

# APM

## CLIENT

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## ARCHITECT

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## GENERAL CONTRACTORS

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## Gonzaga College High School Washington, DC

Gonzaga College High School, the oldest educational institution in the old Federal City of Washington, is located on a 15-acre site in the heart of Washington DC. In 1998, Gonzaga embarked on a wholesale renovation and expansion of their existing facilities. The program was divided into Phases consisting of multiple sub-projects.

### General Planning:

This sub-project consisted of developing the Master Plan for the School, preparing cost estimates to define the Phases, procuring the Architect, the Phase I Contractor, and miscellaneous consultants required for the renovation and expansion program.

### Phase I Construction:

This Phase included the renovation of the two main classroom buildings on campus. APM developed a construction sequence, which allowed the School to maintain 60% of their classroom space during the entire construction project.



*Gonzaga College High School  
Before & After*

- **Physical Plant:** The existing physical plant was dated and needed to be replaced with a new central plant and utility services to meet the needs of the renovated and expanded campus.
- **Cantwell Hall:** Approximately 13,600 SF of renovation on three floors, facade refurbishment, and 9,500 SF of new building addition on three levels. The building included 18 Classrooms, Biology, Chemistry, Physics, and General Labs, 2 Computer Classrooms, and 70 Lecture Halls

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“Gonzaga College High School and APM have enjoyed a fruitful relationship for over 10 years.”

- (Rev.) Allen P. Novotny, S.J.,  
President  
Gonzaga College High School



## Gonzaga College High School, con't.

■ **Arrupe Hall (renamed Ruesch Hall):** Approximately 36,000 SF of renovation on three floors and facade refurbishment. The building includes the following:

- 21 Classrooms and Administrative Offices
- 2 Computer Labs
- Main School IT Server Room
- Choir/Orchestra Rehearsal Room and Private Practice Rooms
- Central Rotunda and Entrance



*IT Server Room*



*Computer Classroom*

■ **Quadrangle:** The existing central parking area was redeveloped into a multi-terraced quadrangle based on a design concept and cost study prepared by APM. Only a portion of the Quadrangle was constructed under this Phase in order to leave a construction staging area for Phase II.

## Phase II Construction:

This Phase presented a new challenge of constructing a building basically in “the hole of a donut” as the new Student Commons building was completely surrounded by existing buildings with the exception of one 12’ wide opening.

The footprint of the building was the main pathway between the classroom buildings, cafeteria, gym, library, and administrative offices. APM developed a phasing plan to limit the intrusion of

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## Gonzaga College High School, con't.

construction on campus and to stagger the construction projects to allow the School to maximize their space. The entire project finished one month ahead of schedule and under budget.

- **Student Commons and Carmody Link:** This portion of the project consisted of 11,500 SF of open space to address the student's social needs and provide additional dining space. A glass portico was constructed linking the Student Commons with the Carmody Center (gymnasium).
- **Kitchen and Cafeteria:** The renovation of the existing full service kitchen and cafeteria was completed in eleven (11) weeks during the summer allowing the kitchen staff to restock and train prior to the fall semester starting.



*Renovated Kitchen & Cafeteria*



*Renovated Kitchen & Cafeteria*

- **Dooley Core and Life Safety Upgrades:** The circulation and egress stair serving Dooley Hall was required to be demolished as is conflicted with the new building footprint. A new Stair tower was constructed prior to the Student Commons construction to provide required egress. A new central stair and elevator core was constructed to provide ADA access to the entire building. Since the building predated most of the current Code life safety requirements, new sprinkler and fire alarm systems were installed throughout.
- **Quadrangle:** The remainder of the Quadrangle construction was completed under this Phase.

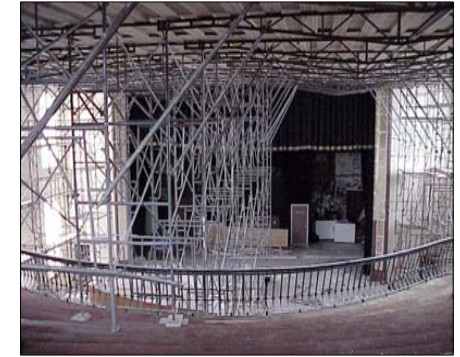
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### Phase III Construction:

- **Jesuit Rectory Renovation:** While the Rectory has undergone previous renovations, the last one was performed roughly thirty (30) years ago. APM's procurement process delivered a general contract approximately 25% under the budget. This project included the renovation of five floors of approximately 25,000 SF and the following:
  - 15 Bedrooms with Private Bathrooms
  - 13 Bedrooms with Personal Sinks
  - Dining, Meeting, Exercise, and Laundry Rooms
  - Chapel



*Theatre during Construction*

### Phase IV Construction:

- **Dooley Façade Restoration:** As Dooley Hall was constructed some 50 years ago, the exterior façade and terracotta cornice have started to deteriorate. APM procured a Preservation Consultant to assess the façade and provide a report with their recommendations.
- APM developed a phasing plan to separate the façade into three sections and negotiated an Agreement with a facade restoration Contractor to remove and fabricate new pieces of the terracotta cornice and to repair those pieces only slightly damaged. This project commenced in November of 2003 and complete November 2004.
- **Theatre:** Renovation of historic theatre with ornate plaster detailing.

**APM is also managing Phases V, VI, and VII, which are currently in a fundraising hiatus**

