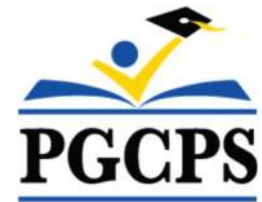




PGCPS . **ENGAGE . DESIGN . BUILD . COMMUNICATE** . PGCPS



# SPRINGHILL LAKE ELEMENTARY SCHOOL

PROJECT PLANNING COMMITTEE MEETING #1 | JUNE 8, 2026





## Agenda

- Team Introduction
- Design Updates
- Construction Schedule
- Questions
- Contacts

# Team Introduction



**Gillian Schloss**  
Plenary  
Vice President

**Adam Dunn**  
PLENARY  
Assistant Project Manager

**Jeremy Ebie**  
PHOENIX  
Equity Members' Project Manager

**Rob Summers**  
PHOENIX  
Operating Partner

**Peter Bullen**  
ELLISDON CAPITAL  
Senior Director



**Bassem Boustany**  
MCN  
Principal

**Yonas Menji**  
MCN  
Lead Construction Manager

**Rick Munford**  
MCN  
Preconstruction Director

**Martin Boddu**  
MCN  
Project Manager



**Sean O'Donnell**  
PERKINS EASTMAN  
Design Process Executive In Charge & Lead Architect

**Omar Calderon**  
PERKINS EASTMAN  
Design Principal

**Jack Chin**  
PERKINS EASTMAN  
Project Manager



**Pete Cambell**  
ELLISDON FS  
Director, P3 Pursuits

**Brandon Kelley**  
USF  
Vice President

**Johnathan Bolden**  
RSC  
President



**Sharon Bradley**  
BSD  
Principal

**Ivan Zapata**  
BSD  
Director of Civil Engineering



**Jam Kendrick**  
TB&A  
Project Manager

# Site Plan - Current

- Bus drop-off (4 buses)
- Vehicular parking (100 min)
- Outdoor classroom and play areas



