DAMASCUS ELEMENTARY SCHOOL FEASIBILITY STUDY

COMMUNITY MEETING 2
MONTGOMERY COUNTY PUBLIC SCHOOLS

MAY 22, 2025

REDACTED

MCPS

COOPER CARRY

AGENDA

1. Introductions
2. Process & Timeline
3. Community Feedback
4. Program
5. Proposed Concepts

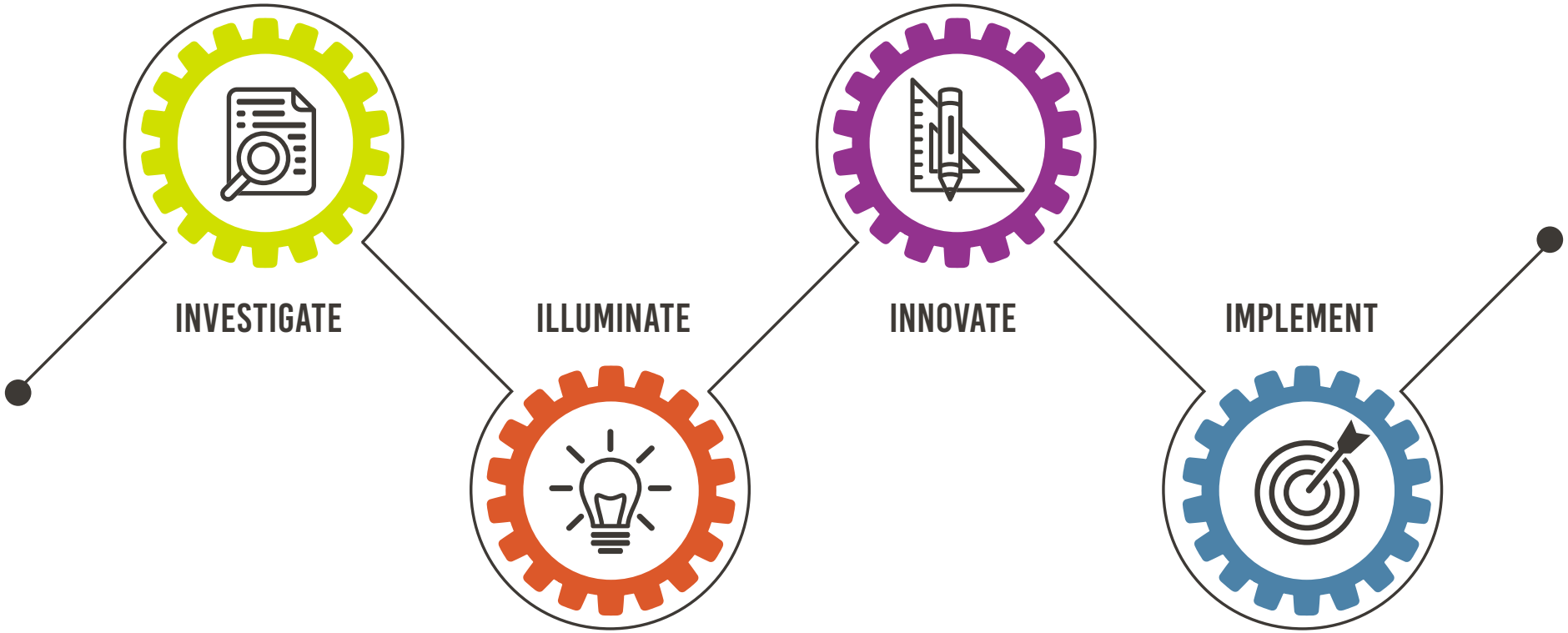
1 INTRODUCTIONS

2 PROCESS & TIMELINE

FEASIBILITY STUDY

A Feasibility Study is an assessment that identifies what is possible on the school site, the challenges on the school site, and the possibilities for configuration, budget, and schedule.

FEASIBILITY PROCESS



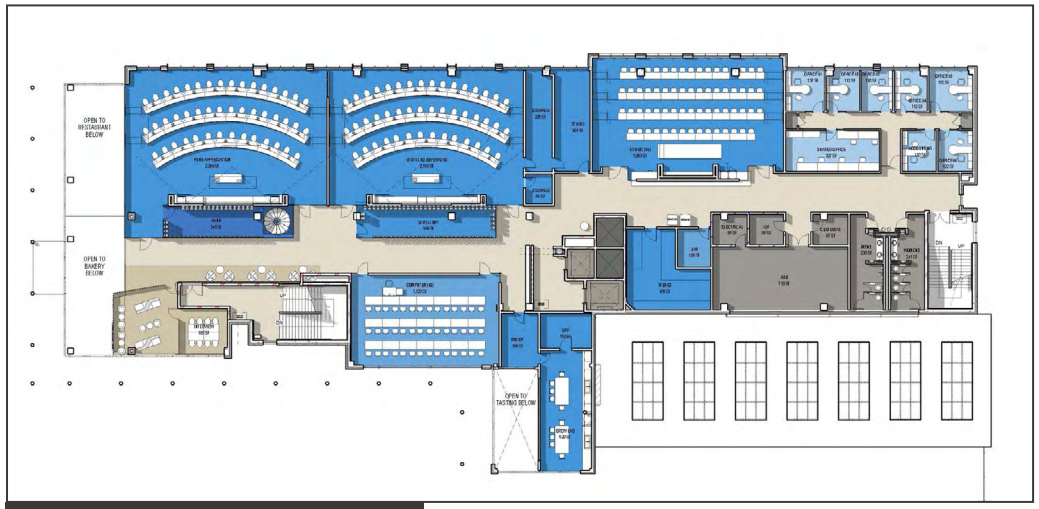
PHASE 1:

INVESTIGATE

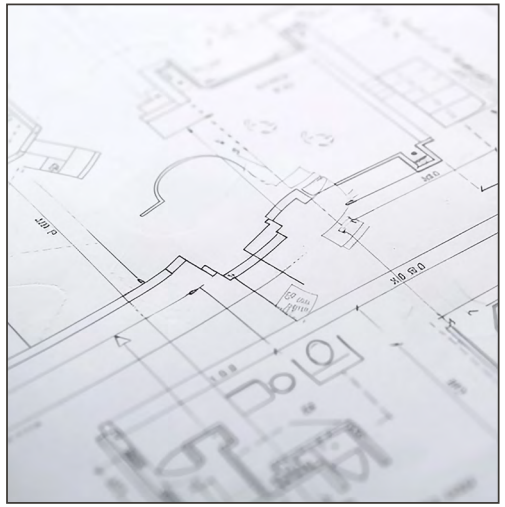
Process:

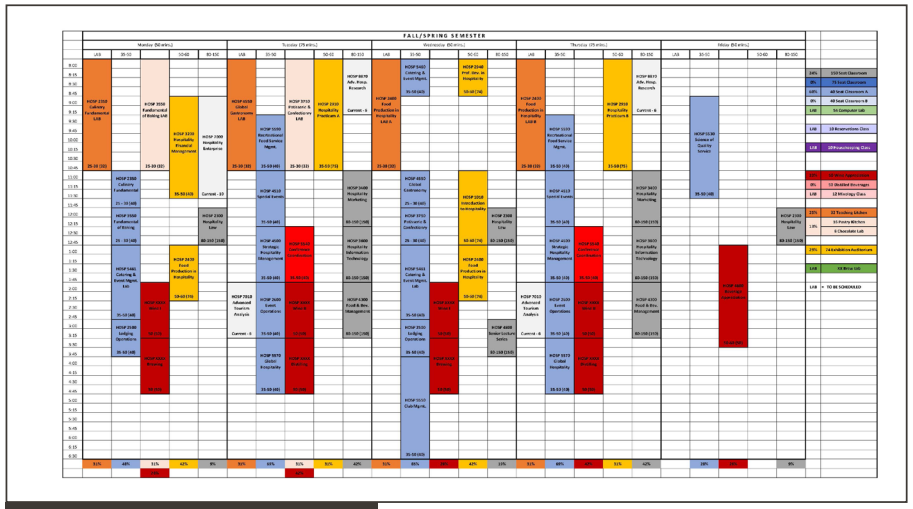
- Define vision, goals, principles, objectives, and milestones.
- Gather and analyze data on building use, pedagogy, teaching strategies, site dynamics, and sustainability

OUR APPROACH IS BUILT UPON A SYSTEMATIC UNDERSTANDING OF YOUR SITE & COMMUNITY



PEDAGOGY ALIGNMENT ANALYSIS





SPACE UTILIZATION ANALYSIS

PHASE 1 - INVESTIGATE:

DAMASCUS ELEMENTARY SCHOOL

Observations:

- Accessibility
- Building Systems
- Community Connection

PHASE 2:

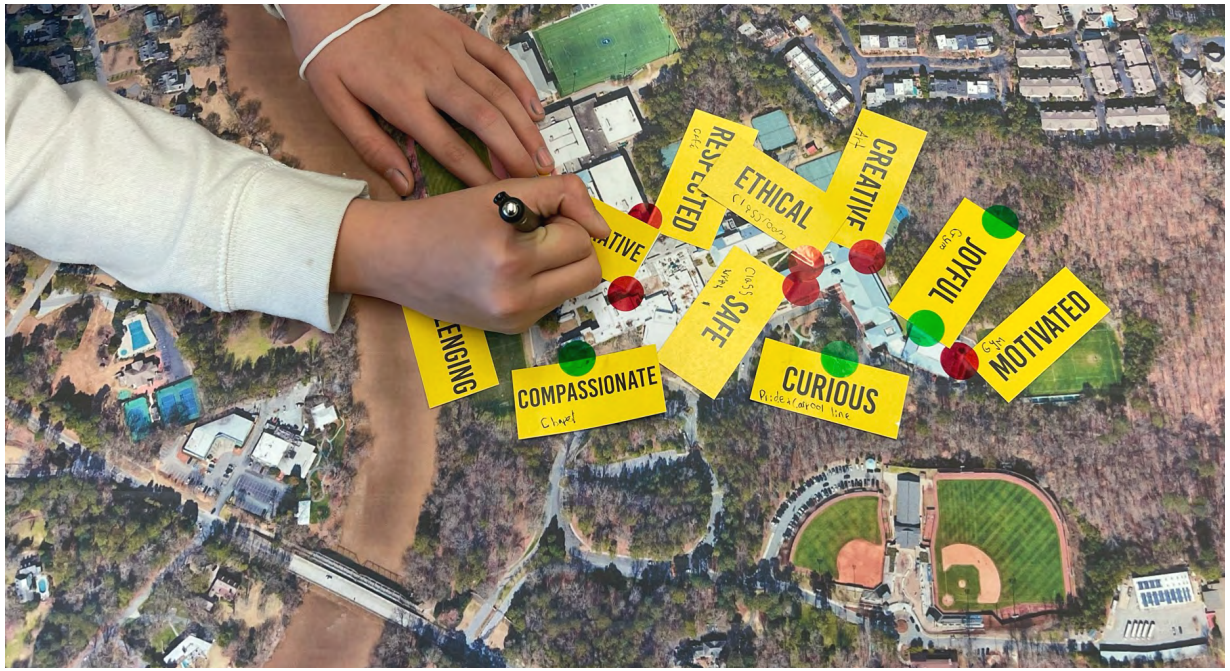
ILLUMINATE

Community Engagement

- Students
- MCPS Staff
- Community Members, PTA

Idea Creation

- Present what we heard and confirm
- Develop Conceptual Ideas for Community Feedback
- Present Final Ideas



PHASE 2 - ILLUMINATE:

DAMASCUS ELEMENTARY SCHOOL

Inclusive

Legacy

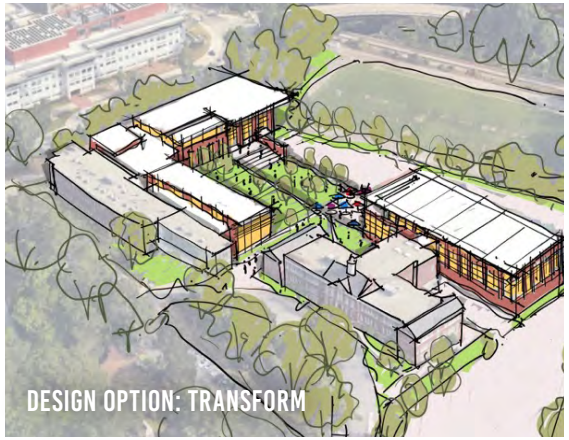
PHASE 3:

INNOVATE

Process:

- Develop design concepts aligned with project goals and vision.
- Plan phased implementation strategies.
- Evaluate options using cost estimates.

WE START WITH A CLEAR UNDERSTANDING OF PROJECT GOALS AND COMMUNITY NEEDS, THEN TRANSFORMS IDEAS INTO DESIGN.



