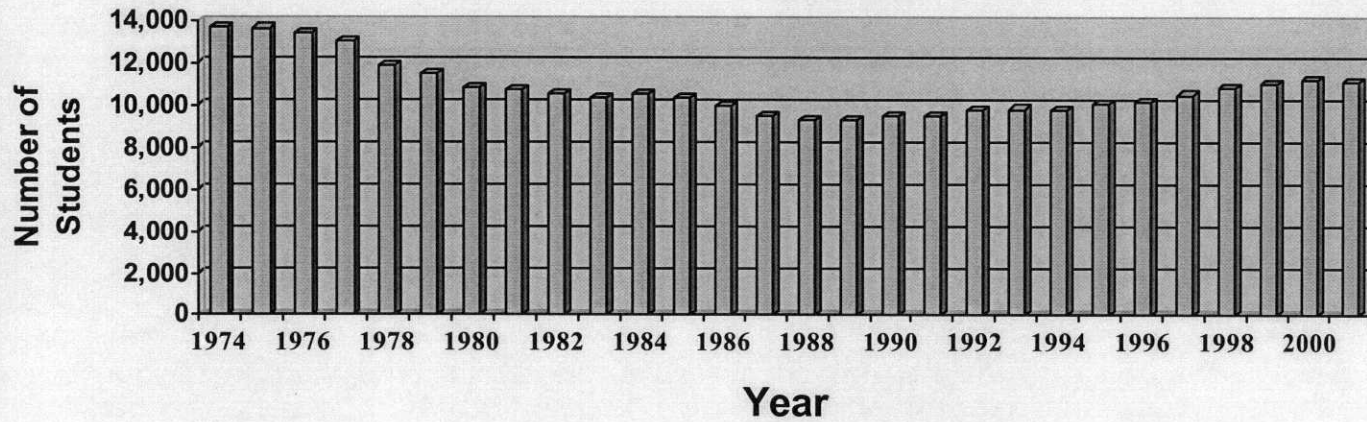
Process Overview

Steering Committee Members

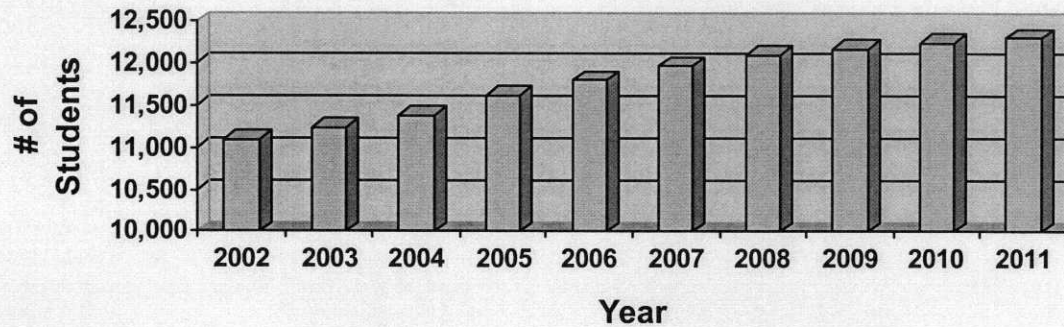
- Students
- Parents and Citizens
- School Administration
- School Board Representatives
- City Council Representatives
- City Manager or designee
- City Planning and Zoning
- Parks and Recreation
- Central Office

