

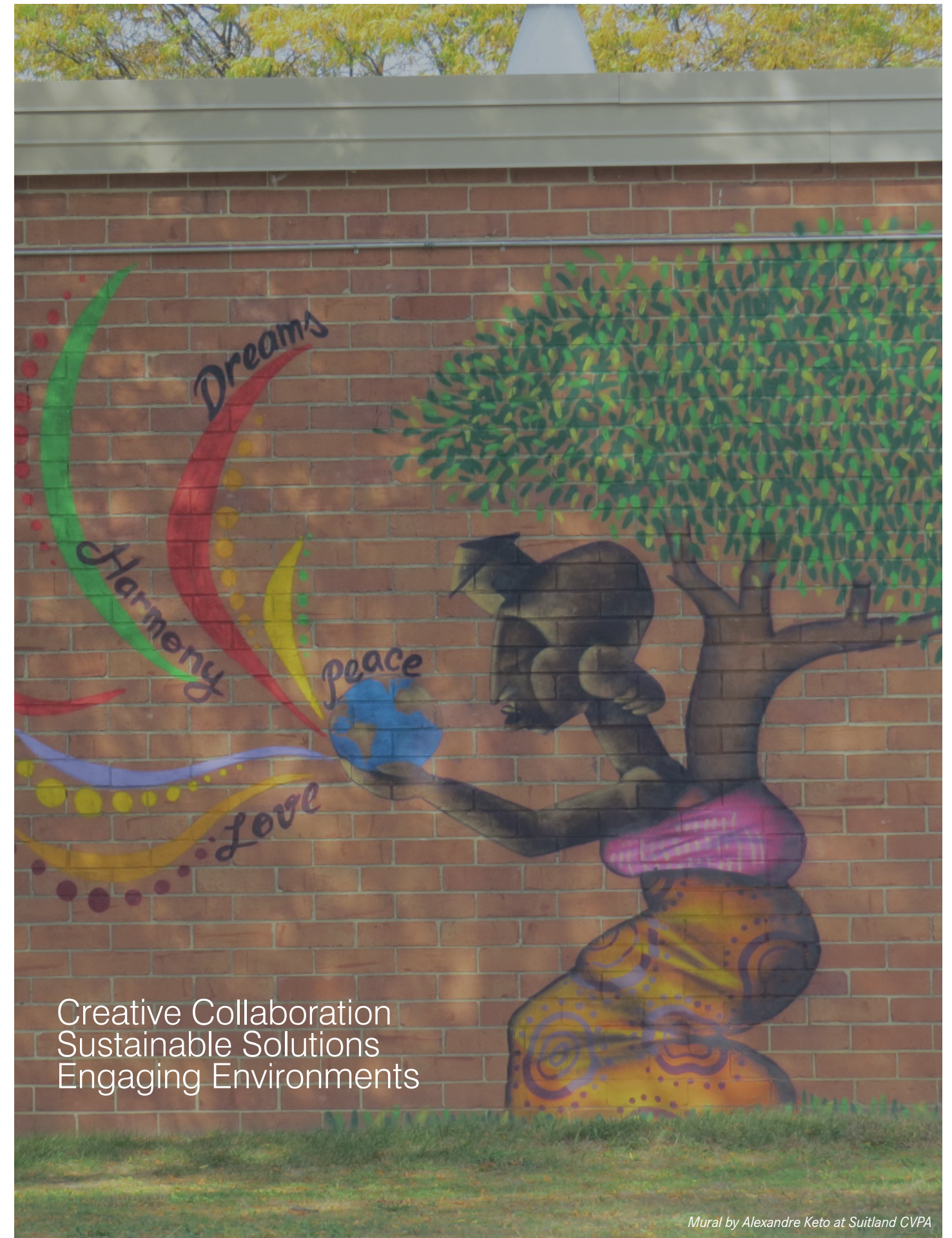
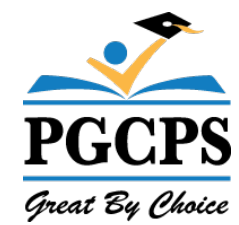


# Center for Visual and Performing Arts (CVPA) at Suitland High School

**Prince George's County Public Schools**

**Options Analysis - Final Report**  
April 5, 2017





Creative Collaboration  
Sustainable Solutions  
Engaging Environments

*Mural by Alexandre Keto at Suitland CVPA*



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**executive summary**

**G+P**  
GRIMM AND PARKER

*Disney*

*Alvin Aili*

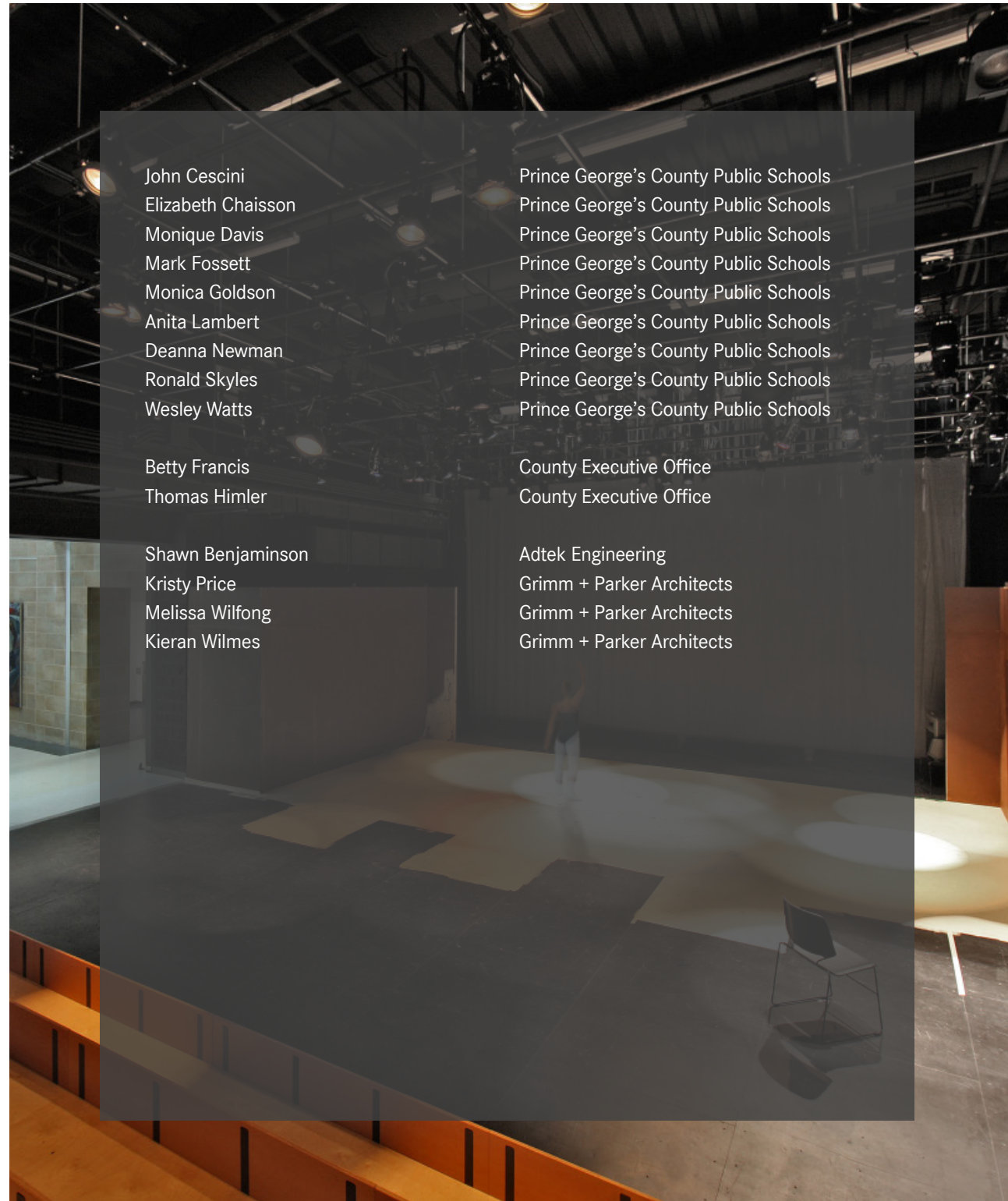
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**Executive Summary**

- Executive Steering Committee - Team List
- Introduction
- History and Context
- Goals/Purpose
- Methodology/Process
- Options Summary
- Recommendations

# 1 executive summary

## Executive Steering Committee Team List



# executive summary

## Introduction

This study represents a comprehensive analysis for the future development of a new Center for Visual and Performing Arts (CVPA) for Suitland High School that best meets the needs of the students, staff and community and delivers on the goals and program requirements set forth by Prince George's County Public Schools. This study includes consideration of two distinct properties, the existing Suitland High School Campus and nearby Suitland Town Center, and analyzes the value and limitations these sites impose upon the proposed solutions. Design options were developed to consider scenarios for both sites as well as four different programming scenarios on those two sites. Analysis and evaluation were then assessed on each option to consider its ability to deliver on the vision, and to establish goals and spatial requirements of the educational specifications. The result of the study is a comparison of the relative costs of each of the options, as well as and the advantages and disadvantages of each option developed by the design team, in consultation with Prince George's County Public Schools and the Executive Steering Committee. This report will provide Prince George's County Public Schools (PGCPS) an essential tool to aid them in making a highly informed and confident determination on the best approach to address the unique needs of Suitland High School CVPA and its community.

# 1 executive summary

## History and Context

Prince George’s County Public Schools (PGCPS), one of the nation’s 25 largest school districts, has 208 schools and centers, more than 130,000 students and nearly 19,000 employees. Under the leadership of CEO Dr. Kevin M. Maxwell, the school system serves a diverse student population from urban, suburban and rural communities located in the Washington, DC suburbs. PGCPS is nationally recognized for innovative programs and initiatives that provide students with unique learning opportunities, including arts integration, environmental and financial literacy, and language immersion.

At the heart of PGCPS’ arts integration initiative is The Center for Visual and Performing Arts (CVPA), a county-wide arts magnet program that currently resides in an annex building on the Suitland High School campus in Suitland, MD. The existing CVPA facility is approximately 75,925 GSF, serving an enrollment of 350 students for the 2016-2017 academic year. The CVPA program is comprised of small-scaled learning communities centered around the following disciplines:

- Dance
- Instrumental Music
- Choral Music
- Theatre
- Media Arts
- Visual Arts

CVPA offers students the opportunity to pursue the arts and academics at the highest levels of high school rigor. The program boasts a 100% graduation rate and a 98% college acceptance/attendance rate. Additional information from the Suitland HS/CVPA website:

The Center for Visual and Performing Arts (CVPA) is a rigorous four-year high school arts program created and funded by Prince George’s County Public Schools to provide interested and highly-motivated high school students with pre-professional training in Dance, Music, Theater, Media and the Visual Arts. CVPA students are from throughout Prince George’s County, and are selected through an application and audition process.

Once selected, students declare an arts major and complete up to twenty credits in the arts while concurrently meeting their academic high school requirements at Suitland High School. This level of rigor and artistry is rewarded each year when graduating students are awarded millions in scholarship monies and go on to attend some of the most prestigious conservatories and universities.

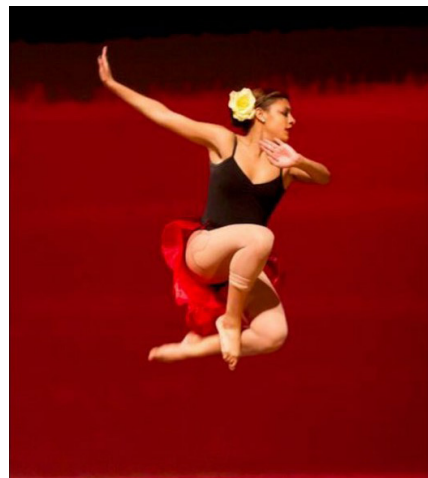


photo courtesy Suitland CVPA website

# executive summary

Today, alumni of CVPA are working among some of the most respected arts organizations such as The Alvin Ailey Dance Company, The Royal Ballet and Broadway, and are exhibited in some of the world’s most exclusive galleries.

The Center for the Visual and Performing Arts (CVPA) currently operates as a school-within-a-school at the Suitland High School campus. CVPA holds most of their arts electives in the Suitland “annex” building, which was the previous junior high school, located across the football field from the main Suitland High School building. The annex is in poor condition and does not suit the specific and diverse demands of the various arts programs. Not all of the core academic courses are housed in the annex, requiring CVPA students to be shuttled between the main building and the annex multiple times during the school day.

Suitland High School is scheduled to receive a full renovation with planning to begin in FY2017. Drew-Freeman Middle School, also located on the SHS campus, is scheduled for a full renovation with planning to begin in FY2019. One of the goals of the Suitland High School renovation/replacement project is to expand the capacity of the CVPA program from 350 students to 500. Currently, the arts electives have an average class size of 14 students, suggesting that with appropriate facilities, there is potential for expansion without a major increase in the number of arts-related teaching stations.



# 1 executive summary

## Goals/Purpose

The purpose of this options analysis is to analyze multiple options for replacement of the existing Suitland High School Center for Visual and Performing Arts (CVPA), and arrive at a recommendation that will enable Prince George's County Public Schools to proceed with a feasibility study focused on one or more preferred solutions.

PGCPS has identified two properties for this study that are both capable of housing the new CVPA building: the existing Suitland High School campus and the new Suitland Town Center, which has been recently masterplanned for redevelopment. These properties offer two completely unique and diverse approaches to accommodating the CVPA program; this study endeavors to compare and contrast potential concepts on each site to enable PGCPS and its stakeholders to make informed decisions and value judgments on how to proceed with a detailed feasibility study required to initiate the design phase of this new project.

In addition, PGCPS was interested in testing different curriculum delivery models within the CVPA program itself as part of this study. CVPA currently operates full-day arts program where students take arts classes in the SHS annex building and have access to their remaining required core and elective classes in the main Suitland High School building. The design team was charged with exploring both full-day and half-day models for the arts program within the context of the options analysis, as well as a full-day model co-located with the existing Suitland High School. This exploration allowed for testing different programming models at the same time as investigating the two different available sites. Ultimately, the following programming scenarios were established to provide a framework for the options to be studied at each of the two project sites:

### Option 1 - CVPA Comprehensive High School (Full Day)

- Stand-alone high school building with a full day program
- All graduation requirements for CVPA students achieved in one comprehensive HS building
- Detached from Suitland High School on the SHS campus or at Suitland Town Center

### Option 2 - CVPA Specialty High School (Half Day)

- Stand-alone high school building with a half day program
- CVPA students get core academic requirements at 'home' school
- CVPA students transported from home school in AM and PM sessions
- No sharing of resources with Suitland HS
- Detached from Suitland High School on the SHS campus or at Suitland Town Center

### Option 3 - CVPA Co-Located w/ Suitland HS (Full Day)

- Connected high school building with a full-day program
- Attached to existing Suitland High School
- CVPA program shares SHS' large public and program spaces such as gym, dining, and media
- Must reside on the SHS campus, no Suitland Town Center option

# executive summary

### Option 4 - Community Arts Center @ Suitland Town Center

- Does not provide program space specific to CVPA
- Fulfills the programmatic intent of the original Suitland Town Center masterplan
- Performance, display and live/work space for professional artists
- Owned and operated by Prince George's County (not PGCPS)
- Mentorship and partnership opportunities with CVPA @ SHS site

During initial stakeholder meetings, project goals were established to help guide the development of the concept options. These goals also helped to establish the criteria by which each of the options would be analyzed in order to arrive at an informed recommendation at the conclusion of the study:

- Maximize opportunities for Arts Integration
- Provide appropriate balance of required program areas across options
- Create a community presence along Silver Hill Road
- Deliver optimal relationships between program elements
- Explore connections between CVPA students and professional artists @ Town Center



Culture Keepers mural at Suitland CVPA

# 1 executive summary

## **Methodology/Process**

In order to thoughtfully investigate the proposed options and achieve the established goals in a relatively short available time frame, a focused and rigorous methodology was required to keep the process on-track. The first, and perhaps most critical step, was assembling a group of diverse stakeholders that represent the wide spectrum of perspectives requiring a voice in this study including: planners, architects, educators, curriculum coordinators, arts specialists, and county administrators. The following steps were followed in this process, allowing engagement from stakeholders at each critical phase:

- **Research + Investigation** – Existing data and information for both sites and all existing buildings was collected and analyzed. The design team performed a site walk and toured each building on the Suitland High School campus impacted by the study. Masterplan information for the proposed Suitland Town Center was obtained, reviewed and formatted. The design team performed a detailed site analysis of both sites to highlight the various constraints and optimal buildable area (see Section 2).
- **Identify Goals** – Expectations were set for the Options Analysis by establishing the specific parameters of each option scenario as well as initial goal-setting and evaluative criteria for the final analysis and recommendations.
- **Program Verification** – Starting with the educational specifications provided by PGCPS, program requirements for CVPA were reviewed in detail for each of the programming scenarios identified on the onset of the study. Meetings were held with arts and curriculum leadership to confirm space adequacy and program relationships. A graphic program was developed for each planning option providing a consistent kit of parts for investigation on each site (see Appendix C).
- **Benchmarking + Precedent Research** – A graphic library was compiled to provide representative and inspirational images from peer institutions and projects that contain similar program elements and site conditions. These images were paired with each relevant option within the study to help convey the appropriate scale and presence of potential design solutions on the different sites (see Section 3).
- **Develop Conceptual Options** – Initial concepts were developed for each scenario using the established kit of parts based on the approved graphic programs. Scaled 2D site plans and 3D blocking and stacking diagrams were used to convey building and site relationships and presented by the design team.

# executive summary

- **Review + Refinement** – Multiple review meetings were held with PGCPS and the Executive Steering Committee to review concept options at each design iteration. The design team presented options, gathered feedback from all stakeholders and presented revised graphics to convey required changes and updates. The total number of options grew as a result of these meetings, as stakeholders identified new options and site planning possibilities that resulted from the process and discussions (see Section 3).
- **Cost Estimates** – A cost estimate model was built to compare the anticipated building and site construction costs and overall project costs of each option. Exceptional costs were identified and priced to demonstrate the major cost differentiators that were unique to each option (see Section 4).
- **Evaluation + Recommendation** – Once the refined versions of each concept option were reached, and an evaluation matrix was created to compare the options against uniform criteria. Advantages and disadvantages, organized into site and building categories, were documented and reviewed with PGCPS and the expanded stakeholder group. The results of this evaluation lead to the recommendations in the Executive Summary (see page 18).



*Culture Keepers mural at Suitland CVPA*



# 1 executive summary

## OPTIONS SUMMARY



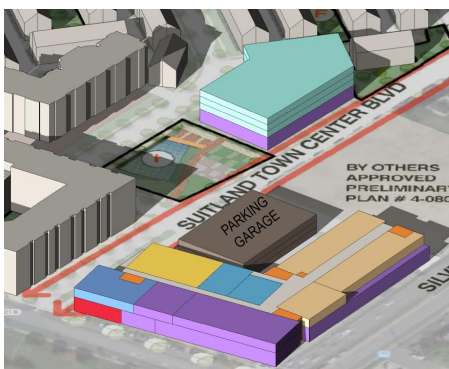
Option 1A	
Site	Suitland High School
Program	Full Day Comprehensive
Number of levels	3
<b>Total Area</b>	<b>133,147 gsf</b>
<b>Total Cost</b>	<b>\$73,018,545</b>



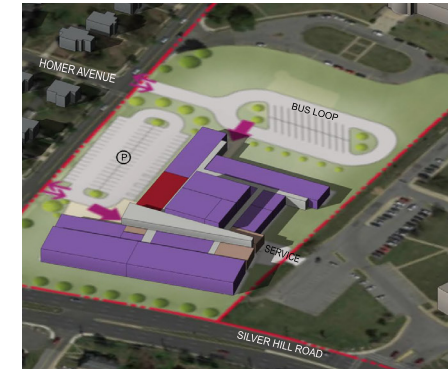
Option 1B	
Site	Suitland Town Center
Program	Full Day Comprehensive
Number of levels	6
<b>Total Area</b>	<b>145,426 gsf</b>
<b>Total Estimated Construction Cost</b>	<b>\$75,736,777</b>



Option 1C	
Site	Suitland Town Center
Program	Full Day Comprehensive
Number of levels	3
<b>Total Area</b>	<b>145,426 gsf</b>
<b>Total Estimated Construction Cost</b>	<b>\$75,127,777</b>



Option 1D	
Site	Suitland Town Center
Program	Full Day Comprehensive
Number of levels	2
<b>Total Area</b>	<b>145,426 gsf</b>
<b>Total Estimated Construction Cost</b>	<b>\$74,975,527</b>



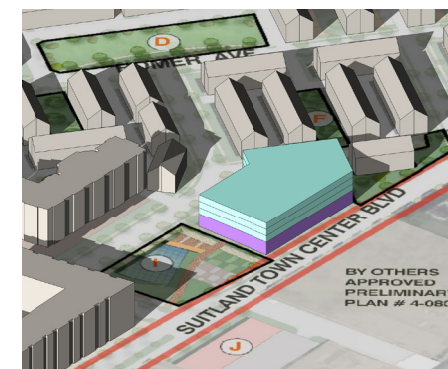
Option 2A	
Site	Suitland High School
Program	Half Day Specialty
Number of levels	1
<b>Total Area</b>	<b>83,390 gsf</b>
<b>Total Estimated Construction Cost</b>	<b>\$45,850,856</b>



Option 2B	
Site	Suitland Town Center
Program	Half Day Specialty
Number of levels	4
<b>Total Area</b>	<b>94,669 gsf</b>
<b>Total Estimated Construction Cost</b>	<b>\$50,014,786</b>



Option 3	
Site	Suitland High School
Program	Full Day Co-located at Suitland High School
Number of levels	2
<b>Total Area</b>	<b>107,380 gsf</b>
<b>Total Estimated Construction Cost</b>	<b>\$60,464,608</b>



Option 4	
Site	Suitland Town Center
Program	Artist Live/Work
Number of levels	4
<b>Total Area</b>	<b>122,000 gsf</b>
<b>Total Estimated Construction Cost</b>	<b>\$36,395,406</b>

# executive summary

# 1 executive summary

## Recommendations

As a result of the final stakeholder meeting, the Executive Steering Committee arrived at two alternate paths in their recommendation for the replacement of the CVPA building. The recommendation resulted in preferred options for each of the two project sites: Option 3 was preferred for the Suitland High School site and Option 1D was preferred for the Suitland Town Center site. Each of these preferred options demonstrated the most advantages and least disadvantages for their respective sites. Additionally, these options both represented optimal value for the programs included for each property based on the cost estimate.

**Option 3** at the Suitland High School site achieved many of the major goals established for the project: a strong community presence, maximizing opportunities for arts integration, and optimal program adjacencies. The co-location strategy between Suitland High School and the new CVPA allows for a shared parking lot and main entrance between the two buildings as well as shared access to the Suitland HS gym, media and dining for CVPA students resulting in less new building construction and a lower cost. The configuration of Option 3 allows for minimal impact to the existing SHS building, and leaves the most green space remaining on the existing site. The simple, linear arrangement of the Option 3 plan provides clear circulation paths, vibrant and active frontage, strong supervision and program relationships, and results in optimal solar orientation for most instructional spaces.

As PGCPs plans to create a new campus masterplan for the entire Suitland High School site, which will include investigation of modernization and replacement of Drew-Freeman Middle School, Suitland High School, the auditorium, CTE wing, and CVPA annex, it remains likely that Option 3 will not proceed forward as shown in the current concept. It is recommended that the new masterplan incorporate the findings and conclusions of this Options Analysis and that a new full-day CVPA building be investigated in co-location with the new, and re-imagined Suitland High School concept.

**Option 1D** at the Suitland Town Center site presented the greatest potential for the “wow factor” that Prince George’s County hopes to achieve with the new Town Center masterplan. With a prominent corner site at the intersection of Silver Hill Road and Suitland Road, Option 1D has the opportunity to be a beacon for education and the arts, with dynamic programs and spaces activating the street fronts and helping to create a vibrant new Town Center. Option 1D arises as the most desirable solution for the CVPA program at the Town Center site, as it allows for the Arts Center from the original Town Center masterplan to be built, thus creating desirable arts integration possibilities and synergies between professional artists-in-residence and the nearby CVPA students.

It should be noted that above recommendations require further investigation as part of the upcoming Suitland High School Feasibility Study process.



## 2 existing conditions

### Introduction

Two potential project sites were identified for consideration by PGCPs for this Options Analysis; the existing Suitland High School campus and the masterplanned Suitland Town Center site. Both of these properties are located along the north side of Silver Hill Road between Pennsylvania Avenue and Suitland Road in the Suitland area of Prince George's County, MD.

Silver Hill Road (MD Route 458) is a main thoroughfare that links the Suitland Metro Station, the US Census Bureau and the surrounding Suitland neighborhoods. In their 2006 Suitland Mixed-Use Town Center Concept Plan, the Maryland-National Capital Park and Planning Commission identified the Silver Hill Road corridor as part of the "boulevard development" zone, due to the road's central location and potential for high-visibility development (see diagram below).

The design team gathered existing file data and records available for the Suitland High School site as well as current masterplan information for the Suitland Town Center property, which is still in the planning and early design phases. The following section includes the existing conditions narratives and site analysis diagrams resulting from this preliminary research. Further research and data collection is recommended to provide more accurate base site information for the next Feasibility Study phase.

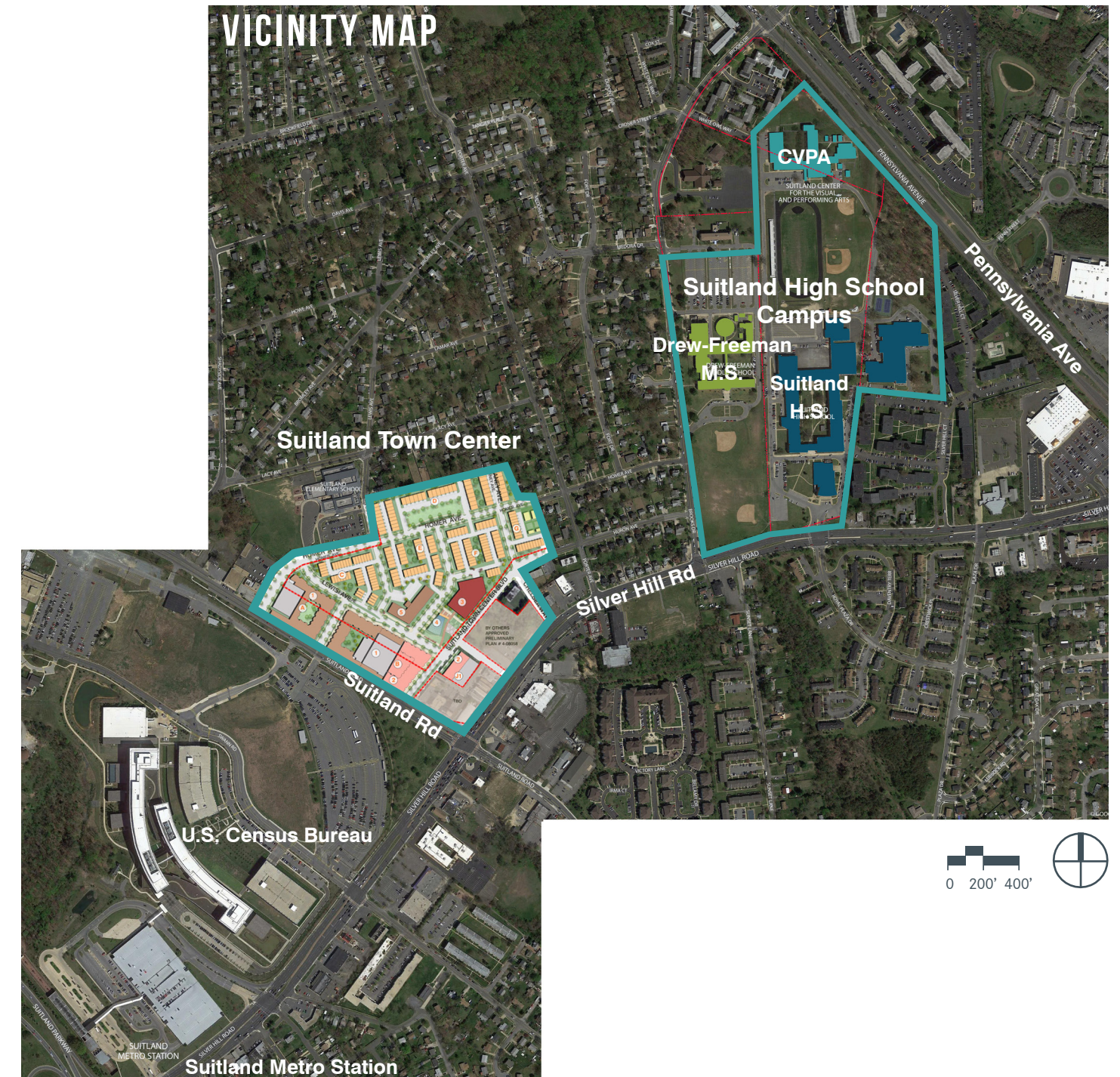


from approved Suitland Mixed-Use Town Center Development Plan Publication

Map 3. Suitland Mixed-Use Town Center Concept Plan.

