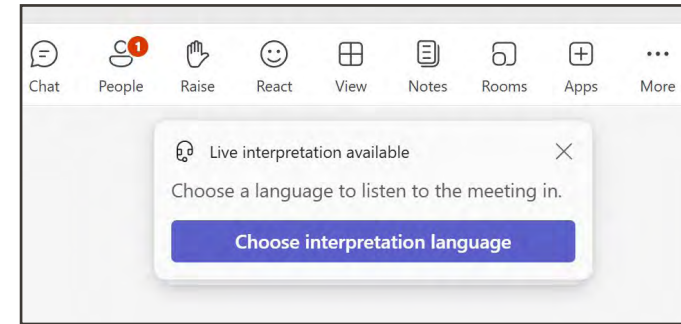


INTERPRETATION / *INTERPRETACIÓN*

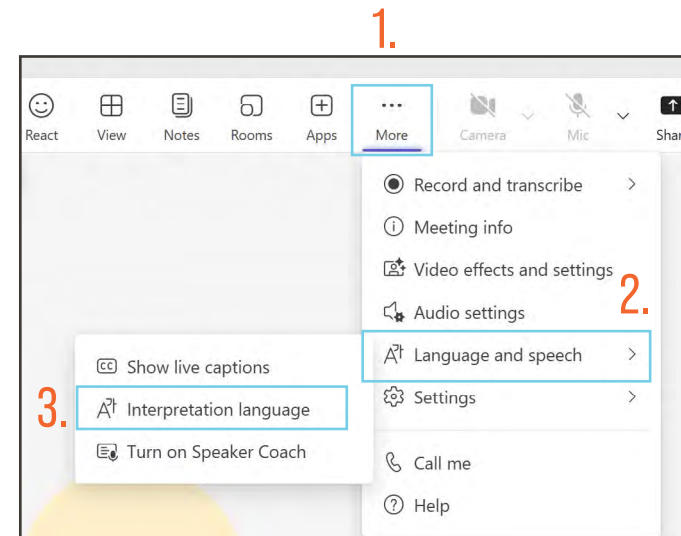
1. Select preferred language when you join the call.

Selecione el idioma preferido al unirse a la llamada.



2. Change between languages during the call.

Cambiar entre idiomas durante la llamada.



DAMASCUS ELEMENTARY SCHOOL FEASIBILITY STUDY

COMMUNITY MEETING 3 - VIRTUAL
MONTGOMERY COUNTY PUBLIC SCHOOLS

JUNE 25, 2025

REDACTED



COOPER CARRY



AGENDA

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



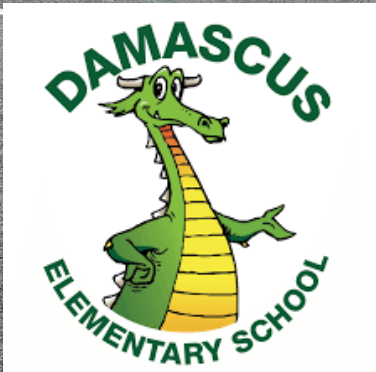
1

INTRODUCTIONS

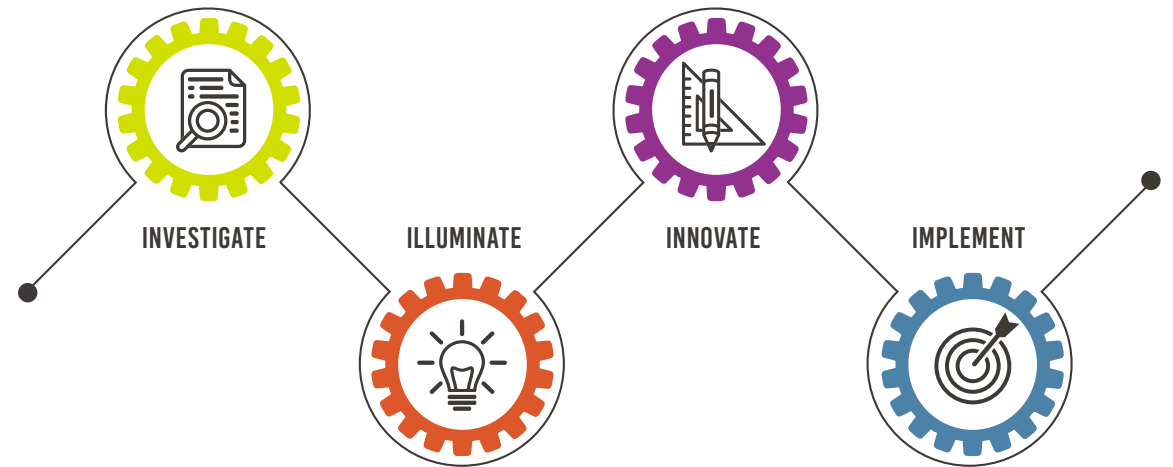


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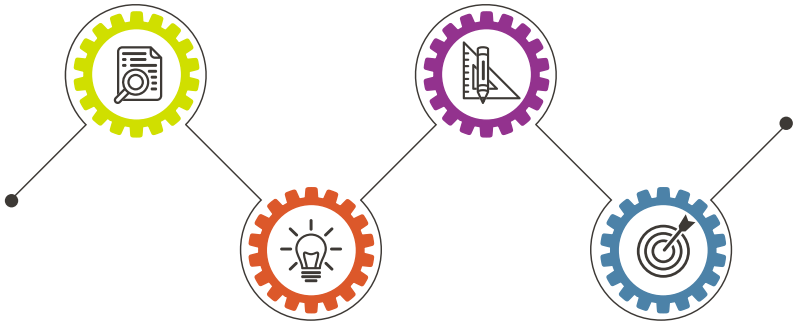
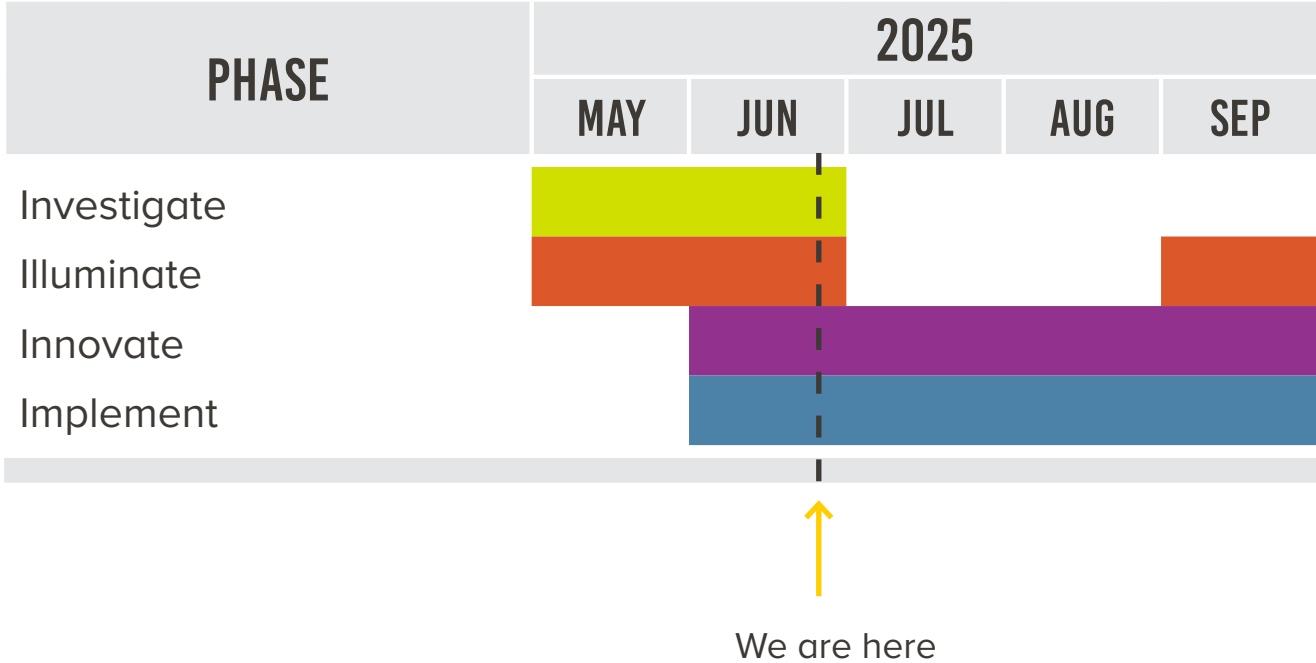
PROCESS & TIMELINE



FEASIBILITY STUDY



TIMELINE



KEY DATES:

- Community Meeting #1 was held on May 14
- Staff Meeting was held on May 21
- Community Meeting #2 was held on May 22
- Community Meeting #4 - September 24 @ 6:30 pm; in person

EXISTING CONDITIONS

MECHANICAL SYSTEM



- Existing gas-fired boilers from 1988.
- Boilers do not comply with current codes and nearing end of useful service life.



- Existing classroom unit ventilators installed in 2012. Heating water piping date back to 1979.
- Difficult for system to control humidity during humid outdoor conditions resulting in excessive cycling during off-peak conditions.



- Existing gym heating and ventilation unit, exact age of is unknown (est. 1975).
- Existing unit is in poor condition.
- No air-conditioning is currently provided.

EXISTING CONDITIONS

PLUMBING SYSTEM



- Majority of domestic water piping installed in 1979.
- Piping system and components have exceeded their useful life.



