



Community Meeting #3  
**Burning Tree Elementary School - Feasibility Study**  
3 June 2025





# Division of Design and Construction

**Julie Morris**

**Director**

**Erika Dworkin**

**Planner**

**Ryan Litzinger**

**Project Manager**

**Doris Diaz**

**Assistant Project Manager**



# Point of Contact

**Ryan Litzinger**

**Project Manager**

Ryan\_J\_Litzinger@mcpsmd.org

240.740.7700



# Design Team



**Civil Engineer**  
Jason Azar



**Mechanical Engineer**  
Mike Sherren



**Principal-in-Charge**  
Robyn Toth



**Structural Engineer**  
Nick Morabito



**Electrical Engineer**  
Patrick Marquez



**Project Manager**  
Lori Musican



**Cost Estimator**  
Peter Forella



**Food Service Consultant**  
Jay Garcia





# Why We Are Here



- **To Identify the best approach for improving Burning Tree Elementary School**
- **Initiated after advocacy from the Principal and PTA President for accessibility upgrades**
- **To share potential solutions and gain community feedback for all approaches**
- **To present approaches for the Board of Education to consider and decide on**

# Community Poll

## BTES – Community Meeting 3 Survey

Name \*

Nombre

Your answer

Email Address \*

Direccione de correo electrónico

Your answer

Affiliation with Project (select all that apply) \*

Su coneccion al Proyecto (seleccione todas las que correspondan)

- ☐ Parent/Guardian | Padre/Tutor
- ☐ Staff | Personal
- ☐ Community Member | Miembro de la comunidad
- ☐ Other | Otro

If you selected other, what is your affiliation with the project?

Si seleccionó otro, ¿cuál es su afiliación con el proyecto?

Your answer



# Community Poll

## Community Input / Aporte de la comunidad

Please provide your thoughts below on the approaches presented today (pros and cons).

Favor de compartir su opinión abajo sobre los enfoques presentados hoy (pros y contras).

Please provide your thoughts (pros and cons) on **Approach 1 - Renewal.** \*

Por favor, envíenos sus comentarios (pros y contras) sobre el **Enfoque 1 - Renovación.**

Your answer

Please provide your thoughts (pros and cons) on **Approach 2 - ADA Upgrades and Light Renovations.** \*

Por favor, envíenos sus comentarios (pros y contras) sobre el **Enfoque 2 - Mejoras ADA y renovaciones ligeras.**

Your answer

Please provide your thoughts (pros and cons) on **Approach 3 - Major Renovations and Addition.** \*

Por favor, envíenos sus comentarios (pros y contras) sobre el **Enfoque 3 - Renovaciones importantes y ampliaciones.**

Your answer

Please provide your thoughts (pros and cons) on **Approach 4 - New Replacement School.** \*

Por favor, envíenos sus comentarios (pros y contras) sobre el **Enfoque 4 - Nueva escuela de reemplazo.**

Your answer



# Community Poll

Scan the QR code to fill out  
the survey online.



Escanee el código QR para  
completar la encuesta en línea.







# Introductions

## Feasibility Study

- Process
- Existing Conditions
- Space Analysis
- Community Input
- Approach Considerations

## Listening Session



# Feasibility Study







# Feasibility Study Goal



**To determine the appropriate  
Approach to a project.**

**Considerations include, but are not limited to:**

- **Cost / Life Cycle**
- **ADA & Code Compliance**
- **Sustainability**

**NOTE: THE STUDY IS NOT A FINISHED PLAN OR DESIGN**





# How Will We Achieve These Goals?



- **Gathering Information, Surveying Building and Evaluating Existing Conditions**
- **Developing Approach Concepts**
- **Developing Approach Plans**
- **Submitting Final Report to BOE and State (IAC/MSDE)**

**NOTE: THE STUDY IS NOT A FINISHED PLAN OR DESIGN**



# Community Engagement



**Communicate** - with Principal, PTA, and MCPS to determine and coordinate the best methods of communication for this project.

**Interact** - During virtual community meetings using polling and Zoom chat.

**Survey** - Community at large for quantitative research.

**Interview** - Key stakeholders for qualitative research.

**Listen** - To all community members and make sure they feel heard  
- use interpreters.

**Encourage** - involvement from all stakeholders (students, staff, community, etc. )



## Community Engagement



# Feasibility Study Schedule



~~Community Meeting No. 1~~

~~May 20 – 6:00 PM~~

~~Community Meeting No. 2~~

~~May 27 – 6:00 PM~~



Community Meeting No.3  
at Burning Tree ES

June 3 – 6:00 PM



Presentation to PTA

Sept 9 - 6:00 PM

Presentation to Board

TBD



# Existing Conditions



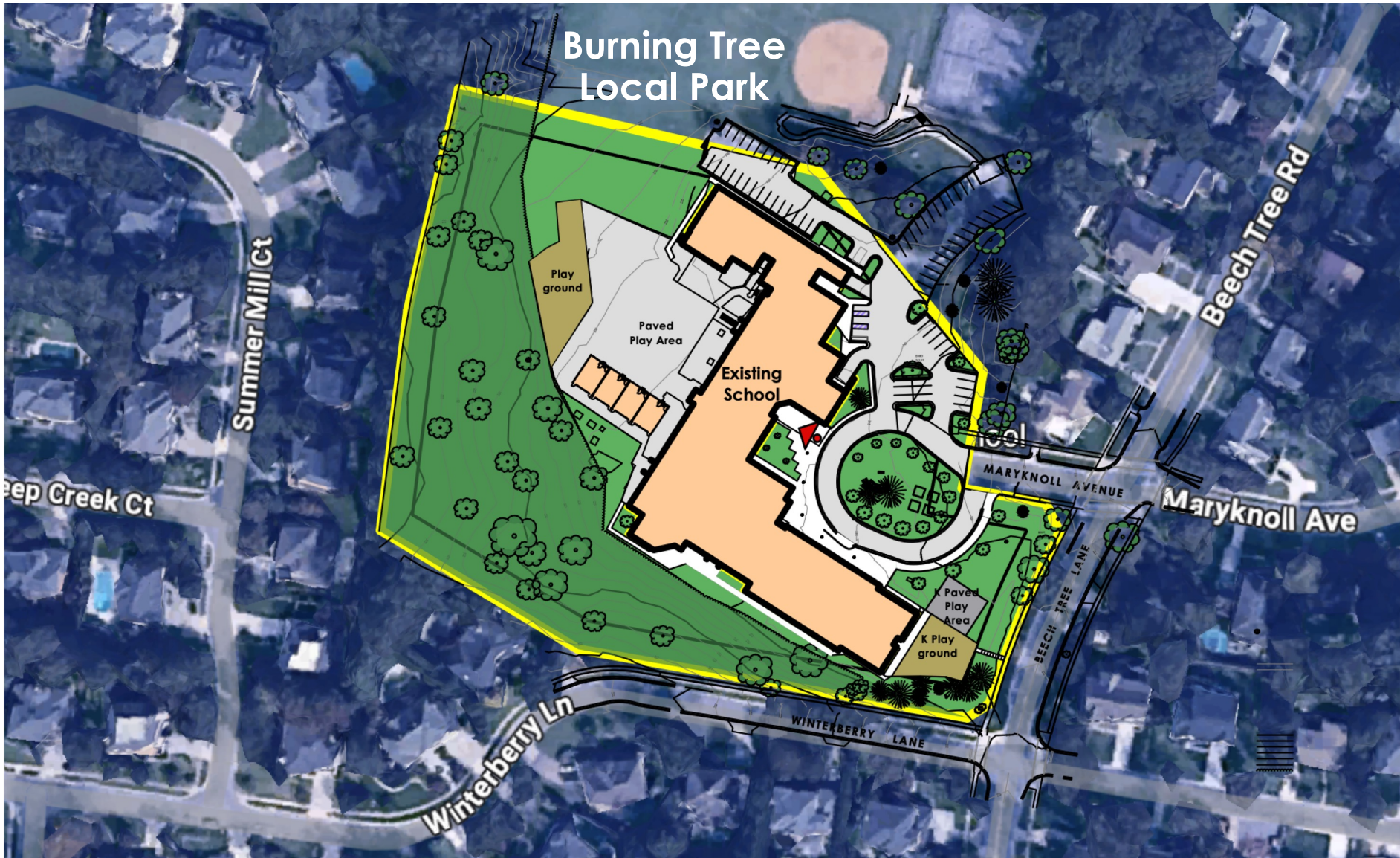
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# S I T E