[www.pgpplanning.org](http://www.pgpplanning.org)

## existing conditions



## 2 existing conditions

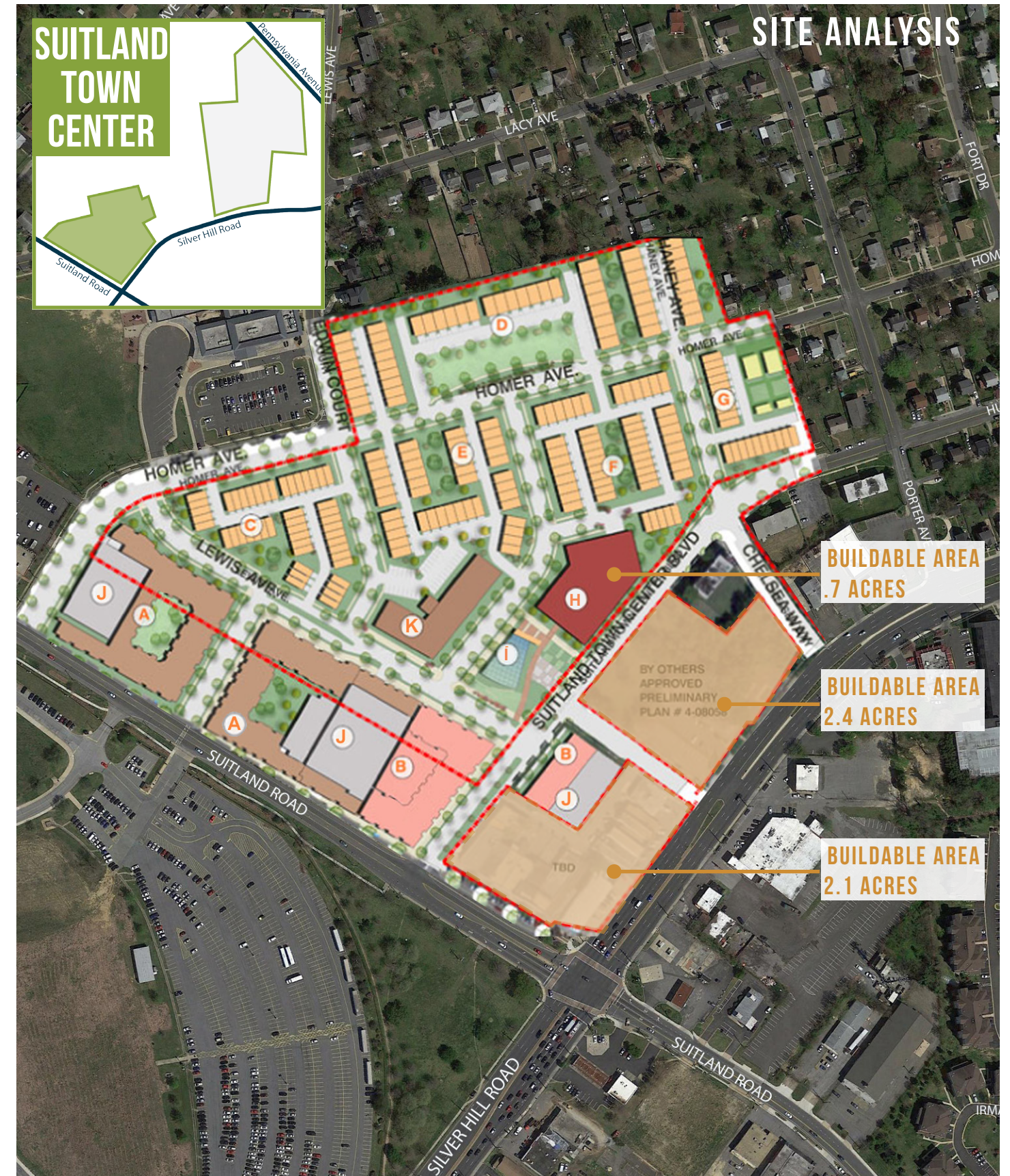
### Suitland Town Center

The Suitland Town Center site is part of a comprehensive masterplan developed by the Prince George’s County Redevelopment Authority, occupying a 28-acre property north of the intersection of Silver Hill Road and Suitland Road. The masterplan includes a variety of residential, commercial and mixed-use buildings including: 3-story townhouses, multi-family housing, senior housing, ground-level retail, structured parking, an arts center and central urban park/skating rink. One of the main goals established for the new Suitland Town Center is to “encourage attractive and compatible mid-rise, mixed-use buildings along Silver Hill and Suitland Roads to create a distinctive and viable town center”.

The 0.7-acre arts center site was originally identified as the only Town Center parcel for consideration in the CVPA Options Analysis. Upon further discussion with representatives from the Prince George’s County Executive’s office, additional sites were identified to be investigated within and adjacent to the current Town Center masterplan to help activate the Silver Hill Road corridor and achieve the overall development goals. Two additional sites were added to the investigation of the Town Center parcels considered for the new CVPA building: one in the prominent corner of Silver Hill Road and Suitland Road (2.1 acres) as well as the neighboring site to the northwest (2.4 acres).



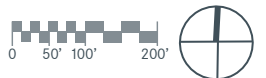
from approved Suitland Mixed-Use Town Center Development Plan Publication [www.pgcplanning.org](http://www.pgcplanning.org)



#### LEGEND

- A** - 5-Story Mixed-Use Residential
- B** - Ground Floor Retail
- C, D, E, F, G** - 3-Story Townhouse Units

- J** - Parking Garage
- H** - Artist Live/Work Performance+Residential
- I** - Covered Skating Rink and Urban Park
- K** - Senior Housing



## 2 existing conditions

### Suitland High School Campus

#### Introduction

The Suitland High School campus is a 24.5-acre property owned by Prince George's County Public Schools bound by Silver Hill Road to the south, Brooks Drive to the west and Pennsylvania Avenue to the northeast. The property is accessed from the south at signaled intersection at Silver Hill Road and Royal Plaza Drive, and two driveway entrances from Brooks Drive; the property is not currently accessible from Pennsylvania Avenue.

The site currently houses five educational buildings owned and operated by PGPCS: Suitland High School (SHS), the SHS auditorium, SHS Career and Technology Wing, CPVA annex building, and Drew-Freeman Middle School (DFMS). The buildings are connected by a series of driveways and parking areas, with athletic fields located in the southwest corner of the site and between SHS and the CVPA annex building. The optimal buildable area identified in the site analysis is the southwest athletic fields which serve DFMS. For the purposes of this study, these fields are shown to be relocated to the site of the existing CVPA annex building (to be demolished once the replacement CVPA building is complete) at the north end of the site.

#### Site Conditions

##### Sanitary Sewer

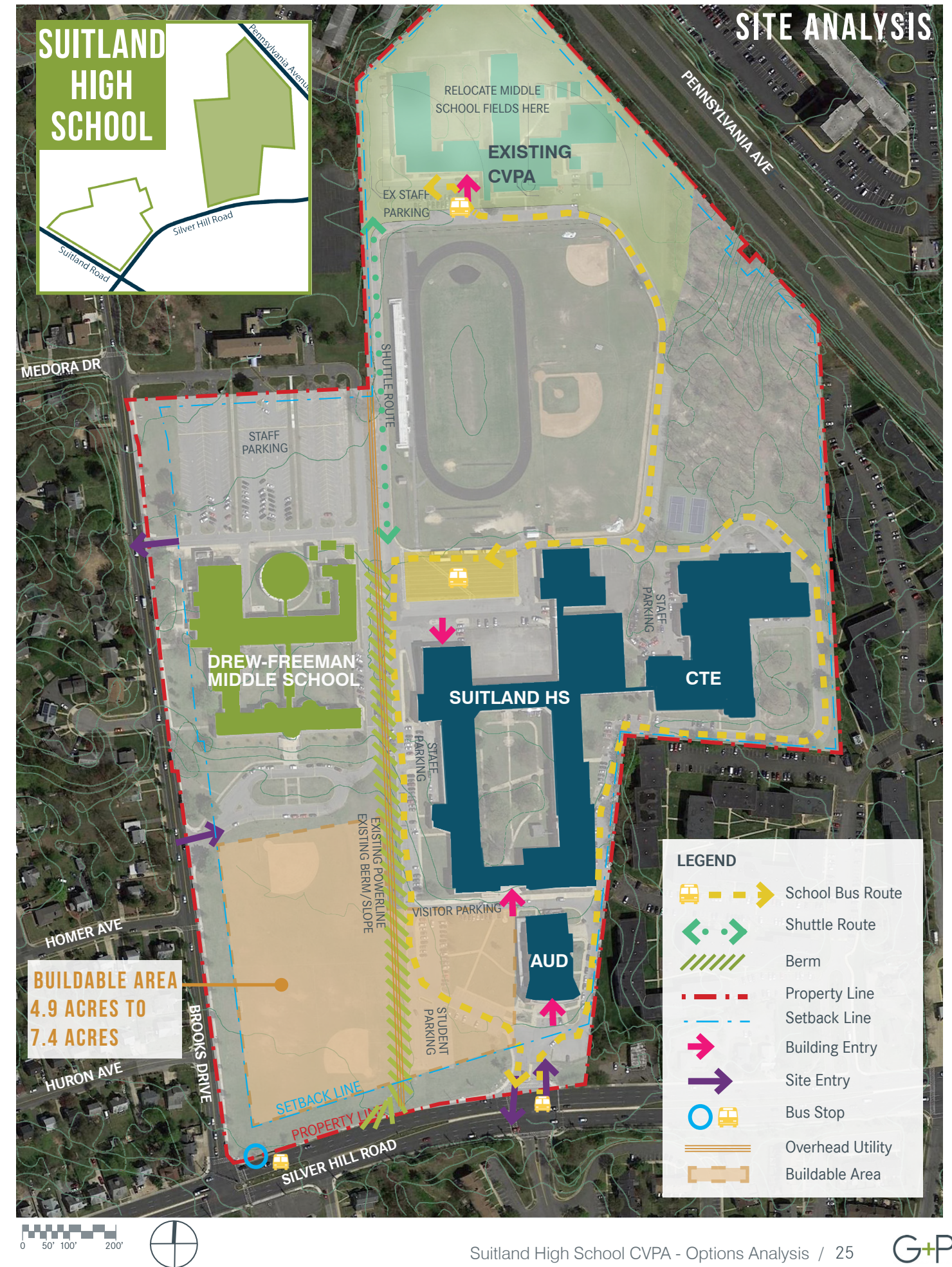
The site is serviced by three 8" sanitary sewers. One is located at the northern end of the property. There is an existing on-site manhole (on the west side of the 50-yardline of the football field) with an invert elevation of 269.00, and surface elevation of 279.37. The other connection point is within Silver Hill Road. This manhole has an invert elevation of 262.91 and a surface elevation of 272.88. Lastly, there is an existing sewer within Brooks Drive, the lowest point is at the intersection with Homer Avenue. This structure has an invert elevation of 261.75, and surface elevation of 272.06.

##### Water Service

There are waterlines in both Silver Hill Road and Brooks Drive. The line in Silver Hill is a 24" main. The lines in Brooks Drive vary from 20" to 6". WSSC typically does not allow for service connections from lines over 16", based on this requirement, we should assume that the connection will be within Brooks Drive.

##### Environmental

- No Wetlands
- Site is within the Oxon Run watershed. There is a very small portion of the site at the intersection of Silver Hill Road, and Royal Plaza Drive that is within the Henson Creek watershed.
- Soils – the southern portion of the site (south of the football field) is comprised of C and D soils. The football field, per the USDA soil survey is comprised of A soils (well draining). These 'A' soils will serve as prime opportunity for infiltrating of stormwater.
- No on-site Marlboro Clays
- No FEMA floodplain



## 2 existing conditions

### Suitland High School Campus

#### Zoning

Site is zoned R-55; northern two properties are R-18C

R-55 Setbacks:

- Front: 65'
- Side: 8'
- Rear: 20'
- Max height: 35'

R-18C Setbacks:

- Front: 30'
- Side: 10'
- Rear: 20'
- Max height: 40'

#### Overhead Utilities

There are overhead utility lines located along the property line between Suitland High School and Drew-Freeman Middle School. A berm with chain link fence is located directly beneath the lines.



Suitland High School - Existing overhead utility lines, berm, and fence

### Existing Buildings

The Suitland High School campus is comprised of five structures listed and described below. Existing building floor plans can be found in Appendix D of this document.

#### Suitland High School

Suitland High School is a two-story, 344,875 square foot facility located on a 24.5-acre site close to MD Route 458 and MD Route 4 (Pennsylvania Avenue) in Forestville, MD. The original building was constructed in 1951 and additions were constructed in 1964, 1982, and

## existing conditions

1983 and 1986 (auditorium) with major renovation performed in 1984, 2007 (FY07 Science Renovation - 7,673 GSF) and 2008 (FY08 Science Renovation - 7,600 GSF). The main building is 250,194 GSF., not including the CTE wing and separate auditorium described below.

The main entrance is on the south facade facing Silver Hill Road. The finished floor elevation is approximately five feet above the adjacent grade, and there are stairs and a ramp from the drive aisle to the entrance. The entrance lobby is adjacent to the administrative suite. The building is o-shaped with a central courtyard.



Existing Suitland High School - Main Entrance



Existing Suitland High School - Main Entrance Lobby

## 2 existing conditions

### Suitland High School Campus

#### **Auditorium**

Annabelle Ferguson Auditorium is a 20,829 square foot facility that was constructed in 1986 and is a separate structure that is not physically connected to Suitland High School. It is located to the south of the high school building, across from Suitland's main entrance. There is a covered walkway that leads students and staff from Suitland High School to the auditorium side entrance doors.

The main public entrance to the auditorium is understated and located at the opposite end of the building from Suitland High School, directly off of Silver Hill Road.

The west facade contains a large mural by Brazilian resident artist Alexandre Keto, entitled "Decade of People of Afro Descent." completed in June 2016.



Existing Suitland High School Auditorium - Main Entrance



Existing Suitland High School Auditorium

## existing conditions



Existing Suitland High School Auditorium Entry Lobby



Existing Suitland High School Auditorium

## 2 existing conditions

### Suitland High School Campus

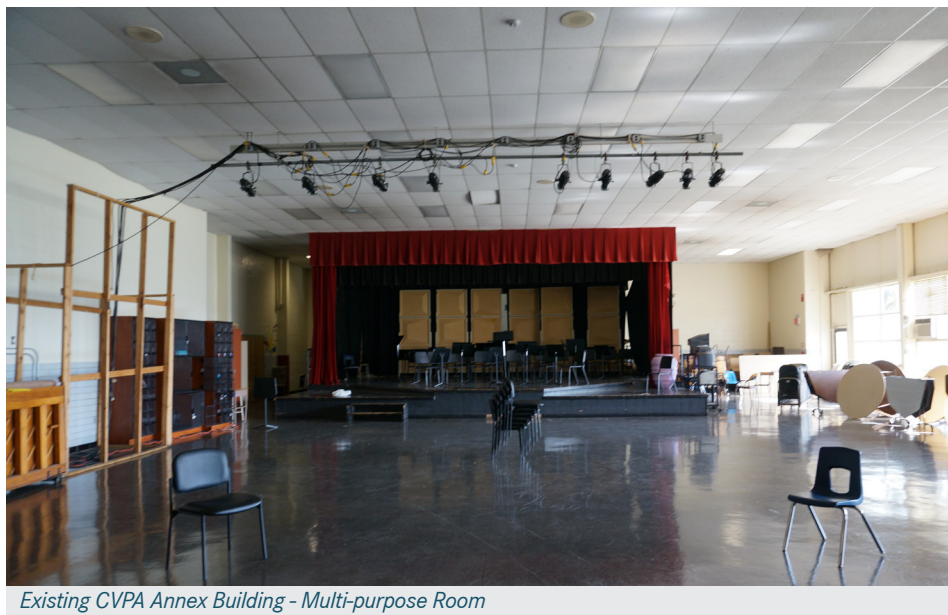
#### CVPA Annex

The Annex building is a 2-story, 75,925 square foot facility with six (6) portable classrooms approximately 24' x 36' each. It was built in 1956 with no additions or major renovations and does not comply with ADA Accessibility Guidelines. Originally designed as a PGCCPS junior high school, the Annex was re-purposed as the home for the Center for Visual and Performing Arts (CVPA) in 1986.

Interior corridors of the school contain artistic murals created by the Prince George's African American Museum and Culture Center at North Brentwood "Culture Keepers" afterschool program, completed in 2013. The exterior contains additional smaller murals by Alexandre Keto and the Culture Keepers program.



Existing Suitland High School - CVPA Annex Building

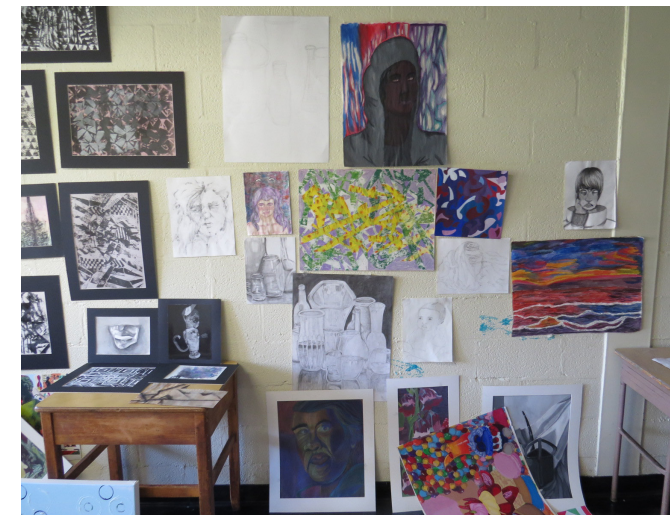


Existing CVPA Annex Building - Multi-purpose Room

## existing conditions



Existing Suitland CVPA Annex Building - Dance Studio



Existing Suitland CVPA Annex Building - Visual Art Rooms



Existing Suitland CVPA Annex Building - corridor murals





## 2 existing conditions

### CTE wing

The Jesse J. Warr Vocational Center is a 1-story 73,852 square foot addition to the main high school building constructed in 1982. This houses the school's Technical Academy, a vocational program offering different areas of training for eleventh and twelfth graders seeking career and technical education for entrance into the working world upon graduation from high school.



CTE wing entrance



Cosmetology Classroom

### Drew-Freeman Middle School

Drew-Freeman Middle School is a three-story, 142,413 square foot facility located on the Suitland High School campus. Originally built in 1960 as LaReine High School, a former all-girls' catholic school, PGCPs purchased the building in 1995 and repurposed the building as a public middle school. No additions have been constructed.



Drew-Freeman Middle School and bus loop

## existing conditions

### Parking

The majority of parking for Suitland High School is located in the front of the building along Silver Hill Road. The front lots are mostly utilized by visitors and students. Additional staff parking is located to the west side of the building and along the perimeter. There is also a small parking lot adjacent to the CTE wing. The parking lot at the rear of Suitland High School is fenced off because it is difficult to monitor and secure for students. Car drop off is located at the main entrance. Handicap spaces are available near the main entry and at the front of the auditorium. There are approximately 200 parking spaces for the high school available on site.

The CVPA Annex building has a parking lot with 44 striped spaces for staff and students including two handicap spaces. Additionally, cars park in unmarked spots along the perimeter of the building and in the paved area adjacent to the portable classrooms.

A large staff parking lot is located on the rear of Drew-Freeman Middle School, and is utilized by both middle school and high school staff members. Visitors typically park in the bus loop or at the rear of the building.



Suitland HS Drop off (arking lot to the right)



Suitland HS parking and service

### Circulation

All car and bus traffic for Suitland High School, Suitland Auditorium, Suitland CTE programs, and the Suitland CVPA Annex enter from Silver Hill Road. Car and bus traffic for Drew-Freeman Middle School has a separate entrance on Brooks Drive.

## 2 existing conditions

### **Building Services**

Suitland High School service and loading area is located at the north west corner of the building. The mechanical room is located on the first floor and the kitchen is located directly above it with a ramp servicing it from the exterior. The Auditorium service and loading is located on its north east corner. There is also an exterior mechanical enclosure on the north side of the auditorium, across from the main entrance to Suitland High School. The CTE wing is serviced separately from the main high school building and contains multiple loading areas to support its programs. The CVPA Annex does not have a designated loading or service area.



*Suitland HS loading and service*

### **Bus Transportation**

Suitland High School currently utilizes sixty (60) buses per day to transport students to the school. The buses enter from Silver Hill Road and proceed to drive the perimeter of the building around the CTE wing until they reach the parking lot at the rear of the high school. At dismissal, all sixty buses proceed from the rear parking lot back to Silver Hill Road.



*Suitland High School bus parking*

## existing conditions

The CVPA utilizes eighteen (18) buses that enter from Silver Hill Road and proceed to the current CVPA Annex building located on the North side of the building. These buses may or may not drop off students at Suitland High School en route to the CVPA.

Drew-Freeman Middle School has its own separate bus loop at the front of its building.

A shuttle bus operates between Suitland High School and the CVPA to offer transportation options for students between the two buildings, however, many students elect to walk between CVPA and SHS along the athletic fields.

### **Athletic Fields**

Suitland High School has a football field with running track, a baseball field, and a softball field at the north side, between it and the CVPA Annex. There are also tennis courts located on the north side of the CTE wing. Drew-Freeman Middle School has two softball fields and a soccer field between it and Silver Hill Road. The CVPA and CTE programs utilize the Suitland High School fields.



*Corner of Brooks Drive and Silver Hill Road (DFMS Softball Fields)*

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3

# description of options



## Descriptions of Options

- Option 1A - Full Day Comprehensive, SHS Campus
  - Option 1B - Full Day Comprehensive, Town Center
  - Option 1C - Full Day Comprehensive, Town Center
  - Option 1D - Full Day Comprehensive, Town Center
  - Option 2A - Half Day Specialty HS, SHS Campus
  - Option 2B - Half Day Specialty HS, Town Center
  - Option 3 - Full Day Comprehensive, Co-located SHS
  - Option 4 - Arts Center at Town Center
- Comparison of Options

## 3 introduction

The concept options in this study explores four distinct programming scenarios for the CVPA program at two sites – Suitland High School and the Suitland Town Center. The proposed program area summary, graphic program and educational specifications for each option can be found in the Appendix sections of this report. Each option includes the following information for comparison:

- Summary text
- Overall site plan
- Aerial 3D view of overall site
- Blocking and stacking diagram to show program relationships and relative building scale
- Precedent images to convey overall building scale and unique interior and exterior features and character
- Advantages and Disadvantages of each option (refer to chart at the end of Section 3 for side-by-side comparison of all options)

### ***Options 1A, 1B, 1C, and 1D - CVPA Comprehensive High School (Full Day)***

A stand-alone comprehensive high school, inclusive of the CVPA program, located on the Suitland HS site or at the Suitland Town Center. This facility includes all academic and support spaces required for a 500-student high school program. When located at the Suitland High School site, it is a detached building, sharing the site program only with the existing high school.

### ***Options 2A and 2B - CVPA Specialty High School (Half Day)***

A stand-alone high school inclusive of the specialized arts spaces within the CVPA program. Includes administrative and required support spaces but excludes academic spaces, gymnasium, dining and media. Students would complete core academic requirements at their home high school and be transported to CVPA for half of the school day for their arts classes. This building located either at the Town Center site or a freestanding building at the Suitland High School site that shares no program resources with the existing high school.



*Mural by Alexandre Keto at Suitland HS Auditorium*

## introduction

### ***Option 3 - CVPA Co-Located w/ Suitland HS (Full Day)***

CVPA program and all associated spaces are co-located with the modernization/additions to Suitland HS. This building is directly attached to Suitland High School and shares large public and program spaces such as gym, dining, and media.

### ***Option 4 - Community Arts Center @ Suitland Town Center***

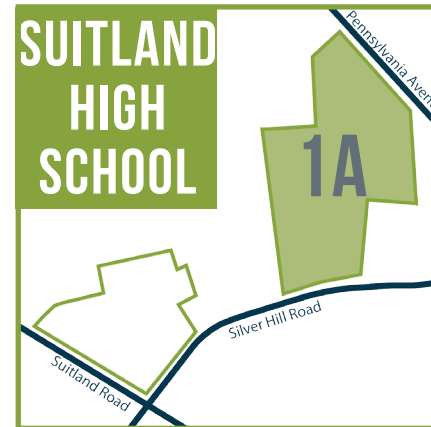
This building is located on the Town Center site only and would be owned and operated by Prince George's County Government. It includes performance, display space and live/work residences for professional artists, consistent with the original masterplan. This environment lends itself to advantageous partnership and mentoring opportunities with CVPA students.

# 3 option 1A | full day comprehensive

## Suitland High School Campus

Option 1A is a stand-alone full-day comprehensive high school for the CVPA program, located on the Suitland HS site. This facility includes all academic and support spaces required for a 500+ student high school program.

