

Preliminary Plans Presentation

Col. E. Brooke Lee Middle School Addition/Facility Upgrade Project

**Prepared for
Montgomery County Board of Education**

March 2019

MOSELEYARCHITECTS

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Preliminary Plans Presentation

Col. E. Brooke Lee Middle School **Addition/Facility Upgrade Project**

11800 Monticello Avenue
Silver Spring, Maryland 20902

Montgomery County Board of Education

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Mr. Robbie S. Badstibner	School Facilities Program Manager, Division of Construction
Ms. Deborah Szyfer	Facility Planner, Division of Capital Planning

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Facility Advisory Process Involvement

Involvement

The preliminary plans for the Col. E. Brooke Lee Middle School addition/facility upgrade project were developed based on the educational specifications prepared by the Montgomery County Public Schools (MCPS). Through a series of work sessions with the Facility Advisory Committee (FAC), several design alternatives were developed and evaluated. The proposed plans presented herein were reviewed and subsequently modified in accordance with recommendations and suggestions received during the schematic design work sessions.

Participants in Facility Advisory Process

Mrs. Kimberly Hayden Williams	Principal	Col. E. Brooke Lee Middle School
Mrs. Marie Alvear	Community Member	Col. E. Brooke Lee Middle School
Mr. Robbie S. Badstibner	Facilities Program Manager	MCPS Division of Construction
Mr. Jim Barnes	Community Member	Col. E. Brooke Lee Middle School
Mrs. Latasha Baxter	Community Member	Col. E. Brooke Lee Middle School
Mrs. Clare Bolek	Community Member	Col. E. Brooke Lee Middle School
Ms. Ali Breen	PTSA / Community Member	Col. E. Brooke Lee Middle School
Mrs. Jane Chappell	Community Member	Col. E. Brooke Lee Middle School
Mr. DJ Connelly	Planner	MCPS Division of Capital Planning
Mrs. Jeanna Coviello	Community Member	Col. E. Brooke Lee Middle School
Mr. Dennis F. Cross	Facilities Manager	MCPS Division of Construction
Ms. Varsh Data	Staff	Col. E. Brooke Lee Middle School
Dr. Jennifer Dickey	Community Member	Col. E. Brooke Lee Middle School
Mr. Emmanuel Fisher	Staff	Col. E. Brooke Lee Middle School
Ms. Heather Giovenco	Staff	Col. E. Brooke Lee Middle School
Ms. April Greener	Community Member	Col. E. Brooke Lee Middle School
Mr. Hart Guonjian-Pettit	Staff	Col. E. Brooke Lee Middle School
Ms. Sarahrose Greco	Staff	Col. E. Brooke Lee Middle School
Ms. Betty Haaland	PTSA / Community Member	Col. E. Brooke Lee Middle School
Mr. Timothy Hibberd	Staff	Col. E. Brooke Lee Middle School

Facility Advisory Process Involvement (continued)

Participants in Facility Advisory Process (continued)

Mr. Brenton Hull	Staff	Col. E. Brooke Lee Middle School
Mr. Max Johnston	Staff	Col. E. Brooke Lee Middle School
Mrs. Ramona Johnston	Staff	Col. E. Brooke Lee Middle School
Ms. Sara Kirner	Community Member	Col. E. Brooke Lee Middle School
Ms. Jacqueline Krufft	Staff	Col. E. Brooke Lee Middle School
Ms. Andrea Maertens	Community Member	Col. E. Brooke Lee Middle School
Ms. Meg Morrow	PTSA / Community Member	Col. E. Brooke Lee Middle School
Ms. Midori Muratsu	Community Member	Col. E. Brooke Lee Middle School
Mr. Francisco Negron	Community Member	Col. E. Brooke Lee Middle School
Mrs. Rina Nyemah	Community Member	Col. E. Brooke Lee Middle School
Mr. Kurt Oelschlaeger	Staff	Col. E. Brooke Lee Middle School
Mr. Alejandro Otero	Staff	Col. E. Brooke Lee Middle School
Mr. Carl Pitt	Community Member	Col. E. Brooke Lee Middle School
Mrs. Gloria Plawner	Community Member	Col. E. Brooke Lee Middle School
Mr. Thomas Plawner	Community Member	Col. E. Brooke Lee Middle School
Ms. Jeannette Roy	Staff	Col. E. Brooke Lee Middle School
Dr. Don Schwartz	Community Member	Col. E. Brooke Lee Middle School
Ms. Judith Shattuck	Community Member	Col. E. Brooke Lee Middle School
Mrs. Valerie Smith	Community Member	Col. E. Brooke Lee Middle School
Ms. Deborah Szyfer	Facility Planner	MCPS Division of Capital Planning
Mr. Jay Taylor	Community Member	Col. E. Brooke Lee Middle School
Ms. Sara Taylor	Community Member	Col. E. Brooke Lee Middle School
Mr. Jeff Wasserstein	Community Member	Col. E. Brooke Lee Middle School
Dr. Karen Wasserstein	Community Member	Col. E. Brooke Lee Middle School
Ms. Faatimah Wilson	Staff	Col. E. Brooke Lee Middle School
Ms. Susan Wright	Staff	Col. E. Brooke Lee Middle School
Ms. Jessica Vogel	Staff	Col. E. Brooke Lee Middle School