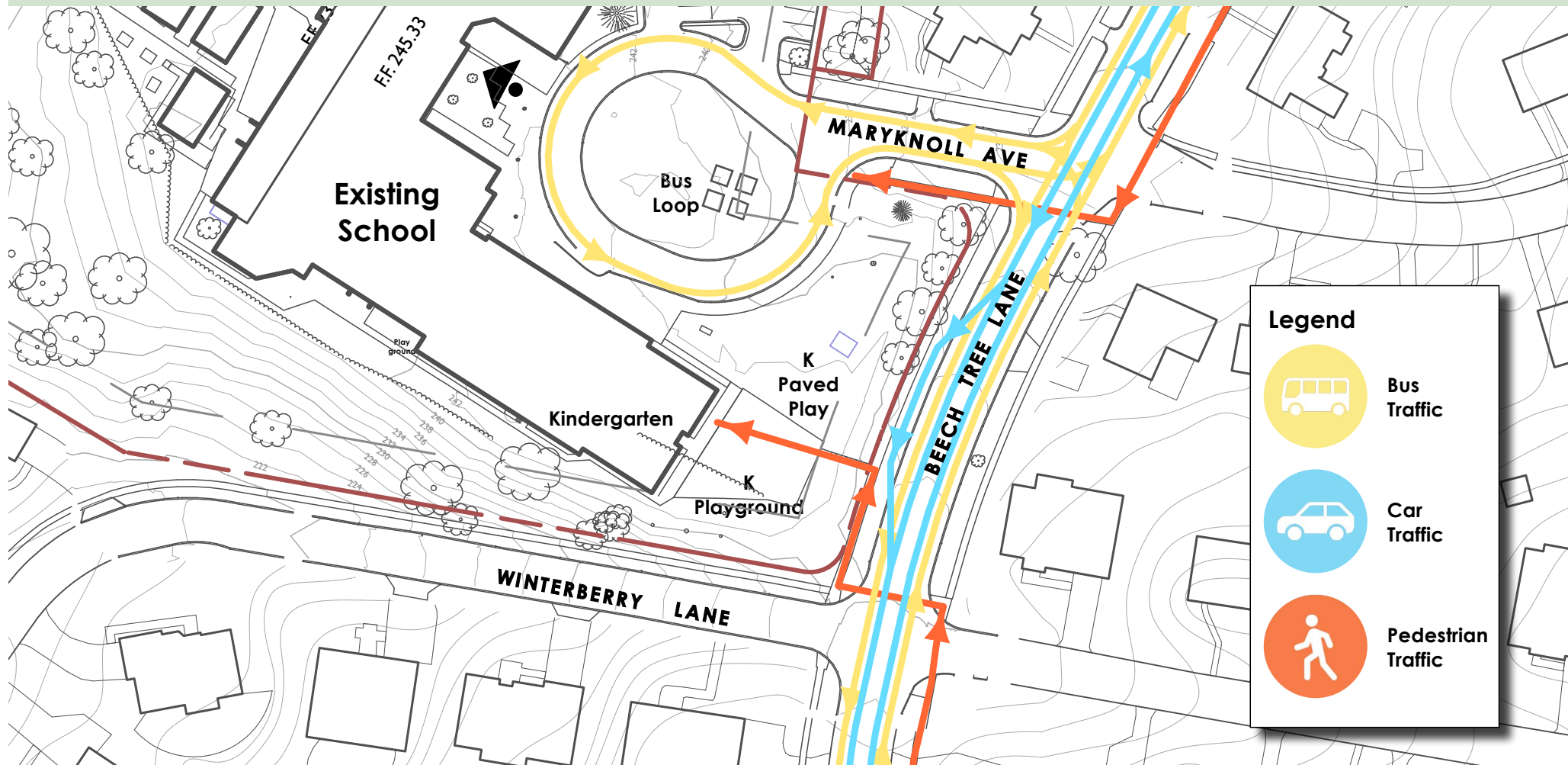
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# Traffic Pattern – Existing

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# Existing

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### DOMESTIC WATER PIPING

- Original from 1958 or 1991 are nearing or have exceeded their useful life.
- Lead found in water since 2019



### SANITARY PIPING

- Original from 1958 or 1991 are nearing or have exceeded their useful life.



### PLUMBING FIXTURE

- Most of the plumbing fixtures are not ADA compliant.





## GYMNASIUM

- Existing metal halide lights from 2007 to be replaced with LED lighting



## EXTERIOR LIGHTING

- Existing metal halide lights to be replaced with LED lighting

# KITCHEN



## WORK AREA

- No ventilation hood
- Convection oven is worn out.
- Not many worktables to prep food.



## WALK-IN FREEZER / COOLER

- Boxes are old and need to be replaced.
- Light fixtures are missing.



## DISHWASHING

- Original three-compartment sink needs to be replaced.



## CLASSROOMS

- Students and staff access classrooms through stairwells.



## STAGE

- The stage does not have a ramp for access.



## ROOM SIGNAGE

- All signage throughout the building are missing braille patterns and have a fair bit of wear and tear.





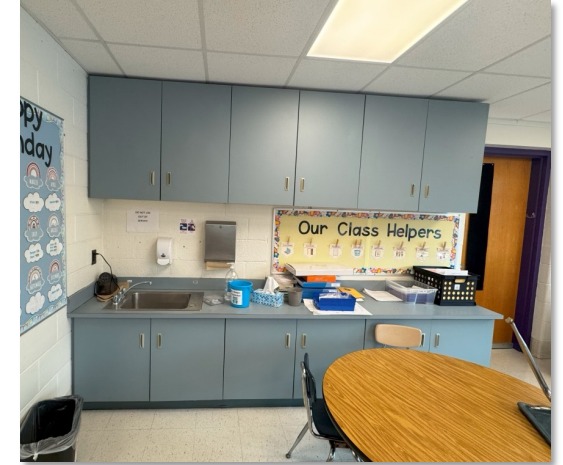
## DOOR CLOSERS

- Must meet the requirement of not exceeding 5 pounds of force (lbf) pull for ADA requirements



## TOILET ROOMS

- In some of the larger toilet rooms, there are no ADA accessible stalls.



## CLASSROOM SINKS

- The sinks found within the classrooms are not ADA compliant as the constraints for a sideways approach is not met.



# Community Input



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# Community Poll

## BTES - Community Meeting 1 Survey

6 questions

Email \*

Your email address will be shared with the survey owner.

1. Name (Short answer) \*

0/200

2. Email Address (Short answer) \*

3. Affiliation with Project (select all that apply) (Multiple choice) \*

☐ Parent/Guardian

☐ Staff

☐ Community Member

☐ Other

4. If you selected other, what is your affiliation with the project? (Short answer)

5. What is the most critical aspect of Burning Tree Elementary School that should be improved in the new design? (Short answer) \*

0/300

6. What feature of the current Burning Tree Elementary School do you value most and hope to see carried forward in the new design? (Short answer) \*

0/300

Submit





# Community Input

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**What is the most critical aspect  
Burning Tree Elementary School  
that should be improved in the new design?**

**¿Cuál es el aspecto más crítico?  
Escuela Primaria Burning Tree  
que debería mejorarse en el nuevo diseño?**



# Needed Improvements

- **“ADA, safety, space planning, room for ALL students INSIDE the building”**
- **“Pipes without lead, space for enough kids, roof that is up to code, fence that provides protection”**
- **“Increased classroom space, bigger common spaces (APR and hallways), ADA compliance, safe pipes free from lead, updated systems for safety, fire safety”**
- **“Least amount of time of children displacement to holding school”**
- **“Reduce classroom student count with more classrooms addressing overcrowded school ”**
- **“Replacing aging infrastructure and modernize school classrooms and community gathering areas”**
- **“The building itself needs major updates including making it accessible and the playground/blacktop/grounds need to be redone”**
- **“Would like the exterior design to have a pleasant appearance that fits into the neighborhood style; would like for expanded space for drop off and pick up safe from street traffic”**



# Community Input

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**What feature of the current Burning Tree Elementary School do you value most and hope to see carried forward in the new design?**

**¿Qué característica de la actual Escuela Primaria Burning Tree valora más? y espero verlo trasladado en el nuevo diseño?**



# Existing Valued Features



- **“Its intimate scale”, “Kid friendly/community feel”, “Small community feel”**
- **“The closeness of the classrooms and the flow of the building. I like that the classrooms are cohorted by grade”**
- **“Community-friendly spaces”**
- **“Artwork on the walls, bathrooms in learning center classrooms”**
- **“the community! the families are amazing”**
- **“The large outdoor space”, “Maintaining ample outdoor space for outdoor play”**
- **“Community spaces”**
- **“Valued part of the neighborhood”**
- **“I’m not attached to the current facility at all”**



# Community Input – Q&A



- **Will the ADA compliant renovations be applied to the whole building? How do you get ADA on the top floor?**
  - Approach 2, 3, and 4 would ensure that all ADA issues throughout would be addressed. Approach 2 shows a new corridor to allow accessibility to the top floor.
- **How do you get daylight in the upper floor classrooms?**
  - The wall between the corridor and classroom would be glazed as well as glazing in the exterior corridor wall.
- **How do you propose to deal with pedestrian safety?**
  - Approach 3 & 4 propose solutions for car, bus and pedestrian safety.
- **Does the renewal approach include new pipes? Most sinks in the classrooms are turned off due to lead in the pipes.**
  - Yes, renewal will include plumbing / piping systems.
- **What type of timeline or phasing will be involved?**
  - Phasing would not occur for any of the approaches.
- **Will the portables be replaced by actual classrooms?**
  - All new schools include the proper connections for portables and additional classrooms for future expansion.





# Community Input – Q&A



- **What drives the need for the almost double number of parking spaces?**
  - There are currently about 80 spots, about half is taken up from parks and rec. The education specifications call for 80-100. The spaces shown in approaches 3 and 4 are showing the most spaces that could potentially fit on the site, which is about 140.
- **Can we reclaim any of the green space behind the playground to add more play space?**
  - We will have to use some of that area in approach 4. We will try to maintain the existing green space and minimize the demolition of the trees.
- **What do you think the most likely outcome given your experience working on these projects for MCPS?**
  - It will depend on what the BOE decides upon based on the report.
- **Are we making a recommendation to the board within approach 4 or sharing all design options?**
  - The goal is to narrow what is presented in the report to 1 option for each approach.
- **Would all of the approaches require relocation of students?**
  - Yes, but MCPS cannot provide any detailed information at this time.
- **Will there be an opportunity to vote? How will we decide?**
  - Please provide any comments and suggestions you might have for any/all options. We will take the feedback from all sources and will merge/use all these for the version that is presented to the BOE.



# Feasibility Study

## Approach 1

- Renewal

## Approach 2

- ADA Upgrades & Light Renovations

## Approach 3

- Major Renovations & Addition

## Approach 4

- New Replacement School



# Approach 1 – Project Goals

## Renewal

Work Collaboratively with all Stakeholders to:

1. Provide new finishes throughout.
2. Provide new exterior doors and windows.
3. Update Mechanical, Electrical and Plumbing systems.
4. Provide new chiller, boiler and generator.
5. Install new roof.

