Next Steps

- Collect Community Input
- Develop Approaches base on evaluation of Existing Conditions and Community Input
- **Meet Again June 3rd– at Burning Tree ES**

Montgomery County Public Schools

Community Meeting #2

Burning Tree Elementary School - Feasibility Study

27 May 2025

tca architects

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

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Principal-in-Charge
Robyn Toth

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Project Manager
Lori Musican

Civil Engineer
Jason Azar

morabito consultants

Structural Engineer
Nick Morabito

FORELLA

Cost Estimator
Peter Forella

James Posey Associates

Mechanical Engineer
Mike Sherren

James Posey Associates

Electrical Engineer
Patrick Marquez

NYIKOS GARCIA

Food Service Consultant
Jay Garcia

Community Poll

BTES - Community Meeting 1 Survey

6 questions

Email *

Your email address will be shared with the survey owner.

1. Name (Short answer) *

Please input

0/200

2. Email Address (Short answer) *

Please input

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)

Please input

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

(Short answer) *

Please input

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) *

Please input

0/300

Submit

Montgomery County Public Schools

Burning Tree Elementary

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Community Poll

Montgomery County Public Schools

Burning Tree Elementary

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Introductions

Feasibility Study

- Process
- Existing Conditions
- Space Analysis
- **Community Input**
- **Design Considerations**

Listening Session

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Feasibility Study

Montgomery County Public Schools

Burning Tree Elementary

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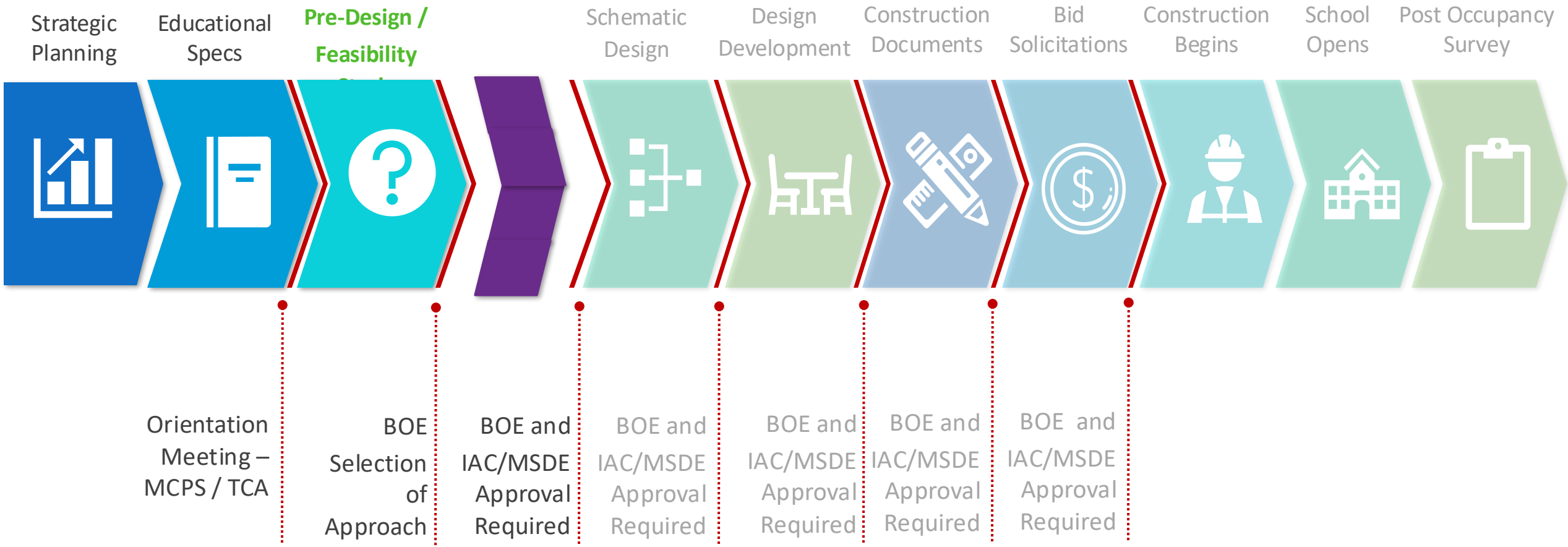
Typical Project Timeline



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: STUDY RESULT IS NOT A 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: STUDY RESULT IS NOT A 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 Virtual	**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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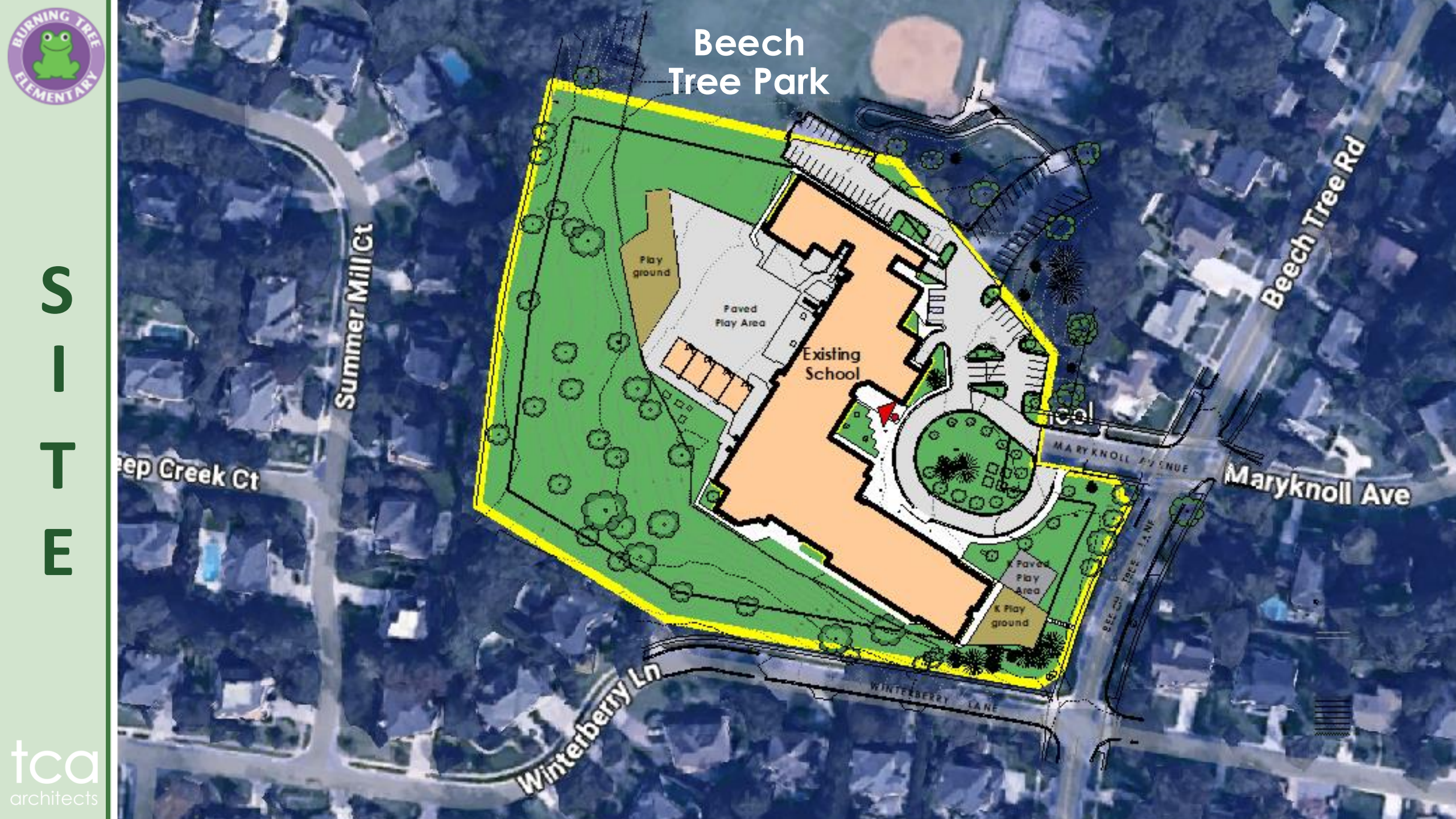