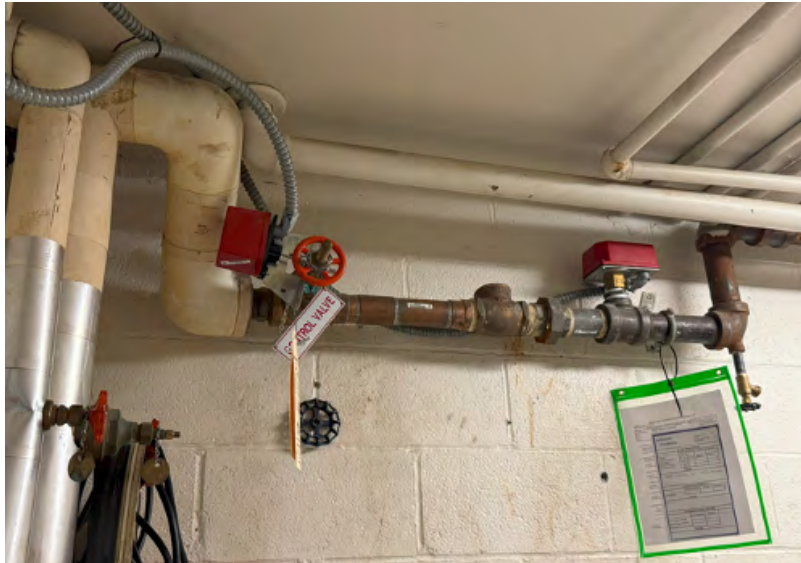
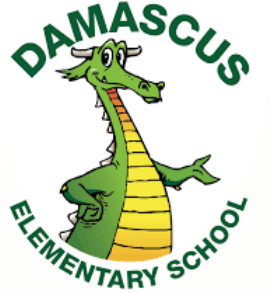
- Existing above and below-grade sanitary, waste, vent, and storm water piping are original to date of building area served.
- Ongoing issues noted by facilities team.
- Existing systems are beyond useful life.



- Existing hot water heating in good to fair condition.
- Minimal surplus capacity exists for existing hot water heater.

EXISTING CONDITIONS

SPRINKLER SYSTEM & FIRE ALARM



- Sprinkler coverage is limited, serves kitchen, multipurpose room & stage only.



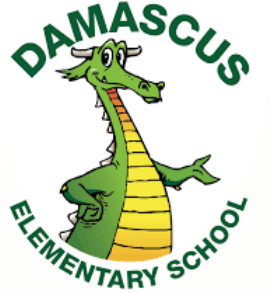
- Fire alarm equipment is located within the main electrical room.
- System includes voice evacuation alarm.



- Main entrance vestibule functions as the emergency command center with fire alarm annunciator display and emergency microphone.

EXISTING CONDITIONS

ELECTRICAL SYSTEM



- Electrical equipment varies in age, majority of equipment is from 1979 renovation.
- Equipment from 1979-present is in fair to good condition.



- Generator is from 2000.
- Equipment installed before 1979 is still being used, but is obsolete. Spare parts are no longer available for repairs.
- Ongoing issues noted by facilities team with older elec equipment.



- Electrical service is by Pepco with the primary line located along the corner of Ridge & Bethesda Church Roads.
- Secondary transformers installed possibly to serve the relocatable classrooms.

EXISTING CONDITIONS

LIGHTING SYSTEMS



- LED lighting is installed in most classrooms and corridor spaces.
- Fluorescent lighting is used in back-of-house spaces.
- Gymnasium has LED high-bay UFO style light fixtures



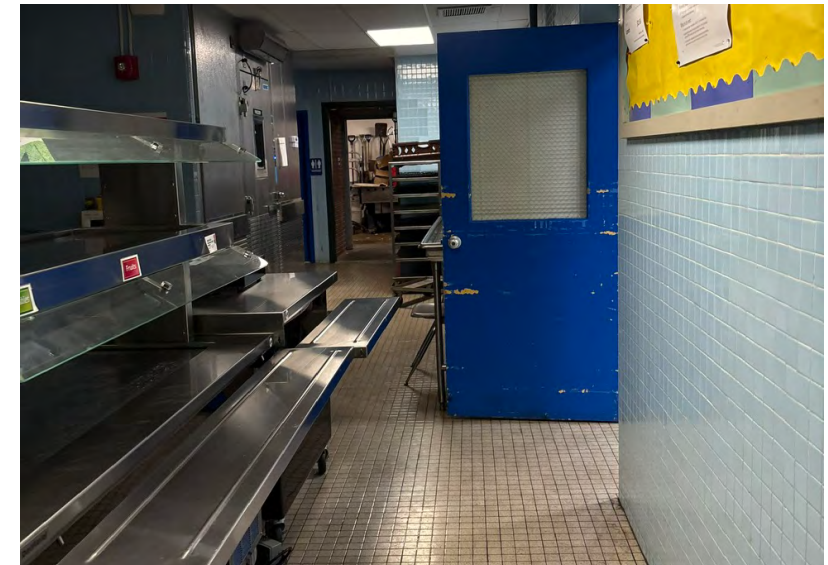
- Most classrooms do not have dimmable light switches.
- Admin Suite has dimmable light switches per current ed-spec.



- Exterior lighting has pole-mounted LED light fixtures or building mounted wall packs with high-intensity discharge lamps.

EXISTING CONDITIONS

KITCHEN



- Kitchen does not have air conditioning and is served by heating only.
- Kitchen has sprinkler line for fire suppression.
- Equipment within kitchen appear to be in good condition.
- Kitchen is missing office space & locker room area for staff.
- Restroom serving kitchen is not ADA compliant.
- Kitchen serving line starts within school corridor and ends within Multipurpose room.

EXISTING CONDITIONS

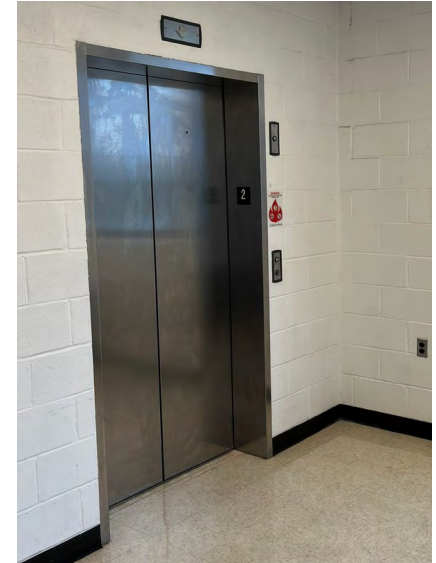
ACCESSIBILITY



- Existing building has five occupied levels, connected via stairs and ramps.
- Existing ramps are not ADA compliant.
- Elevator is located in remote area at administration suite.



- Chairlift by Library Media Center was replaced in 2021.
- Exterior site improvements were made in 2019 to sidewalks and ramps, however site is lacking accessible routes to softball field, ADA parking to building.



- Restrooms are not ADA compliant for staff.
- Most student plumbing fixtures are not ADA compliant.
- Stage does not have ramp access.
- Interior building signage does not always have braille.



3

COMMUNITY FEEDBACK

WHAT WE HEARD - COMMUNITY MEETING 1



- 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.

WHAT WE HEARD - COMMUNITY MEETING 2



- Preference for a secondary car drop off area for students who need extra assistance to get into School.
- Traffic patterns should be studied for pick up and drop off.
- Occupational & Physical Therapy Rooms are important.
- Interest in programmed use and maintenance of school courtyard space.
- Sizing of school building anticipates population growth.
- Hygiene is important, MCPS designs require sinks in each classroom.
- Safety is important, design of site and school building will take into account CPTED (Crime Prevention Through Environmental Design) design principles
- Design for school building should consider intermixing the special-ed classrooms with their grade-level classrooms.

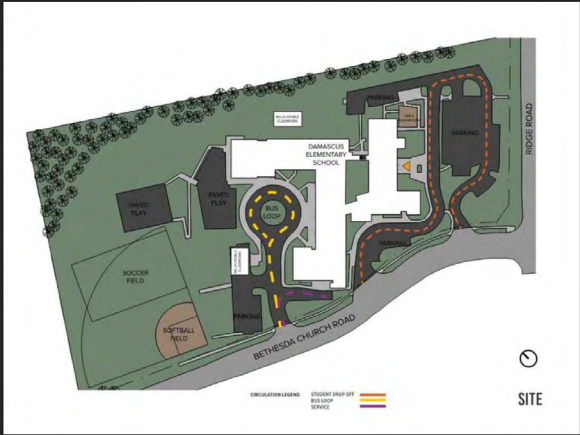
ONLINE SURVEY



Scan the QR code to fill out the online survey.



Escanee el código QR para completar la encuesta en línea.



5 → Please provide your thoughts below on the presented today (pros and cons) for Option 1: Renovation.

Escriben su opinión sobre los enfoques presentados hoy (pros y contras) para la Opción 1: Renovación.

Type your answer here...

