

Mural by Alexandre Keto at Suitland HS Auditorium

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

Prince George's County Public Schools

Options Analysis Brochure

(A synopsis of the Options Analysis Report for the Suitland CVPA replacement building)

April 5, 2017



SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS EXECUTIVE SUMMARY

Executive Steering Committee Team List

John Cescini	Prince George's County Public Schools
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Introduction

This brochure is a synopsis of comprehensive options 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. The complete report 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 analysis 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. The complete 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.

Purpose

The purpose of this brochure is to provide a brief overview of the options analyzed as part of the full Options Analysis Report. The full report analyzes multiple options for replacement of the existing Suitland High School Center for Visual and Performing Arts (CVPA), and arrives 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.

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

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



Mural by Alexandre Keto at Suitland HS CVPA

SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

EXECUTIVE SUMMARY

Goals

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 analysis:

- 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

Arts Integration

How does Art Integration look like?

Connections

Connections

The Arts

Other Disciplines

Creative Process

Is an approach to teaching where

- students create, produce, present or perform artistic work that shows their understanding of another academic discipline.
- students achieve standard objectives in both the arts and in the other academic discipline
- the creative process brings together existing connections between the art form and the other academic discipline

Arts Integration
Boosts 21st Century Skills such as
Creativity, Collaboration, Critical Thinking,
Communication and Global Understanding

PGCPS Arts Integration website infographic

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.

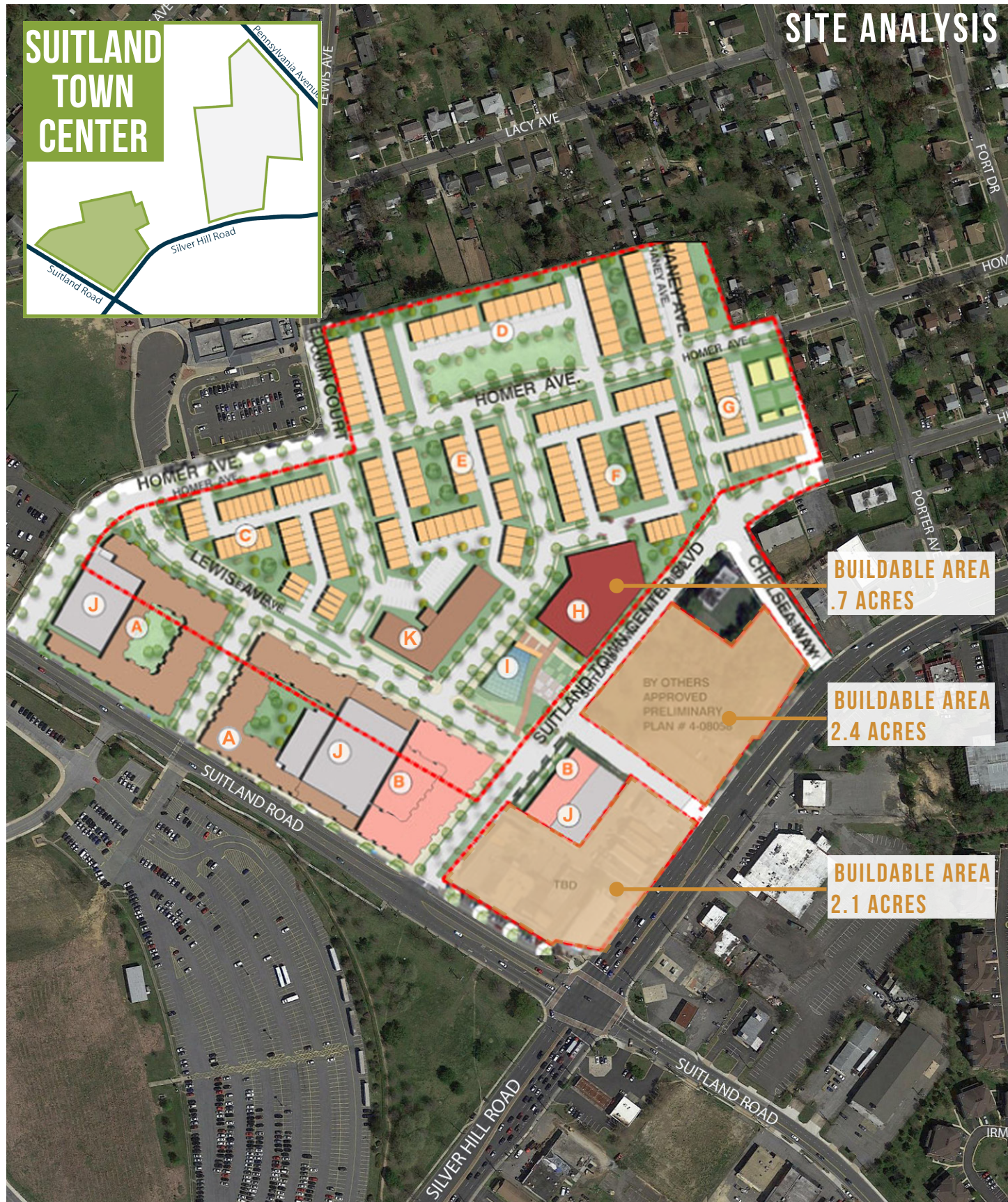
As PGCPS plans to create a new campus masterplan for the entire Suitland High School site, which will include investigation of modernization and replacement of Drew-Freeman Middle School, Suitland High School, the auditorium, CTE wing, and CVPA annex, it remains likely that Option 3 will not proceed 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. This stand-alone, full day CVPA program option requires more square footage at a greater expense than a co-located program. However, 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.

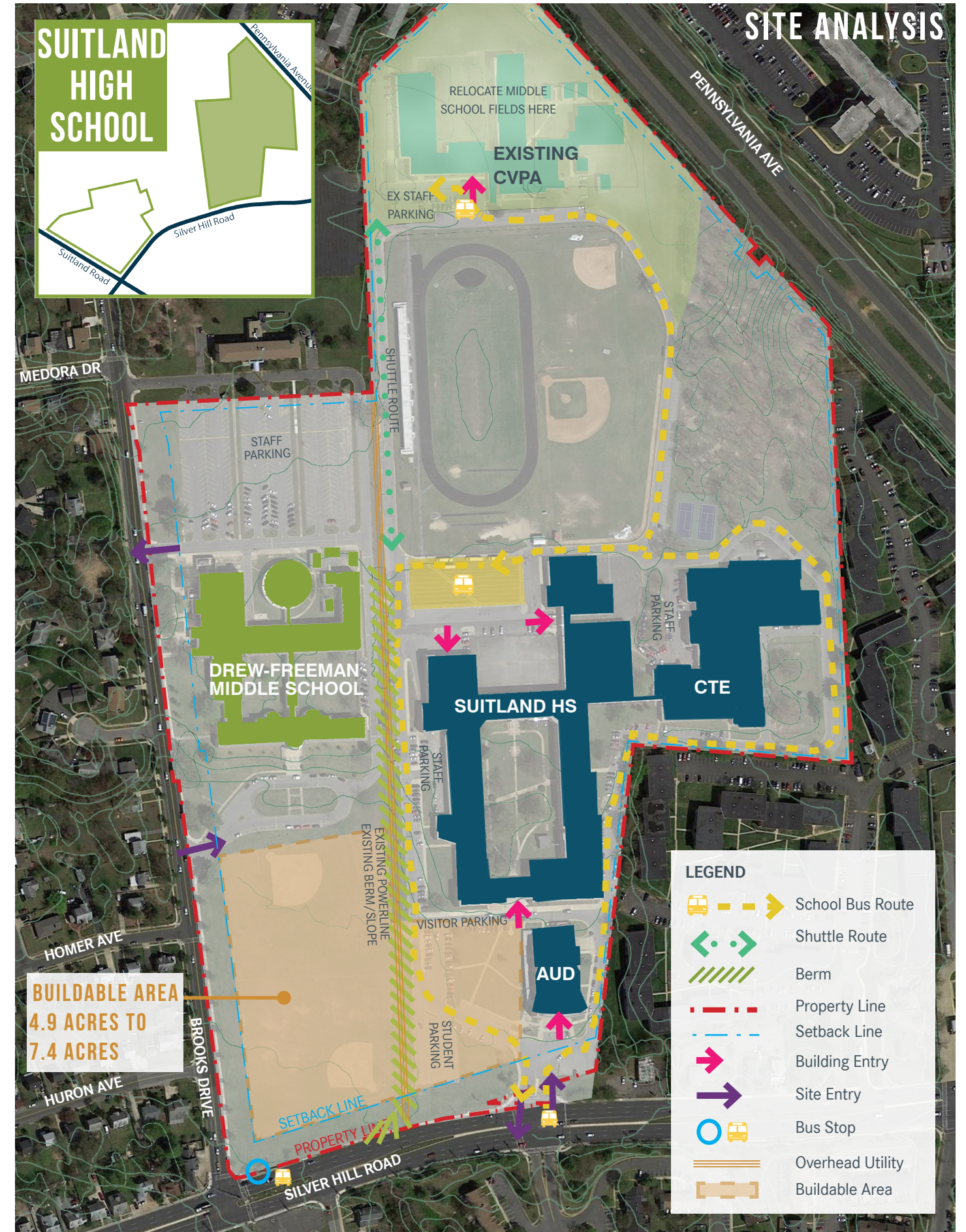
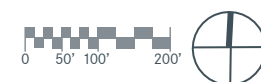
It should be noted that the above recommendations require further investigation as part of the upcoming Suitland High School Feasibility Study process.