SITE

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Community Input

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architects

Community Poll

BTES - Community Meeting 1 Survey

6 questions

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1. Name (Short answer) *

Please input

0/200

2. Email Address (Short answer) *

Please input

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)

Please input

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

(Short answer) *

Please input

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) *

Please input

0/300

Submit

Montgomery County Public Schools

Burning Tree Elementary

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Community Poll

Montgomery County Public Schools

Burning Tree Elementary

tca architects

Community Input

What is the

most critical aspect

Burning Tree Elementary School

that should be improved

in the new design?

Needed Improvements

- “School MUST be ADA compliant and better accountability for special education students and places to support behaviors”
- “Safe drinking water fountains” – “Access to safe and clean water (replace old pipelines with lead)”
- “Building expansion” – “Having enough space for the students going forward” – “No more portable classrooms!”
- ‘Dedicated kids and ride route for drop off and pick up” – “No car pick up loop”
- “Better climate control”
- “Space for school gatherings and events” – Gym, Cafeteria, Outdoor space, Yard space.
- “The safety of staff and students is priority with having enough space for all students to have a positive educational experience including equal access to all areas of the building.” – “Fenced in campus”
- “Bathrooms for younger students, less mold/roaches, and windows in offices that do not have them.”
- “The bi-level design is horrible”

Community Input

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

Existing Valued Features

- “Kid-friendly community feel - I would like to keep the size small. The school is a wonderful community.”
- “Lots of outdoor blacktop space”
- “The main playground” - The separate kindergarten playground”
- “Special sentimental features, like artwork for gym teacher and central frog at entrance.”
- “Green spaces around the school”
- “Community spaces”
- “I want to culture to be carried forward.”
- “None”

Feasibility Study

Approach 1

- Renewal

Approach 2

- ADA Upgrades & Lighting 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.

Approach 1

Renewal

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	68
HC Parking Spaces	7
Total Parking Spaces	75

Approach 1 - Site Notes:

Existing elementary school site is ± 6.8 Acres.

Minimal site work would be performed for this approach to support new mechanical, electrical and plumbing systems.

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MECHANICAL SYSTEMS

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.

LIGHTING SYSTEMS

GYMNASIUM

- Existing metal halide lights from 2007 lights 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

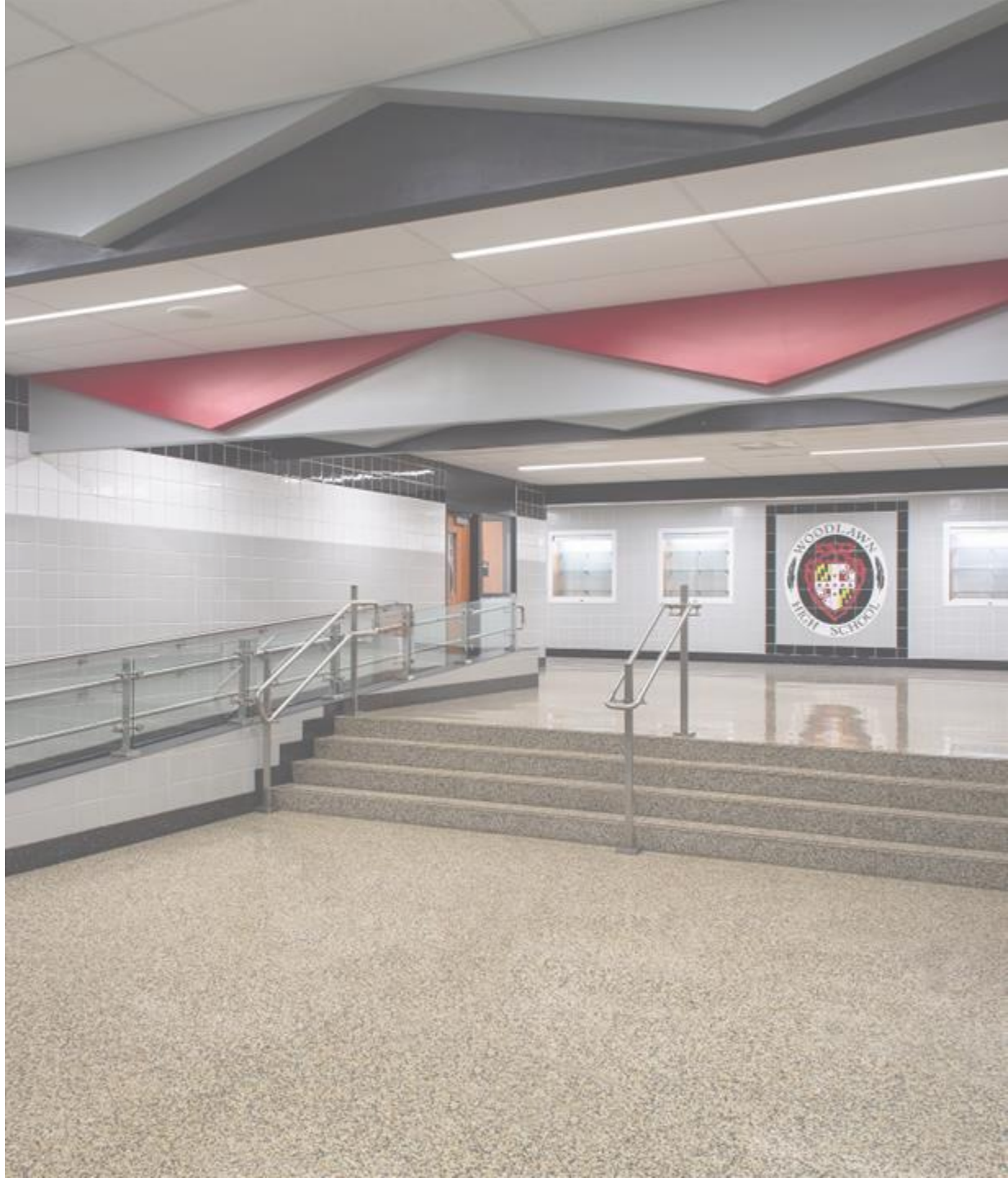
- Original three-compartment sink needs to be replaced.