Shift + Enter to make a line break

OK press Enter



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	3	subtotal
Storage	1 each 250 sf incl.		1	1142
			1	1095
			1	964
Standard	14	850	13	subtotal
Storage	1 each 250 sf incl.		1	942
			1	942
			1	939
			1	939
			1	944
			1	944
			1	827
			1	830
			1	664
			1	924
			1	920
			1	830
			1	835

	MCPS ED SPEC		EXISTING	
CLASSROOMS	ED-SPEC		EXISTING	
Special Education	5	850	4	subtotal
Storage	1 each 150 sf incl.		1	368
			1	594
			1	726
			1	757
Art	1	1200	1	991
Storage	1 each 250 sf incl.			
Music	1	1200	1	1135
Storage	1 each 250 sf incl.			
Instrumental Music	1	450	0	0
Dual Purpose Room	1	1000	0	0
AREA SUBTOTAL		27,200	19,252	
SUPPORT ROOMS	ED SPEC		EXISTING	
Large Instructional Support	1	550	0	0
Small Instructional Support Room	2	425	1	475
Speech Lanuage Therapy	1	250	1	335
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	810	

LIBRARY / MEDIA CENTER	ED-SPEC		EXISTING	
Learning Environment	1	2100	1	2021
Work and Production Area	1	475	1	622
LMC Storage Room	1	300	1	21
	AREA SUBTOTAL	2,875		2,664
PHYSICAL EDUCATION	ED-SPEC		EXISTING	
Gymnasium	1	3700	1	3700
Office	1	140	1	109
Storage	1	250	1	271
Storage	2	100	1	118
Outside Storage	1	140	0	0
	AREA SUBTOTAL	4,430		4,198
MULTI-PURPOSE	ED-SPEC		EXISTING	
Multi-purpose Room	1	3200	1	2515
Chair Storage	1	180	1	112
Table Storage	1	180	1	0
Platform	1	450	1	600
Before / After Care Prep Area	1	25	0	0
Before / After Care Storage	1	100	0	0
	AREA SUBTOTAL	4,135		3,227
KITCHEN	ED-SPEC		EXISTING	
Serving Area	1	300	1	134
Walk-In Cooler/Freezer	1	155	1	106
			1	154
Dry Storage	1	192	1	271
Office	1	100	0	0
Toilet Room	1	70	1	43
Preparation Area	1	555	1	620
	AREA SUBTOTAL	1,372		1,328

ADMINISTRATION	ED-SPEC		EXISTING	
General Office	1	500	1	868
Workroom	1	300	1	261
Principal's Office	1	250	1	277
Assistant Principal's Office	1	125	1	120
Conference Room	1	275	1	87
Storage	1	100	0	0
Record Room	1	75	1	91
Toilet Room	1	50	1	43
Workroom (2nd level)	1	75	1	78
	AREA SUBTOTAL	1,750		1,825
COUNSELING SUITE	ED-SPEC		EXISTING	
Counselor's Office	1	160	1	205
Itinerant Staff Office	1	160	0	0
	AREA SUBTOTAL	320		205
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	238
Office / Health Assessment Room	1	100	0	0
Health Assessment / Isolation Room	1	100	0	0
Rest Area	1	200	0	0
Storage Room	1	40	0	0
Toilet Room	1	50	1	43
	AREA SUBTOTAL	710		281
STAFF AREAS	ED-SPEC		EXISTING	
Staff Lounge	1	650	1	525
Privacy Room	2	50	0	0
	AREA SUBTOTAL	750		525

BUILDING SERVICES FACILITIES	ED-SPEC		EXISTING	
Building Services Office	1	140	1	206
Locker / Shower Area	1	150	1	50
Compactor / Trash Room	1	150	1	370
General Storage & Receiving	1	550	1	298
General Storage	3	240	3	145
Building Services Outdoor Storage	1	175	1	75
	AREA SUBTOTAL	1,885		1,434
BUILDING SUPPORT AREAS	ED-SPEC		EXISTING	
Book Storage	1	200	1	127
PTA Storage	1	100	0	0
Emergency Command Center	1	200	0	0
Telecommunications Closet (MDF)	1	150	1	254
Telecommunications Closet (IDF)	3	50	1	46
	AREA SUBTOTAL	800		427
NET AREA TOTAL		49,247	36,787	

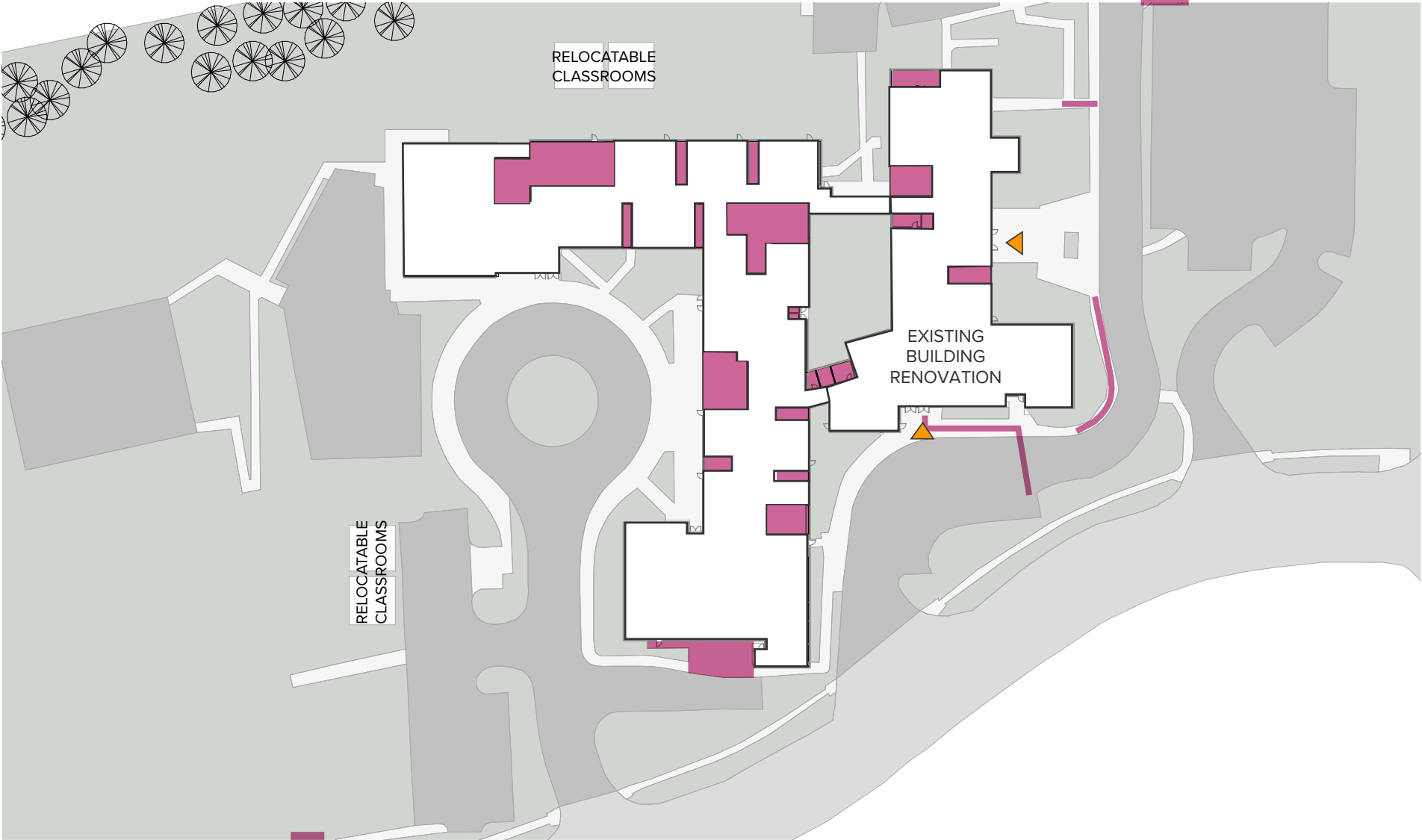
EXISTING NET AREA TOTAL	36,787
Lower Level GFA	9619
Level 1 GFA	47,299
GFA Total	56,918