Project Information

Background/History

Location:	11800 Monticello Ave., Silver Spring, Maryland 20902		
Cluster:	Downcounty Consortium Cluster		
History and Square Footage of Existing Building:	1966	Original Building	123,199 square feet
	<hr/>		
	Total		123,199 square feet
Site Size:	16.45 acres		
Program Capacity:	727		
Number of Relocatable Classrooms:	0		

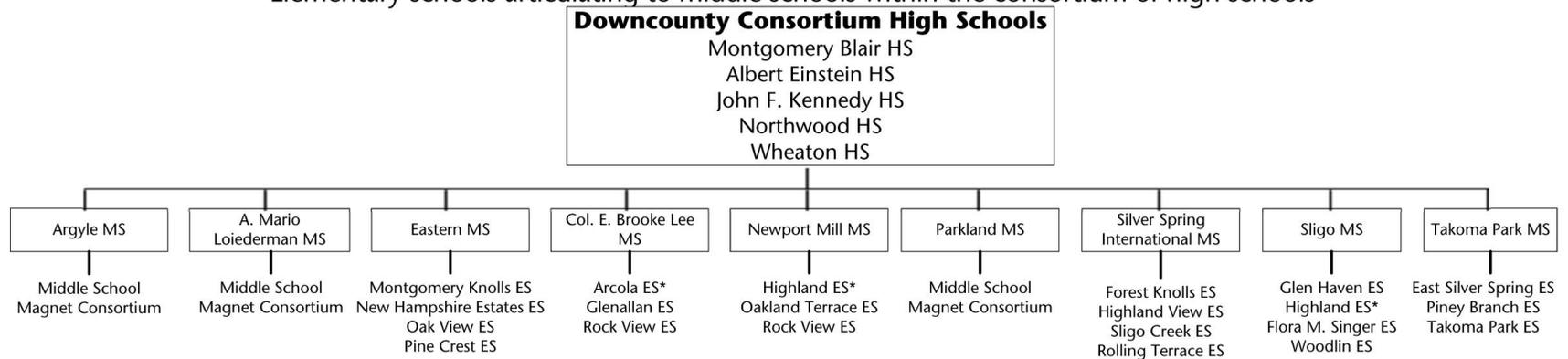
Project Information (continued)

Educational Program Objectives

The purpose of this project is to increase the capacity of the school and address the building systems of Col. E. Brooke Lee Middle School. After review of the current building systems, it was determined that the best option to increase the capacity of the school and update the building systems is to provide a new facility for Col. E. Brooke Lee Middle School. When completed, the project will have an increased capacity of 945 seats, with the core spaces designed for 1,200 students. The site has been master planned to include a future addition to increase the student seats to the core capacity.

Downcounty Consortium Articulation*

Elementary schools articulating to middle schools within the consortium of high schools



*Denotes schools with split articulation, i.e. some students feed into one middle school, while other students feed into another middle school.

