



Eastern Middle School Major Capital Project

Community Update Meeting
June 8, 2026

Andrea Swiatocha, *Deputy Chief, Division of Facilities Management*

DJ Connelly, *Director, Department of Planning and Construction*

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EASTERN MIDDLE SCHOOL MODERNIZATION PROJECT

Community Meeting Agenda



1. CAPITAL IMPROVEMENTS PROGRAM (CIP) PROCESS

How school construction projects are planned and funded.



2. PROJECT VISION

Goals and priorities for the future Eastern Middle School.



3. BUDGET

Project funding and capital budget overview.



4. HIGH-LEVEL LOGISTICS

Construction approach and campus operations.



5. CURRENT & ANTICIPATED FEATURES

Existing conditions and future opportunities.



6. PROJECT TIMELINE

Design, construction, occupancy, and completion milestones.



7. ENGAGEMENT OPPORTUNITIES

Ways students, staff, families, and community members can participate.



8. PROGRAM OPPORTUNITIES

Academic and student experience enhancements.



9. QUESTIONS AND ANSWERS

Your questions and our commitment to transparency.

Growing Together. Learning Together. Building for the Future.



Capital Improvements Program (CIP) Process

Operating Budget vs. Capital Budget



Staff Salaries



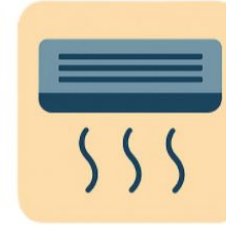
Fuel and Utilities



Maintenance and Services



School Construction



New HVAC



New Roofs

The Operating Budget provides funding for the day-to-day operation of schools and totals **\$3.72 billion** for FY 2027. The primary funding sources are current revenue and State Aid.

The County Council approves the overall budget amount, while the Board of Education determines how those funds are allocated to support students, staff, programs, transportation, and school operations.

The Capital Budget is a six-year spend plan, averaging approximately **\$300 million** annually (\$1.854 billion for FY 2027–2032). Funded primarily through General Obligation Bonds and State Aid, it supports major construction and systemic infrastructure projects.

Unlike the operating budget, the Capital Budget is a line-item budget, meaning each project is individually reviewed and ultimately approved by the County Council.

HOW SCHOOL CONSTRUCTION PROJECTS ARE FUNDED



PLANNING & RECOMMENDATION

FUNDING & APPROVAL



Superintendent's Recommendation

MID OCTOBER

MCPS develops plan and identifies projects.



Public Review & Hearings

OCTOBER/NOVEMBER

Presentations and opportunities for community input.



Board of Education Request Approved

DECEMBER 1

Board approves request for projects to be included in the CIP.



County Executive Recommendation

MID JANUARY

County Executive reviews and recommends the Capital Budget.



County Council Approves CIP

LATE MAY

County Council approves capital projects as part of the annual budget process.



Funds Available

JULY 1

Approved projects are funded and ready to proceed.

CAPITAL BUDGET



**\$1.854
BILLION**

**FY27-FY32 CIP
SIX-YEAR BUDGET**

- ✓ Funds construction and other infrastructure (HVAC, roofs, etc.)
- ✓ County Council approves projects individually (line items).
- ✓ Funded primarily by Bonds & State Aid.

OPERATING BUDGET



**\$3.72
BILLION**

**FY27 BUDGET
ONE-YEAR BUDGET**

- ✓ Funds staff, programs, and daily operations.
- ✓ County Council approves total funding (overall amount).
- ✓ Board of Education determines how funds are allocated.
- ✓ Funded primarily by current revenues.



KEY TAKEAWAY

School construction projects are approved individually as part of the Capital Improvements Program (CIP). Unlike the operating budget, each capital project is reviewed and approved by the County Council.

MULTIPURPOSE ROOM

Bienvenidos!
WELCOME BACK!
Home Of The Sharks
ONE TEAM
Students First

Project Vision



PROJECT VISION

EASTERN MIDDLE SCHOOL

Building for Today. Preparing for Tomorrow.



 **\$134 MILLION**
INVESTMENT

A \$134 million investment to replace the existing facility and support future generations of students.



HISTORIC INVESTMENT IN EASTERN MIDDLE SCHOOL

A \$134 million investment to replace the existing facility and support future generations of students.