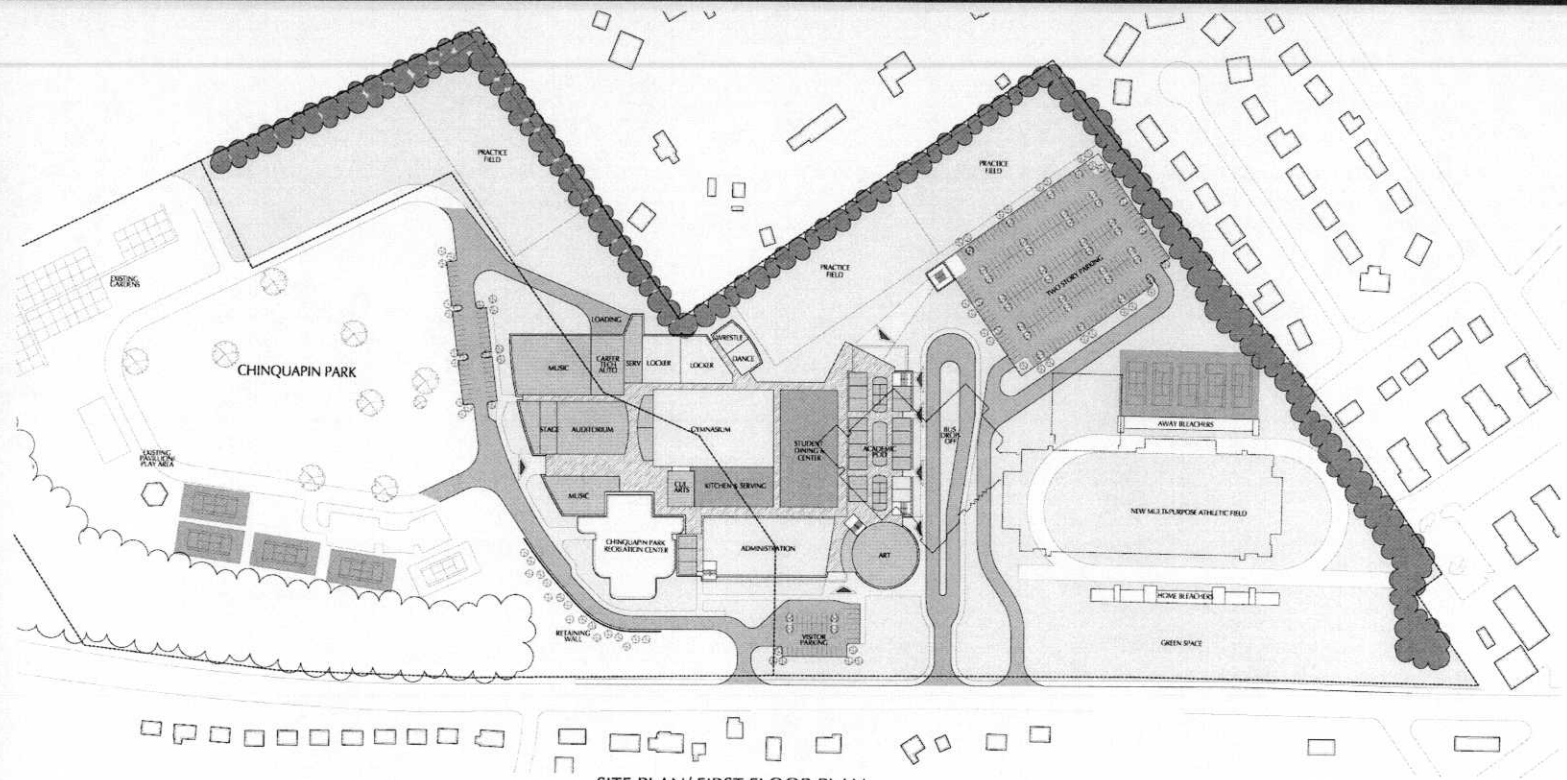
Enrollment Projections

Alexandria City Public Schools Historical Enrollment