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

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

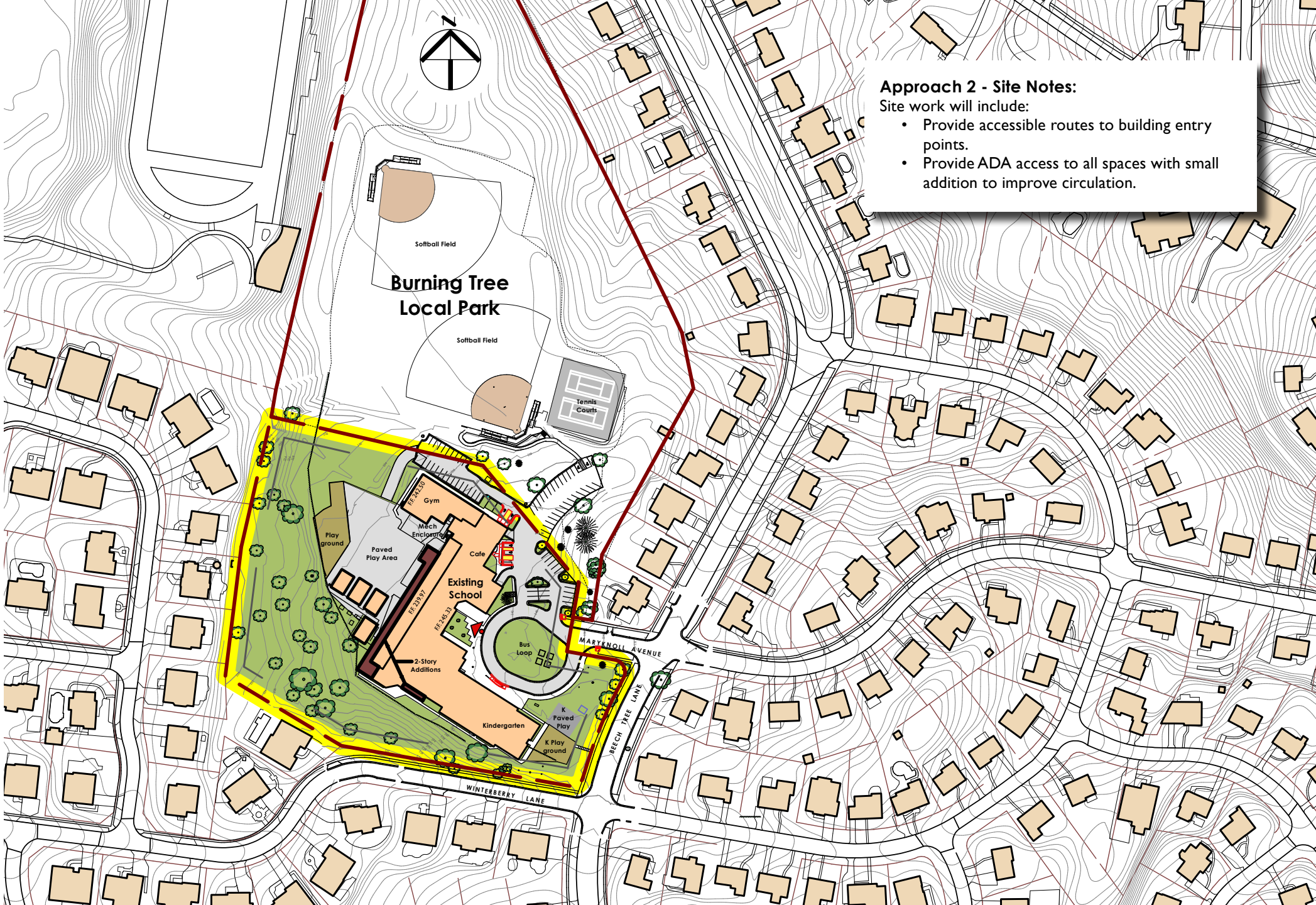
Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	68
HC Parking Spaces	7
Total Parking Spaces	75



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.

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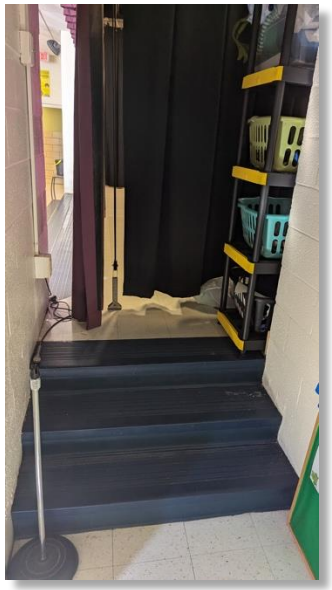
ADA ACCESSIBILITY

Montgomery County Public Schools

CLASSROOMS

- Students and staff access classrooms through stairwells.



STAGE

- The stage does not have a ramp for access.