PHASE 4

IMPLEMENT: FEASIBILITY STUDY

SCOPE , METHODOLOGY, AND GOALS

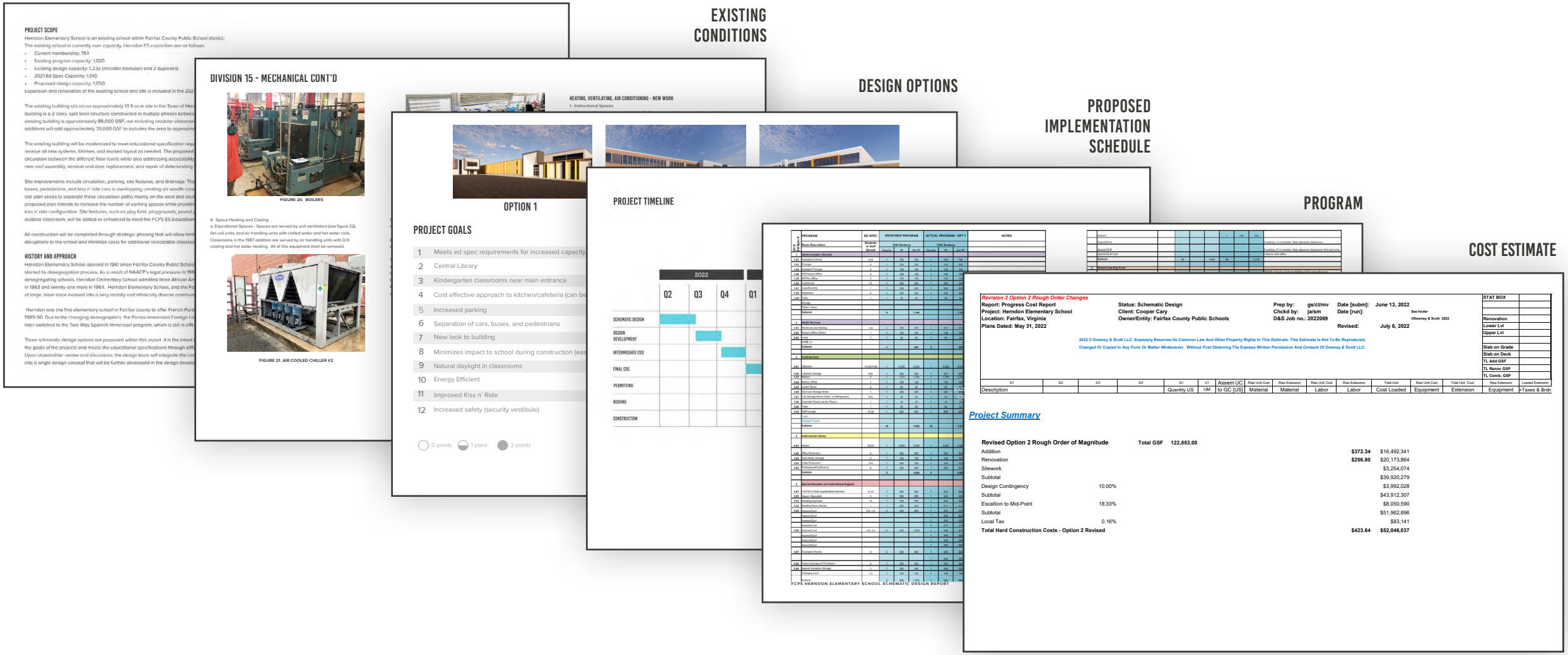
EXISTING CONDITIONS

DESIGN OPTIONS

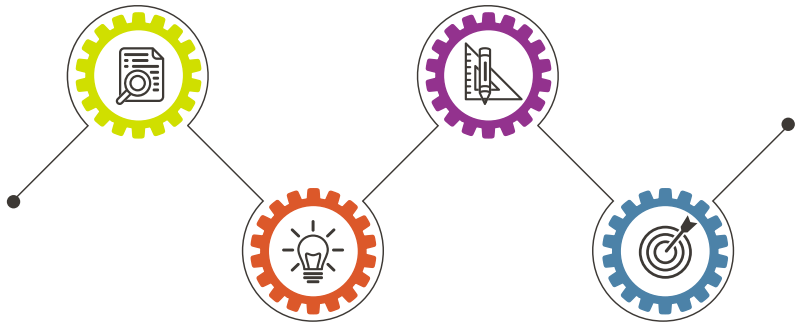
PROPOSED IMPLEMENTATION SCHEDULE

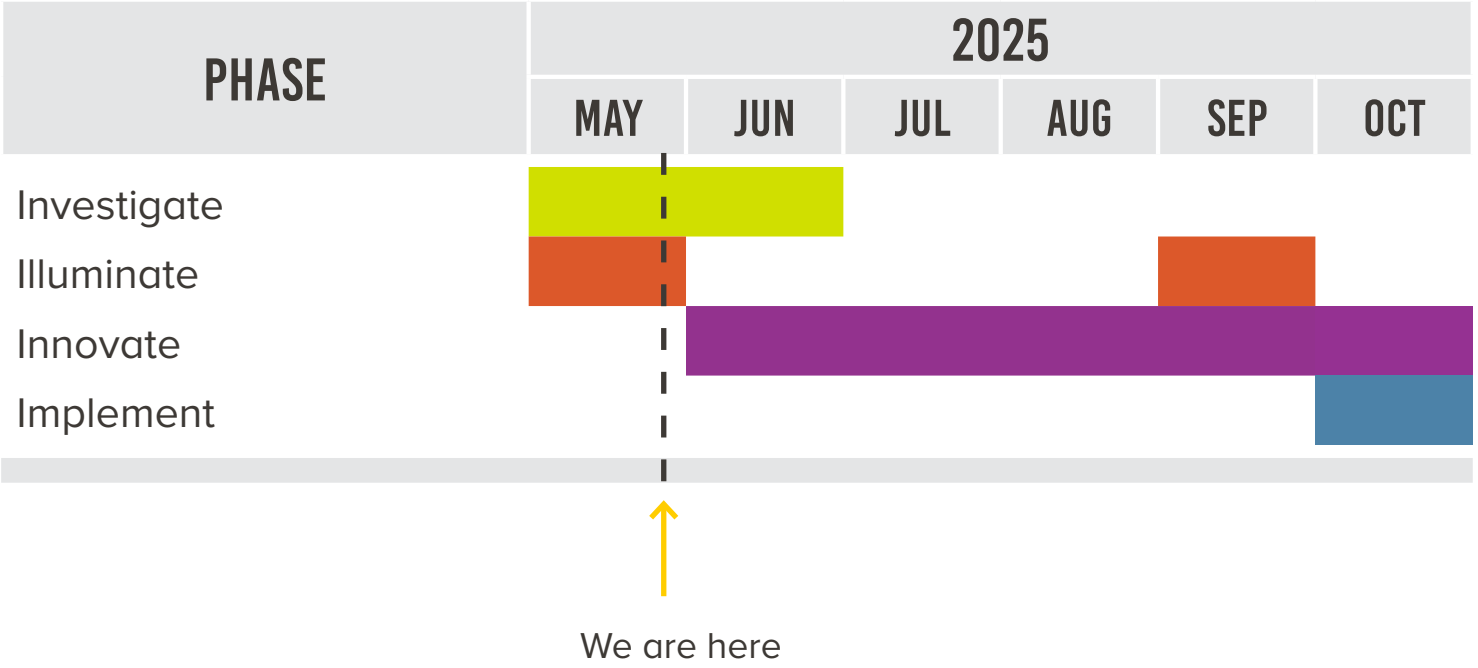
PROGRAM

COST ESTIMATE



TIMELINE





KEY DATES:

- Community Meeting #1 was held on May 14
- Staff Meeting was held on May 21
- Community Meetings #3 & #4 - dates TBD

3 COMMUNITY FEEDBACK

WHAT WE HEARD

- Preference is to keep students on site during construction.
- Staff and students make Damascus great!
- The SCB/LFI programs are important.
- Location of Damascus Elementary School is important - proximity to home, extra curricular activities.
- Strong ties to the community, like the small-town feel.
- Outdoor spaces should be prioritized, provide activities for students, natural landscaping. Outdoor classroom would be well received.
- Large events can only be held in the gym. The Multipurpose room and Library Media Center are not large enough & scheduling is challenging.
- Incorporate built in nooks and seating areas.
- Incorporate sensory spaces and textures.
- Images of spaces that incorporate good lighting and a cozy feel were preferred.

4 PROGRAM

PROGRAM

450 students - Core Capacity 640 students

	MCPS ED SPEC		EXISTING	
CLASSROOMS	**ED-SPEC**		**EXISTING**	
Prekindergarten	2	1200	0	0
Storage	1 each	250 sf incl.		
Kindergarten	4	1200	2	1010
Storage	1 each	250 sf incl.		
Standard (~5 per grade)	14	850	18	765
Storage	1 each	250 sf incl.		
Special Education	5	850	0	0
	1 each	150 sf incl.		
Art	1	1200	1	950
Storage	1 each	250 sf incl.		
Music	1	1200	1	892
Storage	1 each	250 sf incl.		
Instrumental Music	1	450	0	0
Dual Purpose Room	1	1000	1	799
	AREA SUBTOTAL	**27,200**		**18,431**
SUPPORT ROOMS	**ED SPEC**		**EXISTING**	
Large Instructional Support	1	550	0	0
Small Instructional Support Room	2	425	1	472
Speech Lanuage Therapy	1	250	1	315
Therapy Support Room	1	250	0	0
Personal Care Room	1	100	0	0
Testing / Conference Room	1	140	0	0
Support Staff Offices	2	140	0	0
	AREA SUBTOTAL	**2,420**		**787**

LIBRARY / MEDIA CENTER	**ED-SPEC**		**EXISTING**	
Learning Environment	1	2100	1	1959
Work and Production Area	1	475	1	592
LMC Storage Room	1	300	0	0
	AREA SUBTOTAL	**2,875**		**2,551**
PHYSICAL EDUCATION	**ED-SPEC**		**EXISTING**	
Gymnasium	1	3700	1	3530
Office	1	140	1	136
Storage	1	250	1	293
Storage	2	100	1	153
Outside Storage	1	140	0	0
	AREA SUBTOTAL	**4,430**		**4,112**
MULTI-PURPOSE	**ED-SPEC**		**EXISTING**	
Multi-purpose Room	1	3200	1	2404
Chair Storage	1	180	1	106
Table Storage	1	180	1	0
Platform	1	450	1	595
Before / After Care Prep Area	1	25	0	0
Before / After Care Storage	1	100	0	0
	AREA SUBTOTAL	**4,135**		**3,105**
KITCHEN	**ED-SPEC**		**EXISTING**	
Serving Area	1	300	0	0
Walk-In Cooler/Freezer	1	155	2	128
Dry Storage	1	192	1	271
Office	1	100	0	0
Toilet Room	1	70	1	43
Preparation Area	1	555	1	774
	AREA SUBTOTAL	**1,372**		**1,344**

ADMINISTRATION	ED-SPEC		EXISTING	
General Office	1	500	1	791
Workroom	1	300	1	154
Principal's Office	1	250	1	180
Assistant Principal's Office	1	125	1	122
Conference Room	1	275	1	78
Storage	1	100	0	0
Record Room	1	75	1	91
Toilet Room	1	50	2	42
Workroom (2nd level)	1	75	1	78
	AREA SUBTOTAL	**1,750**		**1,578**

COUNSELING SUITE	ED-SPEC		EXISTING	
Counselor's Office	1	160	1	194
Itinerant Staff Office	1	160	0	0
	AREA SUBTOTAL	**320**		**194**

STAFF DEVELOPMENT AREA	ED-SPEC		EXISTING	
Staff Development Office	1	100	0	0
Reading Specialist Office	1	100	1	357
Training / Conference Room	1	400	1	254
	AREA SUBTOTAL	**600**		**611**

HEALTH SERVICES SUITE	ED-SPEC		EXISTING	
Waiting Area	1	100	0	0
Treatment / Medication Area	1	120	1	226
Office / Health Assessment Room	1	100	0	0
Health Assessment / Isolation Roo	1	100	0	0
Rest Area	1	200	0	0
Storage Room	1	40	0	0
Toilet Room	1	50	2	38
	AREA SUBTOTAL	**710**		**302**

