PGCPS
Great By Choice

SUITLAND HIGH SCHOOL
MODERNIZATION

5200 SILVER HILL ROAD
DISTRICT HEIGHTS, MD 20747

SCHEMATIC DESIGN RECAP

OCTOBER 2020

EXECUTIVE SUMMARY

Suitland High School: Two Cultures, One Community

Prince George's County Public Schools plans to modernize the Suitland High School Campus. The site is currently home to three programs, the Comprehensive High School (CHS), the Career and Technical Academy (CTE) and the Center for Visual and Performing Arts (CVPA) and a sports stadium. All of the buildings are aged, the earliest of which dates to the late 1940's. Site facilities are also aged and together, the buildings and site no longer meets the needs and goals of a 21st century learning environment.

Our Approach

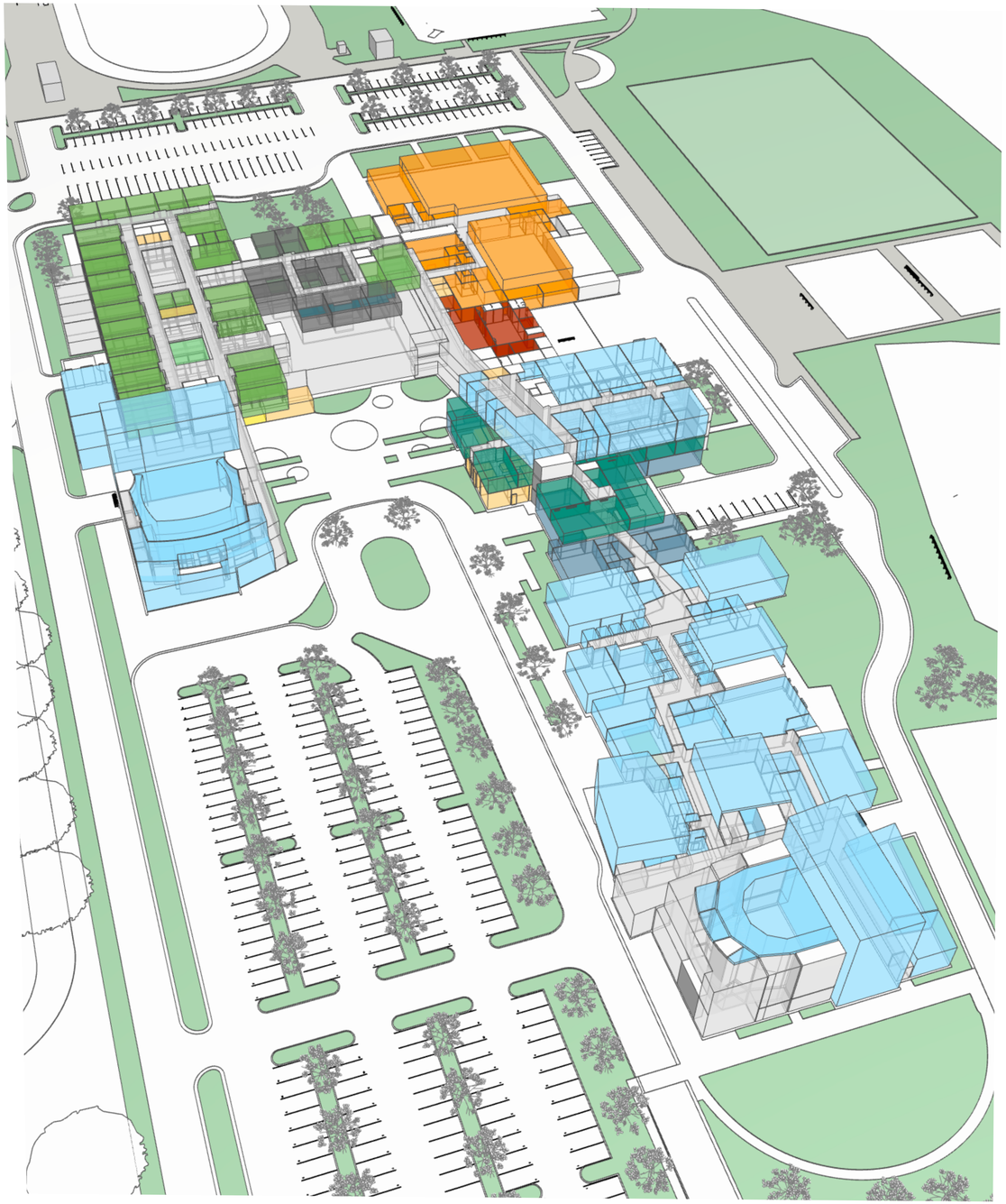
We believe in the thoughtful understanding and interpretation of each community's unique culture and mission through careful listening. Our goal is to facilitate Suitland's journey through the design process to ensure that their specific program needs and their vision are met. Our role is to partner with the school and community to help meet their needs with creative solutions in the context of identified funding / budget, schedule and logistical constraints.

The core of our process includes adherence to the following important principles:

- The thoughtful understanding and interpretation of community goals needs and desires through careful listening
- An understanding of the special culture of each institution and the awareness that each project is a unique process and design solution
- A sensitivity to context, neighborhood concerns and issues
- The dedication to form strong and positive partnerships with our clients and their constituents and communities, the contractor and the multi-disciplined team of engineering and specialty design consultants
- The skills to reach or clients' objectives within a consensus-building process with committees, board, review agencies, citizen's groups and other associated stakeholders
- The commitment to principals acting as project leaders – setting the direction at the project inception, maintaining active daily participation and possessing detailed knowledge of the project throughout its design, development and construction
- The search for creative design solutions to complex challenges within the context of difficult budgetary and schedule constraints

This Schematic Design submission represents the work of scores of stakeholders that began in April 2019 in the feasibility study and continued into project design in June 2019. The proposed design reflects the Education Specifications, input from the Project Planning Committee, Department of Capital Programs (DCP) planners and staff and Prince George's County Public Schools Program Managers and staff.

Based on the approved Feasibility Study, the design team developed two concept designs, the first based on a renovation-new construction scenario and the second on an all-new construction scenario. DCP selected the all-new construction scenario for development after comparing the costs and benefits of each approach. The design for the campus meets the educational and operational objectives of the Comprehensive High School and the Center for the Visual and Performing Arts with an efficient, cost effective and energy efficient site and building design. The Campus will be designed to achieve a minimum of LEED for Schools, Version 4, Silver (equivalency) under the Maryland High Performance Green Building Program meet the requirements of the Prince George's County Clean Renewable Energy Technologies (C.R.E.T) program (photovoltaics) and Maryland State and Prince George's County stormwater management requirements (green roof and bio-retention facilities).



DESIGN NARRATIVE

The Schematic Design Submission represents the culmination of a process that began in April 2018 when **cox graae** + **spack** architects was engaged by Prince Georges County Public Schools to prepare a Feasibility Study for the modernization of Suitland High School. The Feasibility Study was completed in March 2019 and the Design Phase of the project was begun in June 2019.

Feasibility Study

The purpose of the Feasibility Study was to provide three design options for the modernization and/or replacement of the educational components of the Suitland High School campus. The options were evaluated on their ability to comply with the educational specifications while taking into consideration cost effectiveness, comprehensiveness and overall quality.

The Feasibility Study included an assessment of existing building and site conditions, provided descriptions of the three design options and supporting documents including the educational specifications for each program on the campus. Also included with each option was a cost estimate and phasing timeline. Prince George's County Public School System utilized the study to determine a viable option for moving their vision for Suitland High School forward.

The first step in the Feasibility Study process was to conduct an existing conditions assessment of the site. The architect and engineers visited the site to document and analyze the existing structures, assessing the condition of electrical, mechanical and plumbing systems, site conditions and exterior and interior building elements. The team took note of what elements needed to be repaired or replaced as well as how spaces were functioning in their current arrangement.

The team also relied on the educational specifications provided by the County. These documents detailed the spatial and equipment needs of each program - Comprehensive High School (CHS), Center for Visual and Performing Arts (CVPA) and Center for Technical Education (CTE). The square footage information outlined in these documents was used to provide block and stack diagrams for each option. A key stakeholder in the process was the Project Planning Committee (PPC).The PPC, comprised of teachers, faculty, parents and community members, was the core group with whom the design team worked throughout the process. The team led visioning sessions to develop an understanding of the needs and desires of the group. The design team used this information to create a series of design options that were evaluated and refined at subsequent meetings. Eight options were developed in the course of the study. As options were eliminated, remaining options were combined after discussion at the Project Planning Committee Meeting. Three design options were ultimately selected by the PPC with Option 3A being selected as the preferred option. The completed Feasibility Study was published on March 7, 2019.

DESIGN NARRATIVE (continued)

Concept and Schematic Design

cox graae + **spack** architects began work on the project's design in June 2019. The first task was to prepare a Concept Design based on Option 3A which entailed renovation of the existing high school, construction of new CVPA and shared facilities and complete replacement of all site improvements. This approach required temporary classroom, administrative, dining and physical education facilities to accommodate approximately 1,650 students and 100 staff and was to be constructed in two Phases. Phase 1, estimated to take 24 months, entailed renovation of the high school concurrent with construction of the new facilities. Phase 2, estimated to last 12 months, entailed removal of the Annex and CTE buildings and construction of the new site and athletic facilities.

Following completion and evaluation of a concept development based on Scheme 3A, the decision was made by the DCP to transition to an alternative concept design approach that entailed full replacement of all of the facilities on the existing site. Under this concept design approach, construction of the new facilities occurs in 3 phases with students occupying all of the existing while the new facilities are constructed. Phase 1, estimated to last 24 months, entails removal of a small portion of the existing high school and removal of the existing stadium to create a construction area of the new high school and shared facilities. Upon the completion of Phase 1, CHS students, and CTE students slated to remain on campus, will move out of the existing high school and CTE building and into the new facility. Phase 2, estimated to last 15 months, entails removal of the existing CHS and CTE buildings and construction of the CVPA portion of the facility. CVPA students will remain in the existing Annex building during this phase. Adjacent site construction may also occur during this phase. Upon the completion of Phase 2, CVPA students will move into the new facilities. In Phase 3, the existing Annex will be demolished, and the remaining site and athletic facilities will be constructed. Construction of this phase is estimated to take 12 months. Work on the adjacent Drew Freeman Middle School is not a part of this option though it's expected that construction of a new school on the Drew Freeman site will take place during the time that the SHS campus is under construction.