5

PROPOSED CONCEPTS

OPTION 1 - RENEWAL



- ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION

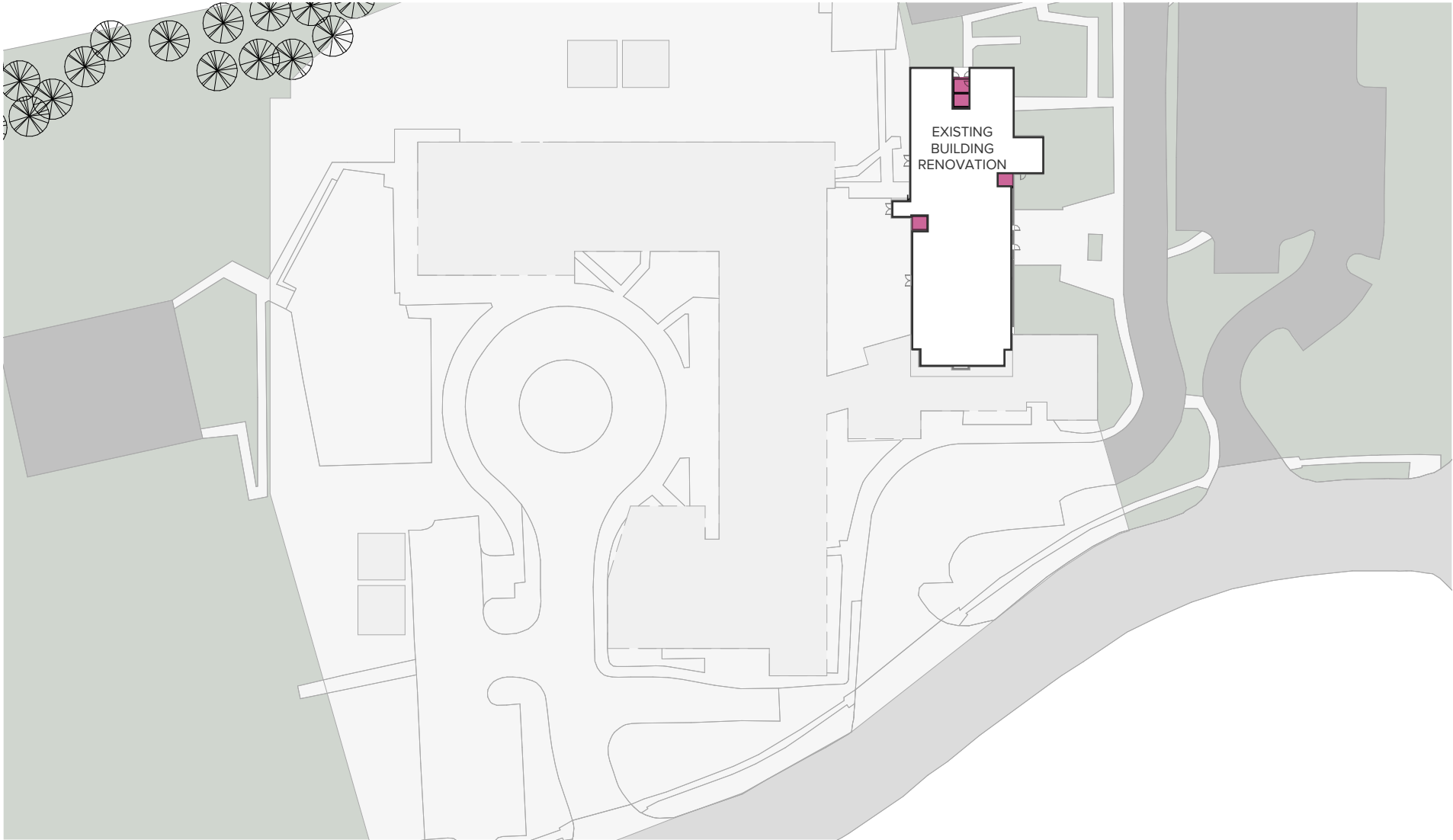
ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION

ABBREVIATIONS LEGEND			
CR - CLASSROOM	CNSL - COUNSELING SUITE	KINDER - KINDERGARTEN	
SPED - SPECIAL EDUCATION	MECH - MECHANICAL	WR - WORKROOM	
TLT - TOILET	ELEC - ELECTRICAL	INST - INSTRUMENTAL MUSIC	
ST - STORAGE	ADMIN - ADMINISTRATION	DEVELOP - STAFF DEVELOPMENT	
SRV - SERVICE	CONF - CONFERENCE	BLDG - BUILDING SERVICE	



MAIN LEVEL

OPTION 1 - RENEWAL

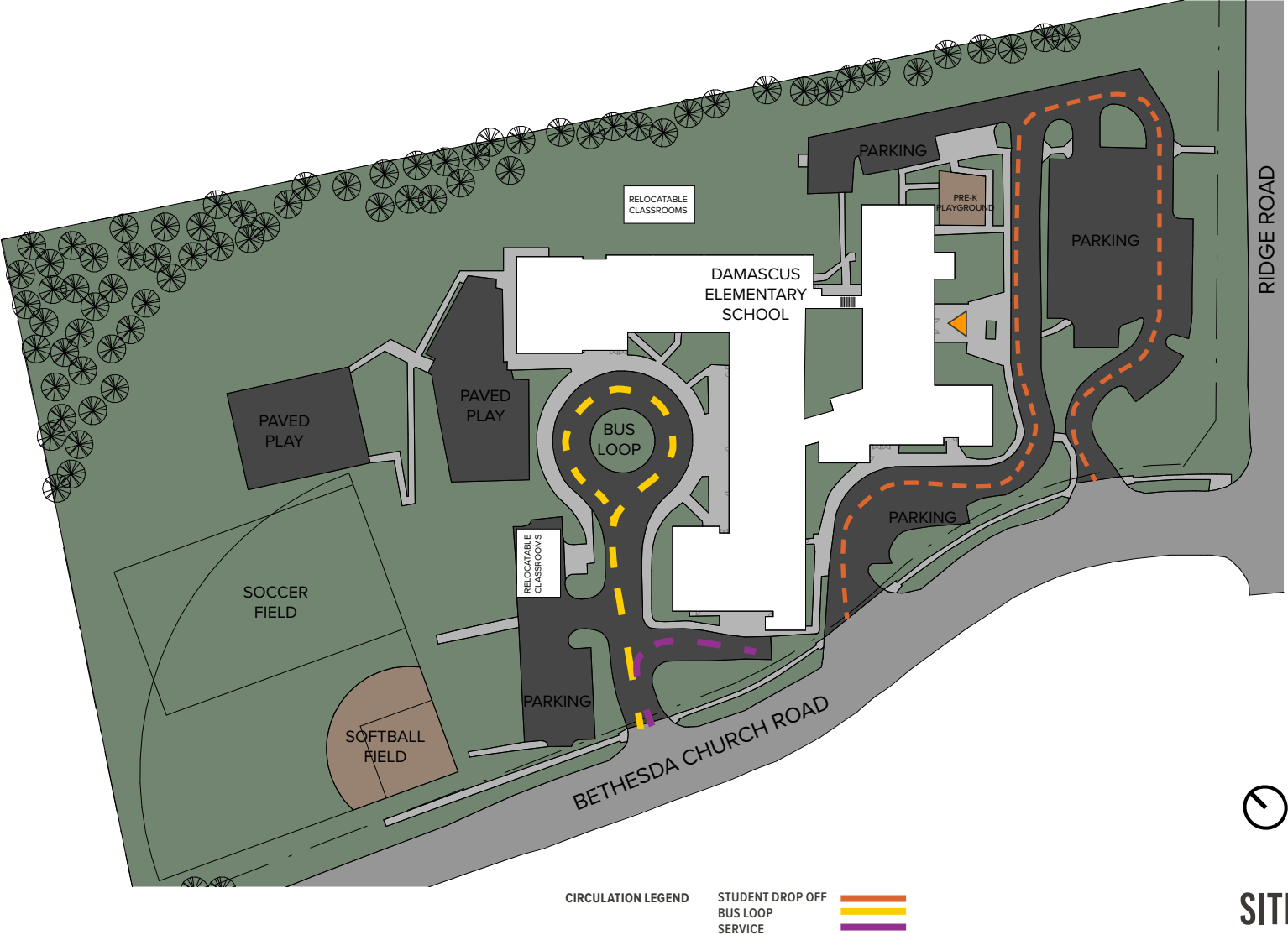


- ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION
- ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION

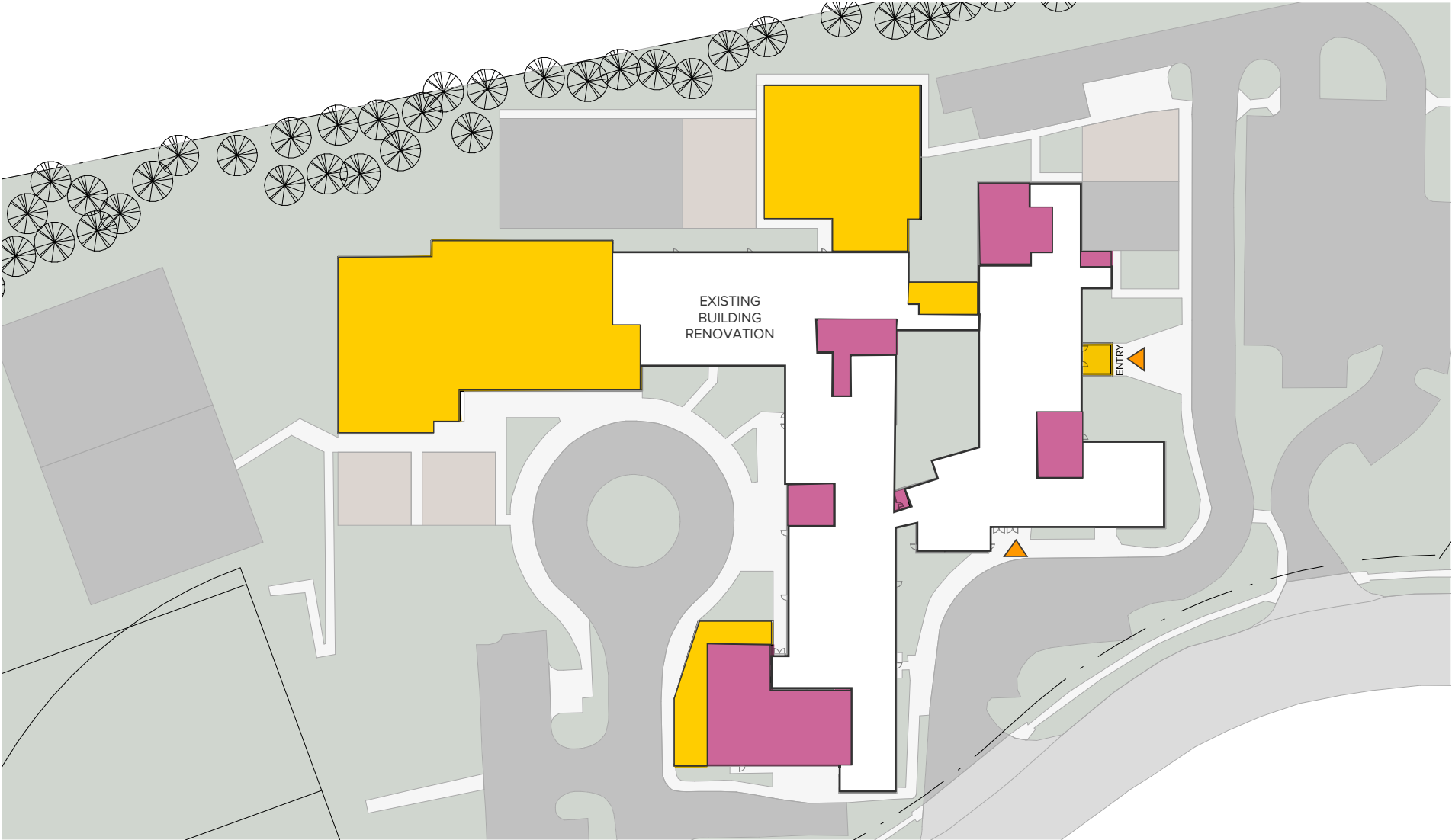
ABBREVIATIONS LEGEND
ELEC - ELECTRICAL
KINDER - KINDERGARTEN
MECH - MECHANICAL
ELEC - ELECTRICAL
PRE-K - PREKINDERGARTEN