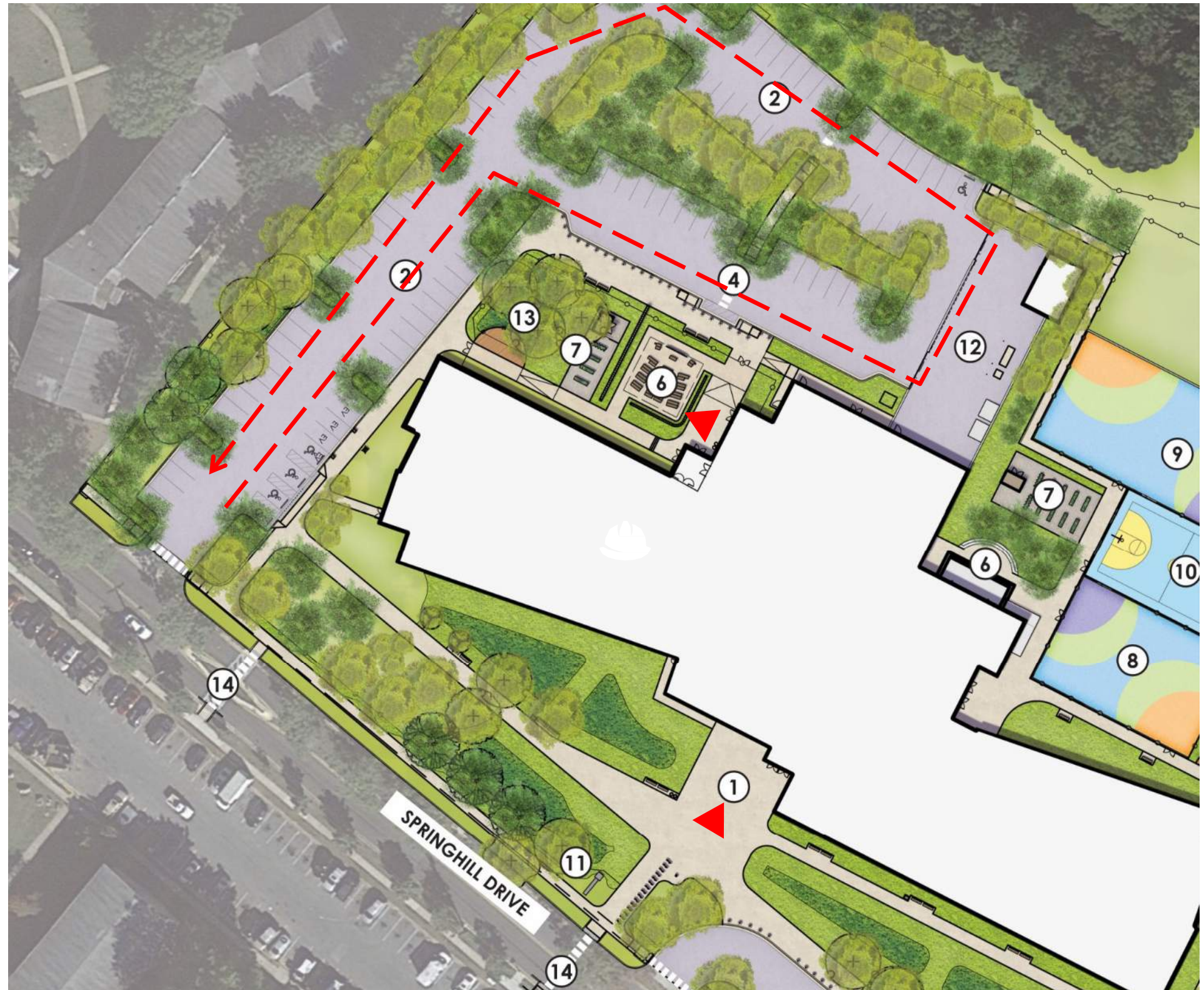
## LEGEND

- |                     |                            |
|---------------------|----------------------------|
| ① Entry Plaza       | ⑧ Pre-K/K Playground       |
| ② Parking Lot       | ⑨ Primary Playground       |
| ③ Bus Loop          | ⑩ Paved Play               |
| ④ Drop-Off          | ⑪ Monument Sign            |
| ⑤ Play Lawn         | ⑫ Service Area             |
| ⑥ Outdoor Classroom | ⑬ Stormwater Learning Area |
| ⑦ Garden Plots      | ⑭ Pedestrian Crossing      |

Note: Design is subject to change

# Site Plan

- Parent drop-off
- On site queuing
- Use secondary entrance



Note: Design is subject to change

# Precedent Images



# Transportation Management Plan Recommendations - DRAFT

- Designate a transportation coordinator

A high-level school administrator would typically serve in the role of Transportation Coordinator. The Transportation Coordinator acts as a liaison between the school, the community and DPW+T/DPIE to address any operational concerns that arise. The implementation or elimination of TMP strategies would occur under their supervision as would designation of staff to assist in daily tasks associated with the TMP.

- Continue use of crossing guards

There will likely be a significant pedestrian volume crossing Springhill Drive and site access driveways from the adjacent residential units. The continued service of a crossing guard will enhance safety for all walkers.

# Transportation Management Plan Recommendations - DRAFT

- Assign staff to pick-up/drop-off location

Assistance in helping younger children out of personal vehicles in morning can facilitate more efficiency in the drop-off queue. In addition, staff can provide direction to drivers so more than one drop-off can occur simultaneously.

During pick-up in the afternoon, staff could assist in matching students to vehicles which could significantly reduce waiting times.

- Parent education

Instruct parents to not pick up or discharge students within public right-of-way. With new queuing space provided on site, it is expected that all vehicles can be accommodated on site. Education can occur through email, flyers sent home with students, and/or at PTA Meetings.

# Transportation Management Plan Recommendations - DRAFT

- Provide clear communication to stakeholders

In order for safe, efficient operations on site, it is necessary for stakeholders to understand the strategies that are being implemented. Communication should occur by way of emails, hand-outs to students or other means providing detailed instructions on arrival and dismissal procedures for vehicles and pedestrians, and prohibited actions such as drop-offs along **Springhill Drive**.

- Establish enforcement parameters

Inevitably, there will be parents that attempt to avoid following the designated procedures and enforcement may need to occur. It likely would be as simple as the Transportation Coordinator reminding drivers of the preferred locations for pick-up and drop-off or alerting them to preferred strategies.

