

DAMASCUS ELEMENTARY SCHOOL FEASIBILITY STUDY

COMMUNITY MEETING 4 - IN PERSON
MONTGOMERY COUNTY PUBLIC SCHOOLS

SEPTEMBER 24, 2025

REDACTED



COOPER CARRY



AGENDA

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



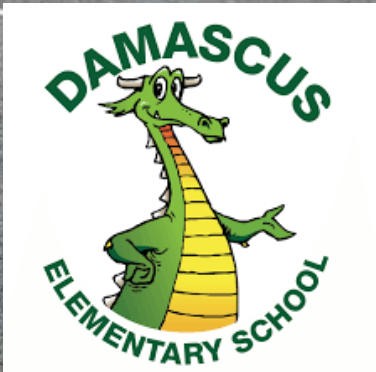
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INTRODUCTIONS

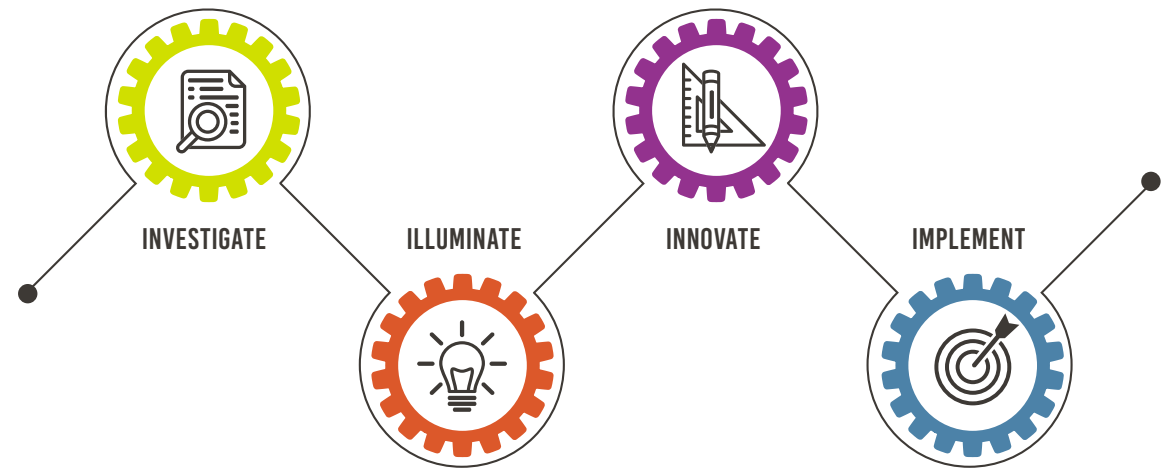


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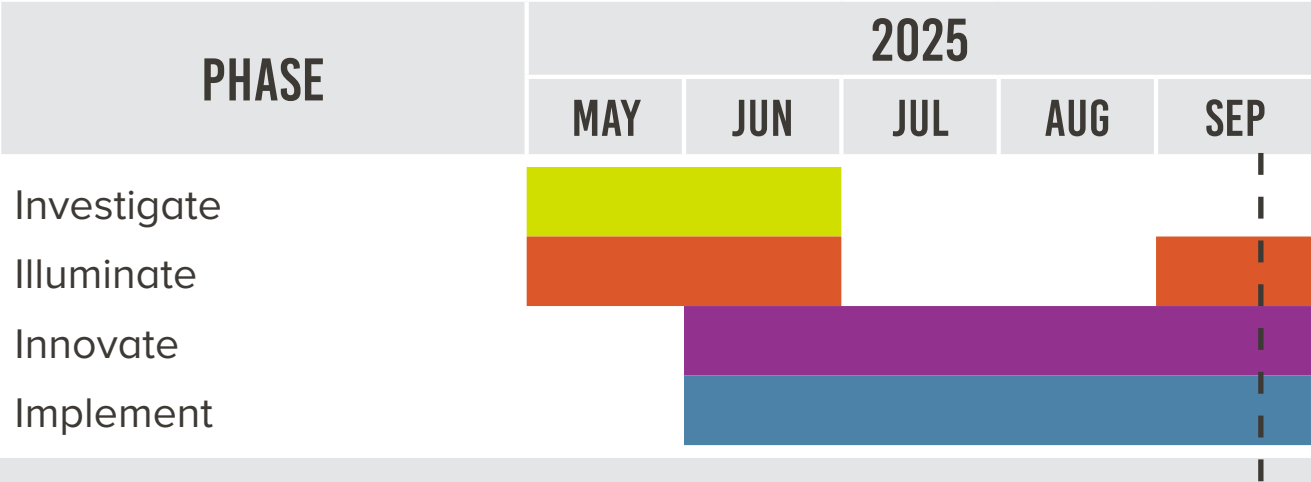
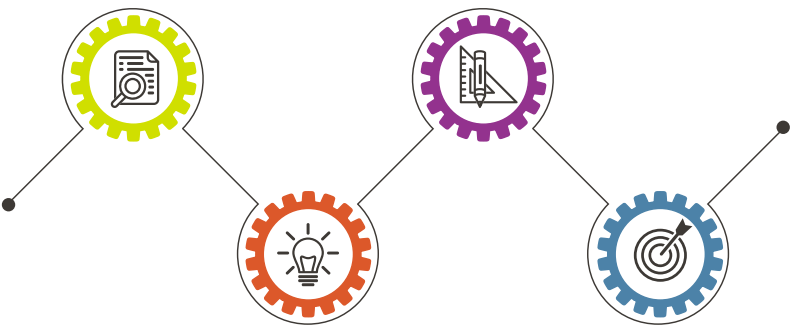
PROCESS & TIMELINE



FEASIBILITY STUDY



TIMELINE



We are here

KEY DATES:

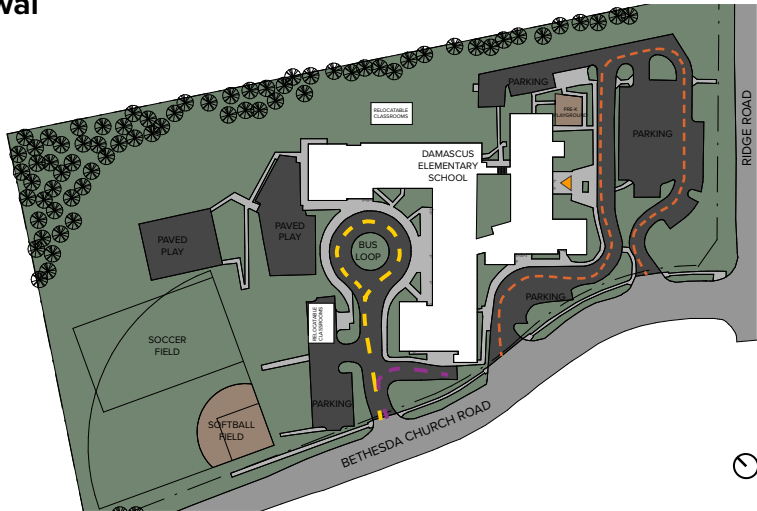
- Community Meeting #1 was held on May 14
- Staff Meeting was held on May 21
- Community Meeting #2 was held on May 22
- Community Meeting #3 was held on June 25
- Community Meeting #4 - September 24 @ 6:30 pm; in person