Culture Keepers murals at Suitland CVPA



- 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



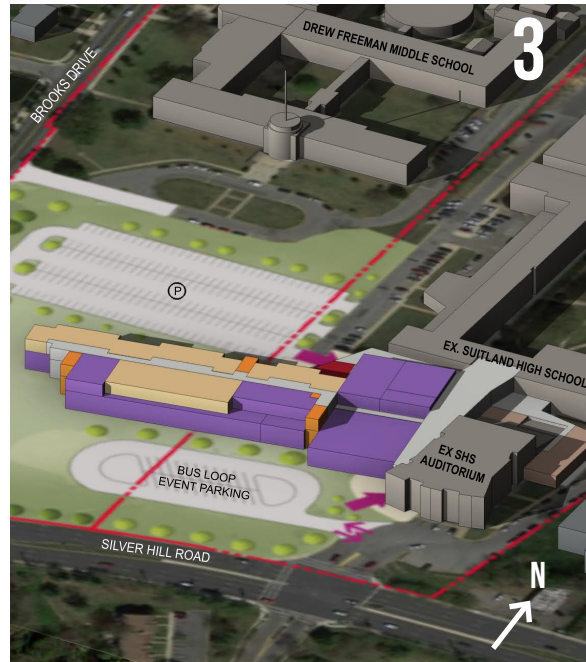
- LEGEND**
- School Bus Route
 - Shuttle Route
 - Berm
 - Property Line
 - Setback Line
 - Building Entry
 - Site Entry
 - Bus Stop
 - Overhead Utility
 - Buildable Area

SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

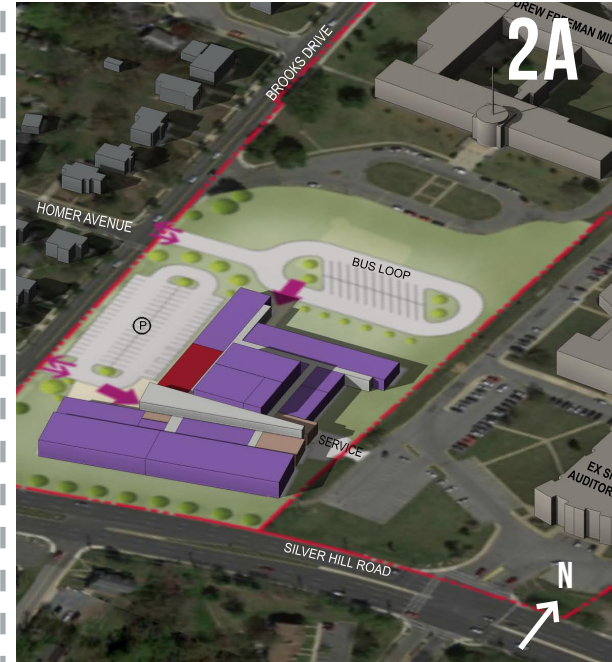
SUMMARY OF OPTIONS



FULL DAY - CO-LOCATED



HALF DAY - SPECIALTY



FULL DAY - COMPREHENSIVE



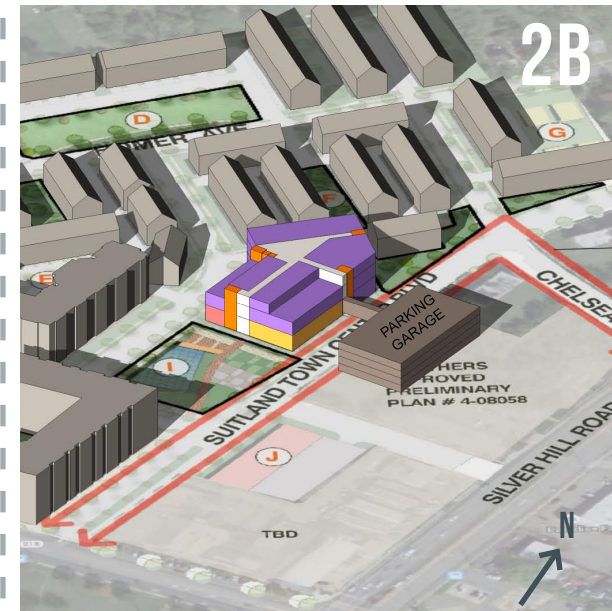
LEGEND

- Visual & Performing Arts
- Academic Classrooms
- Administration
- Building Services
- Vertical Circulation
- Circulation
- Media Center
- Food Services
- Physical Education
- Small Auditorium
- Parking Garage
- Existing Buildings
- Artist Live/Work Residential

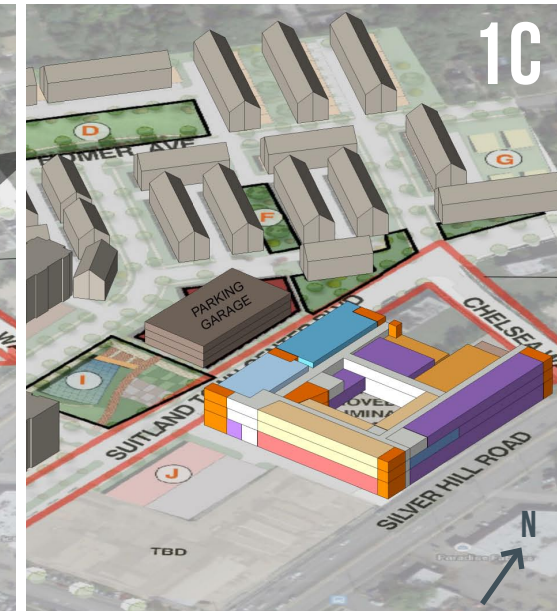
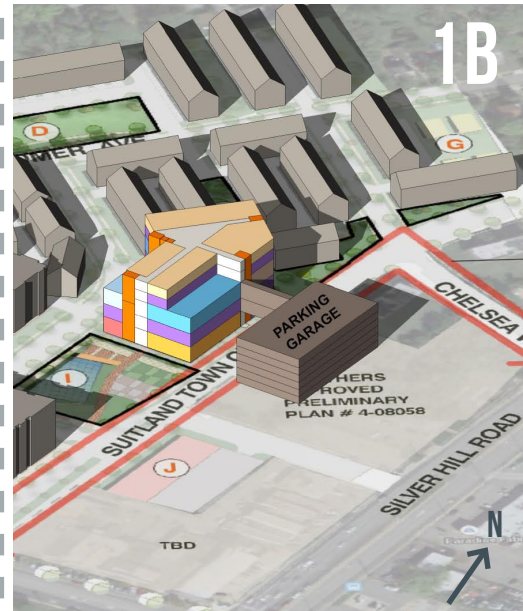
ARTIST LIVE /WORK