# Floor Plan

## DEPARTMENT

- ACADEMIC - CORE
- ACADEMIC - EXTENDED
- ADMINISTRATION
- ADMINISTRATION - NURSE'S SUITE
- BUILDING SERVICES
- BUILDING SUPPORT
- CIRCULATION
- DINING
- MEDIA CENTER
- PERF ARTS
- PHYS ED
- SPEC ED
- VISUAL ARTS



# Floor Plan

## DEPARTMENT

- ACADEMIC - CORE
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- VISUAL ARTS



# Elevations and Renderings



Note: Design is subject to change

# Draft Interior Views



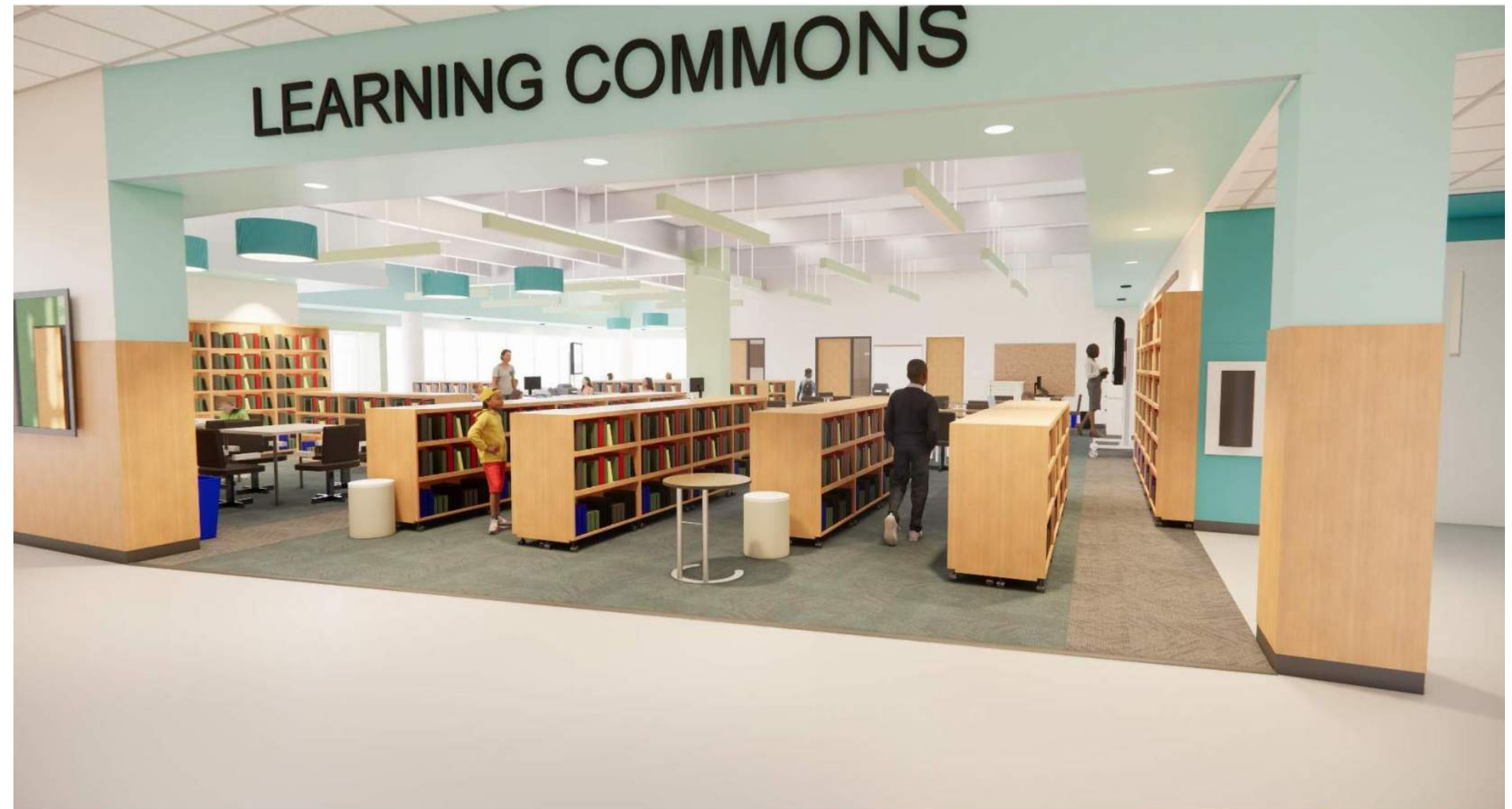
Typical View of Lobby

Note: Design is subject to change

# Draft Interior Views

- Library entrance

These are prototypical views for most of the elementary schools.