- Main entrance and parking on Brooks Drive
- Dance and music wing activates Silver Hill Road
- Combined bus loop with Drew-Freeman Middle School allows for green space shared between the two schools
- 3 Story Visual Arts, Academic, and Science wing
- Stand-alone, self contained building
- Central courtyard can be used for outdoor learning

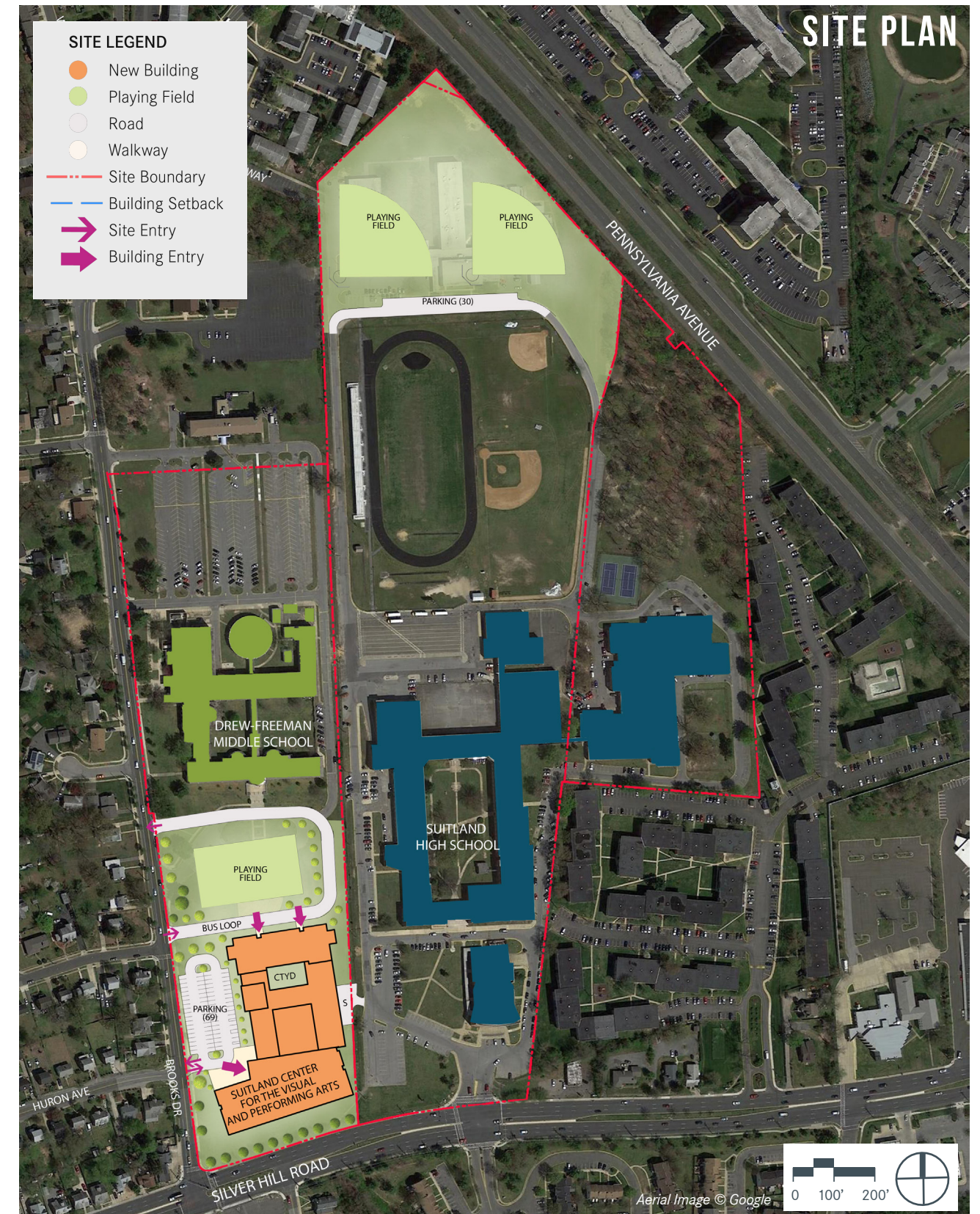


### SITE STATS

CVPA parking: 69  
 Suitland HS parking: no change  
 CVPA buses: shared loop/DFMS  
 Suitland HS buses: no change  
 Fields: (2) softball fields relocated



# option 1A | full day comprehensive



# 3 option 1A | full day comprehensive

Suitland High School Campus



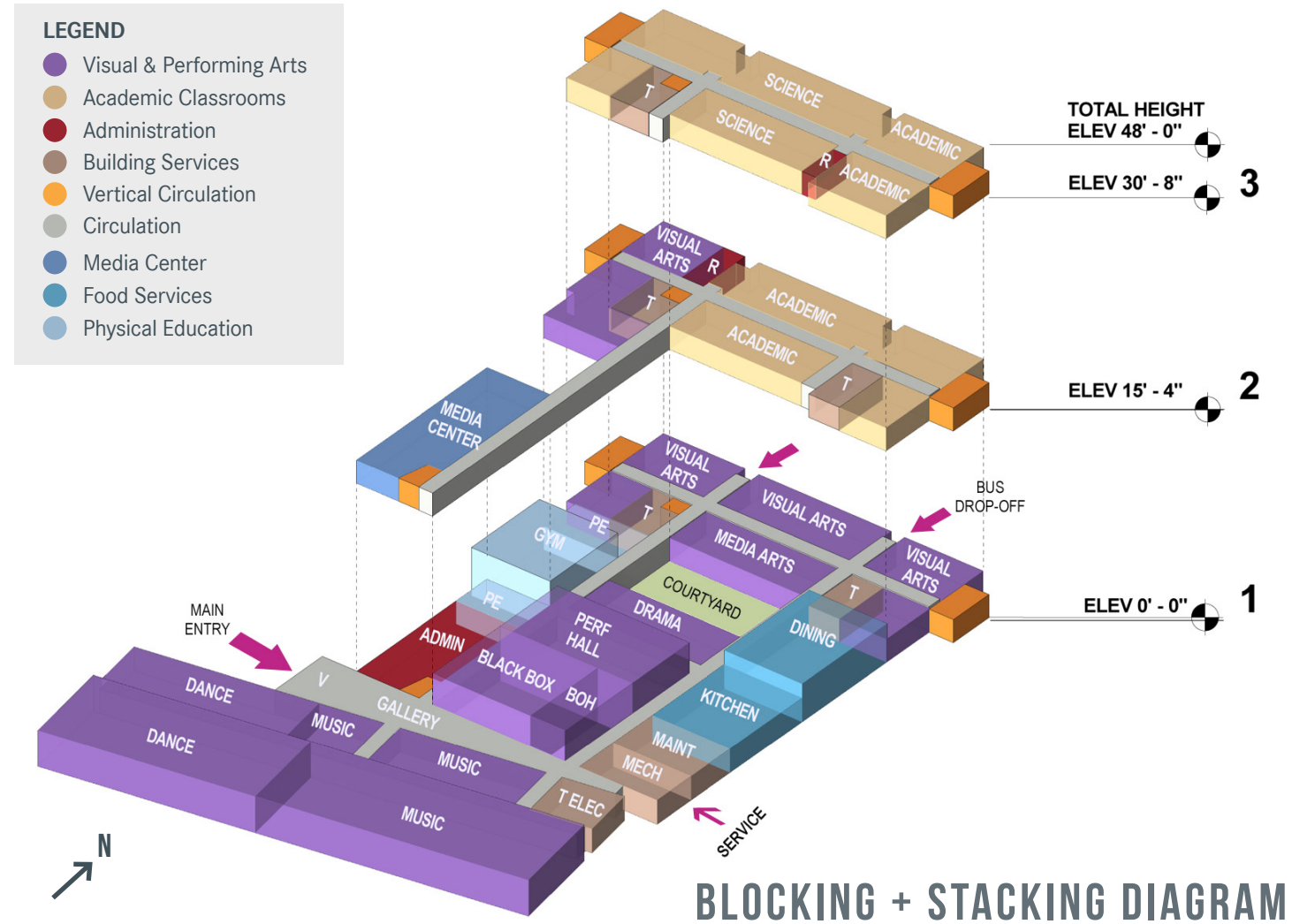
**PRECEDENT**  
ARTS & TECHNOLOGY HIGH SCHOOL



**PRECEDENT**  
GALLERY SPACE

GEORGE WASHINGTON CARVER CENTER FOR ARTS & TECHNOLOGY, G+P

# option 1A | full day comprehensive



**BLOCKING + STACKING DIAGRAM**

## ADVANTAGES

### SITE

- Does not impact existing SHS operations, parking and buses
- Does not impact existing utilities at SHS site
- Convenient ground level service/loading access
- Allows for Option 4
- Provides multipurpose field close to CVPA gym
- CVPA presence on Silver Hill Road
- Separates car and bus traffic

### BUILDING

- Provides optimal program adjacencies
- Ideal solar orientation for instructional spaces
- Clear circulation paths, good for supervision
- Optimizes opportunities for arts integration

## DISADVANTAGES

### SITE

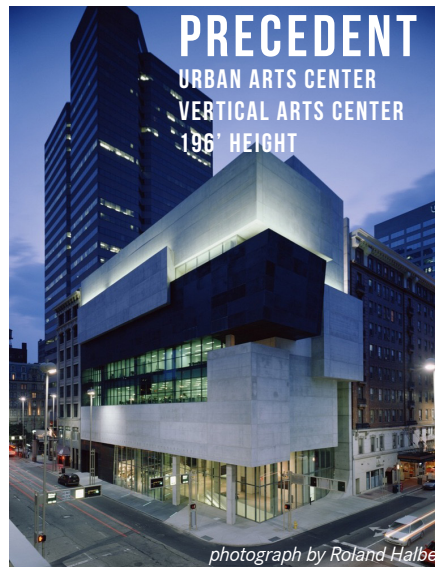
- Requires relocation of (2) DFMS softball fields
- Largest building footprint
- Shared bus loop with DFMS

# 3 option 1B | full day comprehensive

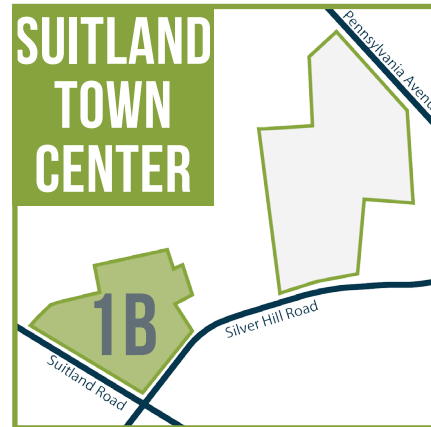
## Suitland Town Center

Option 1B is a stand-alone full-day comprehensive high school for the CVPA program, located on the Town Center site currently designated as “Arts Center”. This facility includes all academic and support spaces required for a 500+ student high school program.

- Main entrance facing civic center park
- Parking structure across the street connected by walkways/bridges on the 2nd and 3rd floors
- Floors 4 and 5 have a smaller footprint, creating rooftop terraces for green roof and outdoor learning spaces
- Performance support spaces (storage, dressing rooms, set construction) are located on the basement level



CINCINNATI CONTEMPORARY ARTS CENTER, ZAHA HADID



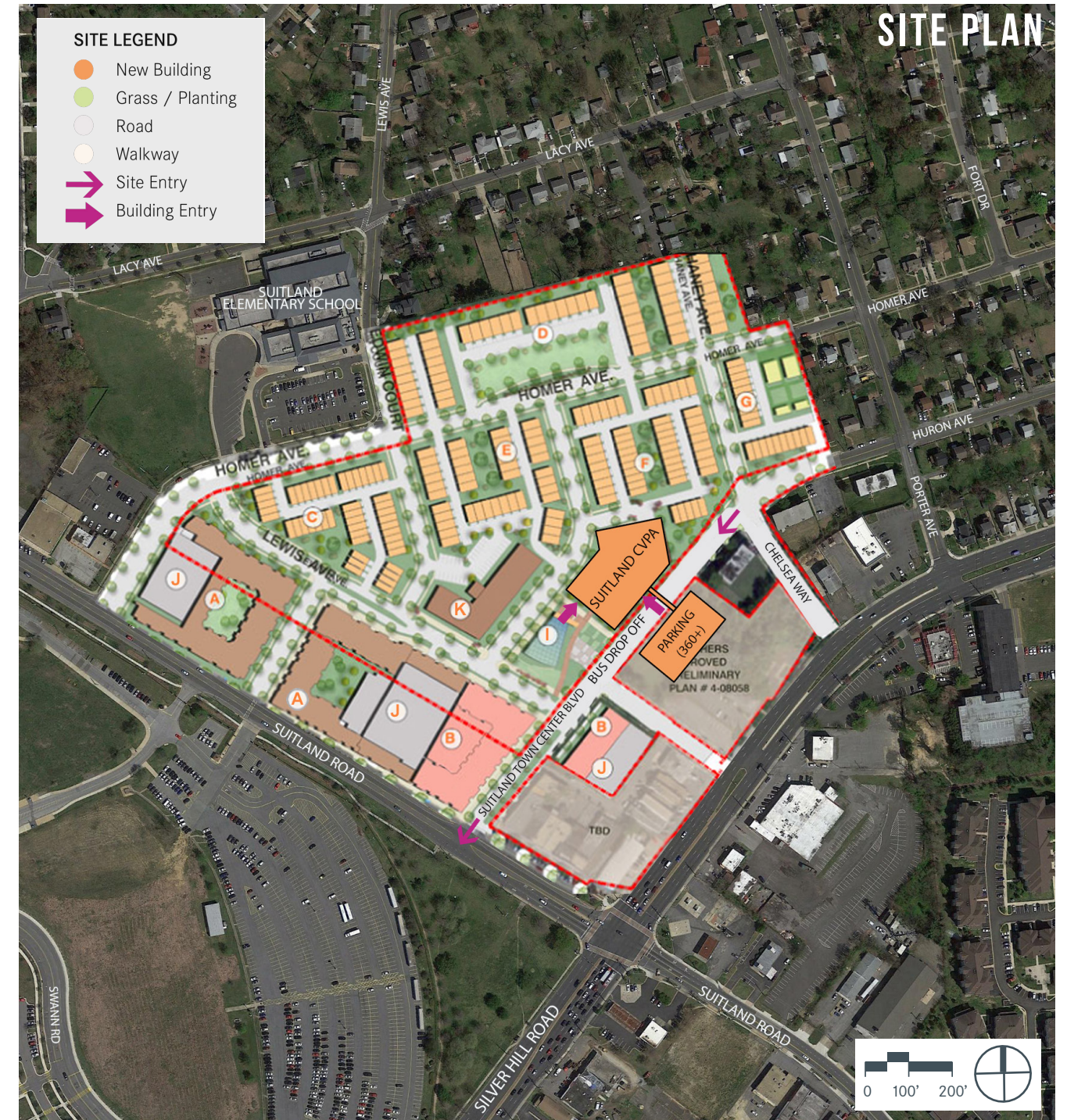
### SITE STATS

- CVPA parking: requires garage
- Suitland HS parking: no change
- CVPA buses: no bus stacking
- Suitland HS buses: no change
- Fields: no fields on site



AERIAL 3-D

# option 1B | full day comprehensive



# 3 option 1B | full day comprehensive

Suitland Town Center



**PRECEDENT**  
VERTICAL ARTS CENTER  
75' SOUTH FACADE  
GARAGE CONNECTION

STRATHMORE ARTS CENTER, G+P



**PRECEDENT**  
VERTICAL ARTS CENTER  
168' HEIGHT  
GARAGE CONNECTION

GUTHRIE THEATER MINNEAPOLIS, JEAN NOUVEL

# option 1B | full day comprehensive

## LEGEND

- Visual & Performing Arts
- Academic Classrooms
- Administration
- Building Services
- Vertical Circulation
- Circulation
- Media Center
- Food Services
- Physical Education
- Small Auditorium

## ADVANTAGES

### SITE

- Does not impact existing SHS operations, parking and buses
- Does not impact existing utilities at SHS site
- Does not impact existing DFMS softball fields

### BUILDING

- Optimal connection between Town Center and CVPA students
- Optimizes opportunities for arts integration

## DISADVANTAGES

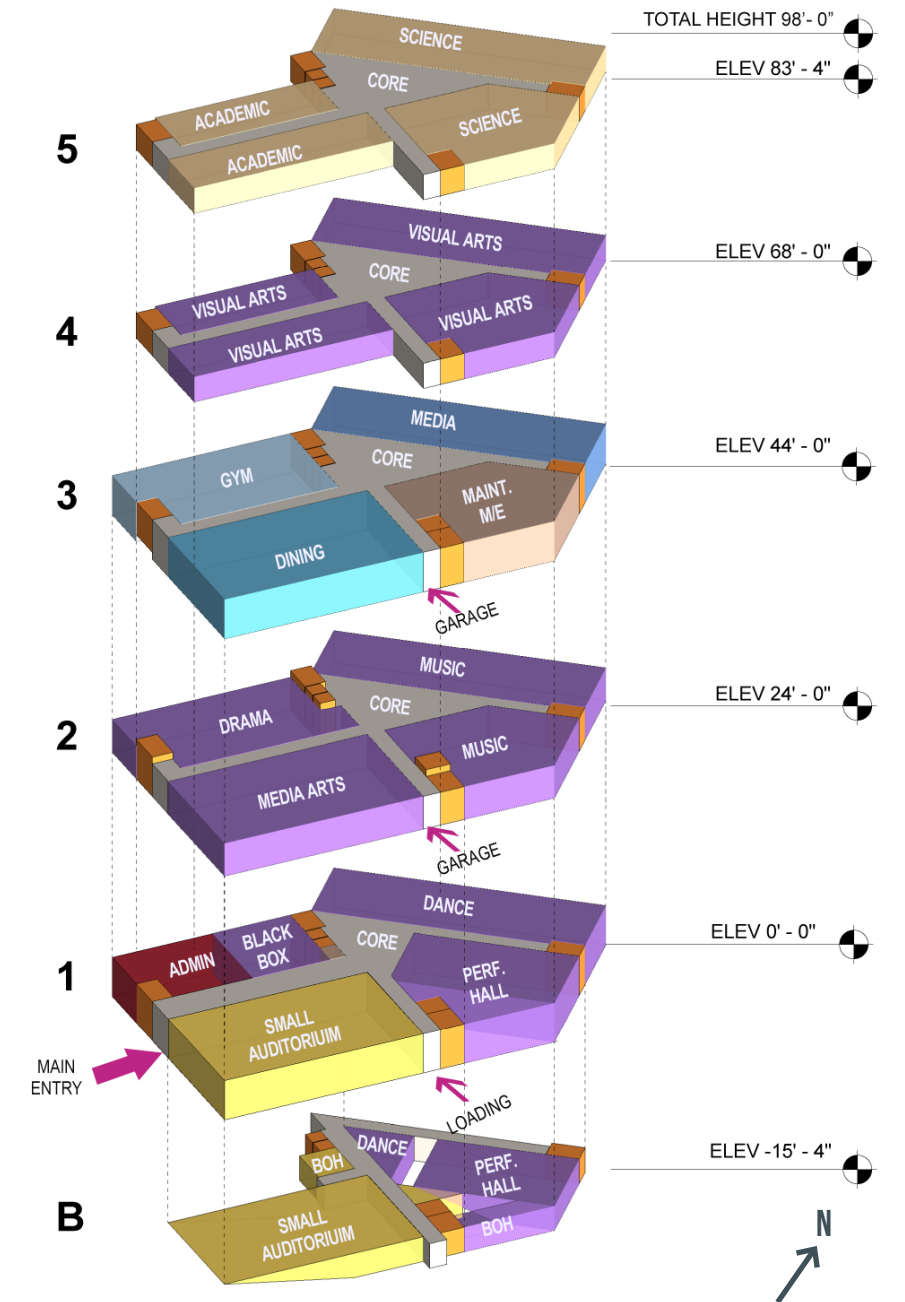
### SITE

- No on-site parking, requires garage w/ bridge
- No fields accessible from school
- Limited bus queuing adjacent to school
- Service and loading access required at multiple levels
- Does not allow for Option 4

- CVPA does not have presence on Silver Hill Road

### BUILDING

- 6-story building is most difficult to operate and supervise
- Limited ability to provide desired program adjacencies
- Tall floor-to-floor heights required to stack programs
- Additional sound isolation required
- Additional fire stairs, passenger and freight elevators required



**BLOCKING + STACKING DIAGRAM**

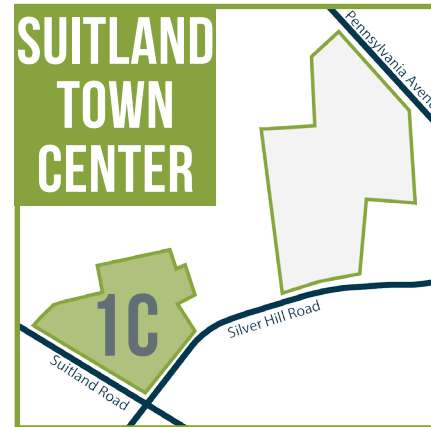


# 3 option 1C | full day comprehensive

## Suitland Town Center

Option 1C is a stand-alone full-day comprehensive high school for the CVPA program, located on the Town Center site on the property across the street from the designated “Arts Center” site. This facility includes all academic and support spaces required for a 500+ student high school program.

- Main entrance on Suitland Town Center Blvd
- Nearby parking structure, does not require a bridge
- Ground loading and service from Chelsea Way
- Central courtyard to be used for outdoor learning
- The 3rd Floor has a smaller footprint, creating rooftop terraces for green roof and outdoor learning spaces

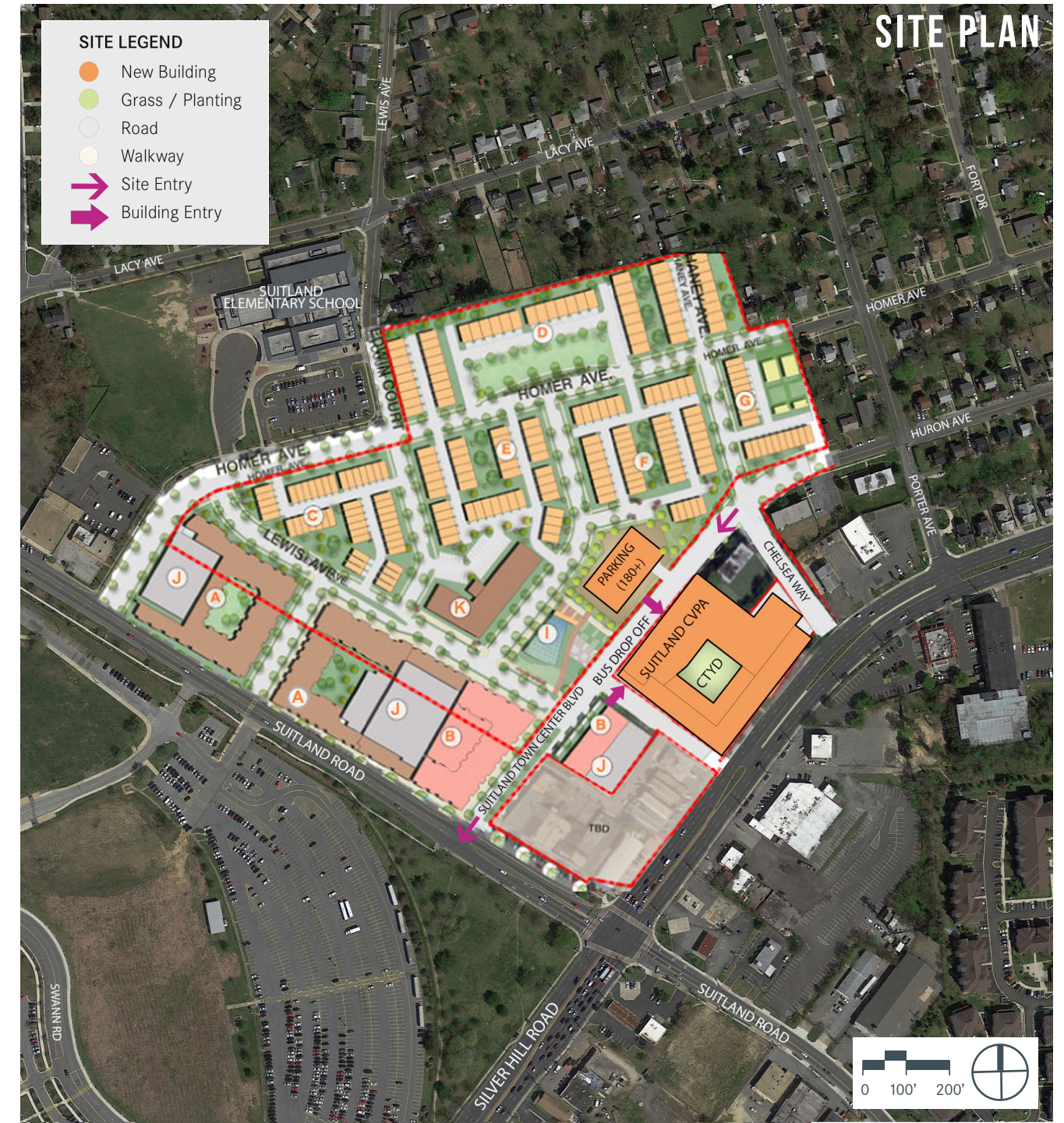


### SITE STATS

CVPA parking: **requires garage**  
 Suitland HS parking: **no change**  
 CVPA buses: **no bus stacking**  
 Suitland HS buses: **no change**  
 Fields: **no fields on site**



# option 1C | full day comprehensive



# 3 option 1C | full day comprehensive

Suitland Town Center



ESKENAZI HOSPITAL GARAGE, URBANA STUDIOS



BOOKER T WASHINGTON HS FOR PERFORMING & VISUAL ARTS, ALLIED WORKS ARCH

## ADVANTAGES

### SITE

- Does not impact existing SHS operations, parking and buses
- Does not impact existing utilities at SHS site
- Does not impact existing DFMS softball fields
- CVPA presence on Silver Hill Road
- Ground loading and service from Chelsea Way

### BUILDING

- 2nd Most desirable educational option on Town Center site
- Optimal connection between Town Center and CVPA students
- Optimizes opportunities for arts integration
- Does not require bridge to parking garage

## DISADVANTAGES

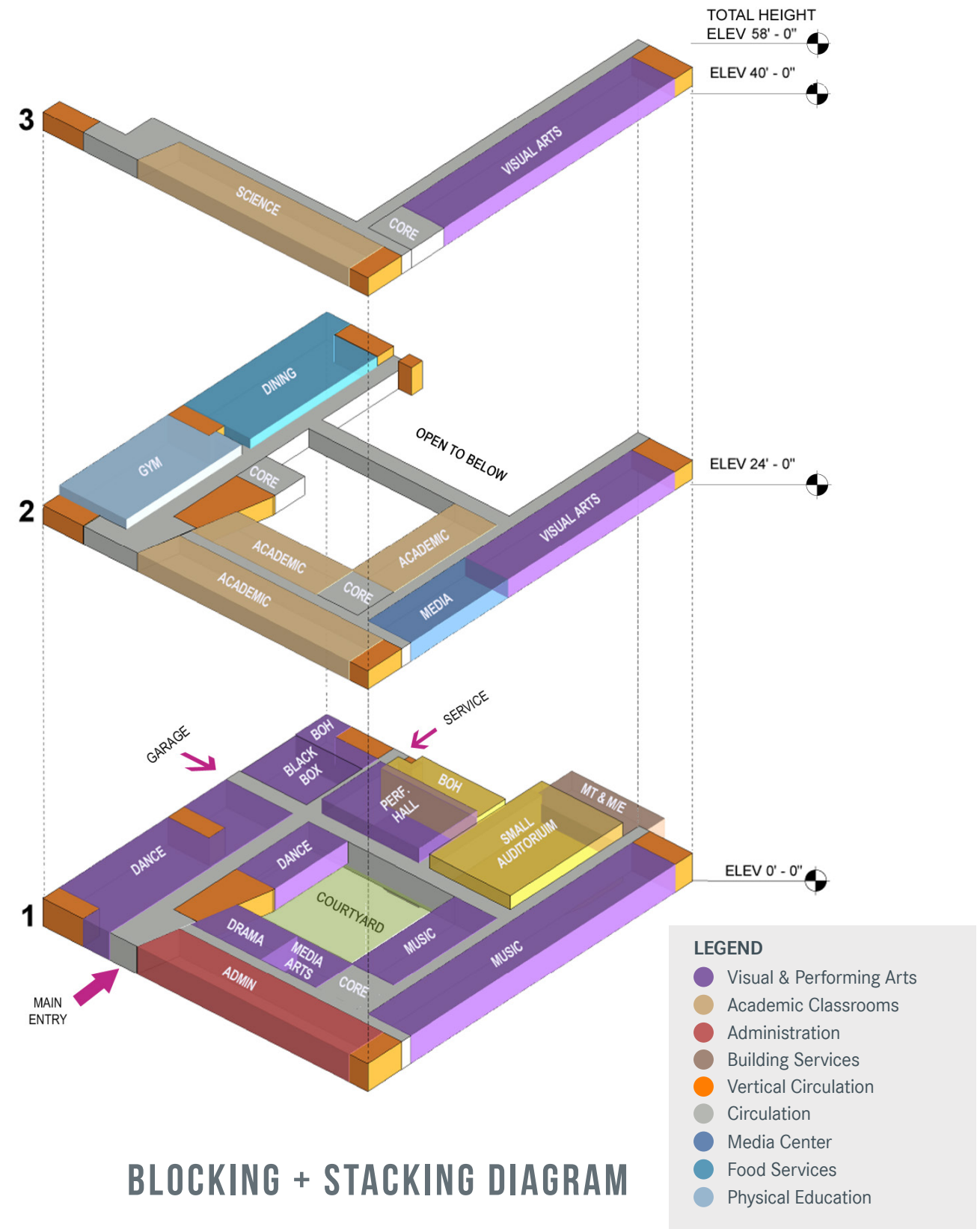
### SITE

- No on-site parking, requires garage
- No fields accessible from school
- Limited bus queuing adjacent to school
- Does not allow for Option 4

### BUILDING

- Reduced ability to provide desired program adjacencies
- Tall 1st floor-to-floor height required to stack programs
- Requires service elevator to dining on 2nd floor

# option 1C | full day comprehensive

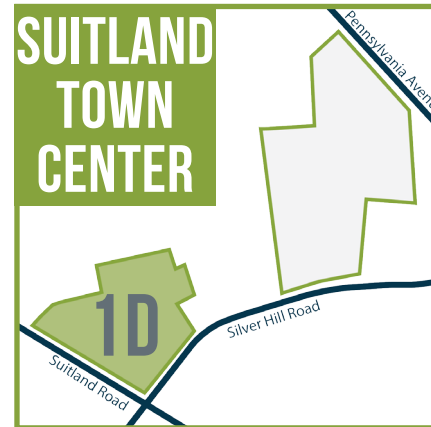


# 3 option 1D | full day comprehensive

## Suitland Town Center

Option 1D is a stand-alone full-day comprehensive high school for the CVPA program, located on the corner of the Town Center site. This facility includes all academic and support spaces required for a 500+ student high school program.

