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## **INTRODUCTION**

#### **FEASIBILITY STUDY PARTICIPANTS**

Daniel Ruiz Community Member Exec Director, MD State Dept of Ed. Office Iillian Storms, AIA **Darcy Buckley** of School Facilities **Douglas Stephens** Montgomery Parks Henry Coppola Montgomery Parks Matthew Harper Montgomery Parks Adam Bossi Montgomery Parks Atul Sharma Montgomery Planning Carlos Pazmino Montgomery Planning Montgomery Planning Cashielle Nelson Elza Hisel-McCoy Montgomery Planning Montgomery Planning Paul Mortensen Stephanie Dickel Montgomery Planning Montgomery Planning Tsaiguan Gatling Abhinav Rampuria Montgomery Planning Parent/Guardian Alissa Peruzzini Amir Mokhtari Parent/Guardian Aneesha Sherman Parent/Guardian Parent/Guardian Brian Kapatkin Carrie Worn Parent/Guardian Parent/Guardian Christine Escamilla Debra Audus Parent/Guardian Elizabeth Stark Parent/Guardian Elsa Parent/Guardian Elyssa Tanenbaum Parent/Guardian Erin Katz Parent/Guardian Parent/Guardian **lessica** Henderson Parent/Guardian **Jessica Kasenetz** Johnny Harris Parent/Guardian Iulia Galletto Parent/Guardian Parent/Guardian **Julie Schuman** Parent/Guardian Kara Feldman Karen Reddish Parent/Guardian Parent/Guardian Katie Harb Khamika Parent/Guardian Kim Richards Parent/Guardian Kris Cronin Parent/Guardian

Parent/Guardian

Kyle Ginzl

Lindsay Harris Parent/Guardian Parent/Guardian Liz Lorraine Wilson Parent/Guardian Lyndsy Paulson Parent/Guardian Parent/Guardian Marcela Cruz Melissa Armstrong Parent/Guardian Mikell Rice Parent/Guardian Parent/Guardian Nabilah Siddiquee Polson Kanneth Parent/Guardian Parent/Guardian Rana Rassipour Parent/Guardian Saima Song Parent/Guardian Sarika Parasuraman Parent/Guardian Sebastian Schmidt Shilpa Shah Parent/Guardian Sriram Gollapalli Parent/Guardian Parent/Guardian Stacey Shapiro Steve Lieberman Parent/Guardian Parent/Guardian Svetlana Fishman Yasha Toufanian Parent/Guardian Zach Lipso Parent/Guardian lo Anne Murray Parent/Guardian

Amanda Luzi School Facilities Architect for MSDE

Staff

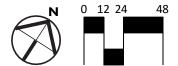
Amanda Updegrove Staff Catherine Black Staff Staff Cathy Stoll Coleen Staff Danielle Cohn Staff Felice Grossman Staff Staff Heather Whitby **Jenna Boule** Staff lennifer Redden Staff **Juliette Schank** Staff Kate Bubser Staff Katherine A Bubser Staff Miranda Steinbeck Staff Pamela Merritt Staff