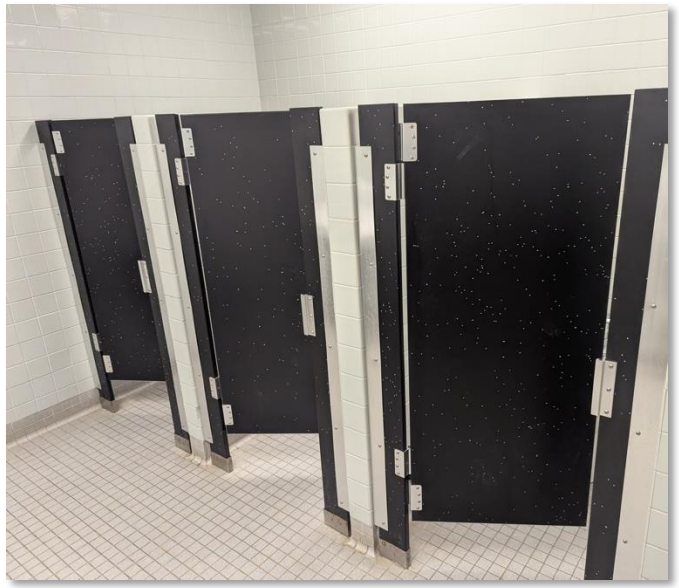
ROOM SIGNAGE

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

ADA ACCESSIBILITY

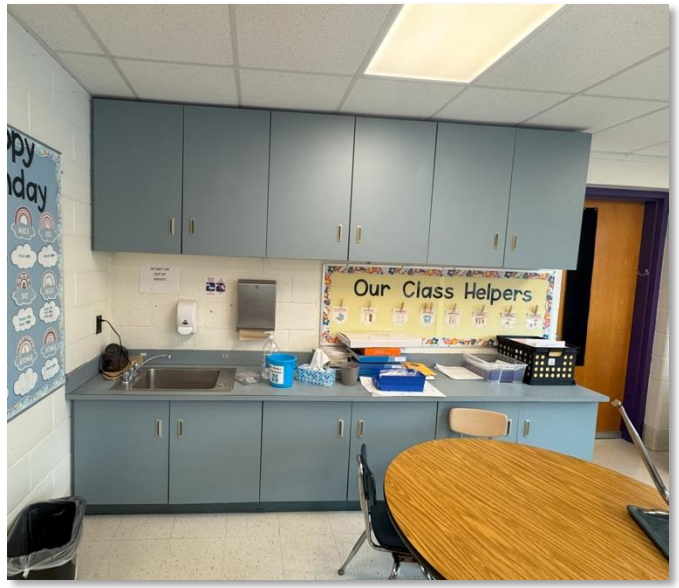
DOOR CLOSERS

- Must meet the requirement of not exceeding 5 pounds per square inch of 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.

Montgomery County Public Schools

Approach 3 – Project Goals

Major Renovations and Addition

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

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.

Approach 3a

Renewal

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

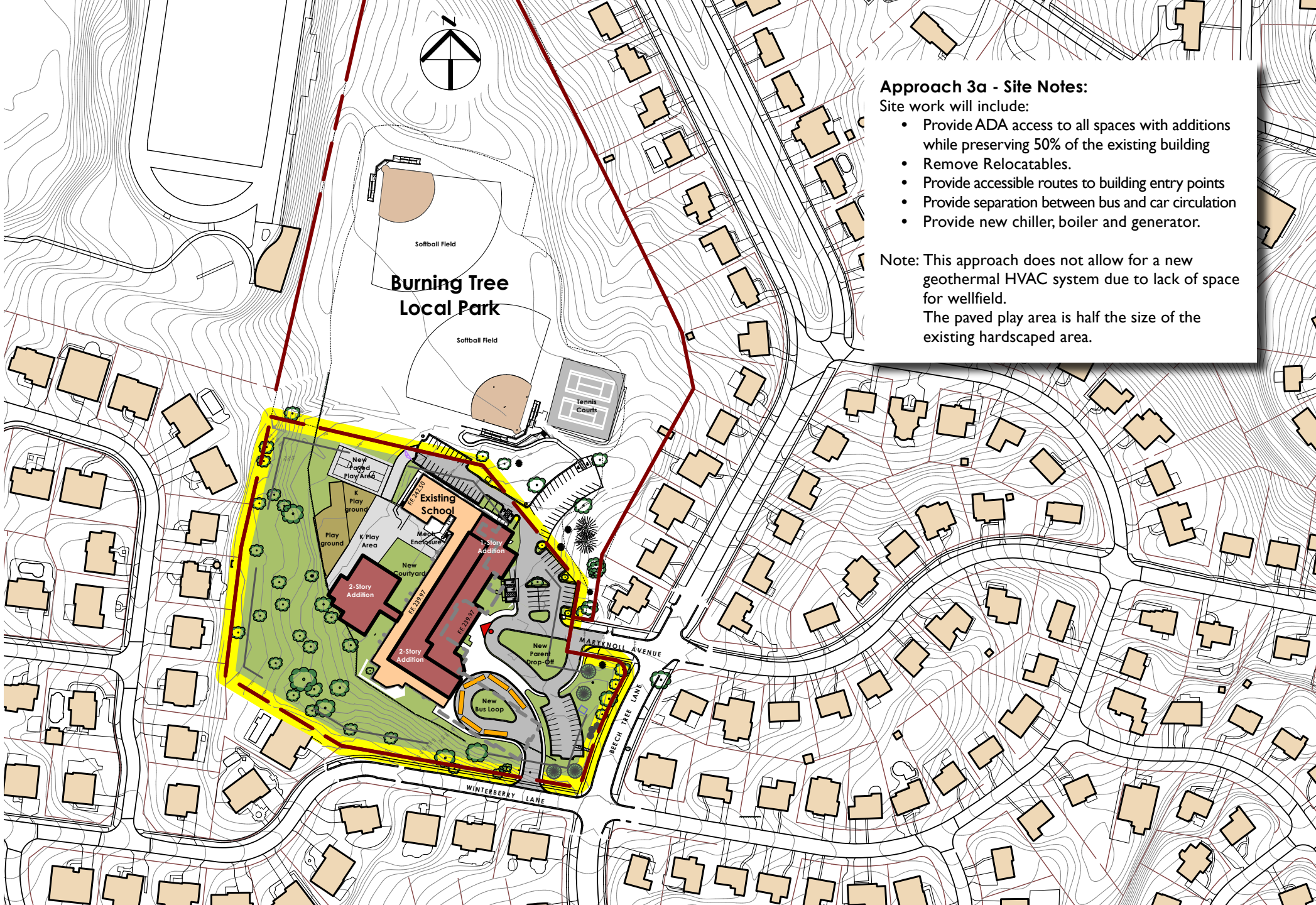
Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	94
HC Parking Spaces	7
Total Parking Spaces	101



Approach 3a - Site Notes:

Site work will include:

- Provide ADA access to all spaces with additions while preserving 50% of the existing building
- Remove Relocatables.
- Provide accessible routes to building entry points
- Provide separation between bus and car circulation
- Provide new chiller, boiler and generator.

Note: This approach does not allow for a new geothermal HVAC system due to lack of space for wellfield.
The paved play area is half the size of the existing hardscaped area.