- Main entrance on Suitland Town Center Blvd
- Corner lot with facades on both Silver Hill Road and Suitland Road
- Adjacent parking structure, does not require a bridge
- Ground loading and service from alley
- Allows for Option 4 to be built per original Town Center masterplan

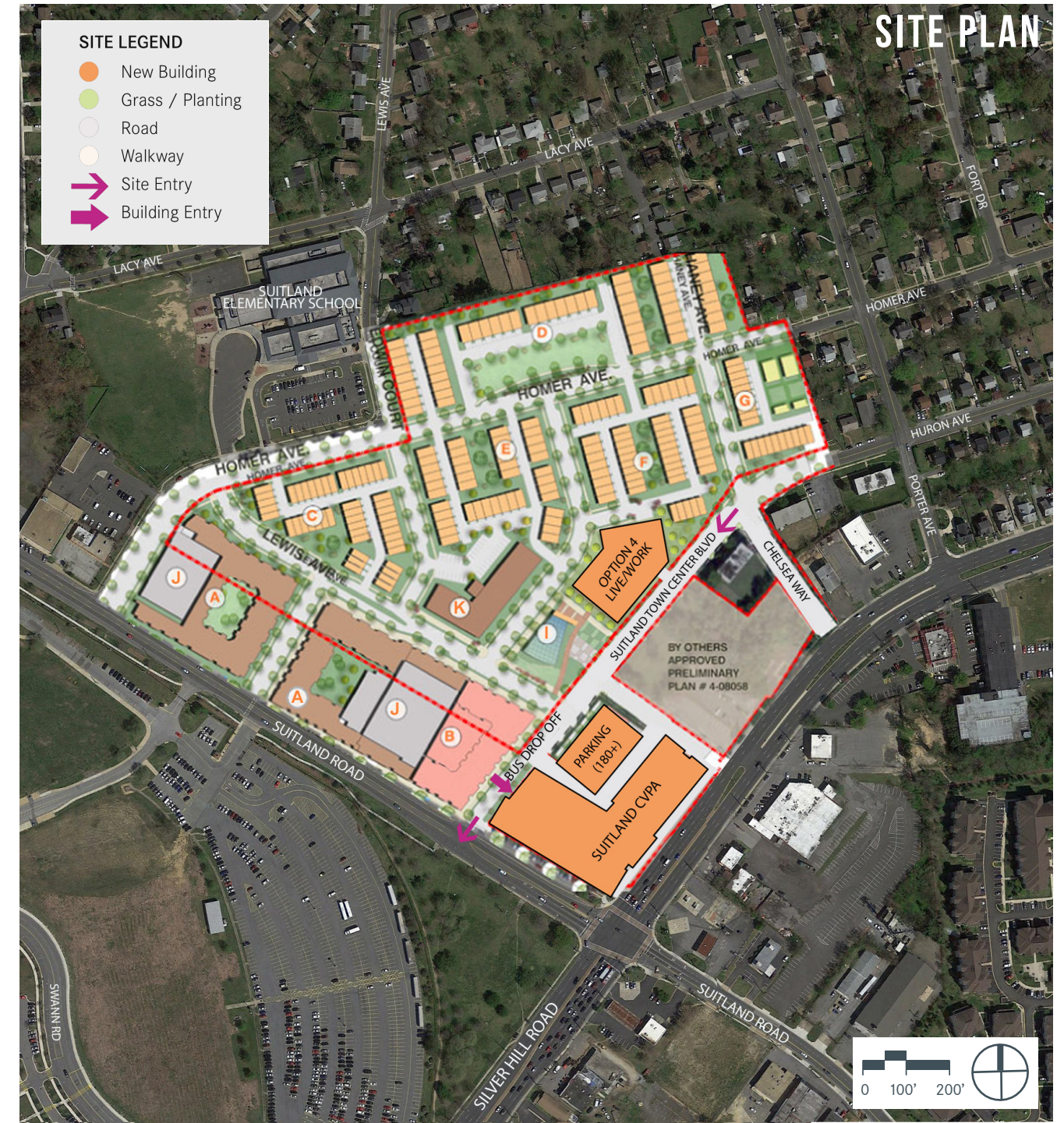


### SITE STATS

CVPA parking: **requires garage**  
 Suitland HS parking: **no change**  
 CVPA buses: **no bus stacking**  
 Suitland HS buses: **no change**  
 Fields: **no fields on site**



# option 1D | full day comprehensive



# 3 option 1D | full day comprehensive

Suitland Town Center



**PRECEDENT**  
ARTS CENTER CORNER SITE

MONTGOMERY COLLEGE PERFORMING ARTS CENTER, SMITH GROUP

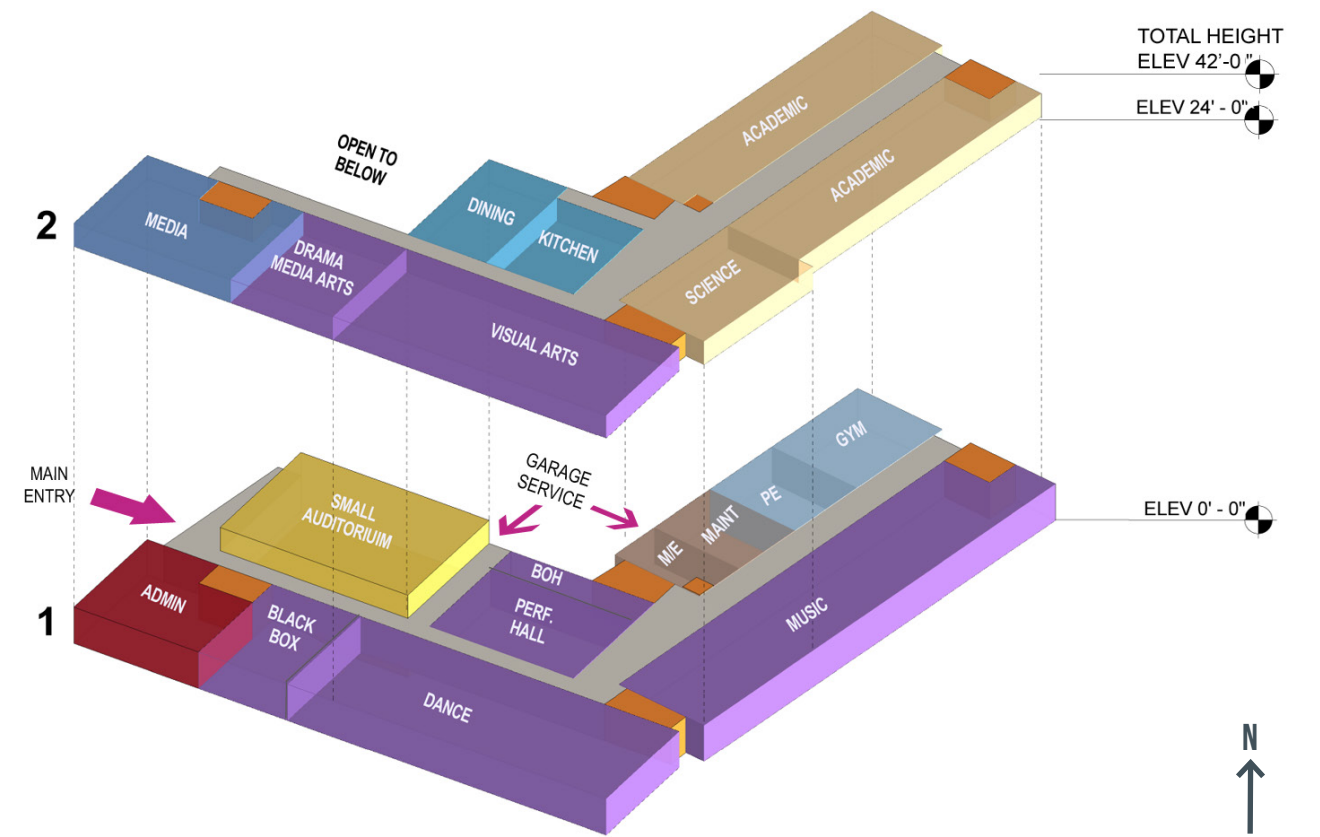


**PRECEDENT**  
ARTS CENTER CORNER SITE

NEVAN ARTS CENTRE, GRAFTON ARCHITECTS

*photograph by Ros Kavanagh*

# option 1D | full day comprehensive



**BLOCKING + STACKING DIAGRAM**

## ADVANTAGES

### SITE

- Does not impact existing SHS operations, parking and buses
- Does not impact existing utilities at SHS site
- Does not impact existing DFMS softball fields
- Allows for Option 4, with direct adjacency for CVPA at Town Center
- CVPA presence on Silver Hill Road and Suitland Rd
- Ground level loading and service from alley

### BUILDING

- Most desirable educational option on Town Center site
- Does not require a bridge to adjacent parking
- Optimal connection between Town Center, professional artists, and CVPA students
- Optimizes opportunities for arts integration

## DISADVANTAGES

### SITE

- No on-site parking, requires garage
- No fields accessible from school
- Limited bus queuing adjacent to school

### BUILDING

- Reduced ability to provide desired program adjacencies
- Tall 1st floor-to-floor height required to stack programs
- Requires service elevator to dining on 2nd floor

## LEGEND

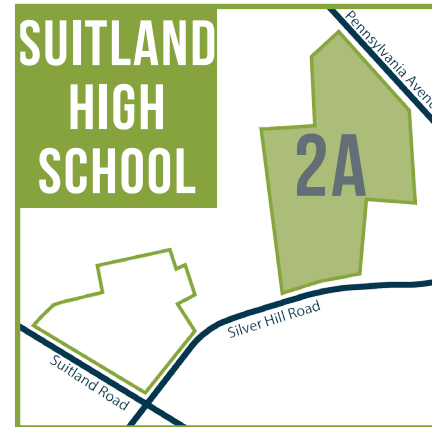
- Visual & Performing Arts
- Academic Classrooms
- Administration
- Building Services
- Vertical Circulation
- Circulation
- Media Center
- Food Services
- Physical Education

# 3 option 2A | half day specialty

## Suitland High School Campus

Option 2A is a stand-alone half-day comprehensive high school for the CVPA program, located on the Suitland HS site. Includes administrative and required support spaces, but excludes academic spaces, gymnasium, dining and media.

- Stand-alone, 1-story building
- Main entrance and parking on Brooks Drive
- Dance and music wing activates Silver Hill Road
- Adjacent green space can be used for outdoor learning
- All program spaces are on one floor

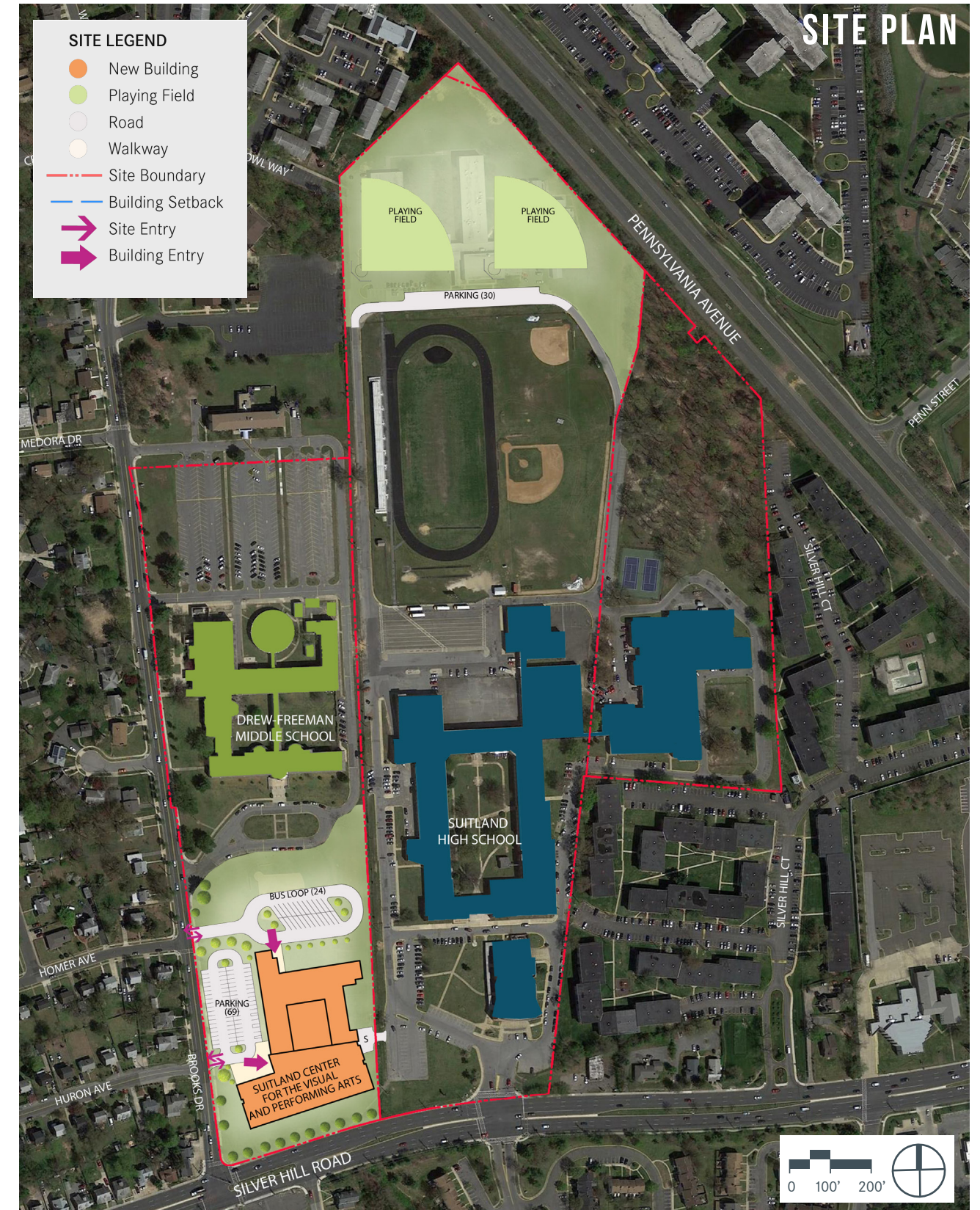


### SITE STATS

CVPA parking: 69  
 Suitland HS parking: no change  
 CVPA buses: 24  
 Suitland HS buses: no change  
 Fields: 2 softball fields relocated



# option 2A | half day specialty



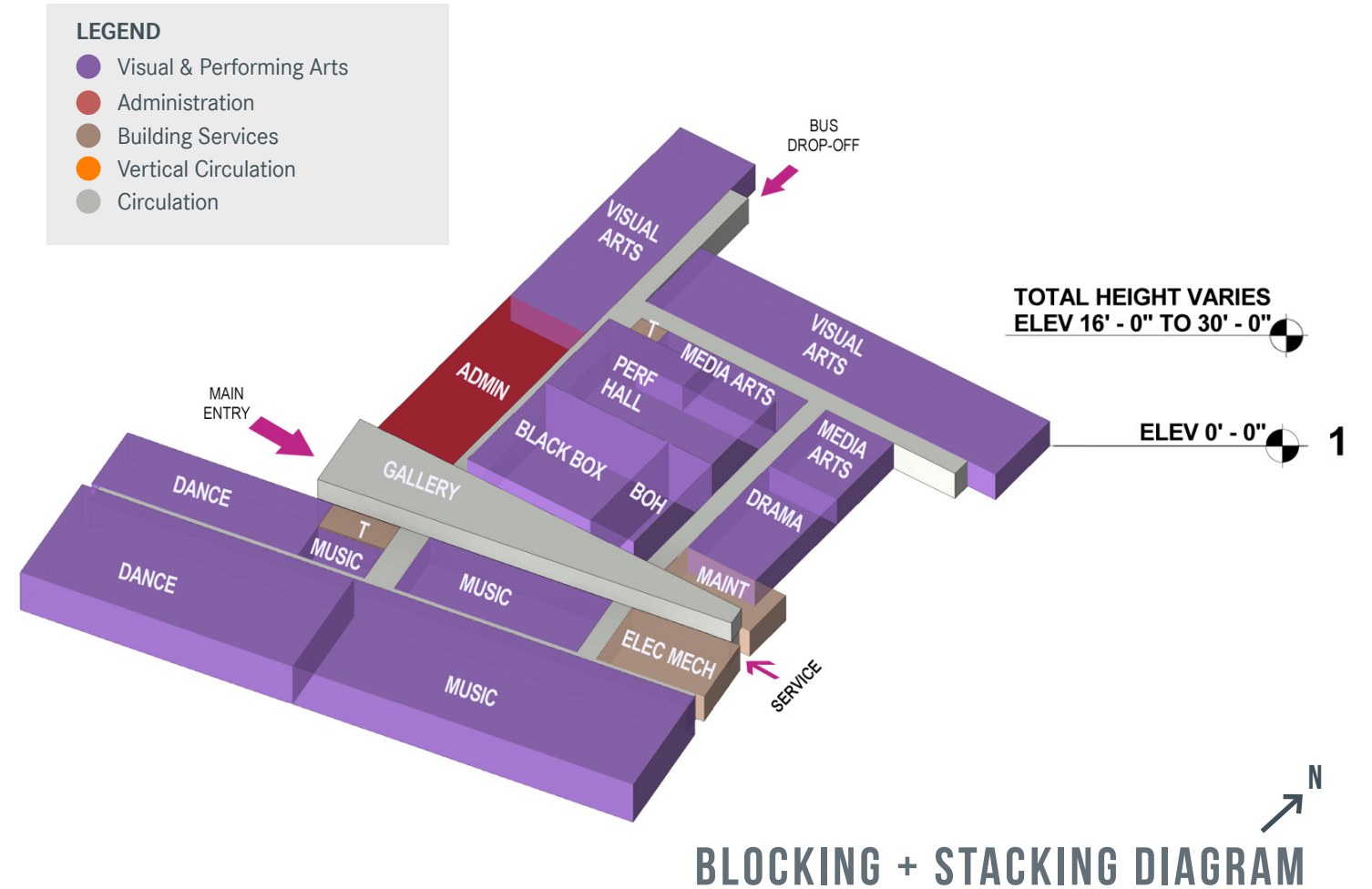
# 3 option 2A | half day specialty

Suitland High School Campus



UMBC CENTER FOR PERFORMING ARTS AND HUMANITIES BUILDING, G+P

# option 2A | half day specialty



## ADVANTAGES

### SITE

- Does not impact existing SHS operations, parking and buses
- Does not impact existing utilities at SHS site
- Convenient service/loading access
- Allows for Option 4
- CVPA presence on Silver Hill Road
- Separates CVPA car and bus traffic

### BUILDING

- Provides optimal program adjacencies
- Ideal solar orientation for most instructional spaces
- Clear circulation paths, good for supervision
- Limited program allows for 1-story building with no elevator needed

## DISADVANTAGES

### SITE

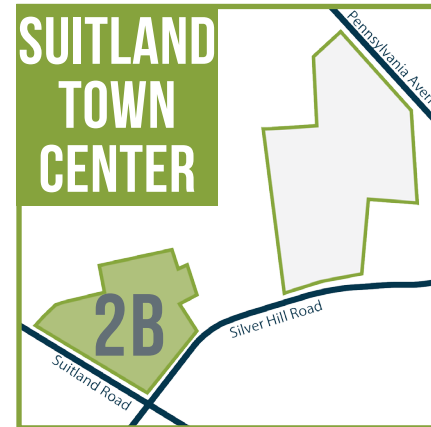
- Requires relocation of (2) Drew-Freeman (DFMS) softball fields
- Requires significant bussing from remote home schools
- Does not allow for arts integration with core academic classes

# 3 option 2B | half day specialty

## Suitland Town Center

Option 2B is a stand-alone half-day comprehensive high school for the CVPA program, located on the Town Center site. Includes administrative and required support spaces but excludes academic spaces, gymnasium, dining and media.

- 3-story building with basement level; 4 floors total
- Main entrance facing civic center park
- Parking structure across the street connected by walkways/bridges on the 2nd and 3rd floors
- Floor 3 has a smaller footprint, creating rooftop terraces for green roof and outdoor learning spaces
- Performance support spaces (storage, dressing rooms, set construction) are located on the basement level

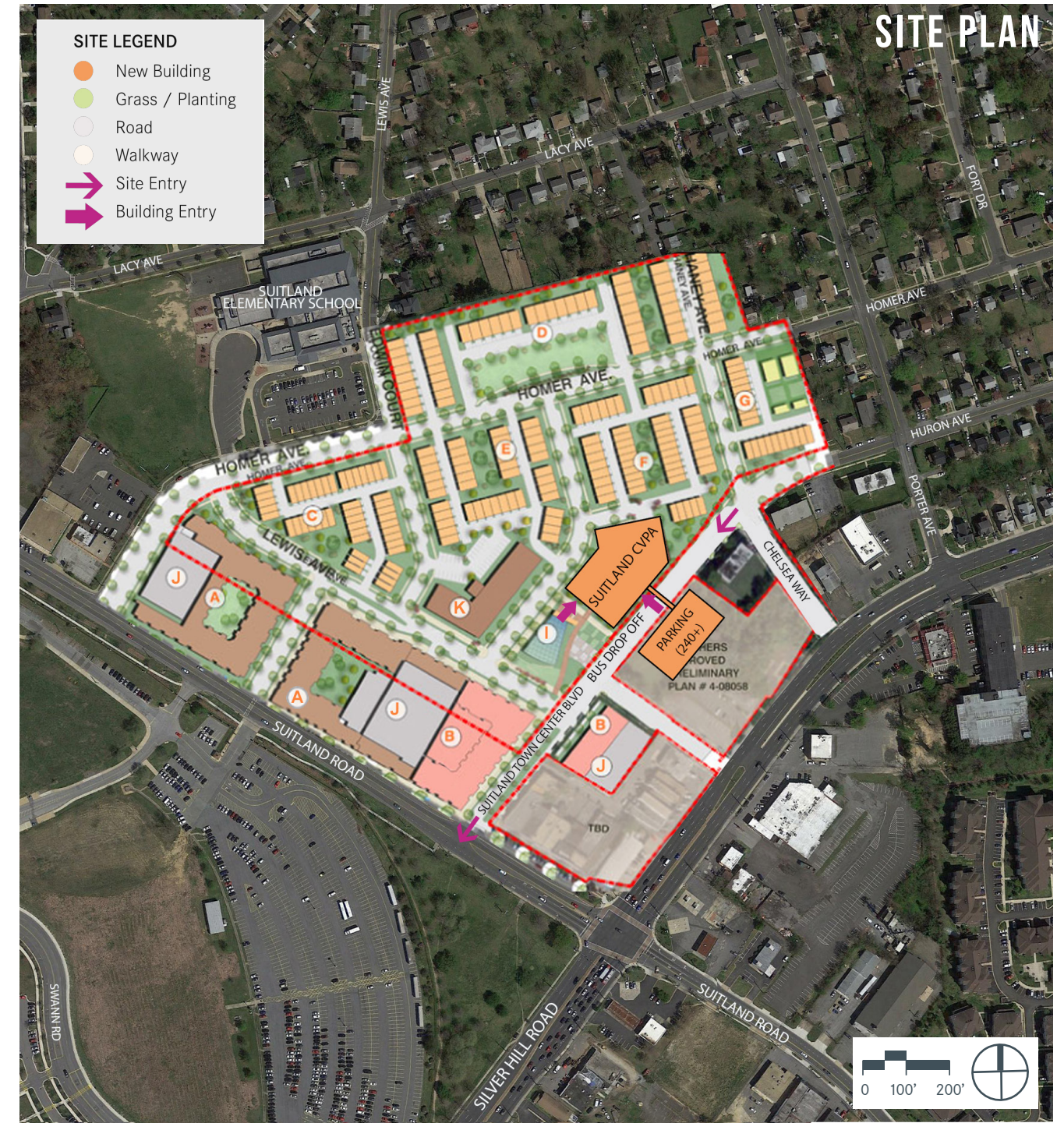


### SITE STATS

CVPA parking: **requires garage**  
 Suitland HS parking: **no change**  
 CVPA buses: **no bus stacking**  
 Suitland HS buses: **no change**  
 Fields: **no fields on site**



# option 2B | half day specialty



# 3 option 2B | half day specialty

Suitland Town Center



**PRECEDENT**  
URBAN ARTS CENTER

FOUR SEASONS CENTRE FOR PERFORMING ARTS, DIAMOND AND SCHMITT ARCHITECTS



**PRECEDENT**  
URBAN ARTS CENTER

HOLLAND PERFORMING ARTS CENTER, HDR INC / POLSHEK PARTNERSHIP

*photograph by Kurt Johnson Photog-*

### LEGEND

- Visual & Performing Arts
- Administration
- Building Services
- Vertical Circulation
- Circulation