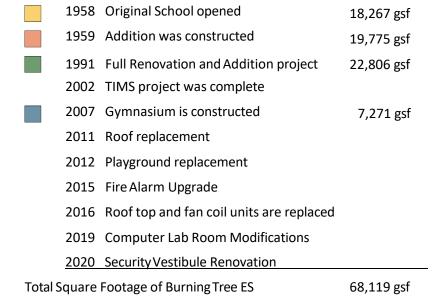
Patrick Byrne



## **EXECUTIVE SUMMARY**

#### HISTORY OF CONSTRUCTION





## **PROJECT INFORMATION**

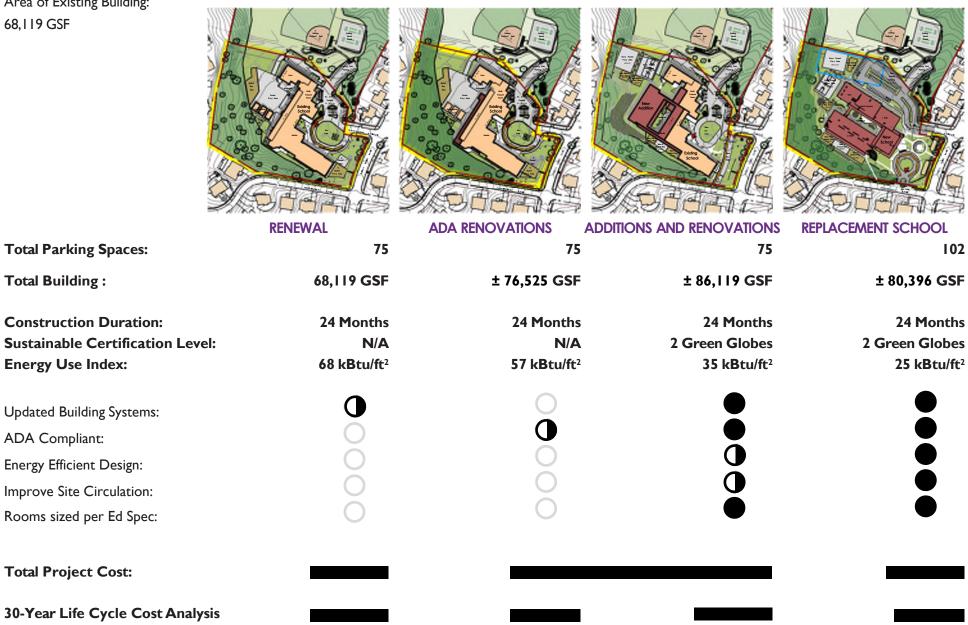
Current Enrollment:	492 students
Projected Enrollment:	504 students
Current capacity of Burning Tree Elementary School:	389 students
Proposed Capacity:	612 students
Existing Building Site:	6.79 acres
Existing Building Gross Square Footage:	68,119 gsf
Proposed Gross Square Footage:	80,396 gsf

**APPROACH 4:** 

#### **OVERVIEW OF APPROACHES**

**APPROACH 1:** 

Area of Existing Building: 68,119 GSF



**APPROACH 2:** 

**APPROACH 3:** 

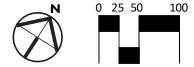
## PROJECT SCOPE, OBJECTIVES AND GOALS 3

#### **PLANNING GOALS**

- Create flexible and collaborative learning environments throughout the building.
- Ensure that the building is fully accessible and meets ADA guidelines.
- Improve circulation in the building to improve transitions and hallway supervision.
- Improve acoustics withing the school.
- Make core spaces such as the cafeteria and gymnasium accessible to the community and secure them from the rest of the school for use after-school hours.
- Ensure the safety using other such as Crime Prevention Through Environmental Design (CPTED) strategies.
- Provide sustainable infrastructure and building systems.
- Reduce energy and water use, reduce operational costs, and generate long-term financial savings for MCPS.
- Improve site circulation to provide safer routes for pedestrians.
- Improve size of instructional areas to meet the current requirements set by the proposed Educational Specifications for Montgomery County Public Schools

#### **EXISTING ARCHITECTURAL ASSESSMENT:**

SPACE ANALYSIS - ROOM SIZES COMPARED TO EDUCATIONAL SPECIFICATIONS



#### **LEGEND**

- Undersized MoreThan 20% Required By Program
- Oundersized Between 11 19% Required By Program
- Within 10% Required By Program
- Oversized Between 11 19% Required By Program
- Oversized MoreThan 20% Required By Program

