

JEFFERSON-HOUSTON SCHOOL FOR ARTS AND ACADEMICS (JHAA)

At the February 22, 2007 Town Hall meeting of the Facilities Committee, several citizens, staff members, parents and teachers provided their views on the current JHAA physical plant conditions and offered suggestions on improvements.

The consensus was that a school should remain on the Cameron Street site. Several items were discussed issues with the current facility. These include the lack of day-lighting for a large number of classrooms, small classrooms, lack of sufficient storage space, and the need to upgrade a 42 year old building.

The Alexandria City Public Schools Facilities staff was asked to respond with a series of options for the future of the JHAA building and site. These options include renovation of the existing building, construction of a new school and demolition of the existing building, and the possible incorporation of central office functions on this site.

Five options were developed for further review and comment. Sketch plans are provided for each option.

JHAA OPTION #1

DAY LIGHTING/STORAGE

This option is the least cost option and addresses two (2) of the major concerns noted at the Town Hall meeting

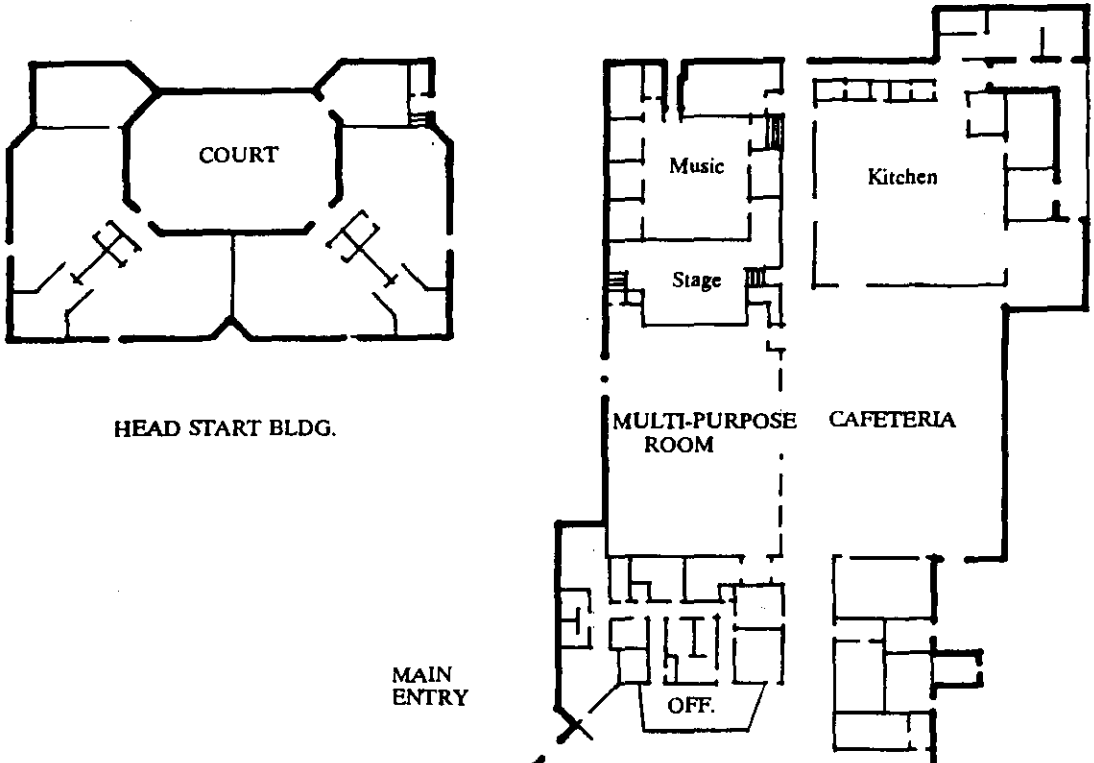
The existing pod classroom arrangement would remain. Day lighting can be provided to all classrooms and to the library area with the addition of light monitors in seven locations. These are similar in design to the day lighting over the performance atrium area adjacent to the main office at JHAA. These “vertical skylights,” or clerestory windows can be designed in such a manner as to provide daylight into each classroom while minimizing solar glare and heating.