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Approach 3b

Renewal

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

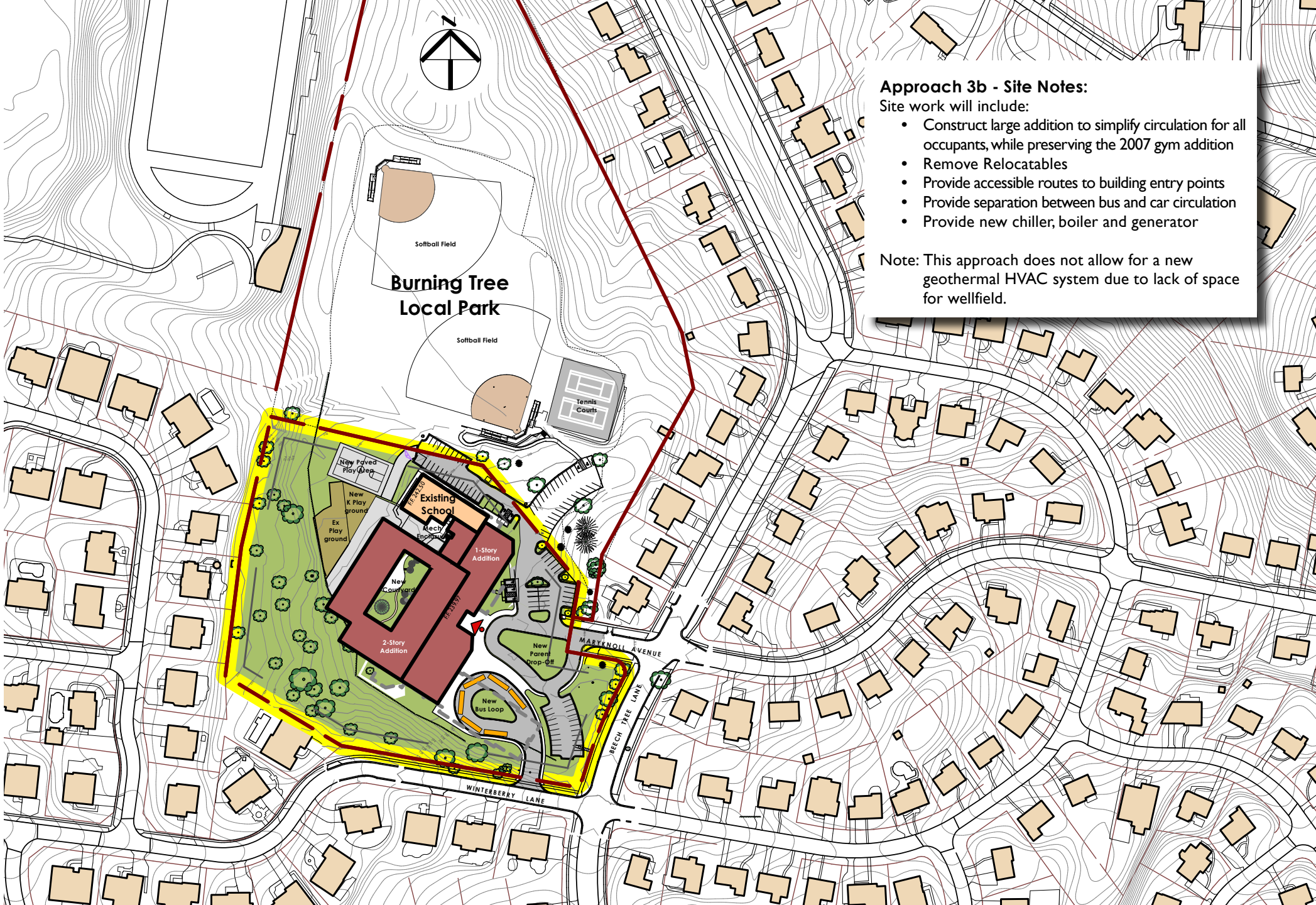
Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	94
HC Parking Spaces	7
Total Parking Spaces	101



Approach 3b - Site Notes:

Site work will include:

- Construct large addition to simplify circulation for all occupants, while preserving the 2007 gym addition
- Remove Relocatables
- Provide accessible routes to building entry points
- Provide separation between bus and car circulation
- Provide new chiller, boiler and generator

Note: This approach does not allow for a new geothermal HVAC system due to lack of space for wellfield.

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Approach 3b

Major Renovations and Additions

MONTGOMERY COUNTY PUBLIC SCHOOLS

Floor Plan

Burning Tree ES

27 May 2025

0 25 50 100

Gross Square Footage

Existing Building	68,119 gsf
Area of Demolition	- 60,850 gsf
Area of Addition	± 79,050 gsf
Total Area of Building	± 86,319 gsf

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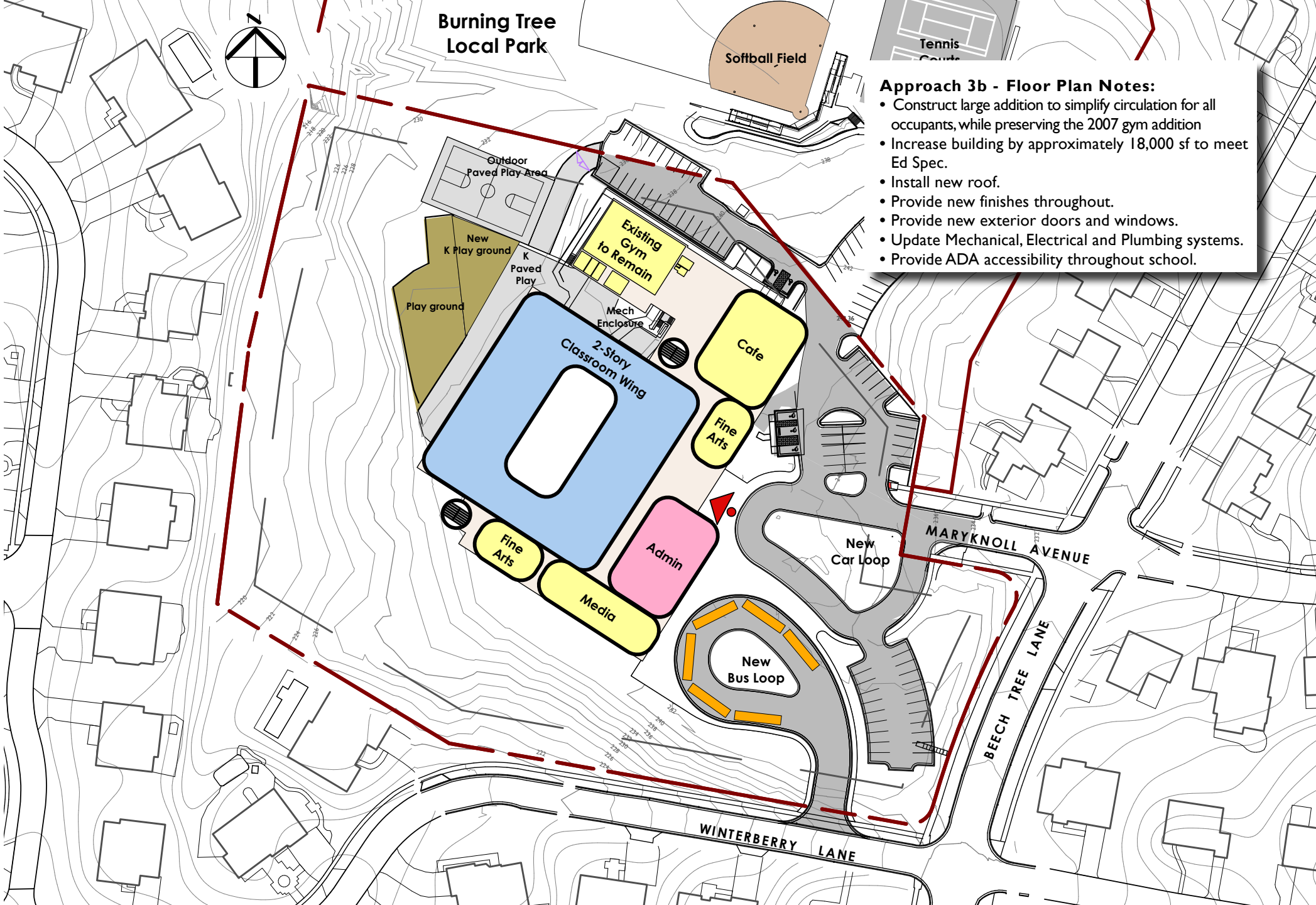