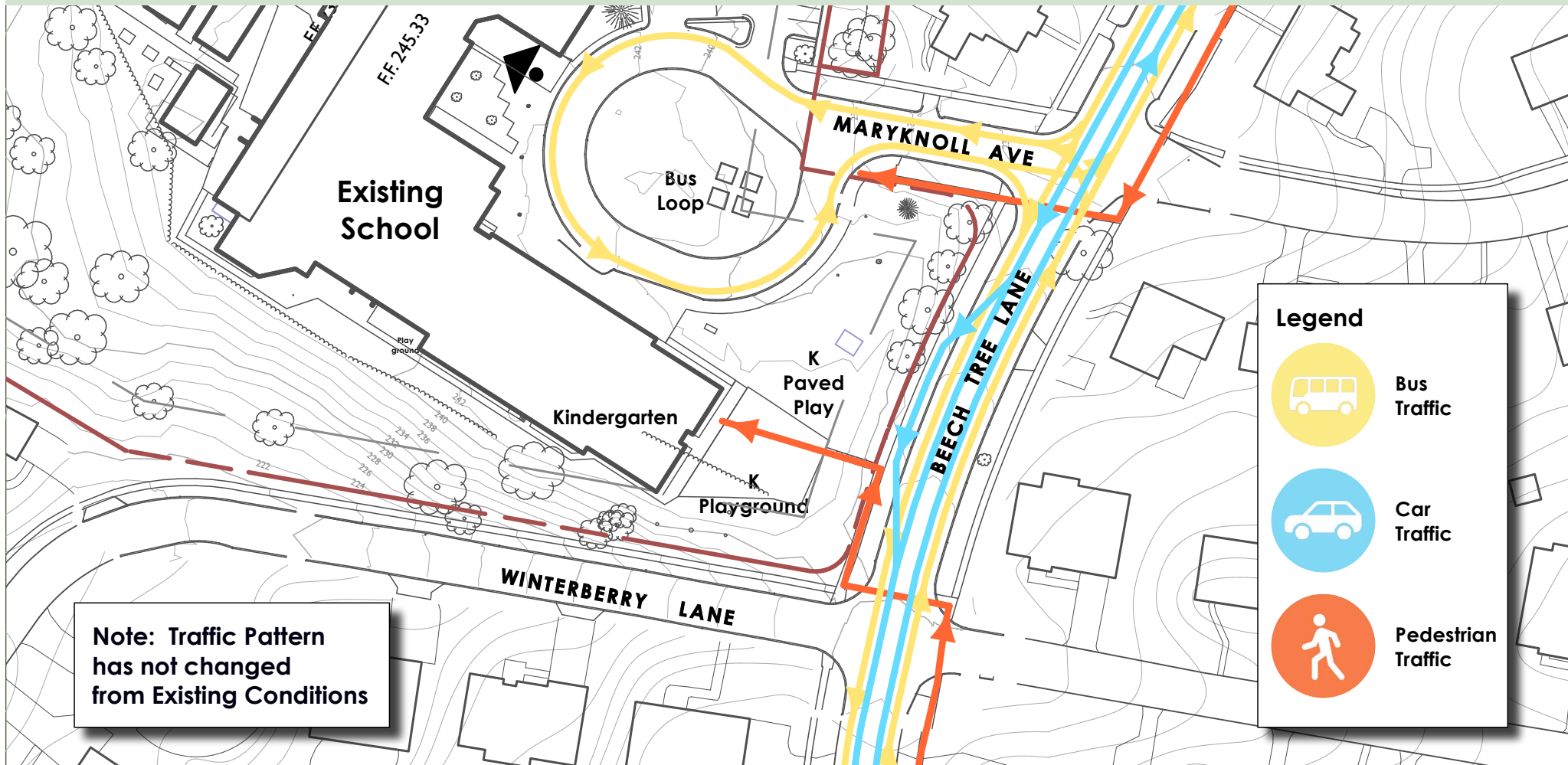






# Traffic Pattern – Approach 1

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# KITCHEN



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## WALK-IN FREEZER / COOLER

- Boxes are old and need to be replaced.
- Light fixtures are missing.



## DISHWASHING

- Original three-compartment sink needs to be replaced.

# Approach 2 – Project Goals

## ADA Upgrades & Light Renovations

**Work Collaboratively with all Stakeholders to:**

1. Add handrails to ramp at corridor near kindergarten classrooms for code compliance.
2. Provide accessible route to platform.
3. Reconfigure Main Office to provide accessibility.
4. Ensure Health Suite is accessible.
5. Provide ADA access to all spaces with small addition to improve circulation.
6. Provide accessible routes to building entry points.
7. Provide separation between bus and car circulation.





# Approach 2

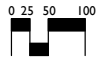
ADA Upgrades  
and Light Renovations



## Site Plan

Burning Tree ES

3 June 2025

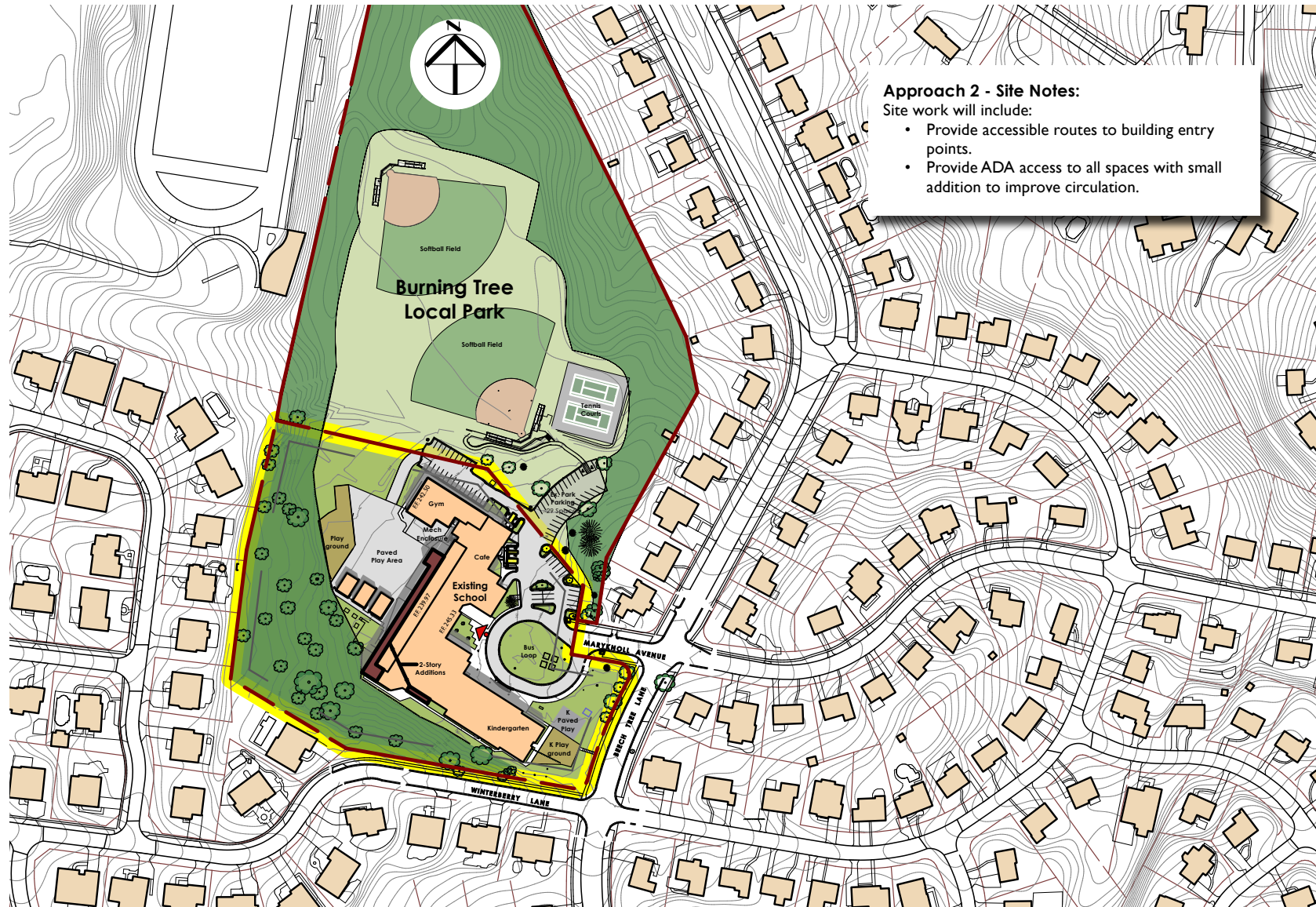


### Parking Tabulations

School Standard Spaces	41
School HC Spaces	5
Total School Parking Spaces	46

Park Standard Spaces	27
Park HC Spaces	2
Total Park Parking Spaces	29

Total Parking Spaces	75
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### Approach 2 - Site Notes:

Site work will include:

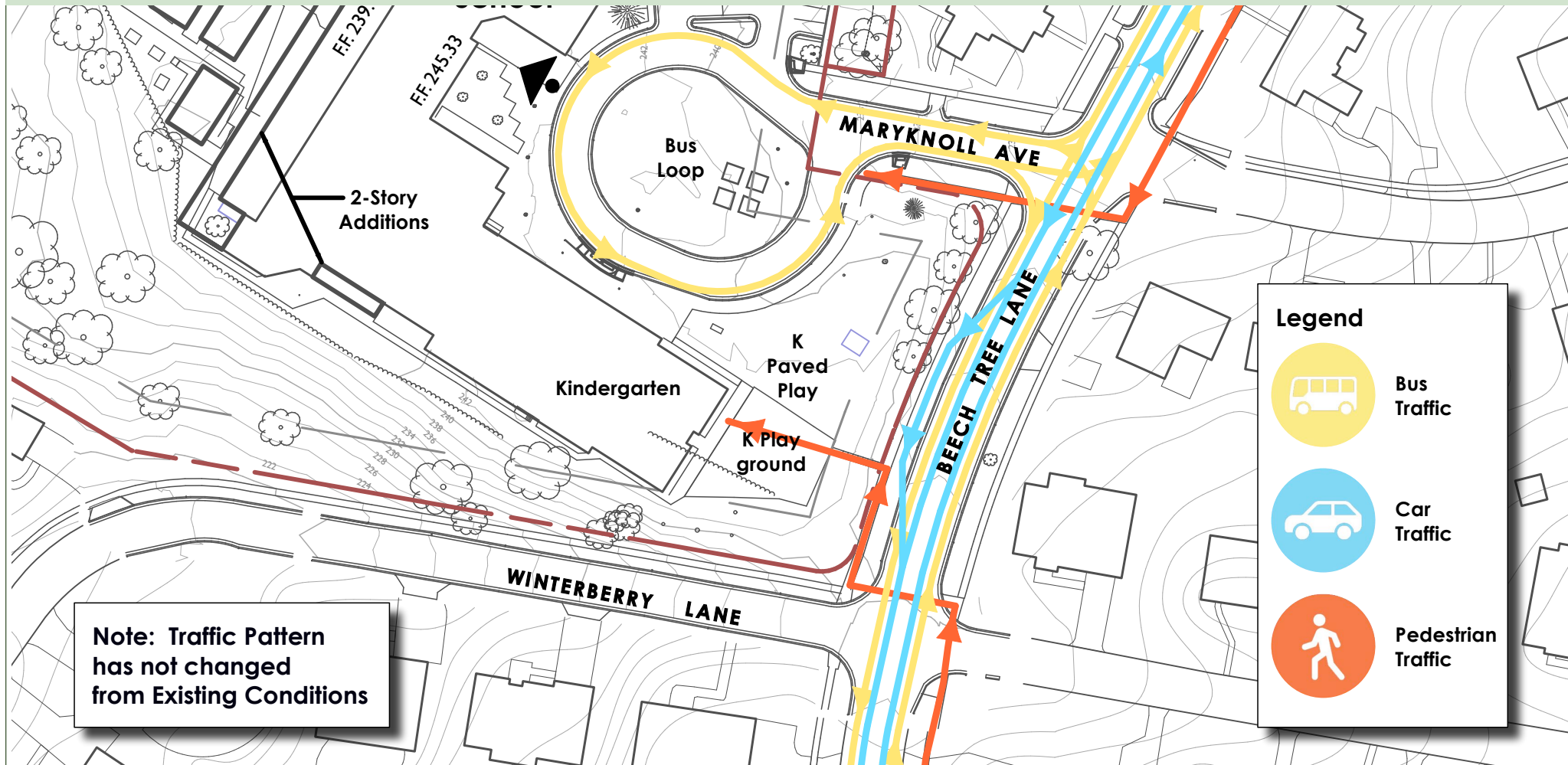
- Provide accessible routes to building entry points.
- Provide ADA access to all spaces with small addition to improve circulation.