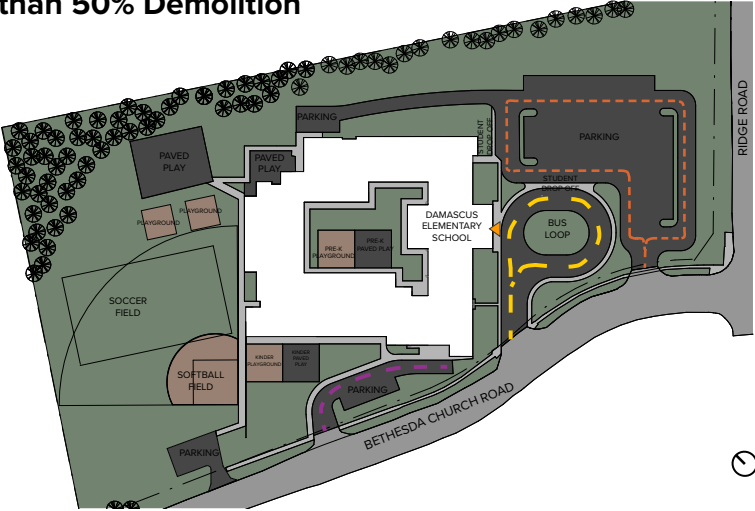
3 PROPOSED CONCEPTS

FOUR OPTIONS SUMMARY

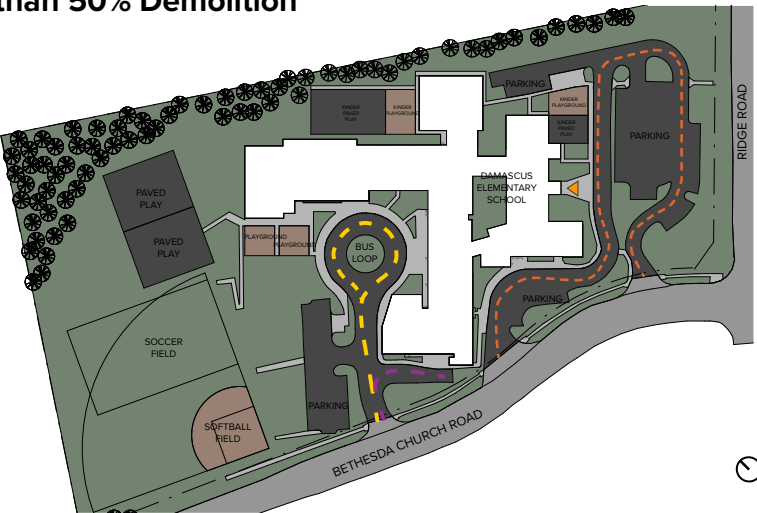
Option 1 - Renewal



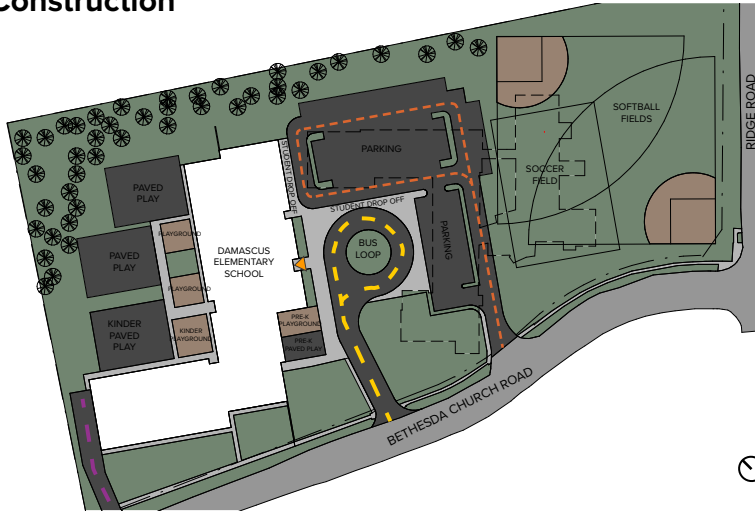
Option 3 - More than 50% Demolition



Option 2 - Less than 50% Demolition

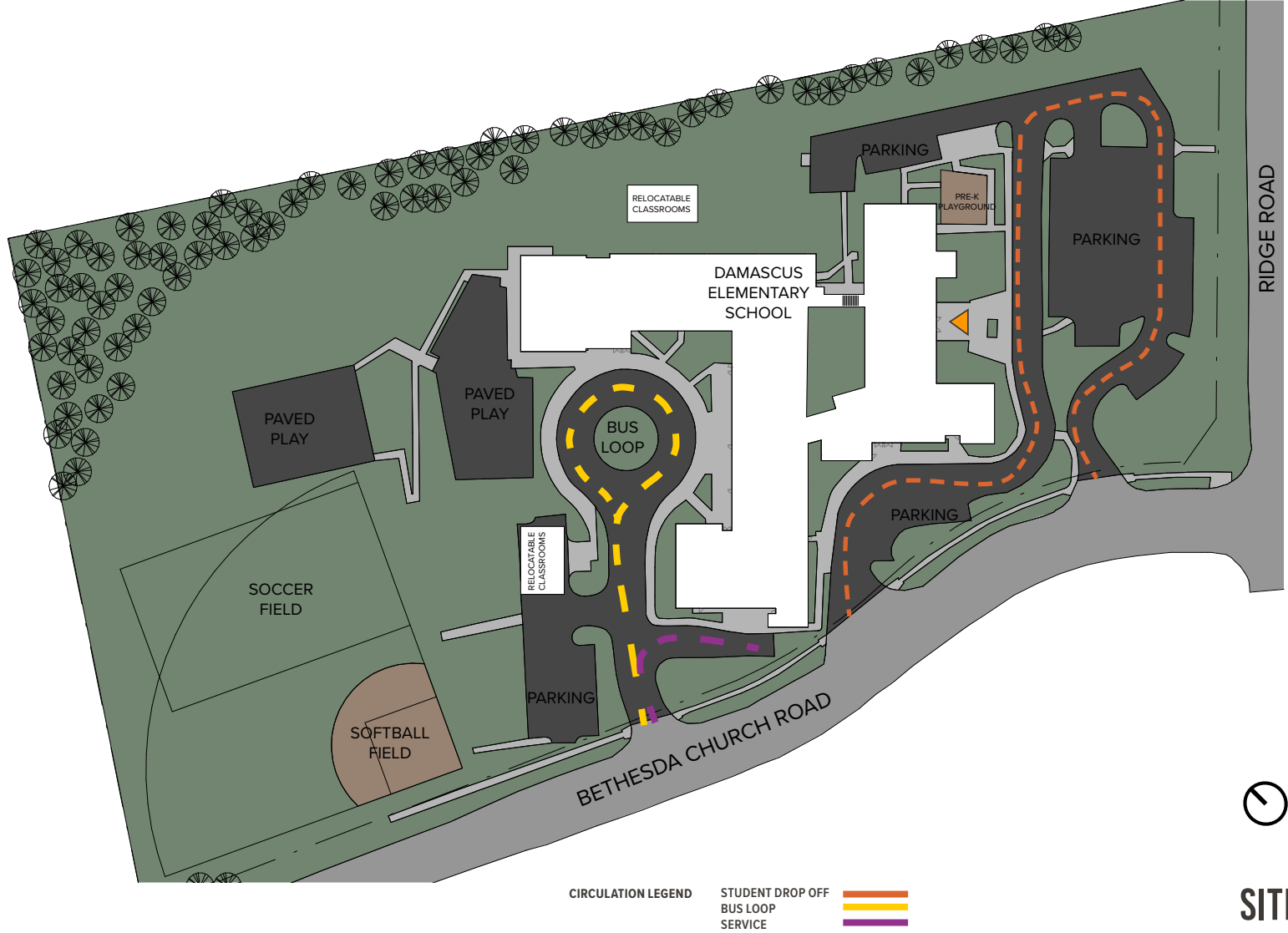


Option 4 - New Construction

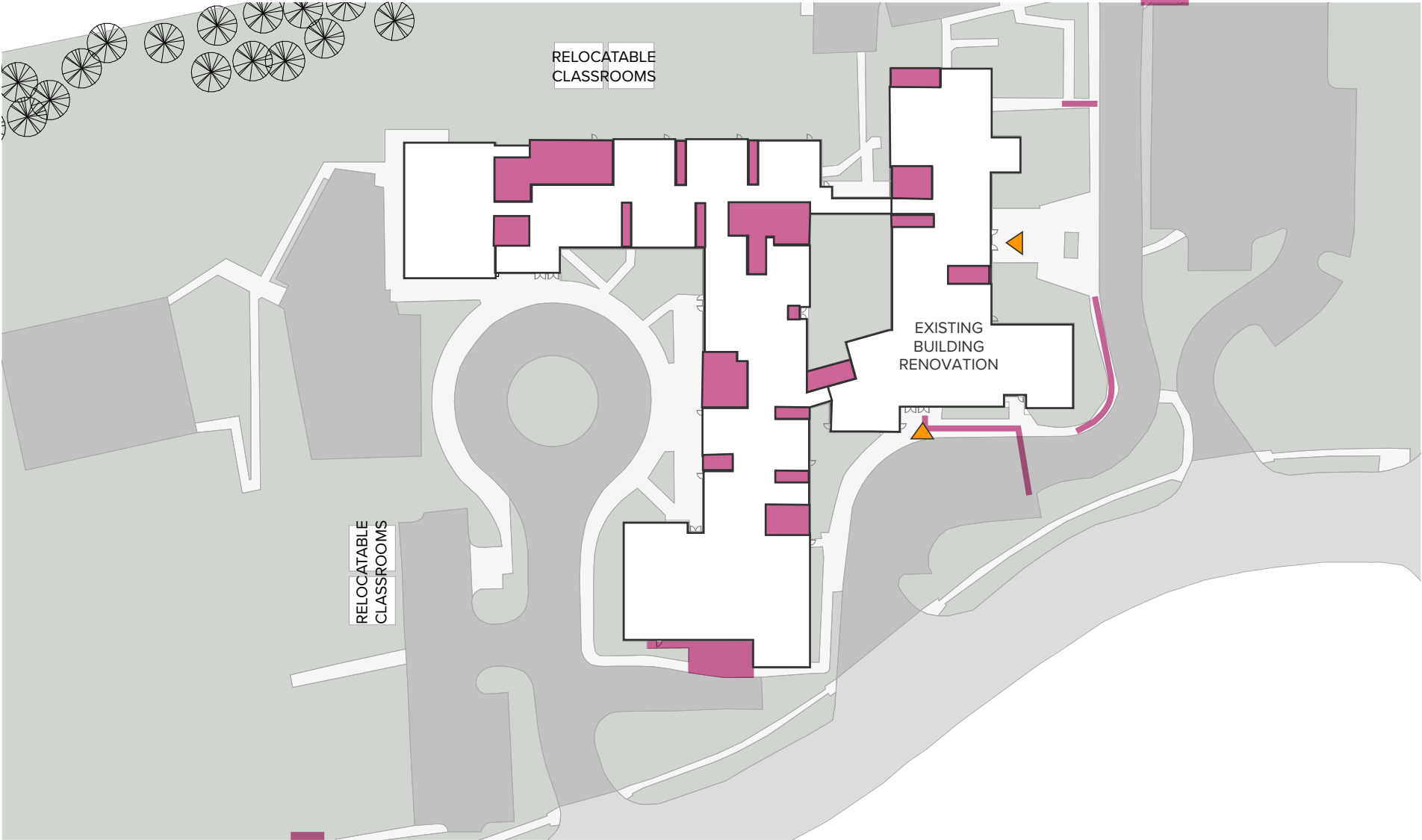


OPTION 1 - RENEWAL SUMMARY

	Option 1 - Renewal
AREA SUMMARY	48,077 SF - Renewal 6,593 SF - Renovation
SCOPE	<ul style="list-style-type: none">• Building Renovation• Mechanical, Electrical, & Plumbing system replacement• Renovate finishes• Gender Neutral Restroom upgrade• Accessibility Standard renovations for site and building• Maintain location of play areas and fields• Maintain location of parking, car and bus drop offs