### ADVANTAGES

#### SITE

Does not impact existing SHS operations, parking and buses

Does not impact existing utilities at SHS site

Does not impact existing DFMS softball fields

#### BUILDING

Optimal connection between Town Center and CVPA students

### DISADVANTAGES

#### SITE

No on-site parking, requires garage w/ bridge

Requires significant bussing from remote home schools

Limited bus queuing adjacent to school

Does not allow for Option 4

Service and loading requires access at multiple levels

CVPA does not have presence on Silver Hill Rd

#### BUILDING

4-story building more difficult to operate and supervise

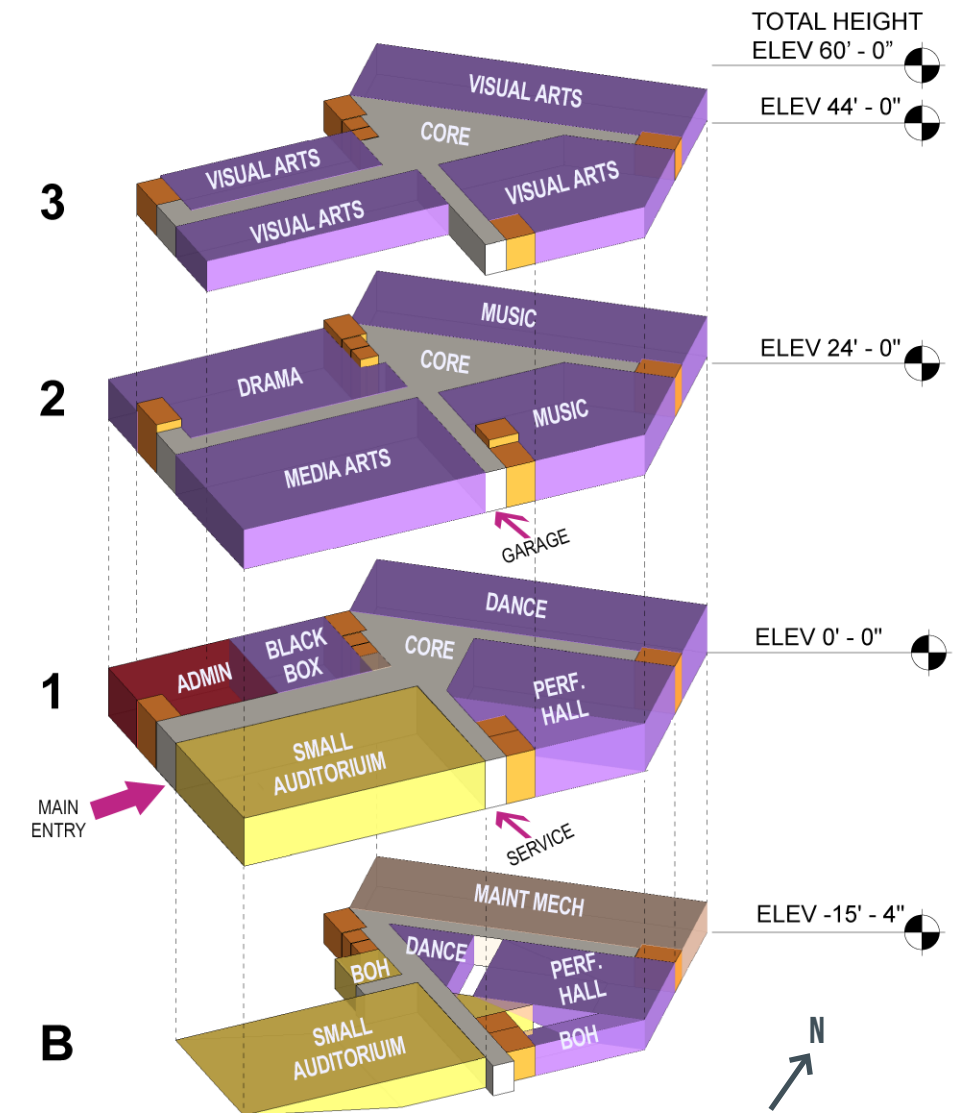
Limited ability to provide desired program adjacencies

Tall floor-to-floor heights required to stack programs

Requires additional sound isolation

Does not allow for arts integration with core academic classes

# option 2B | half day specialty



**BLOCKING + STACKING DIAGRAM**

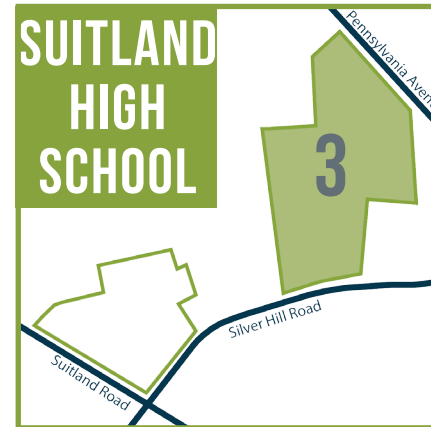


# 3 option 3 | full day co-located

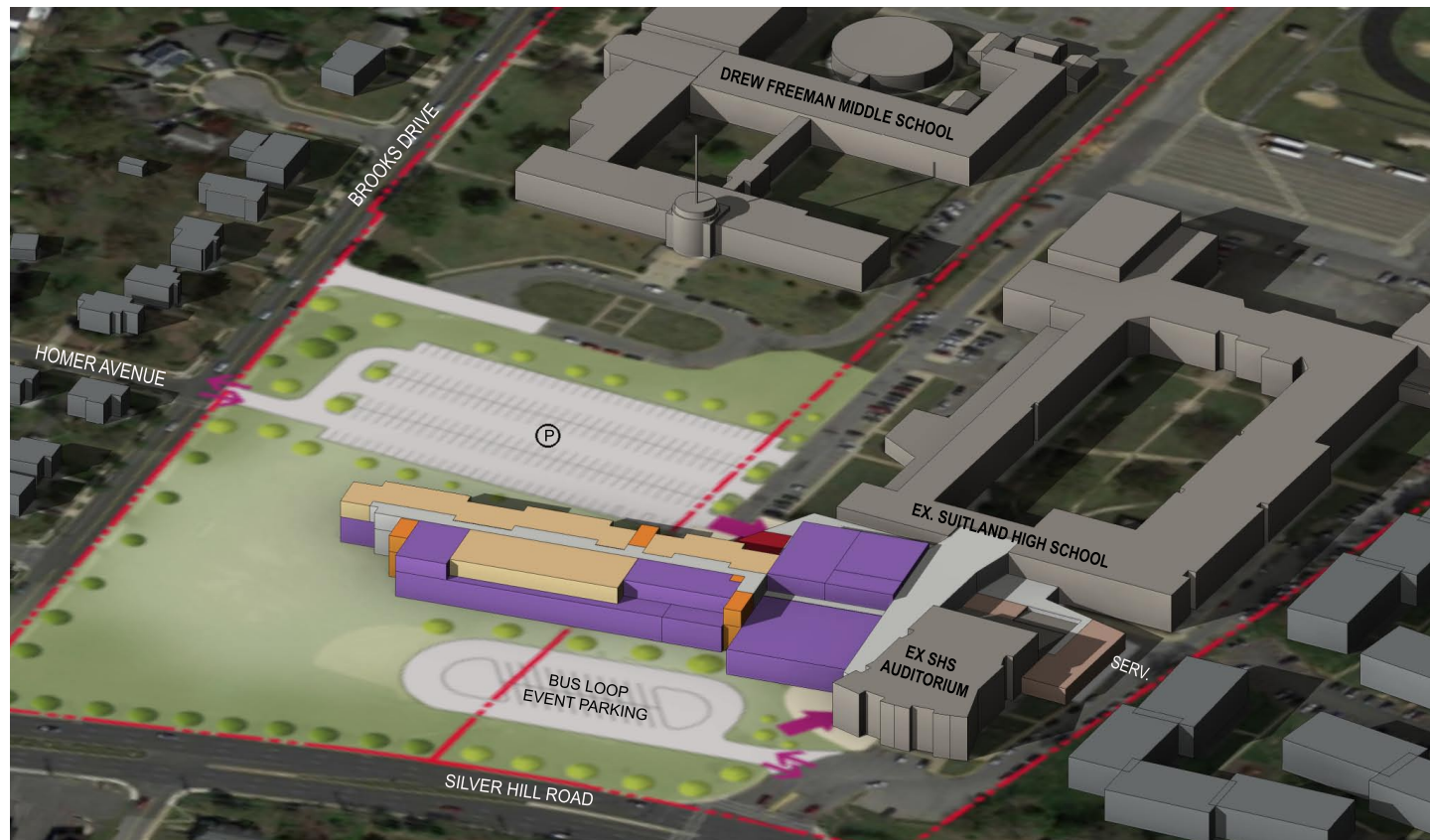
## Suitland High School Campus

The Option 3 CVPA program and all associated spaces are co-located with the modernization/additions to Suitland High School.

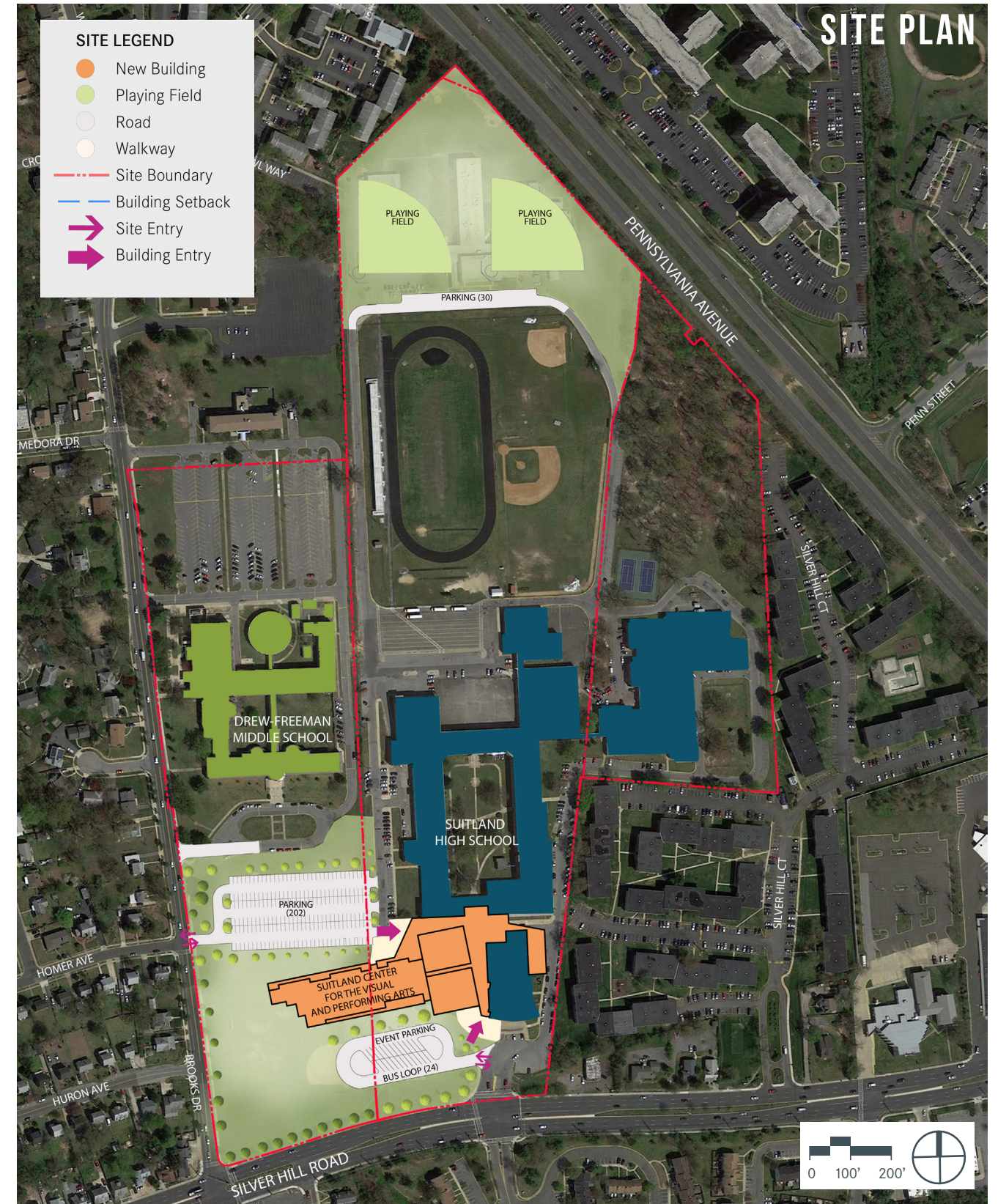
- Combined main entrance and parking for CVPA and SHS on Brooks Drive
- Main facade fronts Silver Hill Road
- Bus Loop and event parking from Silver Hill Road
- New gallery and lobby connects to existing main entrance and SHS auditorium
- CVPA shares large program spaces with the existing Suitland High School
- Configuration may change based on feasibility study for modernization/replacement of existing Suitland High School



**SITE STATS**  
 CVPA parking: **78**  
 Suitland HS parking: **Same amount, new configuration**  
 CVPA buses: **24**  
 Suitland HS buses: **exit @ Brooks Drive**  
 Fields: **2 softball fields relocated**



# option 3 | full day co-located



# 3 option 3 | full day co-located

Suitland High School Campus



**PRECEDENT**  
MULTI-STORY ARTS CENTER

photograph by Jason Halley

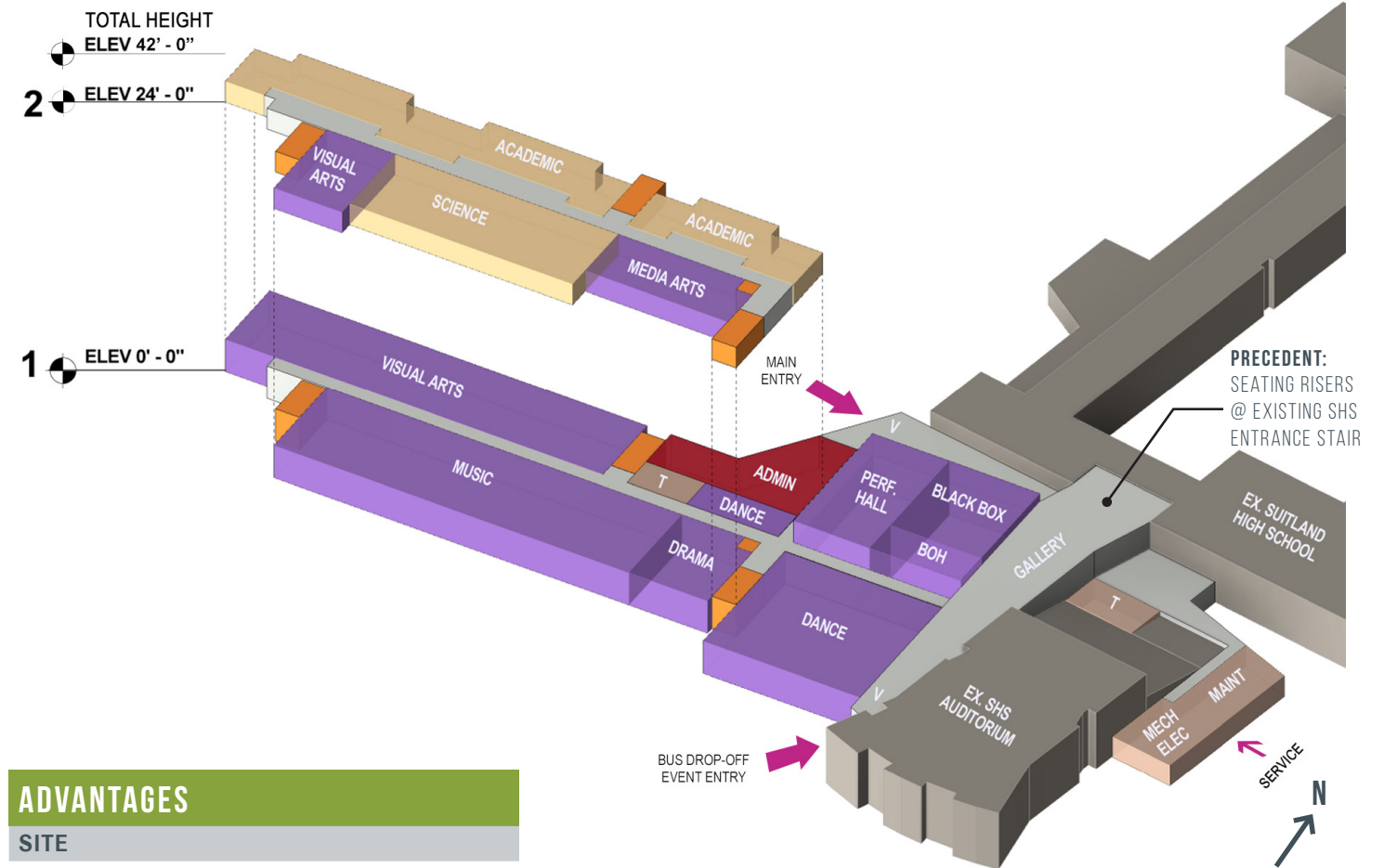
CHICO STATE ARTS AND HUMANITIES BUILDING, WRNS STUDIO



**PRECEDENT**  
STAIR SEATING

WHEATON HIGH SCHOOL, G+P

# option 3 | full day co-located



**PRECEDENT:**  
SEATING RISERS  
@ EXISTING SHS  
ENTRANCE STAIR

## ADVANTAGES

### SITE

- Leaves most green space at corner/street
- Minimal impact to existing SHS building
- Convenient service/loading access
- Allows for Option 4

- CVPA presence on Silver Hill Road
- Separates CVPA car and bus traffic
- Separates SHS car and bus traffic

- Shared parking and main entrance between CVPA and SHS

### BUILDING

- Provides optimal program adjacencies
- Ideal solar orientation for instructional spaces
- Clear circulation paths, good for supervision
- Optimizes opportunities for arts integration
- Shared access to SHS gym, dining, media for CVPA students
- Minimal impact to existing SHS building
- Convenient access to SHS Auditorium for CVPA students

## BLOCKING + STACKING DIAGRAM

### LEGEND

- Visual & Performing Arts
- Academic Classrooms
- Administration
- Building Services
- Vertical Circulation
- Circulation
- Existing Building

## DISADVANTAGES

### SITE

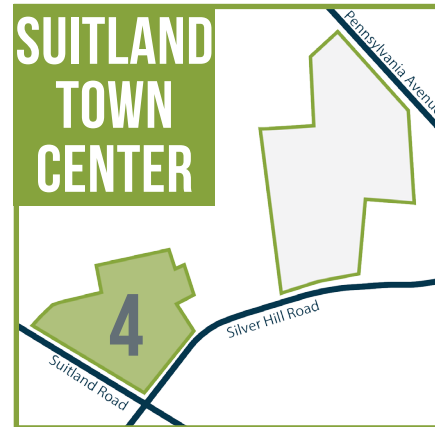
- Requires relocation of 2 DFMS softball fields
- Requires diversion of SHS buses on to Brooks Drive
- Requires relocation/burial of existing overhead power

# 3 option 4 | arts center

## Suitland Town Center

Option 4 is a county-operated Arts Center Program at the Town Center Site. The ground floor includes performance and gallery space accessible by the public to activate the street-fronts and engage the central plaza. Upper floors provide artists with affordable, flexible space large enough for living and working.

- Adds dynamic energy and life to the heart of the Town Center community
- Space for resident and visiting artists
- Public venues to include performance and display spaces for visual arts, theater, music and dance
- Provides mentorship and engagement opportunities for CVPA students and the community



### LEGEND

- Visual & Performing Arts
- Existing Buildings
- Artist Live Work Residential



ART SPACE, HGA ARCHITECTS



BROOKLAND ARTSPACE LOFTS, HICKOK COLE ARCHITECTS



BRENTWOOD STUDIO 3807, G+P

### ADVANTAGES

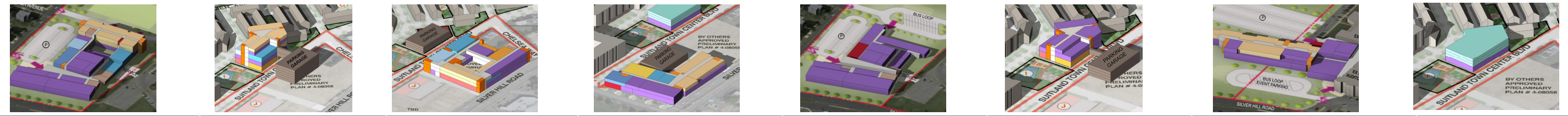
- Provides connection between professional artists and CVPA students
- Does not impact existing SHS operations, parking and buses
- Does not impact existing utilities at SHS site

### DISADVANTAGES

- BUILDING**
- Does not address CVPA educational needs

# 3 comparison of options

The chart on the following page provides a basis for comparison between options, listing the advantages and disadvantages for each option organized in site and building categories. The criteria listed were developed to address the goals established at the onset of the study. Additional criteria resulted from reviews by PGCPs and the Executive Steering Committee. This comparison of all options studied provided the source for the recommendations noted in the Executive Summary of this report.



	OPTION 1A	OPTION 1B	OPTION 1C	OPTION 1D	OPTION 2A	OPTION 2B	OPTION 3	OPTION 4
ADVANTAGES	FULL-DAY @ SHS SITE	FULL-DAY @ TOWN CENTER	FULL-DAY @ TOWN CENTER	FULL-DAY @ TOWN CENTER	HALF-DAY @ SHS SITE	HALF-DAY @ TOWN CENTER	FULL-DAY, COLOCATED @ SHS	ARTS CENTER TOWN CENTER
<b>Site</b>	Does not impact existing SHS operations, parking and buses	Does not impact existing SHS operations, parking and buses	Does not impact existing SHS operations, parking and buses	Does not impact existing SHS operations, parking and buses	Does not impact existing SHS operations, parking and buses	Does not impact existing SHS operations, parking and buses	Shared parking and main entrance between CVPA and SHS	Does not impact existing SHS operations, parking and buses
	Does not impact existing utilities at SHS site	Does not impact existing utilities at SHS site	Does not impact existing utilities at SHS site	Does not impact existing utilities at SHS site	Does not impact existing utilities at SHS site	Does not impact existing utilities at SHS site	Minimal impact to existing SHS building	Does not impact existing utilities at SHS site
	Provides multipurpose field close to CVPA gym	Does not impact existing DFMS softball fields	Does not impact existing DFMS softball fields	Does not impact existing DFMS softball fields	Does not impact existing DFMS softball fields		Leaves most green space at corner/street	
	Allows for Option 4			Allows for Option 4, with direct adjacency for CVPA at Town Center	Allows for Option 4		Allows for Option 4	
	CVPA presence on Silver Hill Road		CVPA presence on Silver Hill Road	CVPA presence on Silver Hill Road and Suitland Rd	CVPA presence on Silver Hill Road		CVPA presence on Silver Hill Road	
	Convenient ground level service/loading access		Ground loading and service from Chelsea Way	Ground level loading and service from alley	Convenient ground level service/loading access		Convenient ground level service/loading access	
<b>Building</b>	Separates car and bus traffic			Separates CVPA car and bus traffic		Separates SHS & CVPA car & bus traffic		
	Provides optimal program adjacencies		2nd most desirable educational option on Town Center site	Most desirable educational option on Town Center site	Provides optimal program adjacencies		Provides optimal program adjacencies	
	Ideal solar orientation for instructional spaces		Does not require bridge to parking garage	Does not require a bridge to adjacent parking	Ideal solar orientation for most instructional spaces		Ideal solar orientation for most instructional spaces	
	Clear circulation paths, good for supervision	Optimal connection between Town Center and CVPA	Optimal connection between Town Center and CVPA	Optimal connection between Town Center, professional artists & CVPA	Clear circulation paths, good for supervision	Optimal connection between Town Center and CVPA	Clear circulation paths, good for supervision	Provides connection between professional artists and CVPA students
	Optimizes opportunities for arts integration	Optimizes opportunities for arts integration	Optimizes opportunities for arts integration	Optimizes opportunities for arts integration	Limited program allows for 1-story building with no elevator needed		Optimizes opportunities for arts integration	
							Minimal impact to existing SHS building	
<b>DISADVANTAGES</b>								
<b>Site</b>	Largest building footprint	No on-site parking, requires garage with bridge	No on-site parking, requires garage	No on-site parking, requires garage		No on-site parking, requires garage with bridge	Requires relocation/burial of existing overhead power	
	Requires relocation of (2) DFMS softball fields	No fields accessible from school	No fields accessible from school	No fields accessible from school	Requires relocation of (2) DFMS softball fields	No fields accessible from school	Requires relocation of (2) DFMS softball fields	
	Shared bus loop with DFMS	Limited bus queuing adjacent to school	Limited bus queuing adjacent to school	Limited bus queuing adjacent to school		Limited bus queuing adjacent to school	Requires diversion of SHS buses on to Brooks Drive	
		Does not allow for Option 4	Does not allow for Option 4			Does not allow for Option 4		
		CVPA does not have presence on Silver Hill Road				CVPA does not have presence on Silver Hill Road		
<b>Building</b>	Service and loading access required at multiple levels				Requires significant bussing from remote home schools	Requires significant bussing from remote home schools		
	Limited ability to provide desired program adjacencies	Limited ability to provide desired program adjacencies	Reduced ability to provide desired program adjacencies	Reduced ability to provide desired program adjacencies		Limited ability to provide desired program adjacencies		Does not address CVPA educational needs
	Tall floor-to-floor heights required to stack programs	Tall floor-to-floor heights required to stack programs	Tall 1st floor-to-floor height required to stack programs	Tall 1st floor-to-floor height required to stack programs		Tall floor-to-floor heights required to stack programs		
	Additional fire stairs, passenger and freight elevators required	Requires service elevator to dining on 2nd Floor	Requires service elevator to dining on 2nd Floor	Requires service elevator to dining on 2nd Floor	Does not allow for arts integration with core academic classes	Does not allow for arts integration w/ core academic classes		
	Additional sound isolation required					Additional sound isolation required		
	6-story building is most difficult to operate and supervise					4-story building more difficult to operate and supervise		



George Washington Carver Center For Arts & Technology

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# cost estimate



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## Cost Estimate

Cost Estimate Summary

# 4 cost estimate

The chart on the following page is a cost model developed to provide a comparative cost analysis between the options studied. Construction costs include building and site costs for each option based on FY2017 state funding data, with adjustments made for site costs. Exceptional costs were identified and priced to demonstrate the major cost differentiators that were unique to each option. Project costs include multipliers, contingencies and services anticipated for each option to assist PGCPs in long term budgeting. Notes are provided to clarify the basis and source of each cost model item.



