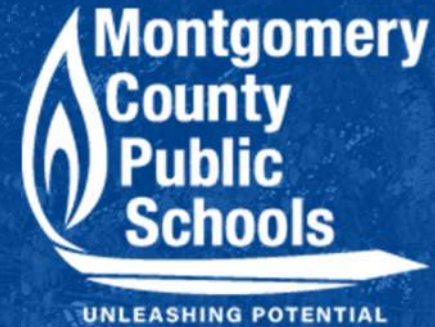
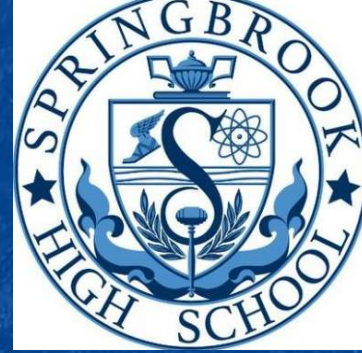


Springbrook High School Wellness Center Feasibility Study

Community Meeting #3
October 9, 2025



architecture
incorporated



The background of the slide is a photograph of Springbrook High School, overlaid with a semi-transparent blue filter. The school building is a long, multi-story structure with a series of windows and arched entrances. In the foreground, there is a grassy area with several trees, some of which are bare and others with leaves. A stone sign in the lower right corner of the image reads "SPRINGBROOK HIGH SCHOOL".

Agenda

1. Introductions
2. Feasibility Study Process
3. School-Based Wellness Center
4. Existing Conditions
5. Staff and Community Feedback
6. Design Approach
7. Q&A

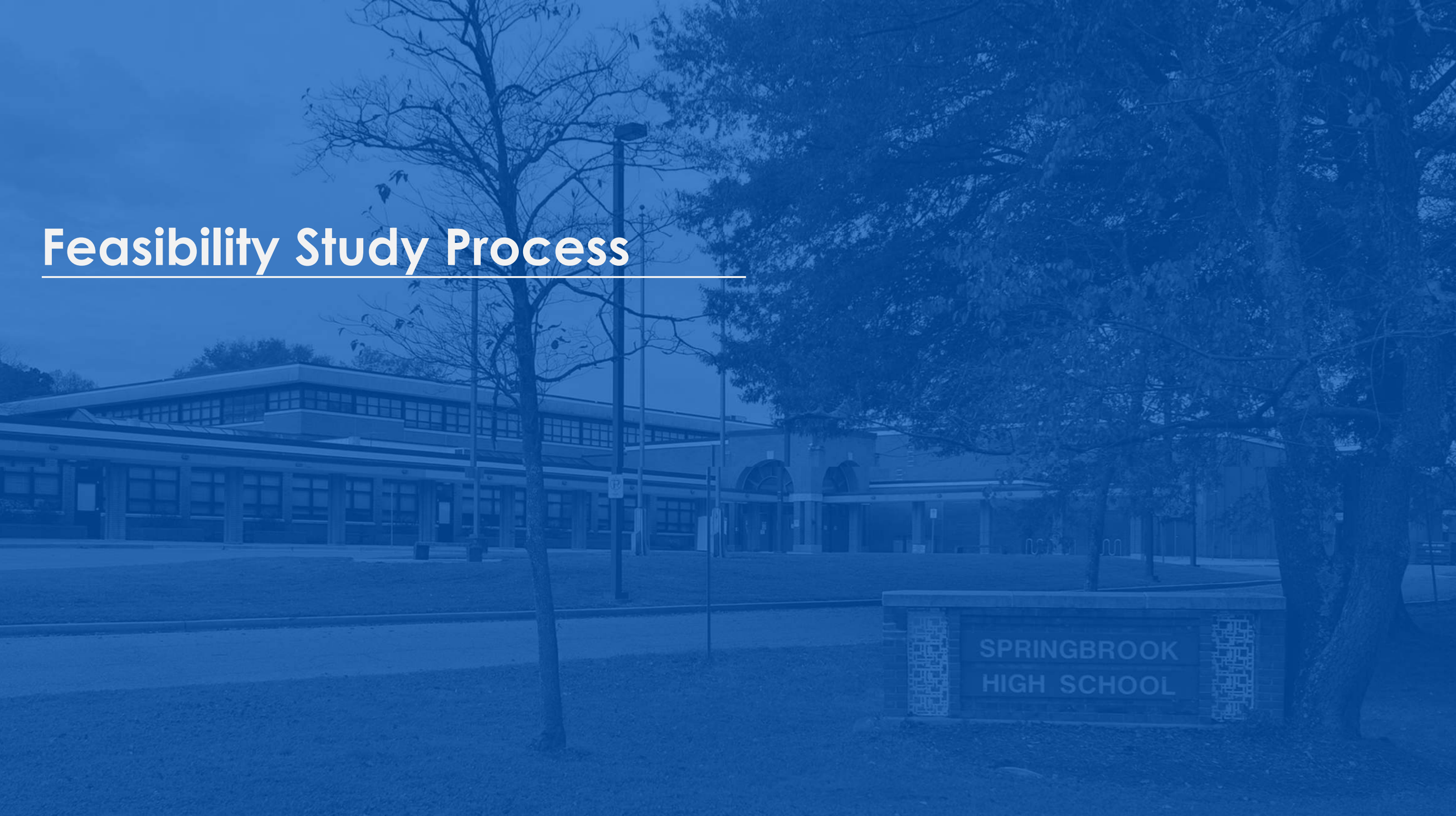
Introductions



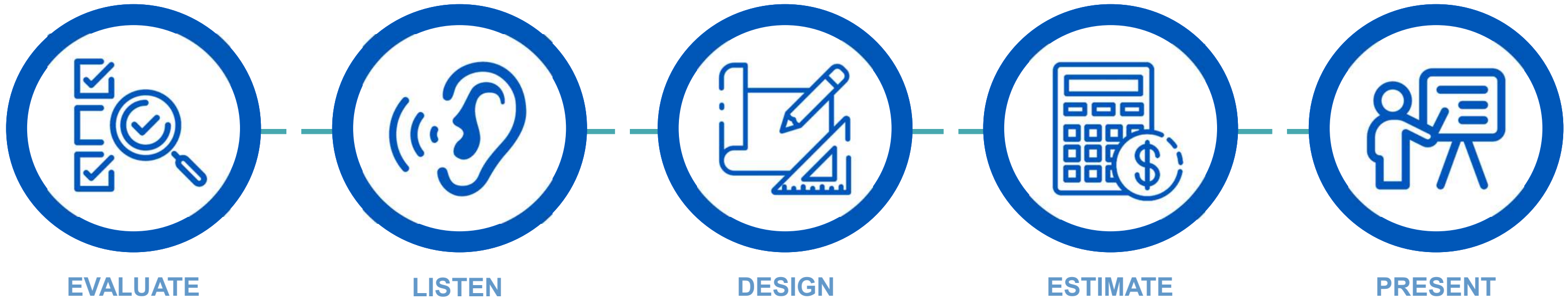
Springbrook High School School-Based Wellness Center A/E Team



Feasibility Study Process



What Does the A/E Team Do?

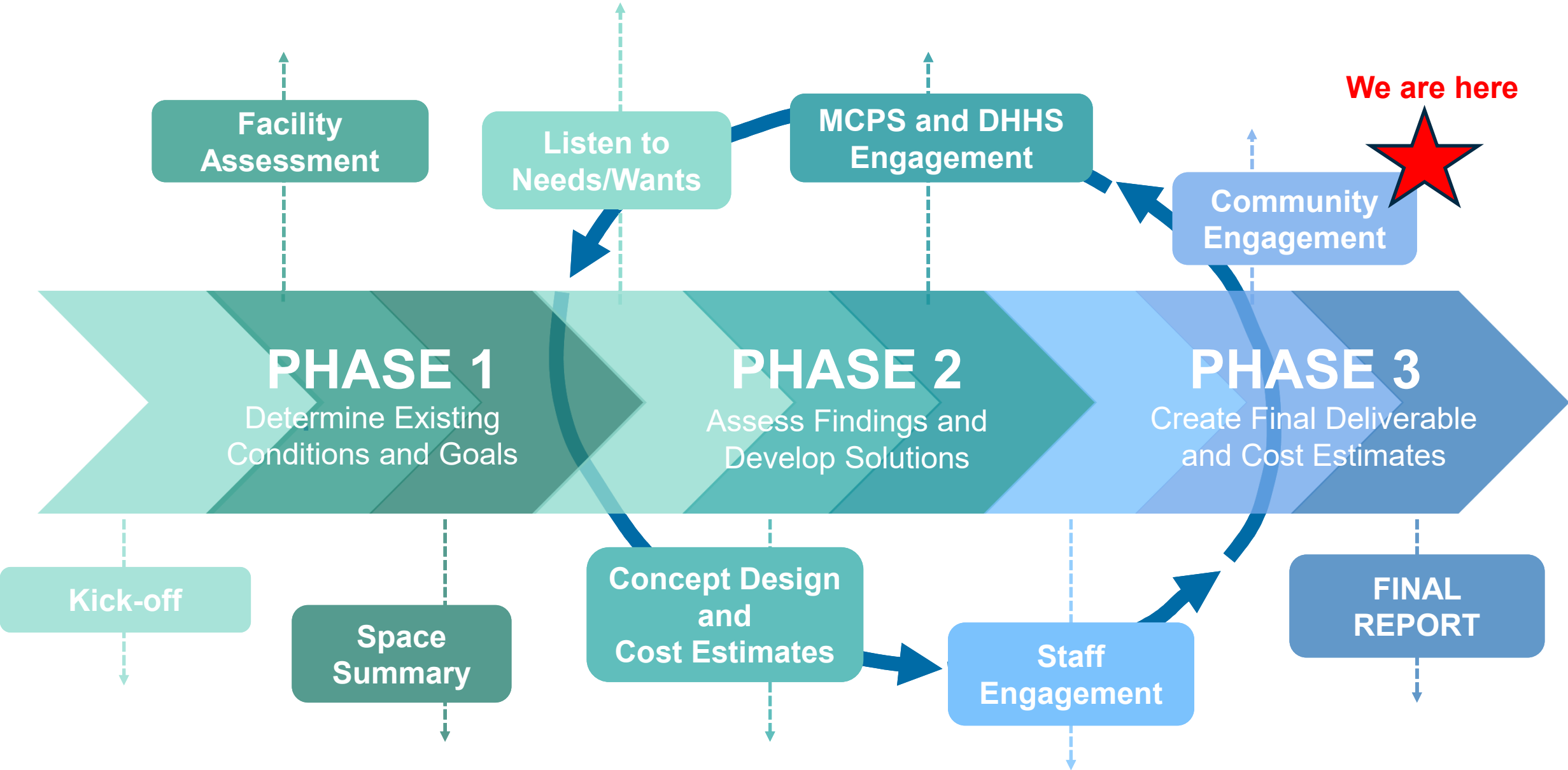


A feasibility study is a comprehensive analysis to assess the practicality and viability of a proposed project to determine which approach is most appropriate and cost effective.



NO CONSTRUCTION
during this study

Timeline



Feasibility Study Schedule

	Jan	Feb	Mar	Apr	May	June		July	Aug	Sept	Oct	Nov	Dec
2025								Project Kick-Off		Staff Meeting Community Meeting #1	We are here Community Meeting #2 Community Meeting #3 Community Meeting #4		Final Report

Final Report Example

MARYVALE ELEMENTARY SCHOOL/ CARL SANDBURG LEARNING CENTER

COLLOCATION F

PREPARED FOR
MONTGOMERY C



1902 Campus Commons Drive, Suite

I. INTRODUCTION

Feasibility Study Participants:

Ms. Karen Gregory
Ms. Marlene Kenny
Mr. Brent Mascott
Mr. Seth Adams
Mr. Rakesh Bagai
Ms. Toni Baron
Ms. Sharona Clinthum
Ms. Susan Dowling
Ms. Becky Hubbard
Ms. Erin Kemp
Mr. Zachary Lamard
Ms. Caryn Nagler
Ms. Imani Pearson
Mr. Vaughn Proffton
Ms. Carol Scott
Mr. Michael Shpur
Ms. Pat Talbert Smith
Mr. John Stanton
Ms. Sarah Starr
Ms. Jillian Storms
Ms. Deborah Szyfer

Principal
Principal

Maryvale Elementary School
Carl Sandburg Learning Center

The purpose of the feasibility study is to determine if the proposed Sandburg Learning Center program is feasible in Montgomery County, Maryland. The programmatic goal is to provide for 748, and a core capacity of 740 students.

Architecture, Inc. would like to thank the community at large for their enthusiastic attitude, creative ideas, and support.