OPTION 1 - RENEWAL



- ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION

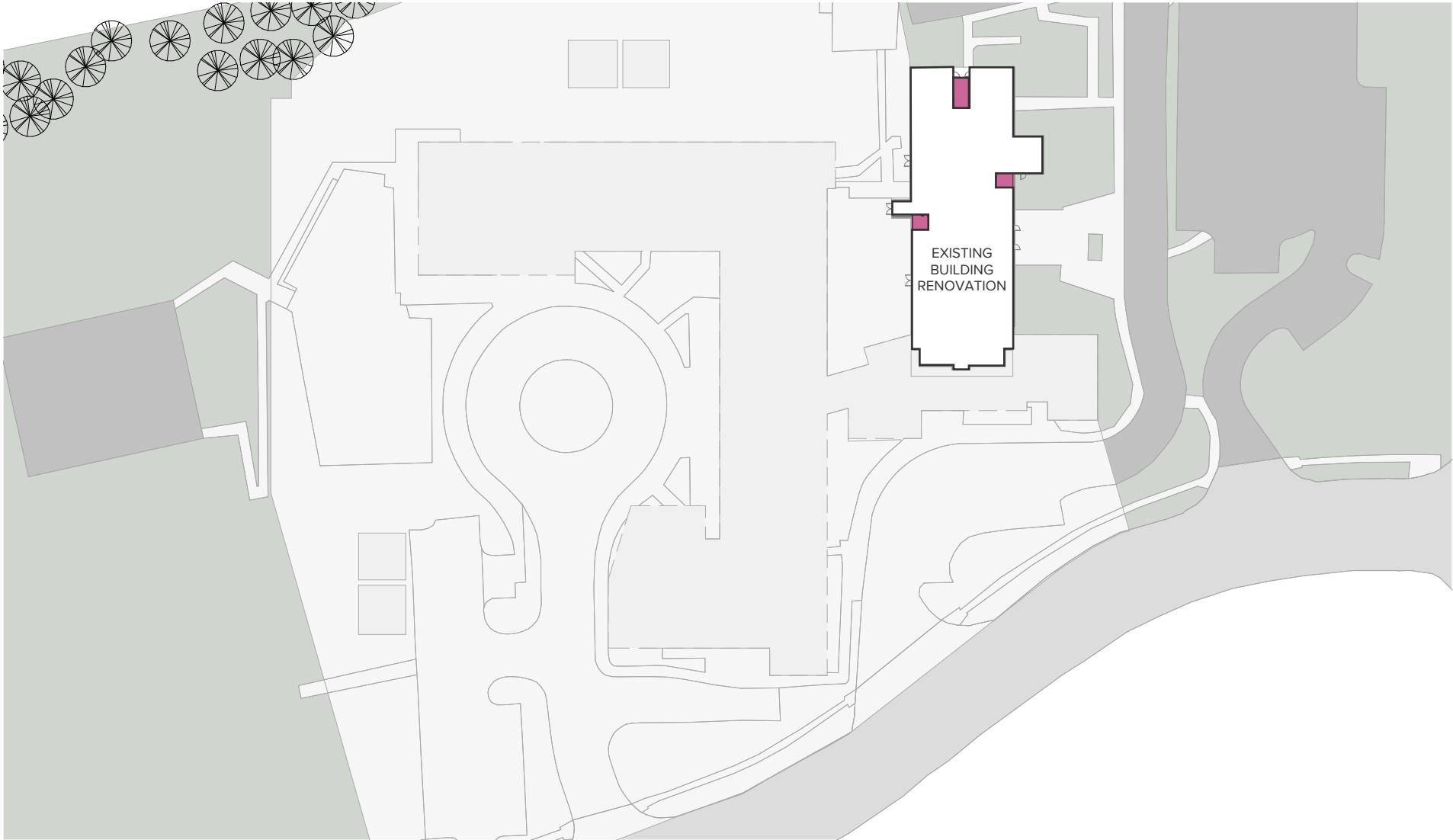
ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION

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

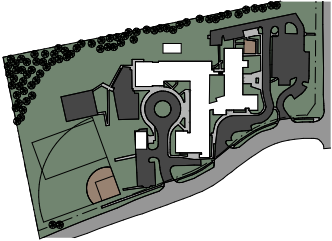
OPTION 1 - RENEWAL



- 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

Option	
Criteria	Option 1: Renewal
Meets MCPS Educational Specification Program Needs	<div><div></div><div></div><div></div><div></div></div>
Meets MCPS Educational Specification Site Needs	<div><div></div><div></div><div></div><div></div></div>
Addresses Accessibility	<div><div></div><div></div><div></div><div></div></div>
Play Area Agency to MP	<div><div></div><div></div><div></div><div></div></div>
Civic Presence	<div><div></div><div></div><div></div><div></div></div>
Sustainability	<div><div></div><div></div><div></div><div></div></div>
Clarity of Circulation	<div><div></div><div></div><div></div><div></div></div>
Cost	<div><div></div><div></div><div></div><div></div></div> <div>\$ \$\$ \$\$\$ \$\$\$\$</div>

Area Summary:
48,077 SF - Renewal
6,593 SF - Renovation

- Pros:**

 - Sprinkler system added
 - New building systems
 - More efficient building systems for HVAC
 - Cost effective
 - Addresses accessibility issues
 - Sustainable finish building materials
 - Compartmentalization with added firewalls
- Cons:**

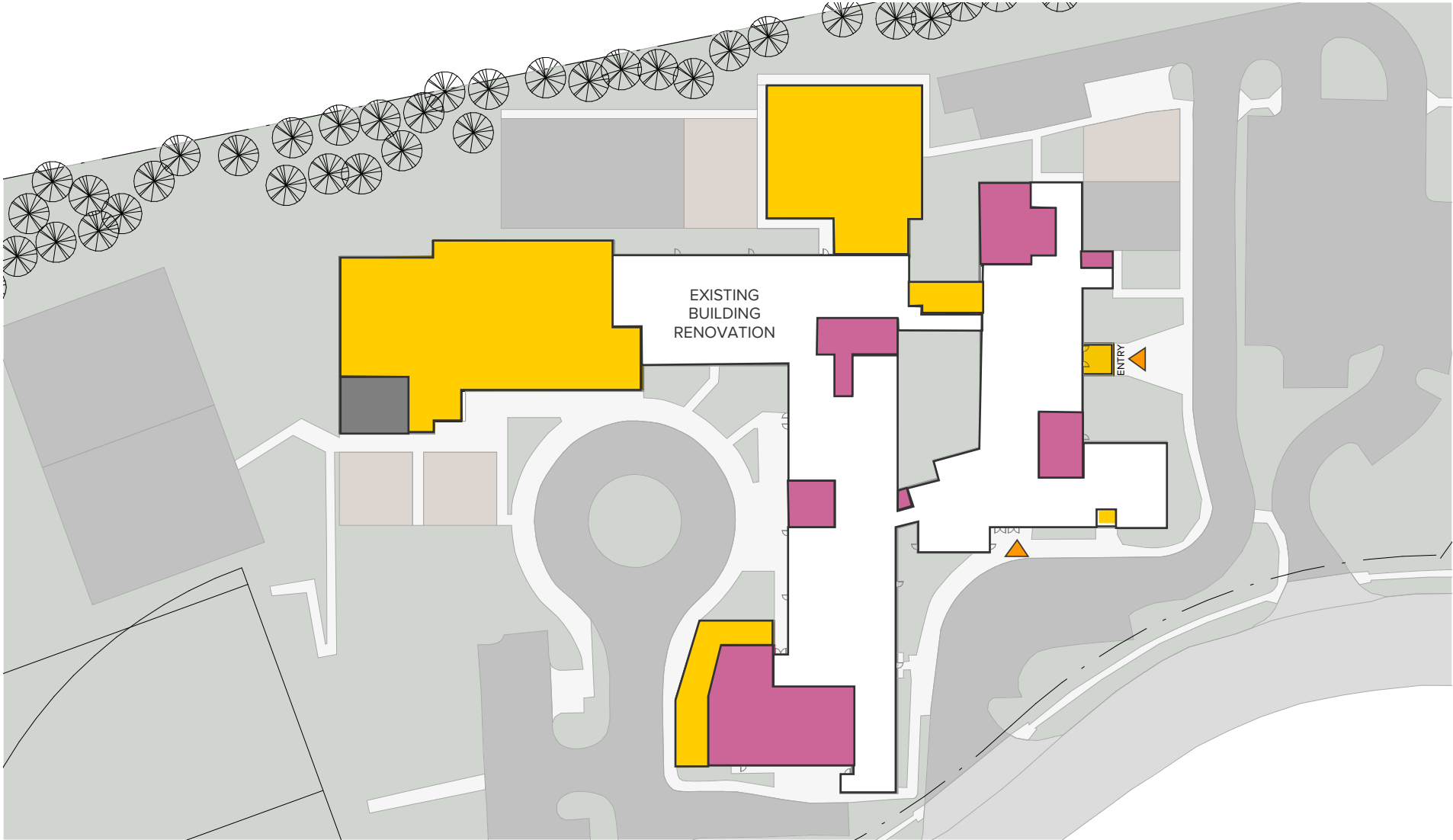
 - Cannot accommodate following program: 3 kindergartens, 2 classrooms, 1 special education classroom, 1 small instructional support room, support staff offices, dual purpose room, art, music, instrumental music & outdoor storage.
 - Relocatable classrooms stay on site
 - Less flexibility for growth
 - Bus loop & student drop off are not co-located
 - Type V-B Construction remains
 - Lockers cannot be accommodated in existing corridors
 - Poor adjacencies for multipurpose room to outdoor play areas

OPTION 2 - LESS THAN 50% DEMO SUMMARY

	Option 2 - Less than 50% Demo
AREA SUMMARY	10,017 SF - Renovation 38,325 SF - Renewal 5,892 SF - Demolition 23,922 SF - New Construction
SCOPE	<ul style="list-style-type: none">• Building Additions added to meet program requirements• Mechanical, Electrical, & Plumbing system replacement• Renovate finishes• Gender neutral restroom upgrade• Accessibility Standard renovations• Maintain location of fields, bus loop and car drop off• New location for play areas