STAFF AREAS	ED-SPEC		EXISTING	
Staff Lounge	1	650	1	756
Privacy Room	2	50	0	0
	AREA SUBTOTAL	**750**		**756**

BUILDING SERVICES FACILITIES	ED-SPEC		EXISTING	
Building Services Office	1	140	1	256
Locker / Shower Area	1	150	0	0
Compactor / Trash Room	1	150	0	0
General Storage & Receiving	1	550	1	298
General Storage	3	240	4	141
Building Services Outdoor Storage	1	175	1	84
	AREA SUBTOTAL	**1,885**		**1,202**

BUILDING SUPPORT AREAS	ED-SPEC		EXISTING	
Book Storage	1	200	0	0
PTA Storage	1	100	0	0
Emergency Command Center	1	200	0	0
Telecommunications Closet (MDF)	1	150	0	0
Telecommunications Closet (IDF)	3	50	1	46
	AREA SUBTOTAL	**800**		**46**

NET AREA TOTAL	**49,247**	**35,019**

EXISTING NET AREA TOTAL	**35,019**
Lower Level GFA	**9184**
Level 1 GFA	**49356**
GFA Total	**58540**
G-Factor	1.67166

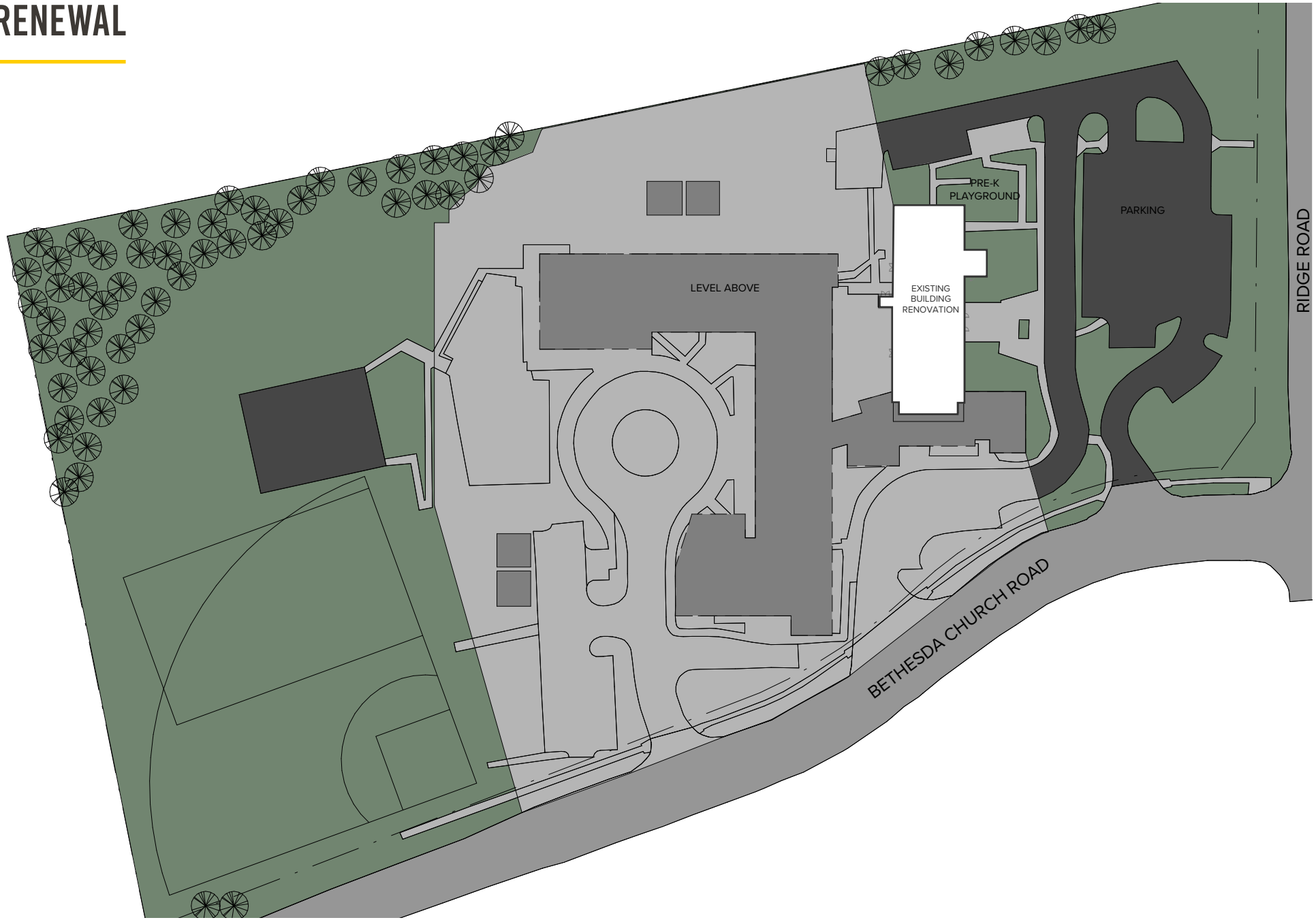
5 PROPOSED CONCEPTS

OPTION 1 - RENEWAL

EXISTING BUILDING / RENOVATION

MAIN LEVEL

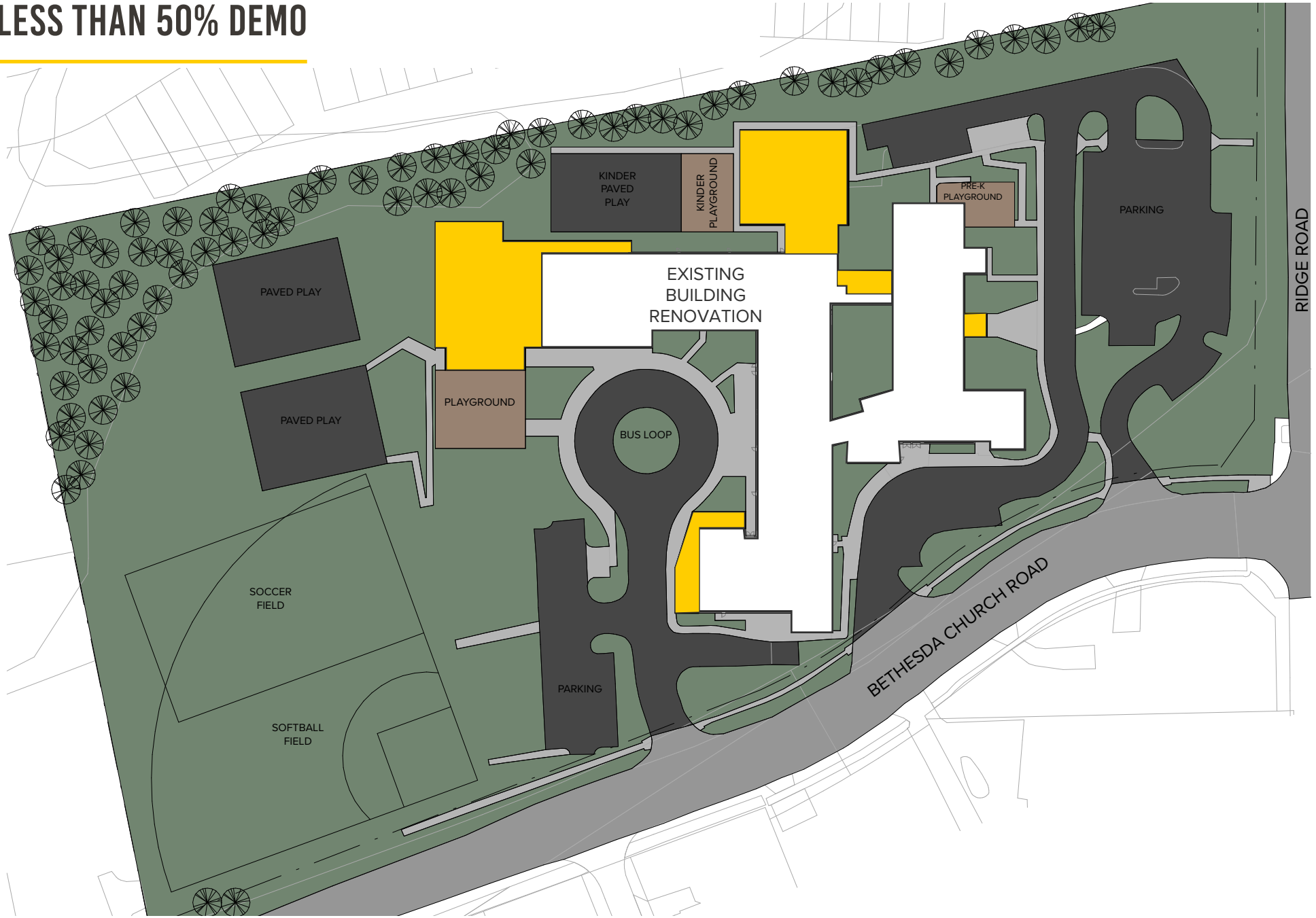
OPTION 1 - RENEWAL



EXISTING
BUILDING /