The storage problem can be addressed with the addition of built in cabinetry in each classroom. While some cabinetry has been installed in several rooms, this project would expand it to all classrooms.

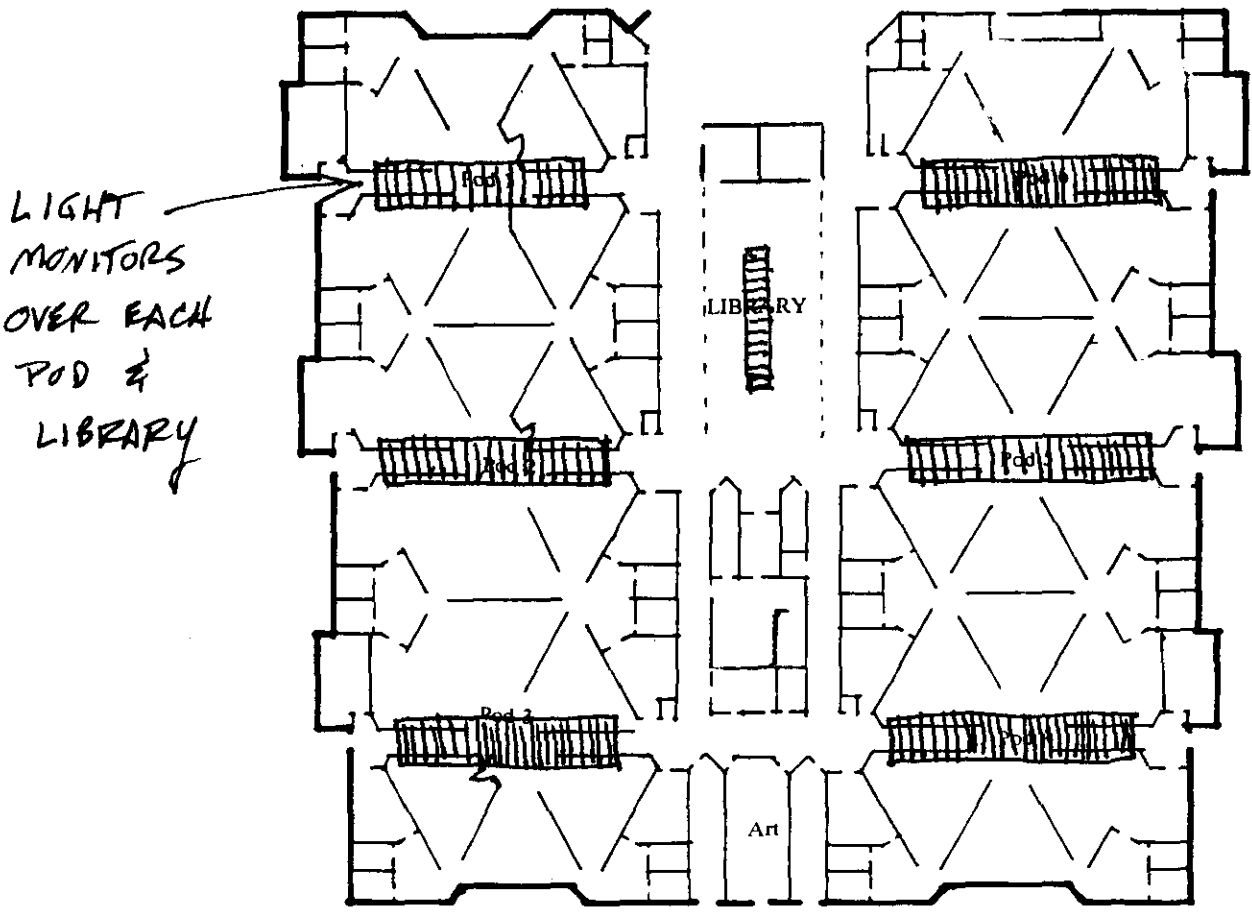
Total cost estimate for the day lighting and storage solution is approximately \$250-300,000. Work could be completed during a summer break.