OPTION 2 - LESS THAN 50% DEMO



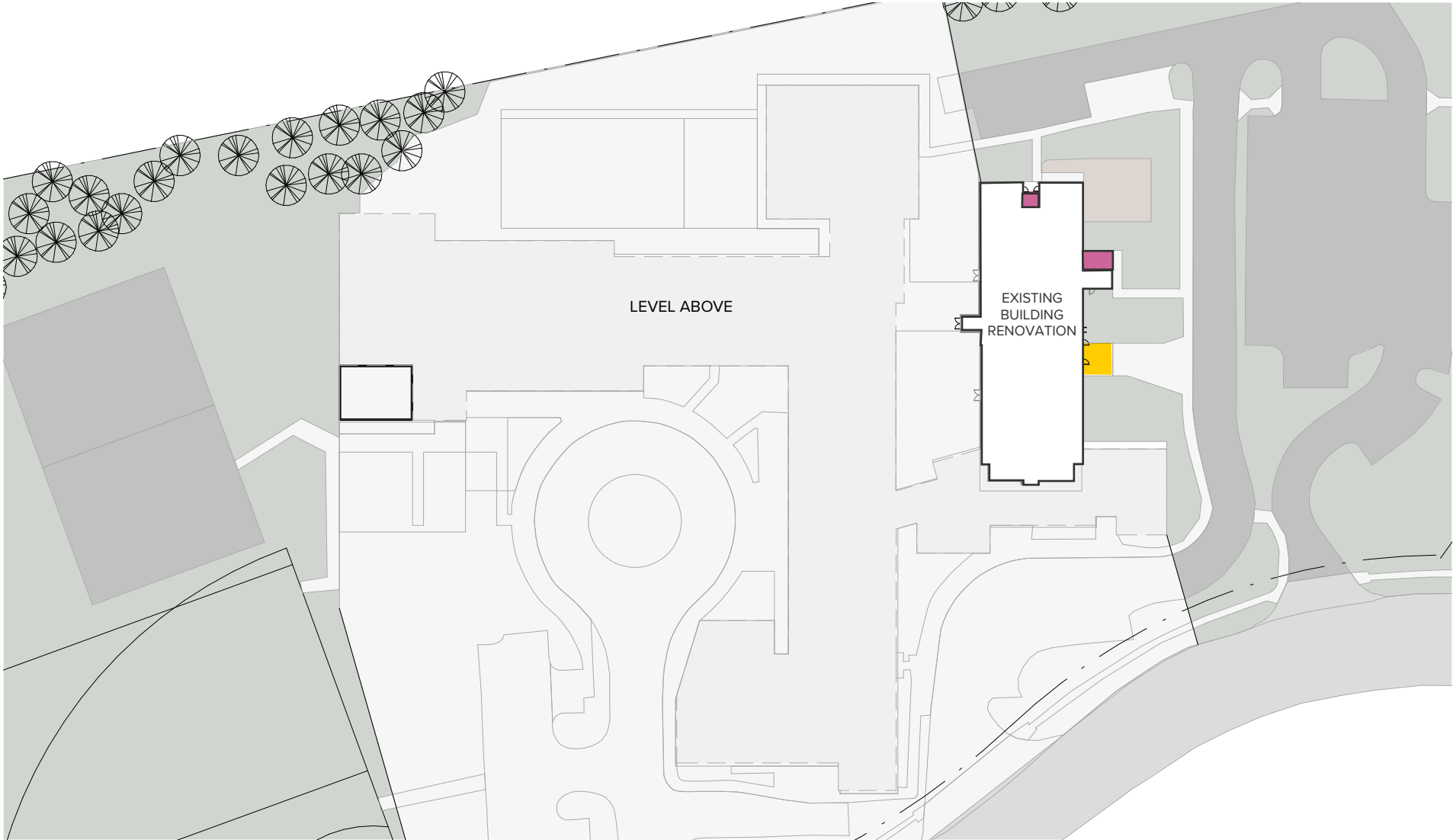
- ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION
- ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION
- MECHANICAL/ELECTRICAL/PLUMBING ROOM LOWER LEVEL

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



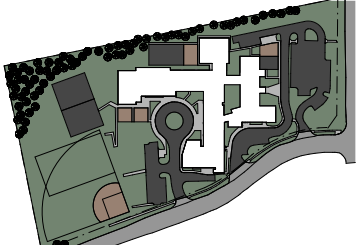
- ▲ ENTRY
- EXISTING BUILDING / MODERNIZATION
- BUILDING ADDITION
- ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION

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



LOWER LEVEL

OPTION 2 - LESS THAN 50% DEMO

Option	
Criteria	Option 2: Less than 50% Demo
Meets MCPS Educational Specification Program Needs	<div><div></div><div></div><div></div><div></div><div></div></div>
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Cost	<div><div></div><div></div><div></div><div></div><div></div></div> <div>\$ \$\$ \$\$\$ \$\$\$\$</div>

Area Summary:
10,017 SF - Renovation
38,325 SF - Renewal
5,892 SF - Demolition
23,992 SF - New Construction

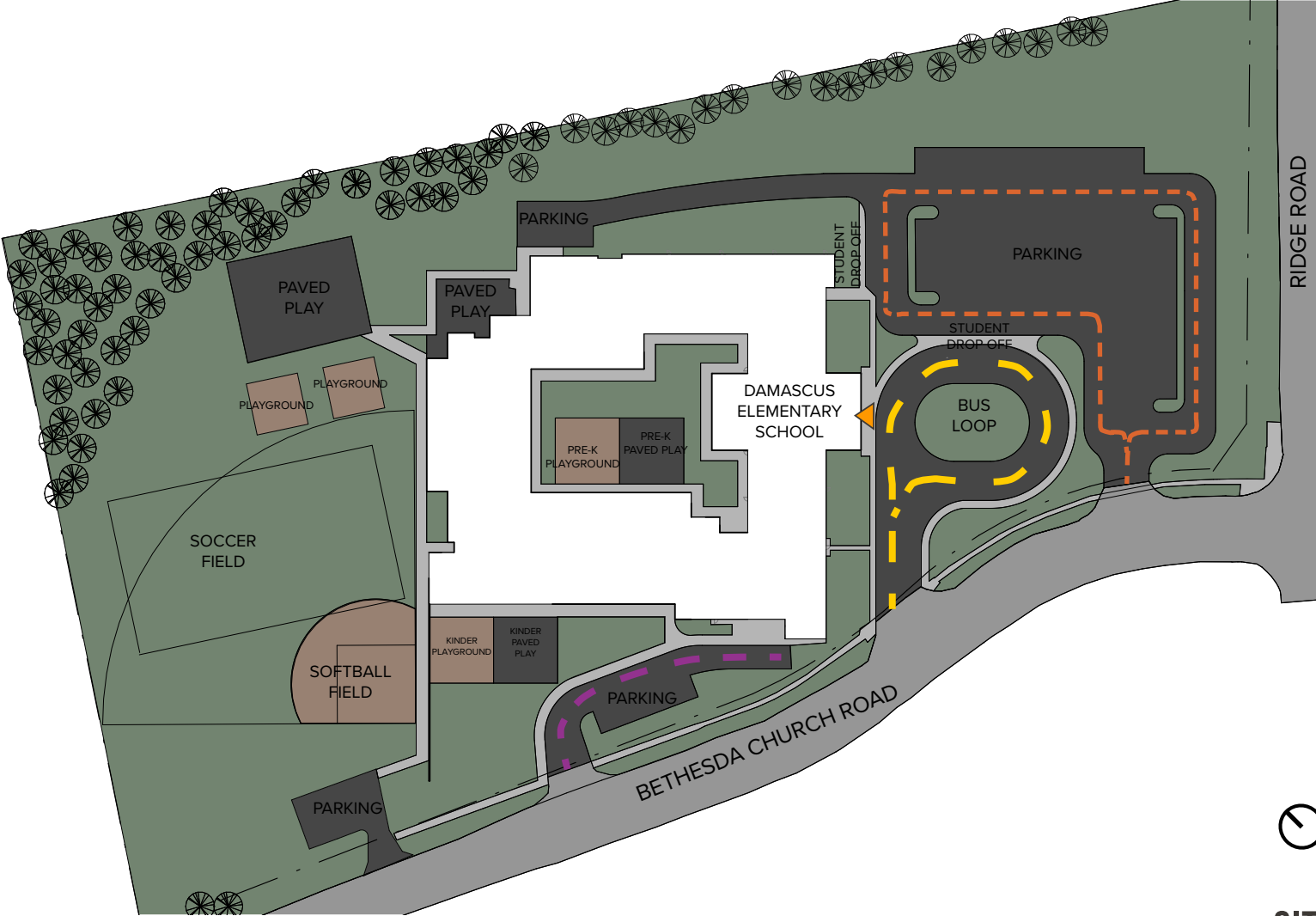
- Pros:**

 - Sprinkler system added
 - New building systems
 - More efficient building systems for HVAC
 - Meets design ed specifications
 - Addresses accessibility issues
 - Sustainable finish building materials
 - Compartmentalization with added firewalls
- Cons:**

 - Less flexibility for growth
 - Bus loop & student drop off are not co-located
 - Type V-B Construction remains
 - Lockers cannot be accommodated in existing corridors
 - Poor adjacencies for multipurpose room to outdoor play areas

OPTION 3 - MORE THAN 50% DEMO SUMMARY

	Option 3 - More than 50% Demo
AREA SUMMARY	26,208 SF - Renewal 5,749 SF - Renovation 28,032 SF - Demolition 44,528 SF - New Construction
SCOPE	<ul style="list-style-type: none">• Building Additions added to meet program requirements• Mechanical, Electrical, & Plumbing system replacement• Renovate finishes• Gender neutral restroom upgrades• Accessibility Standard renovations• Maintain location of fields• New location for bus and car loops• New play areas