**EXISTING FLOOR PLANS** 

### **EXISTING ARCHITECTURAL ASSESSMENT:**

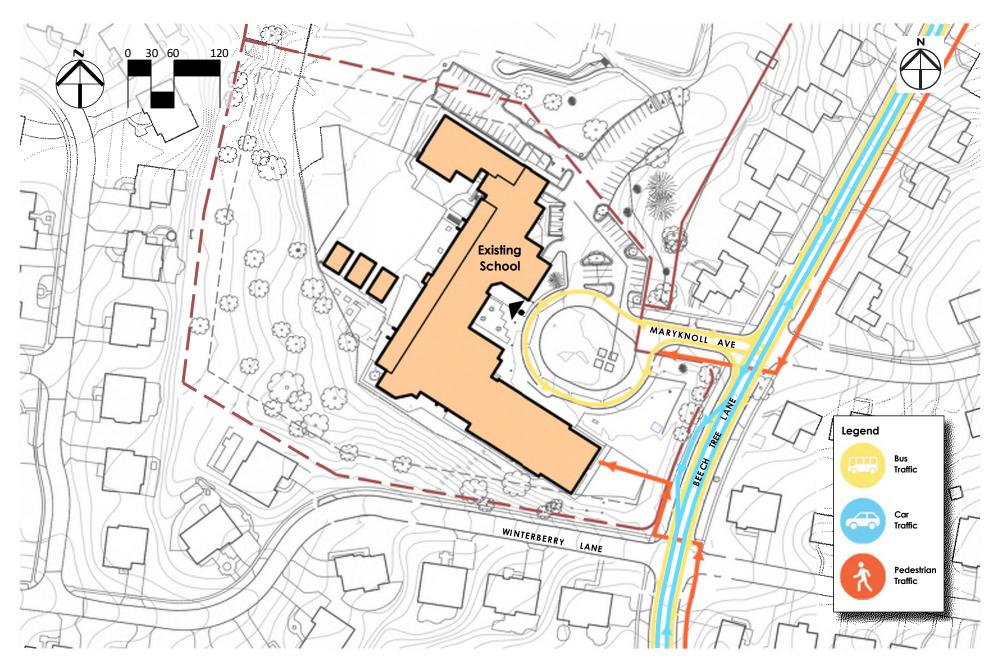
**ELEVATION CHANGES** 

## **EXISTING CONDITIONS**

## **EXISTING SITE PLAN**

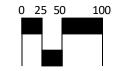


### **EXISTING SITE CIRCULATION**



### **EXISTING FLOOR PLANS**





#### **LEGEND**

Classrooms

Media Center, PE, Multi-Purpose & Kitchen

Administration

Music & Arts

Instructional Support

Building Support

LOWER LEVEL MAIN LEVEL UPPER LEVEL

**FLOOR PLANS** 

# APPROACH 1: RENEWAL

### **APPROACH 1 - SUMMARY:** RENEWAL

#### **PROJECT COST ESTIMATE: GROSS SQUARE FOOTAGE**

**EXISTING BUILDING:** 68.119 GSF AREA OF DEMOLITION: 0 GSF **AREA OF ADDITION:** 

68,119 GSF TOTAL AREA OF BUILDING:

#### **PARKING TABULATION**

TOTAL SCHOOL PARKING SPACES:	46	TOTAL PARK PARKING SPACES:	29
SCHOOL HANDICAP SPACES:	5	PARK HANDICAP SPACES:	2
SCHOOL STANDARD SPACES:	41	PARK STANDARD SPACES:	27



#### **SUMMARY:**

- The existing elementary school will remain in place with minimal renovation to interior spaces.
- The renewal will include replacing all existing systems in kind and cosmetic upgrades (i.e. flooring, paint, new windows, new doors, new roof, etc).
- No site work will be conducted.
- · ADA accessibility will not be addressed.

#### **OPPORTUNITIES:**

0 GSF

- Many of the systemic problems (mechanical, electrical, and plumbing) would be resolved, allowing the staff to have better teaching environments within the existing envelope of the school.
- With the work being minimal, the time frame of construction would be shorter, which would mean less time of displacement.