**Students living in the following elementary school service area are given the choice of one of the Middle School Magnet Consortium (MSMC): Bel Pre, Brookhaven, Georgian Forest, Harmony Hills, Sargent Shriver, Strathmore, Viers Mill, Weller Road, and Wheaton Woods elementary schools.

Project Information (continued)

Educational Program Objectives

Projected Enrollment and Space Availability

Effects of the Recommended Amended FY 2019–2024 CIP and Non–CIP Actions on Space Available

Schools		Actual 18–19	Projections							
			19–20	20–21	21–22	22–23	23–24	24–25	2028	2033
Montgomery Blair HS	Program Capacity	2912	2912	2912	2912	2912	2912	2912	2912	2912
	Enrollment	3215	3181	3262	3342	3406	3522	3619	3643	3820
	Available Space	(303)	(269)	(350)	(430)	(494)	(610)	(707)	(731)	(908)
	Comments									
Albert Einstein HS	Program Capacity	1629	1629	1629	1629	1629	1629	1629	1629	1629
	Enrollment	1762	1834	1893	1912	1963	2063	2119	2092	2200
	Available Space	(133)	(205)	(264)	(283)	(334)	(434)	(490)	(463)	(571)
	Comments									
John F. Kennedy HS	Program Capacity	1794	1794	1794	1794	2221	2221	2221	2221	2221
	Enrollment	1796	1775	1844	1901	1952	2013	2062	2022	2120
	Available Space	(2)	19	(50)	(107)	269	208	159	199	101
	Comments	Planning for Addition				Addition Complete				
Northwood HS	Program Capacity	1508	1508	1508	1508	1508	1508	1508	1508	1508
	Enrollment	1750	1740	1787	1866	1945	2019	2092	2140	2280
	Available Space	(242)	(232)	(279)	(358)	(437)	(511)	(584)	(632)	(772)
	Comments	Planning for Addition/Facility Upgrade								
Wheaton HS	Program Capacity	2234	2234	2234	2234	2234	2234	2234	2234	2234
	Enrollment	2083	1918	2017	2129	2211	2258	2318	2512	2600
	Available Space	151	316	217	105	23	(24)	(84)	(278)	(366)
	Comments		Site work Complete							
Argyle MS	Program Capacity	897	897	897	897	897	897	897	897	897
	Enrollment	1008	1006	996	1006	999	1025	1054	1083	1130
	Available Space	(111)	(109)	(99)	(109)	(102)	(128)	(157)	(186)	(233)
	Comments									
Eastern MS	Program Capacity	1012	1012	1012	1012	1012	1012	1012	1012	1012
	Enrollment	970	968	936	965	973	967	960	1078	1090
	Available Space	42	44	76	47	39	45	52	(66)	(78)
	Comments									

Project Information (continued)

Educational Program Objectives

Projected Enrollment and Space Availability

Effects of the Recommended Amended FY 2019–2024 CIP and Non-CIP Actions on Space Available

Schools		Actual 18-19	Projections							
			19-20	20-21	21-22	22-23	23-24	24-25	2028	2033
Col. E. Brooke Lee MS	Program Capacity	727	727	727	1000	1000	1000	1000	1000	1000
	Enrollment	760	769	792	825	837	869	885	993	1040
	Available Space	(33)	(42)	(65)	175	163	131	115	7	(40)
	Comments	Planning for Addition/Facility Upgrade			Addition/Facility Upgrade Complete					
A. Mario Loiederman MS	Program Capacity	871	871	978	978	978	978	978	978	978
	Enrollment	986	977	974	980	1007	1039	1071	1100	1160
	Available Space	(115)	(106)	4	(2)	(29)	(61)	(93)	(122)	(182)
	Comments			Performing Arts Project Complete						
Newport Mill MS	Program Capacity	837	837	837	837	837	837	837	837	837
	Enrollment	678	671	673	674	664	658	669	642	650
	Available Space	159	166	164	163	173	179	168	195	168
	Comments									
Parkland MS	Program Capacity	948	948	948	948	1203	1203	1203	1203	1203
	Enrollment	1064	1067	1077	1093	1107	1139	1168	1208	1270
	Available Space	(116)	(119)	(129)	(145)	96	64	35	(5)	(67)
	Comments		Planning for Addition			Addition Complete				
Silver Spring International MS	Program Capacity	1107	1107	1107	1107	1298	1298	1298	1298	1298
	Enrollment	1125	1129	1134	1147	1185	1207	1252	1425	1490
	Available Space	(18)	(22)	(27)	(40)	113	91	46	(127)	(192)
	Comments	Planning for Addition				Addition Complete				
Sligo MS	Program Capacity	920	920	920	920	920	920	920	920	920
	Enrollment	657	729	699	709	801	912	965	913	1000
	Available Space	263	191	221	211	119	8	(45)	7	(80)
	Comments									
Takoma Park MS	Program Capacity	939	939	1238	1306	1306	1306	1306	1306	1306
	Enrollment	1107	1129	1162	1199	1251	1267	1289	1365	1400
	Available Space	(168)	(190)	76	107	55	39	17	(59)	(94)
	Comments			Addition Complete Phase 1	Addition Complete Phase 2					