Based on the approved Alternative Concept Design, the Schematic Design of the new Suitland High School building is configured in a modified "L" shape with the CHS and shared space portions of the building at the north and the CVPA extending to the south down the east side of the site. The CHS structure is organized in a "U" shape with a Commons space occupying the center of the U. Multiple factors informed the CHS buildings' configuration:

- site area available in Phase 1
- the desire to maintain a strong identity for the CHS from Silver Hill Road while providing visibility of the CVPA building
- The desire to consolidate the outdoor physical education and athletic facilities close to and around the east and north of the building
- the need for ample parking in front of the building

Academic and Administrative portions of both the CHS and CVPA buildings are organized as two and three-story structures. The CHS auditorium, CVPA Music, Voice and Drama spaces and CVPA performance venues are organized as one-story structures. The shared facilities - physical education spaces, dining and media center - are placed adjacent to the Commons and between the CHS and CVPA sections of the building.

The primary student entrance for the CHS is located off the south plaza at the entrance to the Administration suite to the left. The Auditorium is accessible either from within the CHS building or off of the entry plaza for after-hours events. The CVPA entry is located to the right on approach to the Commons and will be utilized by visitors and late arrivals once the Commons entry is closed. The CVPA performance venues share a lobby and are accessible either from within the building and from the exterior for after-hours events. Secondary entrances for the Gymnasium are located to provide access for after-hours events and egress by students out to the exterior athletic facilities.

Mechanical, electrical and plumbing systems are configured to service the entire facility while being zoned for maximum efficiency. Main mechanical and electrical spaces, facilities, delivery and trash pick-up are located near the center of the building on the east side between the shared facilities and the CVPA.

New site construction will include all new site utilizes and services, roadways, parking and pedestrian walkways and a physical education and competitions sports facilities.

Site improvements will include Environmental Site Design (ESD) to the maximum extent practicable to treat all areas inside the limits of disturbance. If ESD efforts are exhausted and the site has still not been able to reach a hydrologic state of "good condition," then structural practices will be determined by Prince George's County. Potential ESD stormwater management practices for the site include both micro- scale practices and alternative surfaces. Micro-scale facilities will include the utilization of bio-swales, micro-bioretention, and vegetative green roof facilities where available open space can be found, such as parking lot islands, around the athletic fields.

Project Schedule

Schematic Design: June 2020 – October 2020
Design Development: October -- January 2021
Construction Document Production: February – March 2021
GMP Production Set: April 2021 – June 2021
Permit Set Production: July 2021 – August 2021
GMP Pricing: June 2021 – August 2021
GMP Pricing BOE Approval: August 2021
GMP Trade Bid Document Production: August 2021 – September, 2021
GMP Trade Bidding: September 2021 – November, 2021
Phase 1 Construction CHS: February 2022 – June 2024
Phase 2 Construction CVPA: September 2024 – October 2025
Site Construction: September 2025 -- June 2026

SITE & BUILDING DESIGN

Site

The new campus is accessed from the existing, signaled intersection at Silver Hill Road. The entry and exit drive is connected to a site loop by a roundabout. The roundabout was chosen because it provides the smoothest and safest means for accommodating both car and bus traffic. Busses, upon entering the site, proceed around the east side of the site to the north side of the building where they drop off or pick up students. Cars proceed due north to the loop at the south plaza where they drop off or pick up students. Approximately 50% of car parking is provided in front (south) of the building where it will support daily activities as well as public events in the various performing arts venues available for public attendance. The remainder of the parking is located north of the building where it too will support daily use as well as sporting events. The primary delivery and waste management area is located on the east side of the building behind the kitchen. Secondary loading and waste management areas are provided at the CHS auditorium and CVPA performing arts complex.

The building is accessed from multiple locations depending on use. At the beginning of the school day, students will arrive by bus at the north side of the CHS and enter at the rear vestibule adjacent to the gymnasiums. Students will depart from this location as well. Students arriving and departing by car will access the building at the south side of the CHS through the south court via the administrative vestibule at the dining commons. Students arriving after arrival period will enter either at the CHS administrative vestibule or at the CVPA administrative vestibule on the east side of the court. All visitors entering the building at either of these two locations will pass through a security vestibule accessing the interior of the building.

Sports facilities are placed on the east and north edges of the site. Consideration on locating the facilities was given to available space relative to the size of the feature as well as proximity to the building, parking and neighboring properties. Interstitial site spaces accommodate stormwater management facilities, walking/running paths, environmental learning areas, art terraces and outdoor gathering and interaction spaces.

Building

The overall building configuration and arrangement are driven by a variety of factors including:
1. phasing - the need to maintain occupancy of all existing buildings during construction in order to avoid the need for and expense of temporary academic, administrative and shared (kitchen, dining, physical education) facilities
2. efficient building organization – three-story academic and administrative structures for both the CHS and CVPA
3. community use – after hours use of the auditorium, dining commons, media center, community health suite, competition gymnasium and CVPA performing arts venues
4. emergency shelter use
5. site planning
   a. grouping athletic site facilities for access from the school and for sporting events
   b. locating physical education spaces in close proximity to site athletics
   c. providing a clear identity for the school campus from Silver Hill Road with secondary identities for both CHS and CVPA
   d. distributed parking
   e. efficient and safe movement of pedestrians, busses and cars onto and within the site

Comprehensive High School

Accommodating approximately 1,500 students in grades 9 through 12, the CHS contains academic and administrative spaces and an auditorium. The 800-seat auditorium is placed forward of the high school structure to give it prominence and to make it easily accessible for public events. The high school is configured as a three-story structure in order to maximize efficiency. The first floor contains administrative , visual and performing arts academic, family and consumer sciences and military academy spaces. The second floor contains academic spaces for the ninth-grade academy and special education academic and administrative spaces. The ninth-grade academy is provided with several collaborative common spaces including a learning terrace to the north and collaborative learning stairs that open to the upper grades floor above. The third floor contains academic space for the tenth, eleventh and twelfth grades as well as business academy academic and administrative spaces. The upper grades are provided with two collaborative common spaces, an outdoor courtyard and space adjacent and opening to the learning stairs.

Shared Spaces

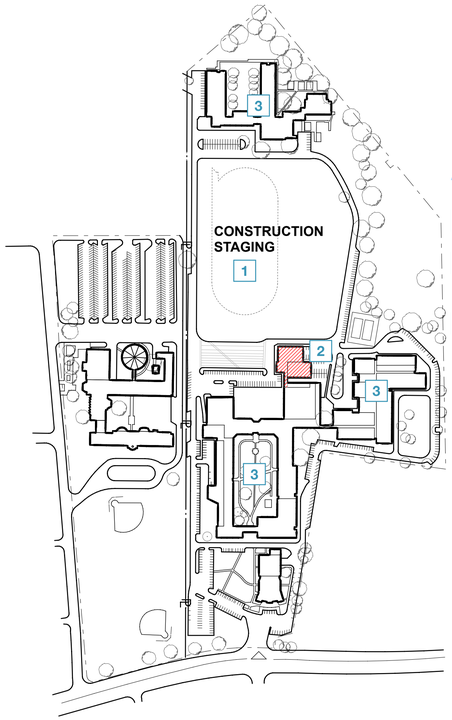
The CHS and CVPA programs are supported by a variety of shared program elements: kitchen and dining area, media center and physical education spaces – locker rooms, fitness center, competition and auxiliary gymnasiums. The shared spaces are placed at the junction of the CHS and CVPA buildings for convenient access and to provide spaces where the two programs interact in shared activities.

The dining area also serves as a commons where students from both programs can interact academically and socially. The interior common area is complemented by an exterior courtyard enclosed by an ornamental fence with access control. The common's central location also presents an open and inviting identity for the campus to those arriving in the south parking area. The two-story media center is located adjacent to the commons in order to foster awareness of and encourage use by all students.

The Maryland Emergency Management Agency and the Prince George's County Office of Emergency Management have identified the school as an emergency shelter site. The dining commons, kitchen, gymnasiums and locker areas, health suite and selected administrative office will be provided with a connection to portable power supply, with zoned mechanical services and access control so that the spaces can function independent of the remainder of the building.

Center for the Visual and Performing Arts

Accommodating approximately 500 students in grades 9 through 12, the CVPA program is organized along the southeast edge of the site in one, two and three-story structures. Administrative and the majority of academic spaces are located in a two and three-story structure adjacent to the dining commons. The first floor contains administrative spaces and academic spaces for the visual arts program. General academic and lab spaces are located on the second floor. Academic dance spaces are located on the third floor because they require extraordinarily high ceiling space. Media arts, music and voice, drama and cosmetology program elements are located in a one-story structures to accommodate predominantly higher roof heights and to be in close proximity to the performing arts venues. Performing arts venues – 400-seat teaching theater, black box theater, recital hall and appropriate support facilities are clustered at the south end of the composition where they share a common lobby.