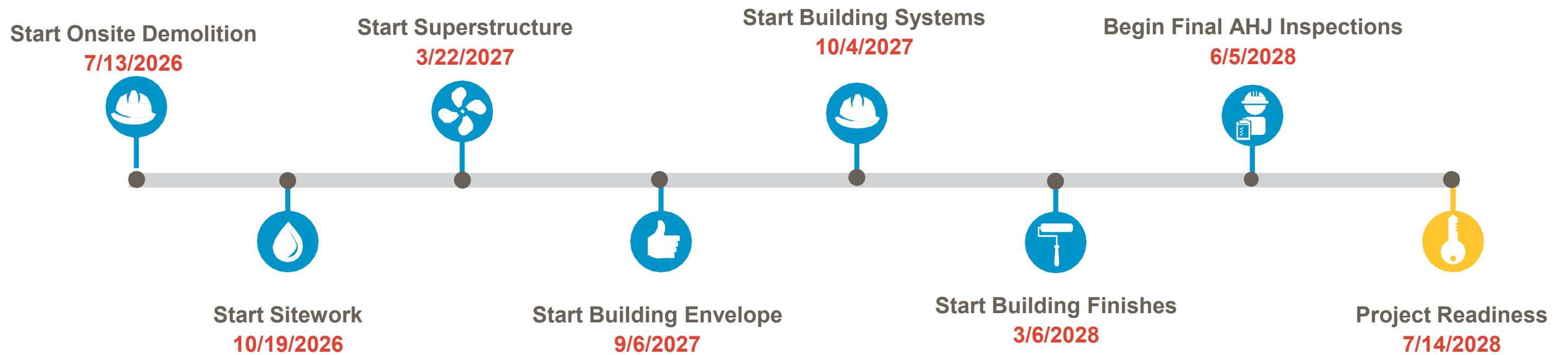
# Draft Interior Views

- Collaboration Spaces



Typical View of Corridor

# Schedule Overview



# Logistics Plan

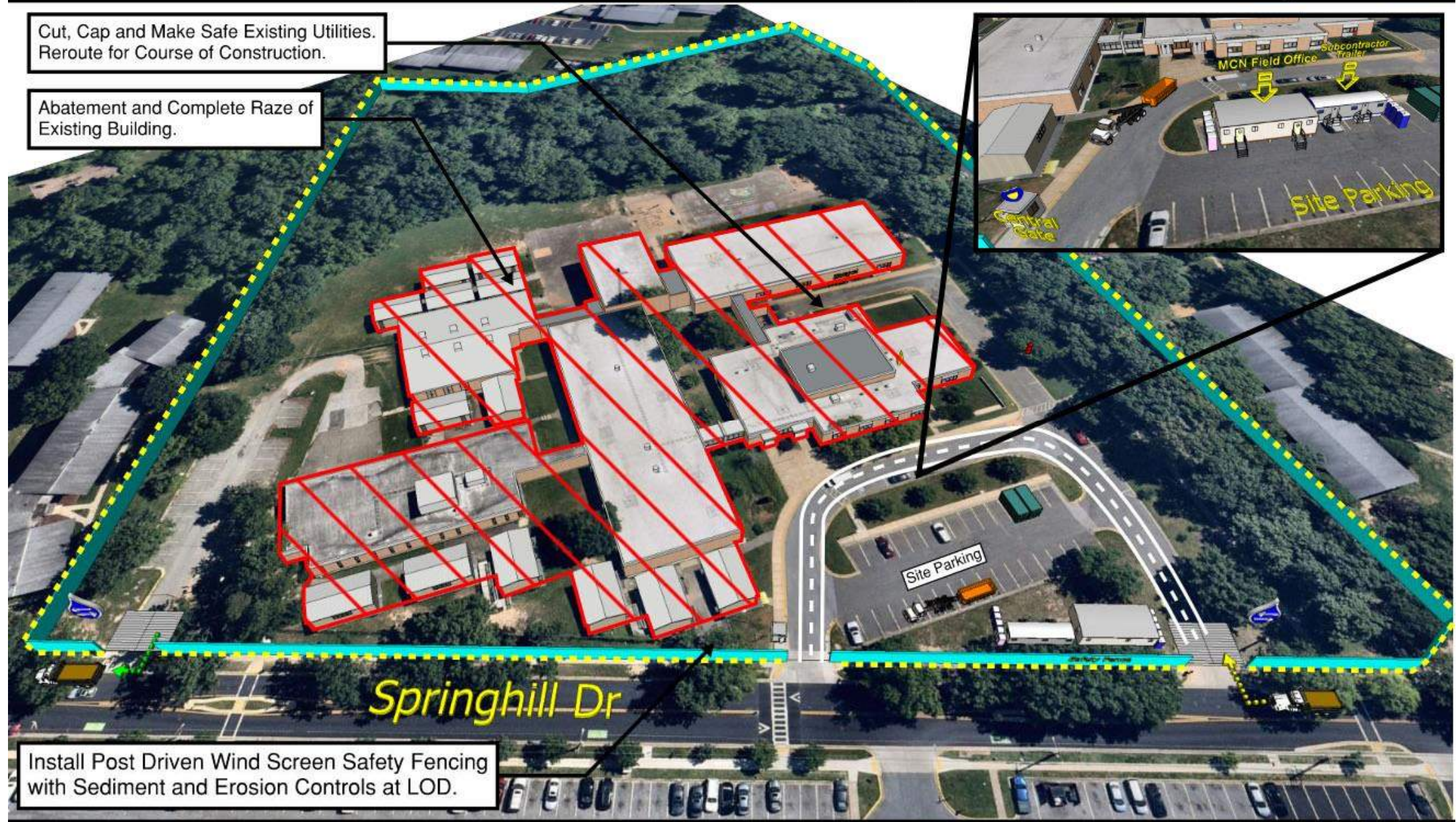
## Springhill Lake ES: New Building Logistic & Phasing Plan

### Sequence 2 - Demolition & Rough Grading



August 2026 - February 2027

Page 1 of 3



Sequence 1 - Site Controls & LOD (Not Shown)

### **Sequence 2 - Demolition & Rough Grading**

Sequence 3 - Superstructure & Facade

Sequence 4 - Final Site & Completion

- : Dedicated Flaggers
- : Vibration & Settlement Monitors

Prior to initiating the demolition and rough grading process, MCN will take necessary steps to gain control over the site. This will involve the installation of safety fencing and the implementation of sediment and erosion control systems. The existing utilities will be meticulously identified, cut, capped, and secured to ensure safety. Subsequently, these utilities will be rerouted and repurposed as temporary resources to facilitate and support the ongoing construction activities.