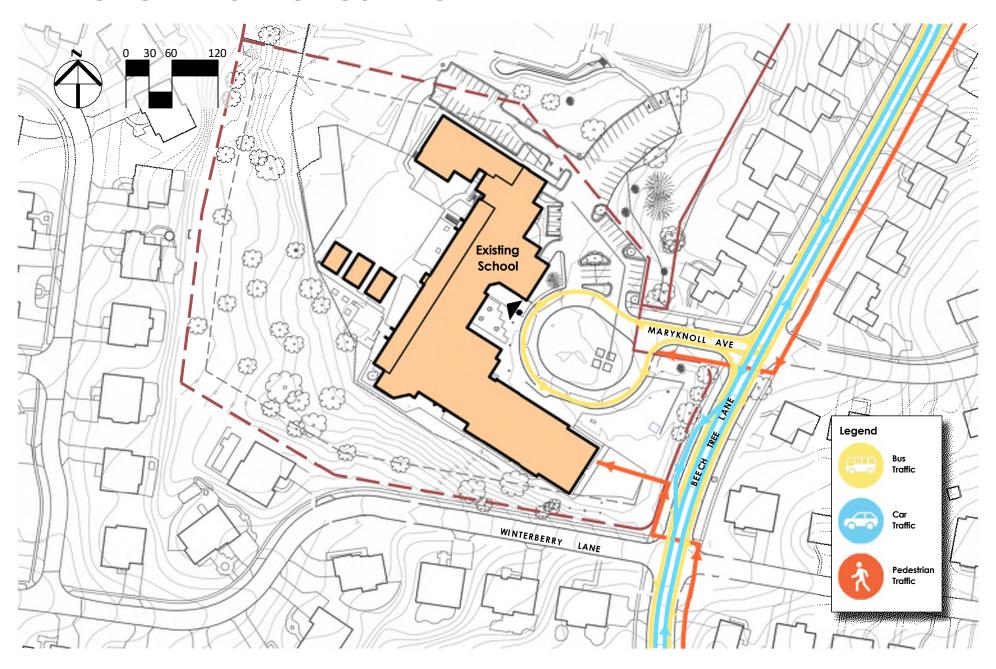
#### **CHALLENGES:**

- None of the areas both inside and outside of the building will improve handicap accessibility, which is one of the schools' most crucial issues.
- These changes would not address nor fully meet the school's capacity needs, code compliance needs, and the educational specification needs for Montgomery County Public Schools.
- With the site not changing, the traffic pattern will remain the same. This will continue to cause backup on Beech Tree Lane and Winterberry Lane. and pedestrian safety is not being addressed.
- The relocatable classrooms would remain on site.

## **APPROACH 1 - SITE PLAN**

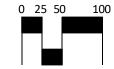


### **APPROACH 1 - SITE CIRCULATION**



### **APPROACH 1 - FLOOR PLANS**





**LEGEND** 

Classrooms

Media Center, PE, Multi-Purpose & Kitchen

Administration

Music & Arts

Instructional Support

Building Support

LOWER LEVEL MAIN LEVEL UPPER LEVEL

## APPROACH 1 – SPACE ANALYSIS

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# APPROACH 2: ADA UPGRADES AND LIGHT RENOVATIONS

## APPROACH 2 - SUMMARY: LIGHT RENOVATIONS AND ADDITIONS

## PROJECT COST ESTIMATE: GROSS SQUARE FOOTAGE

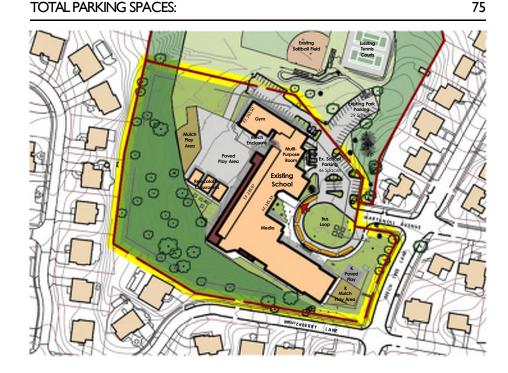
EXISTING BUILDING: 68,119 GSF
AREA OF DEMOLITION: -94 GSF