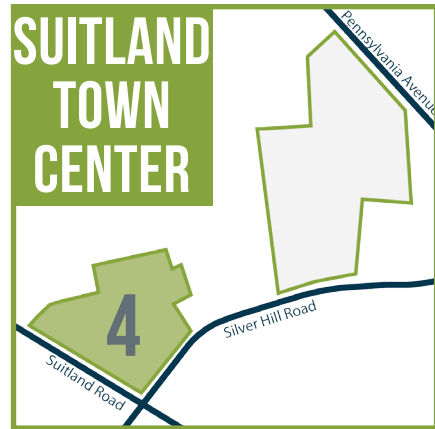


HALF DAY - SPECIALTY



FULL DAY - COMPREHENSIVE





SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS



PRECEDENT
LIVE/WORK ARTIST HOUSING
ART SPACE, HGA ARCHITECTS



PRECEDENT
LIVE/WORK ARTIST HOUSING
BROOKLAND ARTSPACE LOFTS, HICKOK COLE ARCHITECTS

OPTION 4 - ARTIST LIVE/WORK PERFORMANCE + RESIDENTIAL

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 community

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



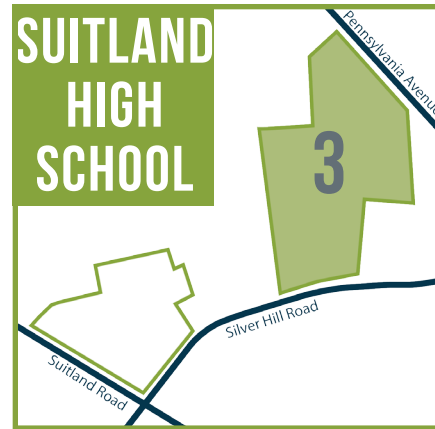
PRECEDENT
LIVE/WORK ARTIST HOUSING

BRENTWOOD STUDIO 3807, G+P



LEGEND

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



SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

OPTION 3 - FULL DAY CO-LOCATED

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

- 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**

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

DISADVANTAGES

SITE

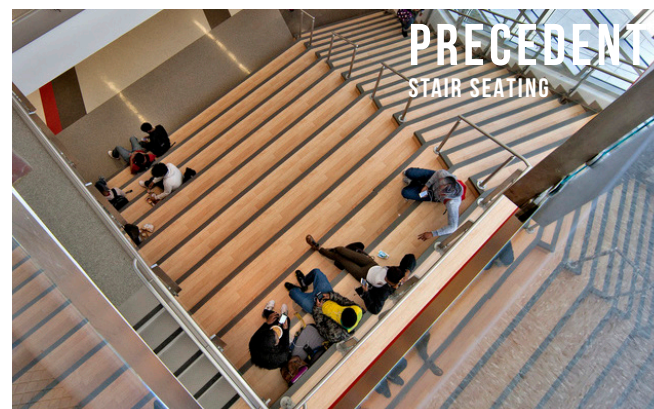
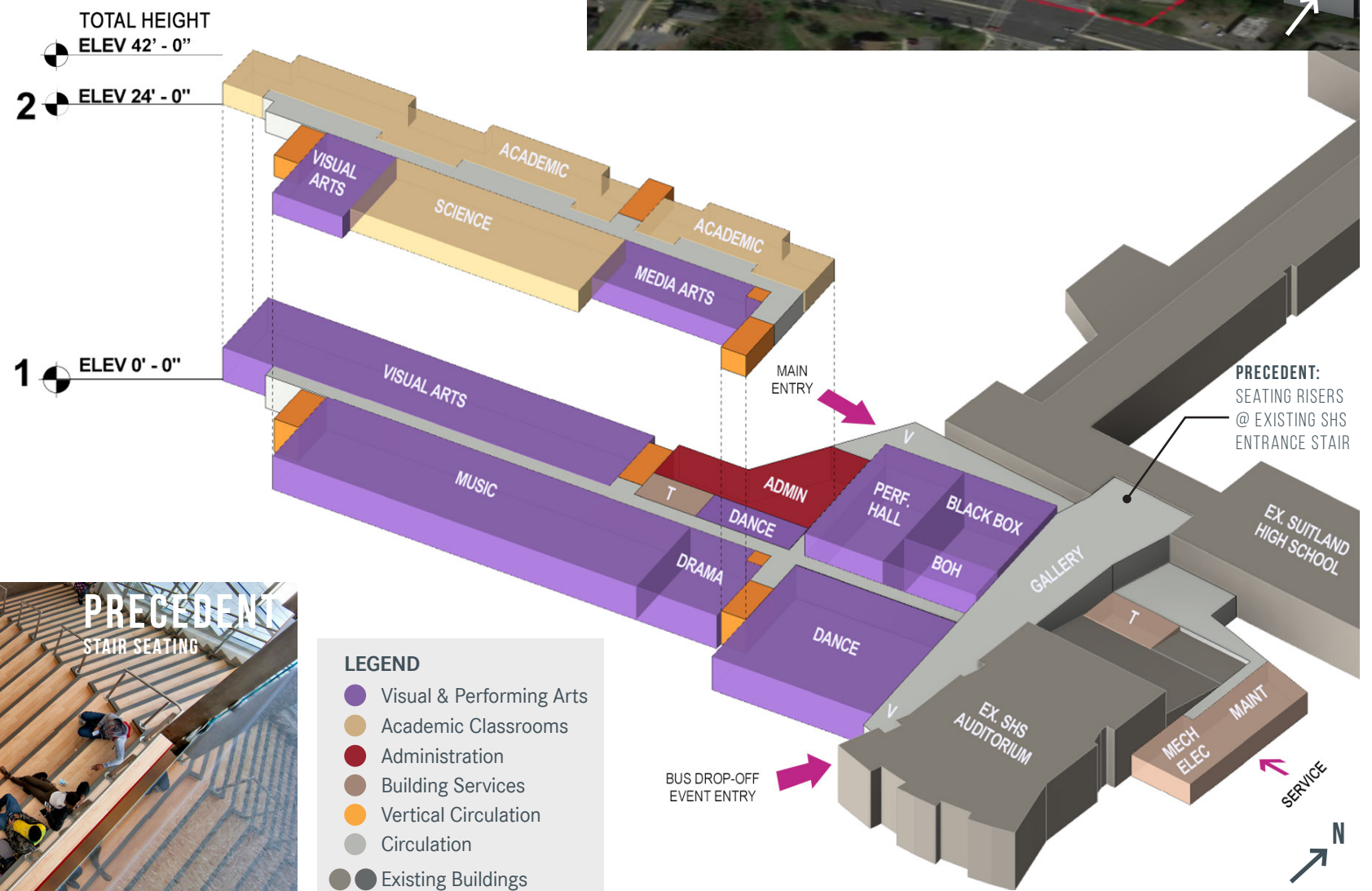
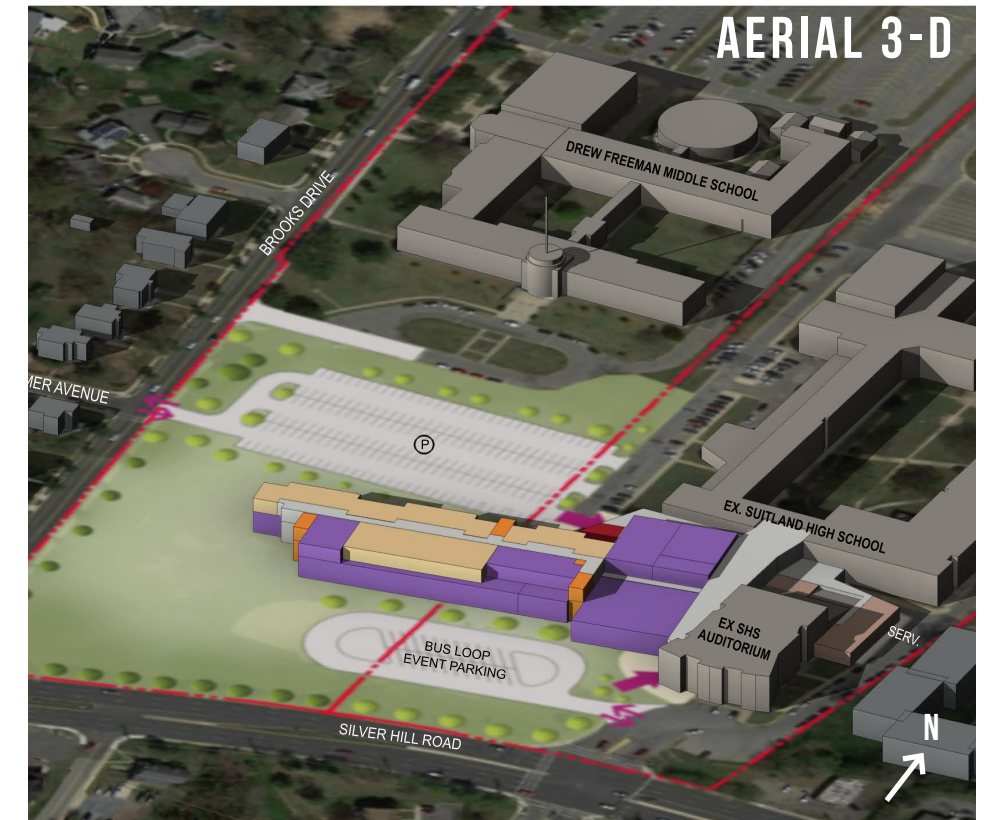
Requires relocation of 2 DFMS softball fields

Requires diversion of SHS buses on to Brooks Drive

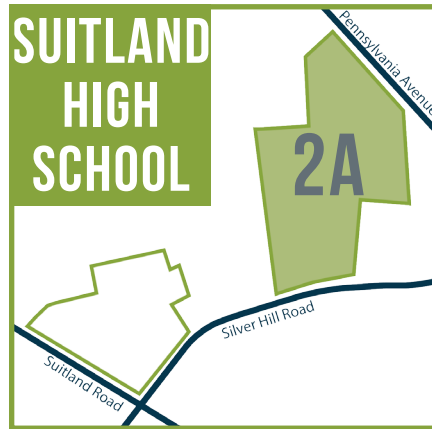
Requires relocation/burial of existing overhead power