REPLACEMENT WHILE REMAINING ON-SITE

Construct a new Eastern Middle School while students and staff continue learning and working on campus.



FUTURE-READY LEARNING SPACES

Modernized educational environments designed to support future learning, collaboration, and innovation.



ENHANCED STUDENT EXPERIENCE

Improve safety, accessibility, student wellness, and the overall educational experience.



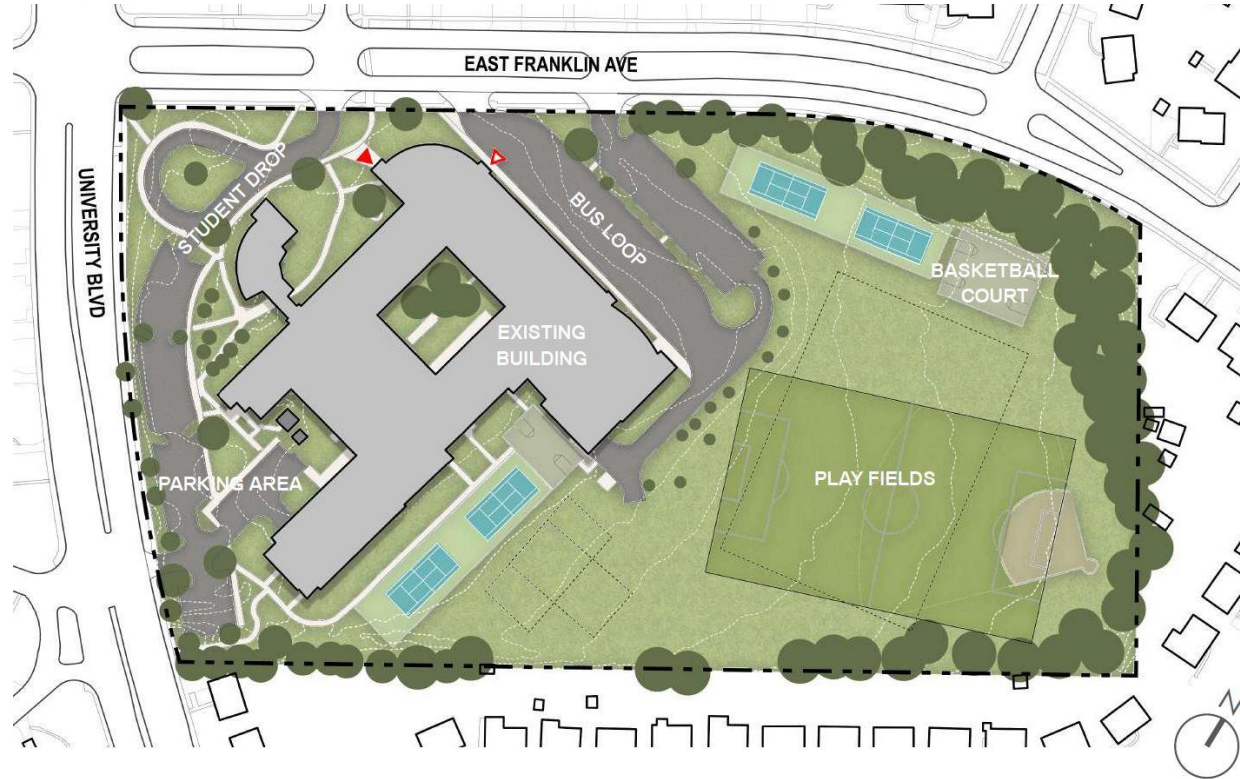
IMPROVED ATHLETIC & SITE FACILITIES

Enhance outdoor learning, recreation, athletic facilities, and campus circulation.

Growing Together. Learning Together. Building for the Future.

Eastern Middle School Site Analysis

- Site is **14.5 acres**
- The original school was **built in 1951** with several additions over the years
- The current existing building is **152,000 sf**



Eastern Middle School – Feasibility Study

- **Feasibility Study** was conducted last year to assess several design options for **planning** and **budgeting considerations**.
- New 2-story **166,000 square foot** facility is planned to be built on the play fields at the back of existing school
- The existing facility will remain operational during the **2 years of construction** and will be demolished after the new facility is completed on the same site



***The image above was taken from the recently completed feasibility study. The building and site layout may change throughout the design process.**



PLANNED FEATURES

DESIGNED FOR TODAY. BUILT FOR TOMORROW.