Project Information (continued)

Educational Program Objectives

The purpose of this project is to replace the existing Col. E. Brooke Lee Middle School and provide program spaces for Grades 6-8 that meet the requirements of the educational specifications. The new building will be built on the south west portion of the site, on the existing play field. The existing Col. E. Brooke Lee Middle School will remain operational during construction of the new facility. The project will provide a cost effective, energy efficient, and safe facility to meet the needs of the school.

The new facility will be in full compliance with the *Americans with Disabilities Act* (ADA) and will provide the required teaching spaces and support spaces for the school programs.

The building design goals include the following:

- Provide spaces that facilitate the educational program of the school
- Provide controllable natural daylight into the new teaching spaces
- Provide the safest environment possible for the students and staff
- Provide clear, easily supervised, circulation paths for intuitive and simple way-finding

The site design goals include the following:

- Improve circulation patterns for automobile and bus traffic
- Allow improved supervision of site access points and play areas
- Separate bus traffic, car traffic, student drop-off, and parking
- Improve safety and functionality of site access points
- Provide good access to fields and play areas from the Physical Education spaces within the building
- Allow for shared use of fields by the community

Project Information (continued)

Teaching Stations and Spaces Provided When Complete

(Number of teaching stations included in capacity is indicated in parentheses)

Classrooms

Standard Classrooms (24)

Science

Science Labs (6)

Prep Rooms 3

Chemical Storage 1

Instructional Support Areas

Large Team Workroom 1

Small Team Workroom 3

Interdisciplinary Textbook Storage 3

Departmental Textbook Storage 3

Foreign Language Textbook Storage 3

Support Staff Office 1

Developmental Reading Office 1

Math Intervention Room 1

ESOL Classrooms

ESOL Classrooms (2)

ESOL Team Room 1

ESOL Storage 1

Special and Alternative Education

Special Education Classrooms (Extensions)(3)

Quiet Room (Extensions) 3

Transition / Conference Room (Extensions) 1

Coordinator's Office (Extensions) 1

Standard Classroom (GT/LD) (1)

Accommodation Room (GT/LD) 1

Special Education Team Room 1

Conference Room 1

Resource Room 1

Speech & Language Support Room 1

Occupational / Physical Therapy 1

Accommodations Room 1

Music Suite

Instrumental Music (1)

General Music Room (1)

General / Choral Storage 1

Music Office 1

Practice Room 1

Project Information (continued)

Visual Arts Suite

Art Room	(1)
Storage Room	1
Kiln Room	1

Multipurpose Technology Laboratory

Multipurpose Technology Laboratory	(1)
Computer Technology Laboratory	1
Preparation Room	1

Multipurpose Laboratory

Multipurpose Laboratory	(1)
Storage	1

Physical Education

Gymnasium	(2)
2 nd Gymnasium	(1)
Fitness / Weight Room	(1)
Auxiliary Gym	(1)
Health Classroom	(1)
Locker, Shower, Toilet, Storage Rooms	2
Gender Neutral Locker Rooms	2
Laundry Rooms	2
Offices	2
Common Planning Area	1
General Storage	2
2 nd Gym Storage	1
Outdoor Storage	1
ICB Storage	1