AREA OF ADDITION: ± 8,500 GSF

TOTAL AREA OF BUILDING: ± 76,525 GSF

#### **PARKING TABULATION**

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TOTAL SCHOOL PARKING SPACES:	46	TOTAL PARK PARKING SPACES:	29
SCHOOL HANDICAP SPACES:	5	PARK HANDICAP SPACES:	2
SCHOOL STANDARD SPACES:	41	PARK STANDARD SPACES:	27



#### **SUMMARY:**

- The existing elementary school will remain in place with ADA accessibility issues being fully addressed both on site and inside the building with light renovations to the existing spaces and an accessible corridor addition.
- This approach will include replacing a minimal amount of the existing systems in kind and will only include cosmetic upgrades (i.e. flooring, paint, new windows, new doors, new roof, etc) to the areas of renovation.
- Site work is minimal and will focus on providing accessible routes to the building entry points, providing separation between the bus and the car circulation, and updating the handicap parking spots.

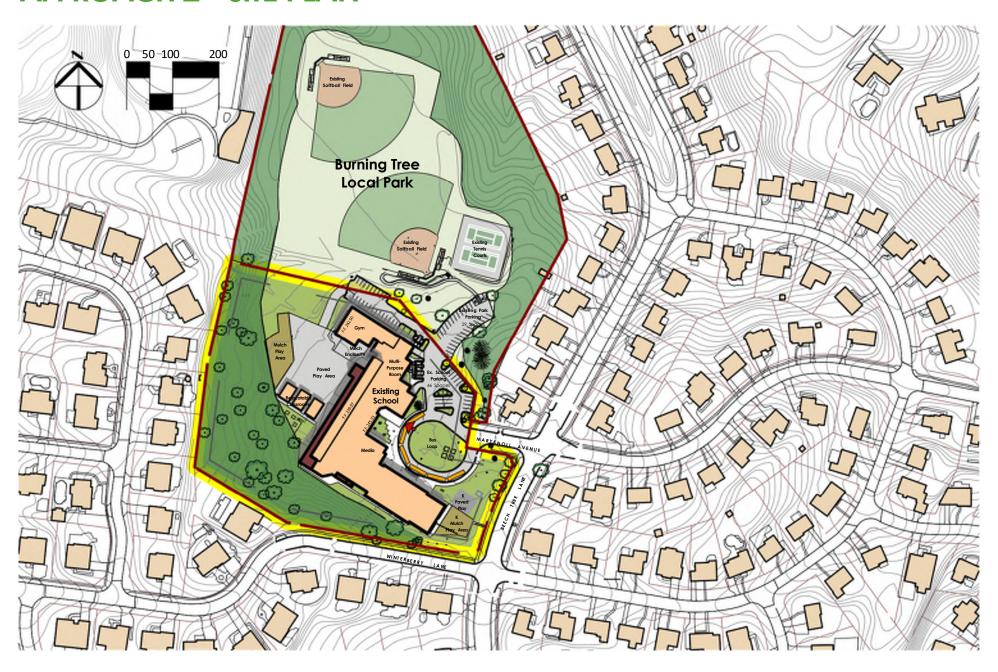
#### **OPPORTUNITIES:**

- The building would meet the minimum ADA accessibility requirements without demolishing much of the existing site.
- This the most cost-effective approach.
- All hardware would be updated to be ADA accessible (including, but not limited to closers, handrails, bathroom grab bars, etc.).