# Traffic Pattern – Approach 2

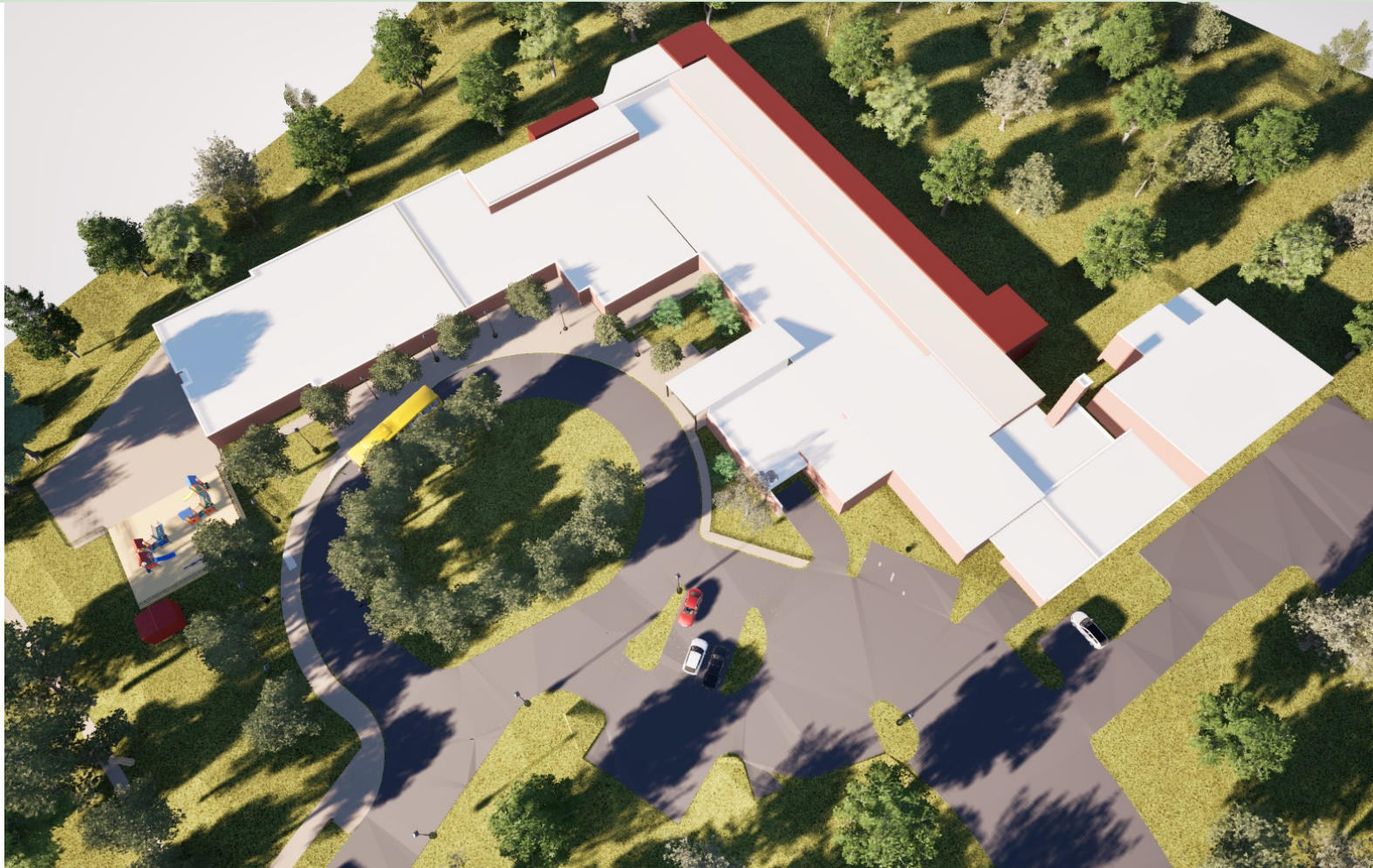
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# Approach 2

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## CLASSROOMS

- Students and staff access classrooms through stairwells.



## STAGE

- The stage does not have a ramp for access.



## ROOM SIGNAGE

- All signage throughout the building are missing braille patterns and have a fair bit of wear and tear.



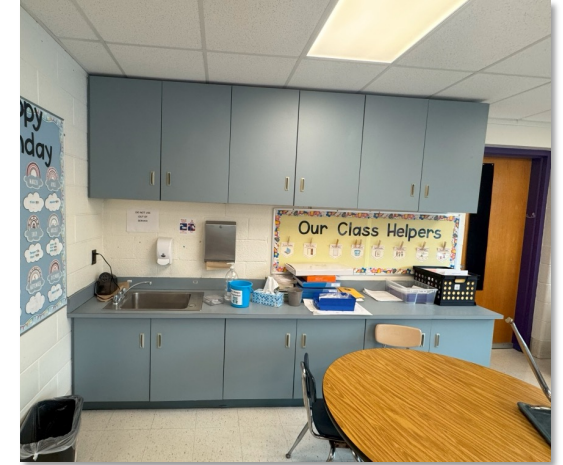
## DOOR CLOSERS

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## TOILET ROOMS

- In some of the larger toilet rooms, there are no ADA accessible stalls.



## CLASSROOM SINKS

- The sinks found within the classrooms are not ADA compliant as the constraints for a sideways approach is not met.



# Approach 3 – Project Goals

## Major Renovations and Addition

### Work Collaboratively with all Stakeholders to:

1. Increase building by approximately 18,000 sf to meet Ed Spec.
2. Remove Relocatables.
3. Provide accessible routes to building entry points.
4. Provide separation between bus and car circulation.
5. Provide new chiller, boiler and generator.
6. Install new roof.
7. Provide new finishes throughout.
8. Provide new exterior doors and windows.
9. Update Mechanical, Electrical and Plumbing systems.
10. Provide ADA accessibility throughout school.

Gross Area Grand Total Summary			
Total Net Sq. Ft. Gross Area Factor (Walls, Circulation, Toilets, Mech/Elec. Struct, Shafts,...) Efficiency Factor %	ED Spec BCPS Elementary School	Existing Burning Tree Comparison to Ed Spec	Existing Burning Tree School
	56,277	11,809	44,468
	24,119	6,359	23,651
	70%	65%	65%
	80,396	18,168	68,119