CHICO STATE ARTS AND HUMANITIES BUILDING, WRNS STUDIO



WHEATON HIGH SCHOOL, G+P



SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

OPTION 2A - HALF DAY

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**

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

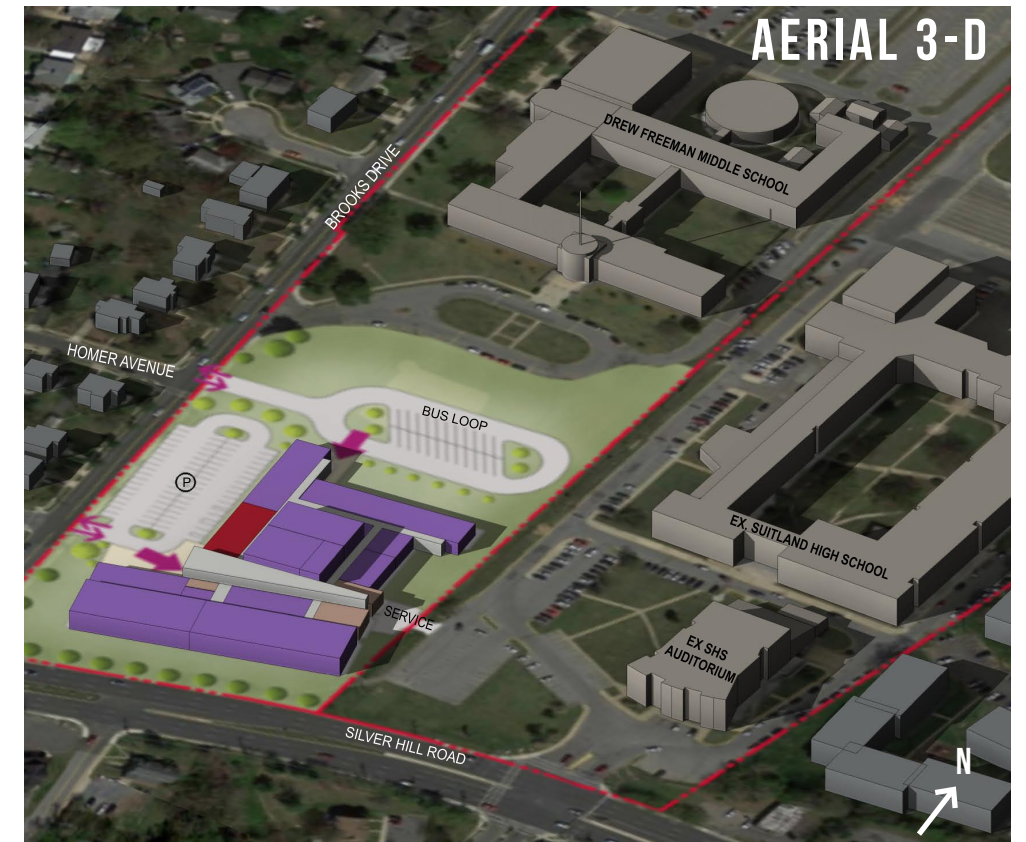
DISADVANTAGES

SITE

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

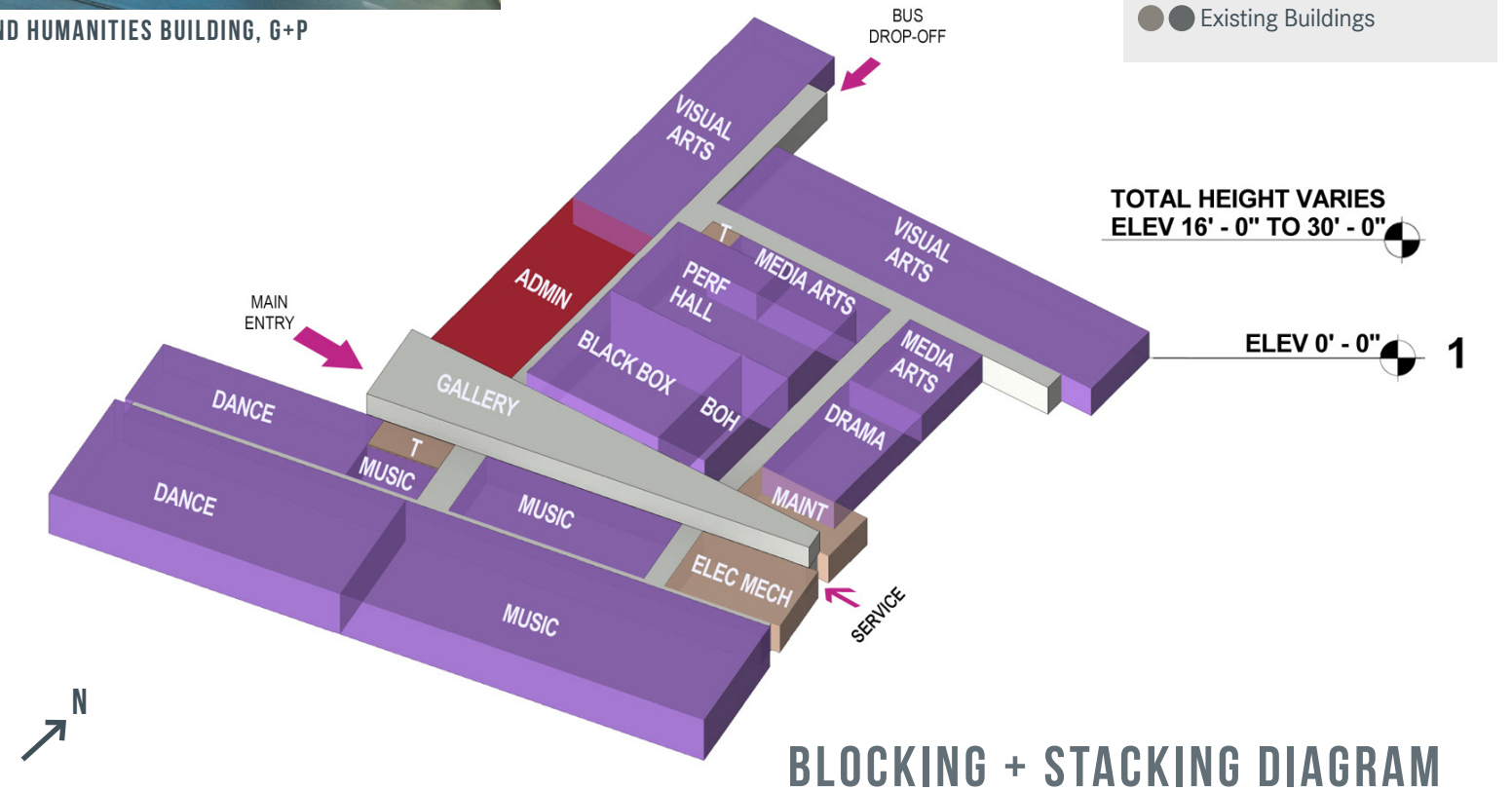


UMBC CENTER FOR PERFORMING ARTS AND HUMANITIES BUILDING, G+P

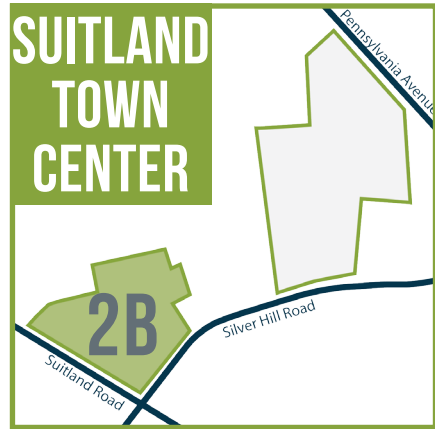


LEGEND

- Visual & Performing Arts
- Administration
- Building Services
- Circulation
- Existing Buildings



BLOCKING + STACKING DIAGRAM



SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

OPTION 2B - HALF DAY

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.