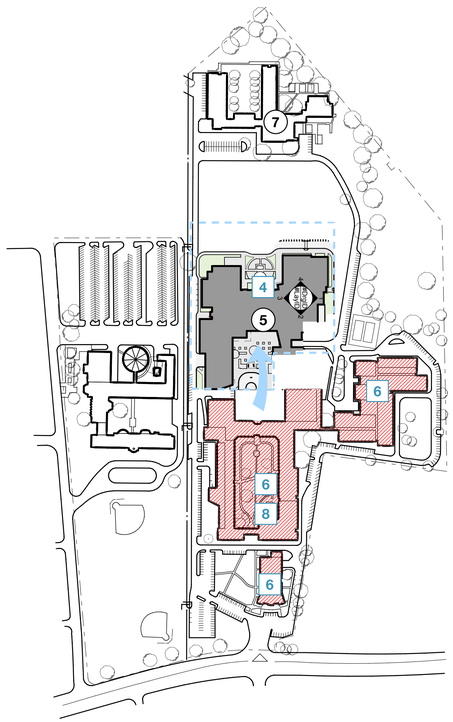


A PHASE 1

1 Enclose construction area

2 Demolish stadium, girl's gym and locker rooms

3 Students remain in high school, CTE and Annex building during phase 1 construction



B PHASE 1 & 2

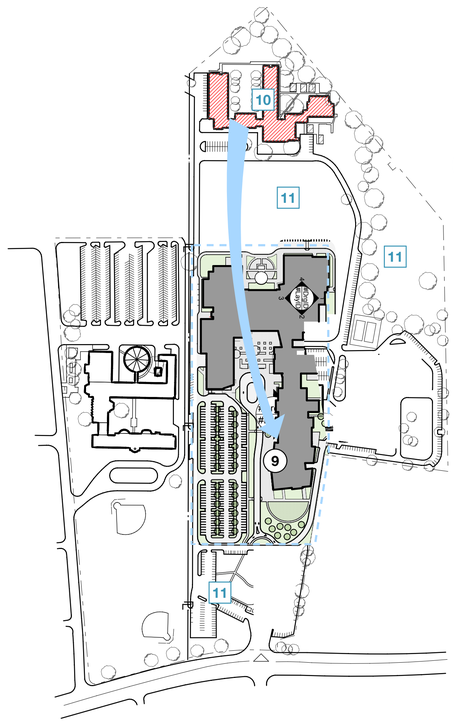
4 New high school and shared spaces building completed

5 High school students move out of the existing building into new building

6 Existing high school, CTE and auditorium is demolished

7 CVPA students remain in the Annex

8 New CVPA buildings are constructed

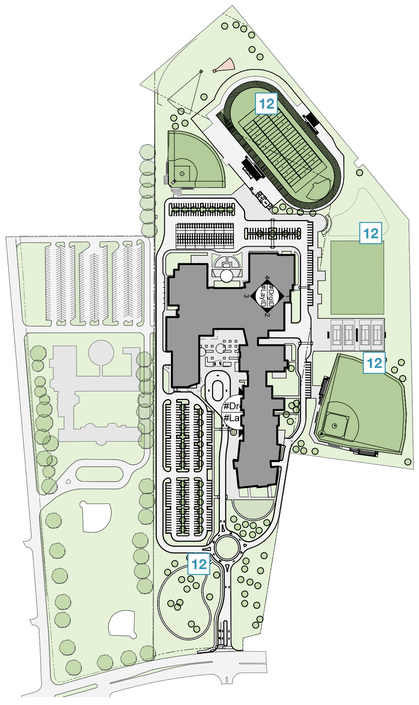


C PHASE 2 & 3

9 CVPA students move out of the Annex and into the new facilities

10 Annex is demolished

11 Remaining site features are removed



D PHASE 3

12 Athletic facilities, parking and roadways constructed

PHASING NARRATIVE

Construction of the new facilities occurs in 3 phases with students occupying all of the existing buildings while the new facilities are constructed:

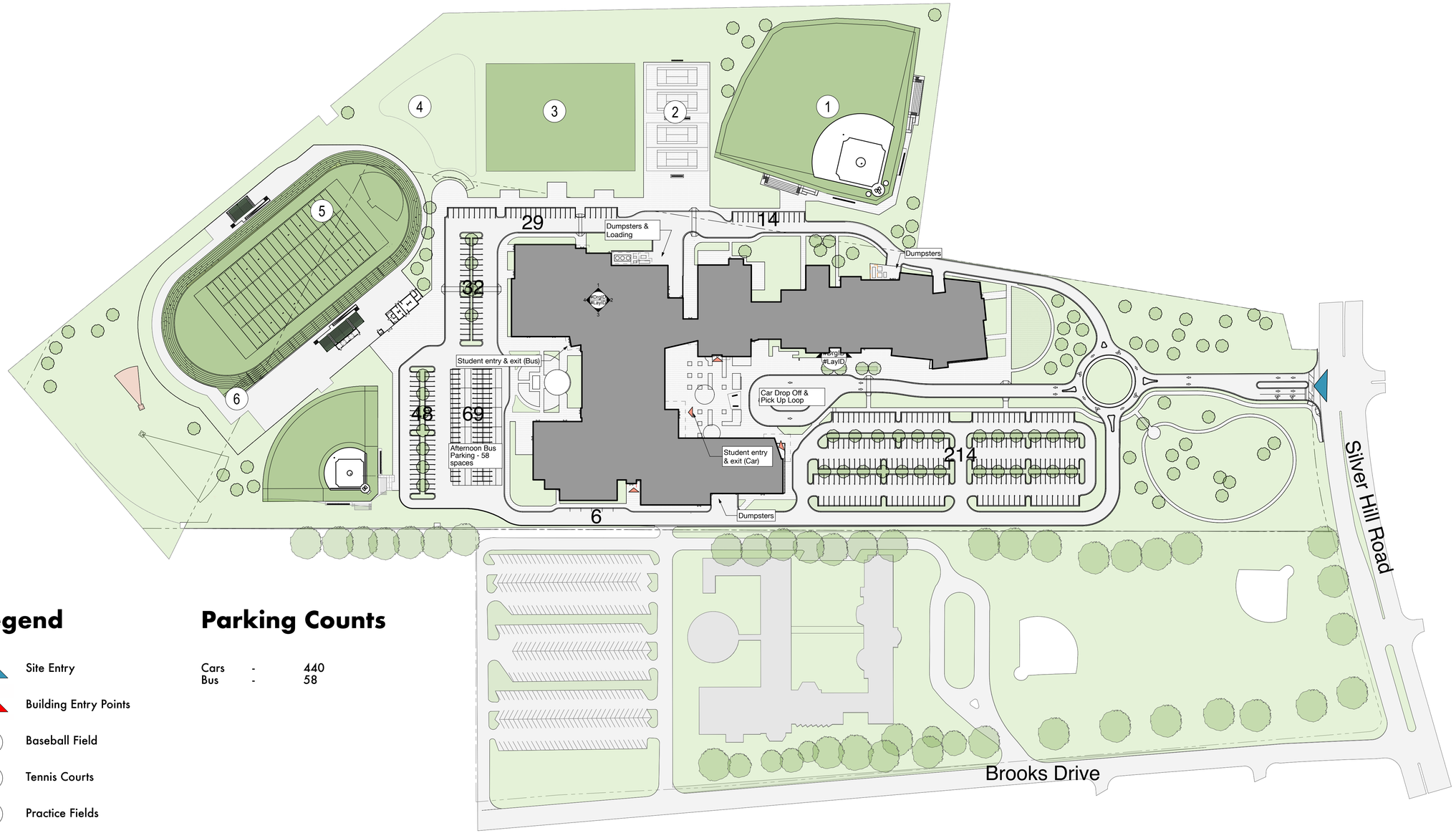
PHASE 1 - estimated to last 24 months, entails removal of a small portion of the existing high school and removal of the existing stadium to create a construction area of the new high school and shared facilities. Upon the completion of Phase 1, CHS students, and CTE students slated to remain on campus, will move out of the existing high school and CTE building and into the new facility.

PHASE 2 - estimated to last 15 months, entails removal of the existing CHS and CTE buildings and construction of the CVPA portion of the facility. CVPA students will remain in the existing Annex building during this phase. Adjacent site construction may also occur during this phase. Upon the completion of Phase 2, CVPA students will move into the new facilities.

Phase 3 - Construction of this phase is estimated to take 12 months. the existing Annex will be demolished, and the remaining site and athletic facilities will be constructed.

Project Phasing

10/28/20



Legend

- Site Entry
- Building Entry Points
- (1) Baseball Field
- (2) Tennis Courts
- (3) Practice Fields
- (4) Bioretention Area
- (5) Softball Field
- (6) Football/Soccer Field