# Approach

# 3

## Major Renovations and Additions



## Site Plan

### Burning Tree ES

3 June 2025

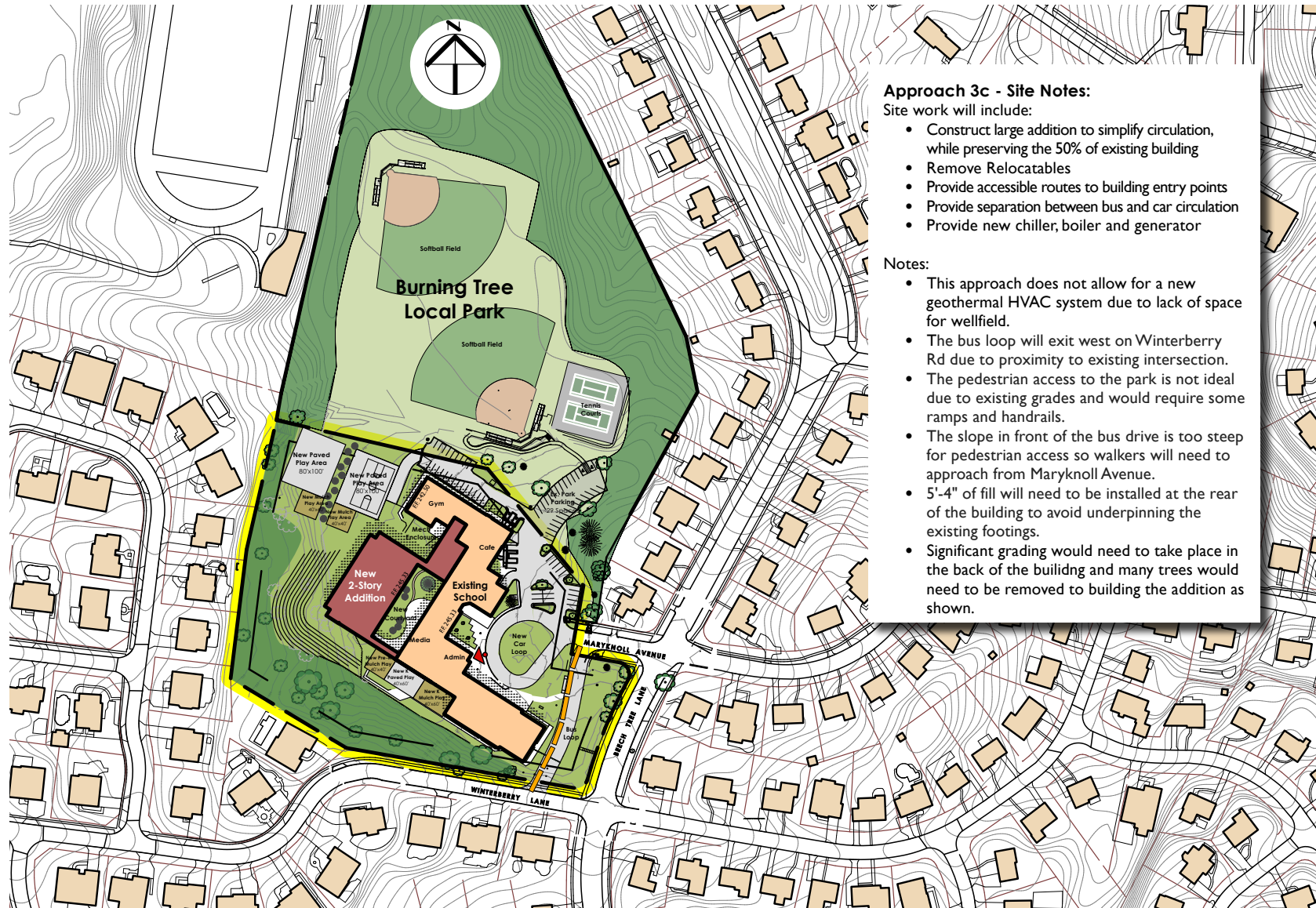


### Parking Tabulations

School Standard Spaces	41
School HC Spaces	5
Total School Parking Spaces	46

Park Standard Spaces	27
Park HC Spaces	2
Total Park Parking Spaces	29

Total Parking Spaces 75



### Approach 3c - Site Notes:

Site work will include:

- Construct large addition to simplify circulation, while preserving the 50% of existing building
- Remove Relocatables
- Provide accessible routes to building entry points
- Provide separation between bus and car circulation
- Provide new chiller, boiler and generator

Notes:

- This approach does not allow for a new geothermal HVAC system due to lack of space for wellfield.
- The bus loop will exit west on Winterberry Rd due to proximity to existing intersection.
- The pedestrian access to the park is not ideal due to existing grades and would require some ramps and handrails.
- The slope in front of the bus drive is too steep for pedestrian access so walkers will need to approach from Maryknoll Avenue.
- 5'-4" of fill will need to be installed at the rear of the building to avoid underpinning the existing footings.
- Significant grading would need to take place in the back of the building and many trees would need to be removed to building the addition as shown.



# Approach 3

## Major Renovations and Additions



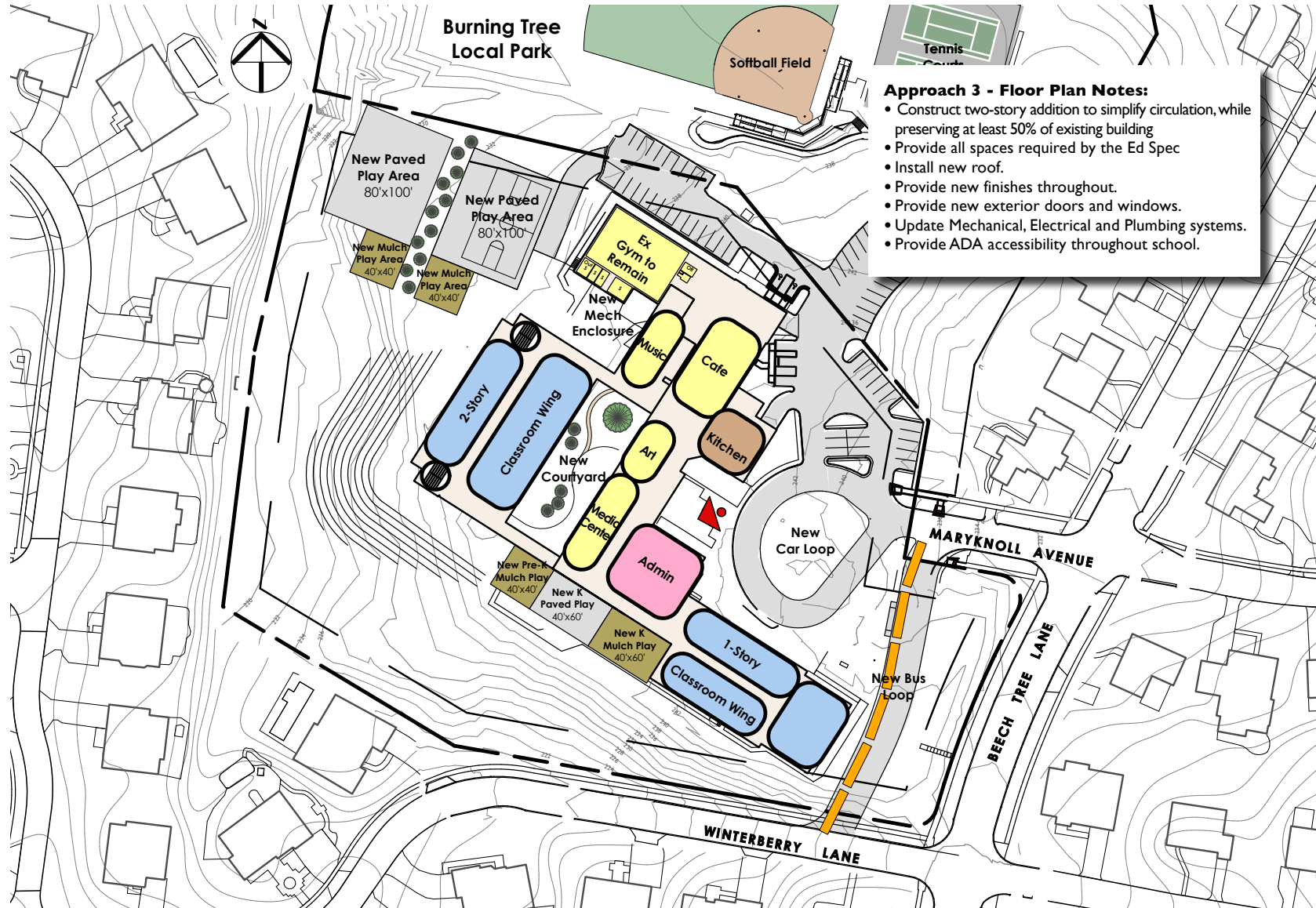
## Floor Plan

**Burning Tree ES**  
3 June 2025



## 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

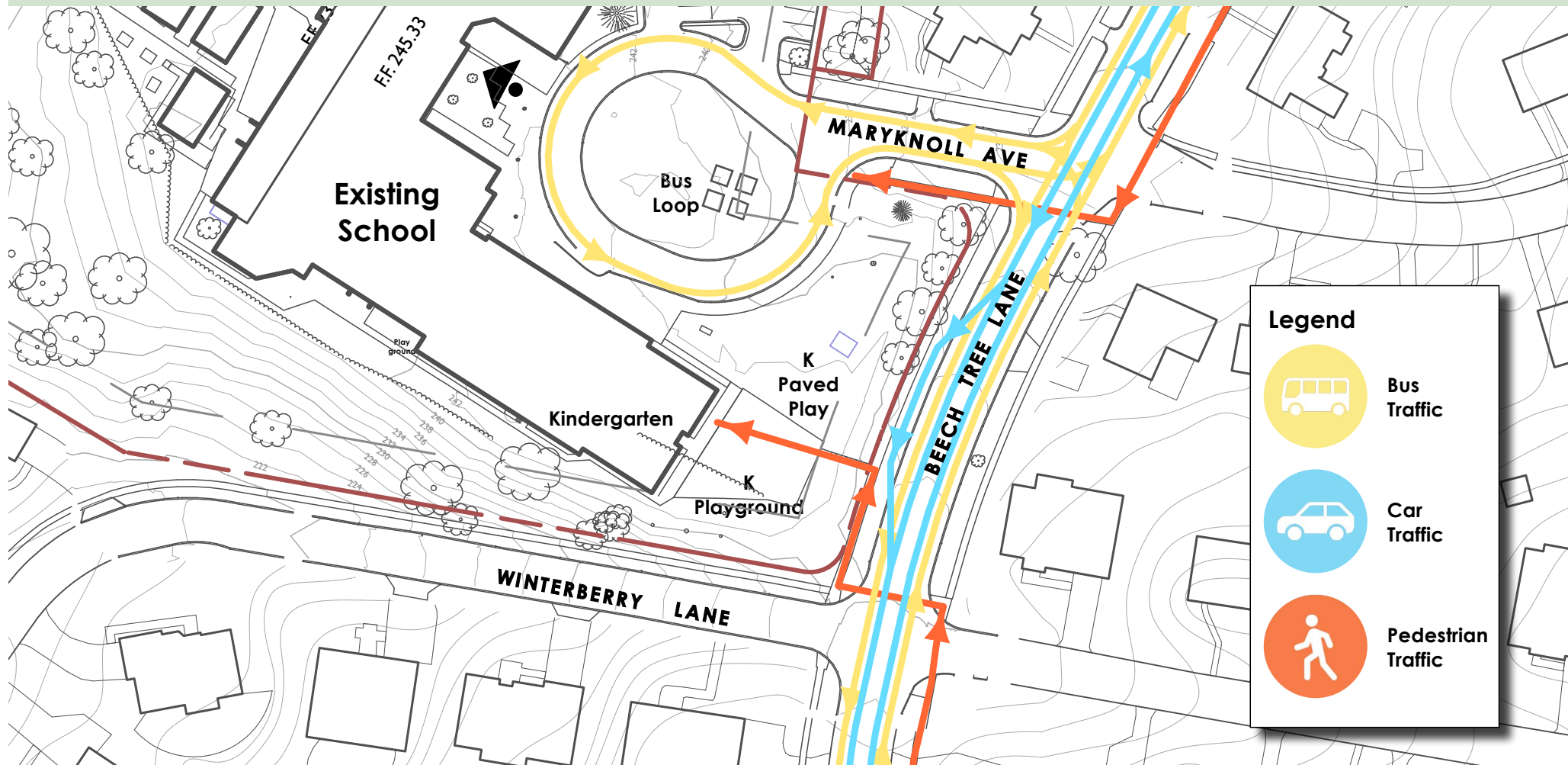


- Approach 3 - Floor Plan Notes:**
- Construct two-story addition to simplify circulation, while preserving at least 50% of existing building
  - Provide all spaces required by the Ed Spec
  - Install new roof.
  - Provide new finishes throughout.
  - Provide new exterior doors and windows.
  - Update Mechanical, Electrical and Plumbing systems.
  - Provide ADA accessibility throughout school.