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**

- 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

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 busing 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



LEGEND

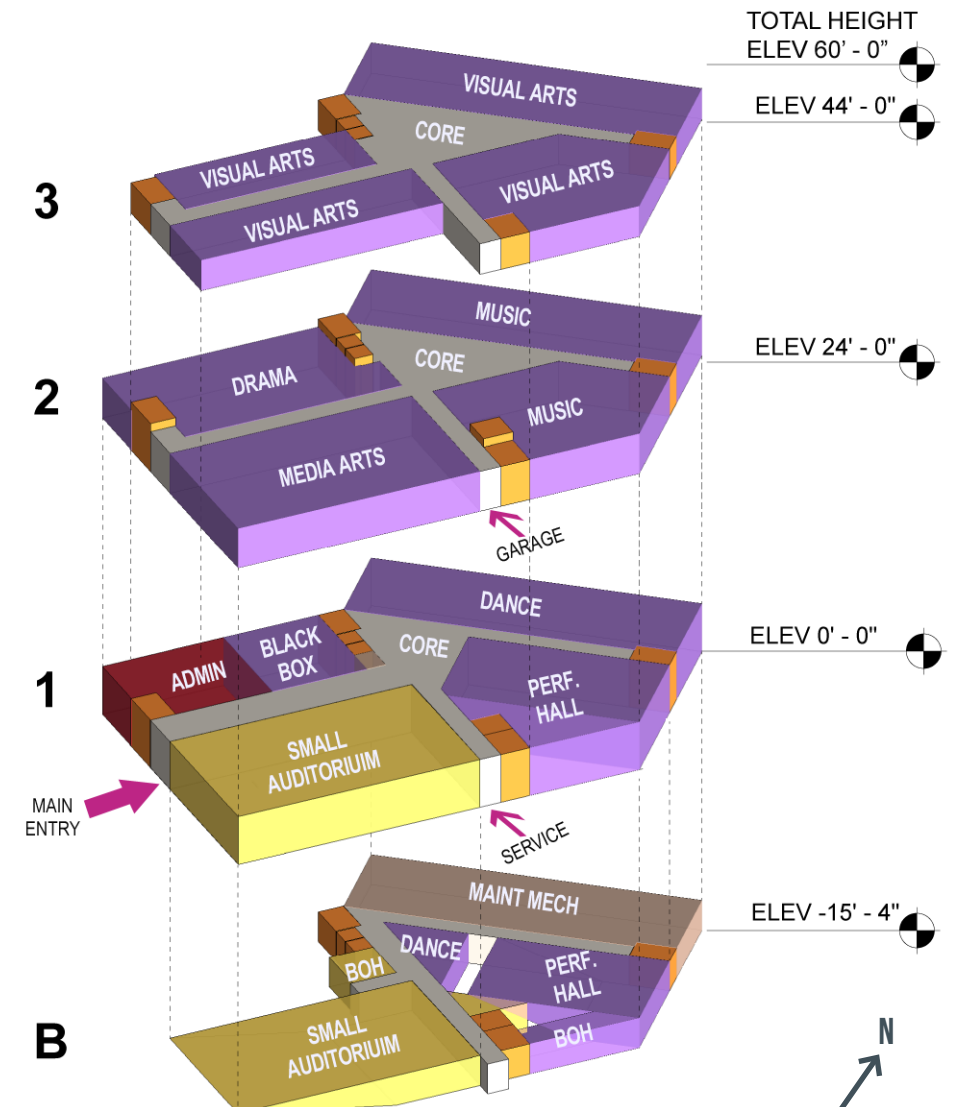
- Visual & Performing Arts
- Academic Classrooms
- Administration
- Building Services
- Vertical Circulation
- Circulation
- Media Center
- Food Services
- Physical Education
- Small Auditorium
- Parking Garage
- Existing Buildings



FOUR SEASONS CENTRE FOR PERFORMING ARTS, DIAMOND AND SCHMITT ARCHITECTS

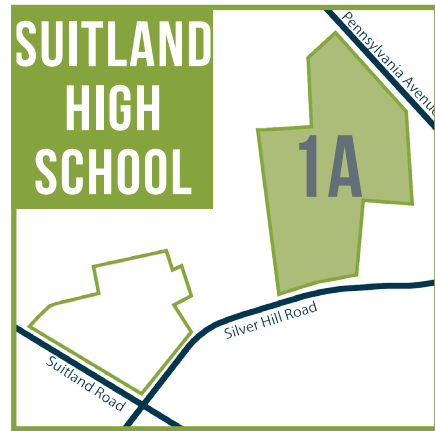


HOLLAND PERFORMING ARTS CENTER, HDR INC / POLSHEK PARTNERSHIP



BLOCKING + STACKING DIAGRAM

Center for the Visual + Performing Arts at Suitland High School (Options Analysis) G+P



SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

OPTION 1A - FULL DAY

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.

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**

- 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 2 schools
- 3 Story Visual Arts, Academic, and Science wing
- Stand-alone, self contained building
- Central courtyard can be used for outdoor learning