OPTION 1 - RENEWAL SUMMARY

	Option 1 - Renewal
SCOPE	<ul style="list-style-type: none">• Replace Mechanical, Electrical, & Plumbing system in existing building• Renovate finishes in existing building• Upgrade existing restrooms to meet MCPS standards• Renovate existing building to meet accessibility standards.• Existing parking and play areas remain unchanged <p>50,533 SF - Renewal 6,593 SF - Renovation</p>
PROS	<ul style="list-style-type: none">• Sprinkler system added• Replaces outdated building systems• More efficient building systems for HVAC• Cost effective
CONS	<ul style="list-style-type: none">• Design does not meet ed spec• Relocatable classrooms stay on site• Less flexibility for growth• Bus loop & student drop off are not co-located



OPTION 2 - LESS THAN 50% DEMO



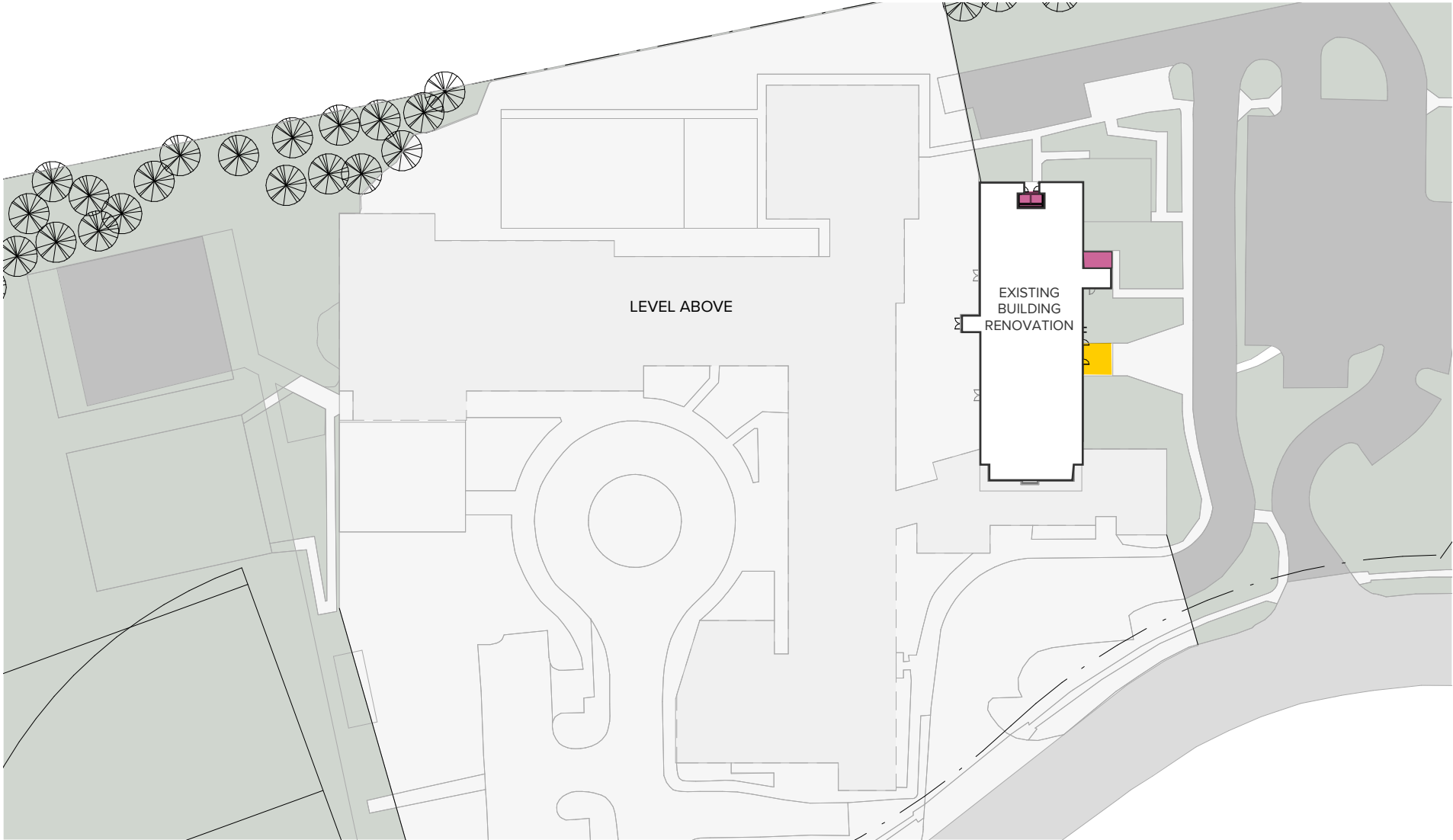
- ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION
- ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION
- MECHANICAL/ELECTRICAL/PLUMBING ROOM LOWER LEVEL

ABBREVIATIONS LEGEND		
CR - CLASSROOM	CNSL - COUNSELING SUITE	KINDER - KINDERGARTEN
SPED - SPECIAL EDUCATION	MECH - MECHANICAL	WR - WORKROOM
TLT - TOILET	ELEC - ELECTRICAL	INST - INSTRUMENTAL MUSIC
ST - STORAGE	ADMIN - ADMINISTRATION	DEVELOP - STAFF DEVELOPMENT
SRV - SERVICE	CONF - CONFERENCE	BLDG - BUILDING SERVICE



MAIN LEVEL

OPTION 2 - LESS THAN 50% DEMO



- ENTRY
- EXISTING BUILDING / MODERNIZATION
- BUILDING ADDITION
- ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION

ABBREVIATIONS LEGEND
CNSL - COUNSELING SUITE
MECH - MECHANICAL
ELEC - ELECTRICAL
PRE-K - PREKINDERGARTEN
STAFF - STAFF SUPPORT
BLDG - BUILDING SERVICE