MARYVALE ELEMENTARY SCHOOL /
ARCHITECTURE, INCORPORATED

V. EXISTING CONDITIONS, Continued

DESCRIPTION OF EXISTING FACILITIES

The existing Maryvale Elementary School facility was originally constructed in 1969 as the Southlawn Middle School and consists of a sprawling single-story building. The existing circulation route around the media center local multipurpose room to the north, and leads to the core, connected via corridor to the north of the

The existing single-story structure has received 1985 – Handicapped accessibility upgrades
1993 – Reroofing
2001 – Teacher's lounge renovation
2003 – Life safety improvements
2005 – HVAC Renovations

SITE ASSESSMENT

1. Size of Site:

The current school site is located at 1000 set back is typically 25', the rear yard set back is 100'. The school is located on Parcel 559 is part of the site also (which resembles a 1100' by 700' rectangle with the footprint occupies approximately 92,050 square feet). The play areas occupy an additional 19,100 square feet.

2. Site Features

The school property is bordered by single street to the north, and 1st Street to the east. The school is located about 422.1 feet and the school building across the site. 1st Street generally is about 432 feet. The rear of the site is occupied by asphalt play areas are located around

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ARCHITECTURE, INCORPORATED

VI. DESCRIPTION OF OPTIONS, Continued

OPTION 2

ADVANTAGES

DISADVANTAGES

BUILDING & SITE

- Most efficient floor plan. Has s than Options 1 or 3.
- Main entrances for each school to 1st Street.
- Efficient student circulation rout program and between programs.
- Administration areas have good parent drop-off areas and parking
- Multipurpose rooms & gymnas programs conveniently located 1 areas/ball fields.
- Numerous courtyards provide da classrooms and corridors.
- Daylight to multipurpose rooms ac
- Separate bus loops for each pro
- Extensive bus queuing for each p

REPORT FOR REVIEW & COMMENT

Report: Progress Cost Report
Project: Maryvale ES & Carl Sandburg Learning Center
Location: Rockville, MD
Documents Dated May 12, 2017

Prepared by: Downey & Scott, LLC
1770 Knapwood Road, Suite 100
Manassas, Virginia 20107
Ph: 540.347.3031 Fax: 540.347.3031
www.downey-scott.com

Status: Client: Architectural Inc.
Submission: May 26, 2017
Run Date: See folder
Reviewed:

PI: delapalme
Checked by: Noted
Job no: 17068

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	UOM	UNIT COST	EXTENSION
New Building	00.00		BUILDING				
New Building			Section not used - new construction				0.00
New Building	00.50	SELECT BLDG. DESIG					
New Building	01.00	FOUNDATIONS	Elevator pit, sgt, incl w.p. & drains	65.00 SF	135.00		8,775.00
New Building			Foundations	125,399.00 SF	6.27		786,251.73
New Building	02.00	SUBSTRUCTURE	SOG	125,399.00 SF	8.30		1,040,811.70
New Building			Exterior stoops & slabs	4,132.00 SF	8.00		33,056.00
New Building	03.00	SUPERSTRUCTURE	Floor framing & deck	48,651.00 SF	18.50		900,043.50
New Building			SOMD	48,651.00 SF	5.25		255,417.75
New Building			Roof framing & deck	125,399.00 SF	13.25		1,661,536.75
New Building			Stairways - 2 story	4.00 EA	52,000.00		208,000.00
New Building			Stairways - 2 story Monumental	0.00 EA	65,000.00		0.00
New Building			Misc metals	174,050.00 GSF	1.55		269,777.50
New Building			Misc Wood Block	174,050.00 GSF	0.35		60,917.50
New Building	04.00	EXTERIOR CLOSURE	Perimeter Wall - CMU/Metal Panel	6,703.00 SF	51.00		341,853.00
New Building			Perimeter Wall - CMU/Brick	71,668.00 SF	48.00		3,440,064.00
New Building			Curtain wall	822.00 SF	90.00		73,980.00
New Building			Storefront Windows - allowance	9,404.52 SF	62.00		583,080.24
New Building			Storefront entrances	174,050.00 GSF	0.85		147,942.50
New Building			Doors, frames, hardware, sills/leaves	174,050.00 GSF	0.45		78,322.50
New Building			Canopies	3,490.00 SF	60.50		211,319.50
New Building			Misc w.p./cadd/fire/seismic/etc. Div 7	174,050.00 GSF	0.73		128,186.25
New Building	05.00	ROOFING	Low slope membrane w/ flashing & copings	125,399.00 SF	11.35		1,423,278.65
New Building	06.00	INTERIOR CONST	Masonry masonry walls	1,056.00 SF	22.50		23,760.00
New Building			Masonry partitions	174,050.00 GSF	5.22		907,675.75
New Building			Elev Cab fresh allowance	1.00 EA	8,500.00		8,500.00
New Building			GWB ceilings/door/heads	174,050.00 GSF	0.15		26,107.50
New Building			Misc bath insulation	174,050.00 GSF	0.45		78,322.50
New Building			Sound transmission control insulation	174,050.00 GSF	0.19		33,069.50
New Building			Interior glass at interior partition allowance	174,050.00 GSF	1.13		191,455.00
New Building			Interior doors, single, and jamba, trim & hardware	174,050.00 GSF	4.25		739,712.50
New Building			Acoustic ceiling, avg	174,050.00 GSF	2.25		391,612.50
New Building			Plenum ceilings: main corridors / rmg rms, plenum add	34,818.00 SF	1.50		52,218.00
New Building			Premium wall finish: main corridors & conf rms	174,050.00 GSF	0.36		62,658.00
New Building			Plenum add for restroom/kitchen finishes	1,595.00 SF	12.40		19,778.00
New Building			Raised Stage	885.00 SF	27.25		24,116.25
New Building			Resilient flooring/vinyl base	142,230.00 SF	3.35		476,180.50
New Building			Carpet	1,293.33 SF	43.20		55,872.00
New Building			Gym flooring	5,681.00 SF	15.20		86,351.20
New Building			Painting	174,050.00 GSF	1.80		313,290.00
New Building			Moisture mitigation	174,050.00 GSF	0.85		147,942.50
New Building			Misc cut and patching	174,050.00 GSF	0.30		52,215.00

MARYVALE ELEMENTARY SCHOOL / CARL SAN
ARCHITECTURE, INCORPORATED

MARYVALE ELEMENTARY SCHOOL / CARL SANDBURG LEARNING CENTER
ARCHITECTURE, INCORPORATED

- List of Stakeholders
- Description of Existing Facilities
- Program of Requirements
- Design Approach Graphics & Narrative
- Cost Estimate
- Recommendation

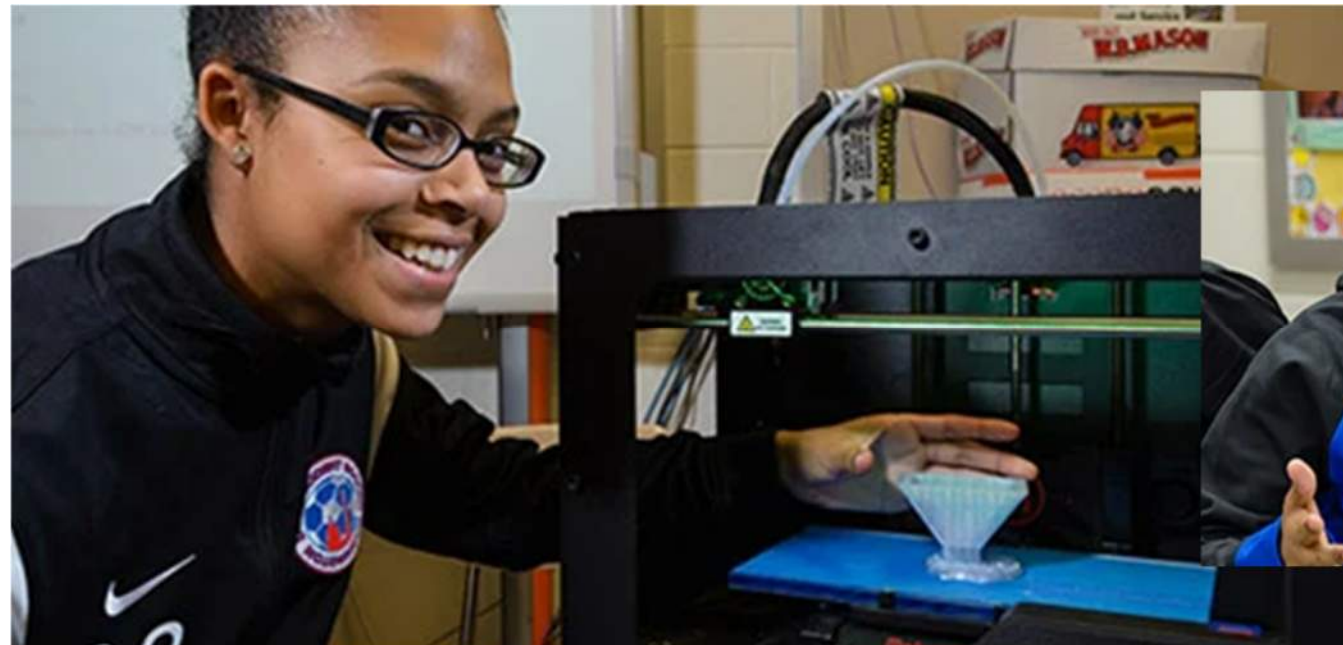
School-Based Wellness Center



What is a School-Based Wellness Center?

- Provides the following **services**:
 - Somatic
 - Mental health
 - Case management
 - Youth development programs
 - Activities for community's students and families
- Hours of operation based on **needs of the community**
 - Before / after school
 - Evenings
 - Weekends
- During **school year** and **summer**

Springbrook High School



Program of Requirements (POR) – School-Based Wellness Center

Springbrook High School



Description	# of spaces	Net SQ. FT Each	Total Net SQ.FT.
A. Administrative Area			
1. General Conference/Reception Area	1	250	250
2. Conference Room	1	300	300
3. Storage Closets	2	10	20
4. Large Storage Closet	1	20	20
B. Health Clinic			
1. Exam Room #1	1	100	100
2. Exam Room #2	1	100	100
3. Exam Room #3- Nurse Practitioner/Physician Office	1	150	150
4. Laboratory	1	100	100
5. Medical Supplies Storage Area	1	50	50
6. Data Entry and Records Room	1	100	100
7. Toilet Room	1	50	50
C. Mental Health/Social Services/Youth Development Suite			
1. Recreation/Welcome Area	1	250	250
2. Youth Development Conference	1	250	250
3. Mental Health & Wellness Activities Group Room	1	250	250
4. Program Manager Office	1	150	150
5. Case Manager Office	1	150	150
6. Youth Development Office	1	150	150
7. Mental Health//Therapy Room	1	150	150
8. Mental Health Office	1	150	150
9. Youth Development Office	1	150	150
10. Large Storage Closet	1	20	20

D. School Health Room			
Waiting Area	1	150	150
Treatment/Medication Area	1	140	140
Rest Areas	2	100	200
School Nurse Office	1	150	150
Isolation Room	1	100	100
Storage	1	50	50
Toilet Room	2	60	120