Parking Counts

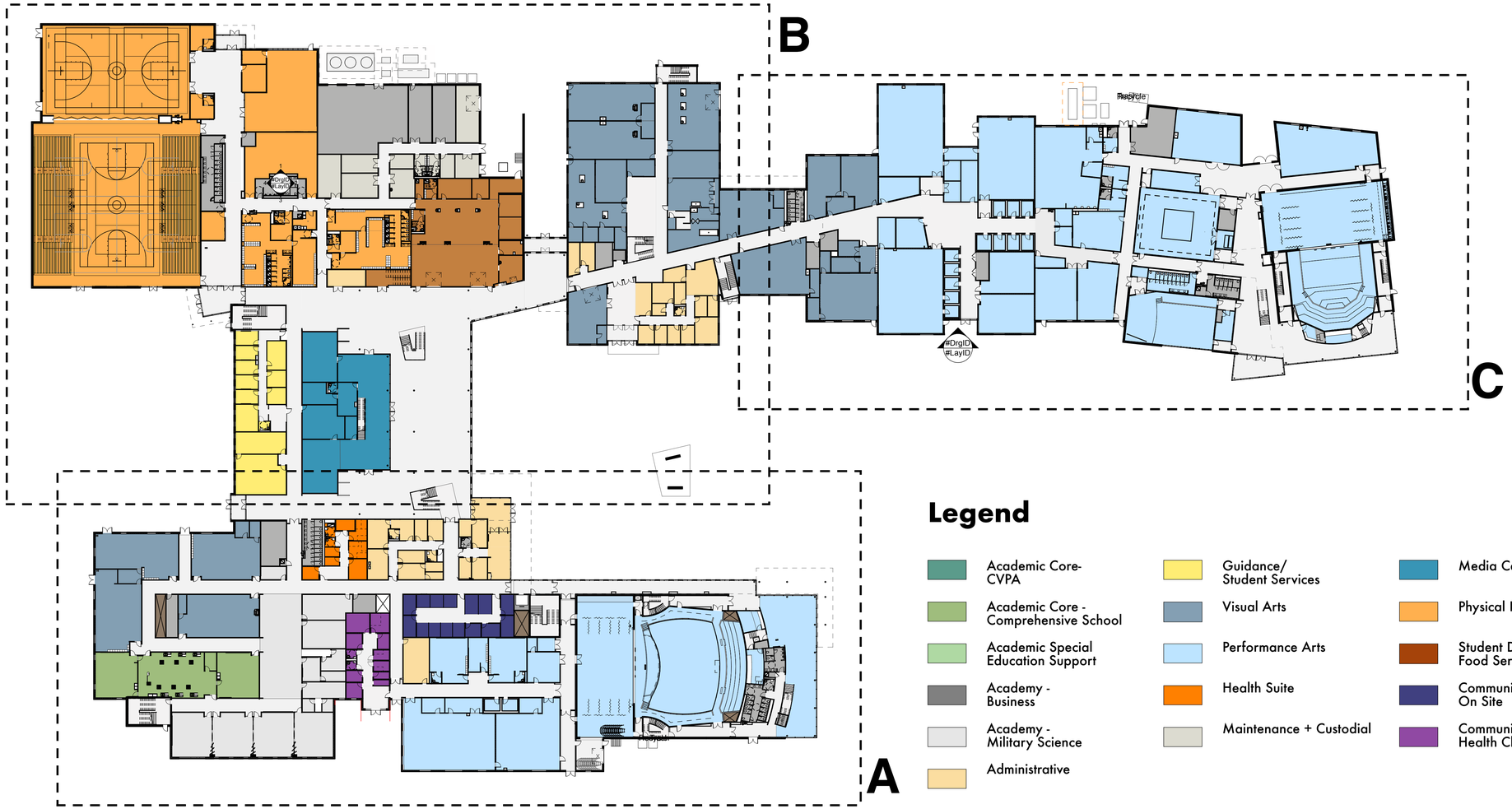
Cars	-	440
Bus	-	58

0 50' 100' 200'

Proposed Site Plan

10/28/20

SUITLAND HIGH SCHOOL



Legend

- Academic Core- CVPA
- Academic Core - Comprehensive School
- Academic Special Education Support
- Academy - Business
- Academy - Military Science
- Administrative
- Guidance/ Student Services
- Visual Arts
- Performance Arts
- Health Suite
- Maintenance + Custodial
- Media Center
- Physical Education
- Student Dining + Food Services
- Community Partners- On Site
- Community Partners- Health Clinic

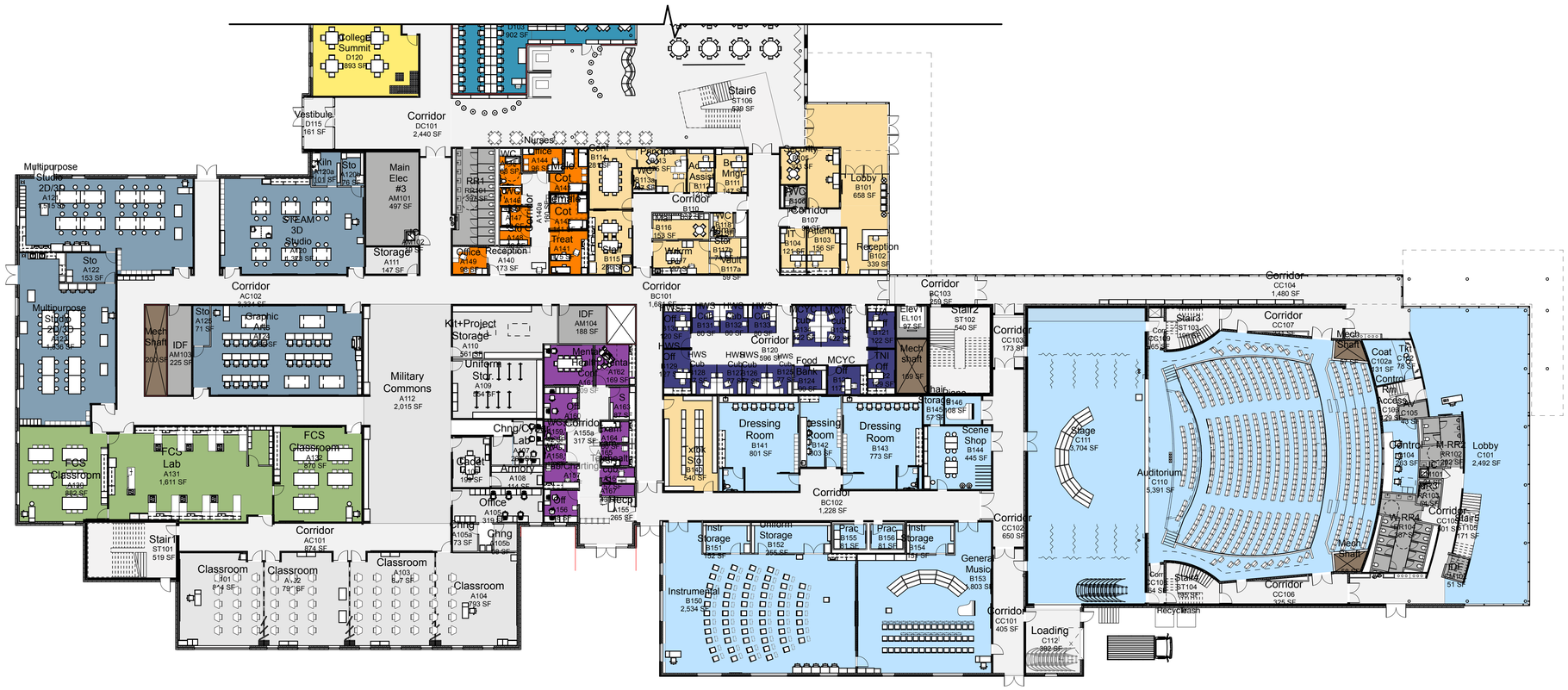
0 20' 40' 80'

First Floor Plan

10/28/20

SUITLAND HIGH SCHOOL

III.9



Legend

- Academic Core- CVPA
- Academy - Military Science
- Health Suite
- Community Partners- On Site
- Academic Core - Comprehensive School
- Administrative
- Maintenance + Custodial
- Community Partners- Health Clinic
- Guidance/ Student Services
- Media Center
- Academic Special Education Support
- Visual Arts
- Physical Education
- Academy - Business
- Performance Arts
- Student Dining + Food Services

0 10' 20' 40'

First Floor Plan - A

10/28/20

SUITLAND HIGH SCHOOL

Legend

- Academic Core- CVPA
- Academy - Military Science
- Health Suite
- Community Partners- On Site
- Academic Core - Comprehensive School
- Administrative
- Maintenance + Custodial
- Community Partners- Health Clinic
- Guidance/ Student Services
- Media Center
- Academic Special Education Support
- Visual Arts
- Physical Education
- Academy - Business
- Performance Arts
- Student Dining + Food Services

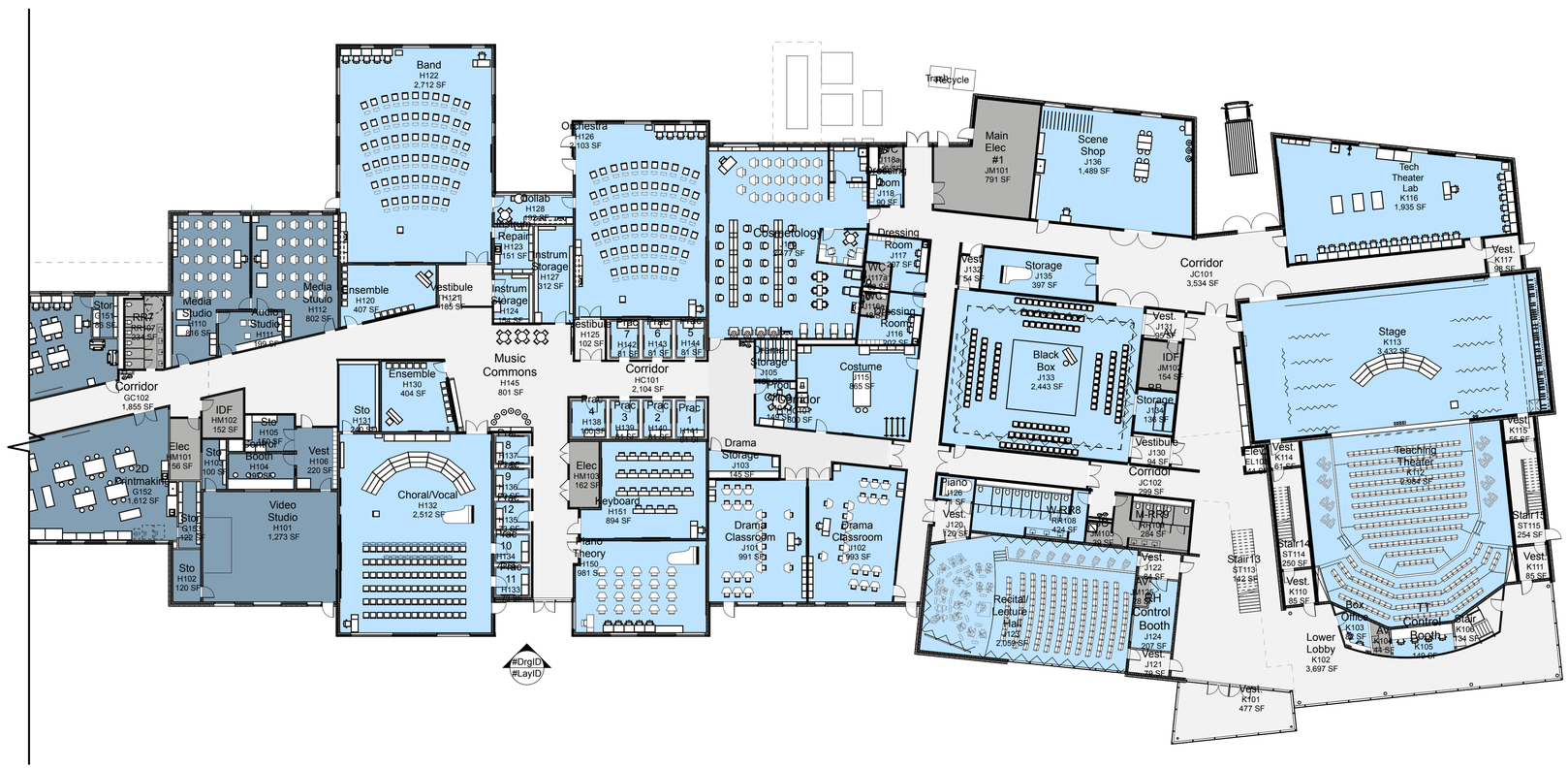
0 10' 20' 40'