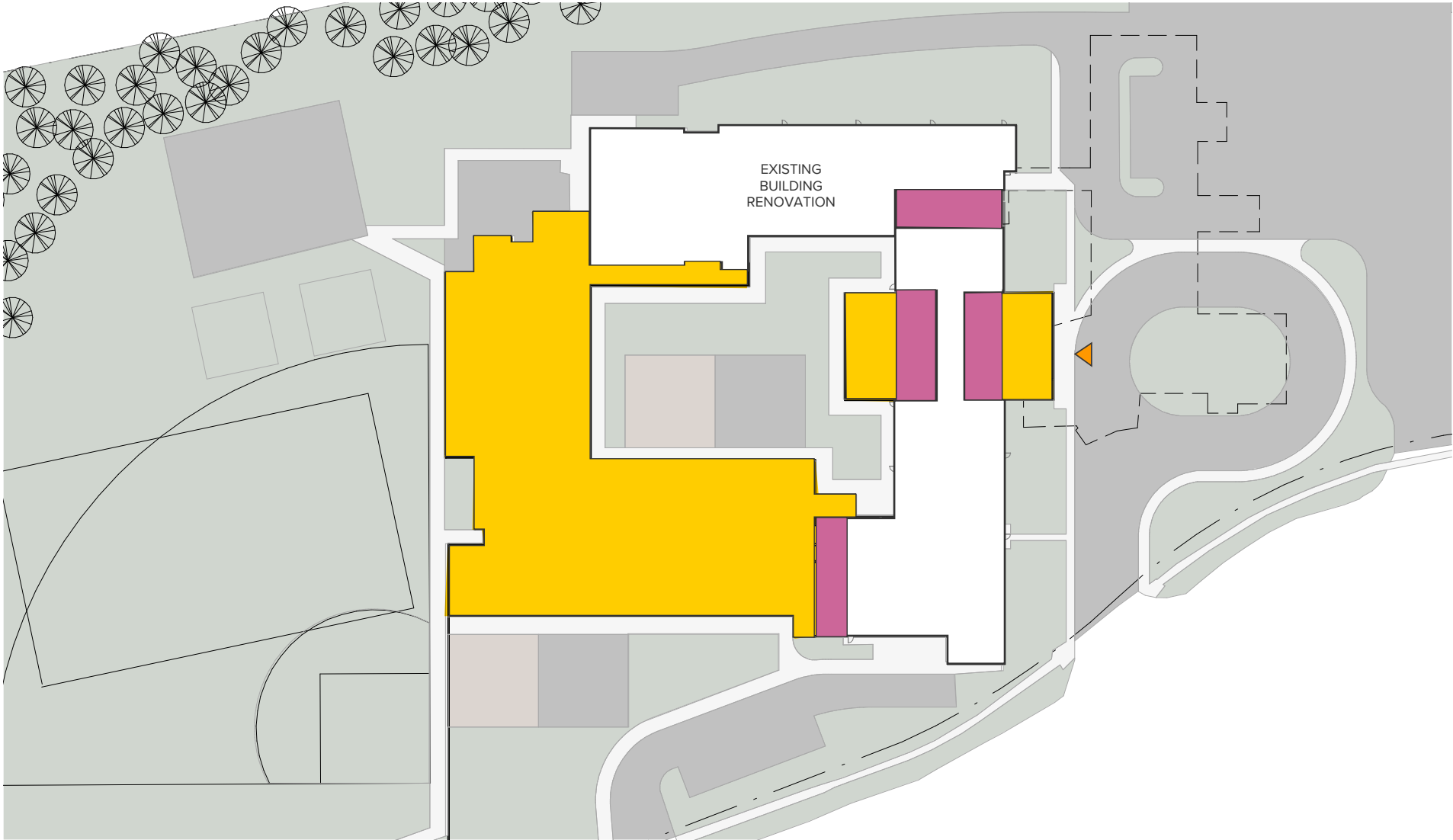
OPTION 2 - LESS THAN 50% DEMO SUMMARY

	Option 2 - Less than 50% Demo
SCOPE	<ul style="list-style-type: none">• Less than 50% of existing building would be demolished and additions would be added to meet program requirements.• Replace Mechanical, Electrical, & Plumbing system in existing building• Renovate finishes in existing building• Upgrade existing restrooms to meet MCPS standards• Renovate existing building to meet accessibility standards. <p>10,017 SF - Renovation 41,337 SF - Renewal 5,792 SF - Demolition 24,221 SF - New Construction</p>
PROS	<ul style="list-style-type: none">• Sprinkler system added• Replaces outdated building systems• More efficient HVAC• Addresses accessibility issues within buildings• Design meets ed spec for size of rooms & outdoor play spaces
CONS	<ul style="list-style-type: none">• Inefficiencies in existing building to address accessibility and new restroom layout• Does not meet all room adjacency requirements within existing building.• Bus loop & student drop off are not co-located



SITE

OPTION 3 - MORE THAN 50% DEMO



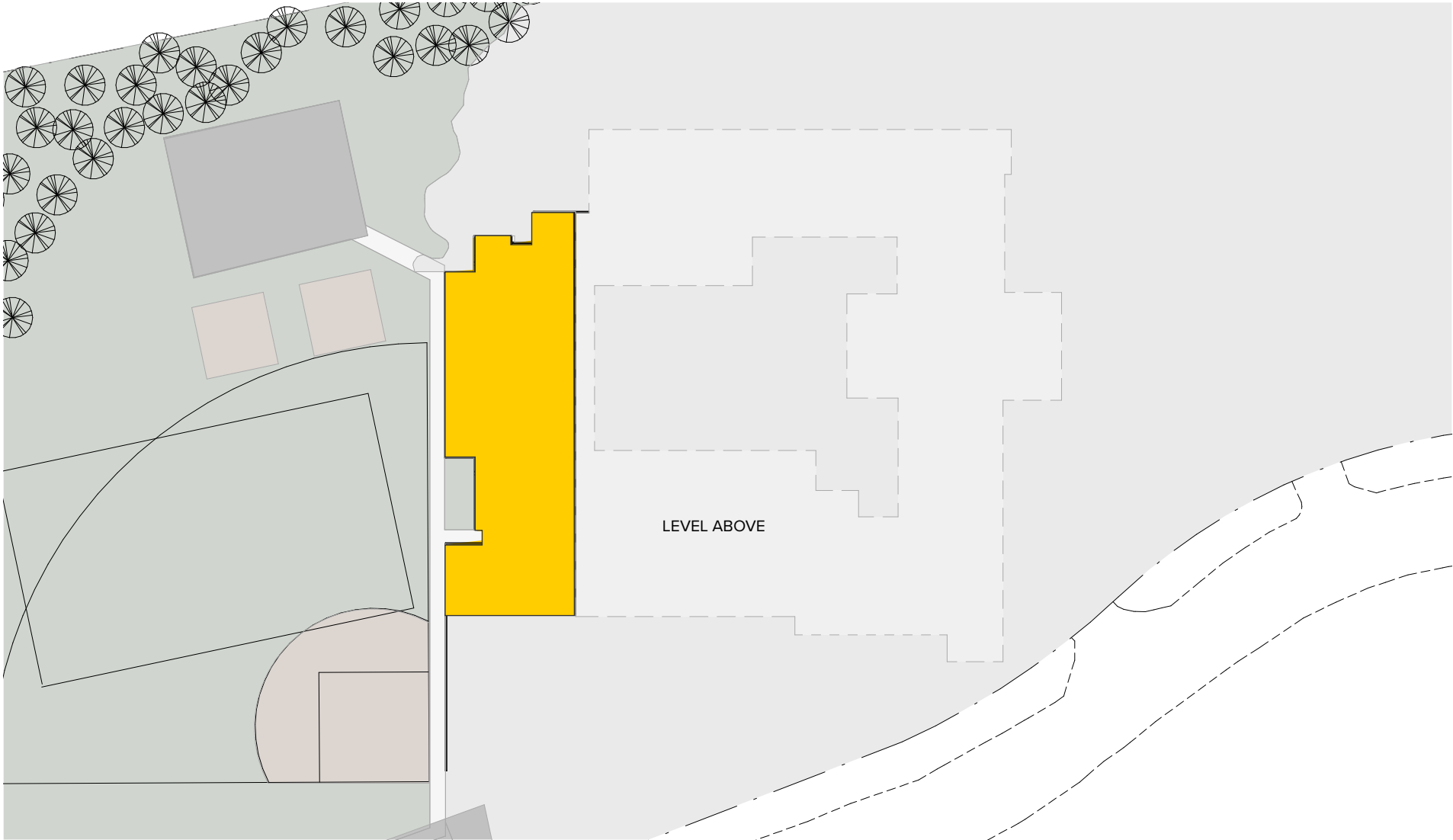
- ▲ ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION
- ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION

ABBREVIATIONS LEGEND			
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ST - STORAGE	ADMIN - ADMINISTRATION	DEVELOP - STAFF DEVELOPMENT	
SRV - SERVICE	CONF - CONFERENCE	BLDG - BUILDING SERVICE	



MAIN LEVEL

OPTION 3 - MORE THAN 50% DEMO



- ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION
- ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION

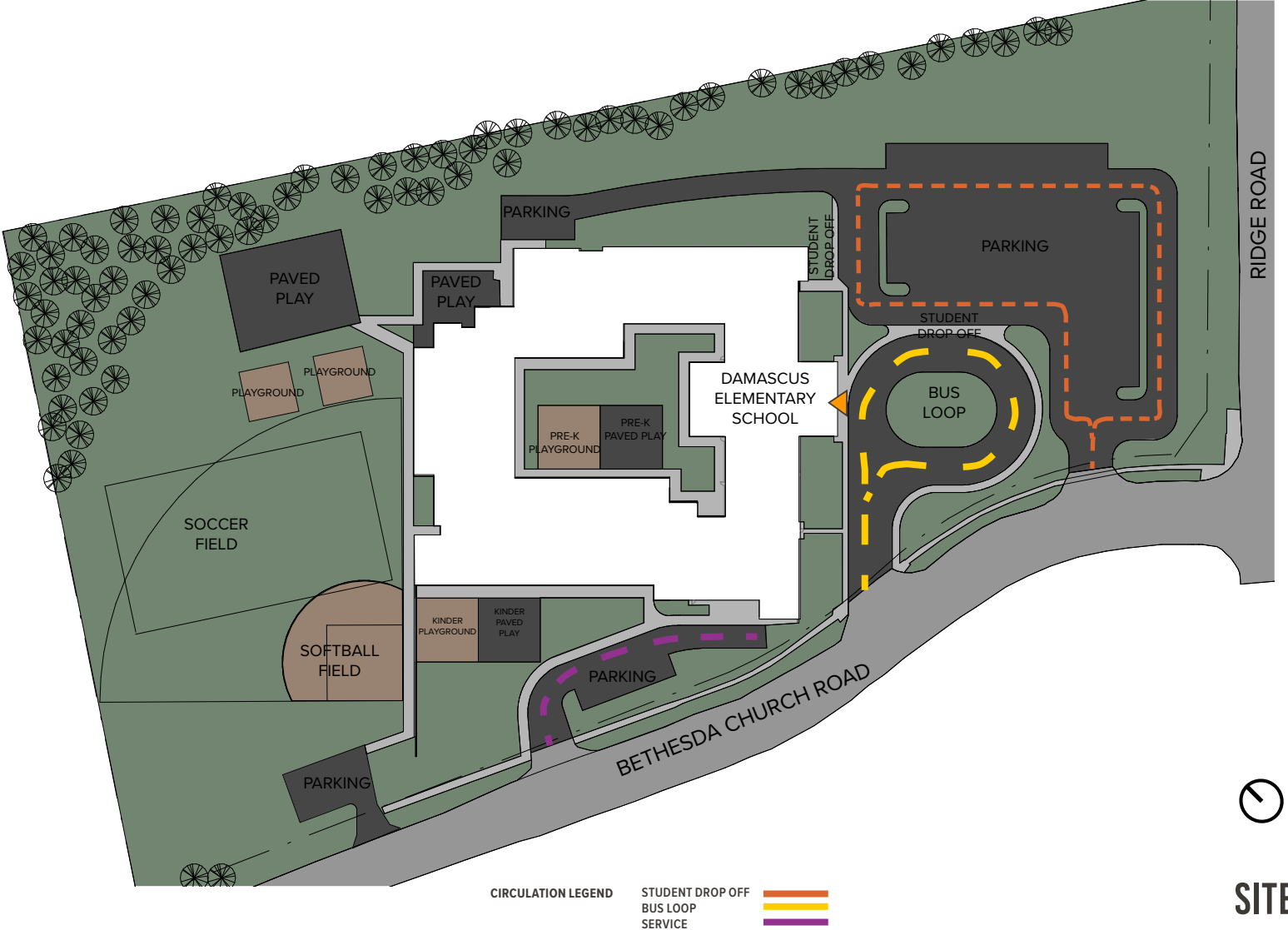
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SRV - SERVICE	CONF - CONFERENCE	BLDG - BUILDING SERVICE