— Creating a safer, more modern, and inspiring learning environment for every student.



IMPROVED SITE ACCESSIBILITY AND BUILDING SECURITY

ADA-compliant site and building designed for safety, accessibility, and peace of mind.



FLEXIBLE ACADEMIC CLASSROOMS

Adaptable classrooms that support a variety of teaching methods and learning styles.



UPDATED SCIENCE LABS

Modern labs equipped to inspire discovery, exploration, and hands-on learning.



COLLABORATIVE LEARNING SPACES

Innovative spaces that encourage teamwork, creativity, and student engagement.



MODERN MEDIA CENTER AND COMMONS

A welcoming hub for reading, research, collaboration, and community connection.



NET-ZERO ENERGY BUILDING

By incorporating ground-source geothermal systems and solar (PV) panels to create a sustainable future.



ENHANCED PEDESTRIAN AND VEHICULAR SAFETY

Address pedestrian and vehicular safety concerns at student drop off and at University Boulevard traffic light.



BUILDING A NEW EASTERN MIDDLE SCHOOL
FOR FUTURE GENERATIONS



LEARNING



SAFETY



OPPORTUNITY



COMMUNITY

MULTIPURPOSE ROOM



Project Timeline



PROJECT TIMELINE

From Design to Completion

Building today. Inspiring tomorrow. Ready for the future.



SCHEMATIC DESIGN



Initial conceptual design and site planning to define project scope.

Fall 2026 - Winter 2027

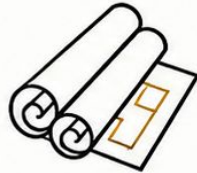
DESIGN DEVELOPMENT



Refining the design with structural and mechanical systems.

Spring 2027 - Fall 2027

CONSTRUCTION DOCS



Final technical drawings for permitting and bidding.

Fall 2027 - Spring 2028

CONSTRUCTION



Active site work and building of the new school facility.

Summer 2028 - August 2030

BUILDING OCCUPIED



New school opens its doors to students and staff.

August 2030

DEMO & SITE WORK



Removal of the old structure and completion of fields and site improvements.

August 2030 - August 2031

PROJECT COMPLETE



Full site restoration and final project delivery.

August 2031



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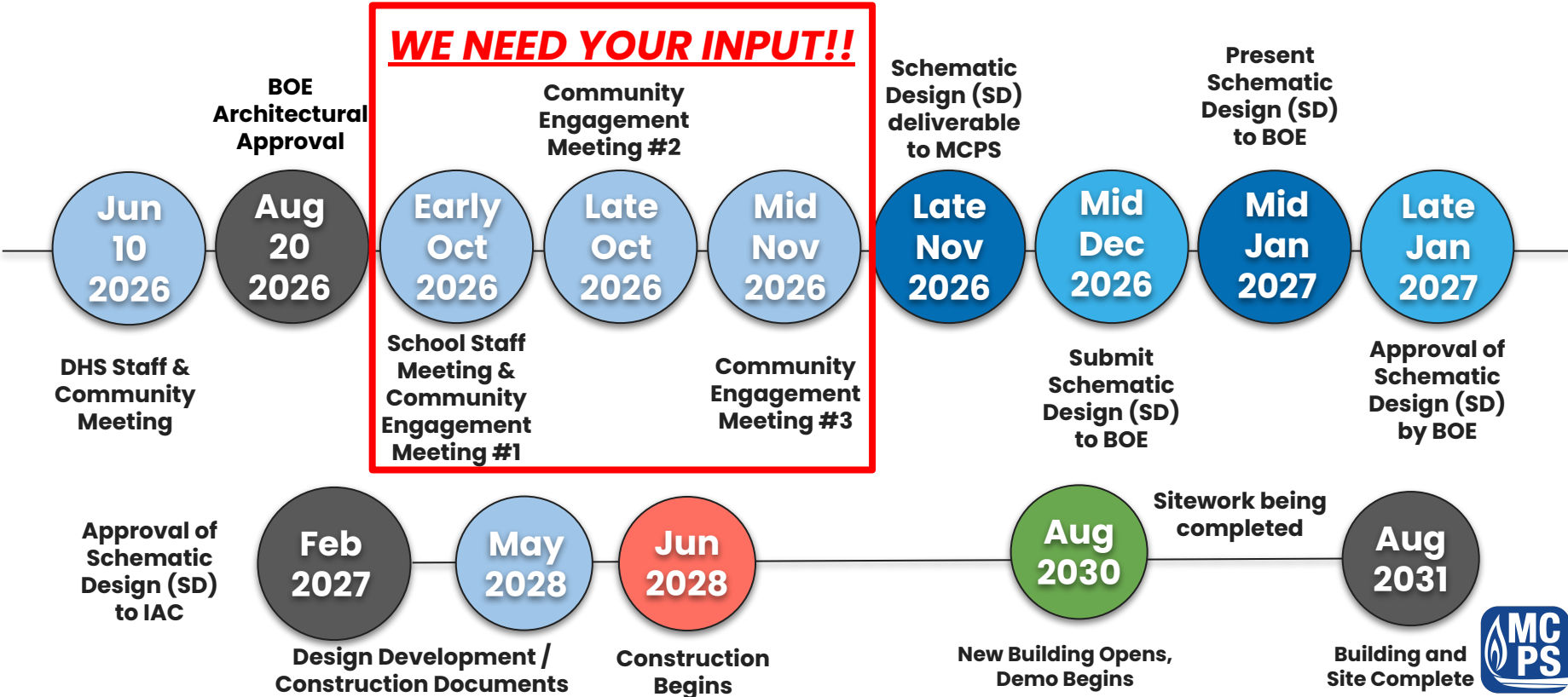