3,820
NSF

x1.34 GF =

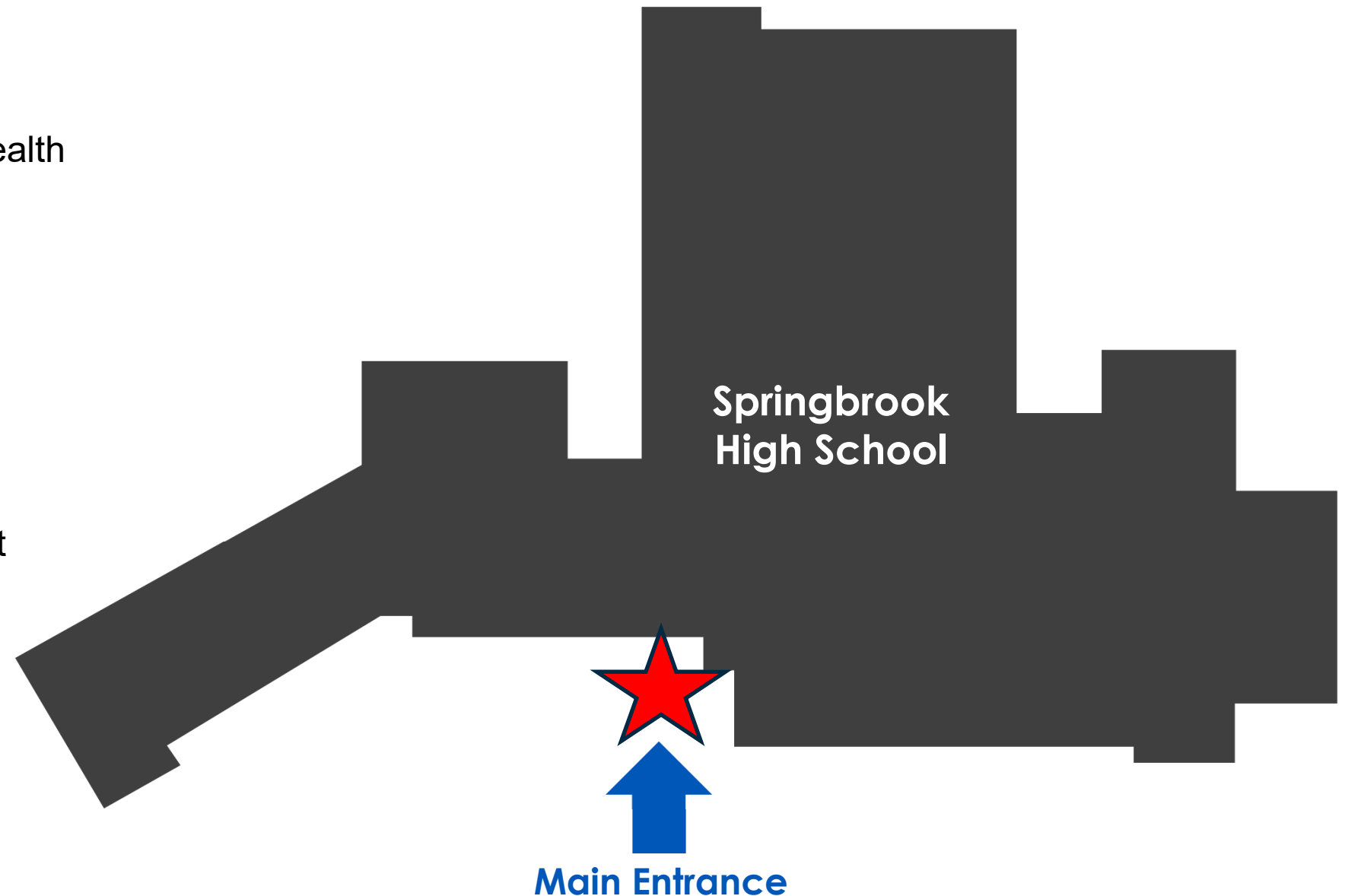
5,119
GSF

School-Based Wellness Center – Spatial Needs

Springbrook High School

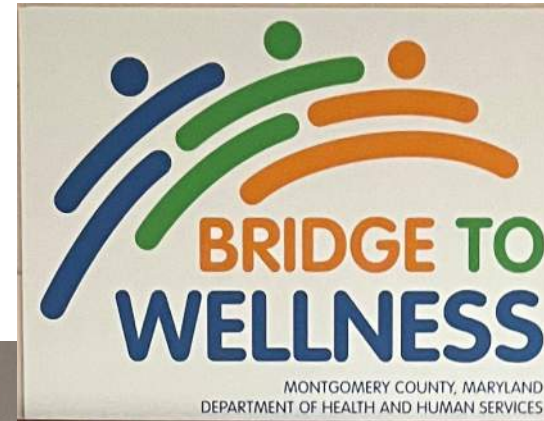


- Locate SBWC at the school
- Locate SBWC near the main entrance of the school
- Locate SBWC directly adjacent to the school health room suite which may require relocation of the school's health suite
- Open school's health room suite door into the SBWC
- Enter the SBWC from school for students
 - One directly to health clinic area
 - One to mental health case management area
- Enter the SBWC from exterior for community particularly after hours
- Clearly identify the SBWC



Bridge to Wellness

Springbrook High School



Activities Room



Office



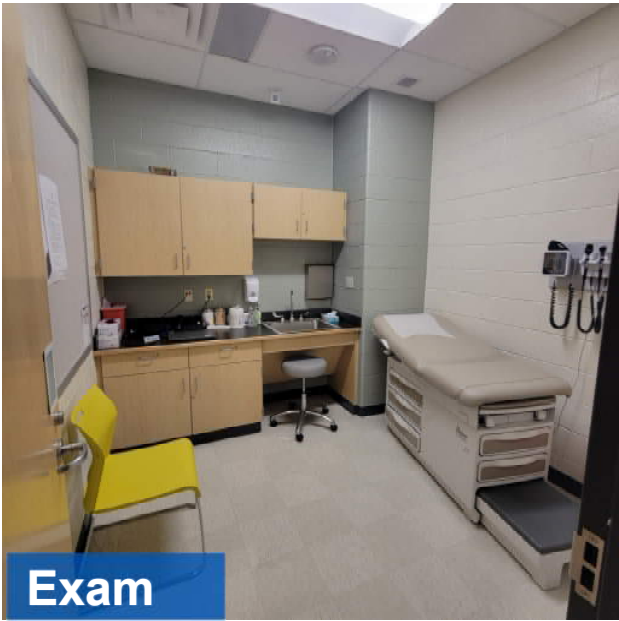
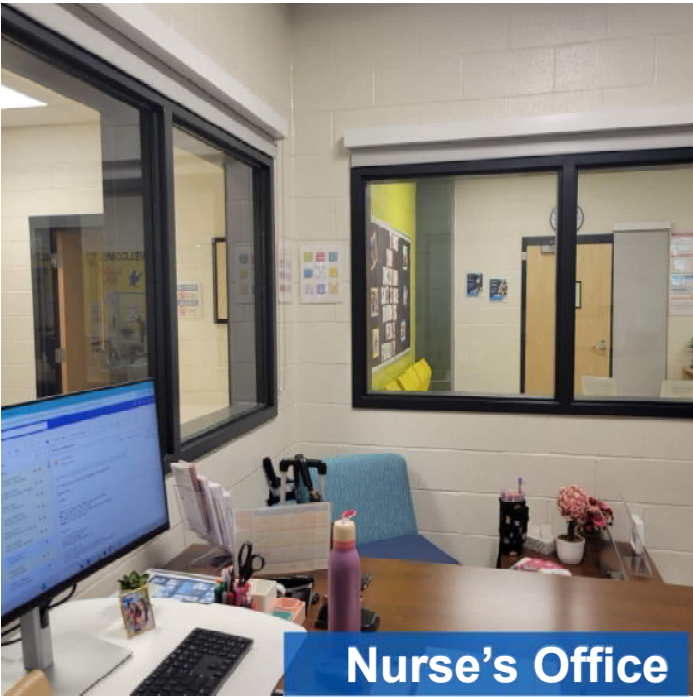
Conference Room

School-Based Wellness Center - Example

Springbrook High School



Seneca Valley High School

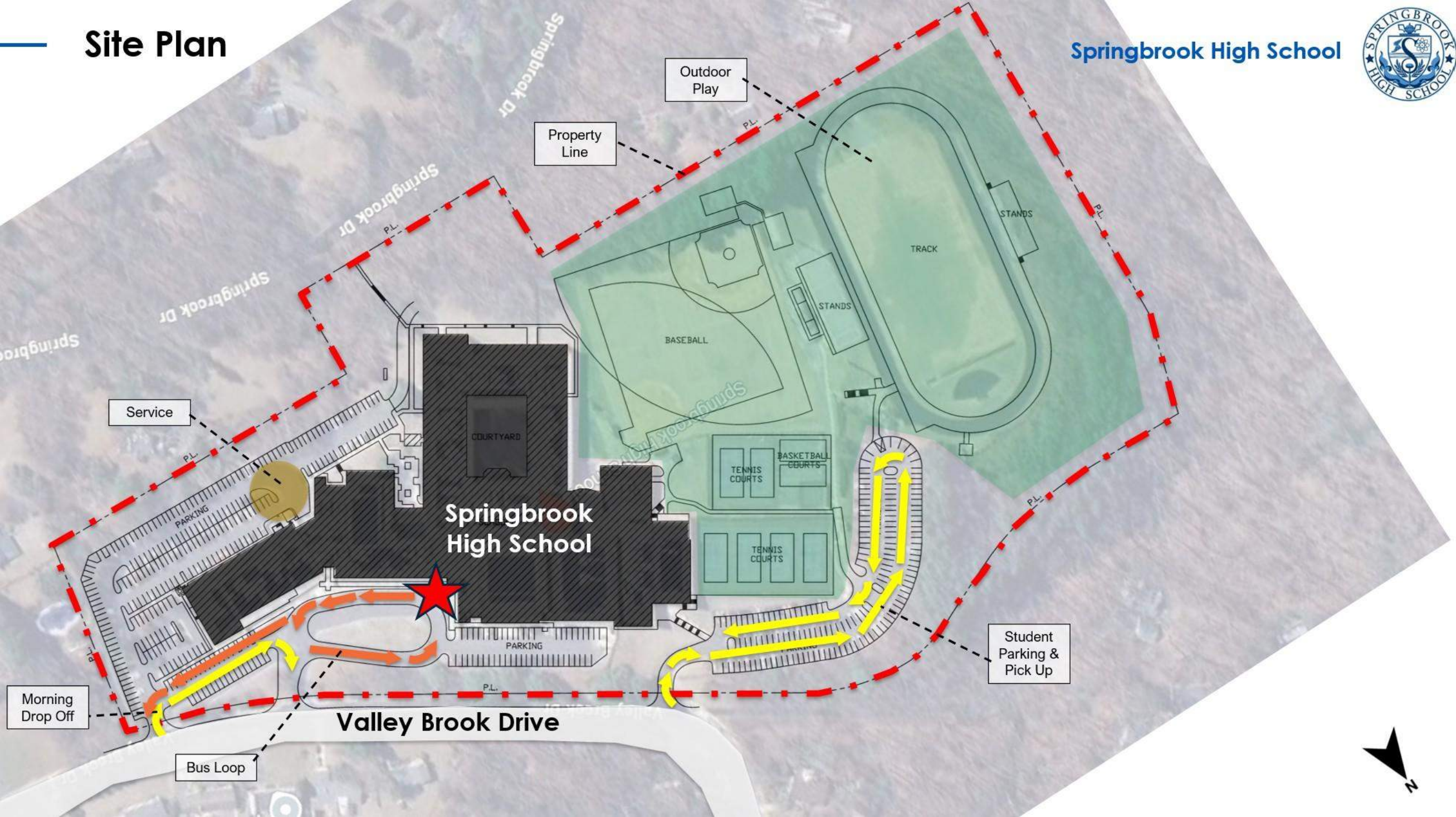


Existing Conditions



Site Plan

Springbrook High School



Existing Floor Plans

Springbrook High School



REDACTED

10

Gym Entrance & Generator



A photograph showing the exterior of a brick building, likely a school or community center. The building features a prominent covered entrance area on the left. Several cars are parked in the asphalt lot in front of the building. In the background, there is a fenced area with a yellow generator unit and some construction equipment. The sky is overcast with grey clouds.