PROS: *Lowest cost option.
Resolves two major concerns.
Minimal disruption to school use.
Quick fix.*

CONS: *Does not meet all concerns.*



HEAD START BLDG.



LIGHT
MONITORS
OVER EACH
POD &
LIBRARY

OPTION #1 - DAYLIGHTING/STORAGE

JHAA OPTION #2

REMODEL/RENOVATE

This option will meet all of the major concerns raised at the Town Hall meeting. The existing cafeteria, kitchen and multipurpose room would remain as is. The library, and computer room would be relocated and two (2) new interior courtyards would be built. The classrooms would be reconfigured around the courtyards in a new corridor system. Classrooms would be enlarged to 800 - 1000 sf and all would have natural day-lighting and sufficient storage built-in.

This scheme maintains the same number of classrooms, and the same student capacity as presently exists, and adds an extended learning center for each grade level.

The library/media center would be reconstructed in the area where the main office is presently located and a new main office addition would be built on the Cameron Street side of the building, oriented with the street and providing better security.

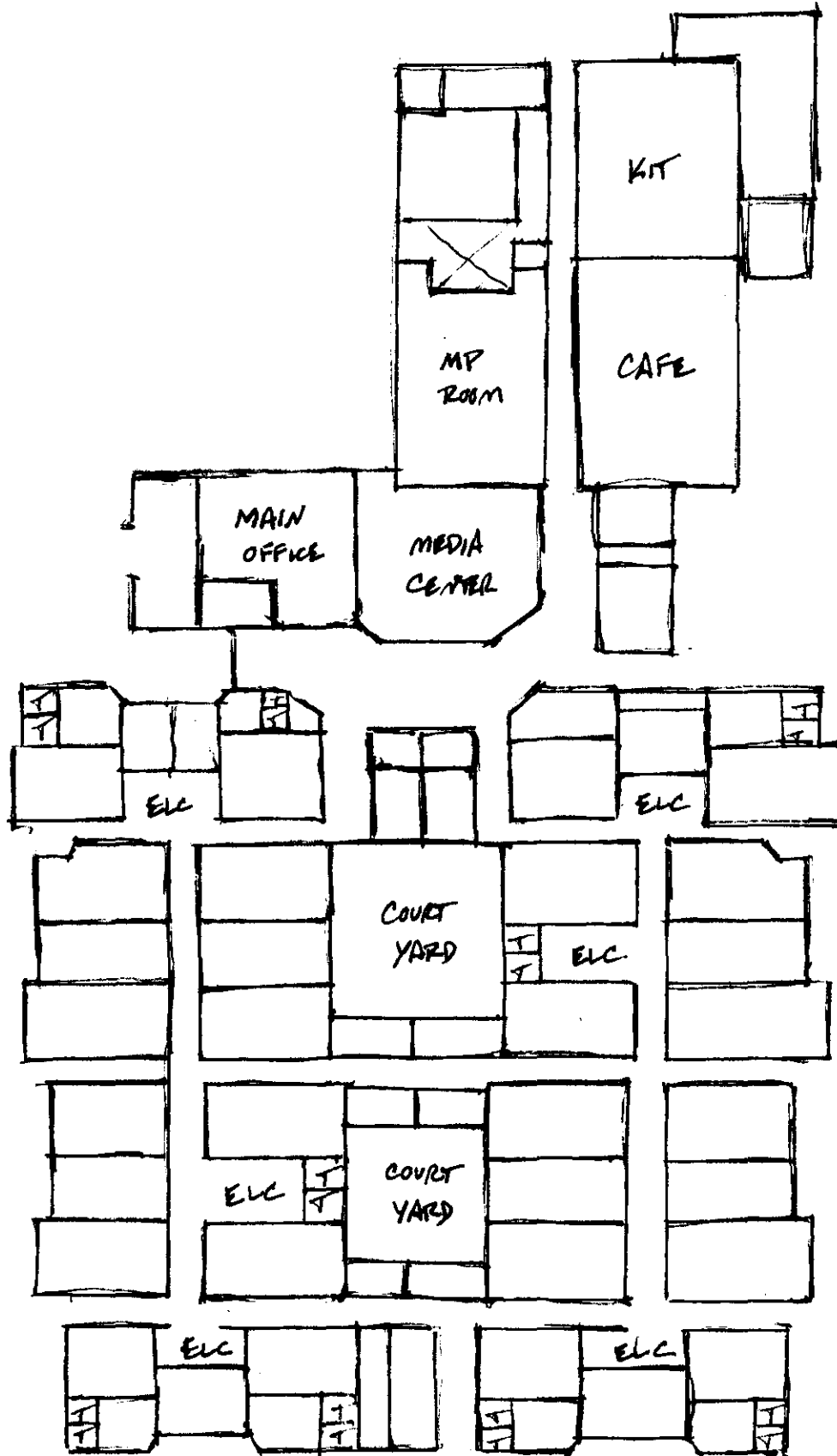
This option would cost an estimated \$6 million and would be constructed over a 14 month period, beginning in June one year with completion in August of the following year. Work would be done on three (3) pods (one-half of the classroom wing) at a time. Classroom trailers would be necessary to provide swing space for the one school year of construction.