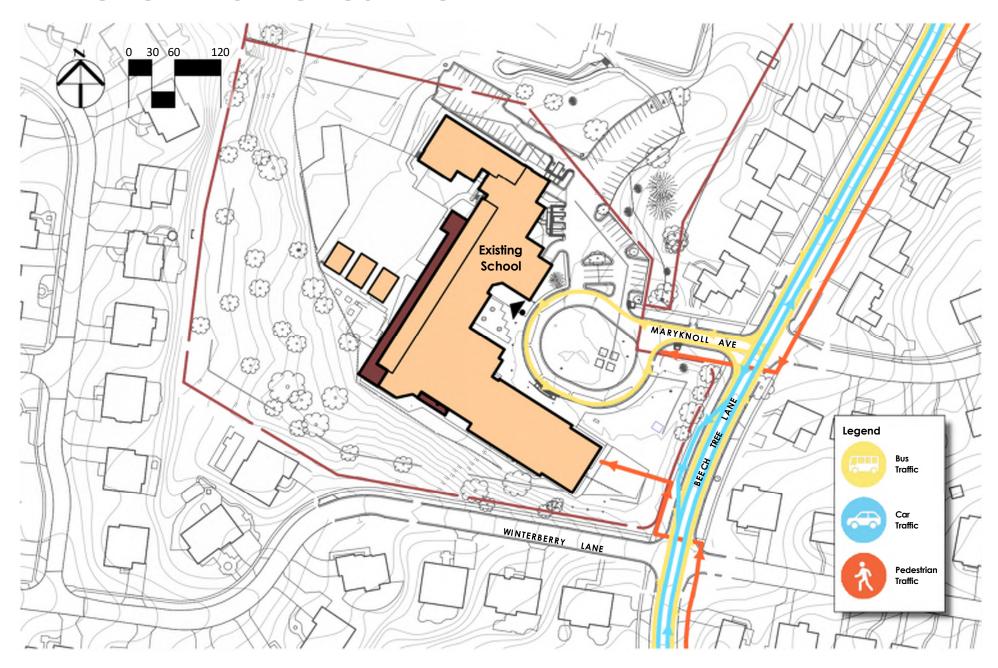
#### **CHALLENGES:**

- The school's capacity needs would not be addressed.
- This approach will not bring the entire school up to current code standards.
- The programmatic spaces required by the education specifications for Montgomery County Public Schools would not be fully met and would require another renovation and/or addition in the future.
- Minimal site changes will result in the traffic pattern remaining the same. and continuing to cause backups on Beech Tree Lane and Winterberry Lane.
- Systemic (mechanical, electrical, plumbing) issues found within the existing school would not be fixed as the systems throughout the building will not be updated.
- The relocatable classrooms would remain on site.

## **APPROACH 2 - SITE PLAN**

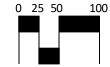


### **APPROACH 2 - SITE CIRCULATION**



### **APPROACH 2 - FLOOR PLANS**





#### **LEGEND**

- Classrooms
- Media Center, PE, Multi-Purpose & Kitchen
- Administration
- Music & Arts
- Instructional Support
- Building Support

LOWER LEVEL MAIN LEVEL UPPER LEVEL

## APPROACH 2 – SPACE ANALYSIS

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# APPROACH 3: MAJOR RENOVATIONS AND ADDITIONS

## APPROACH 3 - SUMMARY: MAJOR RENOVATIONS AND ADDITIONS

## PROJECT COST ESTIMATE: GROSS SQUARE FOOTAGE

EXISTING BUILDING: 68,119 GSF
AREA OF DEMOLITION: -25,660 GSF

AREA OF ADDITION: ± 43,660 GSF

TOTAL AREA OF BUILDING: ± 86,119 GSF

#### PARKING TABULATION

TOTAL SCHOOL PARKING SPACES:	46	TOTAL PARK PARKING SPACES:	29
SCHOOL HANDICAP SPACES:	5	PARK HANDICAP SPACES:	2
SCHOOL STANDARD SPACES:	41	PARK STANDARD SPACES:	27



#### **SUMMARY:**

- This approach will retain at least 50% of the existing building footprint and will increase the building by approximately 18,000 sf.
- Interior spaces are to be reconfigured along with the new addition to conform to the current Montgomery County Public Schools Specifications.
- ADA accessibility issues being fully addressed both on site and inside the building with major renovations to the existing spaces.
- This approach will include replacing all existing systems in kind and cosmetic upgrades (i.e. flooring, paint, new windows, new doors, new roof, etc).
- The site would include a new traffic pattern to allow for separation between bus and car circulation by adding a new bus loop and utilizing the existing bus loop as a car loop.