Bus Loop



Staff and Community Feedback

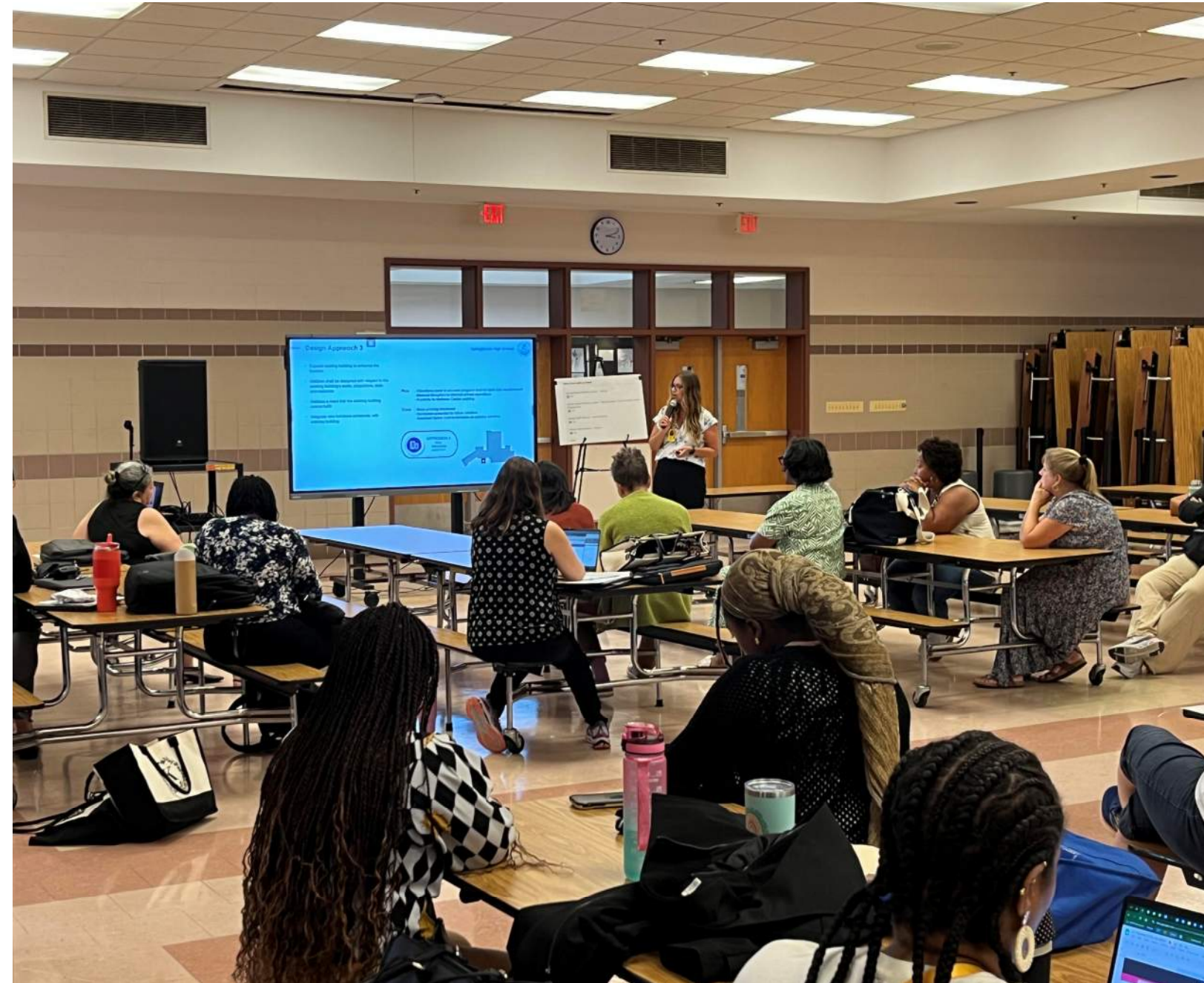


Staff Meeting on 9/15/2025

Springbrook High School



- Concern with process – existing Bridge to Wellness will be incorporated within the new SBWC, the existing programs will not be lost
- Concern with a new project affecting the existing infrastructure (HVAC, electricity)
- Existing infrastructure improvements would be under separate funding.
- Funding for the SBWC does not impact potential funding for school related improvements.
- Would like to be engaged in the process – ability to review and provide comments on the three approaches
- Whatever approach is chosen, the students will not exit the school building to access the SBWC.



Community Meeting #1 on 9/18/2025

Springbrook High School



- Interest in the types of programs and what the spaces in an existing SBWC look like
- Interest in who the SBWC serves – students and their siblings
- Interest expressed in the schedule of construction of the SBWC

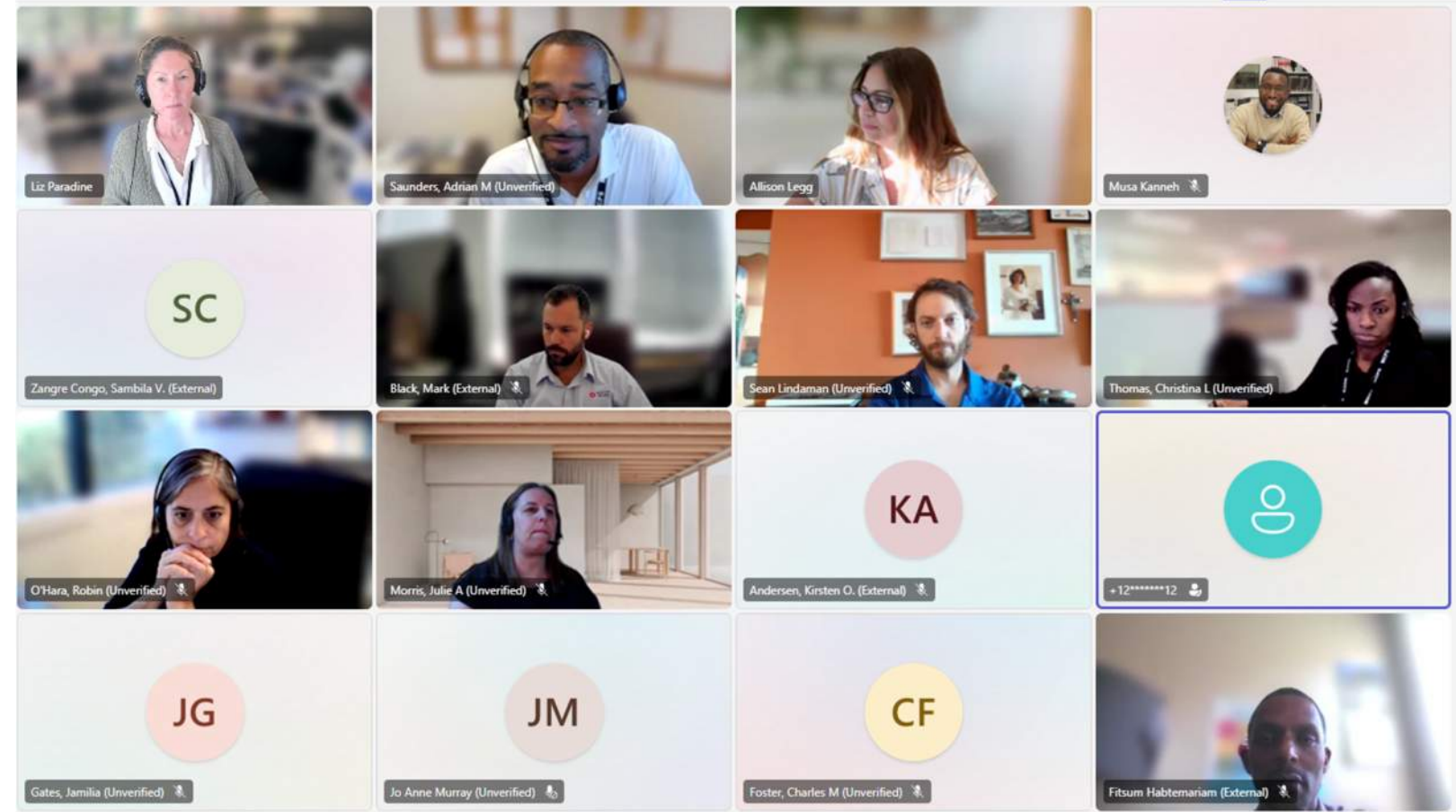


Community Meeting #2 on 10/1/2025

Springbrook High School



- Excitement about the project and appreciated the opportunity to be a part of the planning.
- Someone asked how an Ambulance and first responders currently access the school health room and how they would access the new SBWC in each proposed approach.
- A parent asked about the design and construction schedule and if each approach would take the same amount of time.
- An Art teacher asked about how the displaced spaces in Approach 1, specifically the Art classes, would be affected.
- A parent asked about staffing for the SBWC.
- Principal Valentine emphasized that the school needs all of its current parking spaces, any spaces displaced should be returned to the school elsewhere on the site.

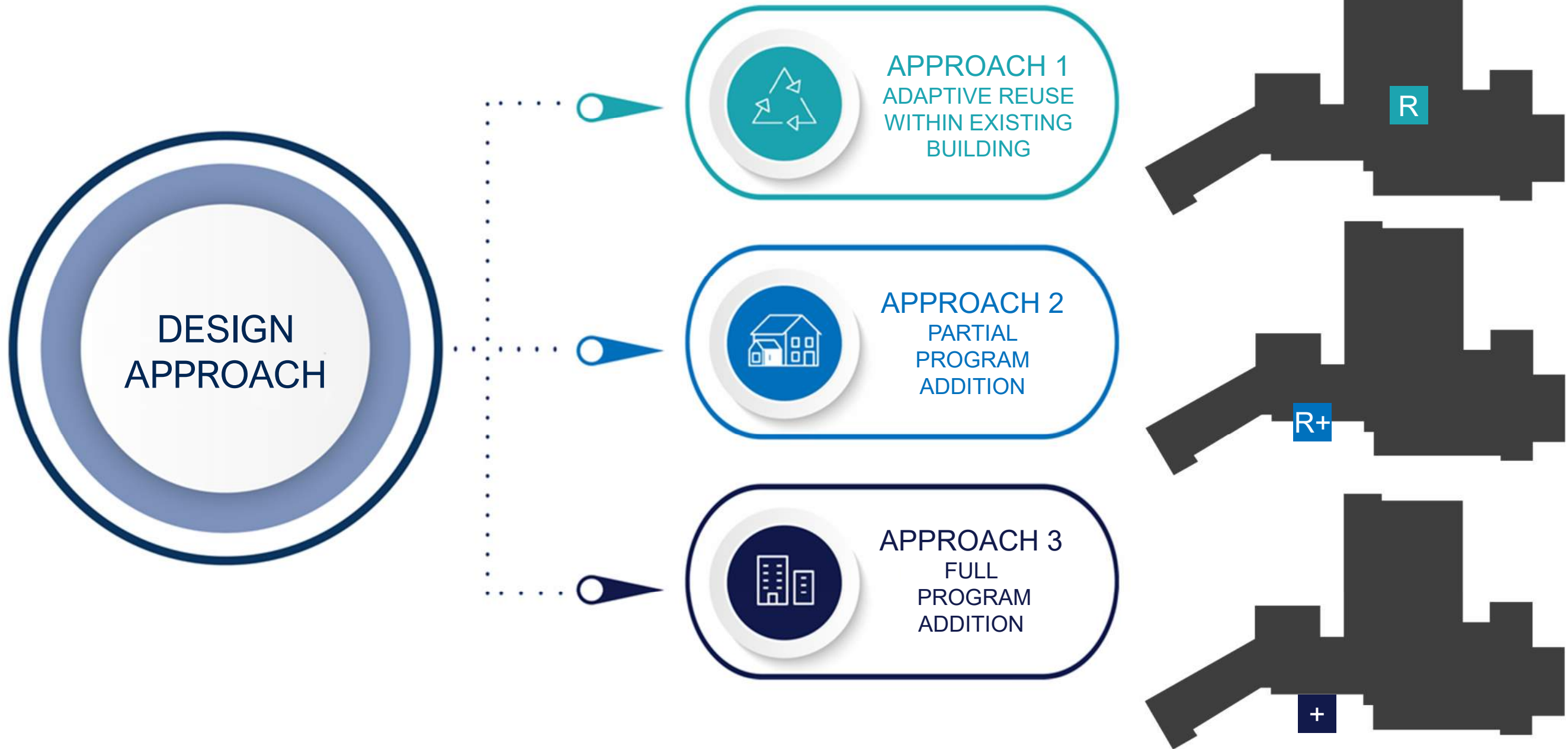


Design Approach



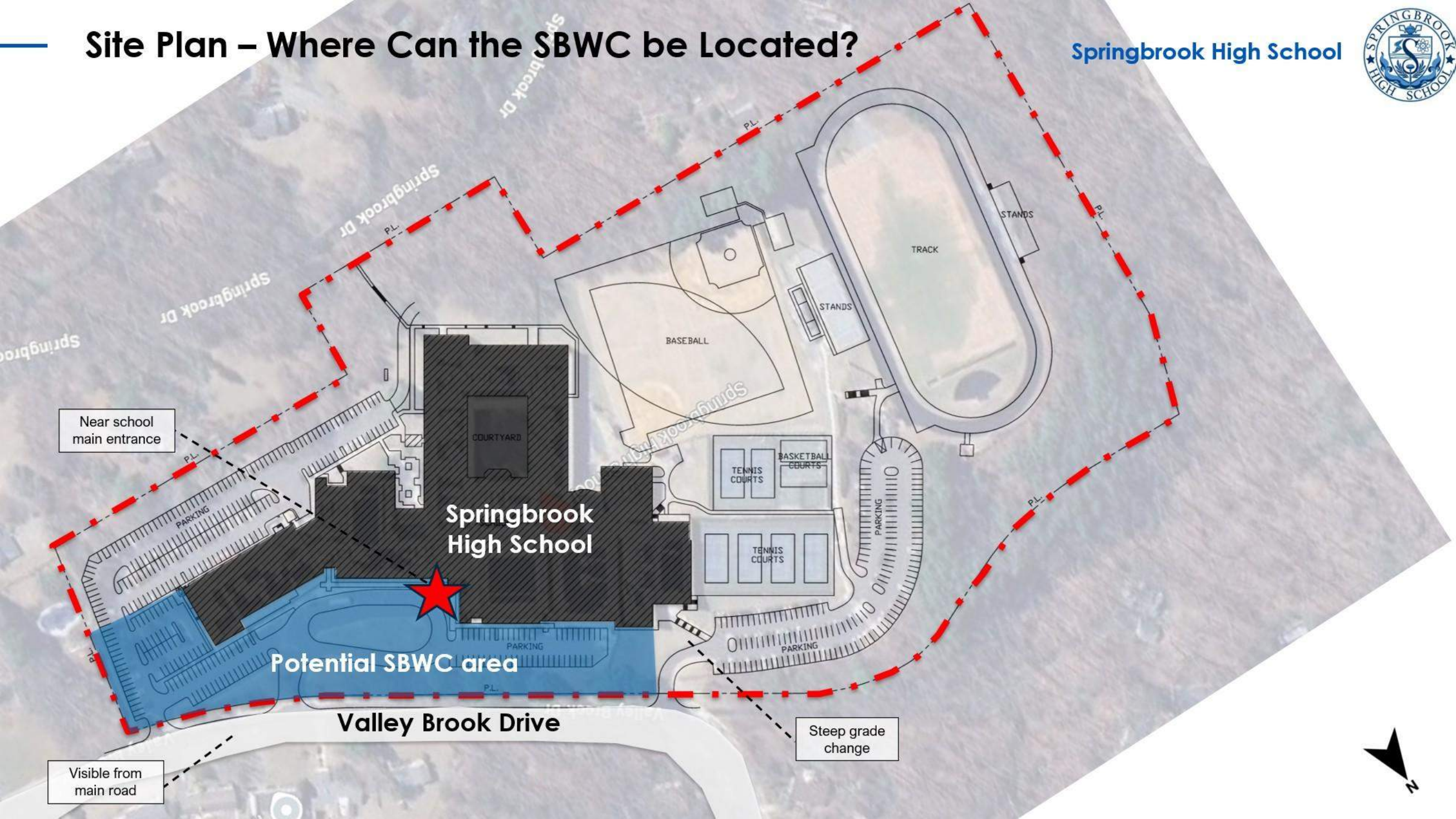
Design Approaches

Springbrook High School



Site Plan – Where Can the SBWC be Located?