First Floor Plan - B

10/28/20

SUITLAND HIGH SCHOOL

III.11



Legend

- Academic Core- CVPA
- Academy - Military Science
- Health Suite
- Community Partners- On Site
- Academic Core - Comprehensive School
- Administrative
- Maintenance + Custodial
- Community Partners- Health Clinic
- Guidance/ Student Services
- Media Center
- Academic Special Education Support
- Visual Arts
- Physical Education
- Academy - Business
- Performance Arts
- Student Dining + Food Services

0 10' 20' 40'

First Floor Plan - C

10/28/20

SUITLAND HIGH SCHOOL

III.12

Legend

- Academic Core- CVPA
- Academic Core - Comprehensive School
- Academic Support
- Academic Special Education Support
- Academy - Business
- Academy - Military Science
- Administrative
- Guidance/ Student Services
- Visual Arts
- Performance Arts
- Health Suite
- Maintenance + Custodial
- Media Center
- Physical Education
- Student Dining + Food Services
- Community Partners- On Site
- Community Partners- Health Clinic

0 20' 40' 80'

Second Floor Plan

10/28/20

SUITLAND HIGH SCHOOL

III.13

Legend

- Academic Core- CVPA
- Academy - Military Science
- Health Suite
- Community Partners- On Site
- Academic Core - Comprehensive School
- Administrative
- Maintenance + Custodial
- Community Partners- Health Clinic
- Guidance/ Student Services
- Media Center
- Academic Special Education Support
- Visual Arts
- Physical Education
- Academy - Business
- Performance Arts
- Student Dining + Food Services

0 10' 20' 40'

Second Floor Plan - A

10/28/20

SUITLAND HIGH SCHOOL

Legend

- Academic Core- CVPA
- Academy - Military Science
- Health Suite
- Community Partners- On Site
- Academic Core - Comprehensive School
- Administrative
- Maintenance + Custodial
- Community Partners- Health Clinic
- Guidance/ Student Services
- Media Center
- Academic Special Education Support
- Visual Arts
- Physical Education
- Academy - Business
- Performance Arts
- Student Dining + Food Services

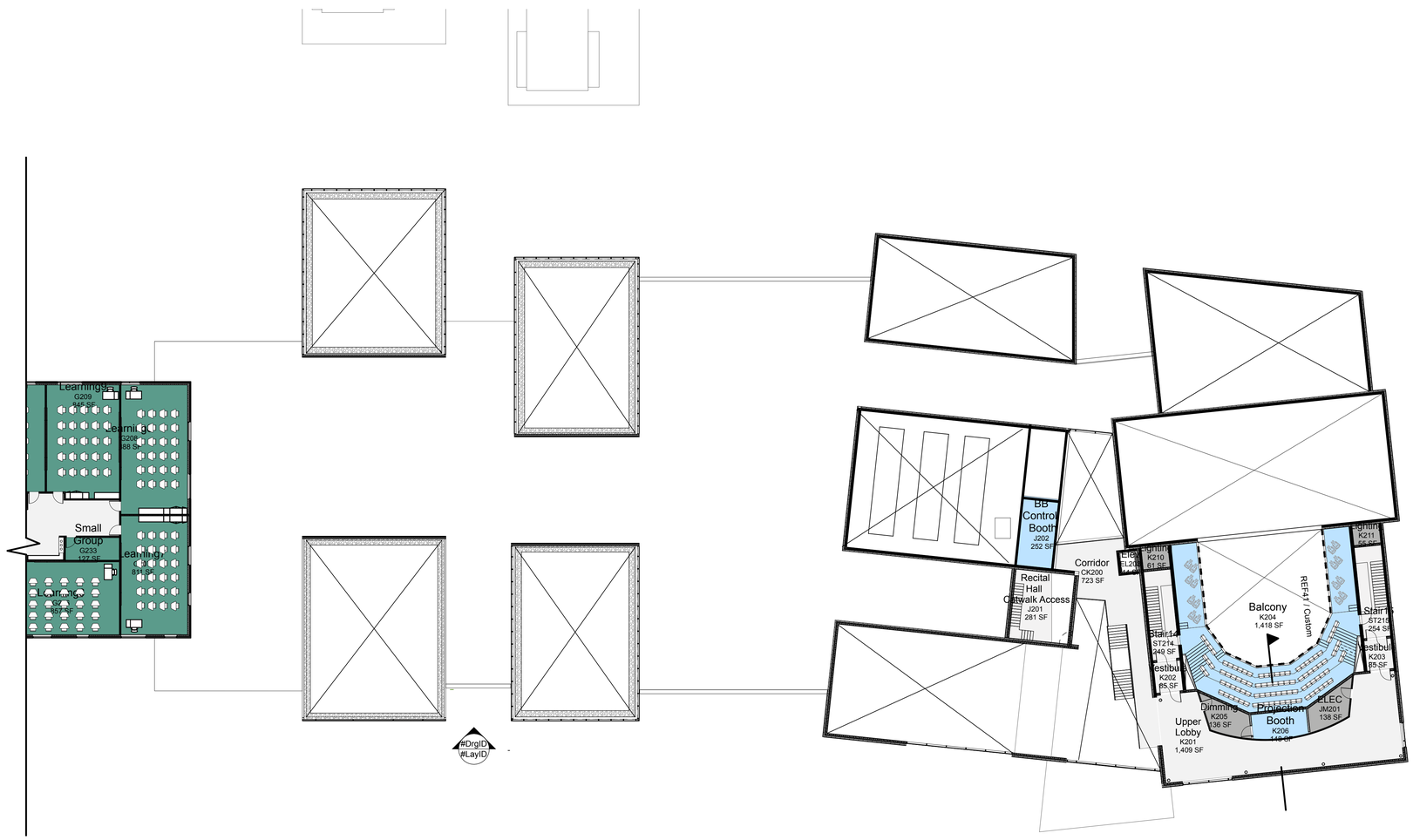
0 10' 20' 40'

Second Floor Plan - B

10/28/20

SUITLAND HIGH SCHOOL

III.15



Legend

- Academic Core- CVPA
- Academy - Military Science
- Health Suite
- Community Partners- On Site
- Academic Core - Comprehensive School
- Administrative
- Maintenance + Custodial
- Community Partners- Health Clinic
- Guidance/ Student Services
- Media Center
- Academic Special Education Support
- Visual Arts
- Physical Education
- Academy - Business
- Performance Arts
- Student Dining + Food Services

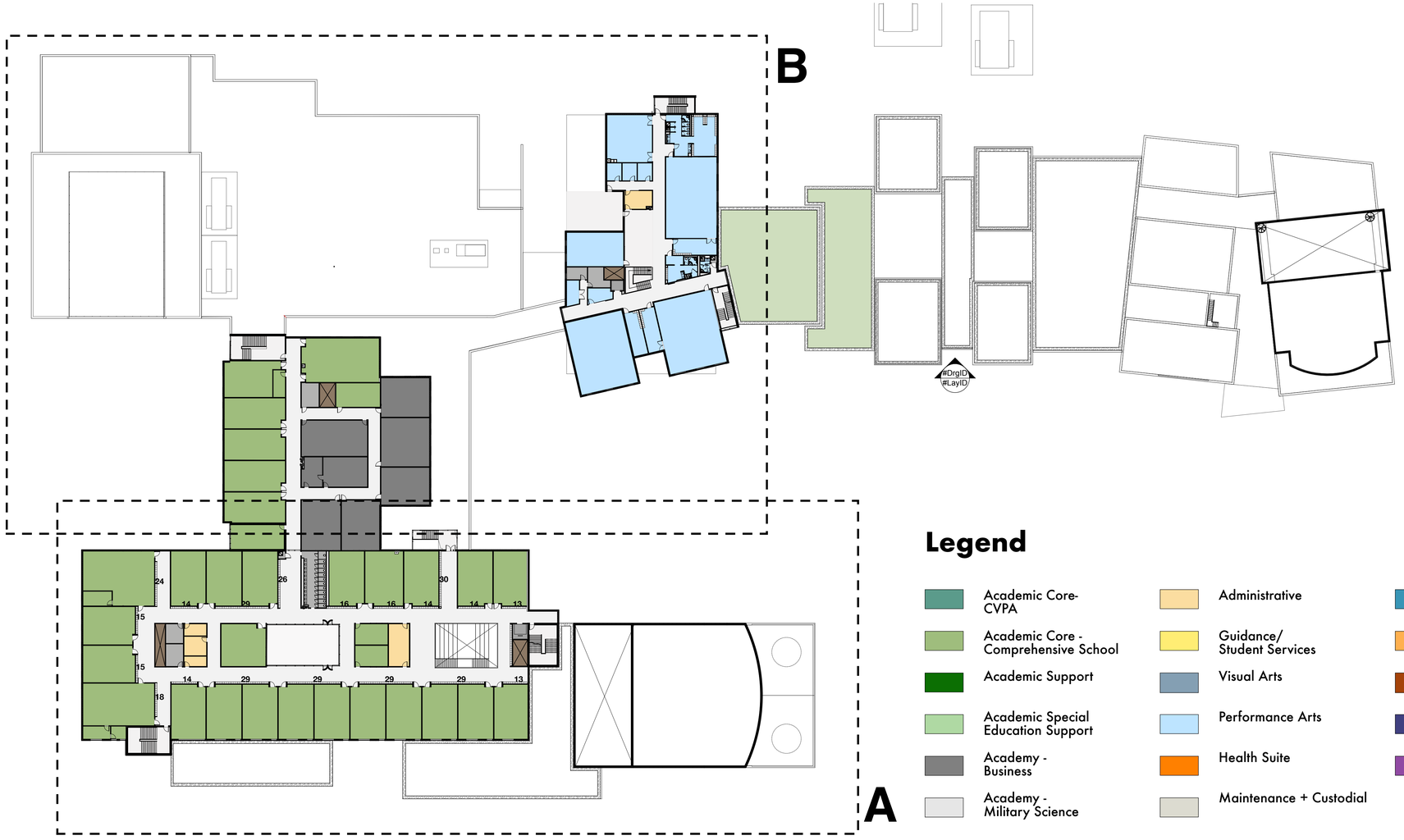
0 10' 20' 40'