PROS:

- Least cost remodel option.*
- Resolves all concerns.*
- Larger classroom sizes.*
- Provides extended learning centers.*
- Provides new main office and greater security.*
- Existing proposed CIP projects can be incorporated.*

CONS:

- One school year disrupted.*
- Classroom trailers prevent full use of field during construction.*



OPTION # 2

REMODEL/RENOVATE

34 FULL SIZE ROOMS

10 RESOURCE ROOMS

6 EX LEARNING CENTERS

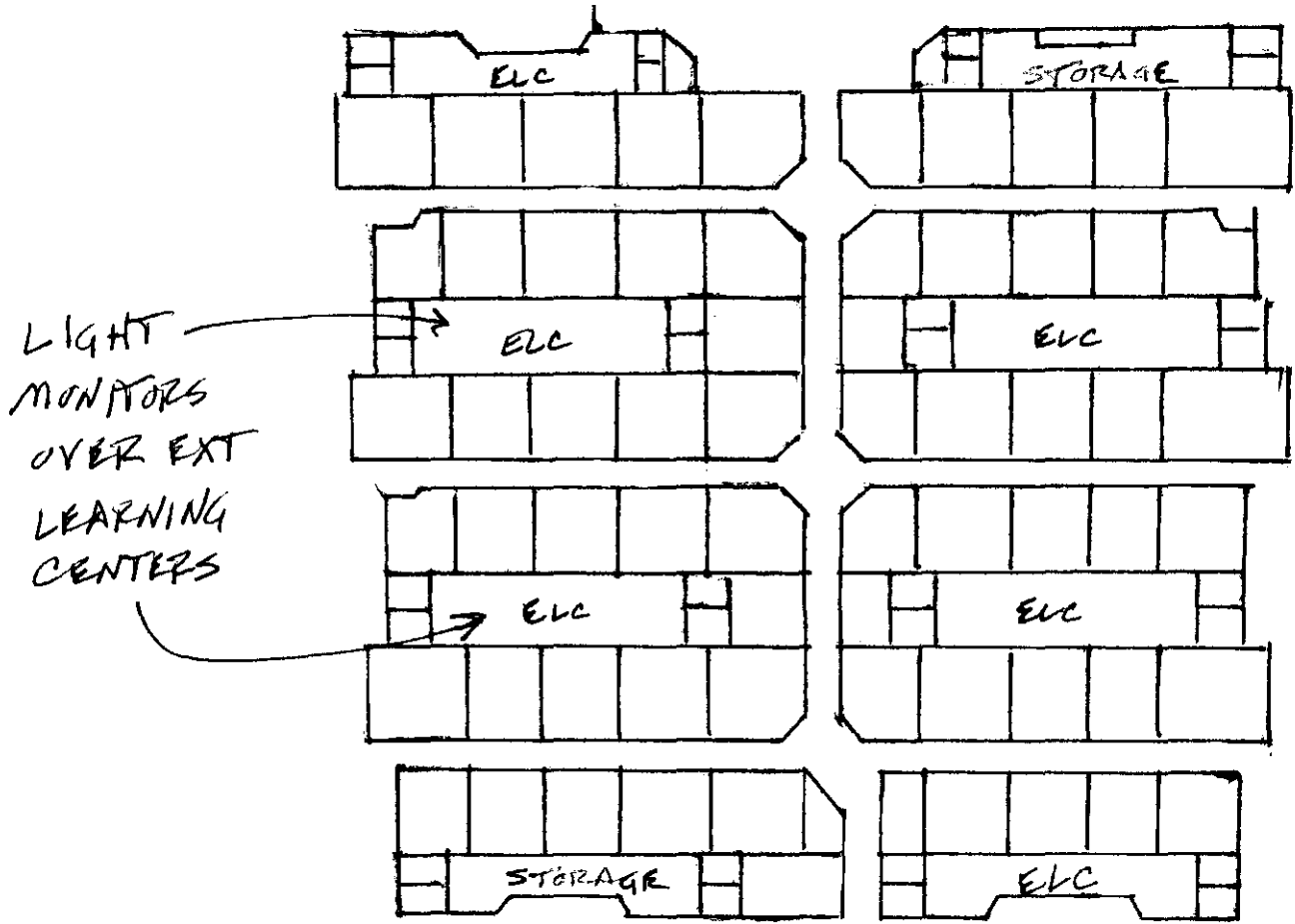
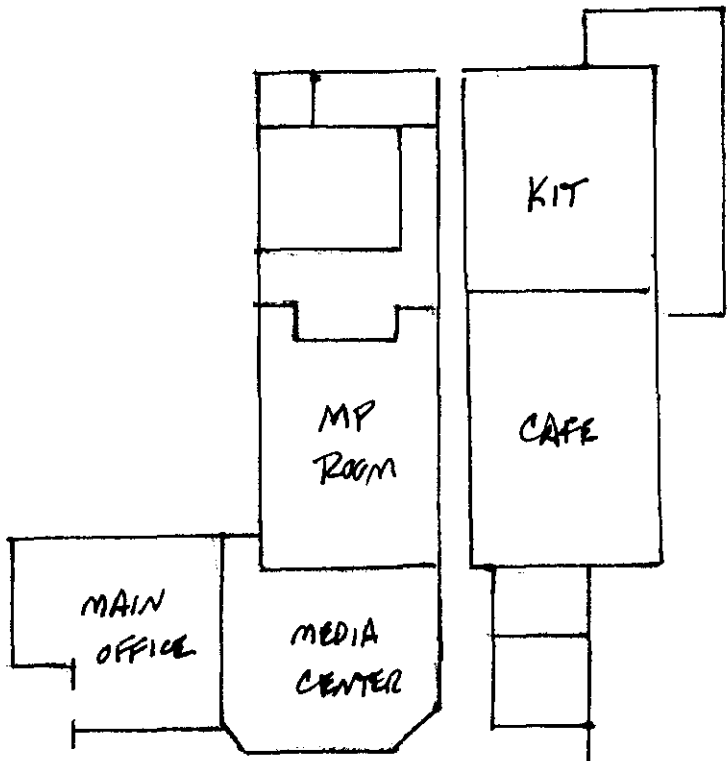
JHAA OPTION #3

REMODEL/RENOVATE/ENLARGE

This option is the same as Option #2 with the addition of greater student capacity for this facility. This is achieved by eliminating the two (2) central courtyards and reducing the size of the classrooms. This scheme also provides the extended learning centers for each grade level, but provides two (2) large storage rooms in lieu of increased classroom storage. Day-lighting would be provided to the interior classrooms with light monitors on the roof. All other aspects of this option would be the same as option 2. This option would cost an estimated \$8 million and would have a similar construction schedule as Option #2.