District - Wide Projections by Grade 2002-2011



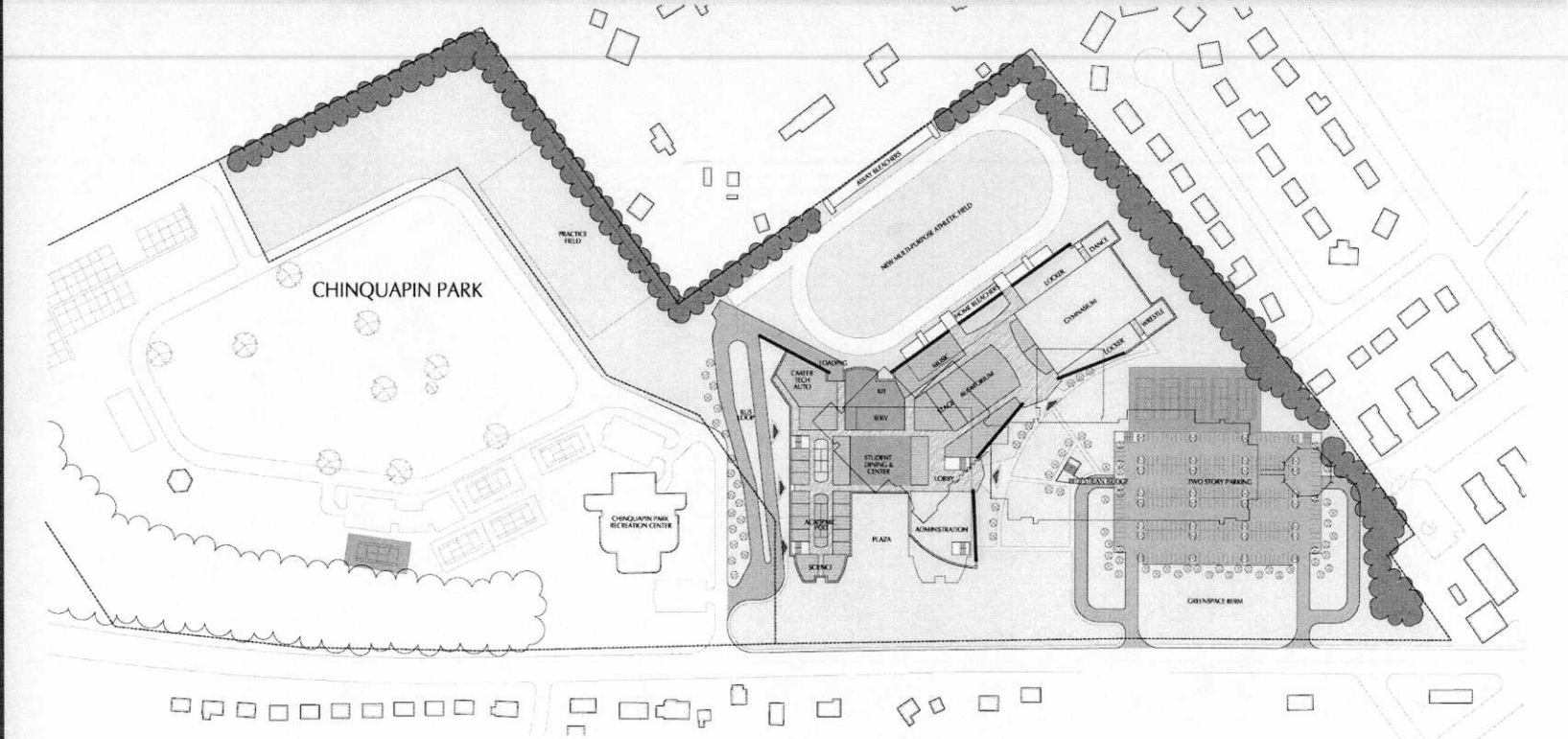
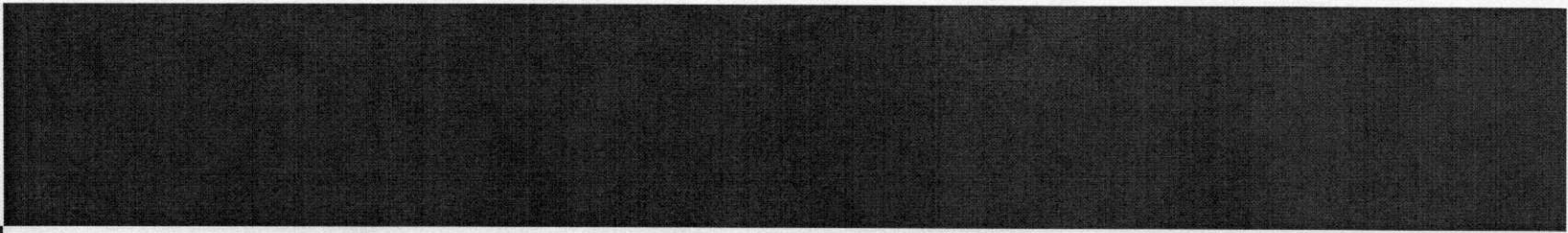