# Traffic Pattern – Existing

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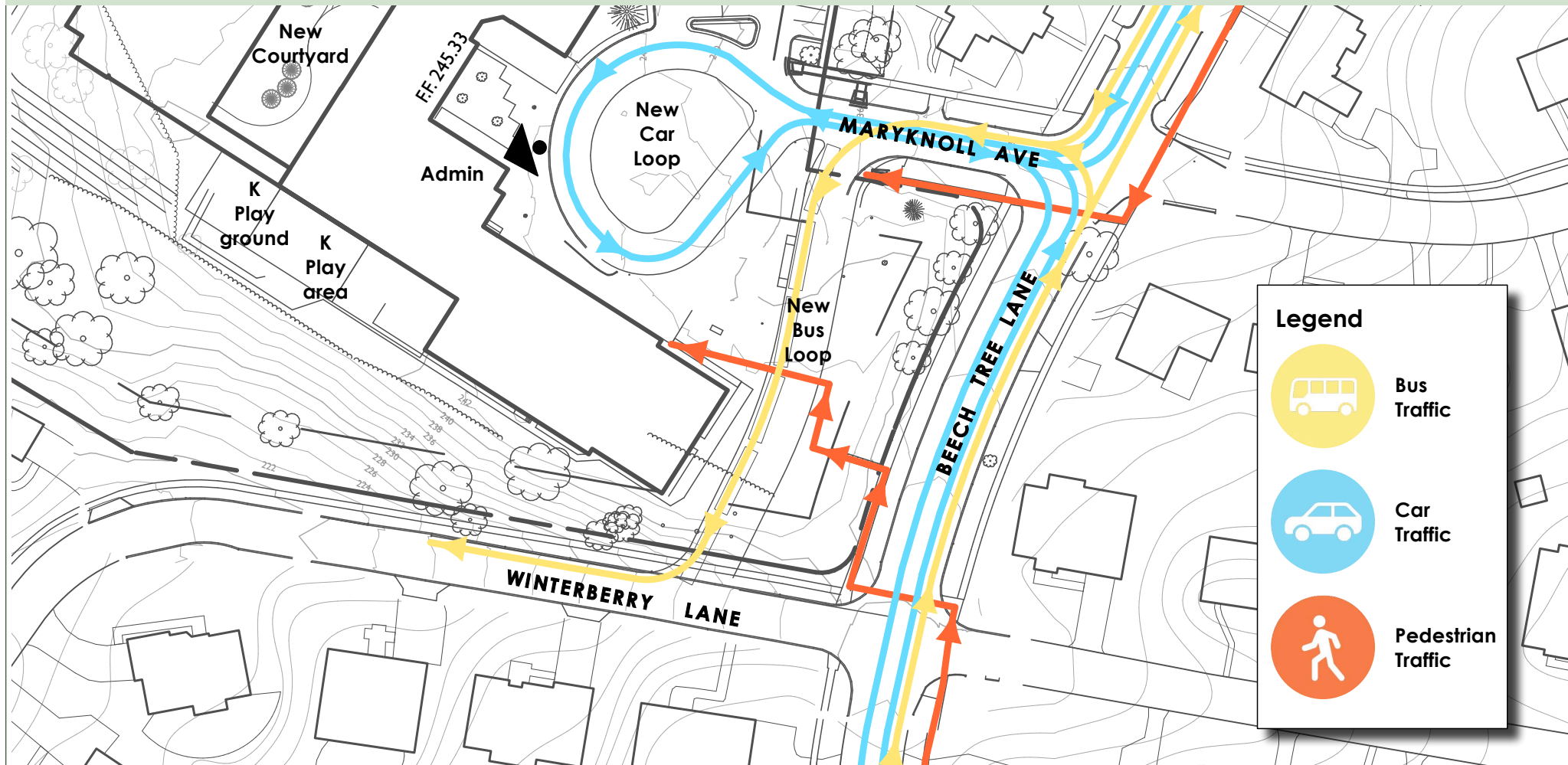






# Traffic Pattern – Approach 3

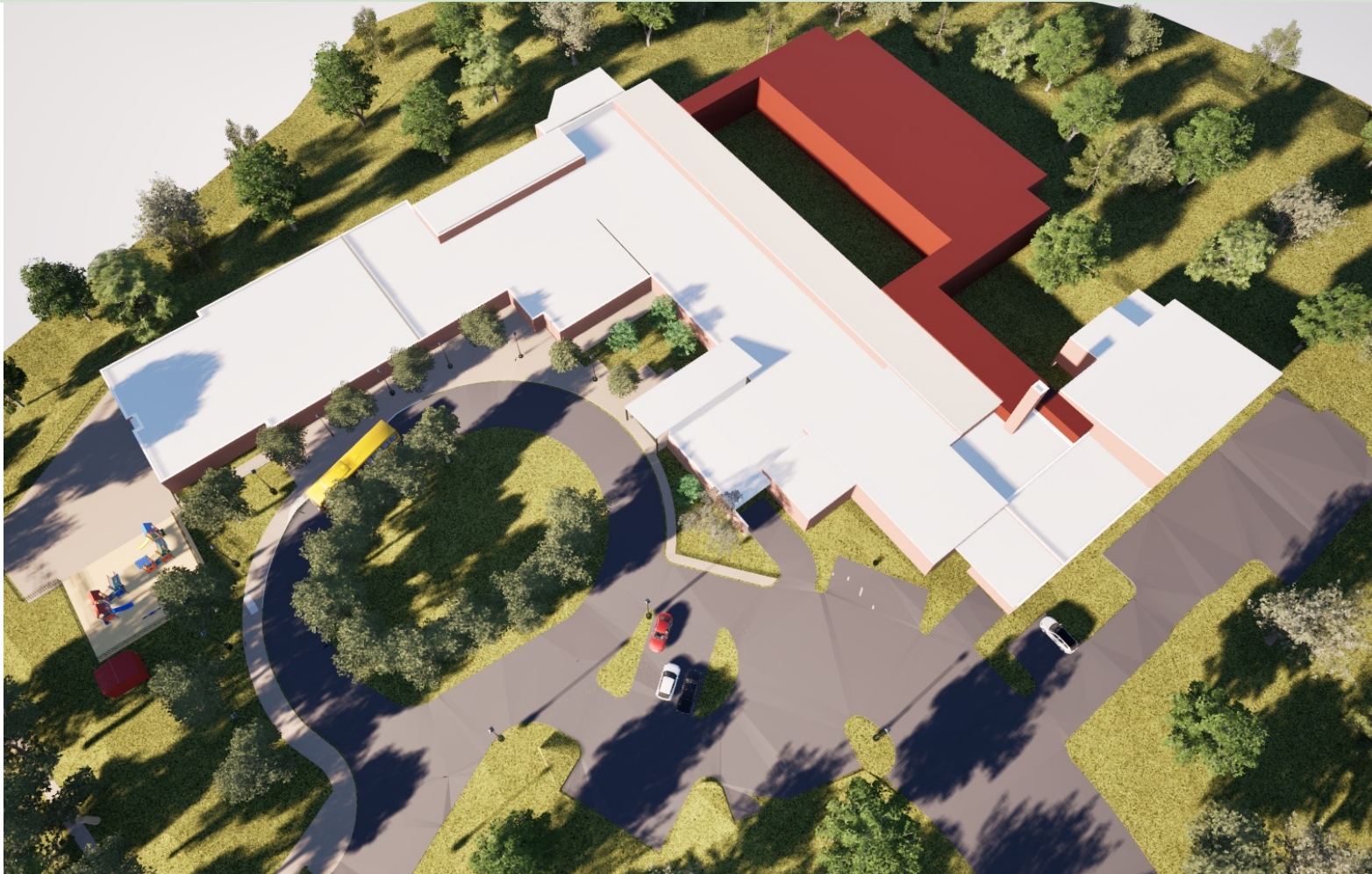
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# Approach 3