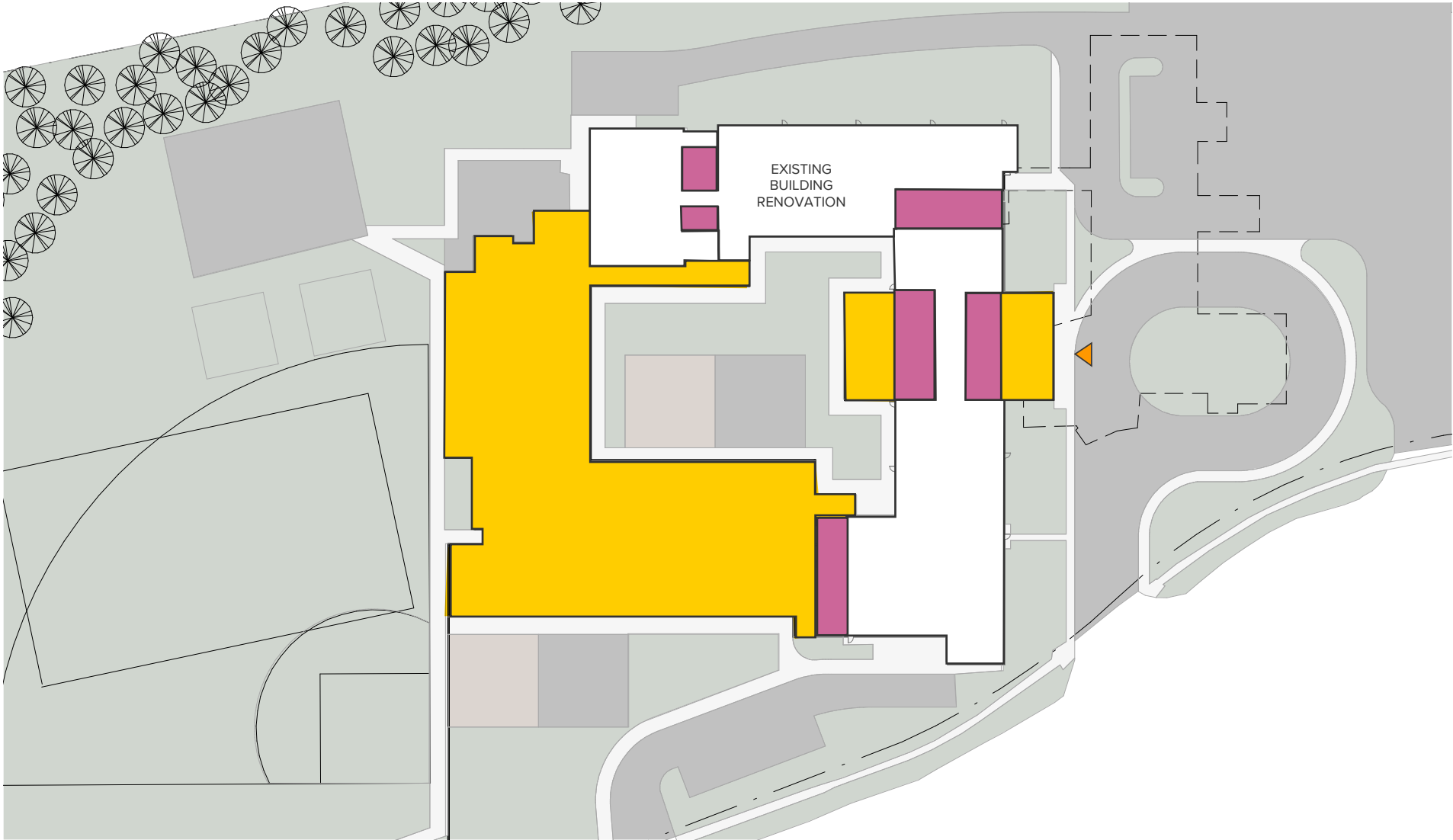


CIRCULATION LEGEND
STUDENT DROP OFF
BUS LOOP
SERVICE



SITE

OPTION 3 - MORE THAN 50% DEMO



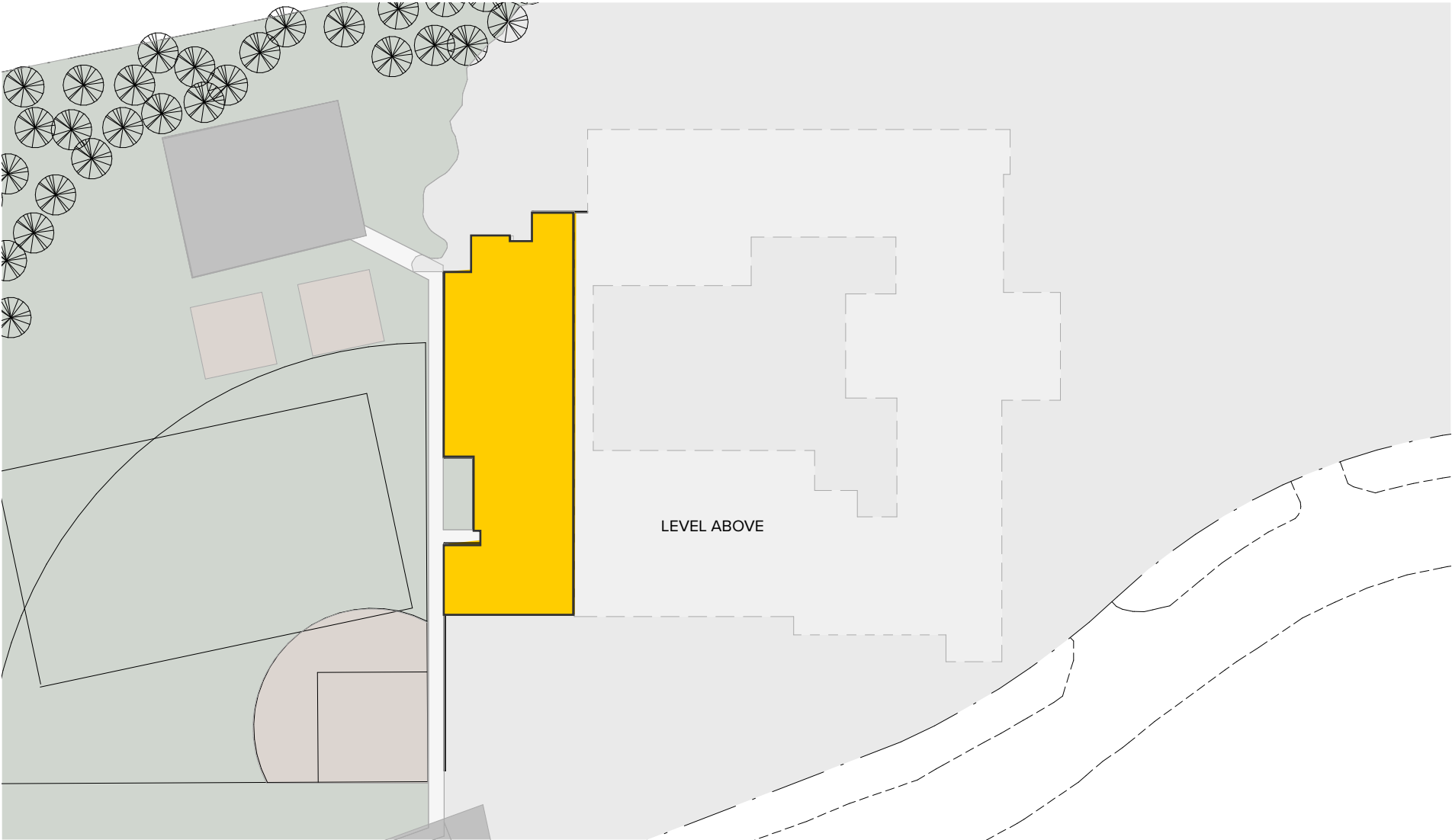
- ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION
- ACCESSIBILITY / TOILET ROOM UPGRADES / INTERIOR RECONFIGURATION

ABBREVIATIONS LEGEND		
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MAIN LEVEL

OPTION 3 - MORE THAN 50% DEMO



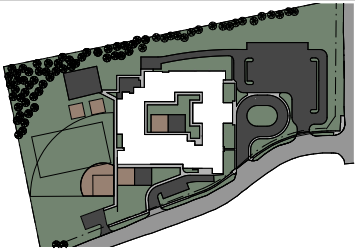
- ENTRY
- EXISTING BUILDING / RENEWAL
- BUILDING ADDITION
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LOWER LEVEL

OPTION 3 - MORE THAN 50% DEMO

Option	
Criteria	Option 3: More than 50% Demo
Meets MCPS Educational Specification Program Needs	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Meets MCPS Educational Specification Site Needs	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Addresses Accessibility	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Play Area Adjacency to MP	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Civic Presence	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Sustainability	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Clarity of Circulation	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>
Cost	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>\$ \$\$ \$\$\$ \$\$\$\$</div>

Area Summary:
28,032 SF - Renewal
5,749 SF - Renovation
28,032 SF - Demolition
44,528 SF - New Construction