#### **OPPORTUNITIES:**

- Many of the systemic problems (mechanical, electrical, and plumbing) would be resolved, allowing the staff to have better teaching environments within the existing envelope of the school.
- The building would meet the ADA accessibility requirements.
- This approach would also address the school's capacity needs and code compliancy needs.
- The relocatable classrooms would be removed because of the available capacity in this approach.

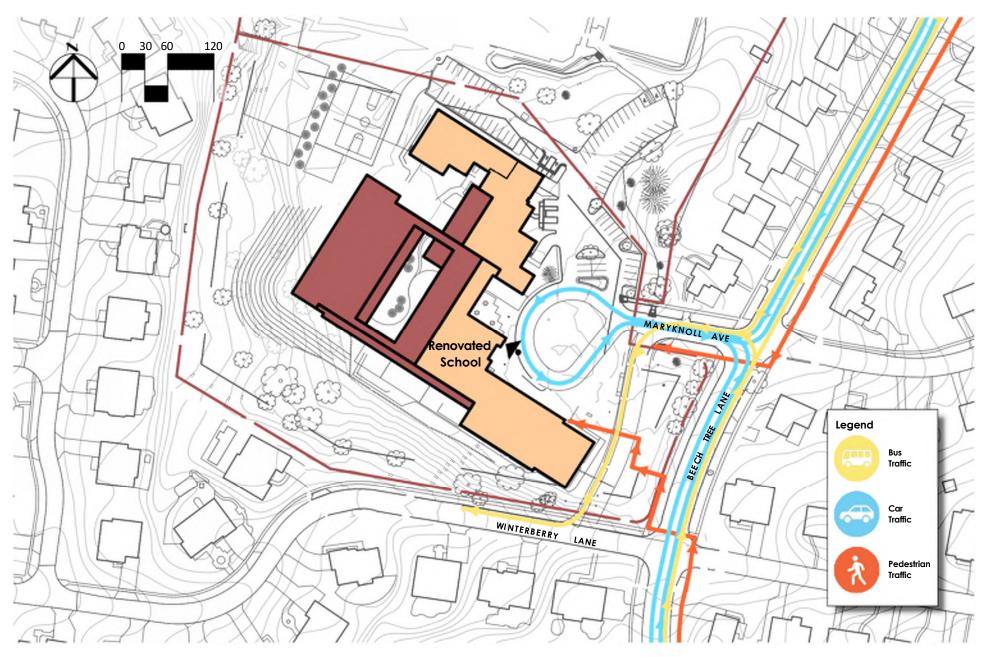
#### **CHALLENGES:**

- The site will require significant re-grading as many trees would need to be removed in order to construct the new addition.
- The addition would take up more of the outdoor play area that students use on a day-to-day basis. These areas would have to be replaced.
- Parking deficiencies are not addressed, which means that the school will continue to share parking with the local park.

## **APPROACH 3 - SITE PLAN**

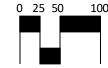


## **APPROACH 3 - SITE CIRCULATION**



### **APPROACH 3 - FLOOR PLANS**





**LEGEND** 

Classrooms

Media Center, PE, Multi-Purpose & Kitchen

Administration

Music & Arts

Instructional Support

Building Support

MAIN LEVEL UPPER LEVEL

## APPROACH 3 – SPACE ANALYSIS

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# APPROACH 4: REPLACEMENT SCHOOL

## APPROACH 4 - SUMMARY: REPLACEMENT SCHOOL

#### CONSTRUCTION COST ESTIMATE:

GROSS SQUARE FOOTAGE

EXISTING BUILDING: 68,119 GSF

AREA OF DEMOLITION: -68,119 GSF

AREA OF ADDITION: ± 80,396 GSF

TOTALAREA OF BUILDING: ± 80,396 GSF

#### **PARKING TABULATION**

SCHOOL STANDARD SPACES:	69	PARK STANDARD SPACES:	27
SCHOOL HANDICAP SPACES:	4	PARK HANDICAP SPACES:	2
TOTAL SCHOOL PARKING SPACES:	73	TOTAL PARK PARKING SPACES:	29
TOTAL PARKING SPACES:			102



#### **SUMMARY:**

- The existing building would be demolished entirely and a new building will be constructed in its place.
- The new building will fully meet Montgomery County Public Schools Education Specification requirements and will be compliant with current codes and standards.