SITE PLAN/ FIRST FLOOR PLAN

OPTION B2



562 PARKING SPACES
24 BUS PARKING SPACES

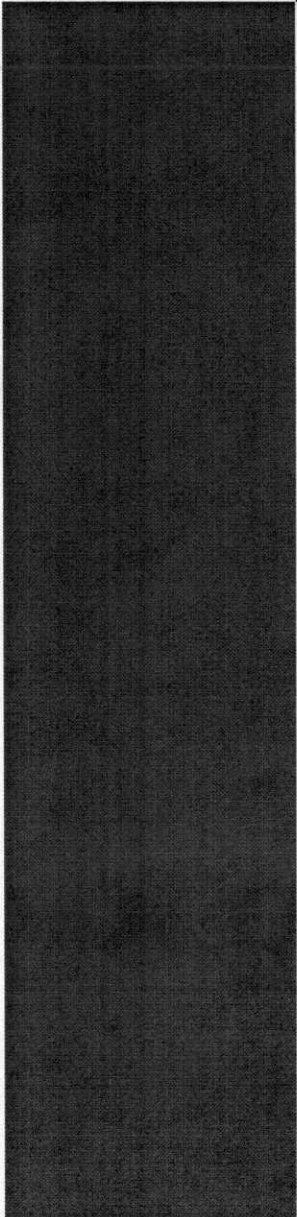


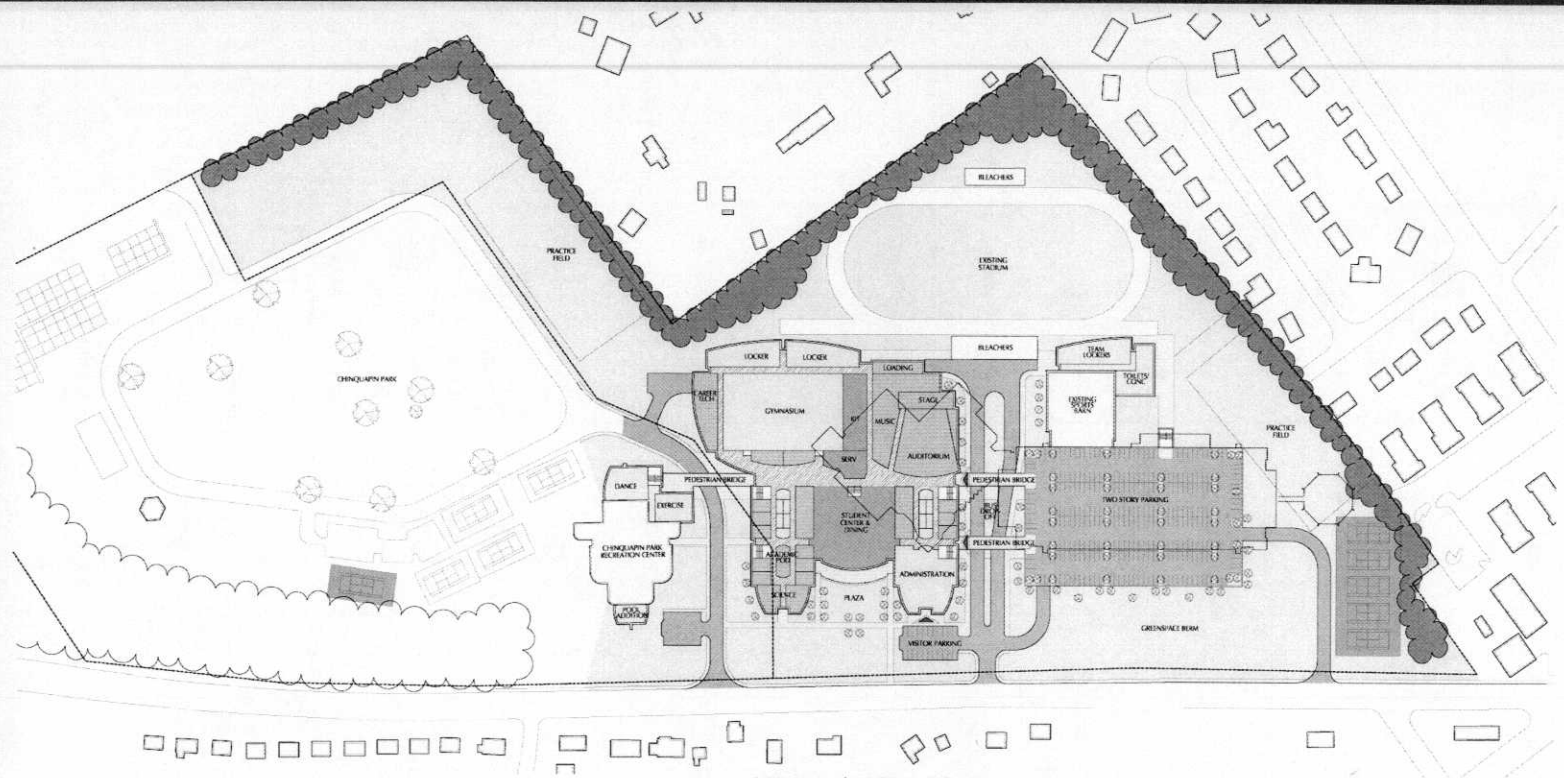
SITE PLAN/ FIRST FLOOR PLAN

OPTION C1

0 50' 100' 200' 300'