Springbrook High School



Design Approach 1

Springbrook High School



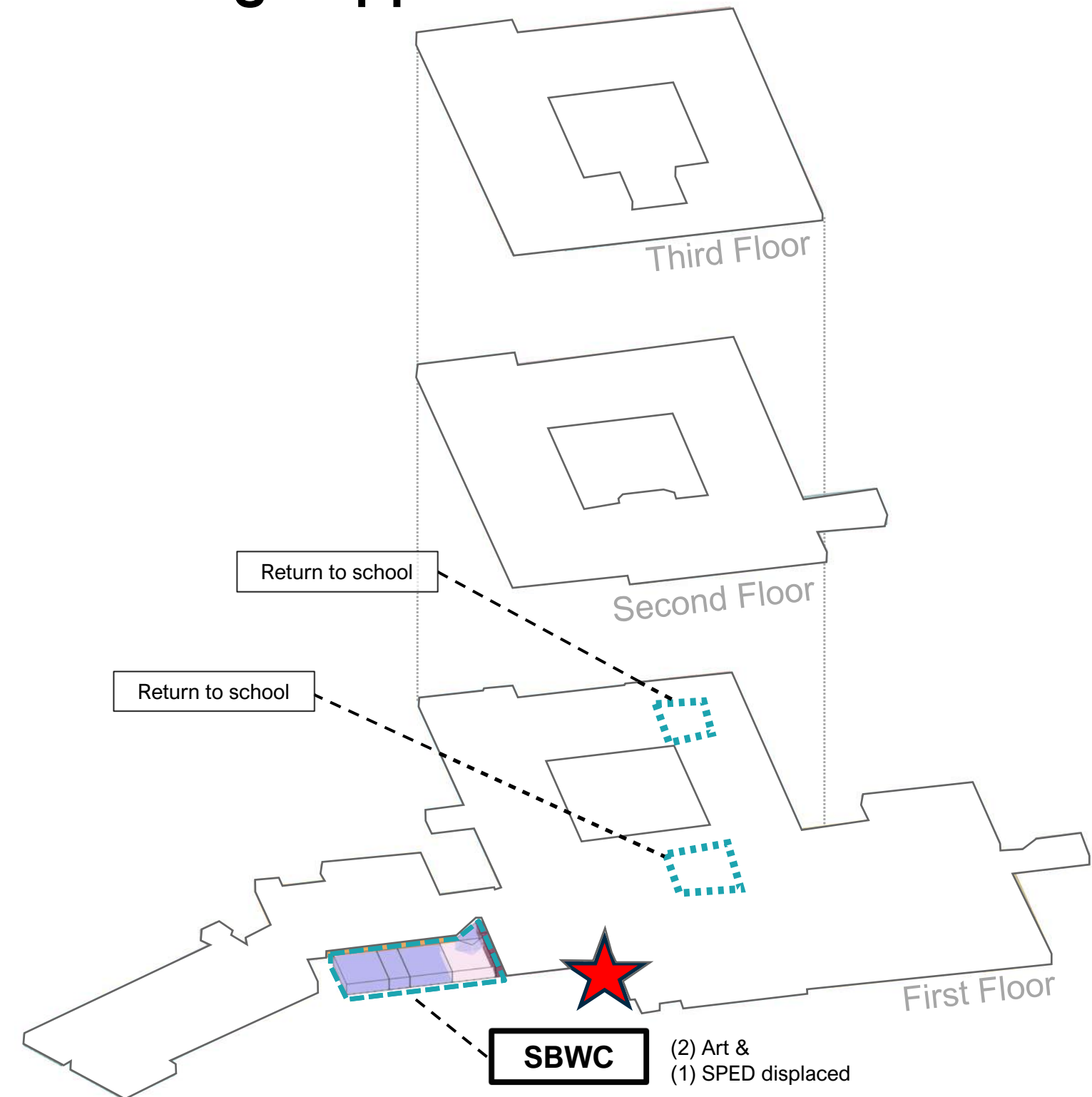
- Creatively repurposes existing spaces for new uses
- Retains significant existing architectural elements
- Adapts existing spaces to meet new functional requirements
- Reuses structure to reduce waste and environmental impact
- Makes only as many changes as necessary to serve the new function

Pros

- Contained within existing footprint
- No impact to site
- Lower cost as is only an interior renovation

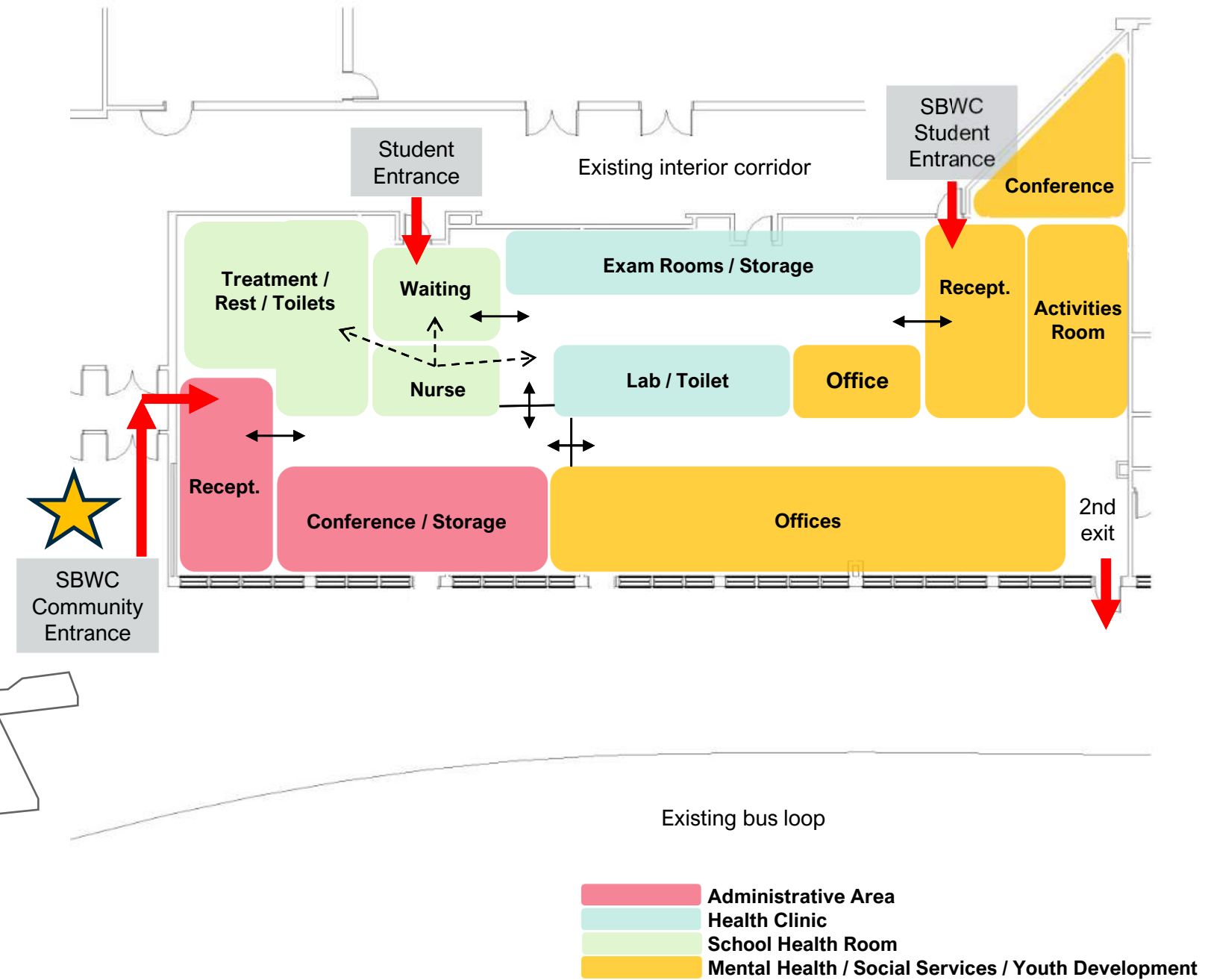
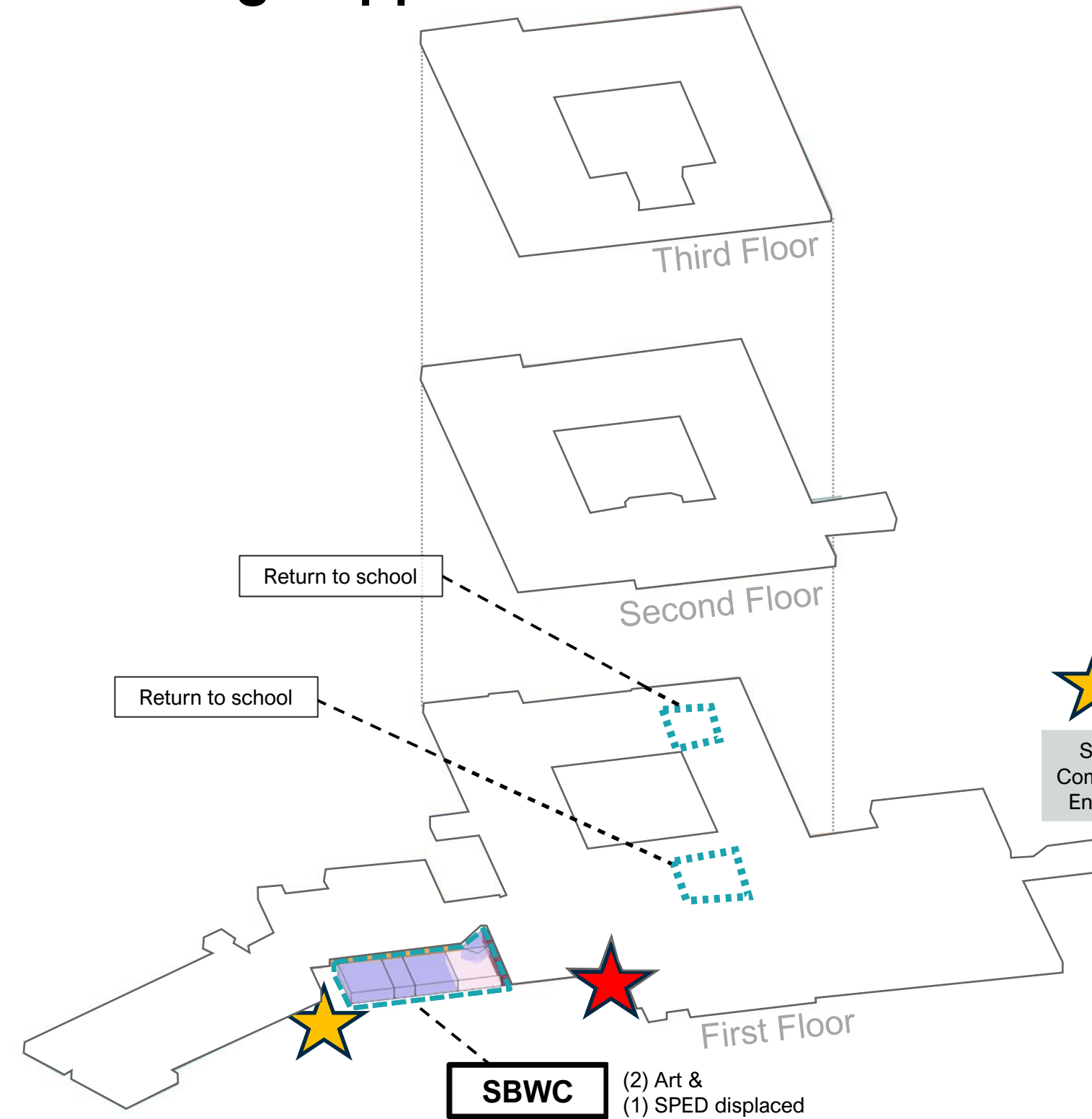
Cons