RENOVATION

LOWER LEVEL

OPTION 2 - LESS THAN 50% DEMO

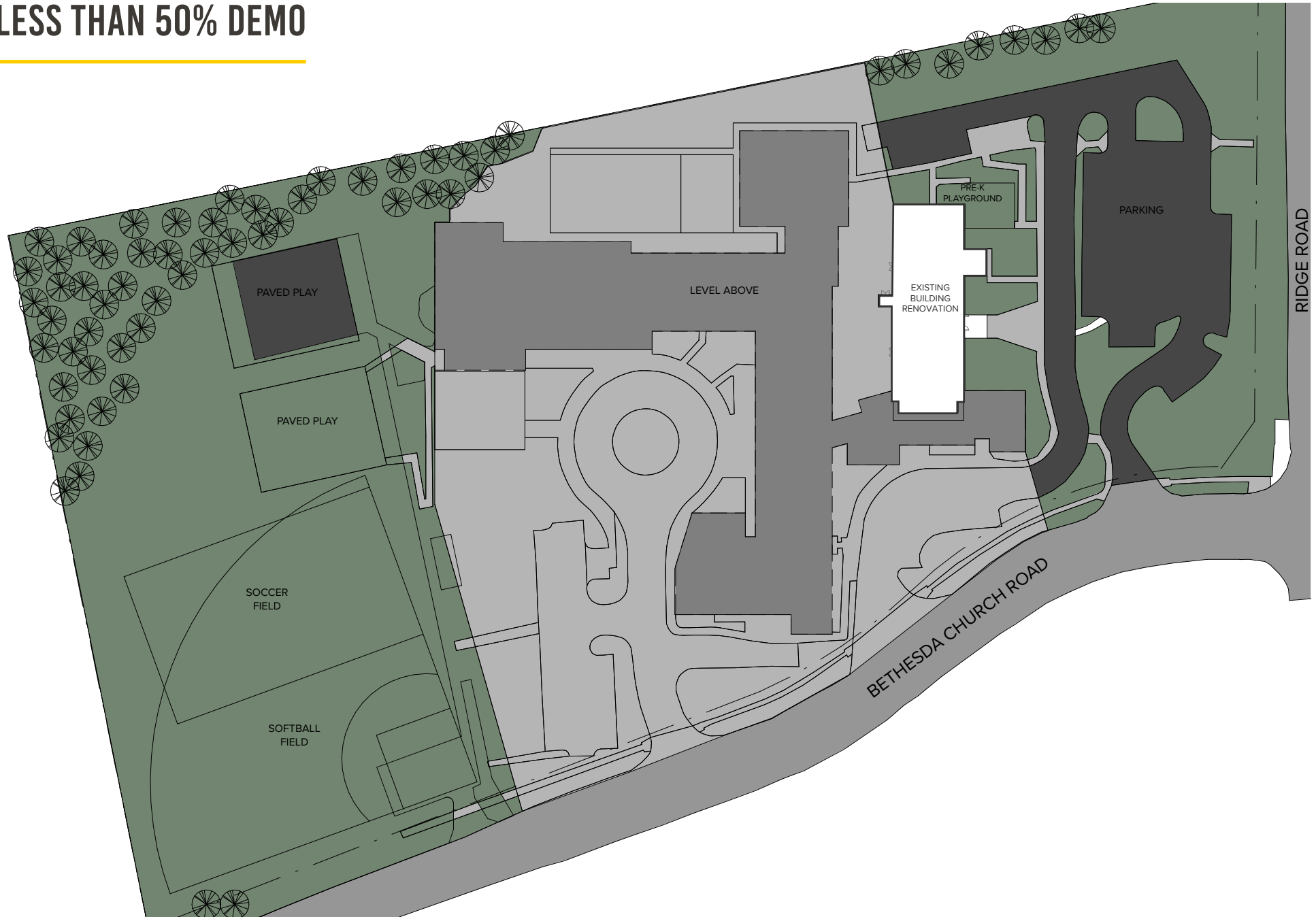


EXISTING BUILDING / RENOVATION

BUILDING ADDITION

MAIN LEVEL

OPTION 2 - LESS THAN 50% DEMO



EXISTING BUILDING / RENOVATION

BUILDING ADDITION

LOWER LEVEL

OPTION 3 - MORE THAN 50% DEMO

EXISTING BUILDING / RENOVATION

BUILDING ADDITION

MAIN LEVEL

OPTION 3 - MORE THAN 50% DEMO

EXISTING BUILDING / RENOVATION

BUILDING ADDITION

LOWER LEVEL

OPTION 4 - REPLACEMENT

NEW CONSTRUCTION

MAIN LEVEL

OPTION 4 - REPLACEMENT

NEW CONSTRUCTION

LOWER LEVEL

SUMMARY

Options	Scope	Pros	Cons
Option 1 - Renewal	MEP system replacement Renovate finishes 58,540 GSF - Renovation	• Sprinkler system added • Replaces outdated building systems • Students stay on site during construction	• Design does not meet ed spec • Accessibility issues not addressed • Phased Construction
Option 2 - Less than 50% Demo	MEP system replacement Renovate finishes 52,890 GSF - Renovation 5,650- Demo 26,540 - Addition	• Sprinkler system added • Replaces outdated building systems • Addresses accessibility issues • Students stay on site during construction • Design meets ed spec	• Inefficiencies in existing building to address accessibility and new restroom layout • Phased construction
Option 3 - More than 50% Demo	MEP system replacement Renovate finishes 31,465 GSF - Renovation 27,075 - Demo 48,420 - Addition	• Sprinkler system added • Replaces outdated building systems • Addresses accessibility issues • Students stay on site during construction • Design meets ed spec	• Inefficiencies in existing building to address accessibility and new restroom layout • Phased construction
Option 4 - Replacement	New Construction Demolish Existing Structure Relocate site program and circulation 58,540 GSF - Demo 80,000 GSF - New Construction	• All new construction • Addresses accessibility issues • Students stay on site during construction • Design meets ed spec	• High impact to the site = higher cost • Construction occuring on active campus

Q&A