NTS

# Logistics Plan

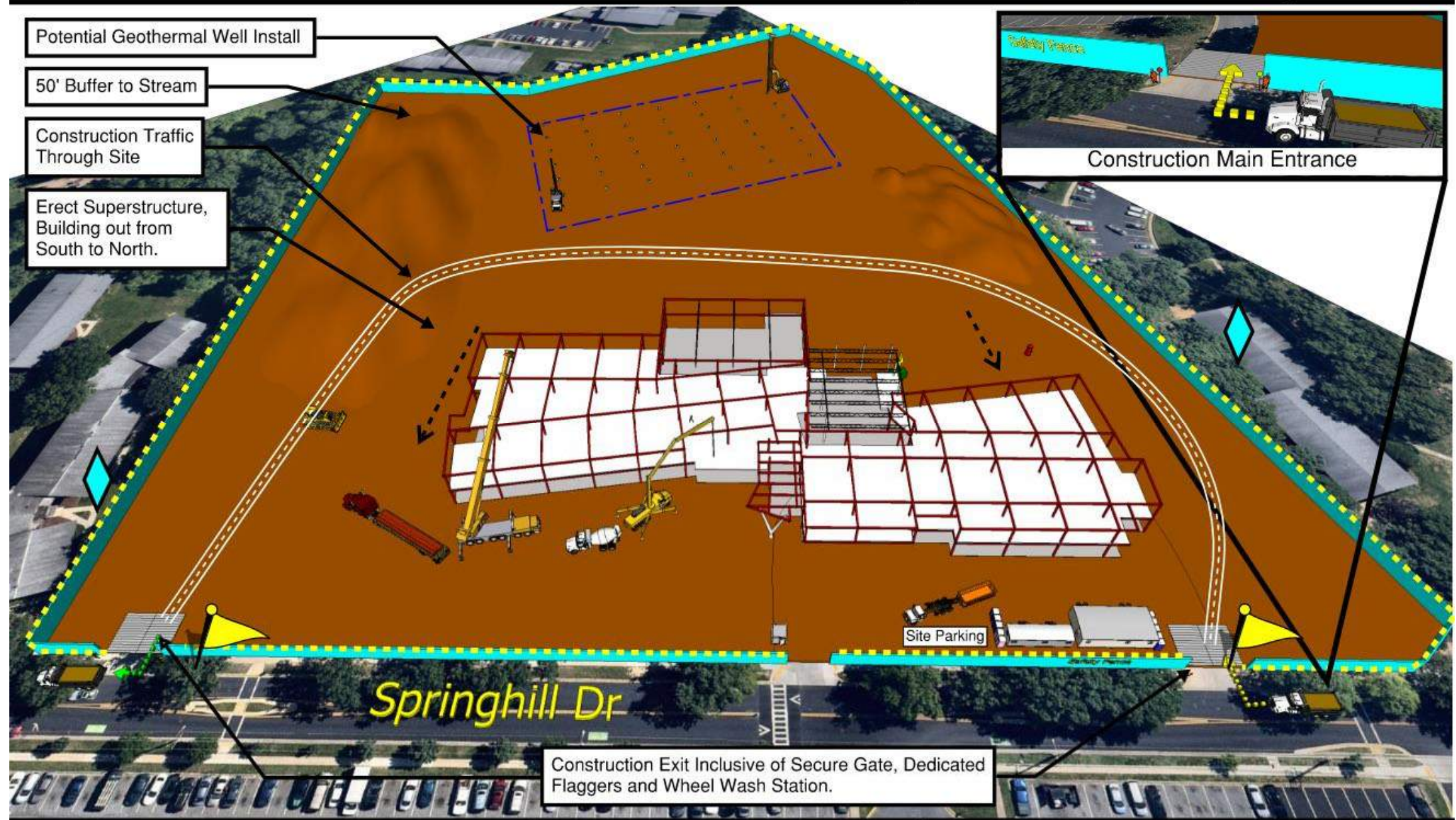
## Springhill Lake ES: New Building Logistic & Phasing Plan

### Sequence 3 - Superstructure & Facade



March 2027 - August 2027

Page 2 of 3



- Sequence 1 - Site Controls & LOD (Not Shown)
- Sequence 2 - Demolition & Rough Grading
- Sequence 3 - Superstructure & Facade**
- Sequence 4 - Final Site & Completion

- : Dedicated Flaggers
- : Vibration & Settlement Monitors

The construction and installation of the new school will be conducted in an unobstructed area within the existing site. Special attention will be given to ensure that the construction activities, including the potential geothermal well field, are situated at a significant distance from neighboring properties. This precaution is taken to prevent any excessive vibration and noise disturbances that could impact the surrounding area.