Approach 3b - Floor Plan Notes:

- Construct large addition to simplify circulation for all occupants, while preserving the 2007 gym addition
- Increase building by approximately 18,000 sf to meet 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.

Comparison of Approach 3

a

b

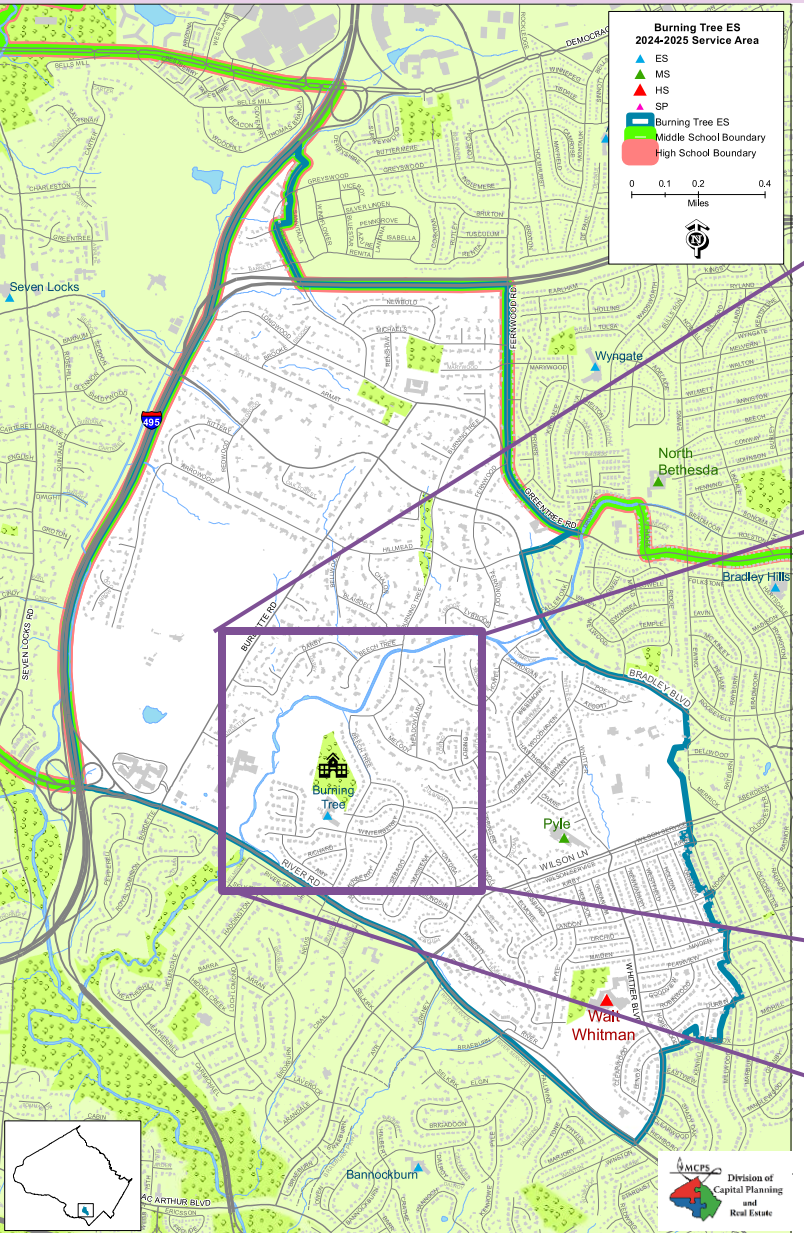
Approach 4 – Project Goals

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



Existing Traffic Pattern

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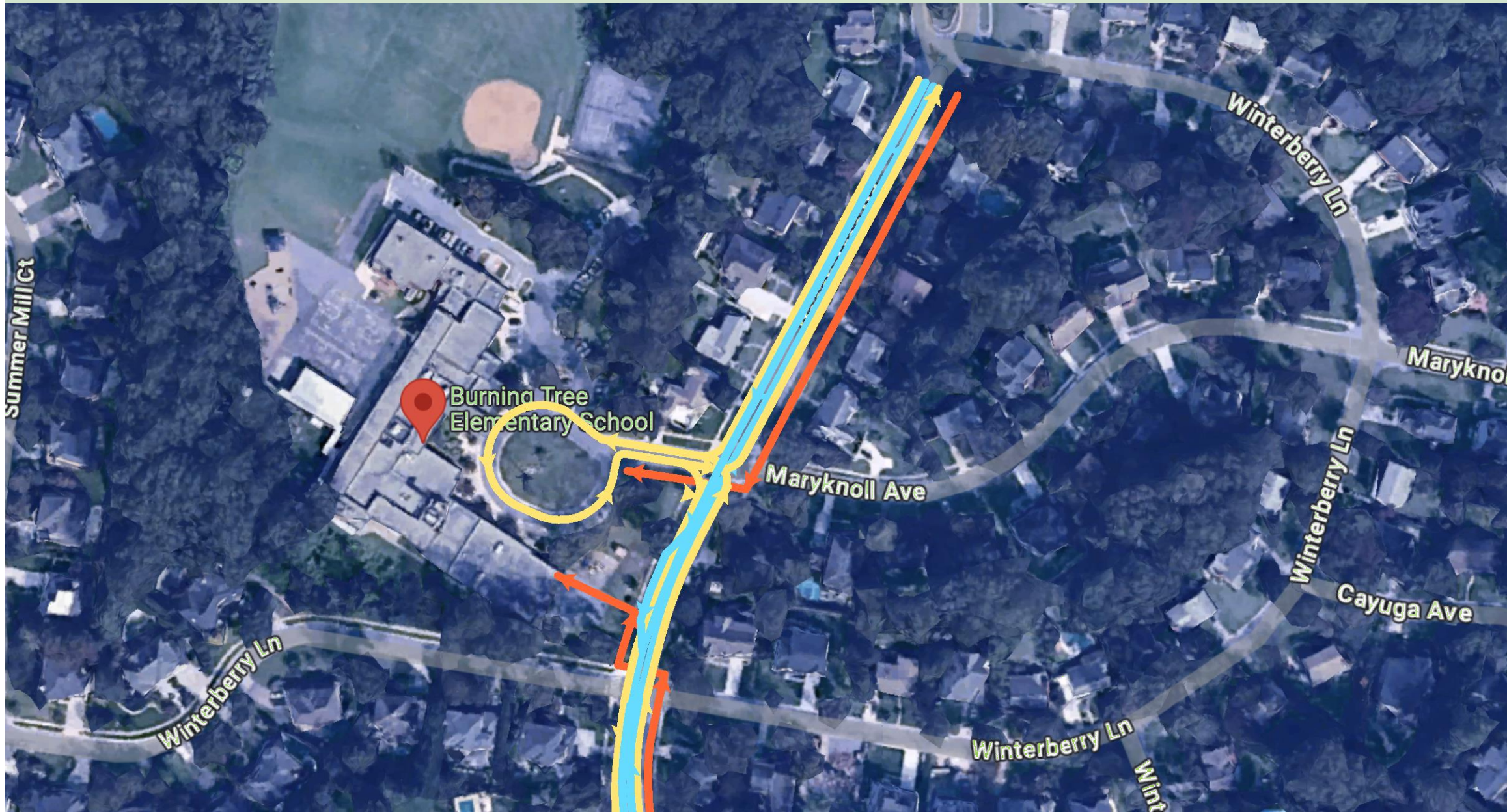
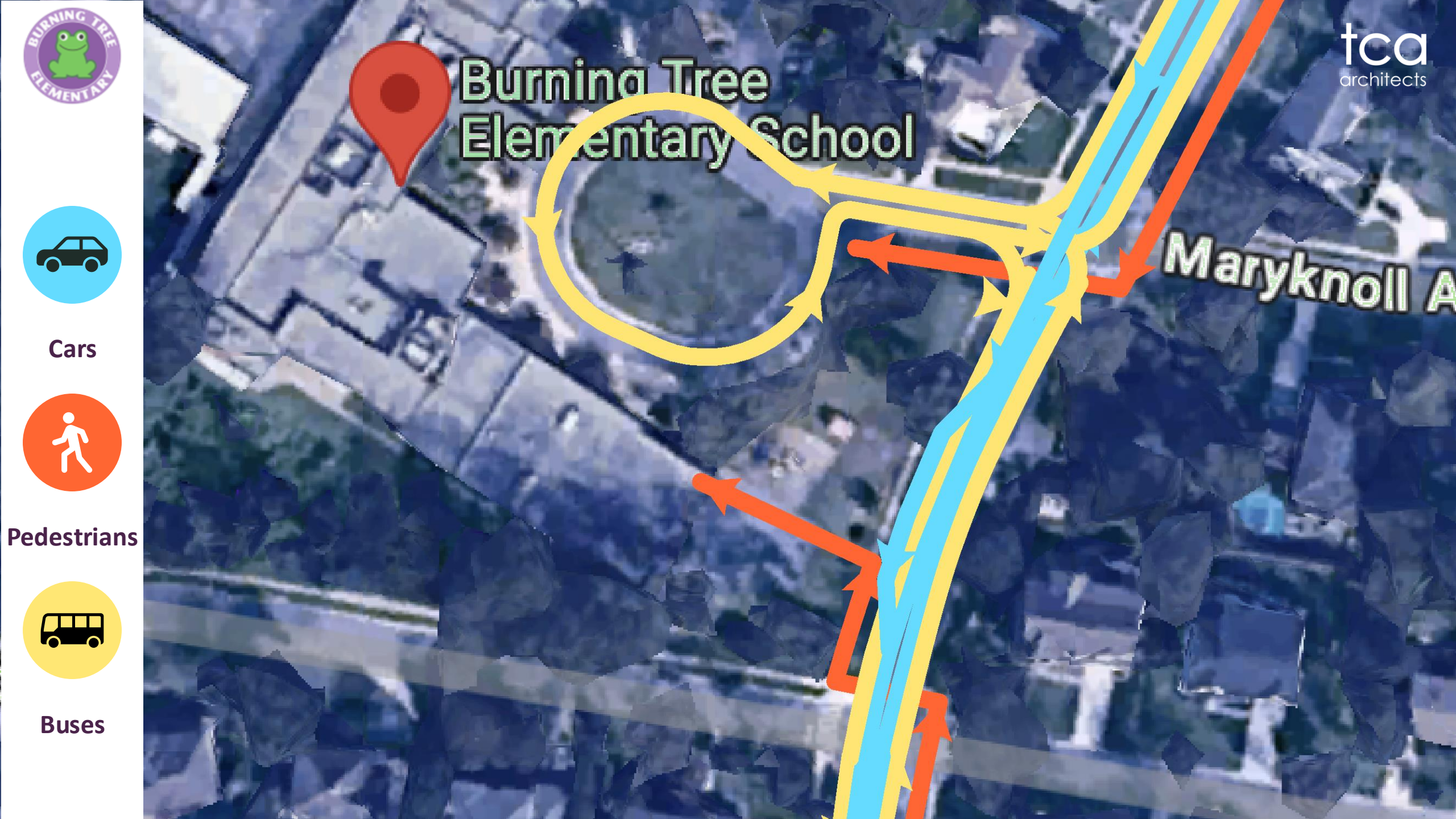
Cars