562 PARKING SPACES
25 BUS PARKING SPACES





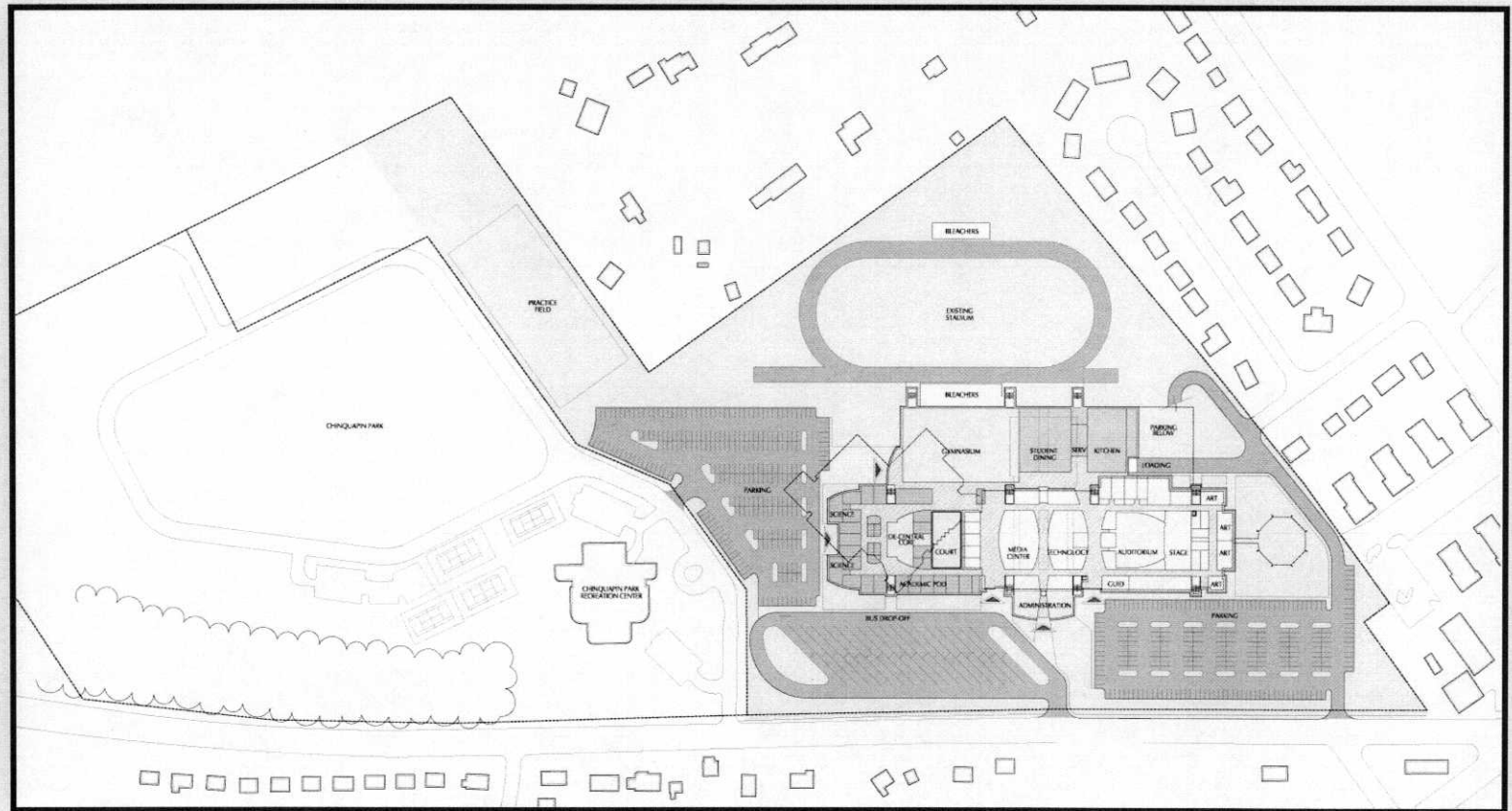
SITE PLAN/ FIRST FLOOR PLAN

OPTION C3



562 PARKING SPACES
21 BUS PARKING SPACES

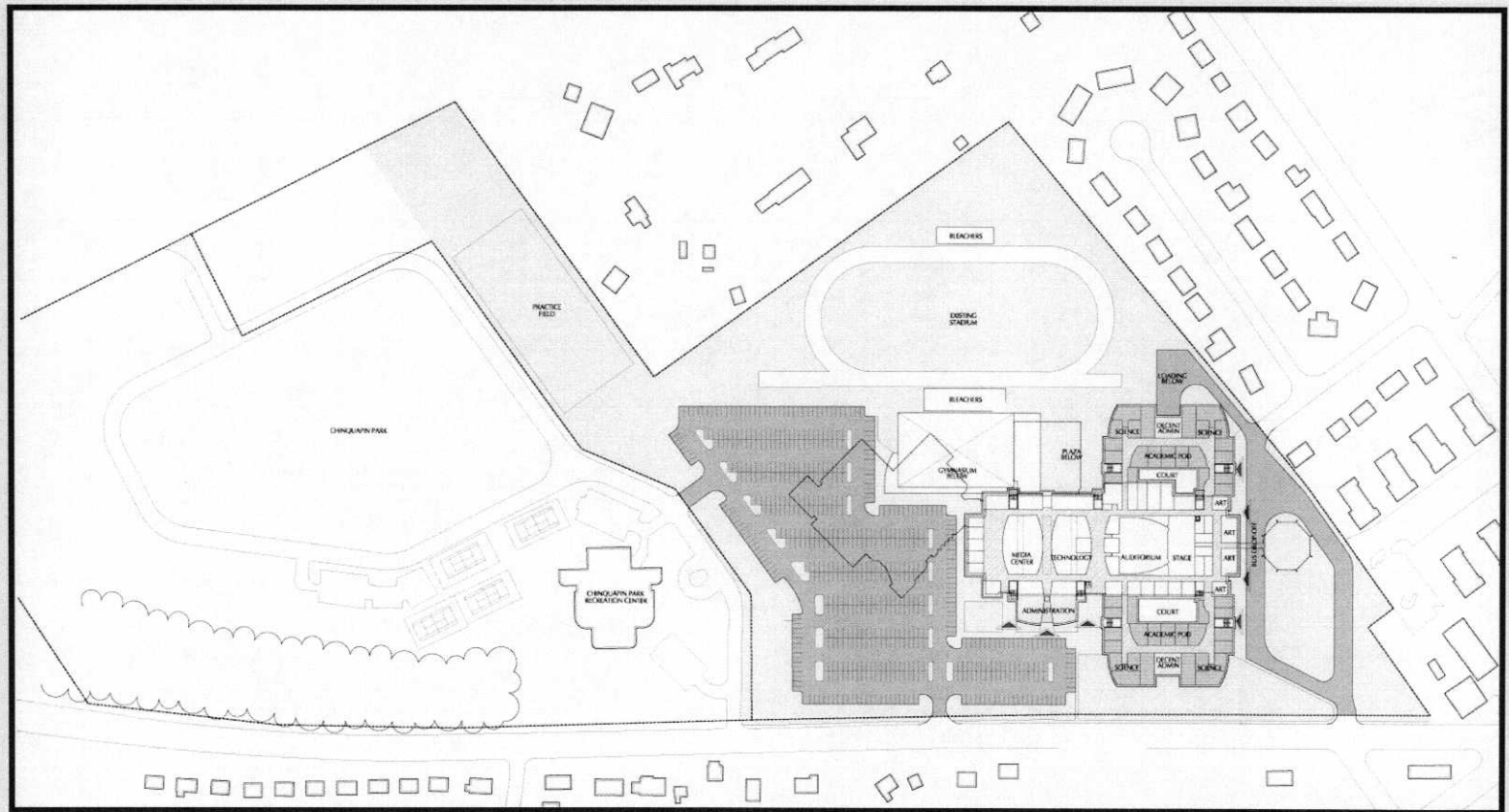
Option 1 – Stacked Addition



Site Layout

\$57.5 million

Option 2 – Horizontal Addition



Site Layout

\$59.8 million

Educational Options

Option A Impacts

Student/ Staff /Ed. Prog	little impact as new school built before old one removed
Access	motor vehicle and emergency vehicle access are major issues
Street Appearance	much of building screened from street and hidden
Construction Time	two school years to build school. Plus time to demolish old school and build new park.
Park-environmental	major impact on existing park area
Park-use during construction	gardens and 2 fields useable
Rec. Center	center may be tied into school and expanded but school / center access is an issue
General Community	major disruption to park use for 2 years. Expense to build new park.
Close neighbors	improvements on west side and potential to move stadium from Bishop Lane/ Woods Place proximity to a location at front of site.
Parking-construction	loss of Chinquapin parking only
Parking-final	convenience issue and need to replace Chinquapin parking

Educational Options

TC WILLIAMS F

Option B Impacts