Computer Support

Office	1
Telecommunications Equipment Closet	1
Telecommunications Closet	5

Instructional Media Center

Main Learning Environment	1
Work and Production Area	1
Storage, Media General	1
Media Specialist Technician Room	1
Multimedia Production Room	1

Student Activities

School Store	1
Student Government Storage Closet	1

Administration

General Office	1
Principal's Office	1
Assistant Principal's Office	2
Assistant School Administrator's Office	1
Administrative Secretary's Office	1
Workroom	1
Storage	1
Conference Room	1
Copier Workroom	1
Student Support Center	1
Financial Secretary's Office	1
Staff Development Office	1
Security Office	1
Test Room	1
Fire Command Center	1

Project Information (continued)

Guidance Suite

Counselor's Office	5
Waiting Room	1
Conference Room	1
Records Room	1
Itinerant Staff Office	1

Health Suite

Waiting Room	1
Treatment / Medication Area	1
Office / Health Assessment Area	1
Health Assessment / Isolation Room	1
Rest Area	2
Toilet Room	2
Storage	1

Staff Facilities

Staff Room	1
Telephone Room	1

Student Dining

Student Dining	1
Stage	1
Storage	1
Chair Storage	1

Kitchen Area

Service Area (4 Lines)	1
Food Preparation	1
Dry Food Storage	1
Refrigerator	1
Freezer	1
Office	1
Locker / Toilet Room	1
Loading Platform	1
Receiving Area	1
Building Services Room	1

Building Services Facilities

Building Services Office	1
Locker / Shower Area	1
Plant Equipment Operator Office	1
Compactor / Trash Room	1
Receiving and Storage Area	1
General Storage Rooms	1
Building Services Outdoor Storage	1

Linkages to Learning Suite

Reception Area	1
Conference Room	1
Storage Closet	1
Mental Health Suite Counselor's Office	1
Therapy Room	1
Case Manager's Office	1
Site Coordinator's Office	1
Staff Toilet	1

Project Information (continued)

Site Design

Col. E. Brooke Lee Middle School is situated on a 16.45-acre property located at 11800 Monticello Avenue, Silver Spring, Maryland, adjacent to Wheaton Regional Park. The site is bounded by the park to the north and west, by residential development to the east, and by a private school to the south. The new school will be in the southwest corner of the site, on an existing play field. Construction of the new school building will be completed while the existing school remains open. A portion of the existing athletic fields will be utilized for contractor lay-down and staging.

All existing and proposed site access occurs from Monticello Avenue. The project will include site upgrades to separate the bus loop from parking and drop-off functions. It will also include an expansion to the existing parking capacity and bus loop capacity. There are significant trees along the west, and north property lines that will be inventoried and preserved to the greatest extent possible.

Project Information (continued)

Building Design

General Description:

The proposed project replaces the existing aging facility with a new state of the art facility. The proposed building is a three-story, steel-framed structure with a combination of brick veneer and architectural metal panels over masonry block exterior walls. Interior walls are masonry block in high traffic areas, and metal stud with gypsum panels that divide classrooms spaces. All aspects of the plan are designed to meet the most current educational specifications, life-safety, health, and fire code requirements as well as compliance with the Americans with Disabilities Act. The building materials are in accordance with the MCPS facility design guidelines and designed with a focus on the sustainability and maintainability of the school.

The building is oriented on the southwest side of the site with the identifiable main entrance of the building facing Monticello Avenue. The administrative suite is located at the front of the building to allow supervision of the main entrance, lobby, bus loops, and student drop-off loop. The main gymnasium and dining spaces are located on the lower level, adjacent to the drop-off areas to facilitate arrival and dismissal cueing. A Linkages to Learning suite is located on the front of the building, adjacent to the Administrative Suite, providing access from the community. The academic areas are organized around a large courtyard space on the second and third floors to maximize natural daylighting into the classrooms and promote an efficient interior circulation system. The sixth-grade classrooms, the Extensions program, and the elective spaces are located on the second floor. The remainder of the classrooms for Grades 7-8 are located on the third-floor level. Stairways are located at each end of the building and a centrally-located stair in the lobby, along with an elevator provide vertical circulation within the building. The core support spaces of the building consist of the multi-purpose room, gymnasium, and media center, which meet the standards of the middle school program and are designed to support community use by grouping the spaces together on the east side of the building with controlled access.