- Some spaces may be undersized
- Most disruption to internal school operations
- Potential loss/change to existing program spaces

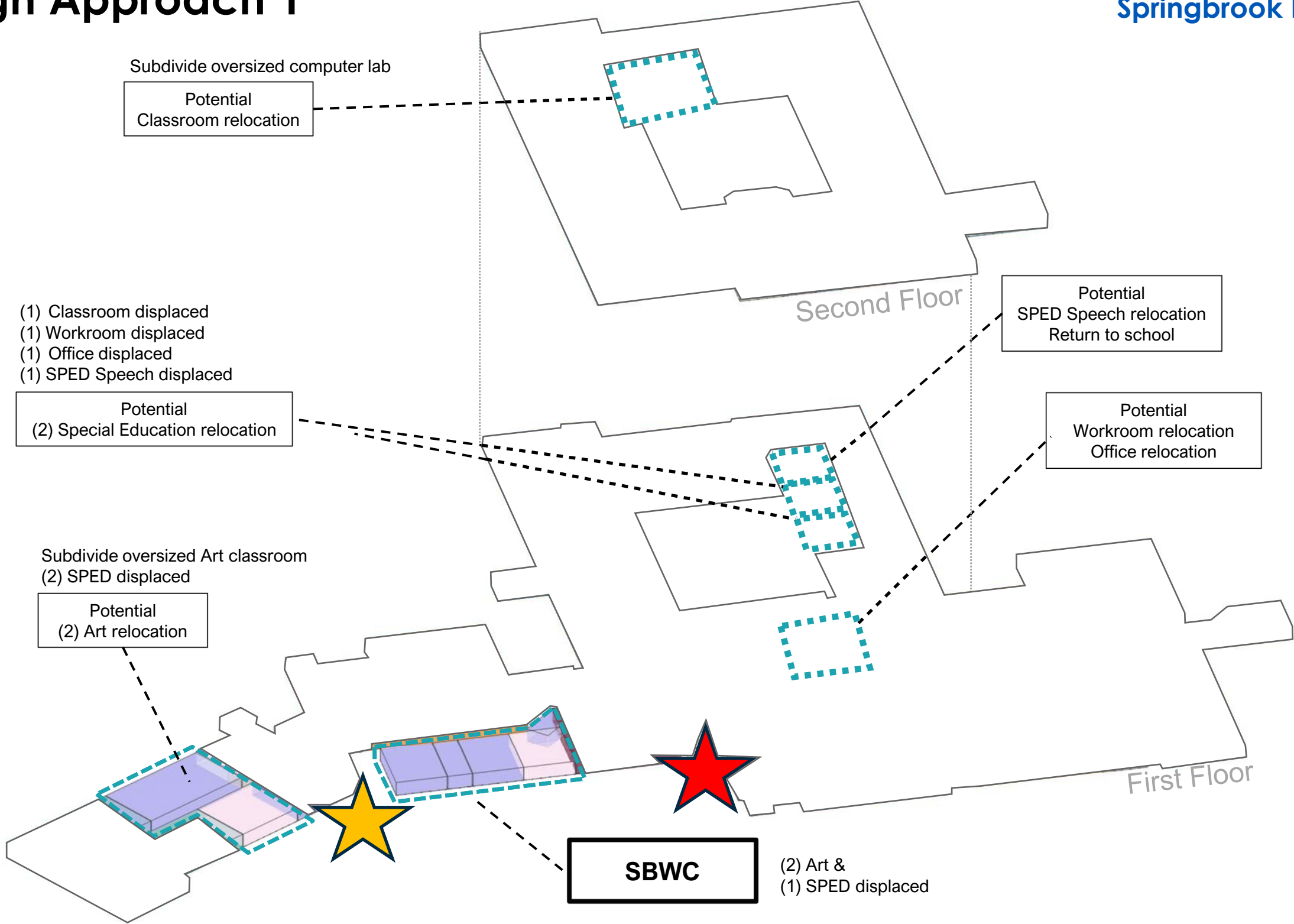


Design Approach 1

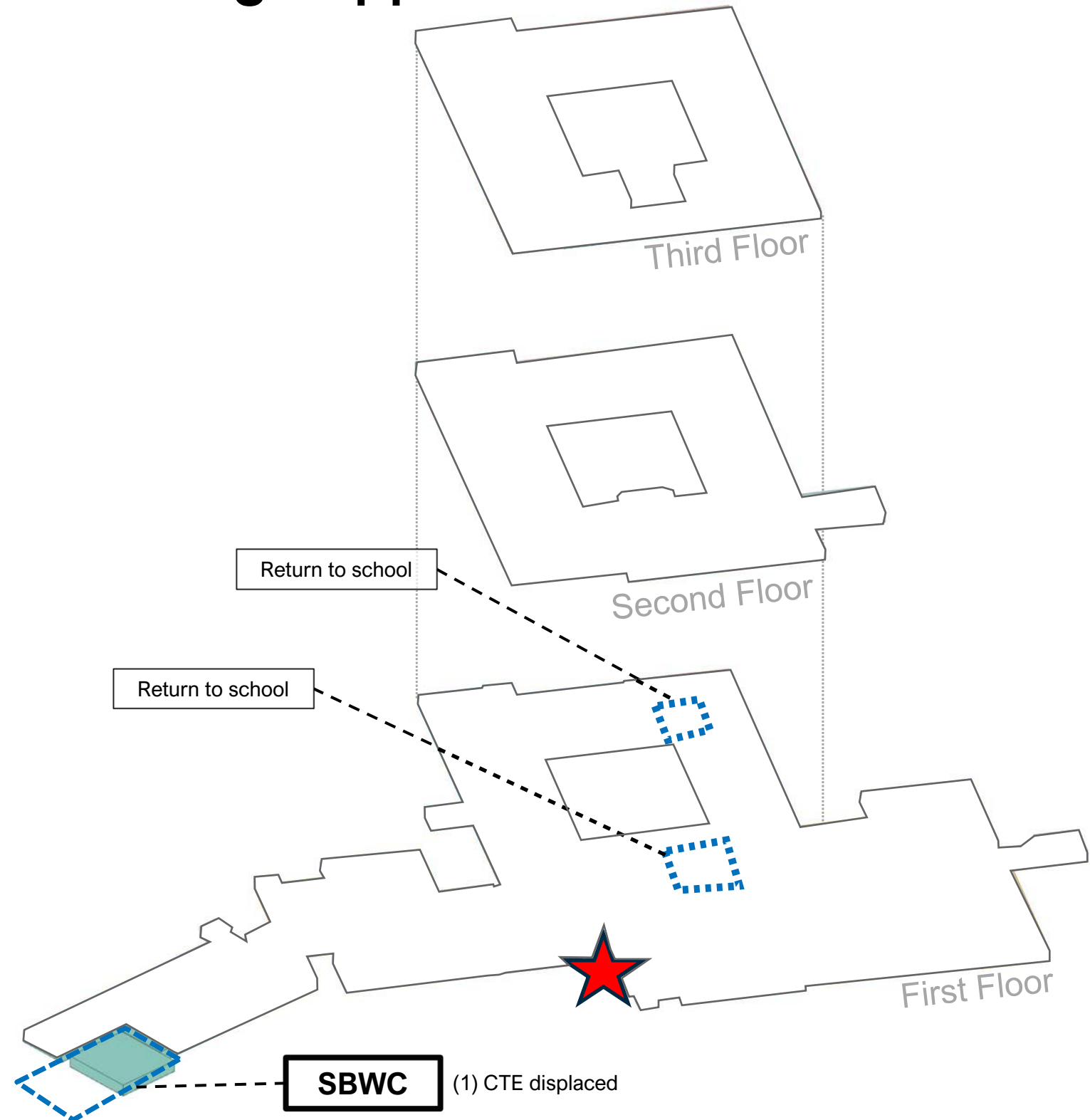
Springbrook High School



Design Approach 1



Design Approach 2



APPROACH 2 PARTIAL PROGRAM ADDITION

- Balanced approach preserves and upgrades the existing structure while strategically expanding it to meet new programmatic needs
- This approach combines the most successful potential solutions specific to the renovation-only and addition-only approaches

Pros

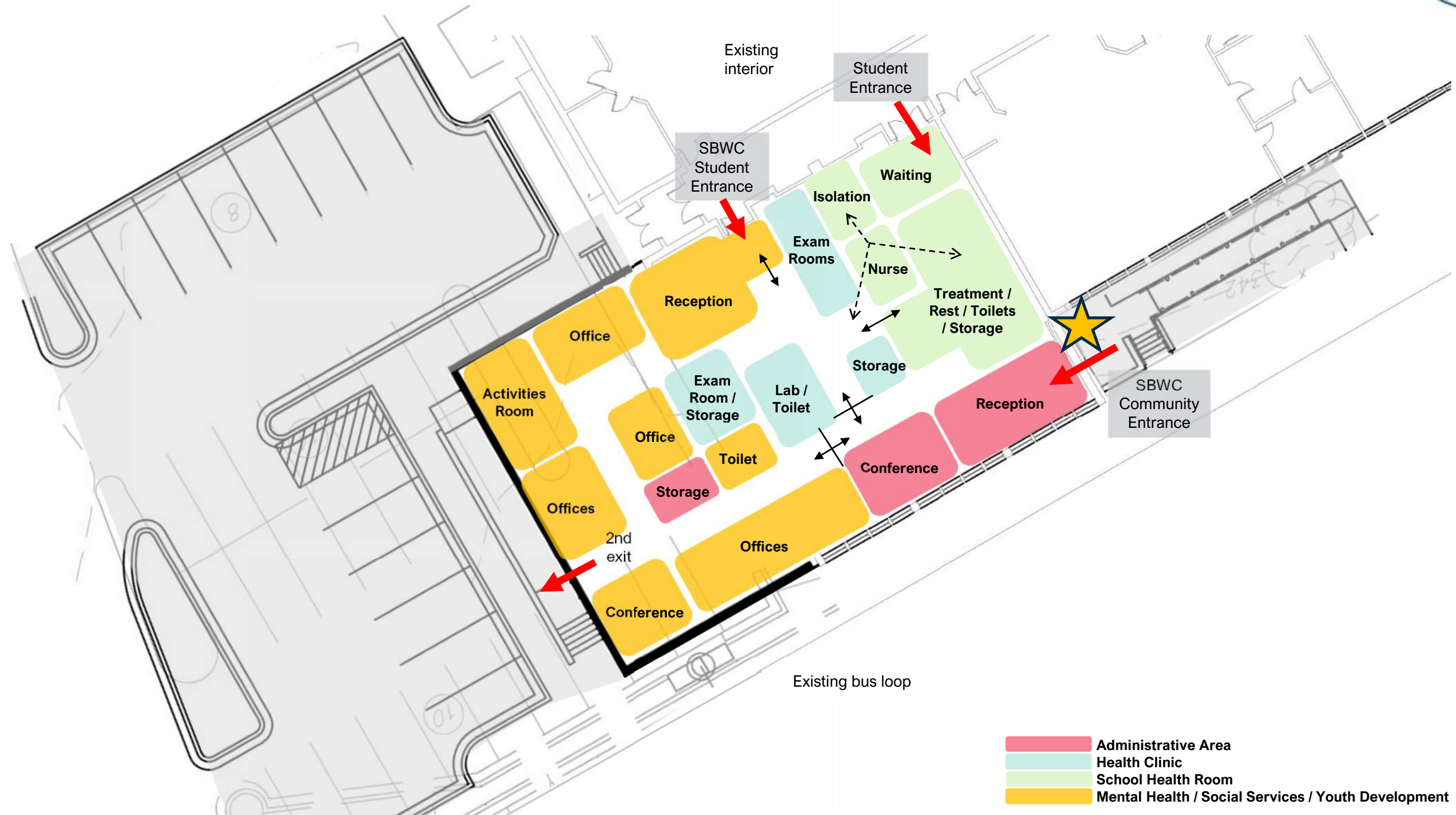
- Alterations meet program and Ed Spec size requirements
- Relocate existing spaces for better adjacencies

Cons

- Some parking displaced, need to locate in bus loop
- Need to address topography challenges
- Need for stormwater management (SWM) as it takes up space and adds to the project cost
- Tight pedestrian circulation at bus loop which may be problematic for loading wheelchairs on buses