Dr. Henry Wise High School Auditorium

## COST ESTIMATE



	RATE	OPTION 1A FULL-DAY @ SHS SITE	OPTION 1B FULL-DAY @ TOWN CENTER	OPTION 1C FULL-DAY @ TOWN CENTER (ALT)	OPTION 1D FULL-DAY @ TOWN CENTER (ALT)	OPTION 2A HALF-DAY @ SHS SITE	OPTION 2B HALF-DAY @ TOWN CENTER	OPTION 3 FULL-DAY, CO-LOCATED @ SHS	OPTION 4 ARTS CENTER @ TOWN CENTER
<b>CONSTRUCTION COSTS</b>									
<b>OVERALL AREA (GSF)</b>		133,147	145,426	145,426	145,426	82,390	94,669	107,390	122,000
<b>New Construction (\$/SF)</b>	\$282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$282 (1st floor) + \$160 (2-4)
<b>Premium for arts-focused program</b>	10%	\$ 3,754,745	\$ 4,101,013	\$ 4,101,013	\$ 4,101,013	\$ 2,323,398	\$ 2,669,666	\$ 3,028,398	\$ 860,100
<b>Subtotal Building Costs</b>		\$ 41,302,199	\$ 45,111,145	\$ 45,111,145	\$ 45,111,145	\$ 25,557,378	\$ 29,366,324	\$ 33,312,378	\$ 23,241,000
<b>Site Construction (% of Bldg Cost)</b>		19%	8%	8%	8%	19%	8%	19%	8%
<b>Subtotal Site Costs</b>		\$ 7,847,418	\$ 3,608,892	\$ 3,608,892	\$ 3,608,892	\$ 4,855,902	\$ 2,349,306	\$ 6,329,352	\$ 1,859,280
<b>Total Building + Site Costs</b>		\$ 49,149,617	\$ 48,720,037	\$ 48,720,037	\$ 48,720,037	\$ 30,413,280	\$ 31,715,630	\$ 39,641,730	\$ 25,100,280
<b>EXCEPTIONAL COSTS</b>									
<b>Parking garage (75 spaces per PGCPs)</b>	\$25k/sp		\$ 1,875,000	\$ 1,875,000	\$ 1,875,000		\$ 1,875,000		
<b>Parking garage (Add'l spaces, excluded costs)</b>	\$25k/sp		\$ 7,125,000	\$ 2,625,000	\$ 2,625,000		\$ 4,125,000		
<b>Bridges to parking garage</b>	\$150/sf		\$ 210,000	\$ 105,000					
<b>Demolition of existing CVPA</b>	\$8/sf	\$ 608,000				\$ 608,000		\$ 608,000	
<b>Relocation of DFMS fields</b>		\$ 600,000				\$ 600,000		\$ 600,000	
<b>Acoustical separation between programs</b>	2%		\$ 902,222.90	\$ 902,222.90	\$ 902,222.90		\$ 587,326.48		
<b>Premium for freight + passenger elevators</b>			\$ 525,000	\$ 210,000	\$ 210,000		\$ 315,000		
<b>Connection to existing building</b>								\$ 250,000	
<b>Relocation of overhead electrical lines</b>								\$ 600,000	
<b>1/2 Day Transportation/Operations costs (TBD)</b>									
<b>Subtotal Exceptional Costs</b>		\$ 1,208,000	\$ 3,512,223	\$ 3,092,223	\$ 2,987,223	\$ 1,208,000	\$ 2,777,326	\$ 2,058,000	\$ -
<b>TOTAL CONSTRUCTION COSTS</b>		\$ 50,357,617	\$ 52,232,260	\$ 51,812,260	\$ 51,707,260	\$ 31,621,280	\$ 34,492,956	\$ 41,699,730	\$ 25,100,280
<b>PROJECT COSTS</b>									
<b>Construction Management Fee</b>	10%	\$ 5,035,761.73	\$ 5,223,225.97	\$ 5,181,225.97	\$ 5,170,725.97	\$ 3,162,127.98	\$ 3,449,295.62	\$ 4,169,972.98	\$ 2,510,028.00
<b>Construction Contingency</b>	6%	\$ 3,021,457.04	\$ 3,133,935.58	\$ 3,108,735.58	\$ 3,102,435.58	\$ 1,897,276.79	\$ 2,069,577.37	\$ 2,501,983.79	\$ 1,506,016.80
<b>Furniture &amp; Equipment Costs</b>	8%	\$ 4,028,609	\$ 4,178,581	\$ 4,144,981	\$ 4,136,581	\$ 2,529,702	\$ 2,759,436	\$ 3,335,978	\$ 2,008,022
<b>Misc. Project Costs</b>	2%	\$ 1,007,152	\$ 1,044,645	\$ 1,036,245	\$ 1,034,145	\$ 632,426	\$ 689,859	\$ 833,995	\$ 502,006
<b>A/E Services</b>	7%	\$ 3,525,033.21	\$ 3,656,258.18	\$ 3,626,858.18	\$ 3,619,508.18	\$ 2,213,489.59	\$ 2,414,506.93	\$ 2,918,981.09	\$ 1,757,019.60
<b>Escalation Costs</b>	12%	\$ 6,042,914.07	\$ 6,267,871.17	\$ 6,217,471.17	\$ 6,204,871.17	\$ 3,794,553.58	\$ 4,139,154.74	\$ 5,003,967.58	\$ 3,012,033.60
<b>TOTAL PROJECT COSTS</b>		\$ 73,018,545	\$ 75,736,777	\$ 75,127,777	\$ 74,975,527	\$ 45,850,856	\$ 50,014,786	\$ 60,464,608	\$ 36,395,406

### NOTES ON CONSTRUCTION COSTS

- Building areas based on Area Summary gross square footage (see Appendix)
- Building and site costs based on FY2017 PSCP - Section X: Past and Projected School Construction Costs
- Site costs for Town Center site reduced from state formula to account for reduced site areas, but provides contingency for shoring, foundation, utility work that may be required
- Building costs for Option 4 include typical \$282/sf for new construction + arts program premium for ground floor only; upper floors based on \$160/sf for live/work housing
- Escalation Costs based on 4% per year; assumes 1 year for Feasibility Study/Masterplan + 1 year for Design Services + 1 year to midpoint of construction (2020)

### NOTES ON PROJECT COSTS

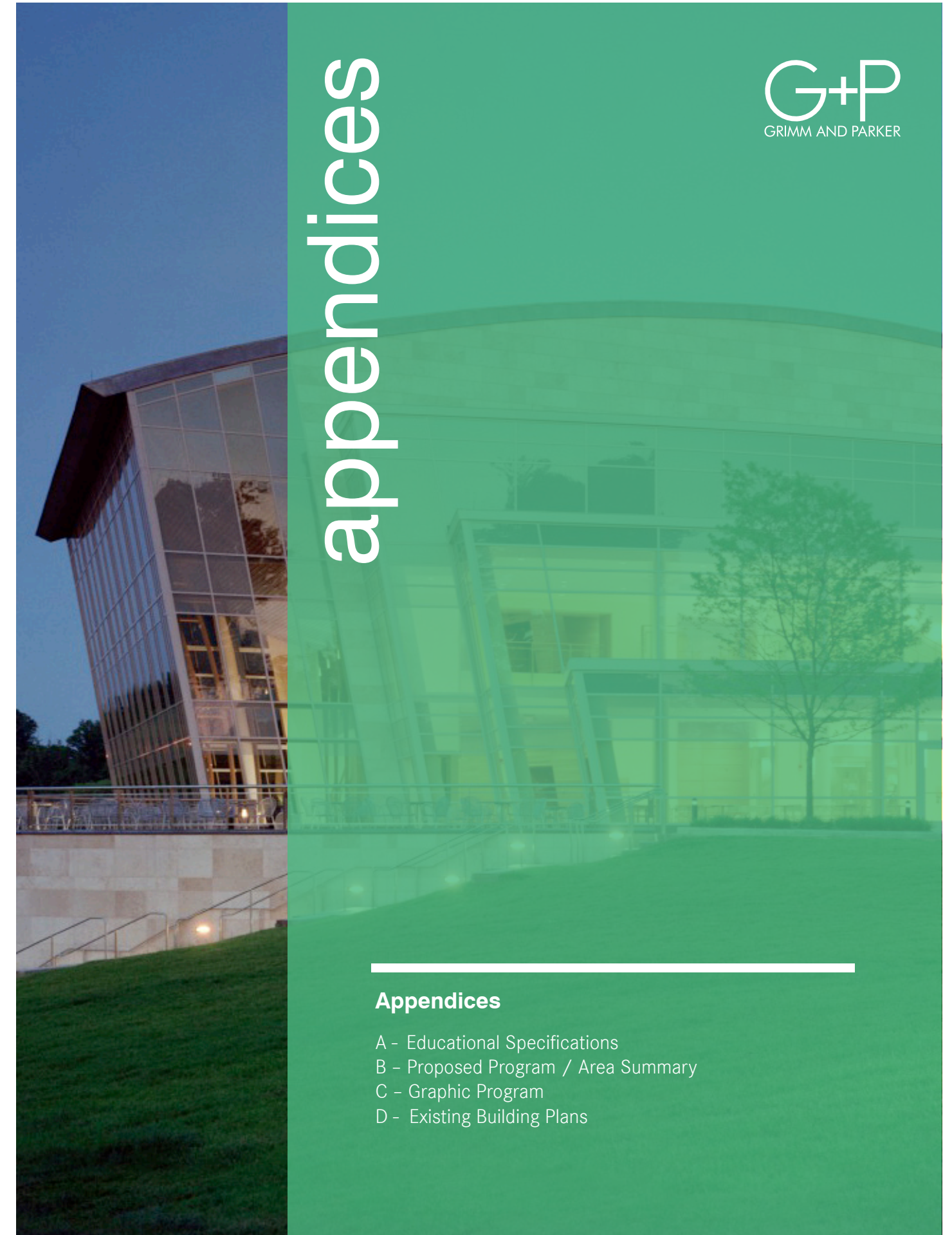
- Misc. project costs include LEED fees and services, commissioning, geotechnical analysis, survey and other similar services not included elsewhere

### NOTES ON EXCEPTIONAL COSTS

- Parking garage costs based on \$25,000/space; assumes 120'x180' footprint yielding 60 spaces per level
- Initial 75 parking spaces in garage are included in Exceptional Costs to align with approx. number of spaces provided at SHS site, per program
- Additional parking spaces in garage provided to optimize at-grade access on multiple floors for school operations are excluded from Exceptional Costs
- Total # parking garage spaces: Option 1B - 6 levels, 360 spaces; Option 1C - 3 levels, 180 spaces; Option 1D - 3 levels, 180 spaces; Option 2B - 4 levels, 240 spaces)
- Bridges to garage based on 70' dimension across Suitland Town Center Boulevard
- Demolition of existing CVPA based on 75,925 gsf takeoff from existing CAD files provided by PGCPs. Area does not include six (6) portable classrooms
- Relocation of existing fields assumes 2 softball fields with natural turf, fencing, and bleachers to be relocated at site of existing CVPA Annex Building, once demolished
- Acoustical separation is an allowance for potential acoustical and structural treatment required to achieve optimal STC ratings between program elements

- Base Construction Costs include one standard passenger elevator for multi-floor options. Options requiring additional passenger elevators and freight elevators required are included in Exceptional Costs.
- Elevators assumes traction machine room-less passenger and freight units, based on \$45k/stop for passenger and \$60k/stop for freight elevators
- Connection to existing building provides allowance for logistics and phasing measures
- Overhead powerlines based on \$75k/utility pole to be relocated underground
- Transportation costs include additional bussing required to transport CVPA students to and from half-day programs to their home school (PGCPs to provide)
- Additional operations and staffing costs necessary for half-day programs may be required and must be considered in overall cost comparison between options (value is TBD)

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# appendices

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## Appendices

- A - Educational Specifications
- B - Proposed Program / Area Summary
- C - Graphic Program
- D - Existing Building Plans

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# appendix a

## educational specifications



## Options Analysis Study for the Location of the Center for the Visual and Performing Arts

### Background

The Center for the Visual and Performing Arts (CVPA) currently operates as a school-within-school at Suitland High School. The SY2015 enrollment was 350 students across six disciplines - instrumental and choral music, theater, dance, media arts, and visual arts. CVPA holds most of their arts electives in the Suitland 'annex' which was the previous junior high school located across the football field from the main building. The annex is in poor condition and not well-designed for the arts program. Not all of the core academic courses are housed in the annex, requiring CVPA students to move between the main building and the annex during the school day.

Suitland High School is scheduled to receive a full renovation with planning to begin in FY2017. Drew- Freeman Middle school adjacent to the high school, is also scheduled for a full renovation with planning to begin in FY2019. One of the goals of the Suitland renovation/ replacement project is to expand the capacity of the CVPA program from 350 students to 500. Currently the arts electives have an average class size of 14 students suggesting that, with appropriate facilities, there is potential for expansion without a major increase in the number of arts-related teaching stations. The feasibility study will consider three options for the modernization/replacement of facilities for the CVPA:

- Stand-alone, full-day comprehensive CVPA high school either on the Suitland HS campus or another site to be determined
  - All arts electives and academic classes required for graduation will be taken on site
  - Core facilities will include dining and food services, athletic facilities, and administration
- Co-location of CVPA within a comprehensive high school on the Suitland HS campus
  - All arts electives and basic academic classes required for graduation will be taken in the 'academy'.
  - Core facilities will be shared and include dining and food services, athletic facilities, main auditorium, and some electives will be shared with Suitland HS comprehensive program.
  - The CVPA will have its own entry, administration and interior circulation.
- Stand-alone, half-day CVPA Center on the Suitland HS campus or another site to be determined
  - All arts electives will be taken at the center but students will take their academic classes at their 'home school'.
  - Core facilities will include performance and display venues and a small administration.
  - Other uses of the building in the evenings, weekends, and summers may maximize its community presence.

## General Planning Considerations

### Entry

From the parking and walking access areas, all visitors should be able to identify a 'single point of entry' to the school. If co-located with Suitland HS, there must be a separate entrance for the CVPA students and visitors. The lobby should be directly accessible to the CVPA performance and display spaces (excluding the main auditorium).

### Cafeteria (Stand-alone comprehensive school only)

The cafeteria will be multi-purpose and may be the 'heart' of the building offering an open space for meetings, receptions, dinner theater, etc.

### Community Use

It is assumed that the community will use the building for recreation, meetings and educational functions. Security during these times is important. The architect will zone the building for flexible after-hours use, and note both active and passive security measures.

### Media Center (Stand-alone comprehensive school only)

The media center may house the school district's music library and should have two functional areas with one area accessible to staff and community when the school is closed.

### Site

Parking for staff and visitors should be located near the Center entrance. The number of spaces varies by option (35-70). Parking for events may include temporary pervious areas and should accommodate the largest capacity venue.

An outdoor performance area is desirable but the stage should be covered and have electrical outlets, and lighting and sound capability.

### Traffic and Circulation

All areas should be clearly identified. It is best to use signage, curb striping and other pavement markings to direct parent pick-up/drop-off lanes and to prohibit unauthorized vehicles from entering the school bus loops. Signage and curb stops for parking spaces shall be provided by the contractor.

Sufficient stacking space will be provided to prevent congestion of busy streets.

### Capacity Calculation

This draft educational specification outlines the requirements for a 500 student Center for Visual and Performing Arts stand-alone facility. Spaces that will be shared with the comprehensive school for the school-within-school option are highlighted in Red. Option 3 (Arts Center) will include the arts electives only - exceptions will be noted).

Table 1 shows the breakout of classrooms by subject area. The following assumes 20:1 in arts electives and 25:1 in the academic classes. The State Rated Capacity assumes that classrooms will be used 85% of the school day.

#### Graduation Requirements

All students graduating from a State of Maryland School must have 4 Carnegie Units (CU) in English and Math, and 3 each in Social Studies and Science. They will need 1 unit each in the fine arts and technology education plus .5 PE and .5 Health credits. Final selection includes either 2 credits of a world language or 2 credits of advanced technology education and 3 credits in electives OR 4-9 credits by successfully completing a State-approved career & technology.

Regular Program	Carn. Units Required	Classrooms Required	Classrooms Proposed
English	4	4	4
Math	4	4	4
Social Studies	3	3	3
World Lang.	2	2	2
Science	3	3	3
Fine Arts	1	1	18
Foundations of Technology	1	1	1
PE/Health	1	1	2
CTE/Electives	2-3	3	0
	<b>21</b>	<b>22</b>	<b>37</b>

The Center for the Visual and Performing Arts operates an extended school day to allow students to receive focused instruction in their area of concentration. Class sizes are smaller than the district average and individual instruction/tutoring is common. In addition, because the arts elective classrooms are underutilized early in the day, more classrooms are needed to accommodate the students in the extended format.

#### Capacity Summary

	# of Rooms	# Students/ Room	State Capacity
Core Academic Classrooms/Studios (English 4; Math 4; Social Studies 3; World Lang 2; Health 1)	14	25	350
Science Labs	3	25	75
Foundations of Technology/STEAM	1	25	25
Physical Education	1	25	25
<b>Academic Courses</b>			<b>475/@85% 403</b>
Performing Arts (Band/Orchestra/Choral)	5	20-40	150
Visual Arts	7	20	140
Drama	2	20	40
Dance	3	20-30	70
Communication Arts	1	20	20
<b>Fine Arts Electives</b>			<b>420</b>

### Space Requirements for Center for the Visual and Performing Arts

#### Space Requirements Summary

Base Required Space	Square Footage
Academic/Science/Support	18,600
Administration	3,505
Music/Performing Hall	15,635
Visual Arts	13,150
Drama/Black Box	5,090
Dance	10,590
Media Arts	2,450
<b>Core space for stand-alone school</b>	
Media Center	4,140
PE/Indoor	5,550
Student Dining & Food Service	6,225
Building Maintenance & Custodial Services	1,600
Auditorium net difference (10,770 SF - 3,000 SF)	7,550
Building Support Areas [corridors, bathrooms, storage, stairwells, elevators]	31,000
<b>Total as a stand-alone school</b>	<b>127,285</b>
<b>Total as school-within school</b>	<b>96,147</b>
<b>Arts Center</b>	<b>66,440</b>

\* assumes shared auditorium

#### Visual and Performing Arts Academy

#### Academic Core Area Space Requirements

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
Academic Classrooms/ Learning Studios	14	800	11,200	English, Math, Social Studies, World Language
Collaborative Learning Areas/ Commons (5%)	varies	100-200	900	Independent and informal learning areas
Outdoor Performance Area	varies	100-1000	0	
<b>Science Classroom/ Lab - Biology Lab/Chemistry</b>	<b>3</b>	<b>1,400</b>	<b>4,200</b>	
Science Prep	1	200	250	
Chemical Storage	1	50		
Small Group Instruction/ Alternative Education/ Resource Room	1	450	450	
<b>STEAM Lab/Computer Lab</b>	<b>1</b>	<b>1,600</b>	<b>1,600</b>	
Lockers/ Student (110% of capacity)			0	
<b>Total</b>			<b>18,600</b>	

**Visual and Performing Arts Academy  
Administration Suite Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
Lobby	1	500	500	Includes open gallery
Reception/ Waiting Area	1	250	250	
Administrative Offices	4	120	480	Guidance
Conference room	1	200	200	
Security Center/Office	1	150	150	
Staff Break Room	1	300	300	
Storage, Records	1	75	75	
Storage, Central Text Book	1	400	400	1,000 linear ft. shelving
Telecom (Head End) Room	1	200	200	Could be near Media Center
Toilet (adult)	1	50	50	
Central Workroom/admin storage	1	400	400	
Health Suite	1	500	500	
<b>Total</b>			<b>3505</b>	

**Visual and Performing Arts Academy  
Performing Arts Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
<b>Music</b>			0	
<b>Band Room</b>	1	2,500	3,500	
- Instrument Storage/repair	2	500		
<b>Orchestra Room</b>	1	2,000	2,600	
- Instrument Storage	1	600		
Instrument Practice/Tutoring Room	6	80	480	Glass in door
Percussion/Ensemble Practice	1	480	480	Glass in door
Music Office	1	400	400	Shared by five staff
<b>Choral/Piano Lab</b>	1	1,800	2,475	
- Practice /tutoring	5	64/80		Glass in door
- Storage	1	300		
<b>Piano and Theory Lab</b>	2	900	1,800	Keyboard and Computer
County Music Library	1	900	900	
Performance Hall*	1	3,000	3,000	Seats 250 - retractable seating
<b>Subtotal</b>			<b>15,635</b>	

\* If the option is just for an Arts Center, delete the performance hall and include a 500 seat theater with support spaces. (see small auditorium for details)

**Visual and Performing Arts Academy  
Dance Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
<b>Dance Studio</b>	3	2,000	6,540	
- Entrance/staging	3	180		
-				
Observation Deck	1	200-300	250	
Collaboration Instructional Space	1	400	400	
Costume storage	1	1000	1,000	
Locker rooms	2	varies	1,000	Est. 700 female/300 male
Staff Office/lockers	1	varies	600	
Make-up /Dressing rooms	2	varies	600	Near auditorium (additional)
Storage	1	200	200	Near auditorium stage
<b>Total</b>			<b>10,590</b>	

**Visual and Performing Arts Academy  
Visual Arts Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
Art Gallery	1	900	900	Lockable
<b>Graphic Arts</b>	1	1,400	1,400	Also Communication Arts
<b>2D Art Studio</b>	2	1400	2,800	
<b>3D Art Studio</b>	1	1,600	2,050	
- Kiln Room		200		
- Clay Prep		250		
<b>Printmaking</b>	1	1400	1,400	
<b>Photography</b>	1	1000	2,000	
- Chemical room		200		
- Finishing room		100		
- Enlarging room		700		
Storage	5	varies	1,000	
<b>Art History/Design</b>	1	1200	1200	2D Art classroom
Office/library	1	400	400	
<b>Total</b>			<b>13,150</b>	



**Visual and Performing Arts Academy  
Drama /Theater Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
<b>Drama Classrooms</b>	<b>2</b>	900	2,000	May be combined
- Storage	2	200		
Black Box Theater		2,300	3,090	
- control room		120		
- storage (theater)		400		
- storage (dance)		150		
- office		120		
<b>Total</b>			<b>5,090</b>	

\* If the option is just for an Arts Center, expand Black Box +1,000 SF to seat up to 250 patrons

**Visual and Performing Arts Academy  
Media Arts Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
<b>Media Classroom/Editing</b>	<b>1</b>	1000	1,200	
- Storage		200		
Video Studio	1	500	1250	Shared between audio and video
Audio Recording studio	1	500		
- control room		250		
<b>Total</b>			<b>2,450</b>	

**Visual and Performing Arts Academy (Stand-alone School only)  
Media Center Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
Library Commons	1		2,900	
- Individual Research & Reading		2,000		
- On-Line Learning (Technology Hub)		900		
Office, Media specialist	1	200	200	
Staff Development				
Conference rm./Professional library	1	800	800	
Storage (Equipment)	1	200	200	
Toilet (Staff)	1	40	40	
<b>Total</b>			<b>4,140</b>	

**Visual and Performing Arts Academy (Stand-alone School only)  
Physical Education Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
<b>Physical Education Lab</b>	<b>1</b>	3,200	3,200	
Locker Room/ Showers	2	550	1,100	Male and female
Offices (locker rm)	2	150	300	
Storage	2	varies	800	
Laundry	1	150	150	
<b>Total</b>			<b>5,550</b>	

**Visual and Performing Arts Academy (Stand-alone School only)  
Student Dining & Food Service Space Requirements**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
Cafeteria/Commons	1	250*2	3,750	Movable partitions; Cafeteria seating is 1/2 of student SRC
Chair Storage	1	200	200	
Kitchen	1	1000	1000	
Office	1	150	150	
Serving Area	1	800	800	
Receiving (Food Service)	1	200	200	
Toilet/ Locker area	1	125	125	
<b>Total</b>			<b>6,225</b>	

Educational specification shows an abbreviated specification for the kitchen. The architect will work with the PGCPSS food services to finalize design.



**Visual and Performing Arts Academy (Stand-alone School only)  
Maintenance & Custodial Space Requirements**

Space	Suggestions			Comments
	Qty.	S.F.	Total	
Receiving	1	250	250	
Building Supervisor Office	1	150	150	
Custodial Storage	2	150	300	
Engineering Office	1	150	150	
Engineering Storage	1	250	250	
Outside Storage	1	200	200	Exterior maintenance equipment
Toilet/Shower/Lockers	2	150	300	
<b>Total</b>			<b>1,600</b>	

**Small Auditorium (Stand-alone options only)**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
Auditorium			5,000	
Lobby			500	In addition to circulation
Stage (including wing)	1	2800	2800	
Make-up/Dressing Room	2	400	800	
Scene Shop/storage	1	800	800	
Sound and Light Control Room	1	250	250	
Storage, Chair/Piano	1	250	250	
Ticket Booth/Box Office	1	150	150	In lobby
<b>Total</b>			<b>10,550</b>	

For Planning Purposes the Comprehensive High School Requirements are below

**Comprehensive High School Space Requirements (Capacity 1500/Core 2000)**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
Academic Classrooms/ Learning Studios/Labs/Common Areas			83,900	
Academic Support			2,880	
Special Education			6,840	
Administration/Guidance			10,295	
Health Suite			2,290	
Media Center			8,310	
Physical Education			28,300	
Dining and Food Services			15,250	
Visual and Performing Arts			8,000	
Maintenance and Custodial			2,800	
Corridors, Bathrooms, Mechanical			60,000	
<b>Total</b>			<b>228,865</b>	

**Auditorium (Shared)**

Space	Design Guideline			Comments
	Qty.	S.F.	Total	
Auditorium			11,744	SF 'as is' - seats up to 1,000; Includes 3,262 SF balcony
Lobby			0	SF 'as is'
Stage (including wing)	1	3,700	3,700	SF 'as is'
Make-up/Dressing Room	2	600	1200	
Scene Shop/storage	1	800	800	
Sound and Light Control Room	1	250	250	
Storage, Chair/Piano	1	250	250	
Ticket Booth/Box Office	1	150	150	In lobby
<b>Total</b>			<b>18,094</b>	

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b

# appendix b

## proposed program + area summary



Appendix B – Proposed Progeam / Area summary

- EXISTING CVPA
- FULL DAY COMPREHENSIVE
- HALF DAY SPECIALTY
- FULL DAY CO-LOCATED









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C

# appendix c

## graphic program



Appendix C – Graphic Program

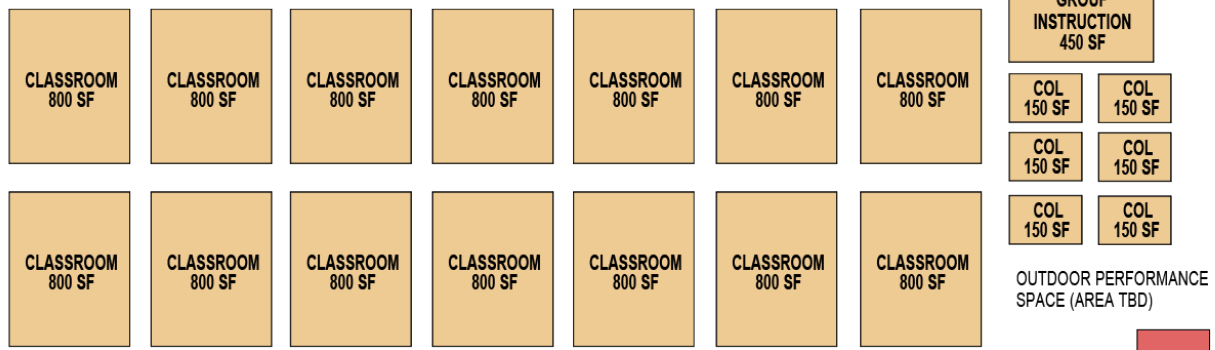
ALL PROGRAM ELEMENTS  
FULL DAY COMPREHENSIVE  
HALF DAY SPECIALTY  
FULL DAY CO-LOCATED