PROS: *Greater student capacity.*
 Resolves all concerns.
 Provides extended learning centers.
 Provides new main office and greater security.
 Existing proposed CIP projects can be incorporated.

CONS: *More costly than Option #2.*
 One school year disrupted.
 Classroom trailers prevent full use of field during construction.



OPTION # 3

REMODEL / RENOVATE / ENLARGE

60 CLASSROOMS

6 EXT LEARNING CENTERS

JHAA OPTION #4

NEW CLASSROOMS

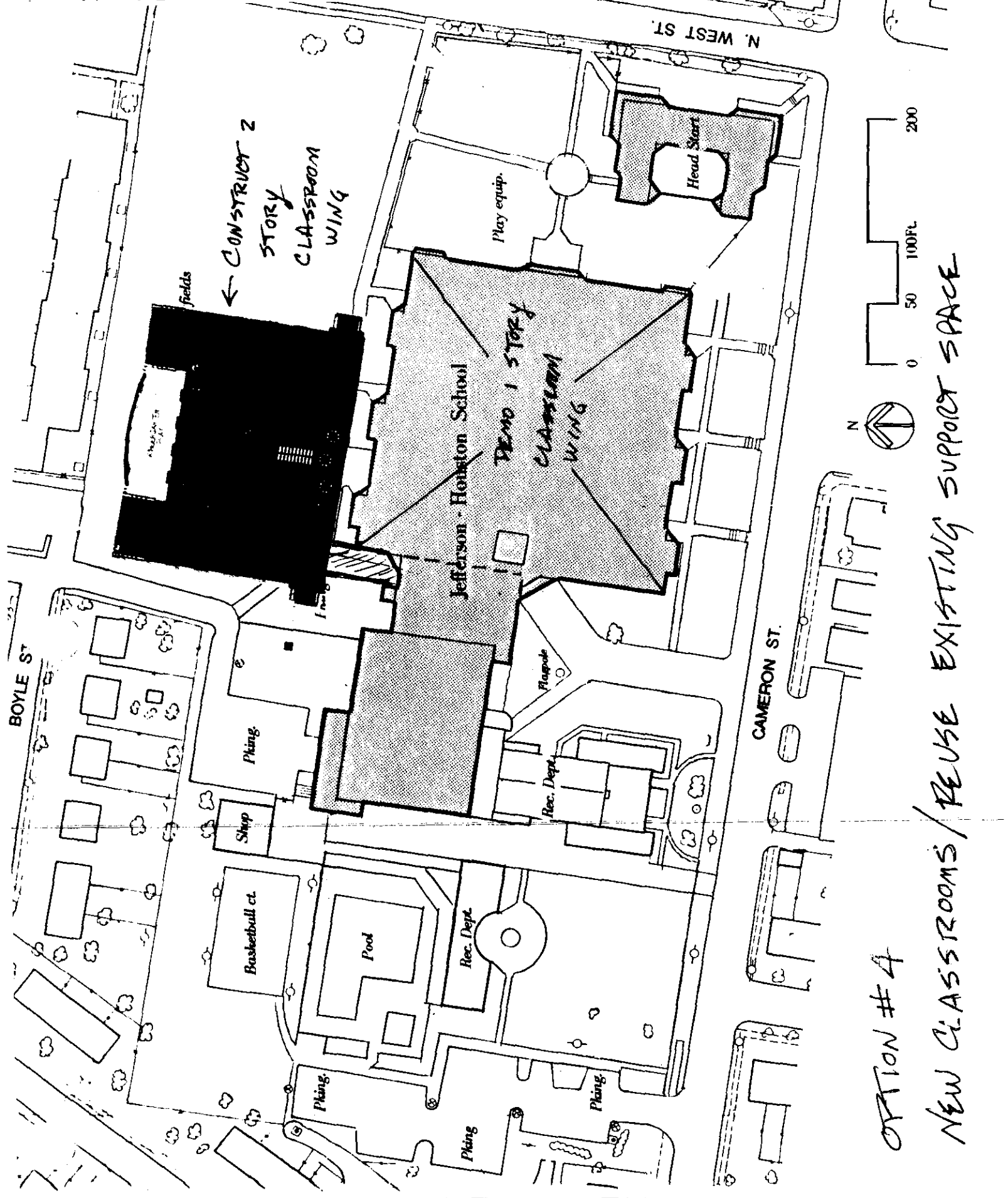
This option would maintain the existing cafeteria, kitchen, multipurpose room and office as presently situated. A new two-story classroom wing would be constructed on the field adjacent to the existing school. After the new classroom wing is completed, the existing one-story classroom wing would be demolished and replaced with fields and playgrounds.