Second Floor Plan - C

10/28/20

SUITLAND HIGH SCHOOL

III.16



Legend

- Academic Core- CVPA
- Academic Core - Comprehensive School
- Academic Support
- Academic Special Education Support
- Academy - Business
- Academy - Military Science
- Administrative
- Guidance/ Student Services
- Visual Arts
- Performance Arts
- Health Suite
- Maintenance + Custodial
- Media Center
- Physical Education
- Student Dining + Food Services
- Community Partners- On Site
- Community Partners- Health Clinic

0 20' 40' 80'

Third Floor Plan

10/28/20

Legend

- Academic Core- CVPA
- Academy - Military Science
- Health Suite
- Community Partners- On Site
- Academic Core - Comprehensive School
- Administrative
- Maintenance + Custodial
- Community Partners- Health Clinic
- Guidance/ Student Services
- Media Center
- Academic Special Education Support
- Visual Arts
- Physical Education
- Academy - Business
- Performance Arts
- Student Dining + Food Services

0 10' 20' 40'

Third Floor Plan - A

10/28/20

SUITLAND HIGH SCHOOL

III.18

Legend

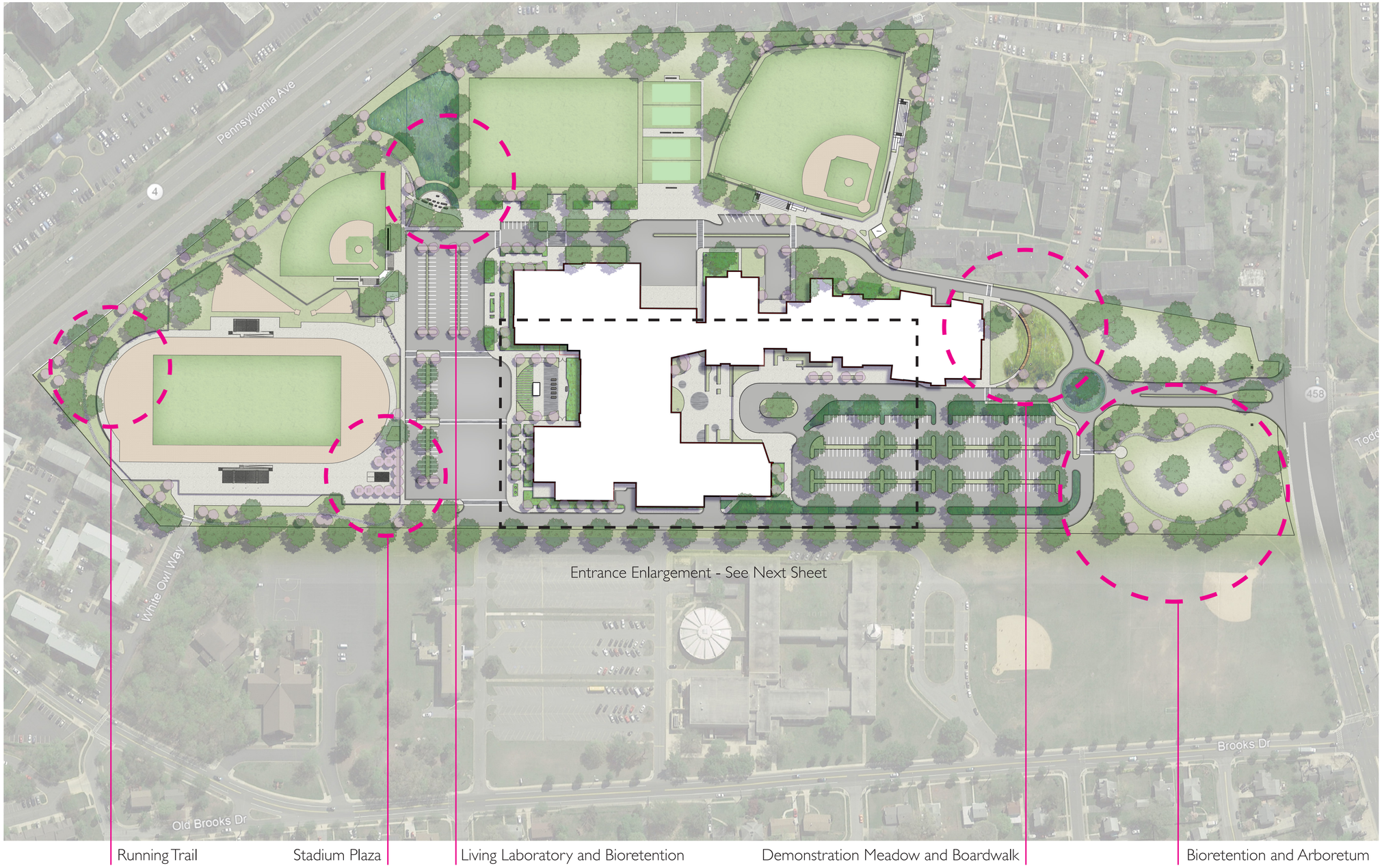
- Academic Core- CVPA
- Academy - Military Science
- Health Suite
- Community Partners- On Site
- Academic Core - Comprehensive School
- Administrative
- Maintenance + Custodial
- Community Partners- Health Clinic
- Guidance/ Student Services
- Media Center
- Academic Special Education Support
- Visual Arts
- Physical Education
- Academy - Business
- Performance Arts
- Student Dining + Food Services

0 10' 20' 40'

Third Floor Plan - B

10/28/20

SUITLAND HIGH SCHOOL



SUITLAND HIGH SCHOOL

Prince George's County, Maryland

CAMPUS SITE PLAN

1" = 200'

0 100 200 400

FLOURA TEETER
landscape architects

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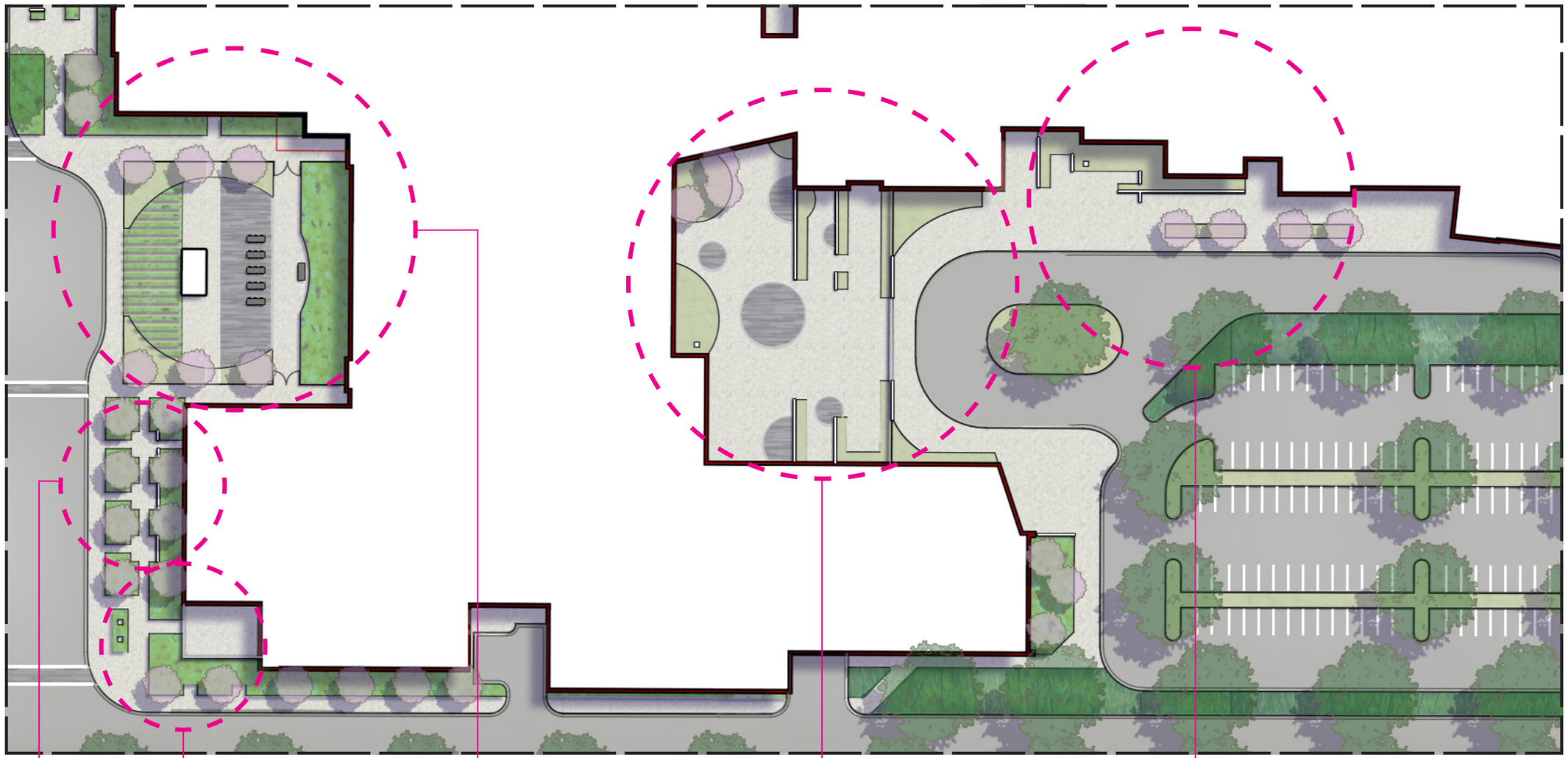

Outdoor Study Rooms

Outdoor Art Workshop and Display Areas

Greenhouse, Teaching Gardens, and Stone Seating Platforms, enclosed from general campus by fencing

Outdoor student courtyard with space for tables and Chairs. Courtyard enclosed by laser cut panels, separating from Entry and Dropoff Area