#### **OPPORTUNITIES:**

- The school would be able to better blend in with the neighborhood.
- Most issues that the community has would be resolved and would be set up to address the schools' future needs.
- Further separation from the local park gives more relief to the traffic congestion.
- This approach would aim to make the building a high performance school.
- Sustainable and CPTED strategies would be used to help make the building more energy efficient and address the community's safety concerns.
- The design will be more compact to reduce the limit of disturbance.
- A new car parking lot and a parent drop-off area will be constructed. This
  will allow bus and vehicular traffic to be separated providing pedestrian
  safety.
- A pedestrian plaza has been added to further separate the pedestrian foot traffic from the vehicular traffic.

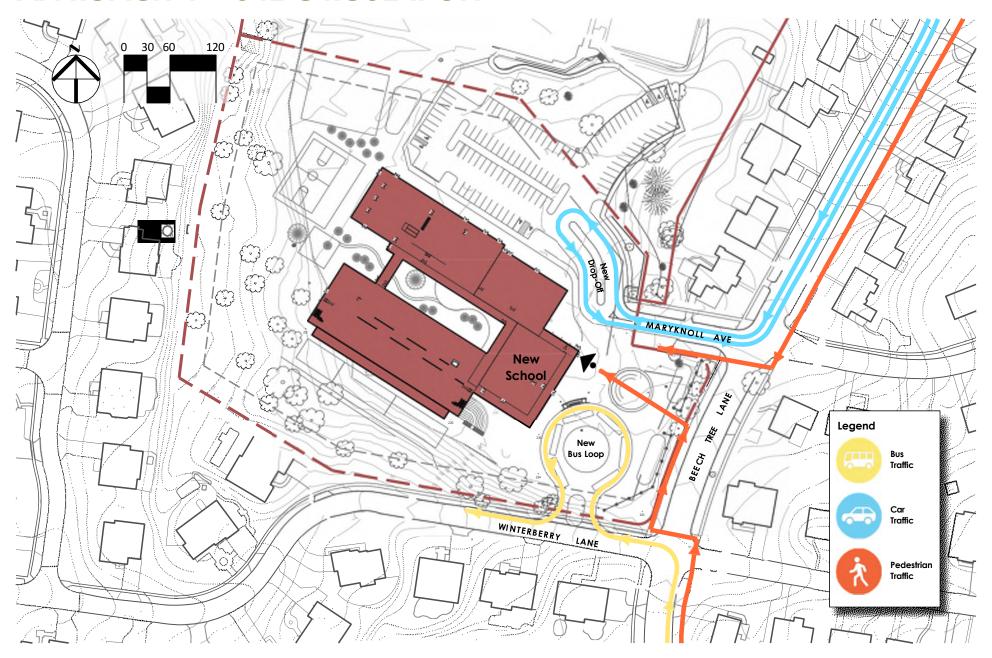
#### CHALLENGES:

- The cost of a replacement school is the most expensive option between all approaches.
- The site will require slight re-grading as some trees would need to be removed in order to construct the replacement school.

## **APPROACH 4 - SITE PLAN**



## **APPROACH 4 - SITE CIRCULATION**



### **APPROACH 4 - FLOOR PLANS**



#### **LEGEND**

Classrooms

Media Center, PE,
Multi-Purpose & Kitchen

Administration

Music & Arts

Instructional Support

Building Support

LOWER LEVEL MAIN LEVEL UPPER LEVEL

## APPROACH 4 – SPACE ANALYSIS

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#### **NEXT STEPS**

## Superintendent's Recommended FY27 CIP

October 14 Presentation to the Board of Education

October 23 Public Hearing #1

October 28 Public Hearing #2

November 6 Public Hearing #3 (if necessary)

November 20 Board of Education Approval

## THANK YOU

## Questions?