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

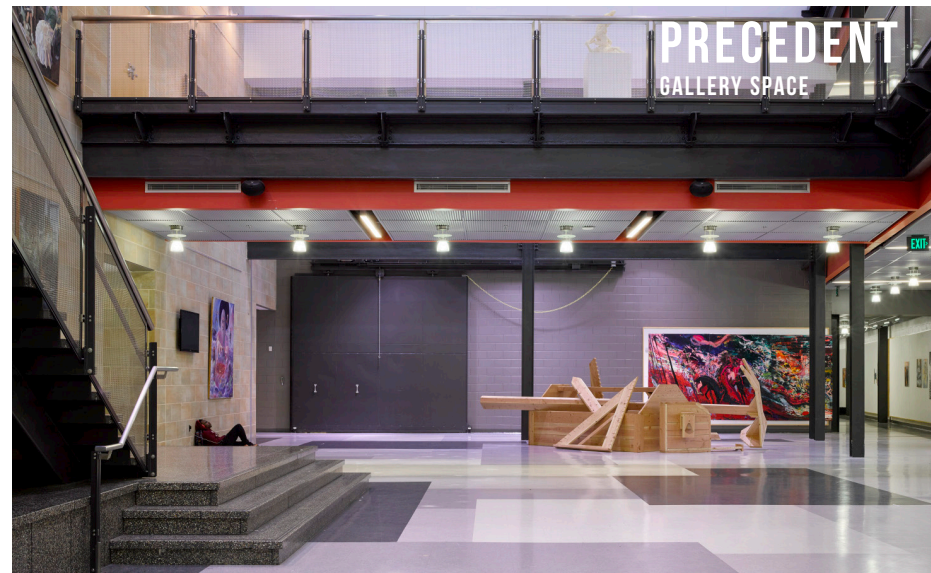
DISADVANTAGES

SITE

Requires relocation of (2) DFMS softball fields

Largest building footprint

Shared bus loop with DFMS

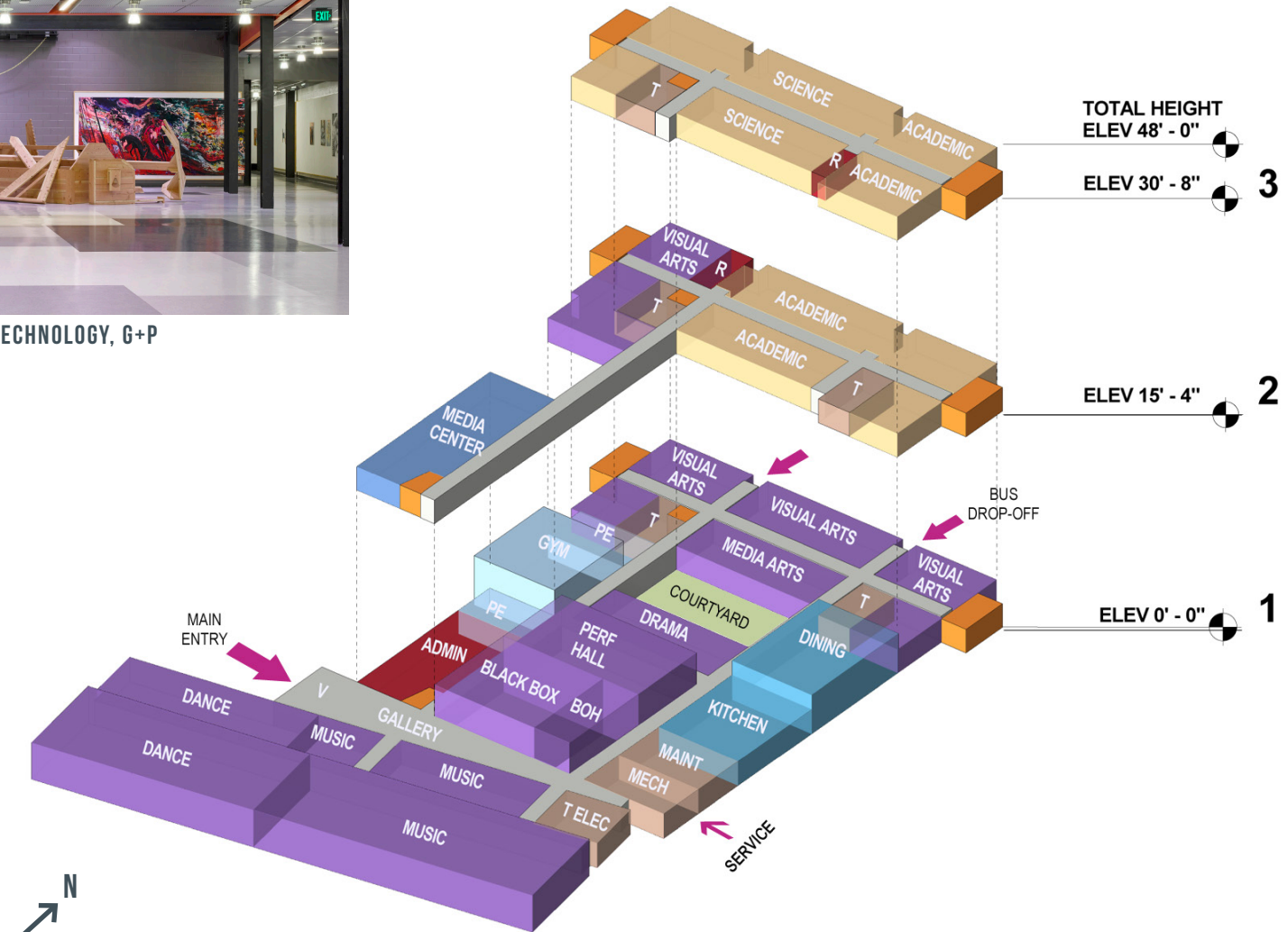


GEORGE WASHINGTON CARVER CENTER FOR ARTS & TECHNOLOGY, G+P



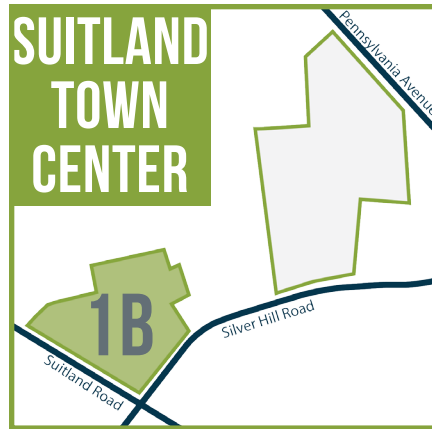
LEGEND

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



BLOCKING + STACKING DIAGRAM

Center for the Visual + Performing Arts at Suitland High School (Options Analysis) G+P



SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

OPTION 1B - FULL DAY

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.

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**

- Main entrance facing civic center park
- Parking structure across the street connect- ed 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

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

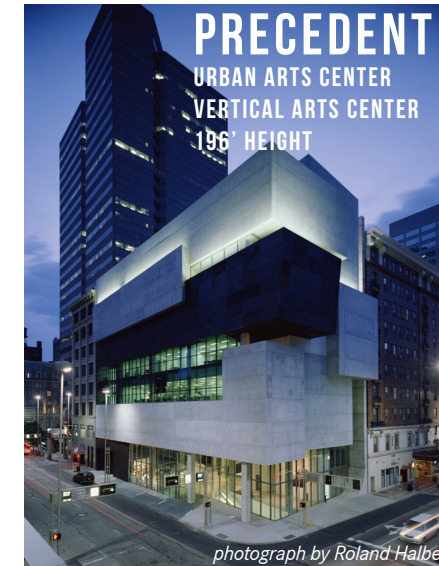
- 6-story building is most difficult to operate and supervise
- Limited ability to provide desired program adjacencies
- Tall floor-to-floor heights required to stack programs
- Additional sound isolation required
- Additional fire stairs, passenger and freight elevators required



STRATHMORE ARTS CENTER, G+P



GUTHRIE THEATER MINNEAPOLIS, JEAN NOUVEL

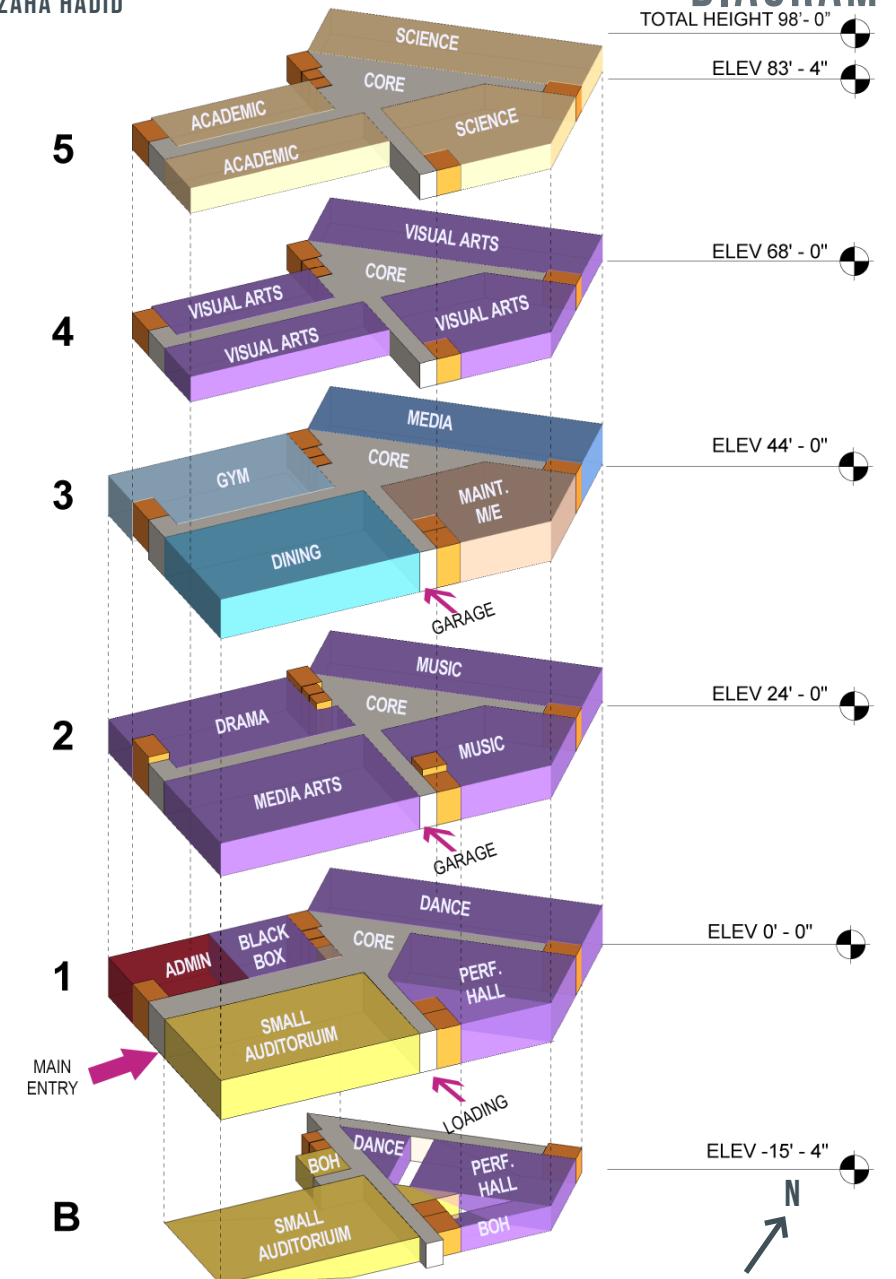


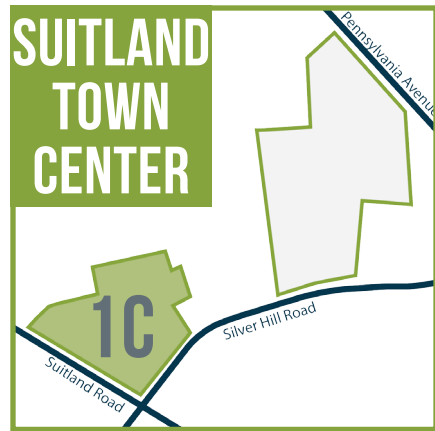
CINCINNATI CONTEMPORARY ARTS CENTER, ZAHA HADID

LEGEND

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

BLOCKING + STACKING DIAGRAM





SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

OPTION 1C - FULL DAY

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.