OPPORTUNITY



COMMUNITY

Timeline for Eastern Middle School Replacement Project



Total Project Costs v Construction Costs

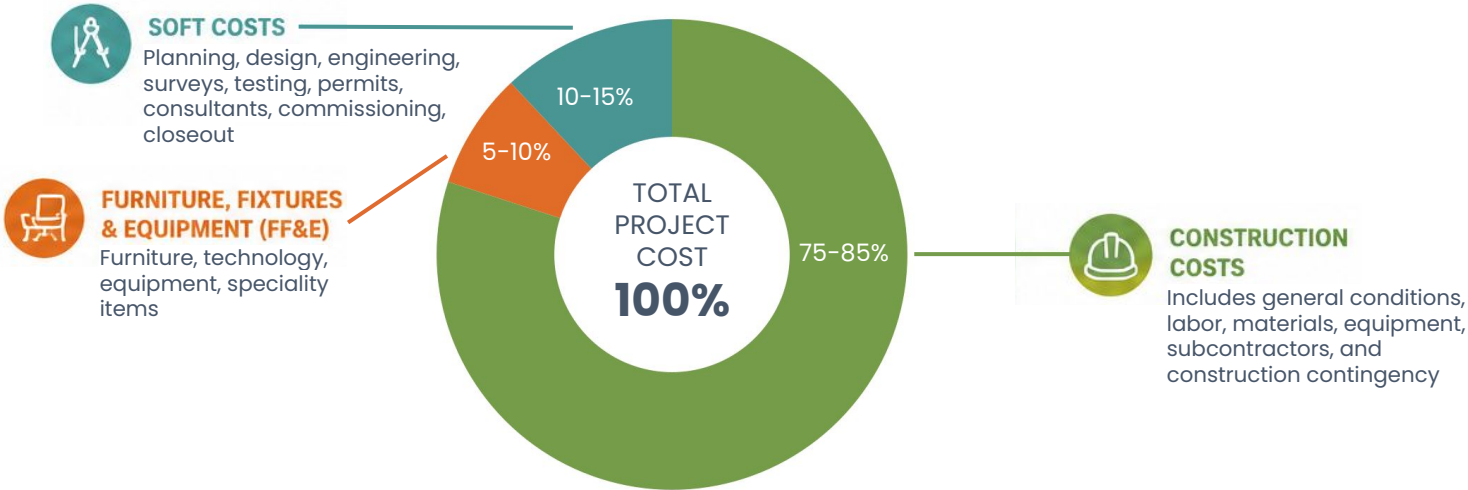
Construction costs are only one part of the total investment required to successfully modernize our schools. Many essential project elements occur before and after construction.