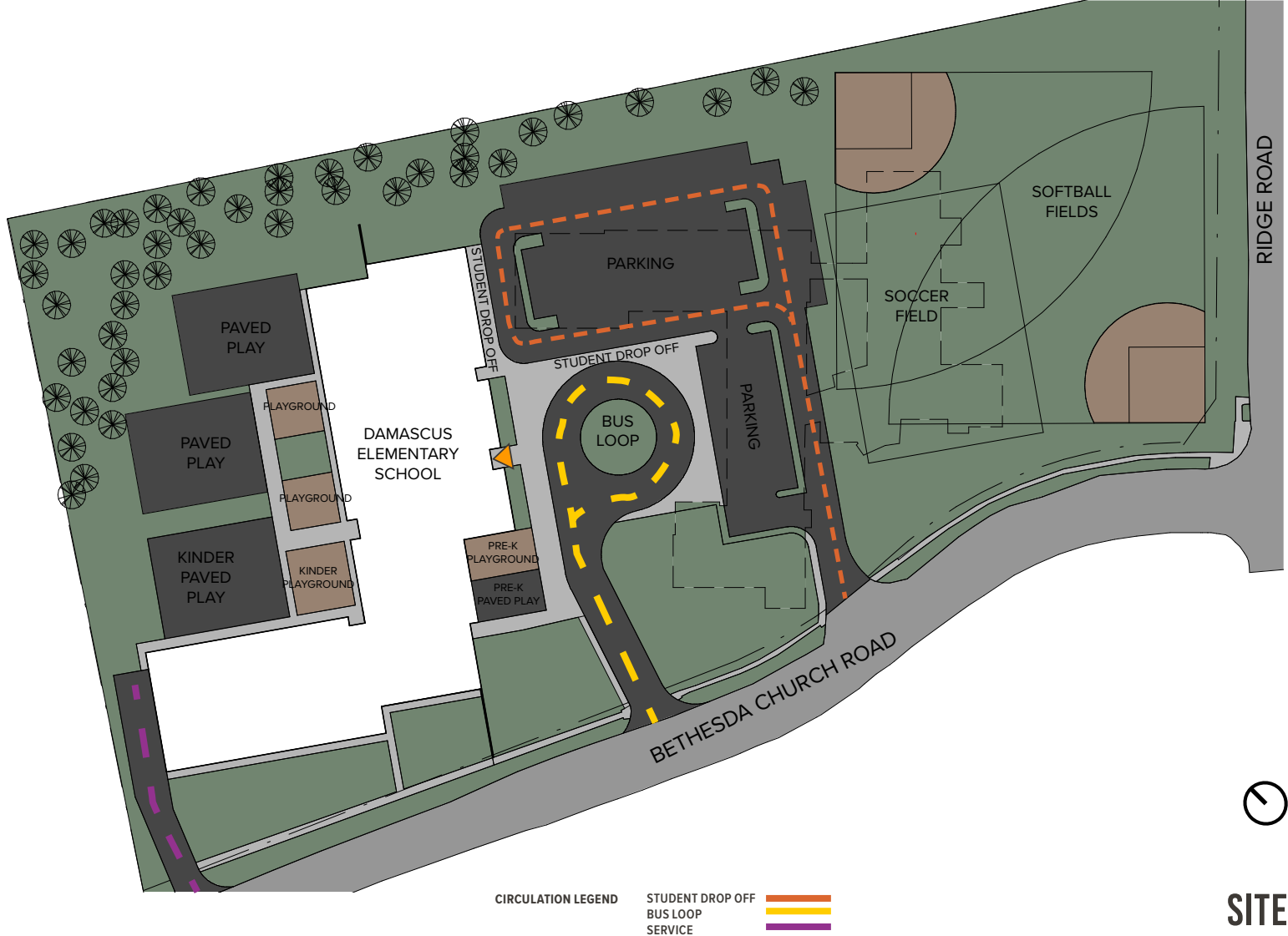
- Pros:**

 - Sprinkler system added
 - New building systems
 - More efficient building systems for HVAC
 - Meets design ed specifications
 - Single entrance for all students
 - Separate circulation path for cars, buses and service
 - Addresses accessibility issues
 - Sustainable finish building materials
 - Compartmentalization with added firewalls
- Cons:**

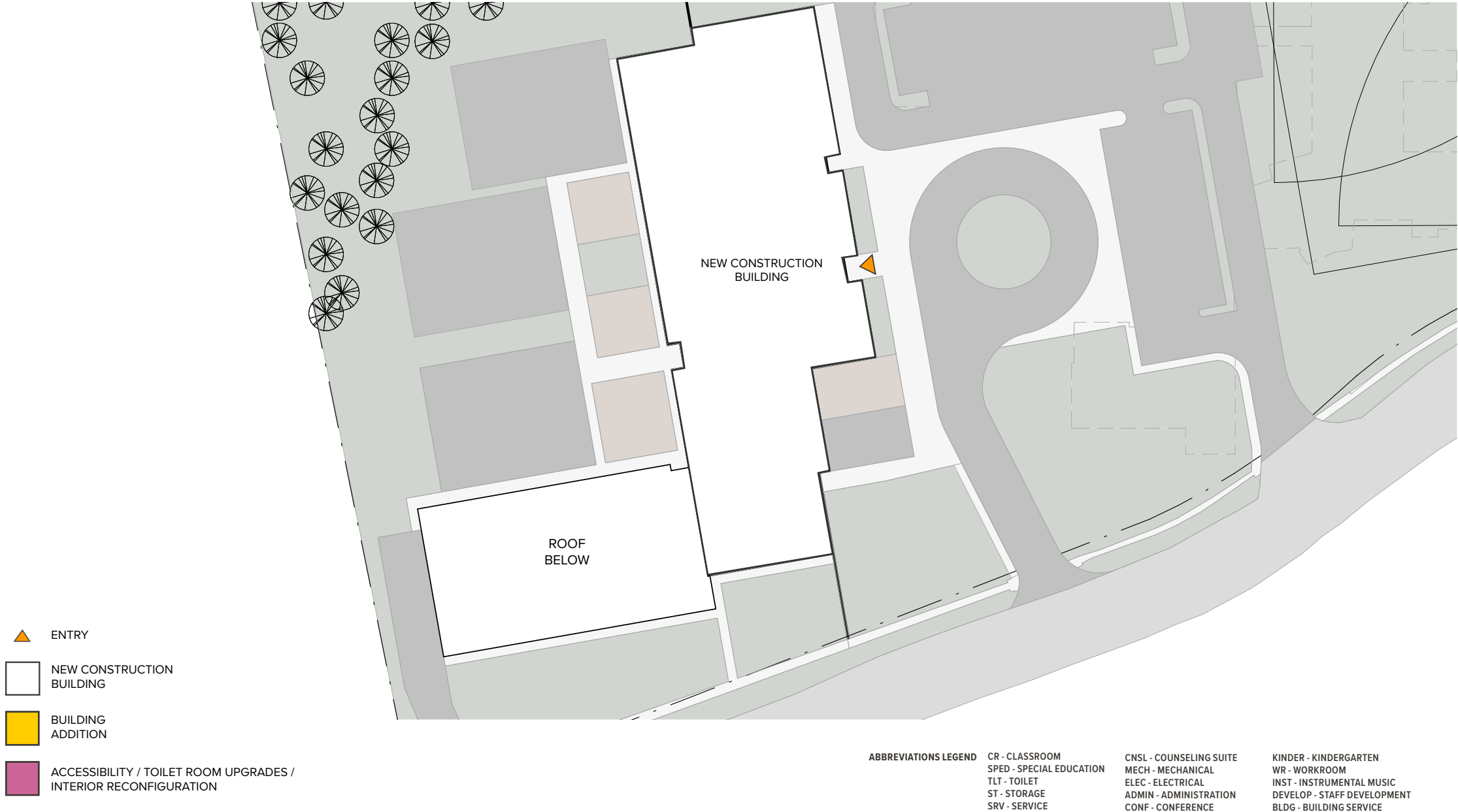
 - Inefficient layouts for restrooms and accessibility retrofits
 - Room adjacency requirements not met
 - Less flexibility for growth
 - Outdoor play areas located in courtyard
 - Type V-B Construction remains
 - Lockers cannot be accommodated in existing corridors
 - Poor adjacency for multipurpose room to outdoor play area

OPTION 4 - REPLACEMENT SUMMARY

	Option 4 - Replacement
AREA SUMMARY	57,124 GSF - Demo 72,646 GSF - New Construction
SCOPE	<ul style="list-style-type: none">Existing building is demolishedNew buildingNew play areasRelocate site program and circulationNew location for play areas and fieldsNew location for parking, car and bus drop offs



OPTION 4 - REPLACEMENT

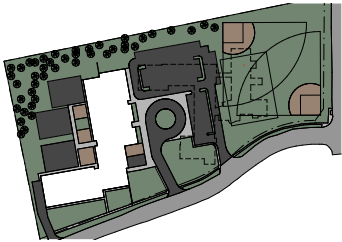


MAIN LEVEL

OPTION 4 - REPLACEMENT



OPTION 4 - REPLACEMENT

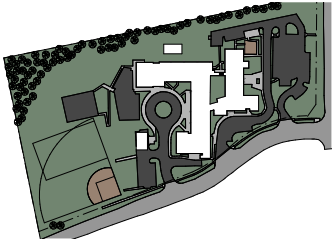
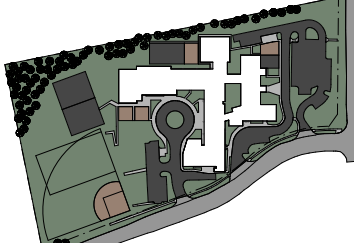
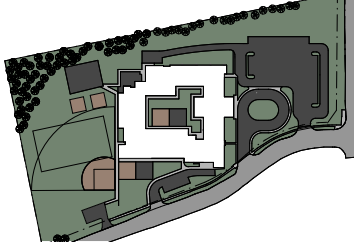
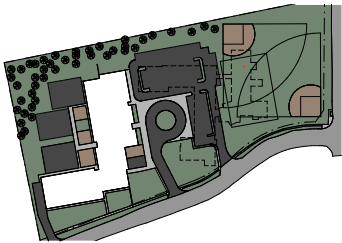
Option	
Criteria	Option 4: Replacement
Meets MCPS Educational Specification Program Needs	<div><div></div><div></div><div></div></div>
Meets MCPS Educational Specification Site Needs	<div><div></div><div></div><div></div></div>
Addresses Accessibility	<div><div></div><div></div><div></div></div>
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Cost	<div><div></div><div></div><div></div><div></div></div> <div>\$ \$\$ \$\$\$ \$\$\$\$</div>