Extended Drop-off / Pick-up zone with seating

SUITLAND HIGH SCHOOL

Prince George's County, Maryland

COURTYARD ENLARGMENT

FLOURA TEETER landscape architects

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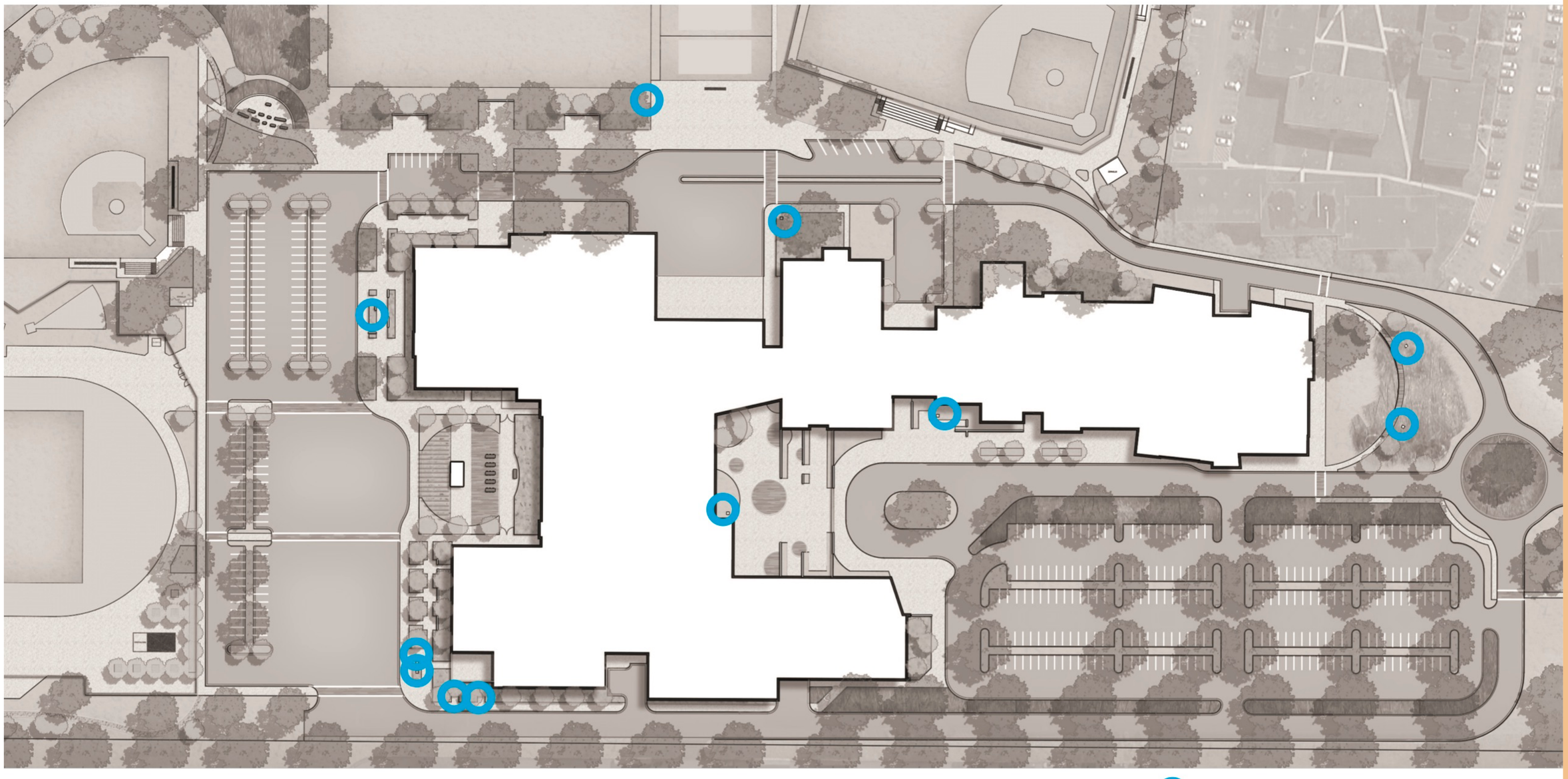