Total Project Funding

\$134M

Anticipated Construction Costs

\$110M



A blue-tinted photograph of a school hallway. On the left, a glass-walled multipurpose room is visible, with the words "MULTIPURPOSE ROOM" written above the entrance. The room contains several circular pendant lights. On the right wall, a sign reads "¡Bienvenidos! Home Of The Sharks Welcome Back! ONE TEAM Students First!". The sign also features a circular logo with a shark and the text "STONEGATE ELEMENTARY SCHOOL".

Space Summary



EASTERN MIDDLE SCHOOL MAJOR CAPITAL PROJECT

Community Meeting Agenda



SPACES THAT SUPPORT EXCELLENCE



UPDATED PROGRAM CAPACITY



EXISTING CAPACITY

1,012
STUDENTS



NEW BUILDING
TO SERVE

1,112
STUDENTS

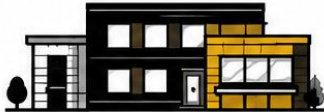


CORE CAPACITY

1,300
STUDENTS



FUTURE MASTER-PLANNED ADDITION



6 CLASSROOMS

2 ADDITIONAL
SCIENCE LABS



HIGHLIGHTS OF THE NEW FACILITY



166,000 SF MODERN FACILITY

Approximately 14,000 SF larger
than the existing building.



8 ADDITIONAL TEACHING STATIONS

Increased instructional spaces to provide greater
flexibility for academic programs and student learning.



EXPANDED COMMONS & PERFORMANCE SPACES

- Dining area approximately 900 SF larger
 - Stage more than 300 SF larger
- Enhanced spaces for dining, assemblies, and school events.



ENHANCED ATHLETIC FACILITIES

Larger gymnasiums and wellness spaces
to support student activities and well-being.



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Overview of the EMS Educational Specification Space Summary*

*Will be brought to the June 25th BOE Meeting for approval

Facility	#	Net Sq. Ft.	Total Net Sq. Ft.
<u>Standard Classrooms</u>	28	840	23520
<u>Science</u>			13100
Laboratory	8	1500	12000
Preparation Room	4	250	1000
Chemical Storage	1	100	100
<u>Other Instructional Support Areas</u>			3825
Large Staff Team Room	1	900	900
Team Resource Center/Workroom	5	300	1500
Interdisciplinary Textbook Storage	3	100	300
Departmental Textbook Storage	3	100	300
Foreign Language Textbook Storage	1	100	100
Support Staff Office	1	125	125
Developmental Reading Room	1	300	300
Math Intervention Room	1	300	300
<u>English Language Development</u>			3810
ELD Classrooms	4	840	3360
ELD Team Room	1	300	300
ELD Storage	1	150	150




Facility	#	Net Sq. Ft.	Total Net Sq.Ft
Special Education (3 SESES + 3 Autism)			8840
Special Education Classrooms	6	840	5040
Special Education Team Room	1	300	300
Support Room	2	150	300
Student Support Center	1	300	300
Transition Space	1	300	300
Personal Care Room	2	100	200
Staff Office	2	140	280
Office (Psychologist/Social Worker)	1	140	140
Resource Room	2	600	1200
Accommodations Room	1	300	300
Speech & Language Support Room	1	240	240
Occupational Therapy/Physical Therapy	1	240	240
Music Suite			3878
Instrumental Music Room	1	1900	1900
Instrumental Storage	1	450	450
General Music/Choral Room	1	1000	1000
Small Ensemble Room	1	400	400
Practice Rooms	2	64	128
Visual Arts Suite			3020
Art Room	2	1300	2600
Storage	1	300	300
Kiln Room	1	120	120
Multipurpose Technology Laboratory			2680
Multipurpose Technology Laboratory	1	1200	1200
Computer Technology Laboratory	1	1200	1200
Preparation Room	1	280	280
Multipurpose Laboratory			1780
Multipurpose Laboratory	1	1500	1500
Storage	1	280	280

Facility	#	Net Sq. Ft.	Total Net Sq.Ft
Physical Education			21100
Gymnasium (Equals 2 teaching stations)	1	6800	6800
2nd Gymnasium	1	3200	3200
Fitness/Weight Room	1	1600	1600
Auxiliary Gym/Dance Room	1	1600	1600
Health Classroom	1	1100	1100
Locker Rooms	2	1375	2750
Inclusive Locker Room	1	300	300
Storage Rooms	2	100	200
Toilet Rooms	2	150	300
Shower/Drying Rooms	2	200	400
Laundry Room	1	150	150
Offices	2	300	600
Common Planning Area	1	200	200
General Storage	2	650	1300
2nd gymnasium storage	1	300	300
Outdoor Storage	1	200	200
ICB Storage	1	100	100
Computer Support			695
Office	1	125	125
Telecommunication Closet	4	80	320
Telecommunication Equipment Closet	1	250	250
Library Media Center			6015
Main Learning Environment	1	4000	4000
Work and Production Area	1	700	700
Storage, Media General	1	350	350
Instructional Technician Support Room	1	125	125
Multimedia Production Room	1	840	840