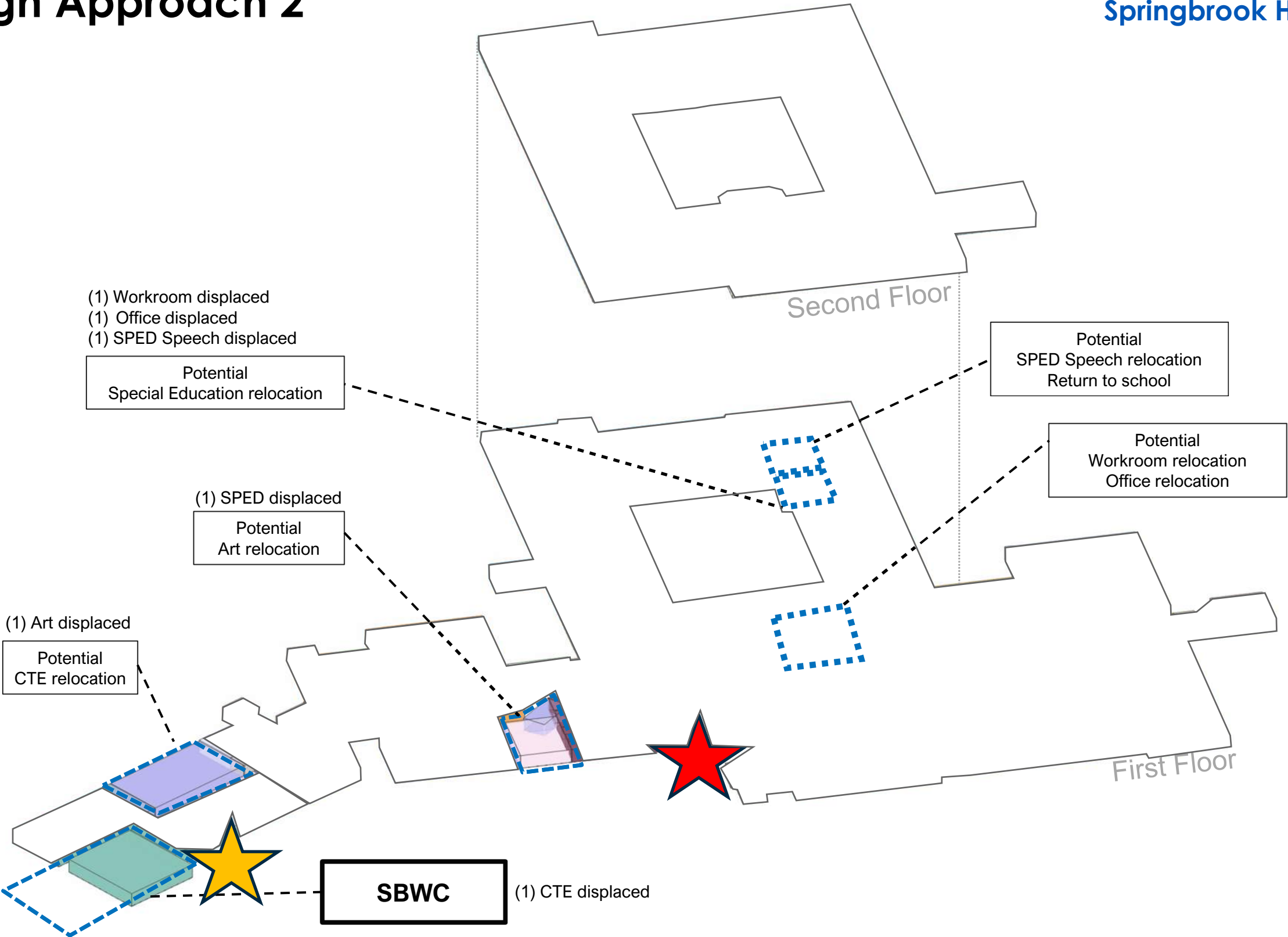
Design Approach 2

Springbrook High School



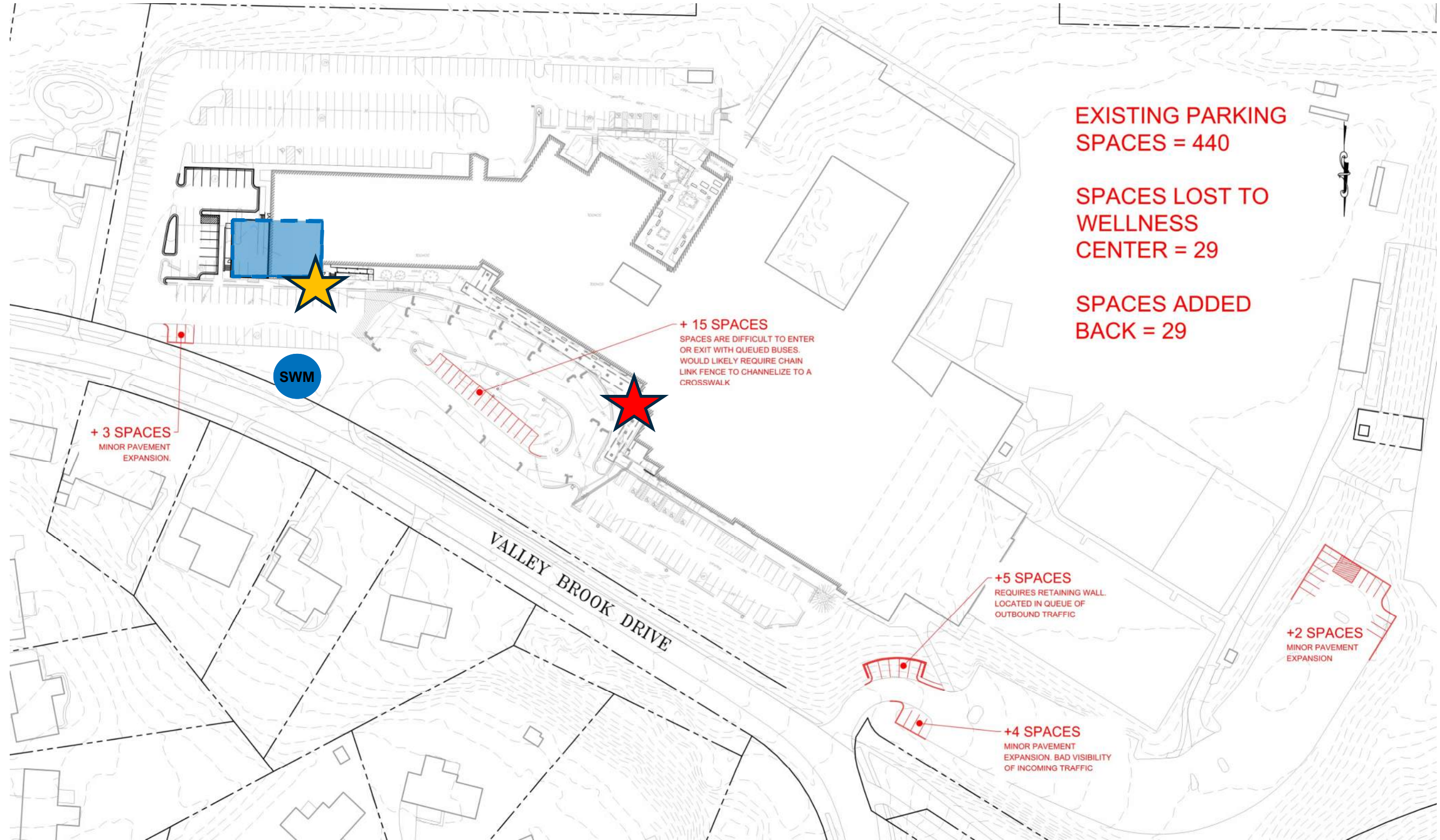
- Administrative Area
- Health Clinic
- School Health Room
- Mental Health / Social Services / Youth Development