This option would meet and resolve all of the concerns raised at the Town Hall meeting. The new classroom wing would incorporate all of the features built into Samuel W. Tucker Elementary School, including extended learning areas, a modern library/media center and computer classroom. The existing areas would be refurbished/renovated to conform to current life, safety and health codes.

This option would cost an estimated \$8-10 million, depending on site development costs, storm water management requirements and other construction issues unknown at this time. Construction could be completed over a 12-14 month period with little or no disruption to the use of the existing school. Demolition of the existing classroom wing would occur after staff and students have moved into the new classroom wing.

PROS : *Least cost new option.*
 Resolves all concerns.
 Larger classroom sizes.
 Provides extended learning centers.
 Minimal disruption to school programs.
 Existing proposed CIP projects can be incorporated.

CONS: *Reuse of old spaces required.*
 Renovation of cafeteria kitchen, main office
 and multipurpose room required.
 Unknown site issues could be increased costs.



OPTION # 4
 NEW CLASSROOMS / REUSE EXISTING SUPPORT SPACE

JHAA OPTION #5

NEW BUILDING

This option provides a new elementary school facility on the field adjacent to the existing school. No part of the existing school would be retained, unless the City desired to maintain a portion as an addition to the Durant Recreation Center.

The new school facility could be constructed without disruption of the ongoing educational program at the existing school. The construction period would be approximately one year. After the new building is complete and students and staff have been relocated, demolition of the old building would be completed. Playing fields and expanded playground areas would then be built.

This option would resolve all of the concerns raised at the Town Hall meeting. The new school design would be based on the educational specifications developed for Samuel W. Tucker Elementary School.