Area Summary:
54,670 GSF - Demo
72,646 GSF - New Construction

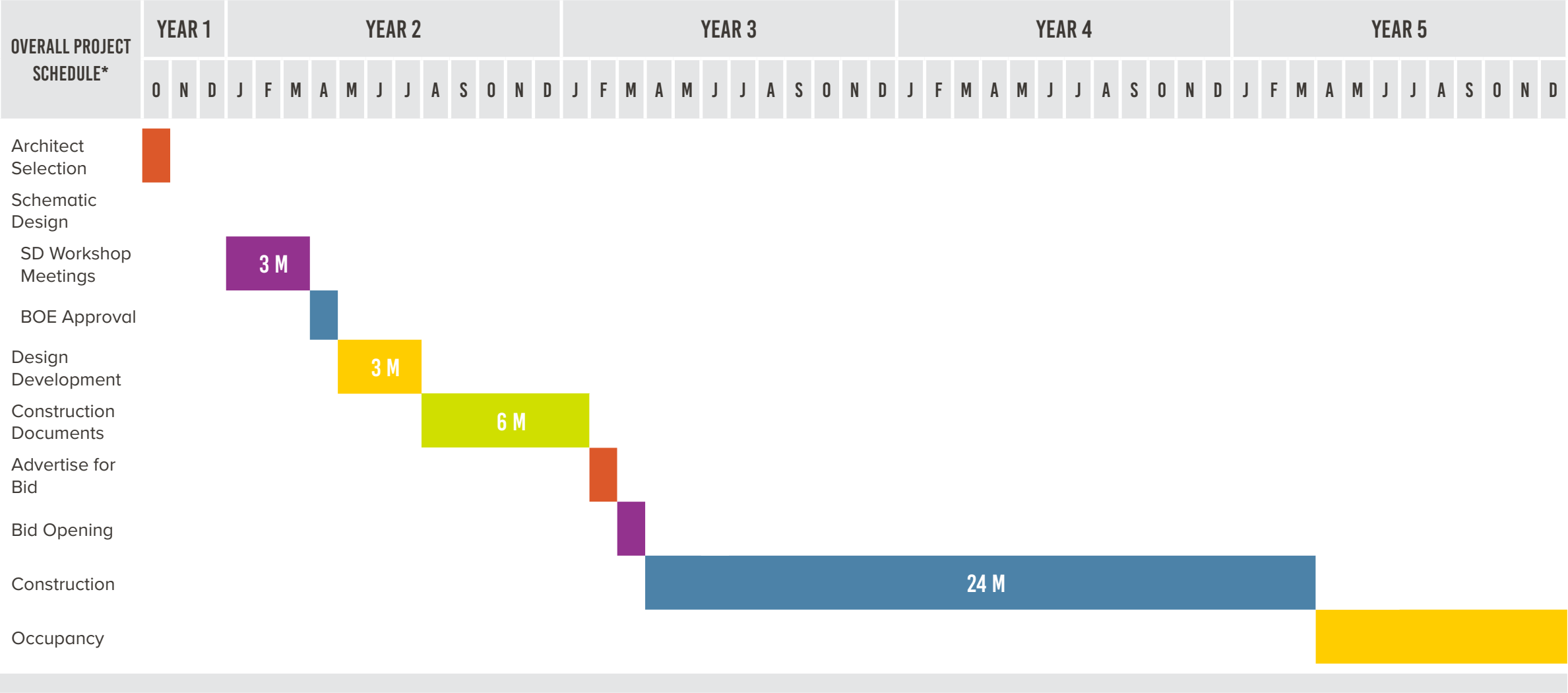
- Pros:**
- All new construction
 - New building systems
 - Highly efficient
 - Meets design ed specifications
 - Single entrance for all students
 - Separate circulation path for cars, buses and service
 - Addresses accessibility issues
 - Sustainable building materials
 - Gymnasium is accessible from parking lot

- Cons:**
- High site impact = High cost
 - Low building visibility from Ridge Road
 - Lack civic presence
 - High volume of construction waste

SUMMARY

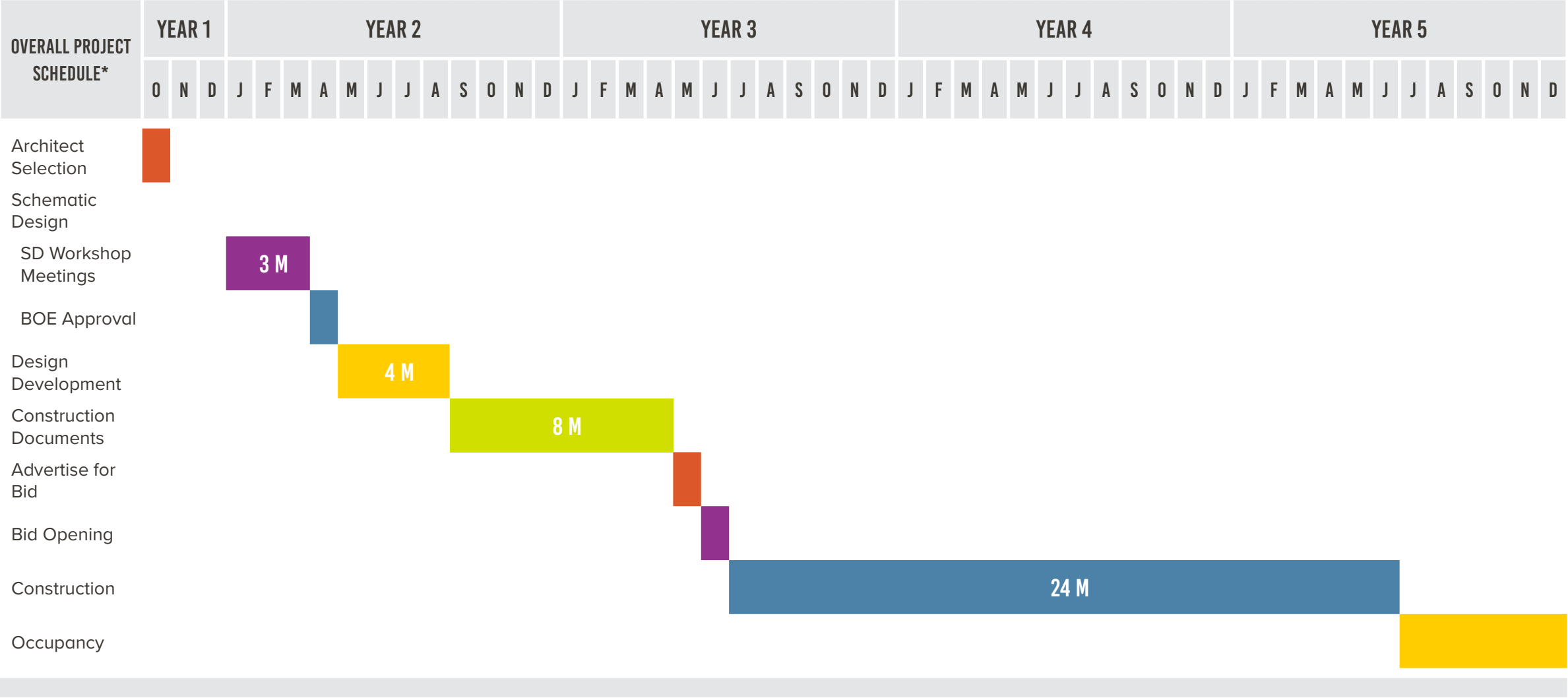
Option				
Criteria	Option 1: Renewal	Option 2: Less than 50% Demo	Option 3: More than 50% Demo	Option 4: Replacement
Meets MCPS Educational Specification Program Needs	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>
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Play Area Adjacency to MP	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>
Civic Presence	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>
Sustainability	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>
Clarity of Circulation	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>
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POTENTIAL SCHEDULE - OPTION 1



*The actual calendar years are to be determined for capital improvement project.

POTENTIAL SCHEDULE - OPTIONS 2, 3 & 4



*The actual calendar years are to be determined for capital improvement project.



4

COMMUNITY FEEDBACK

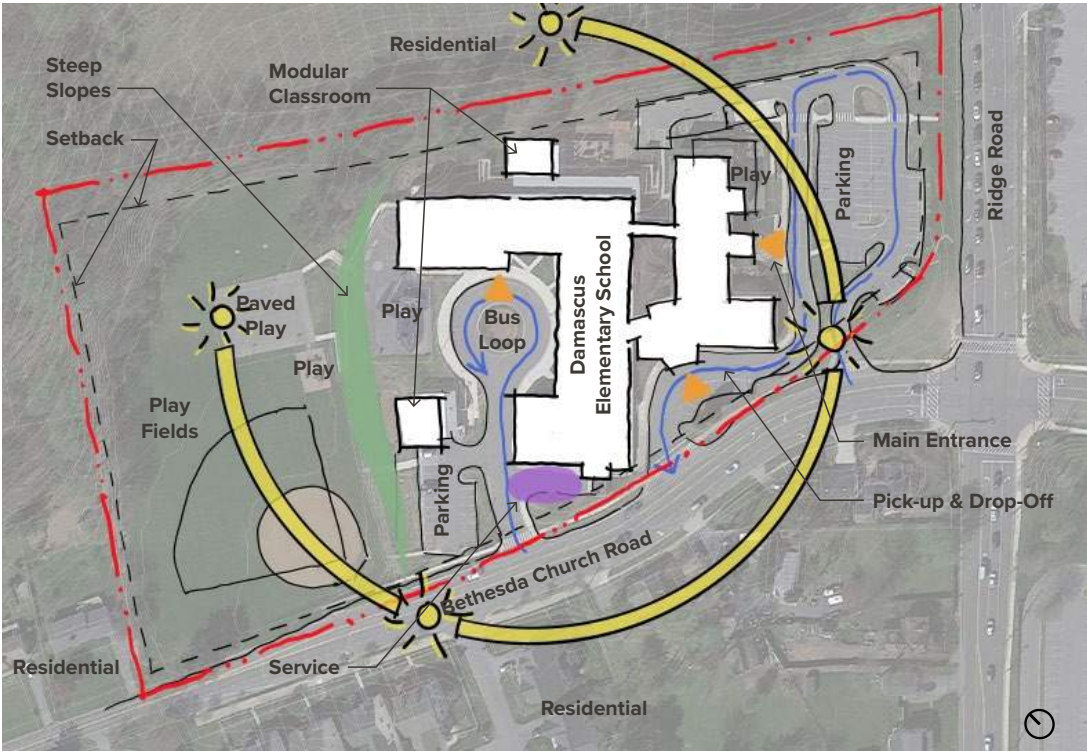
COMMUNITY MEETING 1 - ILLUMINATE



PHASE 1 - INVESTIGATE:
DAMASCUS ELEMENTARY SCHOOL

Observations:

- Accessibility
- Building Systems
- Community Connection



WHAT WE HEARD - COMMUNITY MEETING 1

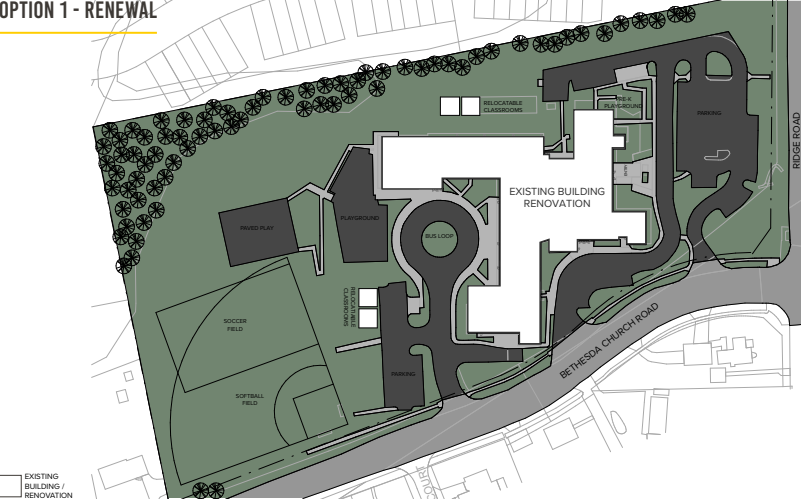


- Preference is to keep students on site during construction.
- Staff and students make Damascus great!
- The SCB/LFI programs are important.
- Location of Damascus Elementary School is important - proximity to home, extra curricular activities.
- Strong ties to the community, like the small-town feel.
- 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.