Student/ Staff /Ed. Program	Moderate impact as vocational wing must be taken down prior to start of construction
Access	Motor vehicle access o.k. but emergency vehicle access is complicated. Will require 18 foot retaining wall to park and school entrance.
Street Appearance	Visible from street and must be integrated with Rec. Center
Construction Time	30 months to build school and do park alterations. Further few months to complete new parking.
Park-environmental	Some impacts to existing park area depending on plan
Park-use during construction	gardens, 2 fields, tennis courts, basketball, trails, pavilion useable.
Rec. Center	Major disruption to Rec. Center during construction. Access and parking are issues
General Community	Proper planning could provide lovely park, safer circulation pattern in park, better fields with little disruption to most park use during construction
Close neighbors	Potential to relocate stadium to reduce impacts
Parking-construction	Parking can be managed to minimize loss
Parking-final	Final count of spaces has impact and parking could intrude on neighbors in some plans
Cost	Architect's Estimate of \$73 million

Educational Options

TC WILLIAMS F

Option C Impacts

Student/ Staff /Ed. Program	Moderate impact as vocational wing must be taken down prior to start of construction
Access	Good access and separation of traffic into site.
Street Appearance	Stand alone building of unique design highly visible from street
Construction Time	30 months to build academic wing of school
Park-environmental	Some impacts to existing park area depending on plan
Park-use during construction	gardens, tennis courts, pavilion, trails useable.
Rec. Center	Expanded programs and could be connected to high school
General Community	Proper planning could provide lovely park, safer circulation pattern in park, better fields with little disruption to most park use during construction
Close neighbors	No change to neighborhood adjacencies
Parking-construction	Disruption to park access during
Parking-final	Final parking provided in convenient area
Cost	Architect's Estimate of \$72.5 million

Educational Specifications

Space	Spaces for 2500 Students	
	Teaching Stations	Total SF
Core Academic & Science	100	107,080
Special Services	8	9,250
Media Center	0	8,350
Communications Cluster	2	5,125
NRT/Computer Repair	1	3,150
Visual Art	4	7,500
Performing Arts	4	31,690
Physical Education & Athletics	7	55,650
JROTC	1	3,540
Career Tech	3	9,350
STEP Program	10	8,425
Welcome Center/Guidance	0	14,470
Student Center	0	7,050
Student Dining & Food Service	1	24,600
Custodial & Maintenance Services	0	2,225
Program Area	141	297,455
Building Services/Circulation		127,481
Total Building		424,936

ACADEMIC HOUSES CONCEPT