NTS

**Springhill Lake ES: New Building Logistic & Phasing Plan**

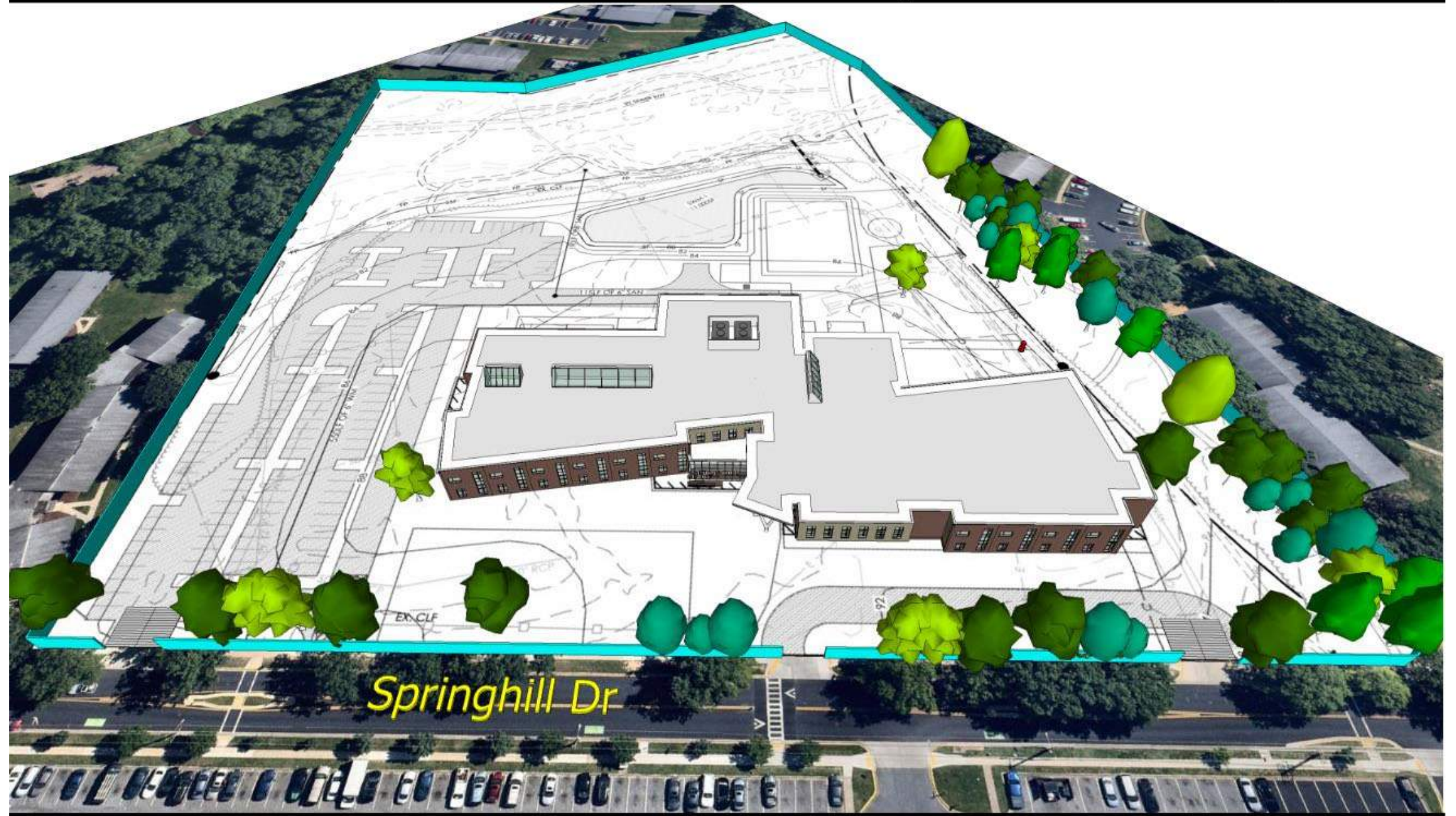
**Sequence 4 - Final Site & Completion**



February 2028 - June 2028

Page 3 of 3

# Logistics Plan



- Sequence 1 - Site Controls & LOD (Not Shown)
- Sequence 2 - Demolition & Rough Grading
- Sequence 3 - Superstructure & Facade
- Sequence 4 - Final Site & Completion**

-  : Dedicated Flaggers
-  : Vibration & Settlement Monitors

Upon the completion of the superstructure, the interior construction will begin simultaneously with the site work. The aim is to synchronize and complete both the site work and the final construction of the interior building at the same time.



NTS

# Questions?

# For more information, please contact:



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