COMMUNITY MEETING 2 - INNOVATE



OPTION 1 - RENEWAL



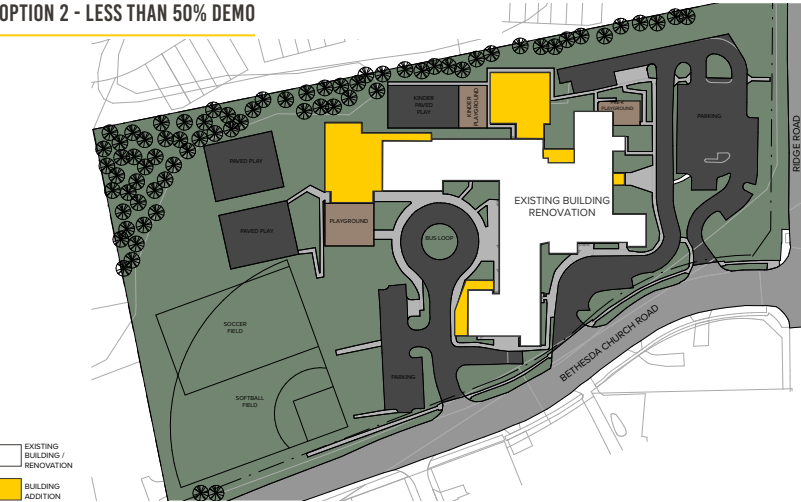
MAIN LEVEL

OPTION 3 - MORE THAN 50% DEMO



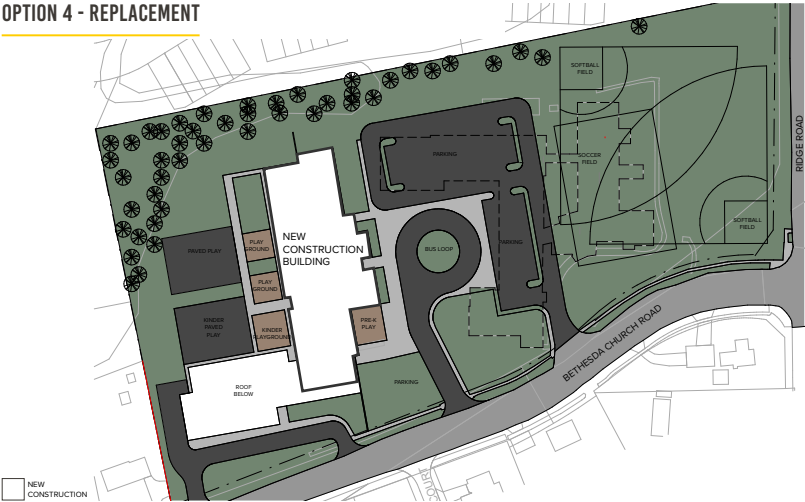
MAIN LEVEL

OPTION 2 - LESS THAN 50% DEMO



MAIN LEVEL

OPTION 4 - REPLACEMENT



MAIN LEVEL

WHAT WE HEARD - COMMUNITY MEETING 2

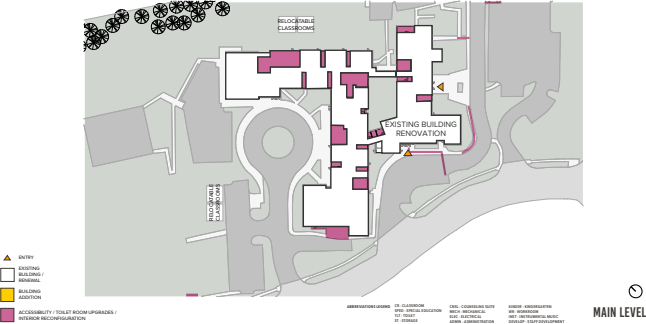


- Preference for a secondary car drop off area for students who need extra assistance to get into School.
- Traffic patterns should be studied for pick up and drop off.
- Occupational & Physical Therapy Rooms are important.
- Interest in programmed use and maintenance of school courtyard space.
- Sizing 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.

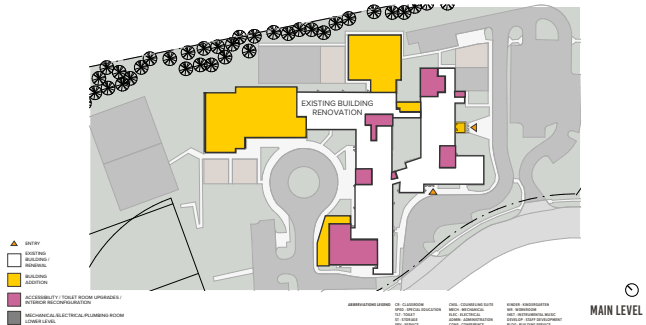
COMMUNITY MEETING 3 - INNOVATE



OPTION 1 - RENEWAL



OPTION 2 - LESS THAN 50% DEMO

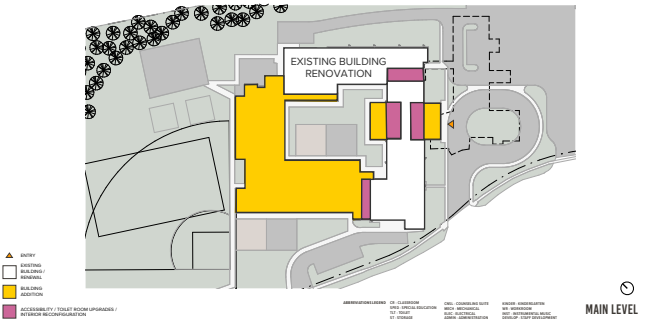


PROGRAM

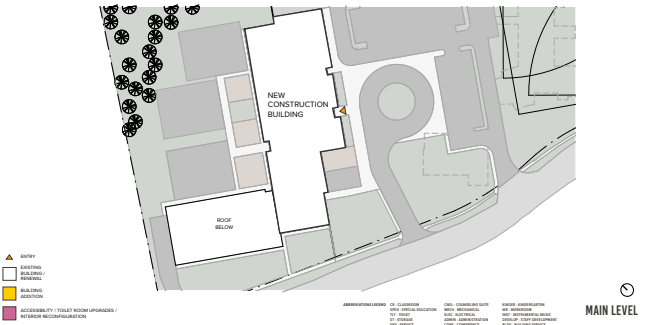
450 students - Core Capacity 640 students

MCPS ED SPEC		EXISTING		LEGENDS		MCPS ED SPEC		EXISTING	
CLASSROOMS	ED SPEC	EXISTING	ED SPEC	CLASSROOMS	ED SPEC	EXISTING	ED SPEC	EXISTING	ED SPEC
Preschool	2	1200	0	Special Education	5	850	4	subtotal	
Kindergarten	1	1942	1	Storage	1	368	1	594	
Standard	14	850	13	Art	1	1200	1	726	
Storage	1	964	1	Music	1	1200	1	1135	
				Instrumental Music	1	490	0	0	
				Dual Purpose Room	1	1000	0	0	
				TOTAL	27,208			19,253	
				ED SPEC	ED SPEC	EXISTING	ED SPEC	EXISTING	ED SPEC
				Support Room	1	590	0	0	
				Large Instructional Support	2	425	1	475	
				Small Instructional Support	1	250	0	335	
				Speech Language Therapy	1	100	0	0	
				Therapy Support Room	1	140	0	0	
				Personal Care Room	2	140	0	0	
				Testing / Conference Room	2	140	0	0	
				Support Staff Offices	2	140	0	0	
				TOTAL	2,420			870	

OPTION 3 - MORE THAN 50% DEMO



OPTION 4 - REPLACEMENT



EXISTING CONDITIONS

ACCESSIBILITY



- Existing building has five occupied levels, connected by 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.

APPROACHES & COMMON TRAITS

General :

- Compliance with accessibility standards, building & site.
- Option 1, 2, & 3: Reuse of existing building

Site :

- Soccer Field & Softball Field provided
- All play areas provided in options 2, 3, & 4 meet MCPS standards.
- Bus loop and student drop off located at main entrance in options 3 & 4.

Building :

- New Building Systems (mechanical, electrical, plumbing, sprinkler)
- New Finishes throughout
- New Windows
- All MCPS Educational Specification space provided in options 2,3, & 4.

WHAT WE HEARD - COMMUNITY MEETING 3



- Existing Relocatable Classrooms are a challenge on site
- Caregivers would like to keep students on site during construction due to remoteness of holding schools
- General concern for how students would be impacted during construction
- Renewal option is not preferred
- Straightening the corridors for good visibility is preferred
- Having play areas within courtyard is challenging
- Options 3 & 4 are preferred by community

NEXT STEPS

Capital Improvements Program (CIP) Timeline

- **October 13, 2025:** Superintendent published recommendations for the FY 2027 Capital Budget and the FY 2027-2032 CIP
- **October 14, 2025:** Facilities and Boundaries Preliminary Presentation and Work Session
- **October 23, 2025:** Facilities and Boundaries Public Hearing #1
- **October 28, 2025:** Facilities and Boundaries Public Hearing #2
- **November 4, 2025:** Facilities and Boundaries Work Session #2
- *November 6, 2025: Facilities and Boundaries Work Hearing #3 (if needed)*
- *November 11, 2025: Facilities and Boundaries Work Session #3 (if needed)*
- **November 20, 2025:** Board Business Meeting with Facilities and Boundaries Decisions





Q&A