Facility	#	Net Sq. Ft.	Total Net Sq.Ft.
Student Activities			260
School Store	1	180	180
Student Government Storage Closet	1	80	80
Administration Suite			3070
General Office	1	700	700
Principal's Office w/toilet	1	250	250
Assistant Principal's Office	2	125	250
Assistant School Administrator Office	1	125	125
Administrative Secretary's Office	1	125	125
Workroom	1	375	375
Storage	1	100	100
Conference Room	1	280	280
Copier Workroom	1	180	180
Financial Secretary's Office	1	125	125
Staff Development Office	1	180	180
PTA Storage	1	100	100
Security Office	1	140	140
Testing Room	1	140	140
Guidance Suite			1155
Counselor's Office	4	125	500
Waiting Room	1	250	250
Conference Room	1	280	280
Records Room	1	125	125
Health Suite			765
Waiting Room	1	100	100
Treatment/Medication Area	1	125	125
Office/Health Assessment Room	1	100	100
Health Assessment/Isolation Room	1	100	100
Rest Area	2	100	200
Toilet Room	2	50	100
Storage	1	40	40

Facility	#	Net Sq. Ft.	Total Net Sq.Ft.
Staff Facilities			700
Staff Room	1	600	600
Privacy Room	2	50	100
Student Dining			7200
Student Dining Area	1	5000	5000
Stage	1	1500	1500
Table Storage	1	300	300
Chair Storage	1	400	400
Kitchen Area			3043
Food Preparation	1	900	900
Dry Food Storage	1	350	350
Refrigerator	1	125	125
Freezer	1	225	225
Service Area (3 service lines)	1	950	950
Office	1	100	100
Locker/Toilet Room	1	120	120
Loading Platform	1	125	125
Receiving Area	1	100	100
Chemical Storage Room	1	48	48
Building Service Facilities			2375
Building Services Office	1	150	150
Locker/Shower Area	1	250	250
Plant Equipment Operator Office	1	75	75
Compactor/Trash Room	1	250	250
Receiving and Storage Area	1	800	800
General Storage Rooms	3	250	750
Building Services Outdoor Storage	1	250	250
TOTAL NET SQUARE FOOT	59		110,831
Net to Gross (*1.5)			166,247



Educational & Program Opportunities



LOCAL PROGRAMS & SERVICES

SUPPORTING EVERY STUDENT. STRENGTHENING OUR COMMUNITY.

High-quality programs and services that meet diverse needs and empower students to reach their full potential.

Eastern Middle School is proud to offer a range of specialized programs and services that support student learning, well-being, and success.



HUMANITIES AND COMMUNICATION REGIONAL MAGNET PROGRAM

Providing specialized curriculum in media, literature, and global studies.



SOCIAL EMOTIONAL SPECIAL EDUCATION SERVICES (SESES)

Supporting students with social, emotional, and behavioral needs in a structured, supportive environment.



AUTISM SERVICES

Specialized instruction and support designed to meet the unique strengths and needs of students with autism.



ENGLISH LANGUAGE DEVELOPMENT (ELD)

High-quality instruction that supports English language learners in developing academic language and skills.



SLIFE (STUDENTS WITH LIMITED OR INTERRUPTED FORMAL EDUCATION) PROGRAMS (Formerly known as METS)

Targeted support for students new to the country or with limited prior schooling to help them succeed academically and socially.



LINKAGES TO LEARNING

A County Department of Health and Human Services program. Eastern MS is expanding our Linkages suite to offer more services and resources for students and families.



**BUILDING A NEW EASTERN MIDDLE SCHOOL
FOR FUTURE GENERATIONS**



LEARNING



SAFETY



OPPORTUNITY



COMMUNITY

Questions & Answers

Project Manager: Daniel Lee

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<https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/easternms/>