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**

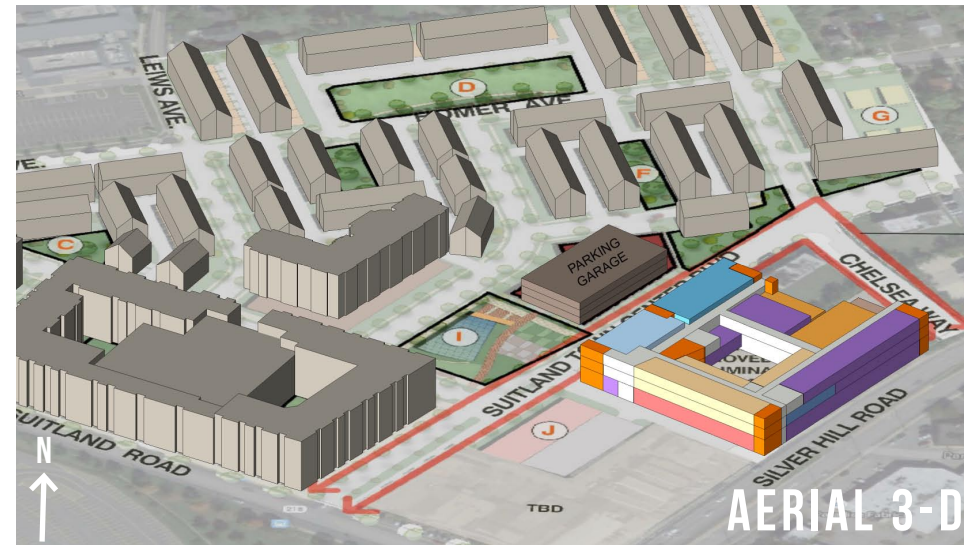
- Main entrance on Suitland Town Center Blvd
- Nearby parking structure, does not require a bridge
- Ground loading and service from Chelsea Way
- Central courtyard to be used for outdoor learning
- The 3rd Floor has a smaller footprint, creating rooftop terraces for green roof and outdoor learning spaces

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

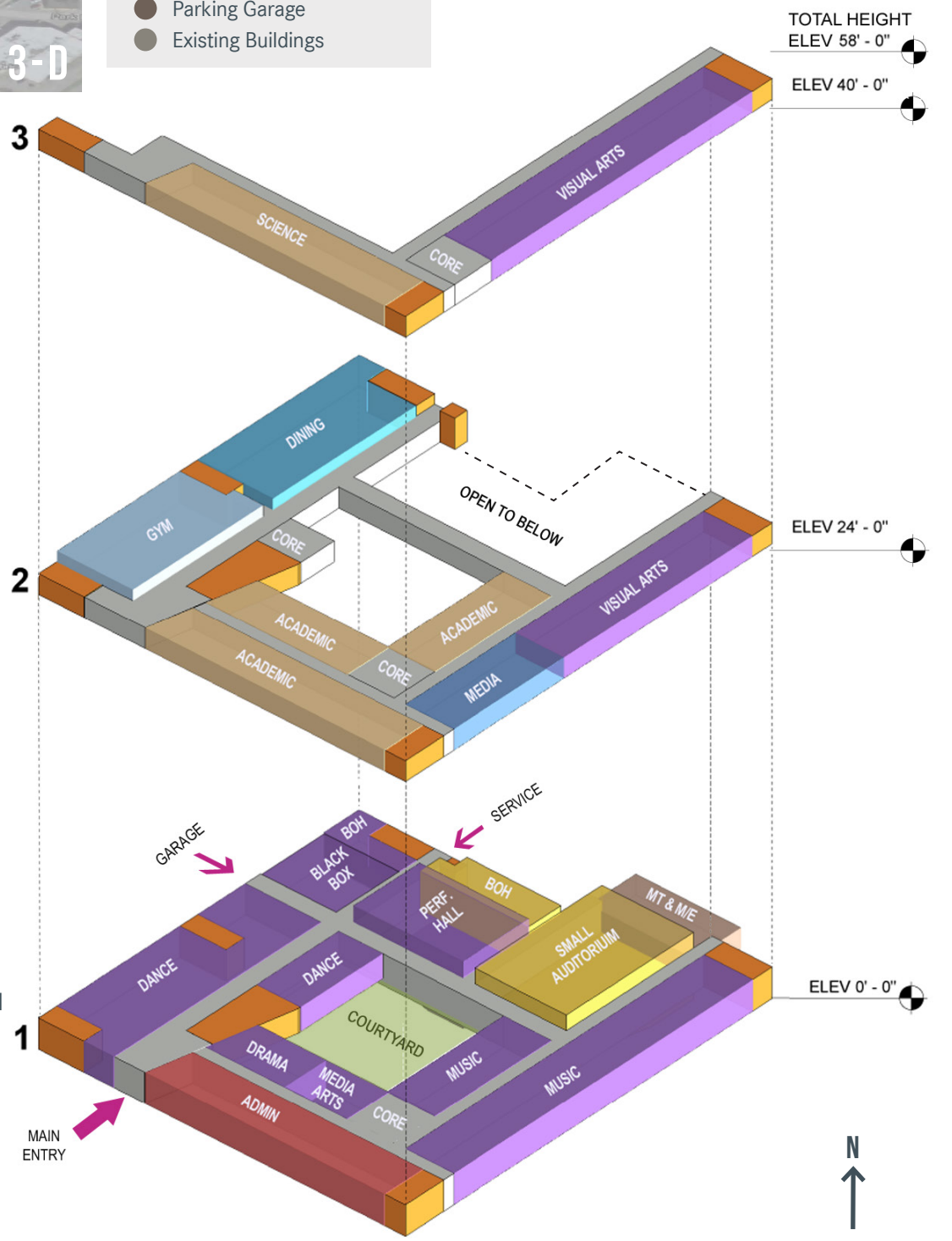
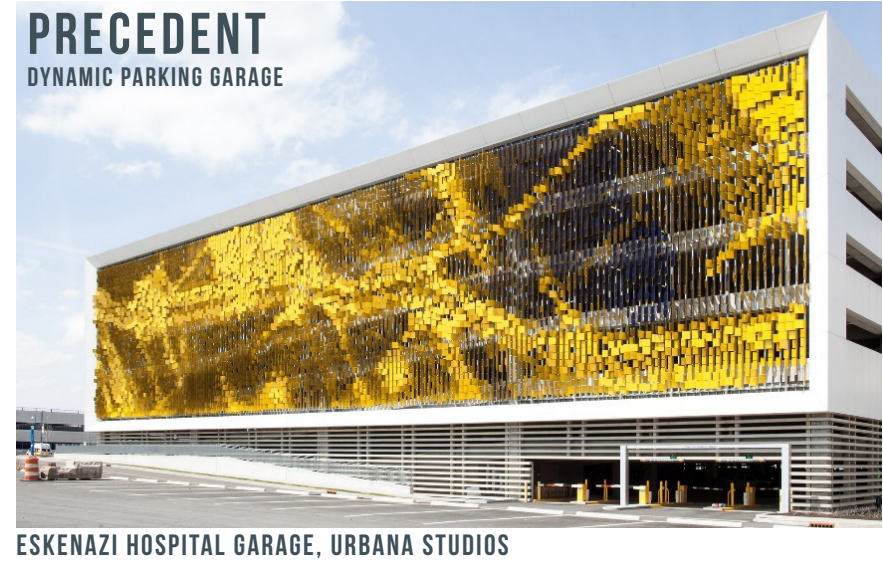
- SITE**
- No on-site parking, requires garage
 - No fields accessible from school
 - Limited bus queuing adjacent to school
 - Does not allow for Option 4
- BUILDING**
- Reduced ability to provide desired program adjacencies
 - Tall 1st floor-to-floor height required to stack programs
 - Requires service elevator to dining on 2nd floor