Design Approach 2



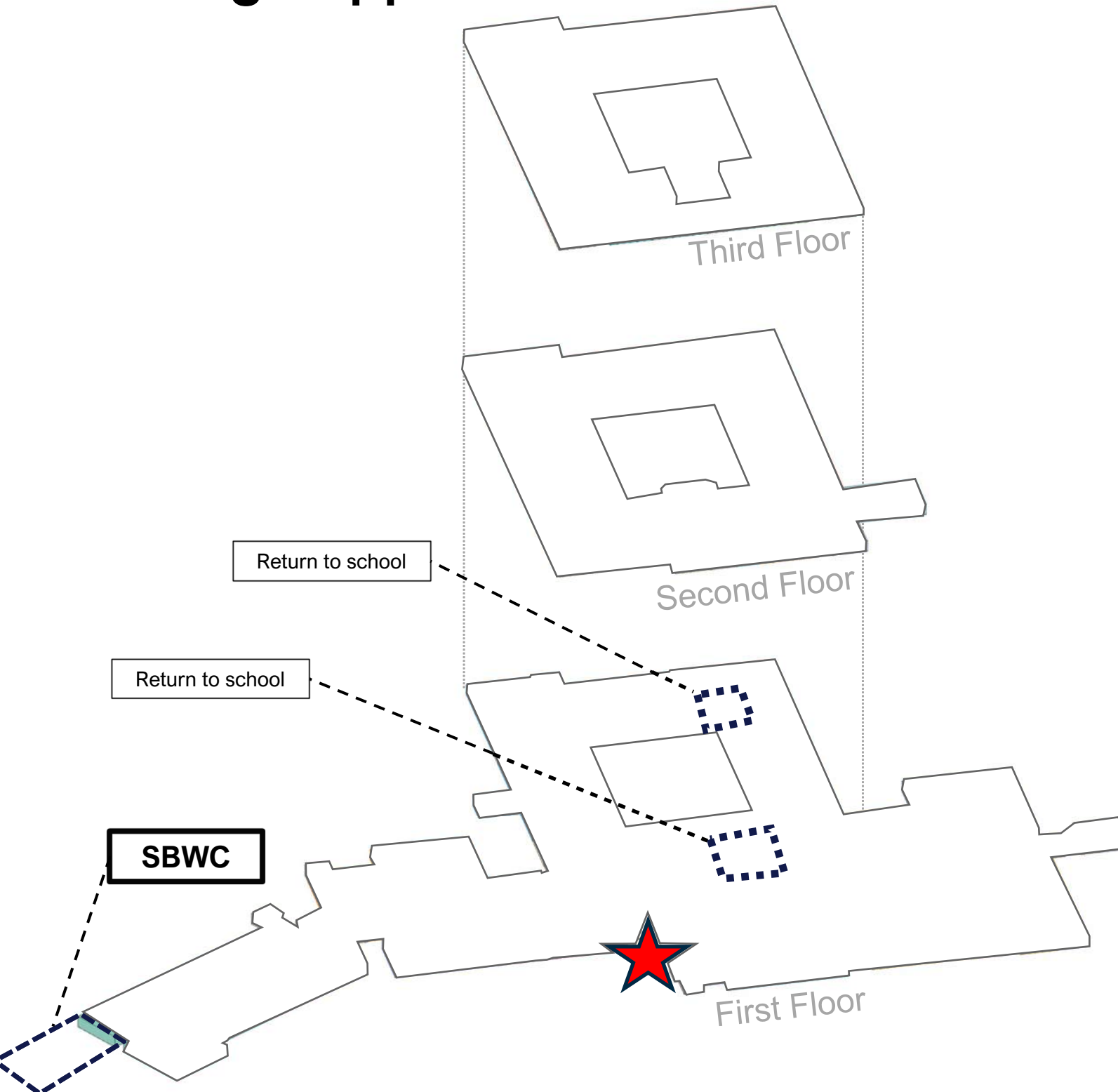
Design Approach 2

Springbrook High School



Design Approach 3

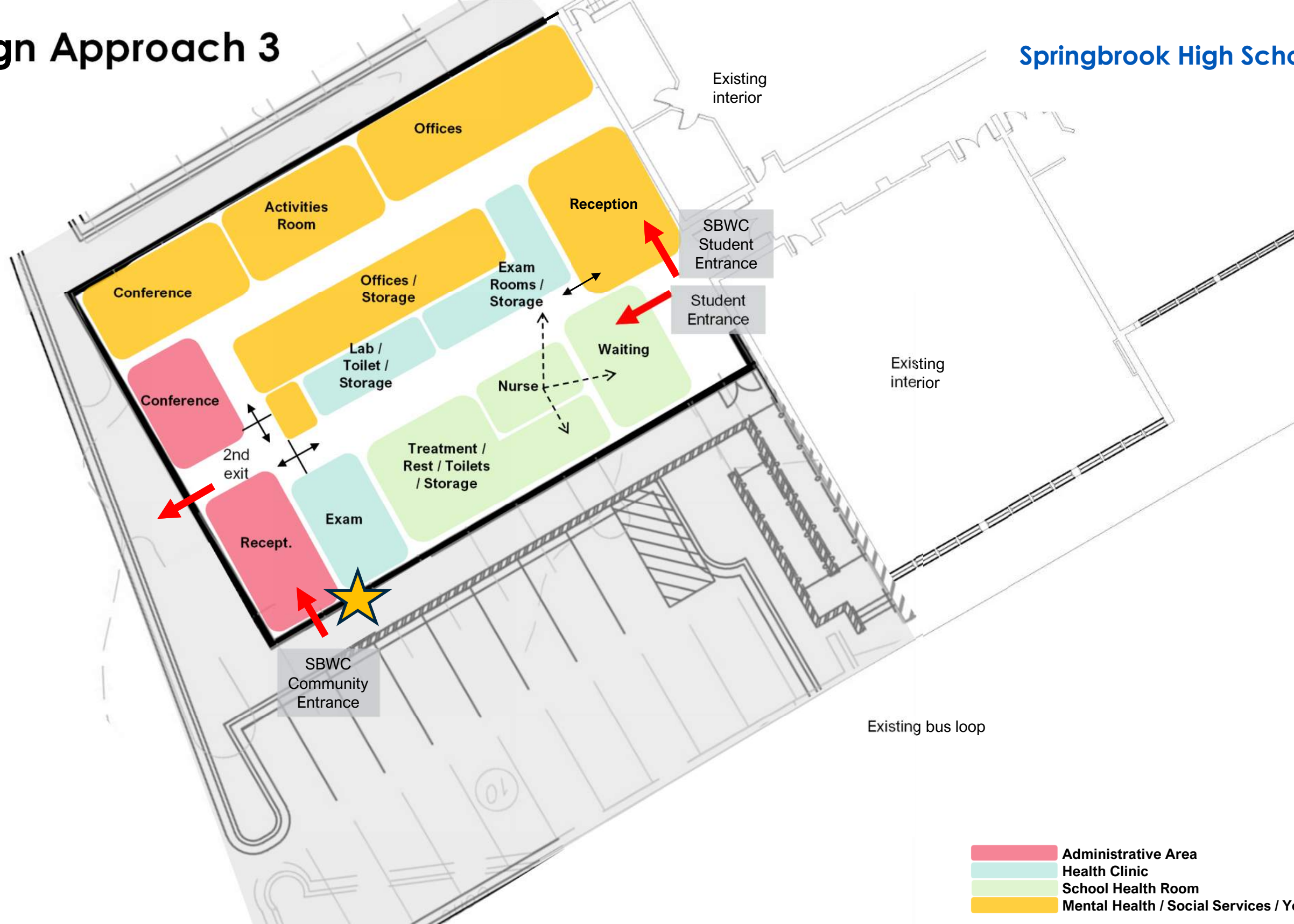
Springbrook High School



- Expand existing building to enhance the function
- Addition shall be designed with respect to the existing building's scale, proportions, style, and materials
- Address a need that the existing building cannot fulfill
- Integrate new functions cohesively with existing building

- Pros**
- Alterations meet or exceed program and Ed Spec size requirements
 - Minimal disruption to internal school operations
 - Proximity to Wellness Center parking
 - Existing school health room space returned to school
- Cons**
- More extensive sitework for parking and topography
 - More parking displaced, need to locate in bus loop, lost space, and poor visibility
 - More stormwater management (SWM) needed as it takes up space and adds to the project cost
 - Highest cost as includes an exterior addition

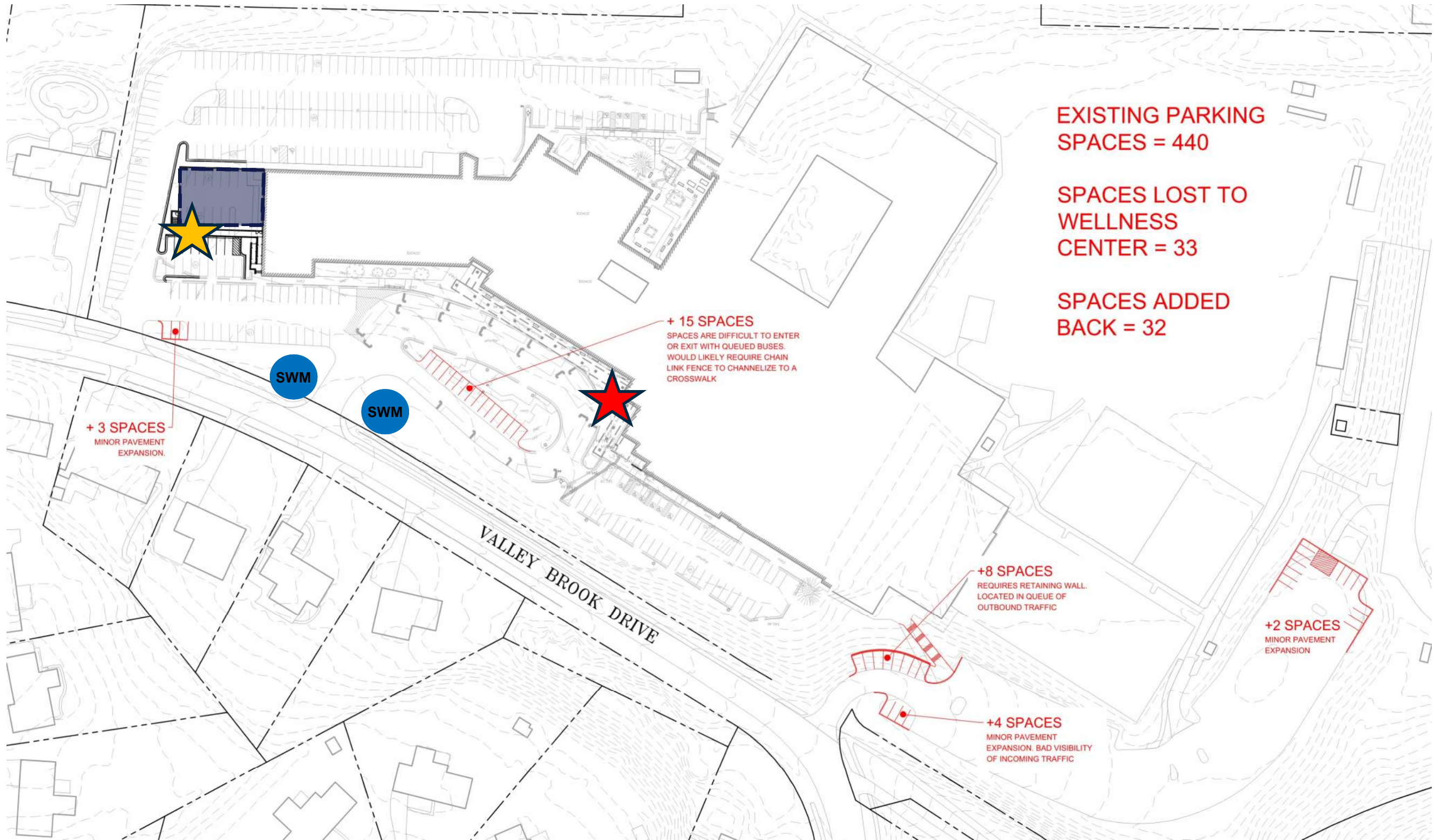
Design Approach 3



- Administrative Area
- Health Clinic
- School Health Room
- Mental Health / Social Services / Youth Development

Design Approach 3

Springbrook High School



Design Approaches Summary

Springbrook High School



Approach 1: Retain, Repurpose, Adapt

Has the lowest cost but causes the most disruption to school operations and may displace or alter existing program spaces.



APPROACH 1
ADAPTIVE REUSE
WITHIN EXISTING
BUILDING

Approach 2: Balance

Meets program needs and improves internal adjacencies, though it requires some site work to accommodate the changes.



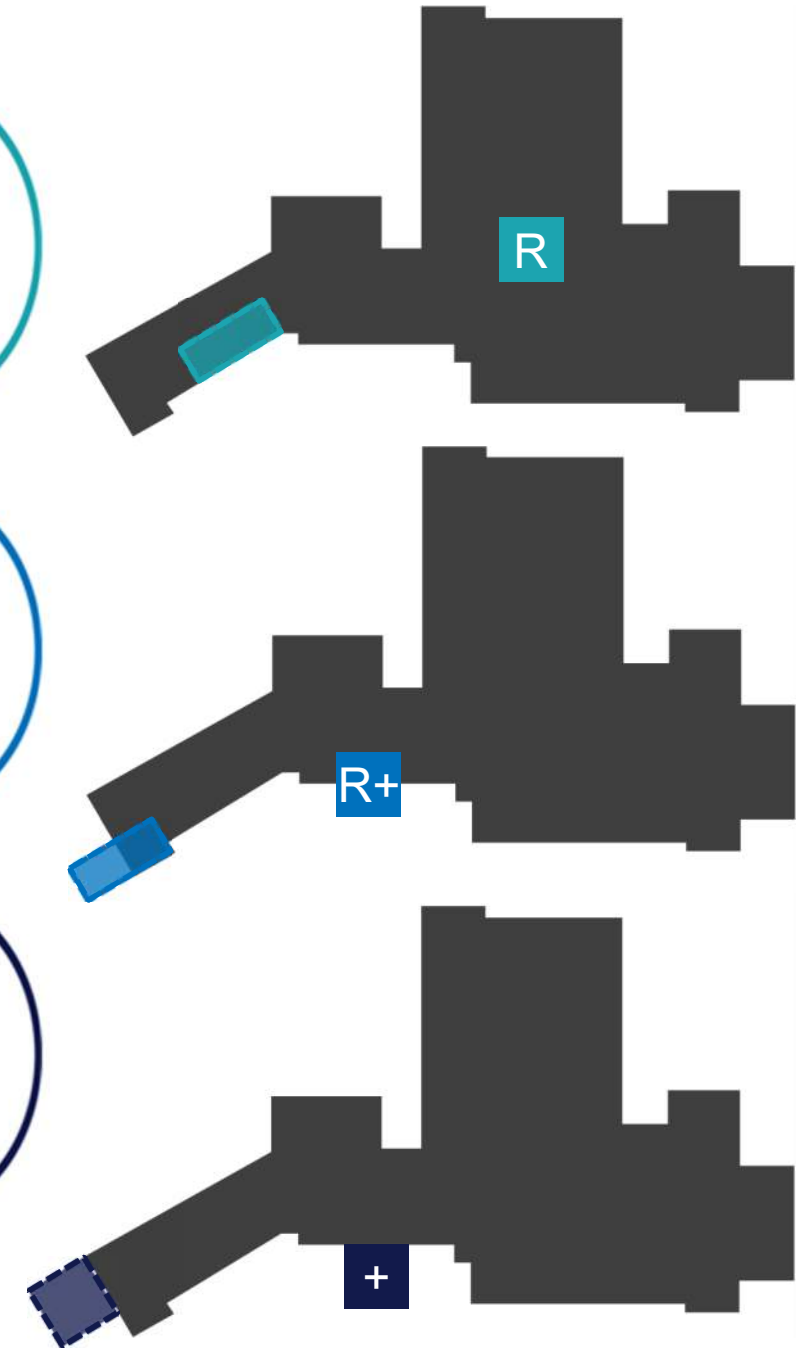
APPROACH 2
PARTIAL
PROGRAM
ADDITION

Approach 3: Expand, Add, Integrate

Minimizes disruption to existing school operations and fully meets or exceeds program requirements, but it comes at the highest cost.



APPROACH 3
FULL
PROGRAM
ADDITION



Q&A



Springbrook High School Wellness Center Feasibility Study

Next Meeting:

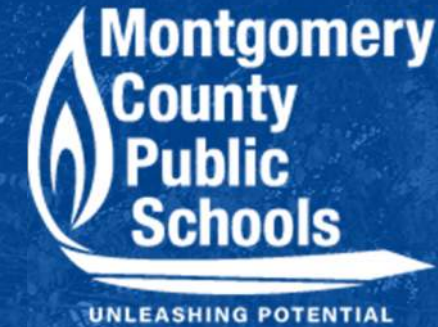
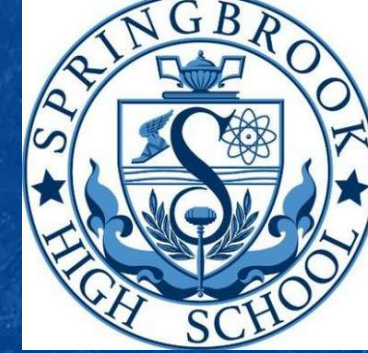
Community Meeting #4

October 23, 2025
5pm (Virtual)

Questions, please contact:

Adrian Saunders
Project Manager
MCPS Department of Planning and Construction
240-740-7700
Adrian_M_Saunders@mcpsmd.org

Project Website Link:



architecture
incorporated