LOWER LEVEL

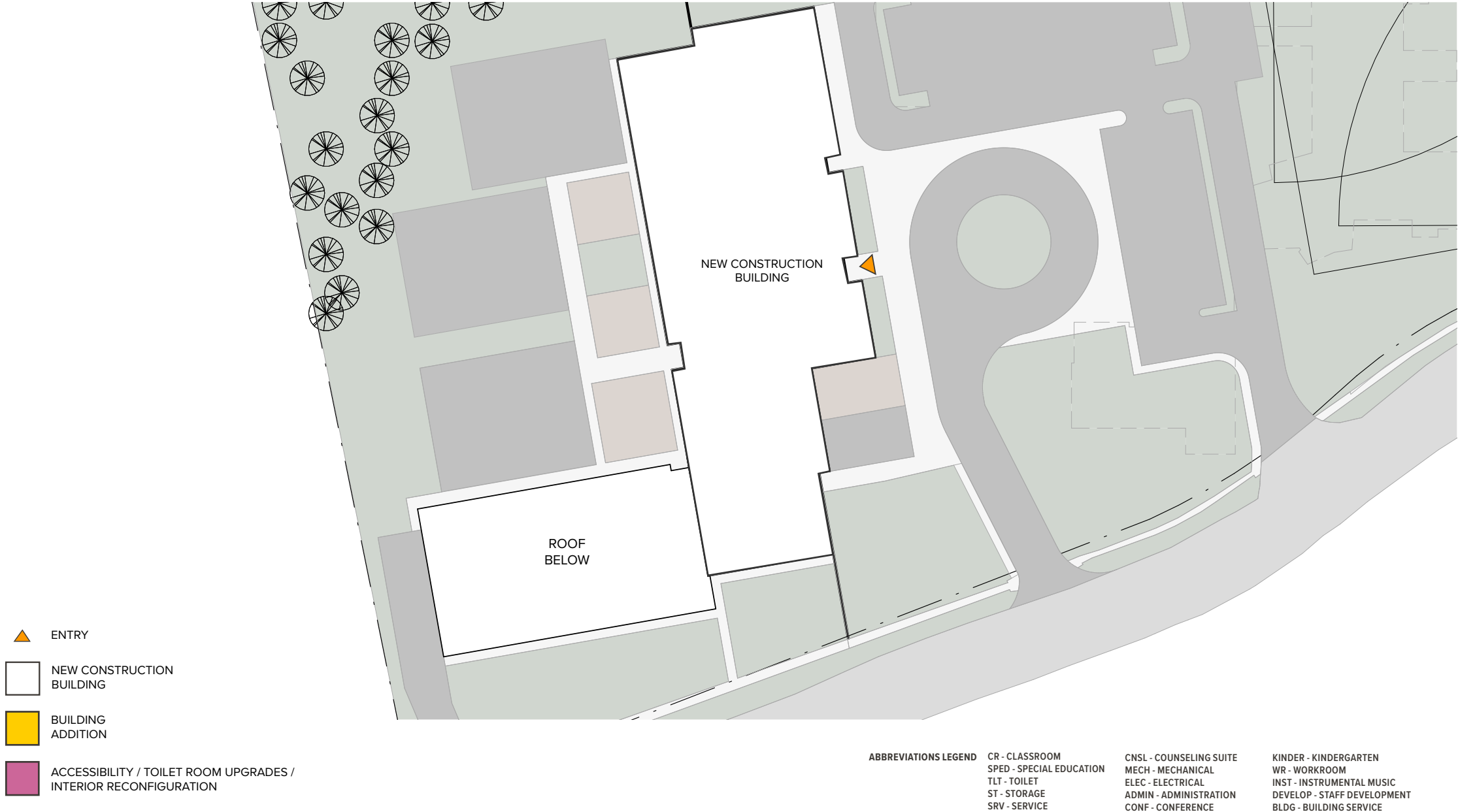
OPTION 3 - MORE THAN 50% DEMO SUMMARY

	Option 3 - More than 50% Demo
SCOPE	<ul style="list-style-type: none">• More than 50% of existing building would be demolished and additions would be added to meet program requirements.• Replace Mechanical, Electrical, & Plumbing system in existing building• Renovate finishes in existing building• Upgrade existing restrooms to meet MCPS standards• Renovate existing building to meet accessibility standards. <p>23,365 SF - Renewal 5,749 SF - Renovation 28,032 SF - Demolition 44,528 SF - New Construction</p>
PROS	<ul style="list-style-type: none">• Sprinkler system added• Replaces outdated building systems• More efficient HVAC• Addresses accessibility issues within building and site.• Design meets ed spec for room sizes• Single accessible entrance for all students• Separate circulation paths for cars, buses and service
CONS	<ul style="list-style-type: none">• Inefficiencies in existing building to address accessibility and new restroom layout• Does not meet all room adjacency requirements within existing building