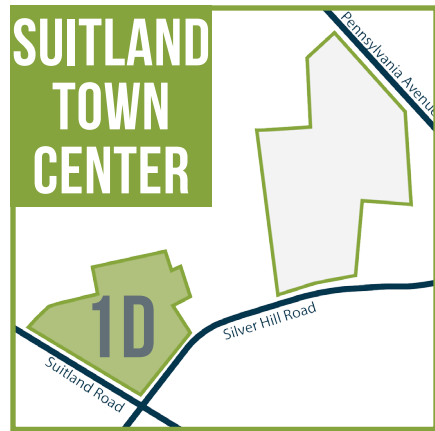


LEGEND

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

BLOCKING + STACKING DIAGRAM





SUITLAND HIGH SCHOOL CENTER FOR THE VISUAL + PERFORMING ARTS OPTIONS ANALYSIS

OPTION 1D - FULL DAY

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**

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

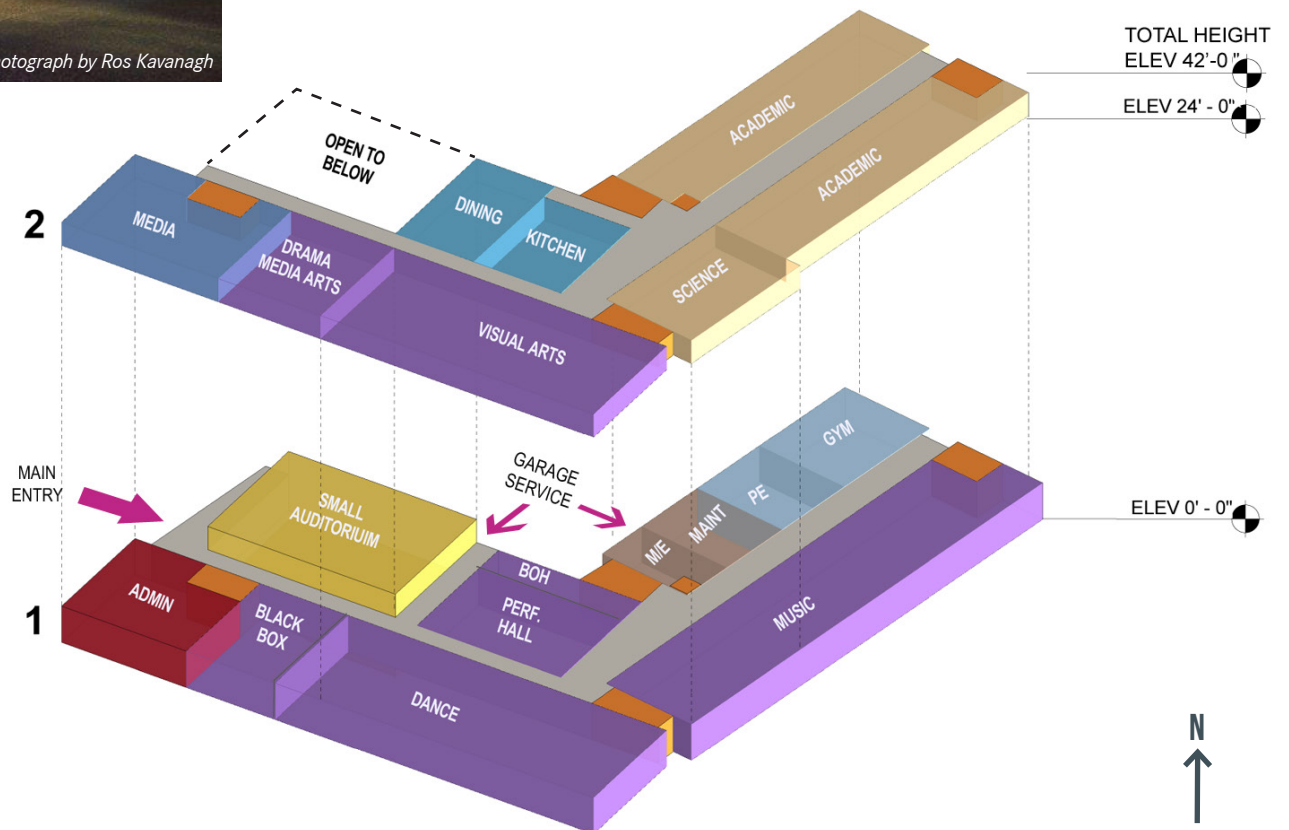
- SITE**
- No on-site parking, requires garage
 - No fields accessible from school
 - Limited bus queuing adjacent to school
- BUILDING**
- Reduced ability to provide desired program adjacencies
 - Tall 1st floor-to-floor height required to stack programs
 - Requires service elevator to dining on 2nd floor



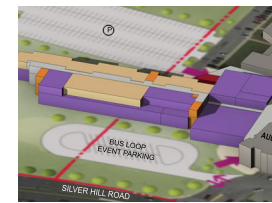
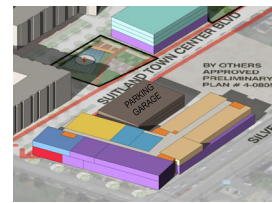
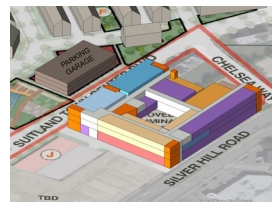
MONTGOMERY COLLEGE PERFORMING ARTS CENTER, SMITH GROUP



NEVAN ARTS CENTRE, GRAFTON ARCHITECTS



BLOCKING + STACKING DIAGRAM



	OPTION 1A	OPTION 1B	OPTION 1C	OPTION 1D	OPTION 2A	OPTION 2B	OPTION 3	OPTION 4
ADVANTAGES	<i>FULL-DAY @ SHS SITE</i>	<i>FULL-DAY @ TOWN CENTER</i>	<i>FULL-DAY @ TOWN CENTER</i>	<i>FULL-DAY @ TOWN CENTER</i>	<i>HALF-DAY @ SHS SITE</i>	<i>HALF-DAY @ TOWN CENTER</i>	<i>FULL-DAY, CO-LOCATED @ SHS</i>	<i>ARTS CENTER TOWN CENTER</i>
Site	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	
	Separates car and bus traffic				Separates CVPA car and bus traffic		Separates SHS & CVPA car & bus traffic	
Building	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			Optimizes opportunities for arts integration	
					Limited program allows for 1-story building with no elevator needed		Minimal impact to existing SHS building	
							Convenient access to SHS auditorium for CVPA students	
							Shared access to SHS gym, dining, media for CVPA students	
DISADVANTAGES								
Site	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		
		Service and loading access required at multiple levels			Requires significant busing from remote home schools	Requires significant busing from remote home schools		
Building		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 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	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			

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
CONSTRUCTION COSTS									
OVERALL AREA (GSF)		133,147	145,426	145,426	145,426	82,390	94,669	107,390	122,000
New Construction (\$/SF)	\$282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$282 (1st floor) + \$160 (2-4)
Premium for arts-focused program	10%	\$ 3,754,745	\$ 4,101,013	\$ 4,101,013	\$ 4,101,013	\$ 2,323,398	\$ 2,669,666	\$ 3,028,398	\$ 860,100
Subtotal Building Costs		\$ 41,302,199	\$ 45,111,145	\$ 45,111,145	\$ 45,111,145	\$ 25,557,378	\$ 29,366,324	\$ 33,312,378	\$ 23,241,000
Site Construction (% of Bldg Cost)		19%	8%	8%	8%	19%	8%	19%	8%
Subtotal Site Costs		\$ 7,847,418	\$ 3,608,892	\$ 3,608,892	\$ 3,608,892	\$ 4,855,902	\$ 2,349,306	\$ 6,329,352	\$ 1,859,280
Total Building + Site Costs		\$ 49,149,617	\$ 48,720,037	\$ 48,720,037	\$ 48,720,037	\$ 30,413,280	\$ 31,715,630	\$ 39,641,730	\$ 25,100,280
EXCEPTIONAL COSTS									
Parking garage (75 spaces per PGCPs)	\$25k/sp		\$ 1,875,000	\$ 1,875,000	\$ 1,875,000		\$ 1,875,000		
Parking garage (Add'l spaces, excluded costs)	\$25k/sp		\$ 7,125,000	\$ 2,625,000	\$ 2,625,000		\$ 4,125,000		
Bridges to parking garage	\$150/sf		\$ 210,000	\$ 105,000					
Demolition of existing CVPA	\$8/sf	\$ 608,000				\$ 608,000		\$ 608,000	
Relocation of DFMS fields		\$ 600,000				\$ 600,000		\$ 600,000	
Acoustical separation between programs	2%		\$ 902,222.90	\$ 902,222.90	\$ 902,222.90		\$ 587,326.48		
Premium for freight + passenger elevators			\$ 525,000	\$ 210,000	\$ 210,000		\$ 315,000		
Connection to existing building								\$ 250,000	
Relocation of overhead electrical lines								\$ 600,000	
1/2 Day Transportation/Operations costs (TBD)									
Subtotal Exceptional Costs		\$ 1,208,000	\$ 3,512,223	\$ 3,092,223	\$ 2,987,223	\$ 1,208,000	\$ 2,777,326	\$ 2,058,000	\$ -
TOTAL CONSTRUCTION COSTS		\$ 50,357,617	\$ 52,232,260	\$ 51,812,260	\$ 51,707,260	\$ 31,621,280	\$ 34,492,956	\$ 41,699,730	\$ 25,100,280
PROJECT COSTS									
Construction Management Fee	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
Construction Contingency	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
Furniture & Equipment Costs	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
Misc. Project Costs	2%	\$ 1,007,152	\$ 1,044,645	\$ 1,036,245	\$ 1,034,145	\$ 632,426	\$ 689,859	\$ 833,995	\$ 502,006
A/E Services	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
Escalation Costs	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
TOTAL PROJECT COSTS		\$ 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 busing required to transport CVPA students to and from half-day programs to their home schools (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)