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architects





# Approach 4 – Project Goals

## Replacement School

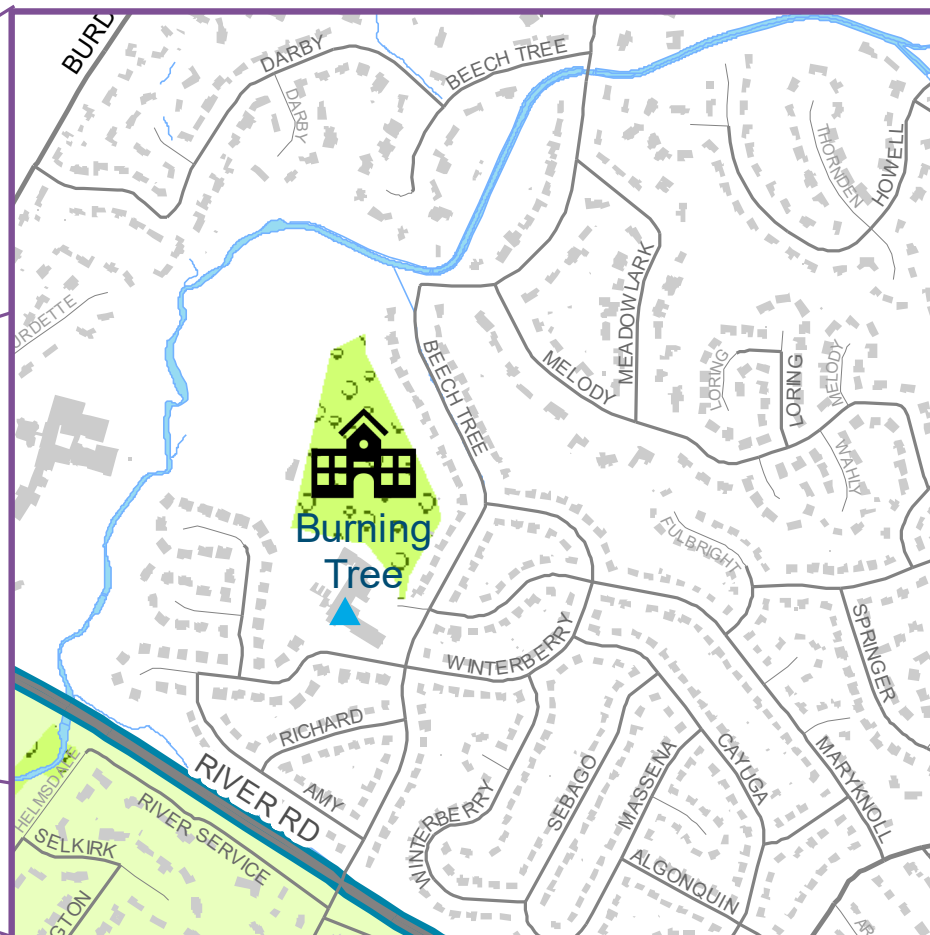
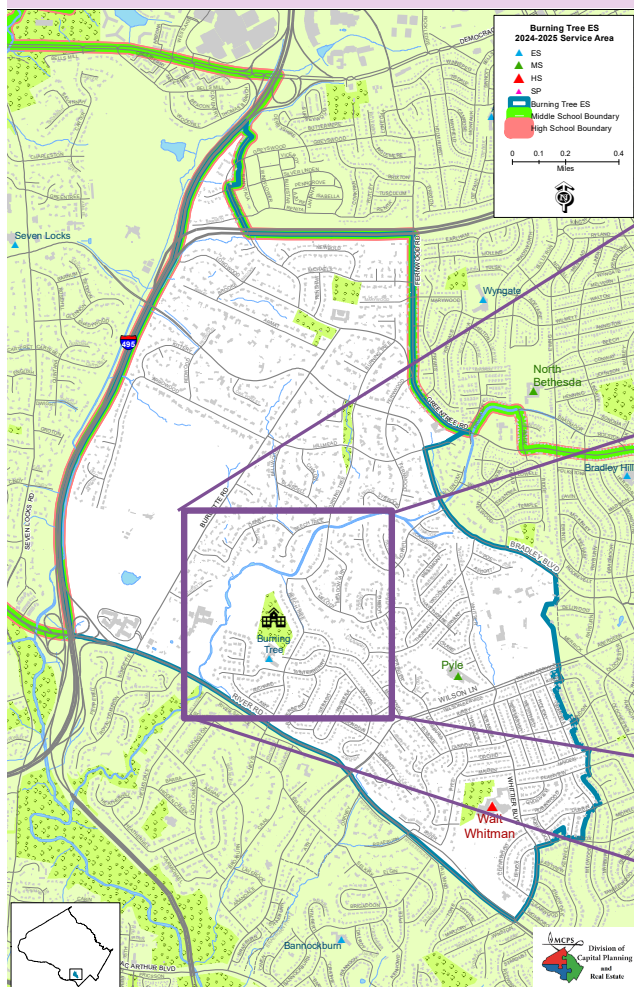
**Work Collaboratively with all Stakeholders to:**

- Provide a new building to blend with neighborhood
- Provide separation between bus and car circulation
- Compliant to current codes and standards
- High Performance School, with new HVAC
- Energy Efficient Building Envelope
- Prioritize Daylighting and Views
- Use CPTED strategies for safe and secure school
- Sustainable Certification
- Compact Footprint to reduce limit of disturbance
- Create a Celebrated Entry
- Support collaboration
- Improve acoustical design





# Service Area Map





# Approach 4 New Replacement School



## Site Plan

Burning Tree ES  
3 June 2025



### Parking Tabulations

School Standard Spaces	69
School HC Spaces	4
Total School Parking Spaces	73

Park Standard Spaces	27
Park HC Spaces	2
Total Park Parking Spaces	29

Total Parking Spaces	102
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# Approach

# 4

## New Replacement School



## Floor Plan

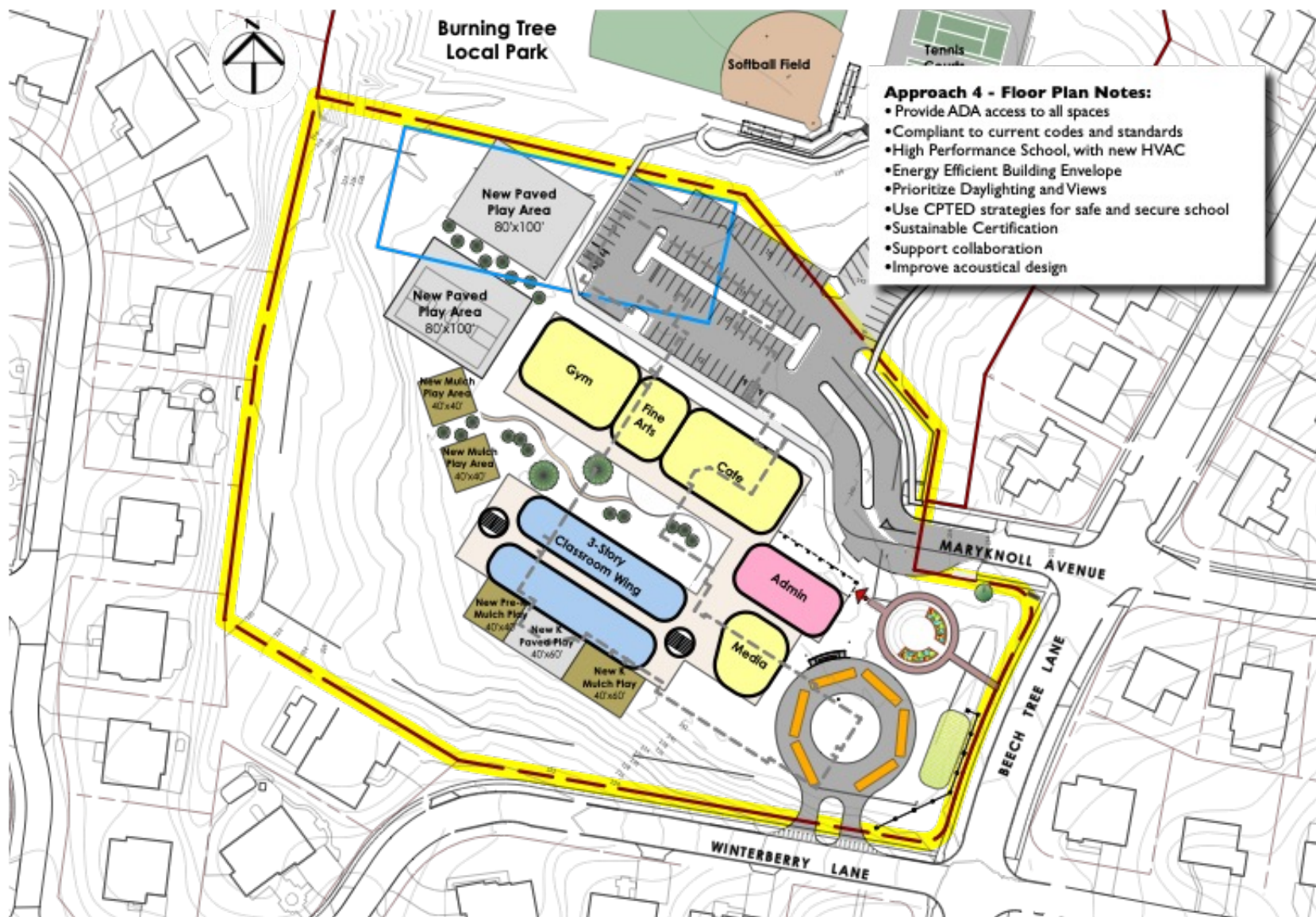
### Burning Tree ES

3 June 2025



### Gross Square Footage

Existing Building	68,119 gsf
Area of Demolition	- 68,119 gsf
Area of Addition	± 80,396 gsf
Total Area of Building	± 80,396 gsf



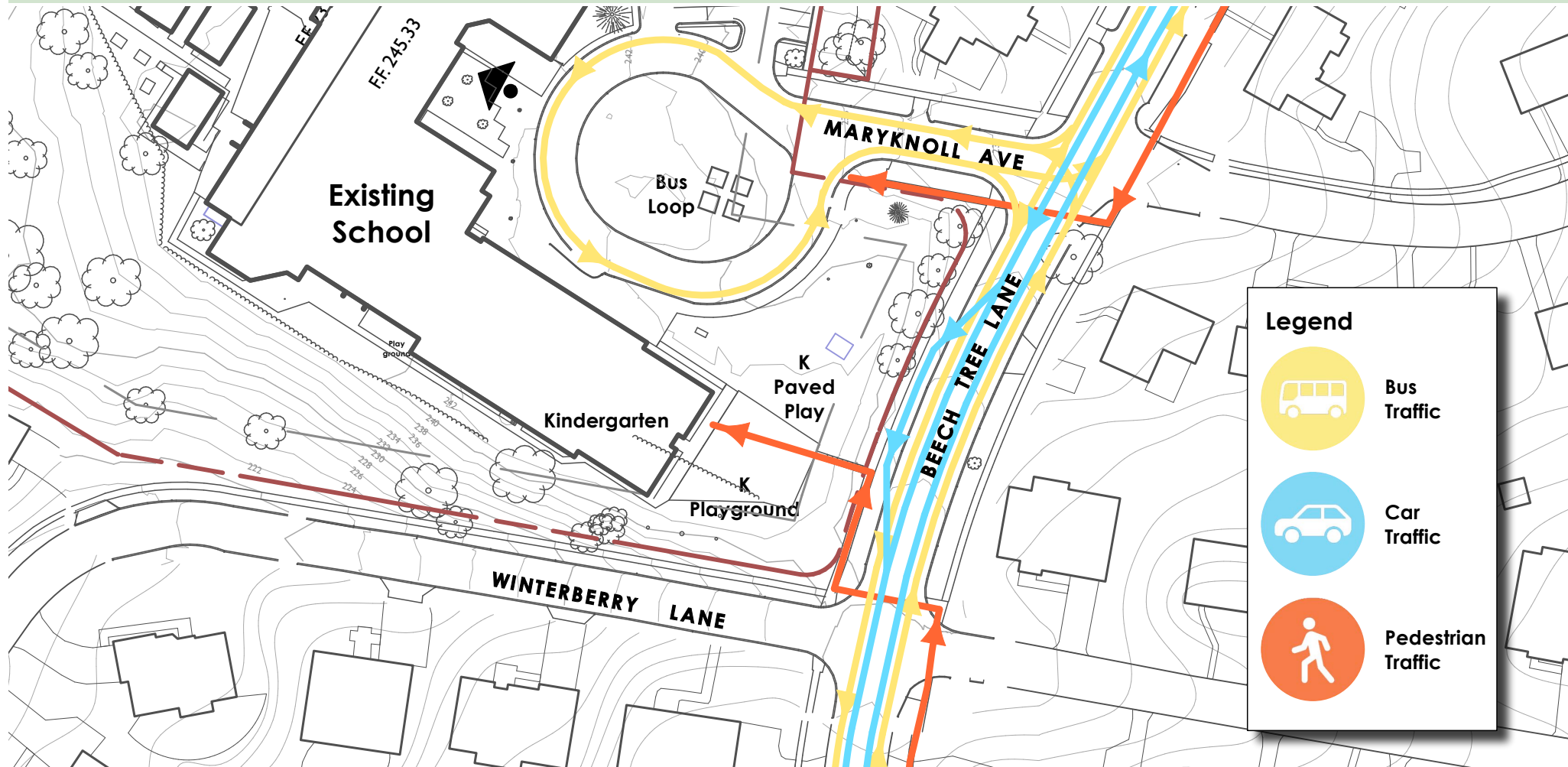
#### Approach 4 - Floor Plan Notes:

- Provide ADA access to all spaces
- Compliant to current codes and standards
- High Performance School, with new HVAC
- Energy Efficient Building Envelope
- Prioritize Daylighting and Views
- Use CPTED strategies for safe and secure school
- Sustainable Certification
- Support collaboration
- Improve acoustical design



# Traffic Pattern – Existing

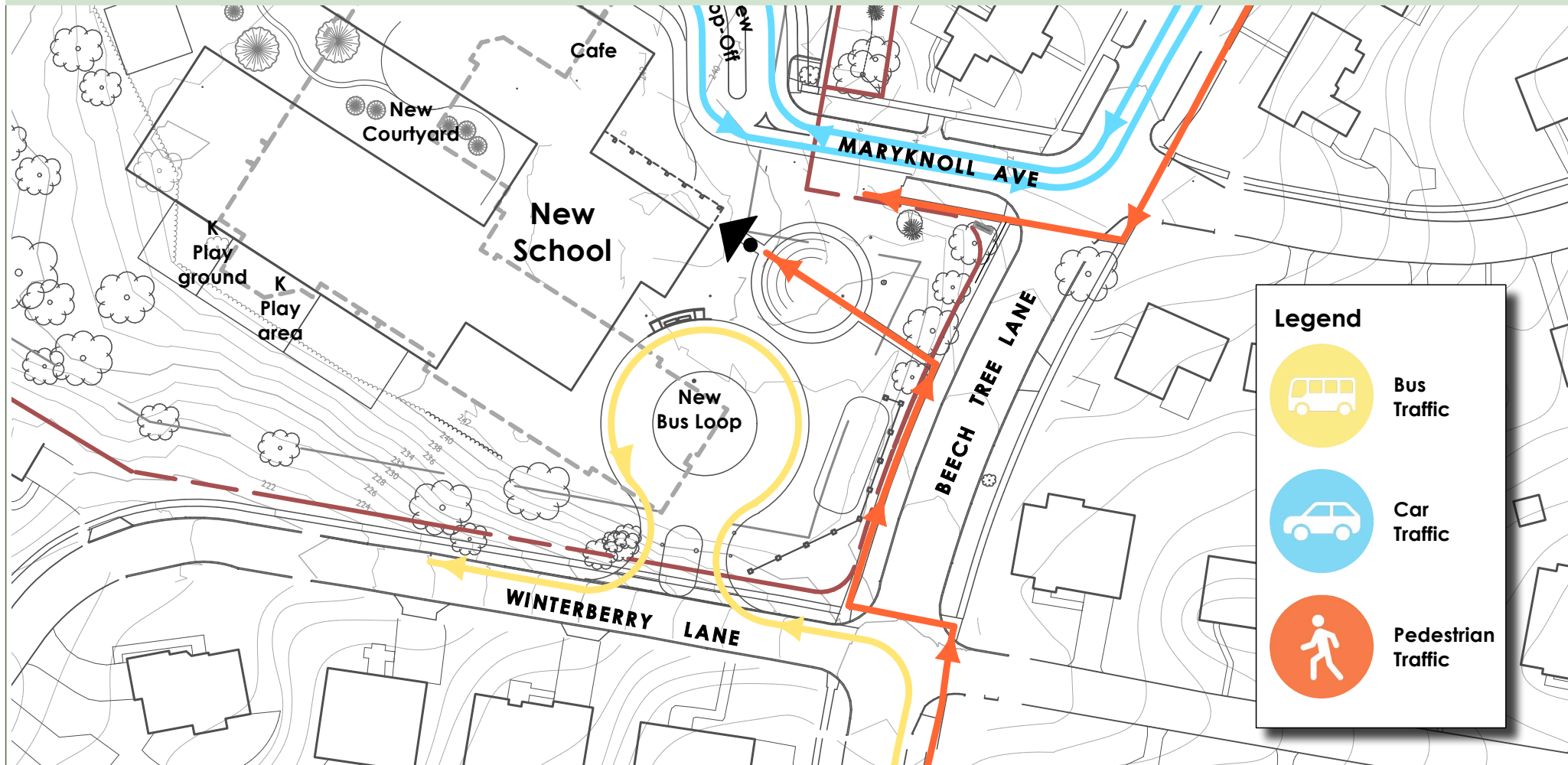
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# Traffic Pattern – Approach 4

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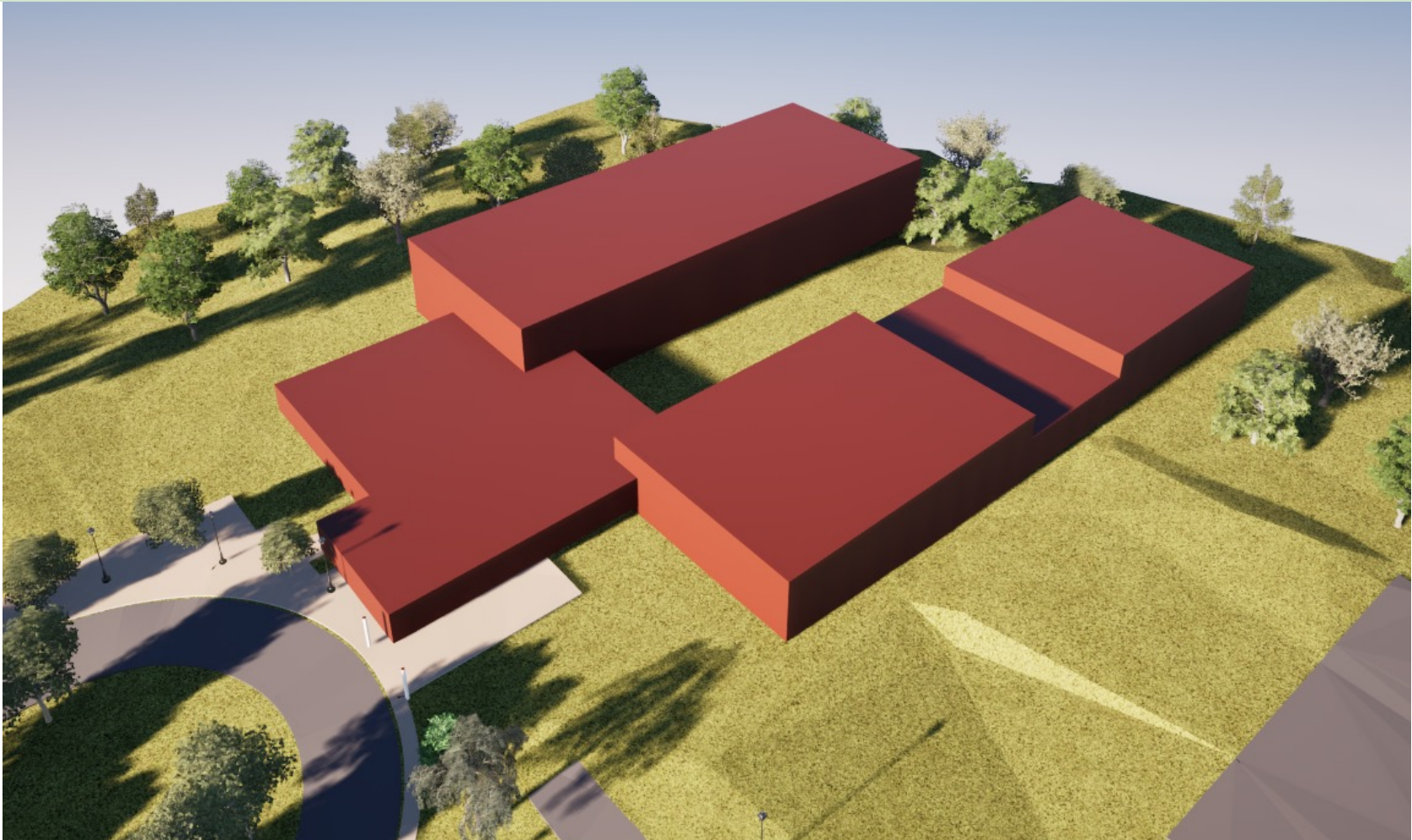






# Approach 4

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# Community Input

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**What is the most critical aspect  
Burning Tree Elementary School  
that should be improved in the new design?**

**¿Cuál es el aspecto más crítico?  
Escuela Primaria Burning Tree  
que debería mejorarse en el nuevo diseño?**



# Community Input

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**What feature of the current Burning Tree Elementary School do you value most and hope to see carried forward in the new design?**

**¿Qué característica de la actual Escuela Primaria Burning Tree valora más? y espero verlo trasladado en el nuevo diseño?**





# Community Input

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**Share your thoughts of the  
proposed improvement solutions**

**Comparta sus pensamientos sobre  
las soluciones de mejora  
propuestas**



# Next Steps



- Collect Community Input
- **Prepare a Feasibility Study for the Board of Education approval, incorporating an evaluation of Existing Conditions and Community Input**
- Presentation of Study to BTES PTA - September 2025

**NOTE: THE STUDY IS NOT A FINISHED PLAN OR DESIGN**

# THANK YOU

## Questions?