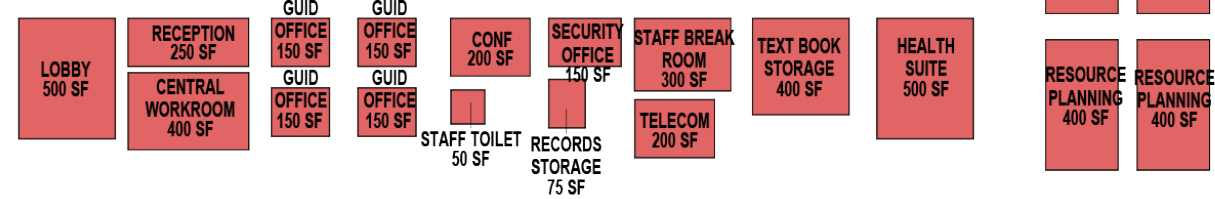
# appendix c

## ED SPEC - ALL PROGRAM ELEMENTS

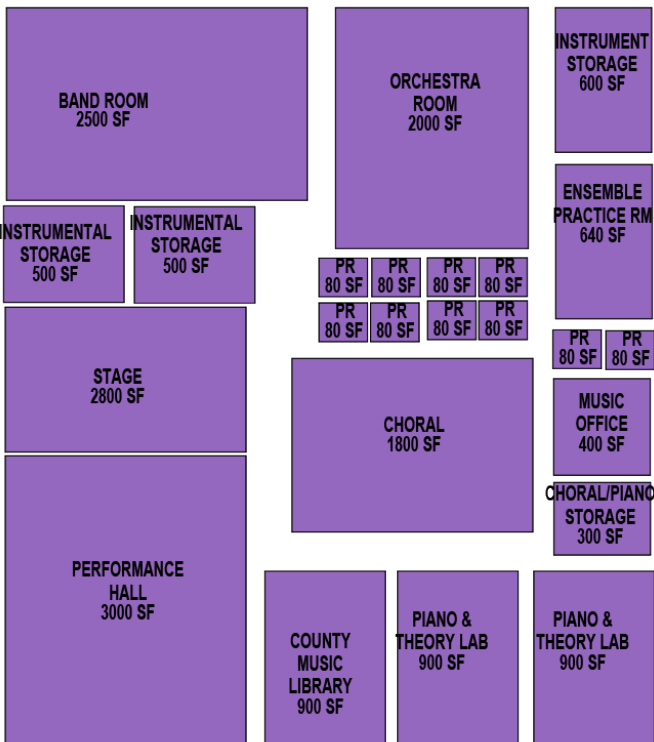
### ACADEMIC CORE AREAS



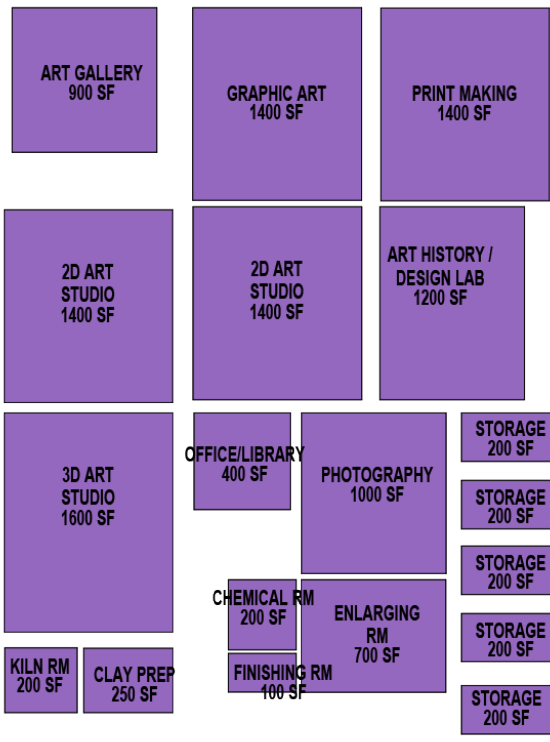
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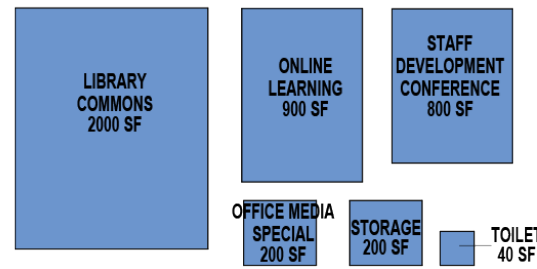
### PERFORMING ARTS



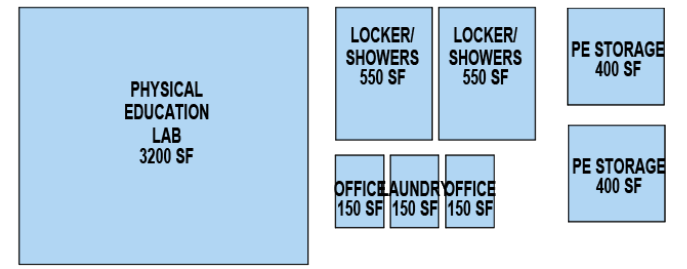
### VISUAL ARTS



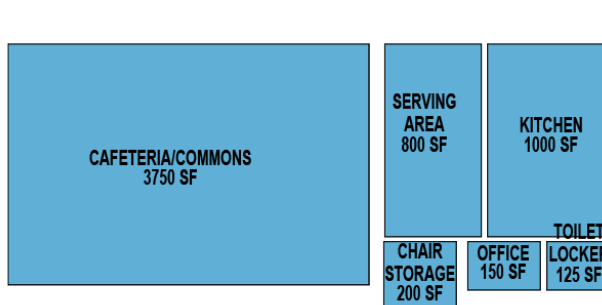
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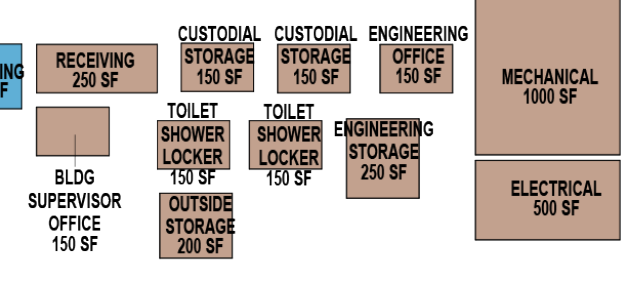
### PHYSICAL EDUCATION



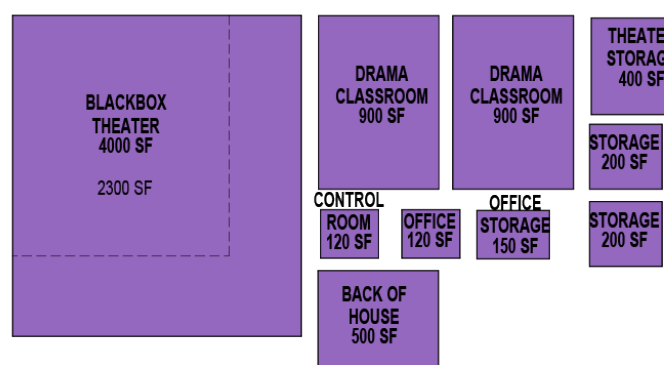
### STUDENT DINING & FOOD SERVICES



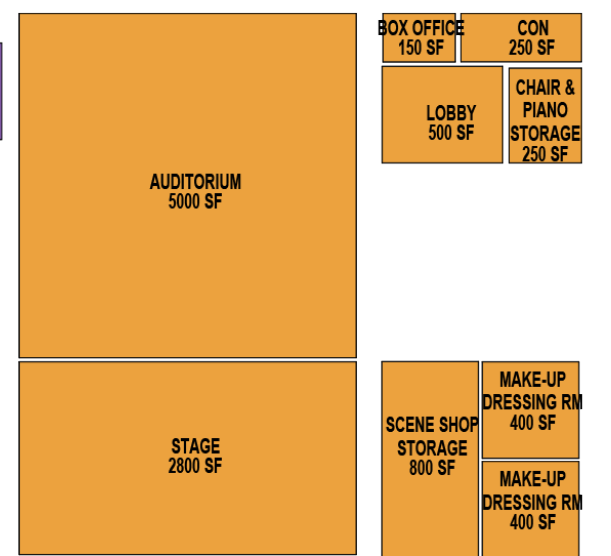
### MAINTENANCE & CUSTODIAL



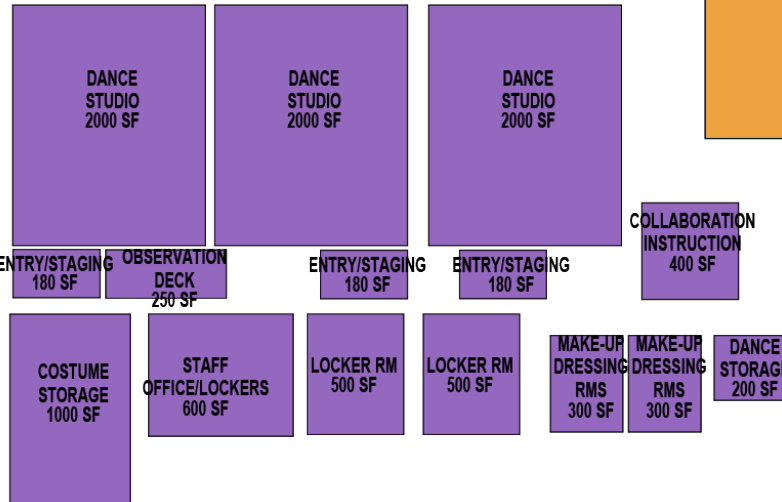
### DRAMA/THEATER



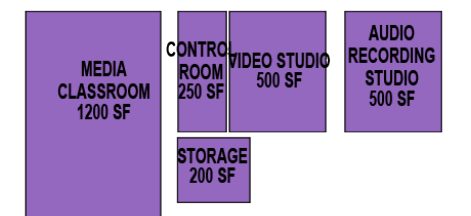
### SMALL AUDITORIUM



### DANCE



### MEDIA ARTS

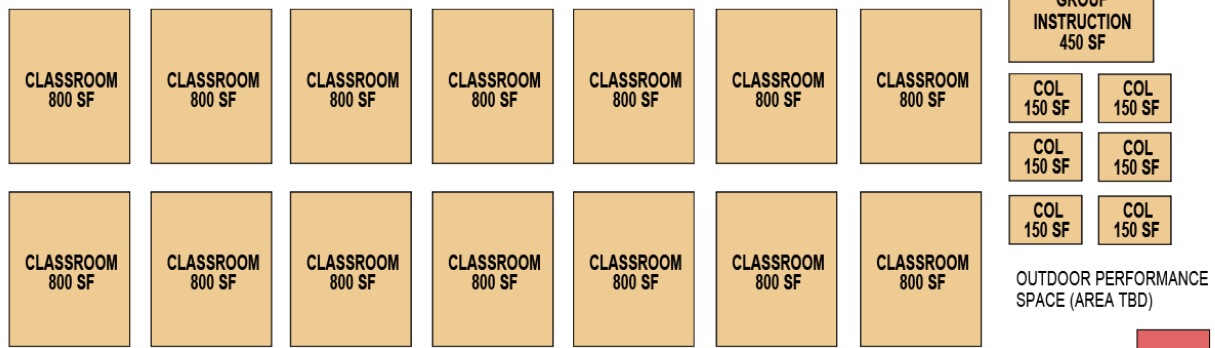




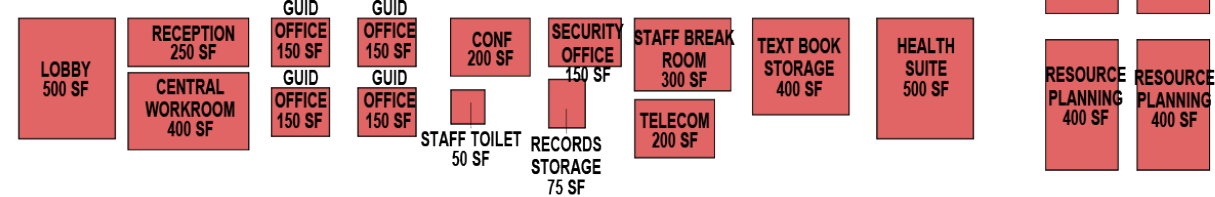
# appendix c

## FULL DAY COMPREHENSIVE HIGH SCHOOL - OPTIONS 1A 1B 1C 1D

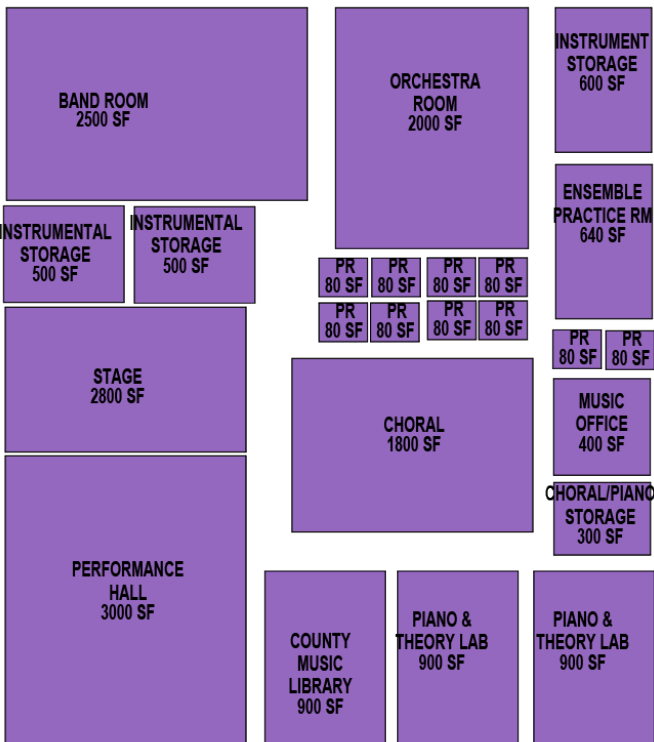
### ACADEMIC CORE AREAS



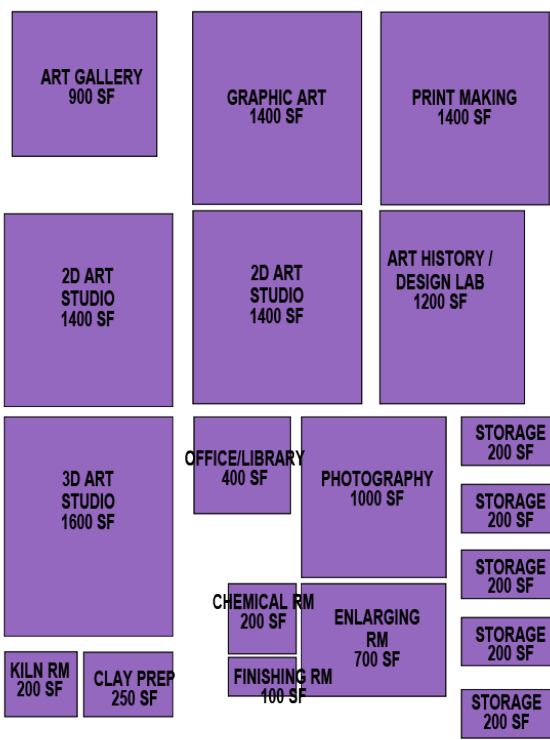
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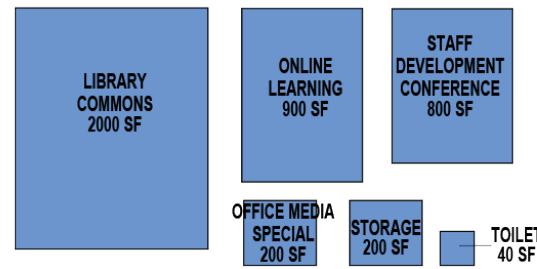
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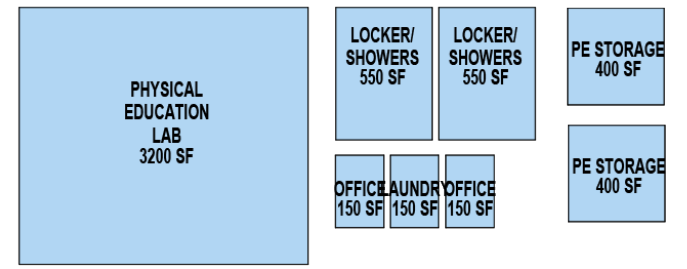
### VISUAL ARTS



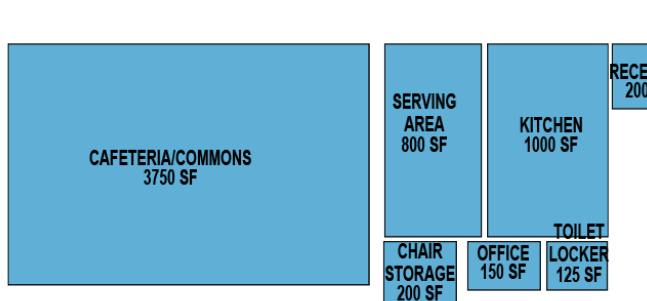
### MEDIA CENTER



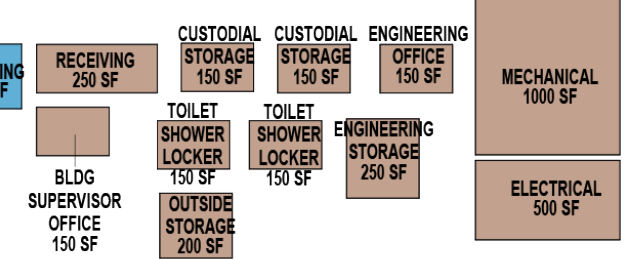
### PHYSICAL EDUCATION



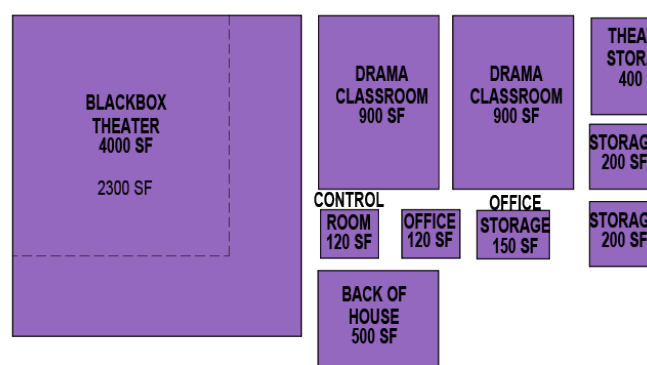
### STUDENT DINING & FOOD SERVICES



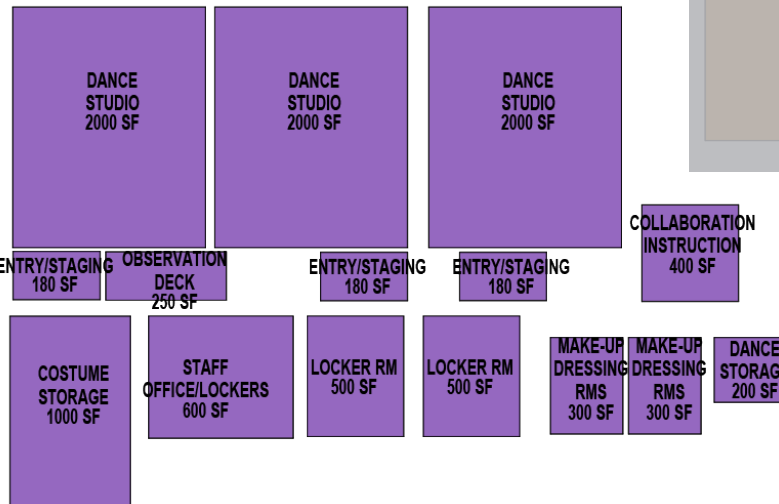
### MAINTENANCE & CUSTODIAL



### DRAMA/THEATER



### DANCE



SMALL AUDITORIUM

ONLY INCLUDED AT SUITLAND TOWN CENTER OPTIONS 1B, 1C, & 1D

STAGE 2800 SF

BOY OFFICE 150 SF

CON 250 SF

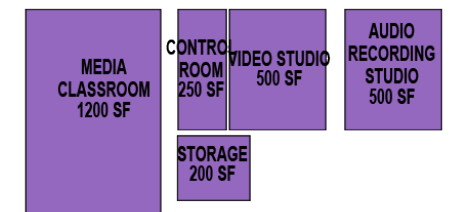
LOBBY 500 SF

CHAIR & PIANO STORAGE 250 SF

SCENE SHOP STORAGE 800 SF

MAKE-UP DRESSING RM 400 SF (2 total)

### MEDIA ARTS

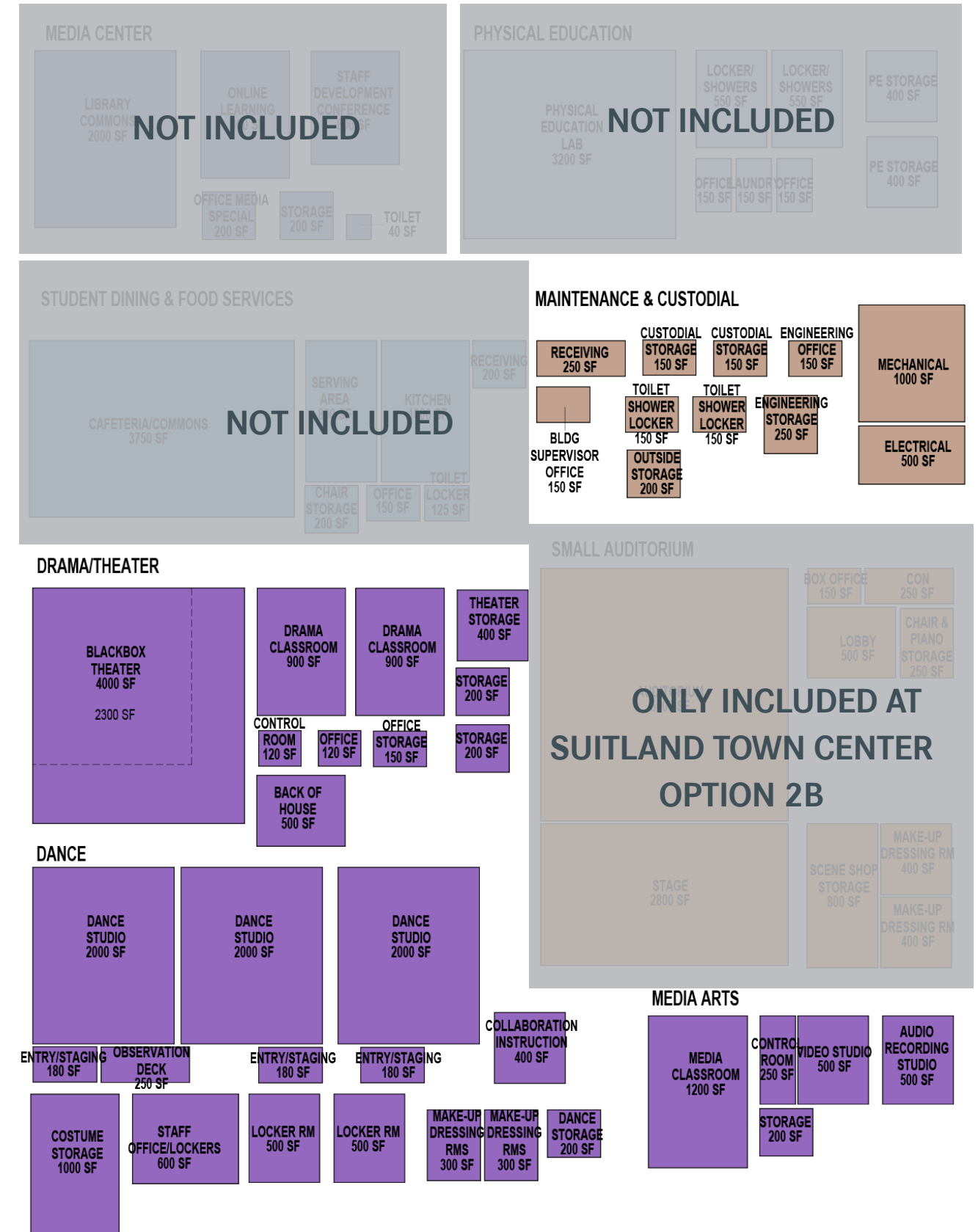
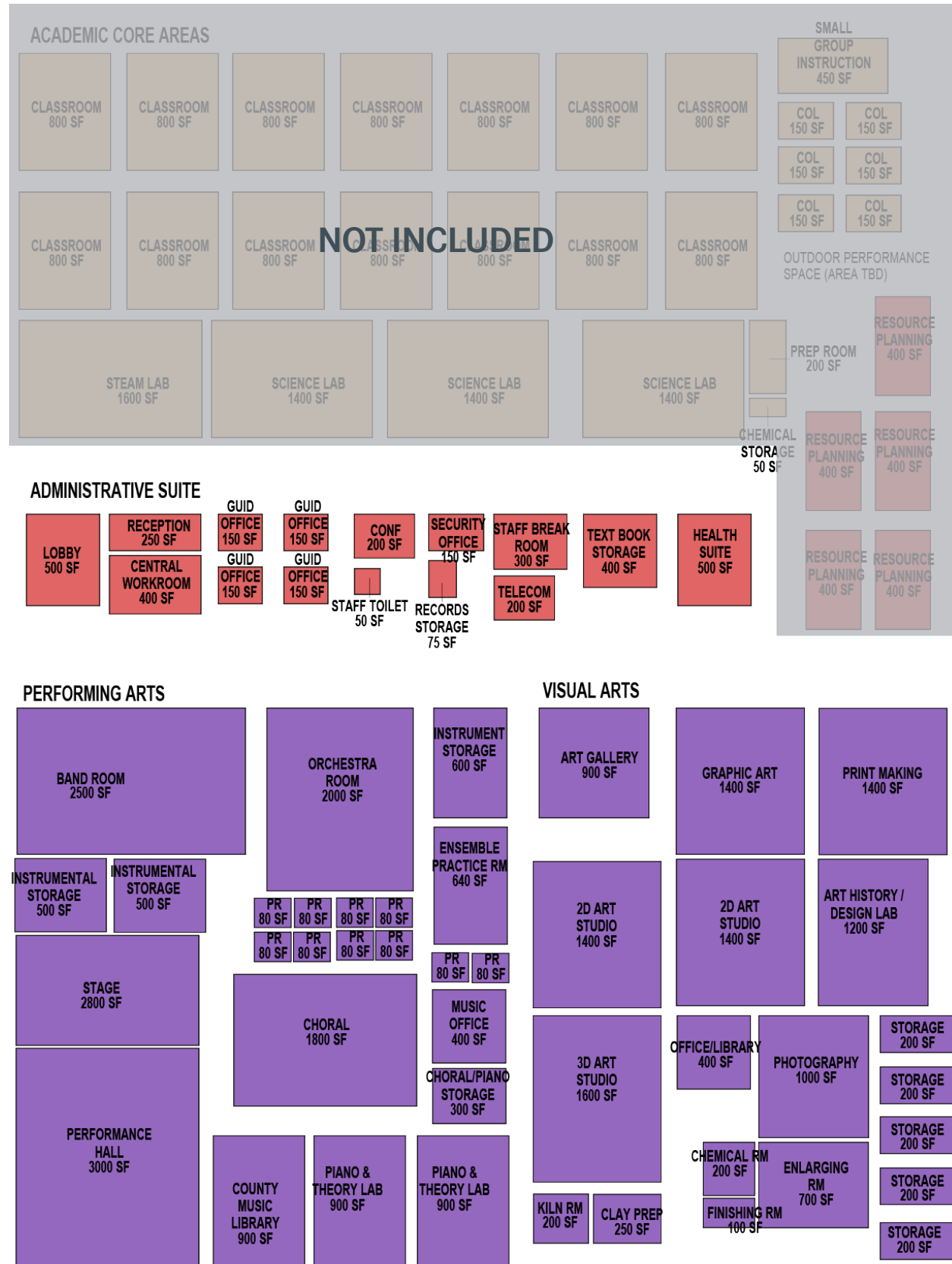