Classroom Technology:

The classrooms will be designed to support interactive educational technology that includes controlled wireless computer access and interactive teaching systems. Individual classrooms are designed to provide a student seating arrangement that can be organized into small groups for project-oriented teaching, or students can face the teacher in a traditional method.

Project Information (continued)

Sustainability

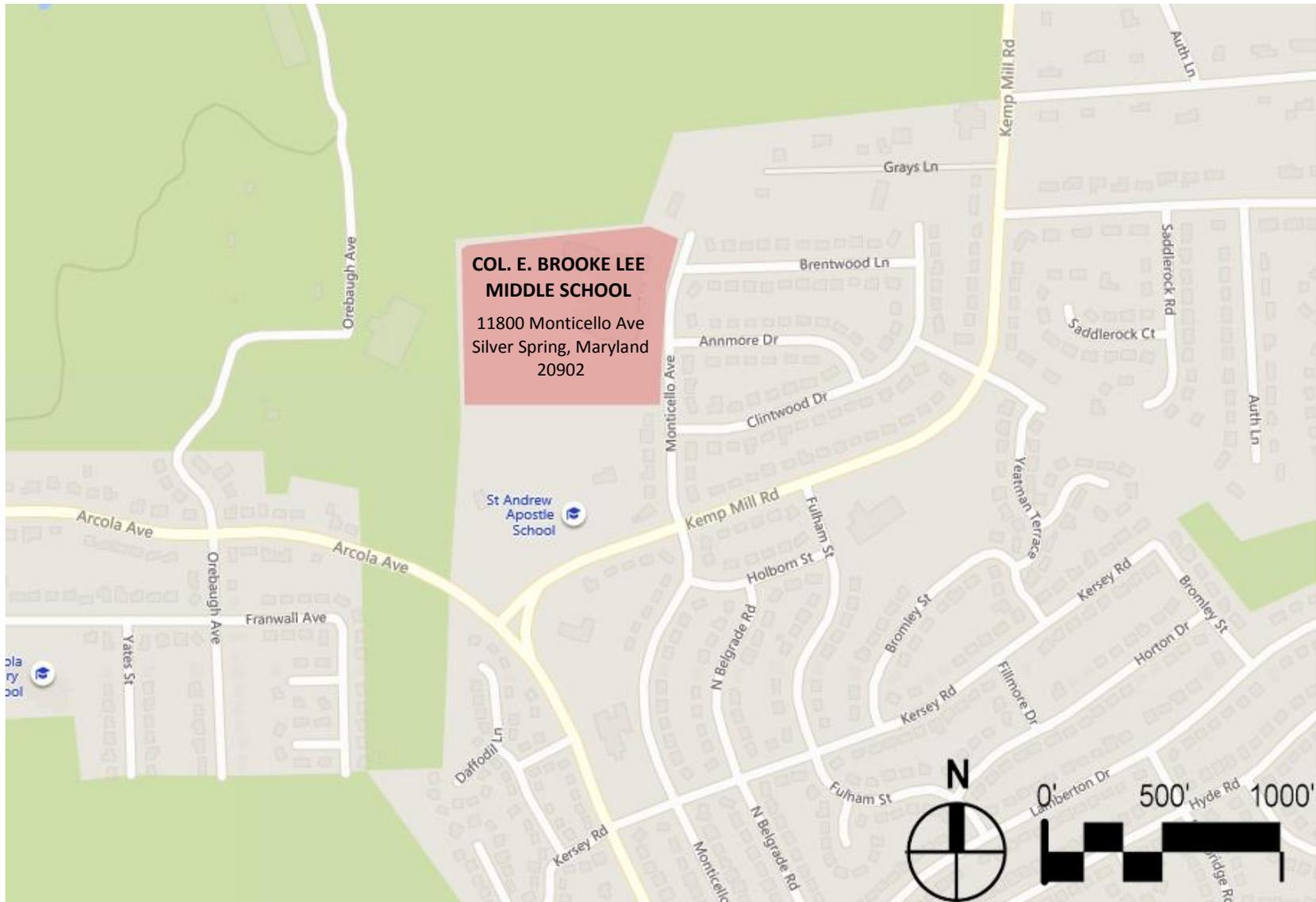
The proposed project will be designed and constructed with an emphasis on the environmental sustainability. The architecture and engineering systems will align with Montgomery County Public Schools facility management sustainability principles to ensure long-term operational effectiveness. Key features related to the sustainability include the following:

- Encouraging alternative transportation to the new facility by providing bike racks.
- Managing stormwater to reduce surface runoff quantity and improve quality.
- Using highly reflective roof surfaces to reduce heat gain in the building.
- Installing water conserving and low-flow plumbing fixtures.
- Optimizing the energy performance of the building by providing a highly energy efficient building envelope, lighting system, and heating, ventilation, and air conditioning systems (HVAC).
- Optimizing equipment selection, installation, and operation of new HVAC equipment through commissioning of the energy systems.
- Adhering to construction indoor air quality management plans and using low emitting building materials to safeguard occupant health.
- Providing a high level of occupant control over individual lighting and thermal comfort to promote an enhanced indoor environment in the new building.
- Using construction materials that are recycled and regionally manufactured.
- Maximizing daylight in classrooms.
- Minimizing background noise level from HVAC systems in classrooms and control reverberation time with sufficient sound absorption materials.

One of the primary design factors required to achieve a sustainable facility is the conservation of energy. The importance and consideration placed on energy conservation will be reflected in the selection of materials, and the mechanical/electrical systems utilized. In addition, a direct digital automatic temperature control system will be provided to monitor and control all new heating, ventilation, and air conditioning equipment from a central building management system. The new building will be designed to meet or exceed 2015 International Energy Conservation Code (IECC), as well as Montgomery County energy conservation codes. The design will incorporate the ANSI/ASHRAE/IES Standard 90.1-2016, *Energy Efficiency Standard for Buildings Except Low-Rise Residential Buildings*.