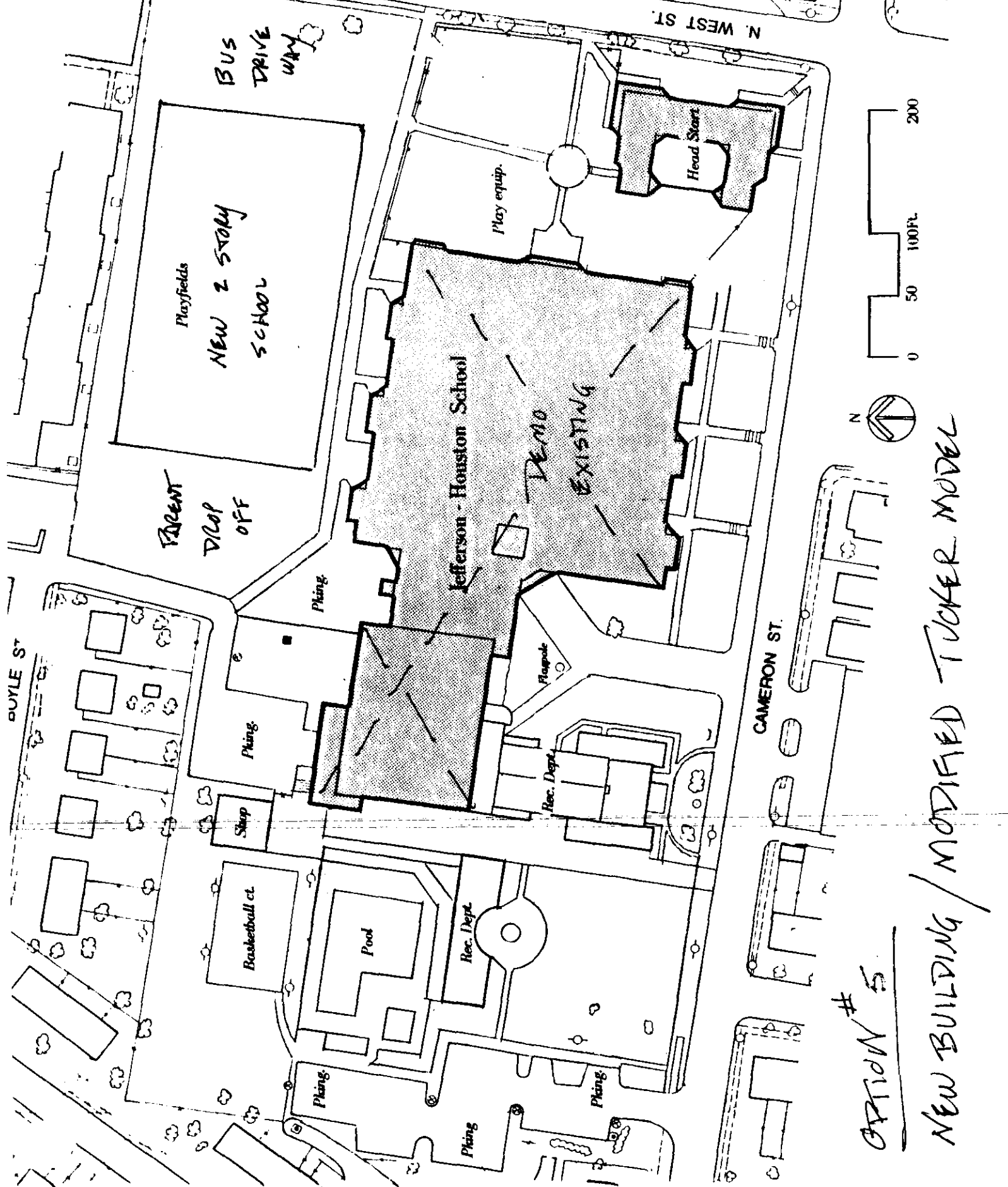
The total cost of this option would be approximately \$12 million. Unknown factors that may increase this cost would be city mandated storm water management requirements and site development issues due to the Parker-Gray Historic District.

PROS:

- Resolves all concerns.*
- Larger classroom sizes.*
- Provides extended learning centers.*
- Minimal disruption to school programs.*
- Existing proposed CIP projects no longer required.*

CONS:

- Most expensive option.*
- Site issues may increase costs.*



OPTION # 5
 NEW BUILDING / MODIFIED TUCKER MODEL

**JEFFERSON-HOUSTON
 ELEMENTARY SCHOOL.**

JHAA OPTIONS SUMMARY

<u>OPTION #</u>	<u>SCOPE</u>	<u>COST</u>	<u>TIME</u>
1	Day-Lighting/Storage	\$250-300,000	3 months
2	Remodel/Renovate	\$6 million	14 months
3	Remodel/Renovate/Enlarge	\$8 million	14 months
4	New Classrooms	\$8-10 million	14 months
5	New Facility	\$12 million	14 months