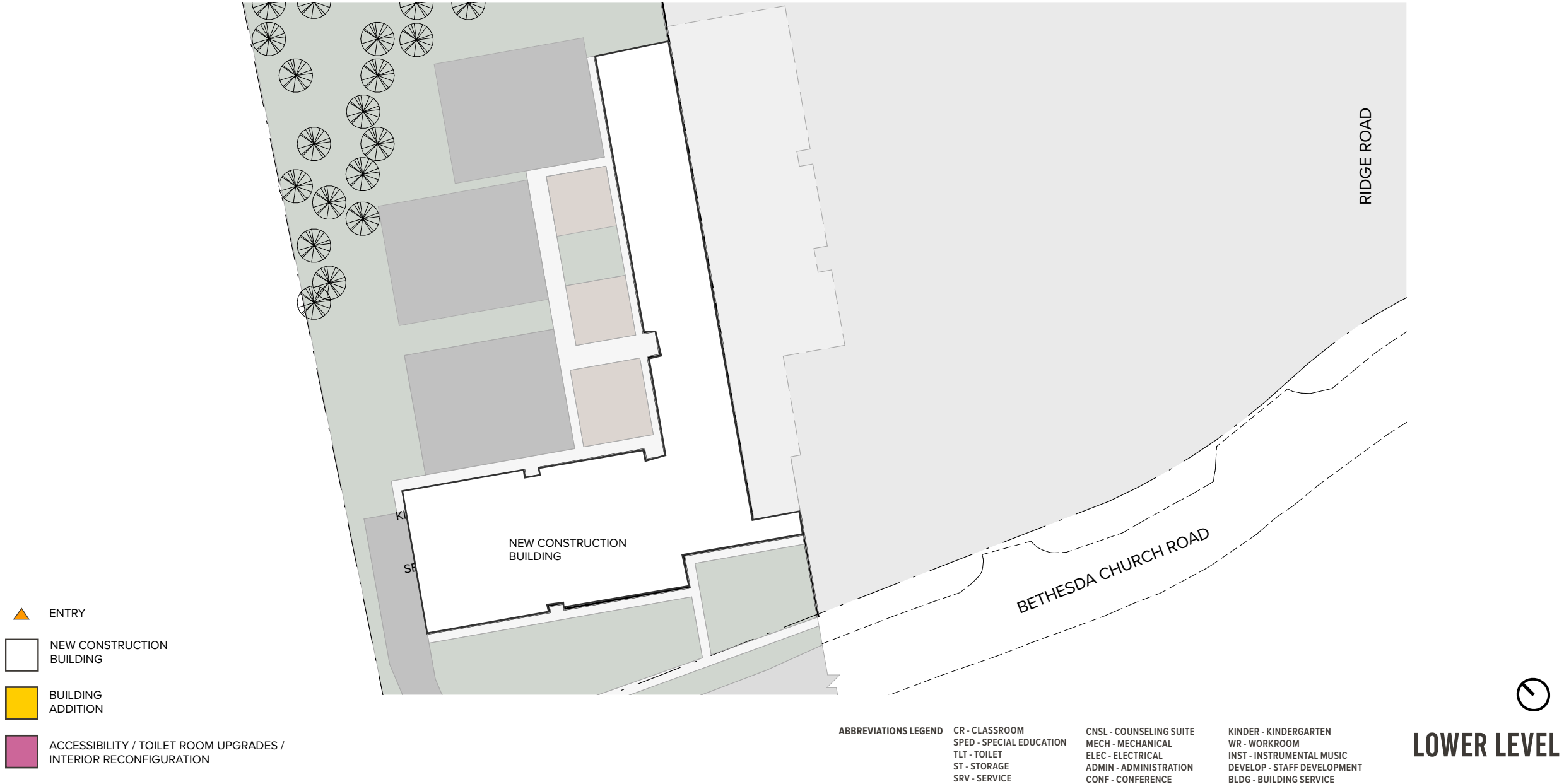


SITE

OPTION 4 - REPLACEMENT

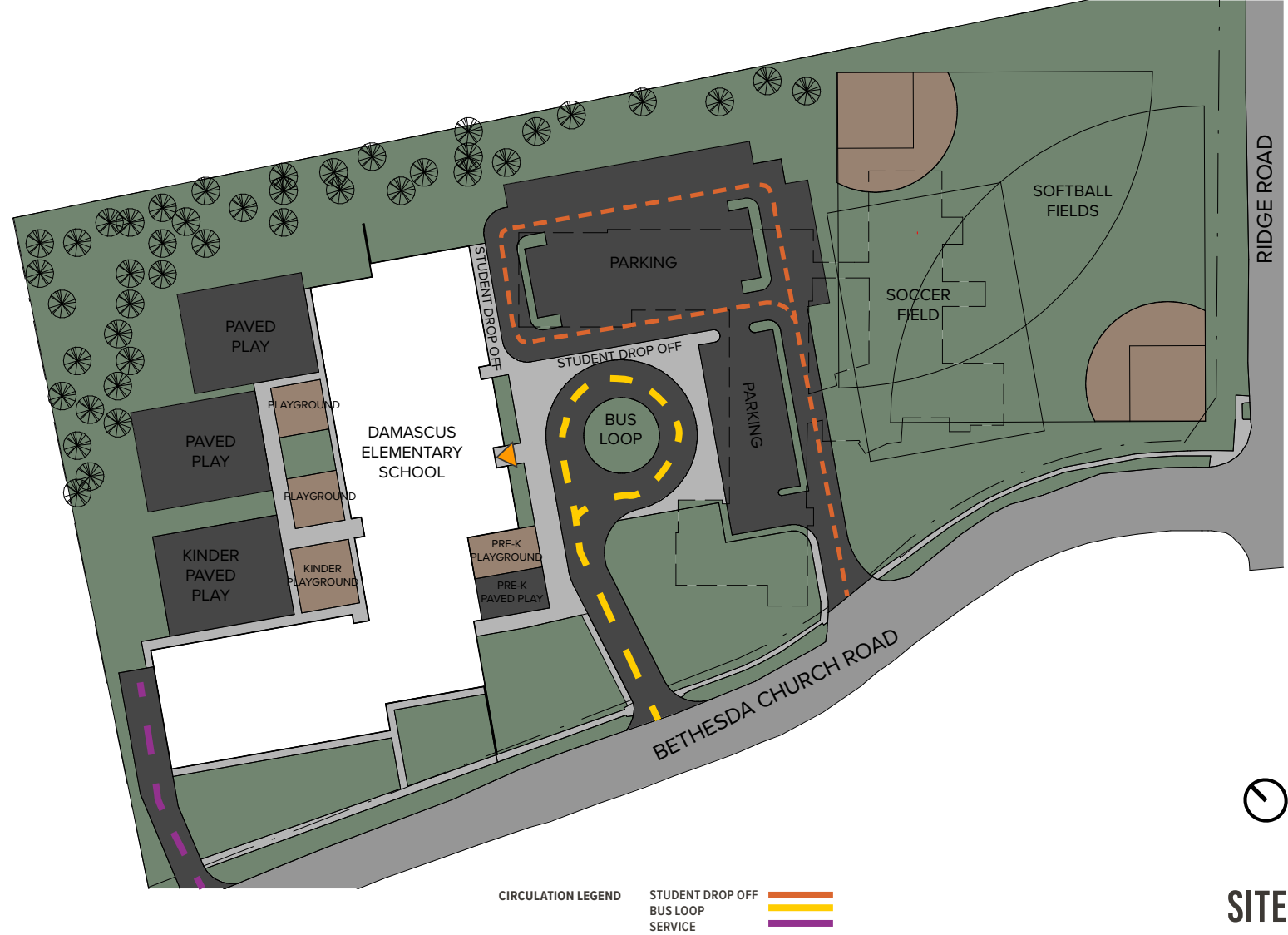


OPTION 4 - REPLACEMENT



OPTION 4 - REPLACEMENT SUMMARY

	Option 4 - Replacement
SCOPE	<ul style="list-style-type: none">Existing building is demolished.New building and site program are provided.Relocate site program and circulation <p>57,1246 GSF - Demo 72,646 GSF - New Construction</p>
PROS	<ul style="list-style-type: none">All new constructionHighly efficient building systemsAddresses accessibility issues in building & siteDesign meets ed spec for room sizes and adjacencies.Single accessible entrance for all studentsGymnasium is accessible from parking lotSeparate circulation paths for cars, buses and service
CONS	<ul style="list-style-type: none">High impact to the site = higher costBuilding has low visibility from Ridge Rd.



SITE

SUMMARY

Options	Scope	Pros	Cons
Option 1 - Renewal	<ul style="list-style-type: none"> Replace Mechanical, Electrical, & Plumbing system in existing building Renovate finishes in existing building Upgrade existing restrooms to meet MCPS standards Renovate existing building to meet accessibility standards. Existing parking and play areas remain unchanged <p>50,533 SF - Renewal 6,593 SF - Renovation</p>	<ul style="list-style-type: none"> Sprinkler system added Replaces outdated building systems More efficient building systems for HVAC Cost effective 	<ul style="list-style-type: none"> Design does not meet ed spec Relocatable classrooms stay on site Less flexibility for growth Bus loop & student drop off are not co-located
Option 2 - Less than 50% Demo	<ul style="list-style-type: none"> Less than 50% of existing building would be demolished and additions would be added to meet program requirements. Replace Mechanical, Electrical, & Plumbing system in existing building Renovate finishes in existing building Upgrade existing restrooms to meet MCPS standards Renovate existing building to meet accessibility standards. <p>10,017 SF - Renovation 41,337 SF - Renewal 5,792 SF - Demolition 24,221 SF - New Construction</p>	<ul style="list-style-type: none"> Sprinkler system added Replaces outdated building systems More efficient HVAC Addresses accessibility issues within buildings Design meets ed spec for size of rooms & outdoor play spaces 	<ul style="list-style-type: none"> Inefficiencies in existing building to address accessibility and new restroom layout Does not meet all room adjacency requirements within existing building. Bus loop & student drop off are not co-located

SUMMARY

Options	Scope	Pros	Cons
Option 3 - More than 50% Demo	<ul style="list-style-type: none"> More than 50% of existing building would be demolished and additions would be added to meet program requirements. Replace Mechanical, Electrical, & Plumbing system in existing building Renovate finishes in existing building Upgrade existing restrooms to meet MCPS standards Renovate existing building to meet accessibility standards. <p>23,365 SF - Renewal 5,749 SF - Renovation 28,032 SF - Demolition 44,528 SF - New Construction</p>	<ul style="list-style-type: none"> Sprinkler system added Replaces outdated building systems More efficient HVAC Addresses accessibility issues within building and site. Design meets ed spec for room sizes Single accessible entrance for all students Separate circulation paths for cars, buses and service 	<ul style="list-style-type: none"> Inefficiencies in existing building to address accessibility and new restroom layout Does not meet all room adjacency requirements within existing building
Option 4 - Replacement	<ul style="list-style-type: none"> Existing building is demolished. New building and site program are provided. Relocate site program and circulation <p>57,1246 GSF - Demo 72,646 GSF - New Construction</p>	<ul style="list-style-type: none"> All new construction Highly efficient building systems Addresses accessibility issues in building & site Design meets ed spec for room sizes and adjacencies. Single accessible entrance for all students Gymnasium is accessible from parking lot Separate circulation paths for cars, buses and service 	<ul style="list-style-type: none"> High impact to the site = higher cost Building has low visibility from Ridge Rd

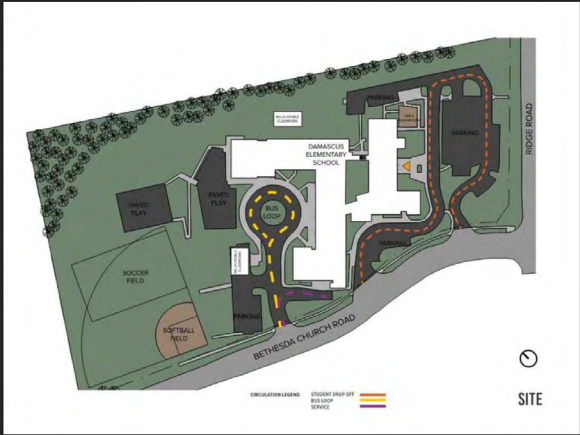
ONLINE SURVEY



Scan the QR code to fill out the online survey.



Escanee el código QR para completar la encuesta en línea.



5 → Please provide your thoughts below on the presented today (pros and cons) for Option 1: Renovation.

Escriben su opinión sobre los enfoques presentados hoy (pros y contras) para la Opción 1: Renovación.

Type your answer here...

Shift + Enter to make a line break

OK press Enter



Q&A