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Vicinity Map



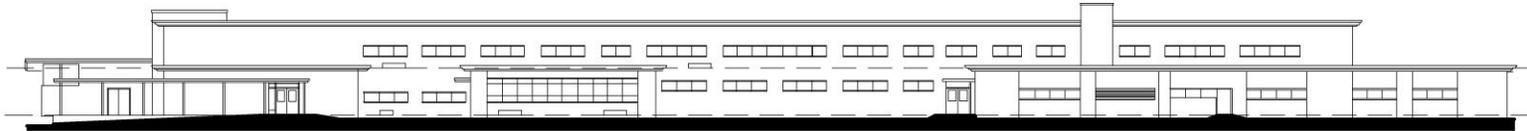
Existing Site Plan



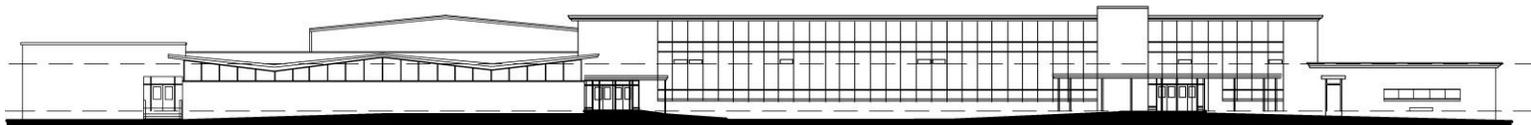
Proposed Site Plan



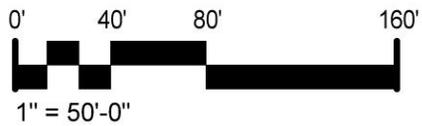
Existing Elevations



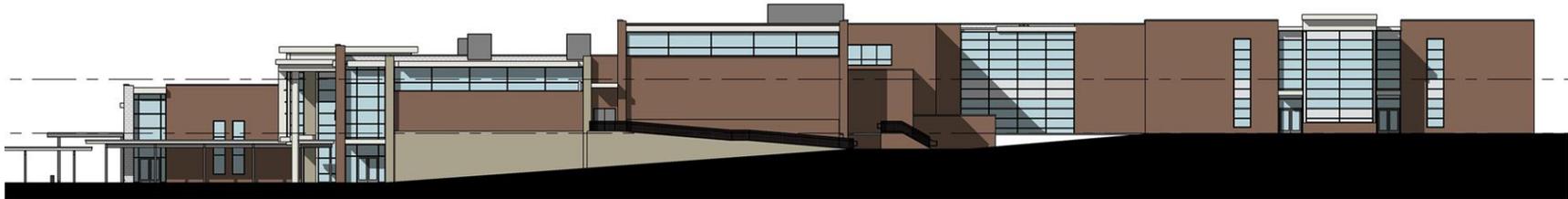
NORTH ELEVATION



EAST ELEVATION



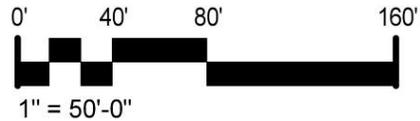
Proposed Elevations



NORTH ELEVATION



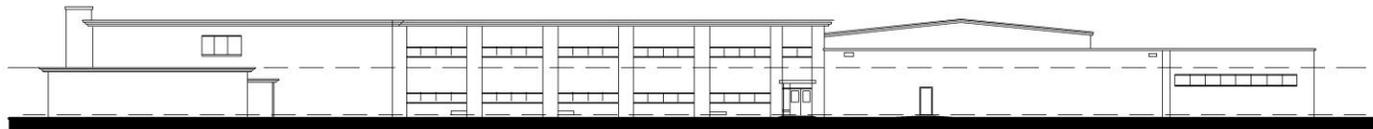
EAST ELEVATION



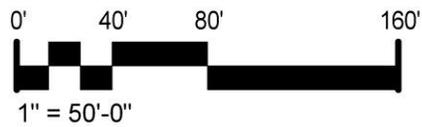
Existing Elevations



SOUTH ELEVATION



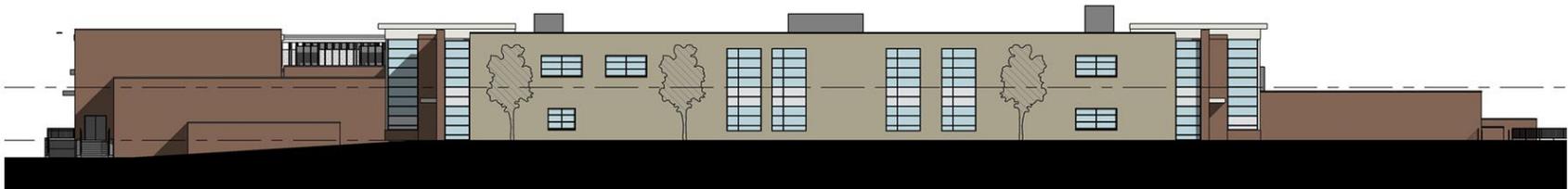
WEST ELEVATION



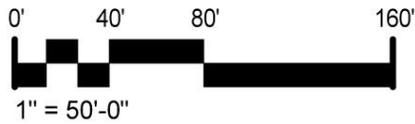
Proposed Elevations



SOUTH ELEVATION



WEST ELEVATION



Proposed Rendering



Project Team, Schedule, and Estimated Construction Costs

Design Team Members

Architect:	Moseley Architects
Civil/Structural Engineer:	Adtek Engineers, Inc.
Mechanical/Electrical/Plumbing Engineer:	Moseley Architects

Project Schedule

Preliminary Plans Presentation:	March 2019
Construction Documents Completed:	December 2019
Award Construction Contract:	April 2020
New Building Completed:	June 2022
Existing Building Demolition and Site Completed:	June 2023

Estimated Construction Costs

Existing Building to Remain:	0 square feet
Renovated Area:	0 square feet
New Construction – Middle School:	163,920 square feet
New Construction – Linkages to Learning Suite	1,452 square feet

165,372 square feet

Construction Cost Estimate for Building and Site (Middle School only):	\$52,193,000
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