# appendix c

## HALF DAY SPECIALTY HIGH SCHOOL - OPTIONS 2A 2B

# appendix c



**ONLY INCLUDED AT SUITLAND TOWN CENTER OPTION 2B**

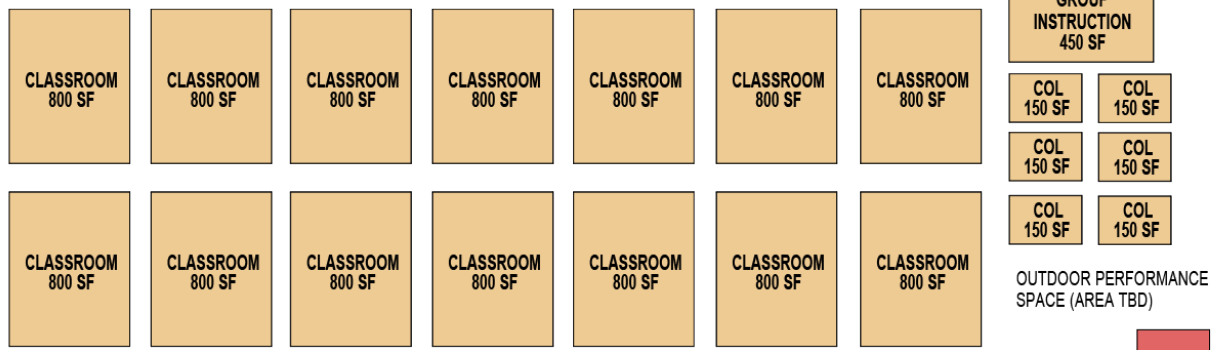




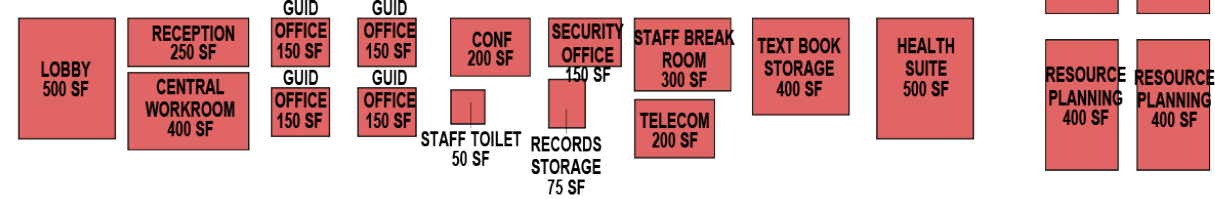
# appendix c

## CO-LOCATED HIGH SCHOOL - OPTION 3

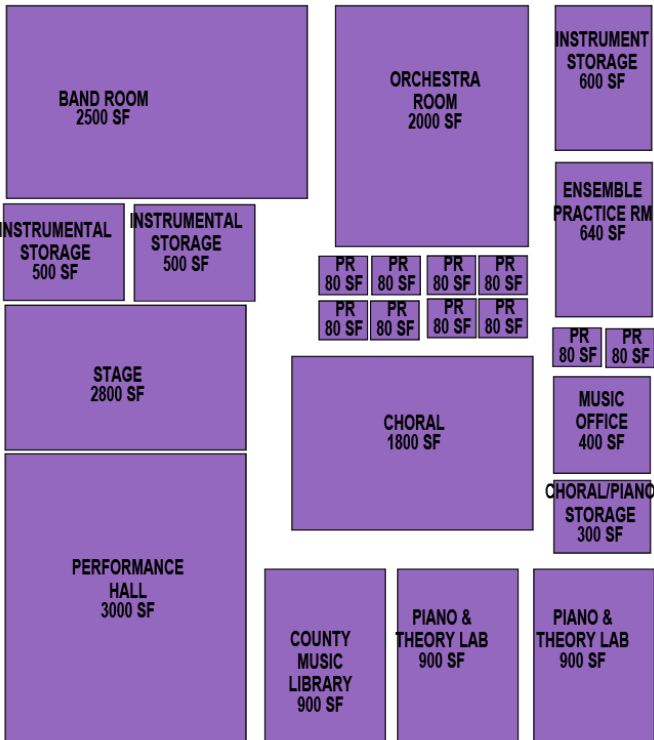
### ACADEMIC CORE AREAS



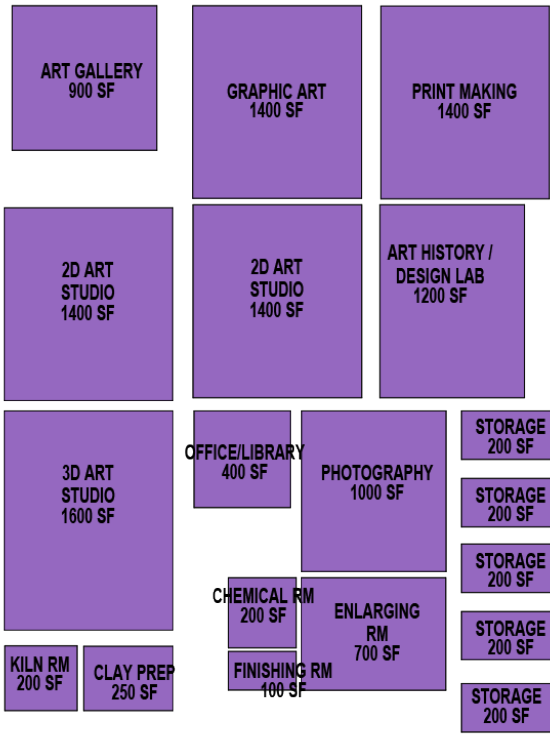
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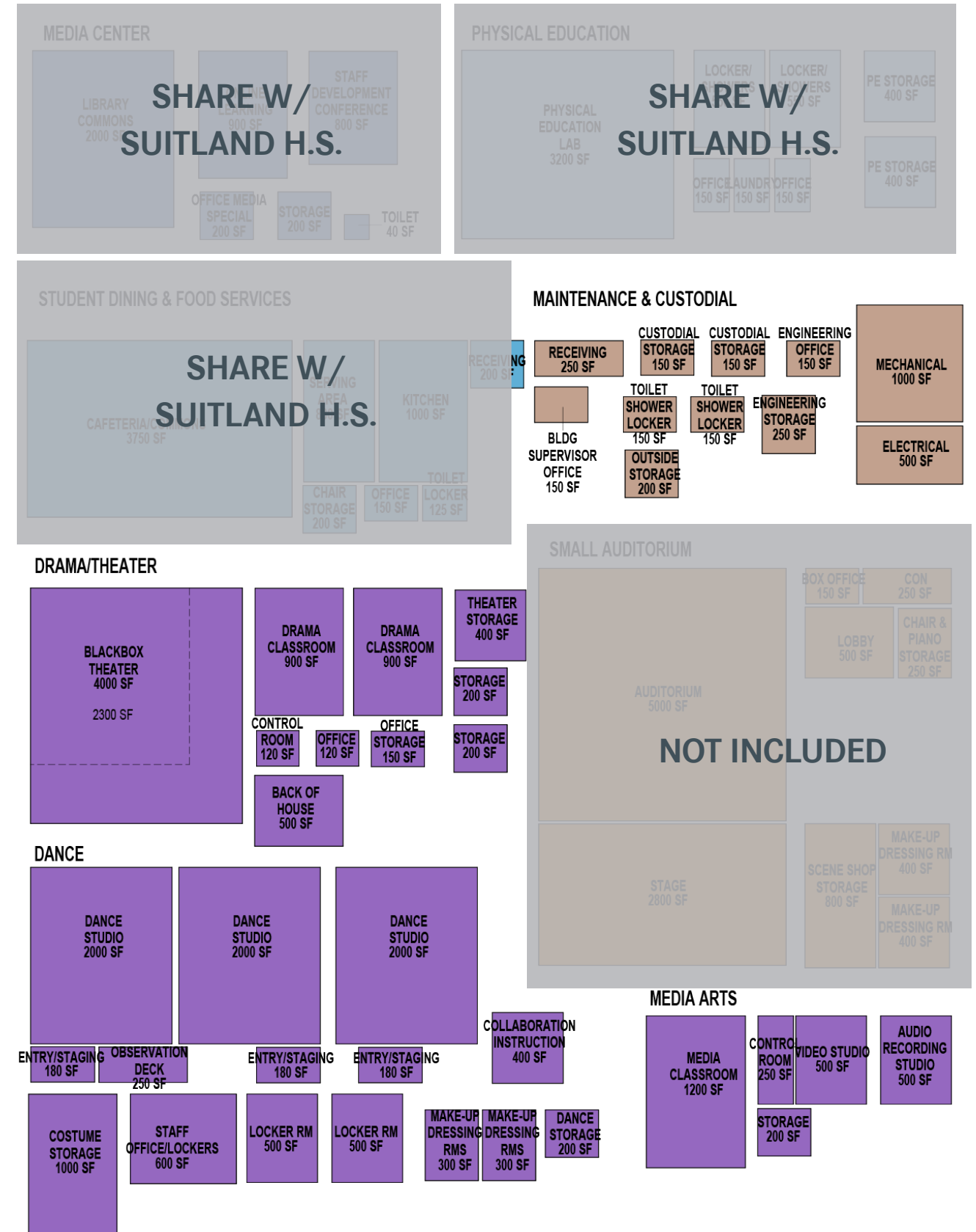
### PERFORMING ARTS



### VISUAL ARTS



# appendix c



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# appendix d

## existing floor plans



Appendix D – Existing Floor Plans

SUITLAND HIGH SCHOOL & AUDITORIUM  
SUITLAND CVPA ANNEX  
SUITLAND CTE WING

# appendix d

**PRINCE GEORGE'S COUNTY MASTER PLAN SUPPORT PROJECT**

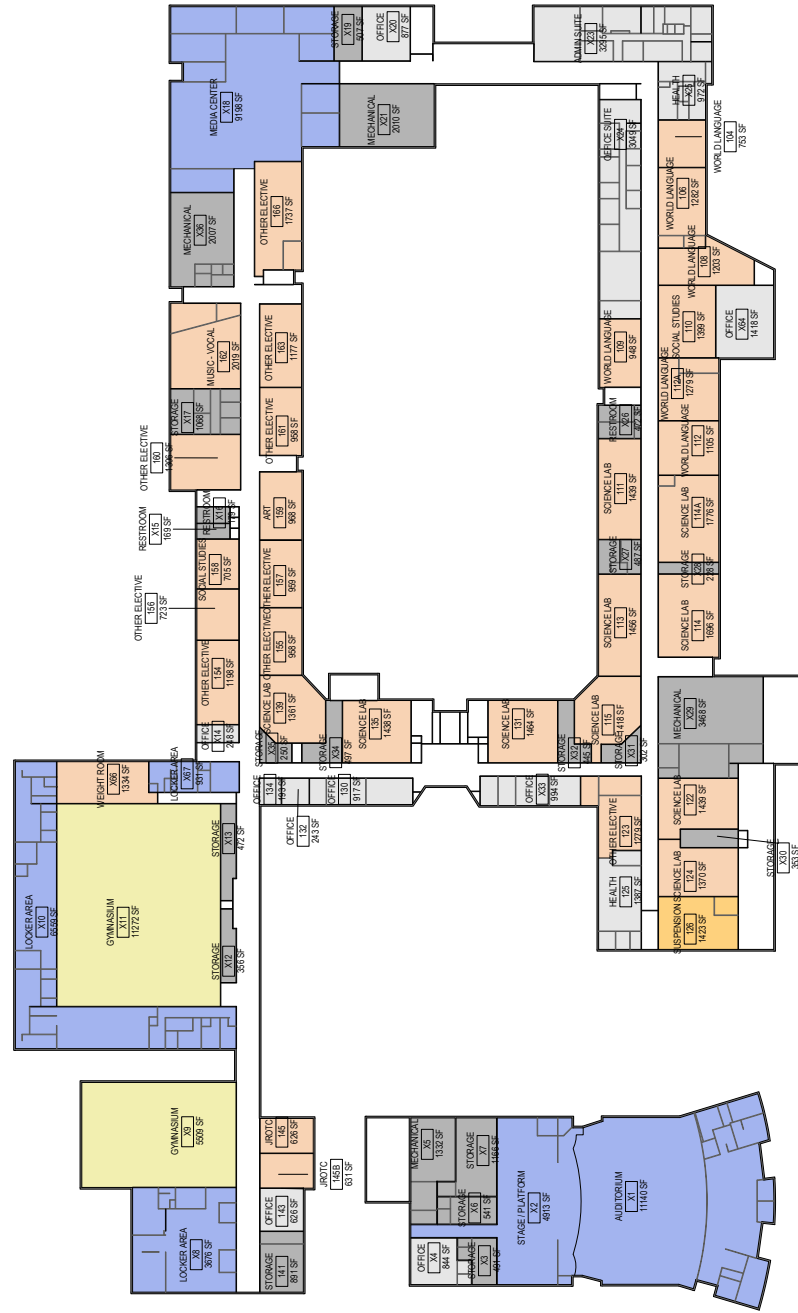
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 FORESTVILLE, MD 20747  
 REGION: CENTRAL  
 DISTRICT NO.: DISTRICT 7  
 PCS BLDG #: 16087

PROJECT NO. 59550.00  
 DATE: 03/18/15  
 SCALE: 1/64" = 1'-0"



BRAILSFORD & DUNLAVY  
**Perkins Eastman**  
 FLOOR 0  
 200 WARD COURT, NW  
 WASHINGTON, DC 20037  
 T: 202.861.1325  
 F: 202.861.1326



# appendix d

**PRINCE GEORGE'S COUNTY MASTER PLAN SUPPORT PROJECT**

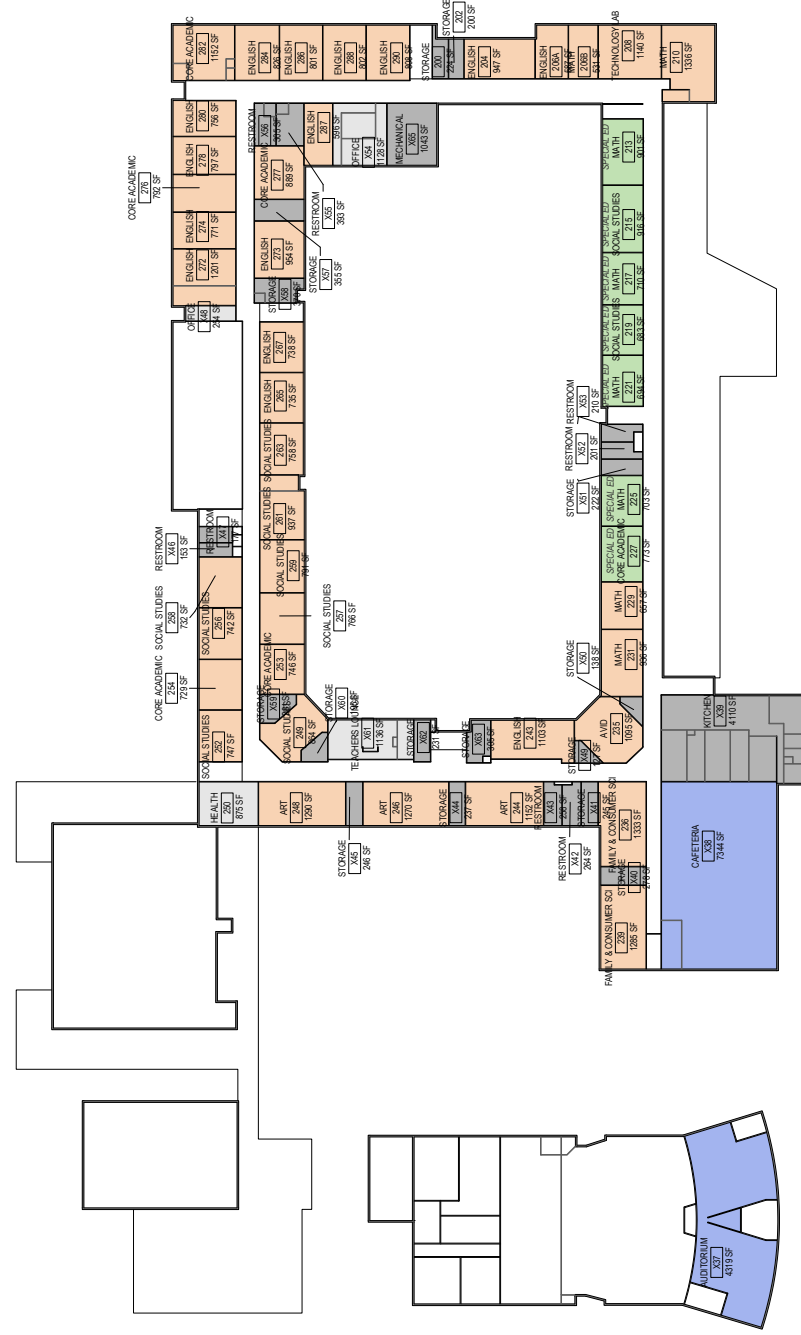
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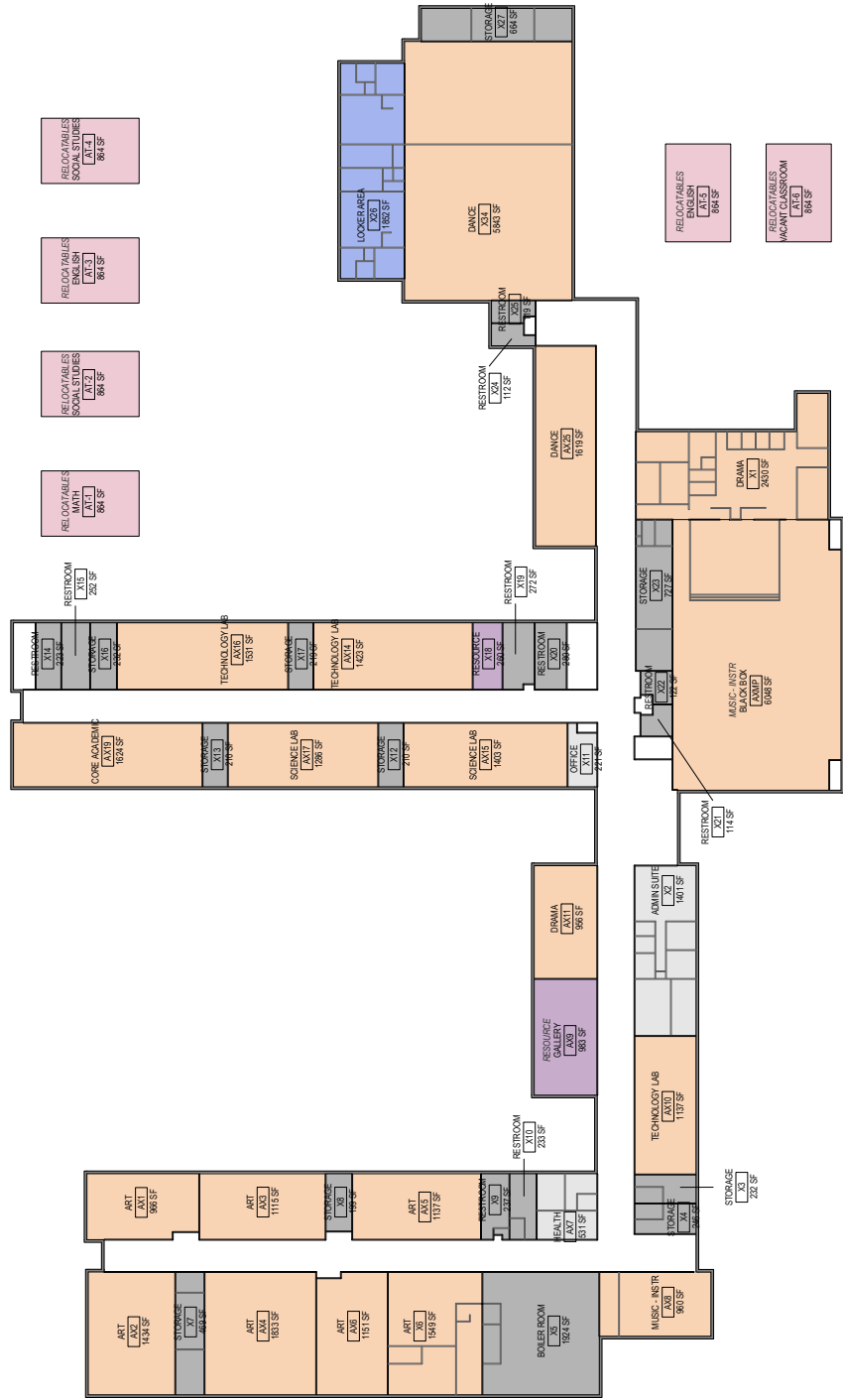
BRAILSFORD & DUNLAVY  
**Perkins Eastman**  
 200 WARD COURT, NW  
 WASHINGTON, DC 20037  
 T: 202.861.1325  
 F: 202.861.1326



**PRINCE GEORGE'S COUNTY MASTER PLAN SUPPORT PROJECT**  
 STATE RATED CAPACITY  
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 SCHOOL TYPE: HIGH SCHOOL  
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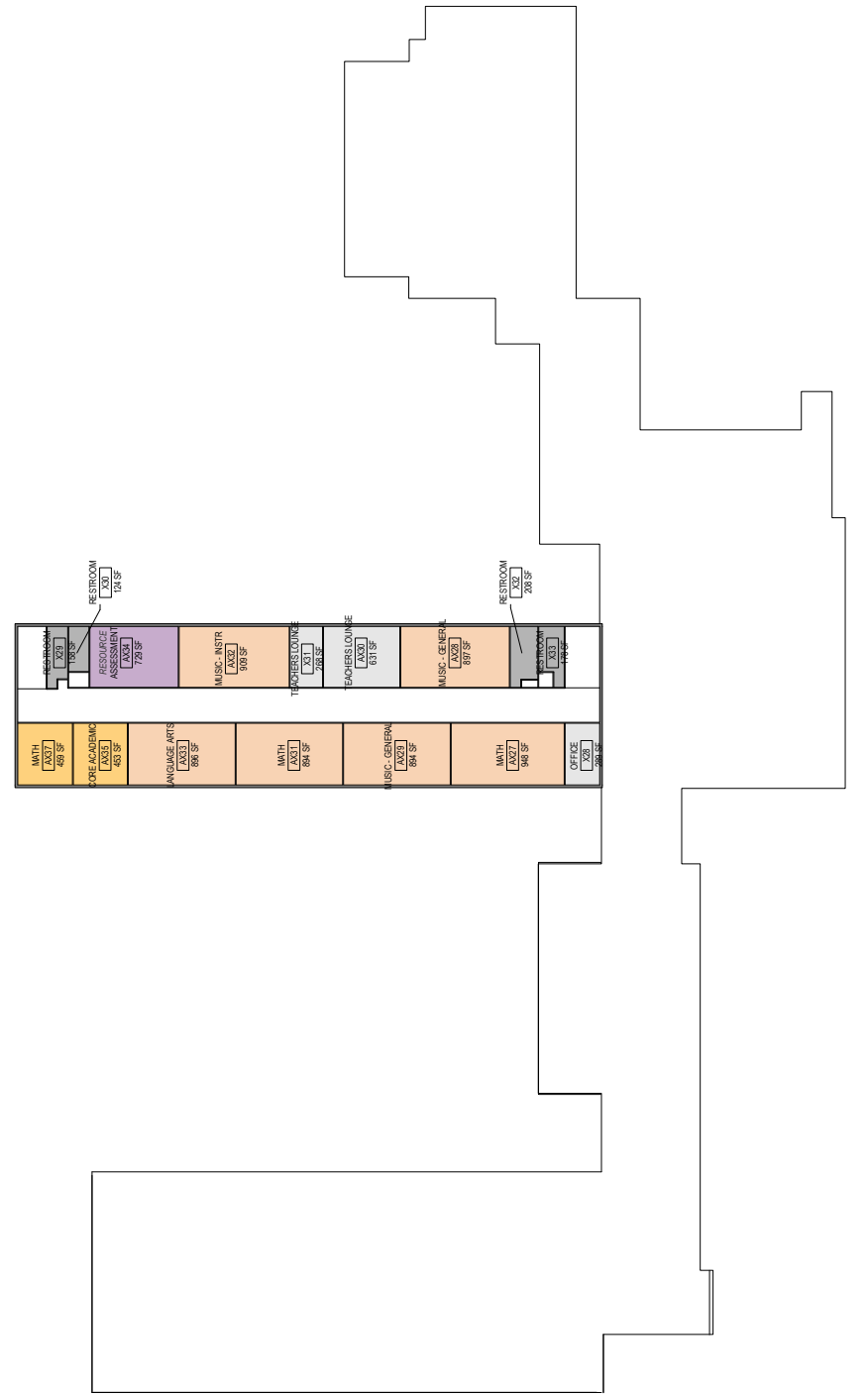
**Perkins Eastman**  
 BRAILS FORD & DUNLAVEY  
 2121 WARD COURT, AVE  
 FLOORS & TOWN, DC 20037  
 T: 202.861.1325  
 F: 202.861.1328



**PRINCE GEORGE'S COUNTY MASTER PLAN SUPPORT PROJECT**  
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 REGION: CENTRAL  
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 2121 WARD COURT, AVE  
 FLOORS & TOWN, DC 20037  
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# appendix d

# appendix d

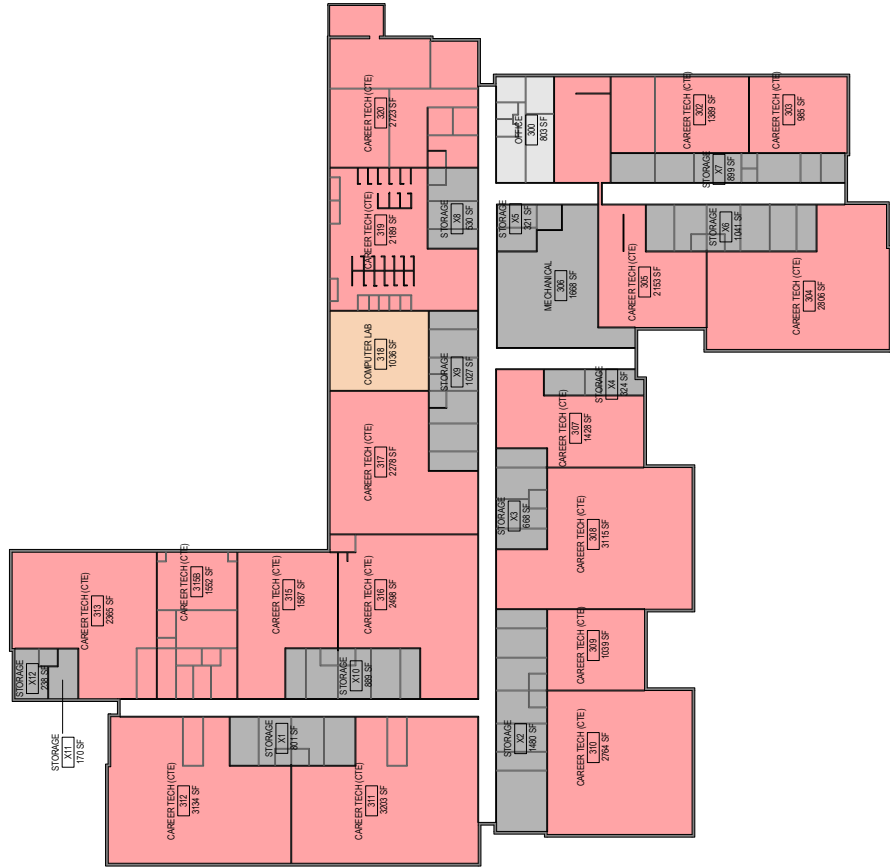
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 POS BLDG #: 16087

PROJECT NO. 59550.00  
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 SCALE: 1" = 40'-0"



RAILSFORD & DUNLAVEY  
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 ARCHITECTS  
 1100 MONTGOMERY AVENUE, SUITE 200  
 WASHINGTON, DC 20007  
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