Art Display Integrated With Campus Perimeter

SUITLAND HIGH SCHOOL

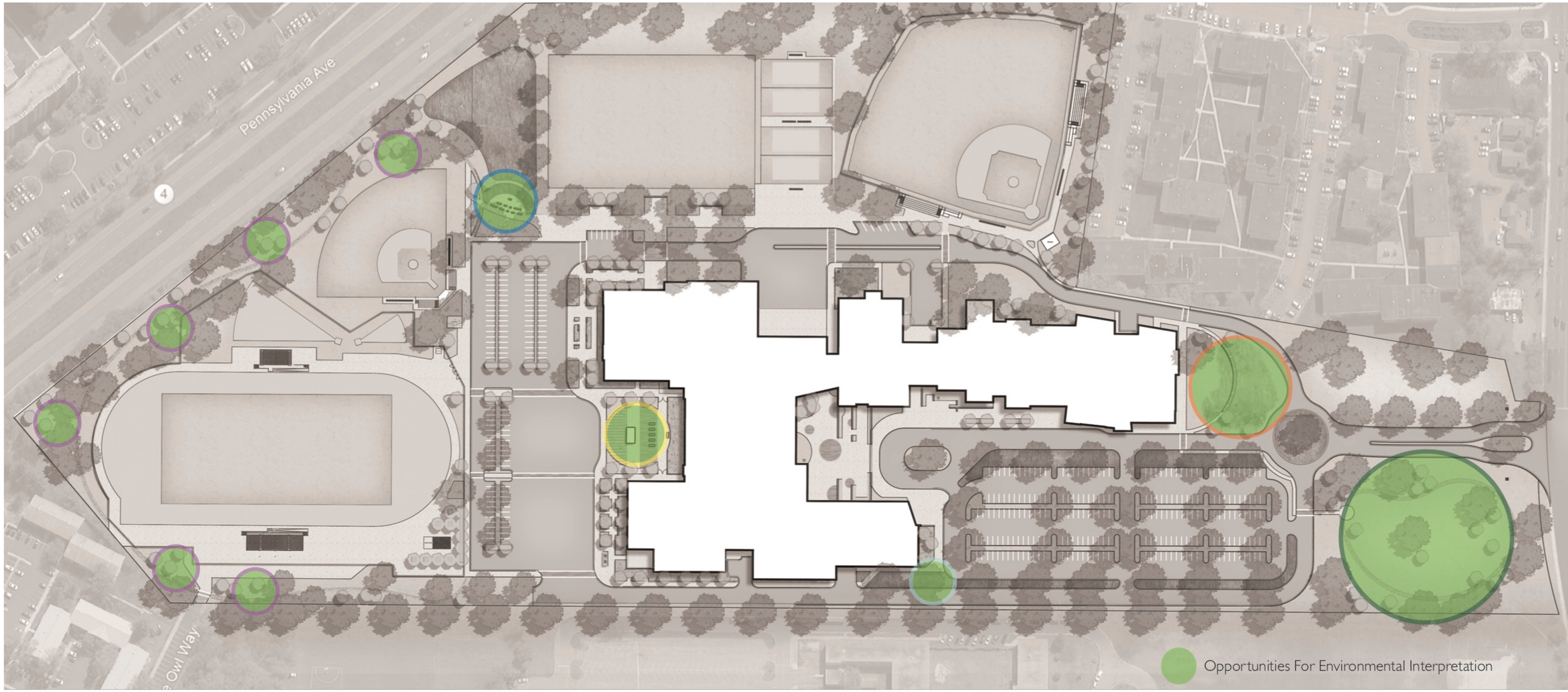
Prince George's County, Maryland

ART DISPLAY

FLOURA TEETER
landscape architects

Landscape - Art Display

10/28/20



Outdoor Classroom

Food Cycle
Urban Agriculture
Direct Planting Experience

Living Laboratory

Water Cycle
Pollutants and Filtration
Water Velocity and Erosion

Arboretum

Specimen Display
Plant Identification
Coniferous / Deciduous

Demonstration Meadow

Pollinator Webs
Habitat
Photosynthesis

Demonstration Stormwa-

Impervious Surfaces and Runoff
Planting and Inundation
Living systems

Nature Trail

Field Observation / Journaling
Plant Identification
Overstory / Understory

SUITLAND HIGH SCHOOL

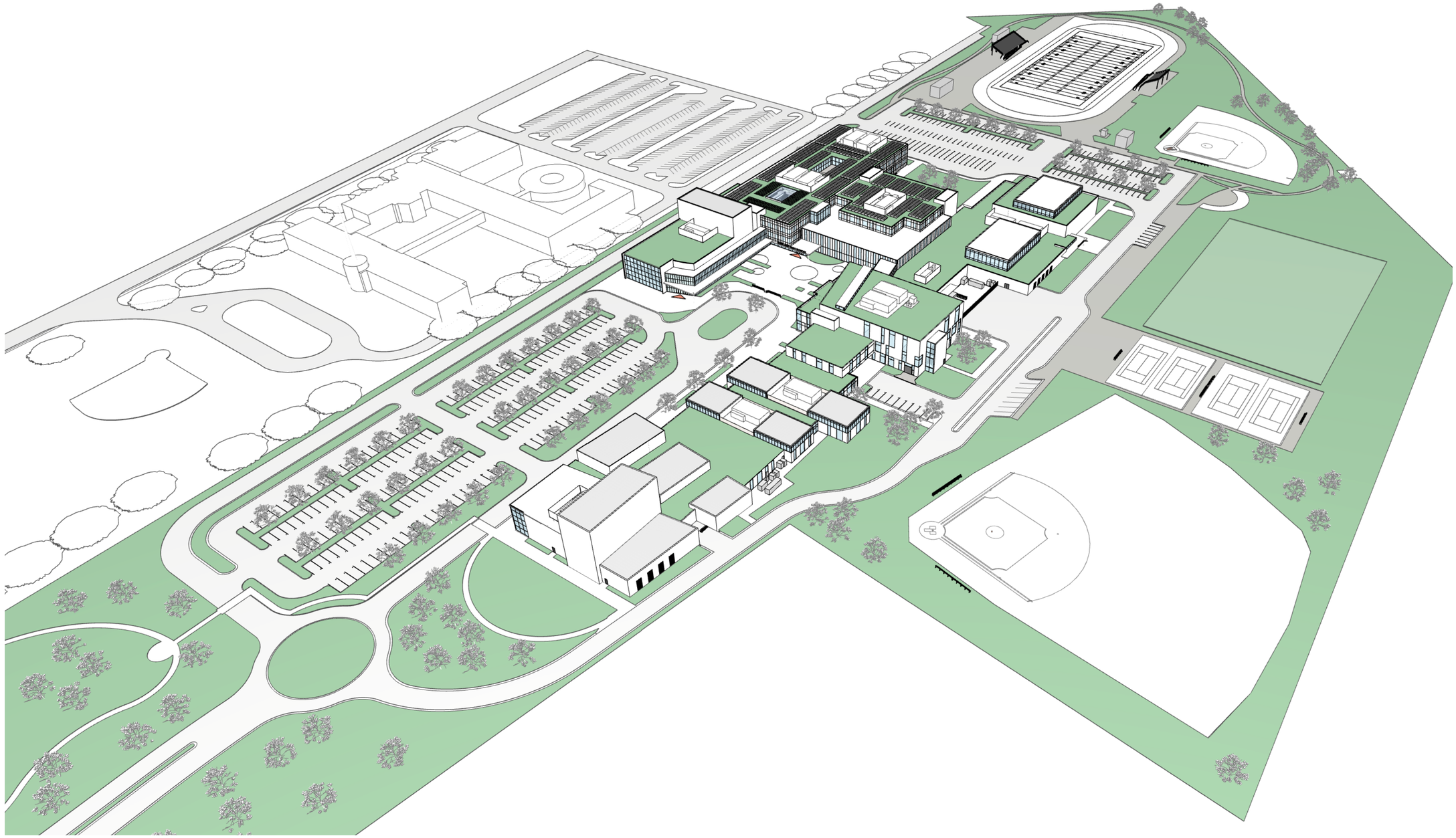
Prince George's County, Maryland

ENVIRONMENTAL EDUCATION

FLOURA TEETER landscape architects

Landscape - Environmental Education

10/28/20

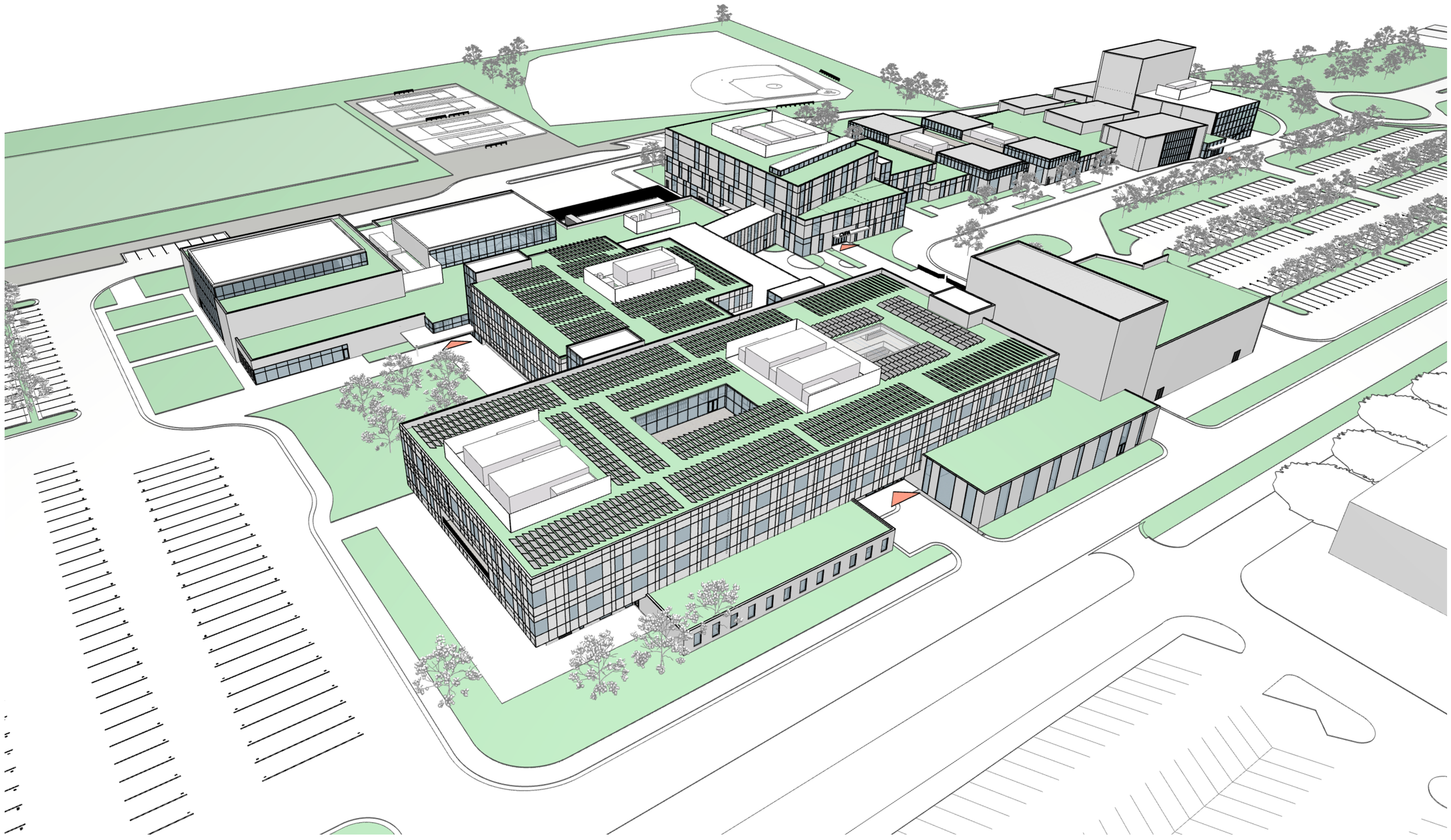


Aerial View From Southeast

10/28/20

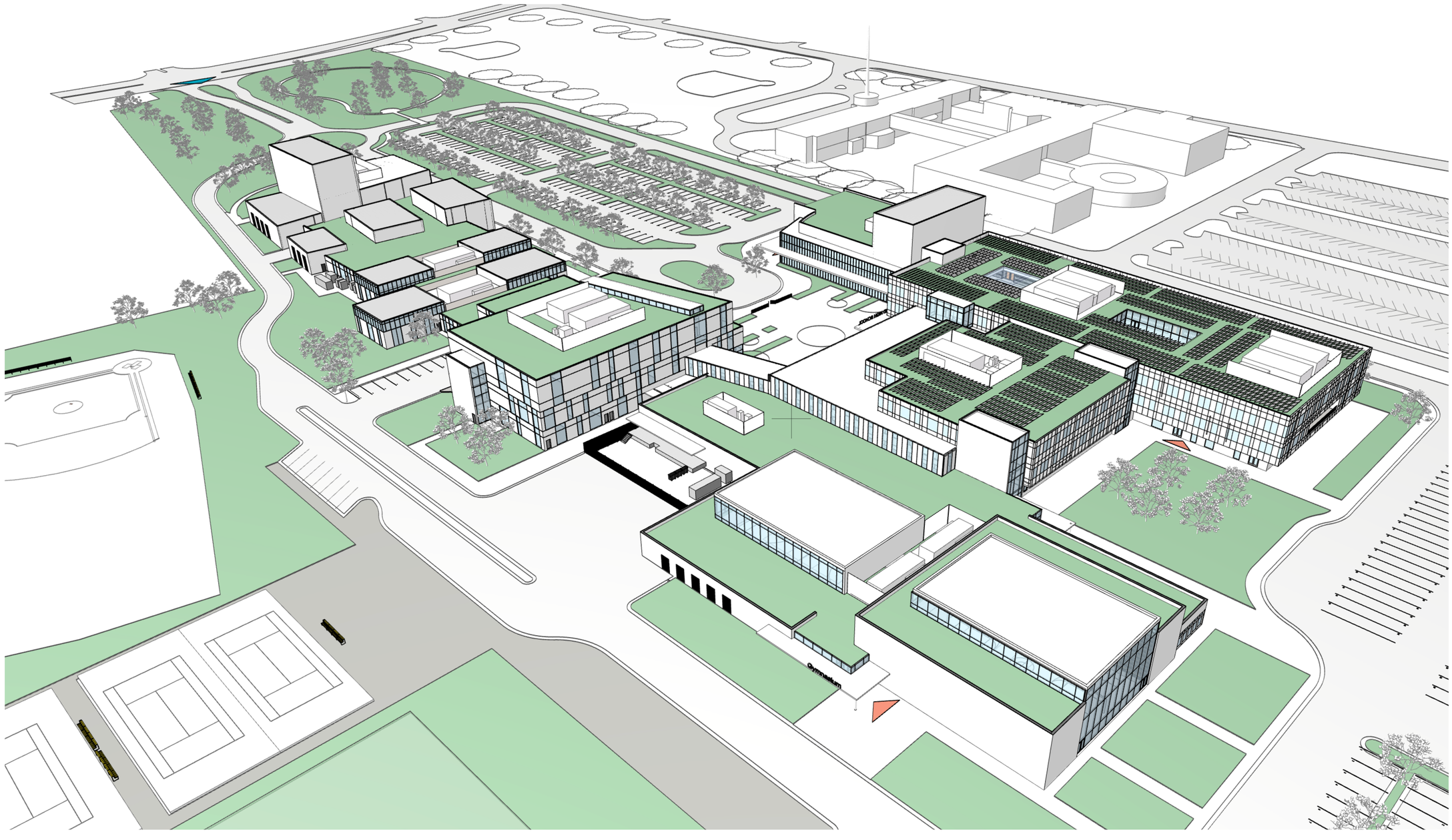
Aerial View From Southwest

10/28/20



Aerial View From Northwest

10/28/20



Aerial View from Northeast

10/28/20