Pedestrians

Buses




Burning Tree
Elementary School
Maryknoll A
tca
architects
Cars
Pedestrians
Buses

Proposed Traffic Pattern

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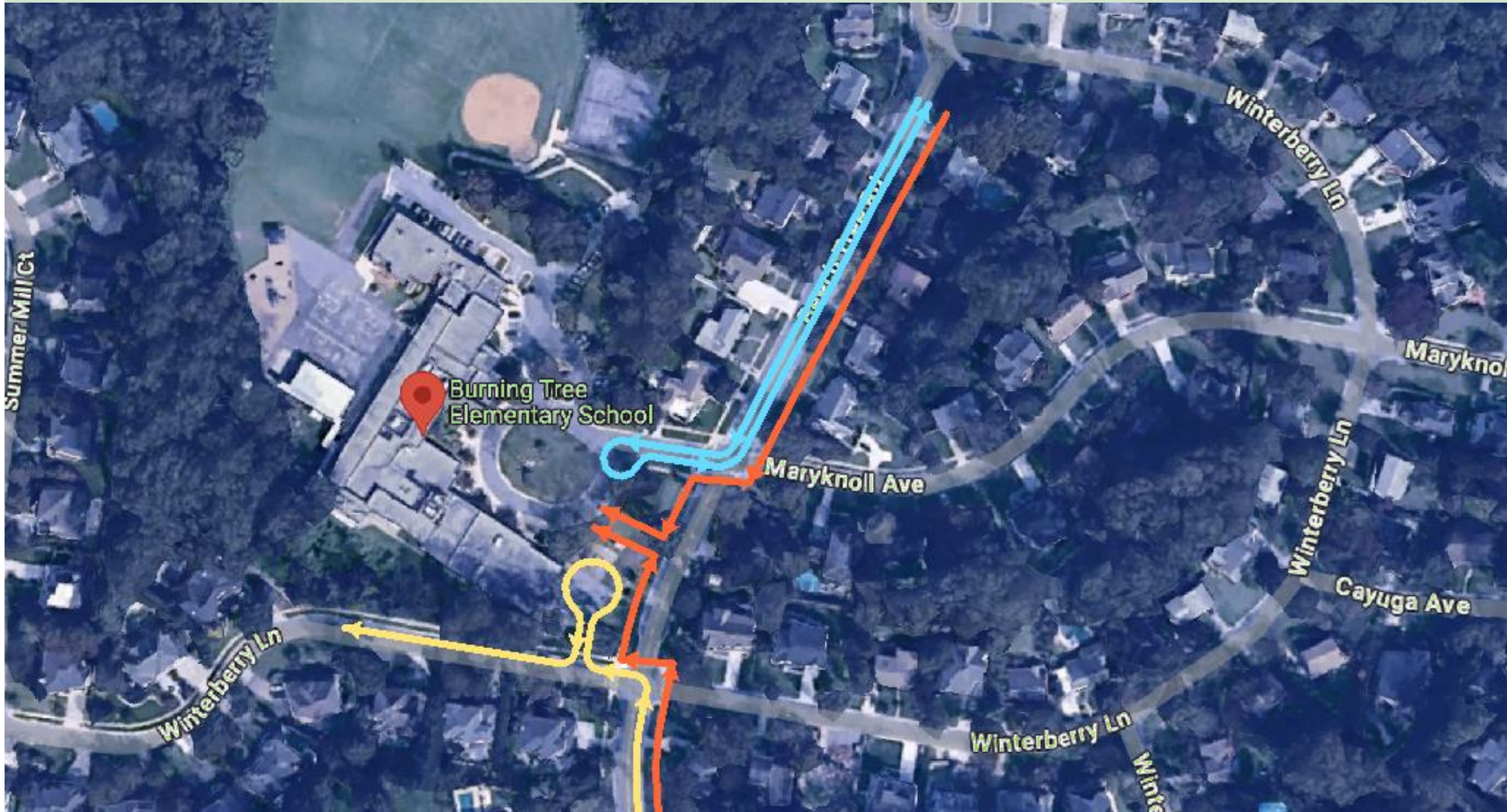
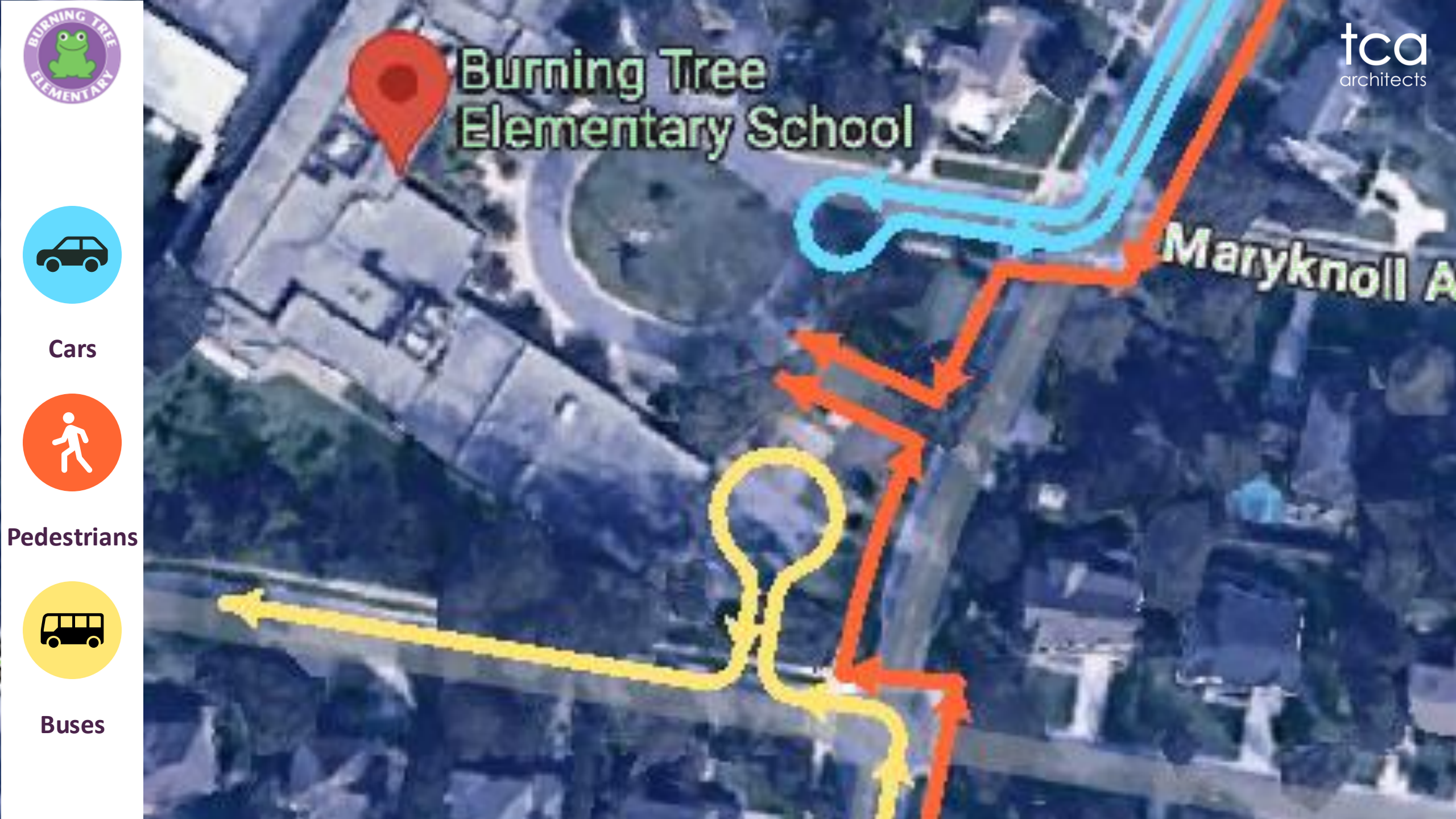
Cars

Pedestrians

Buses




Burning Tree
Elementary School
Maryknoll A
Cars
Pedestrians
Buses
tca
architects

Approach 4a

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	122
HC Parking Spaces	6
Total Parking Spaces	128

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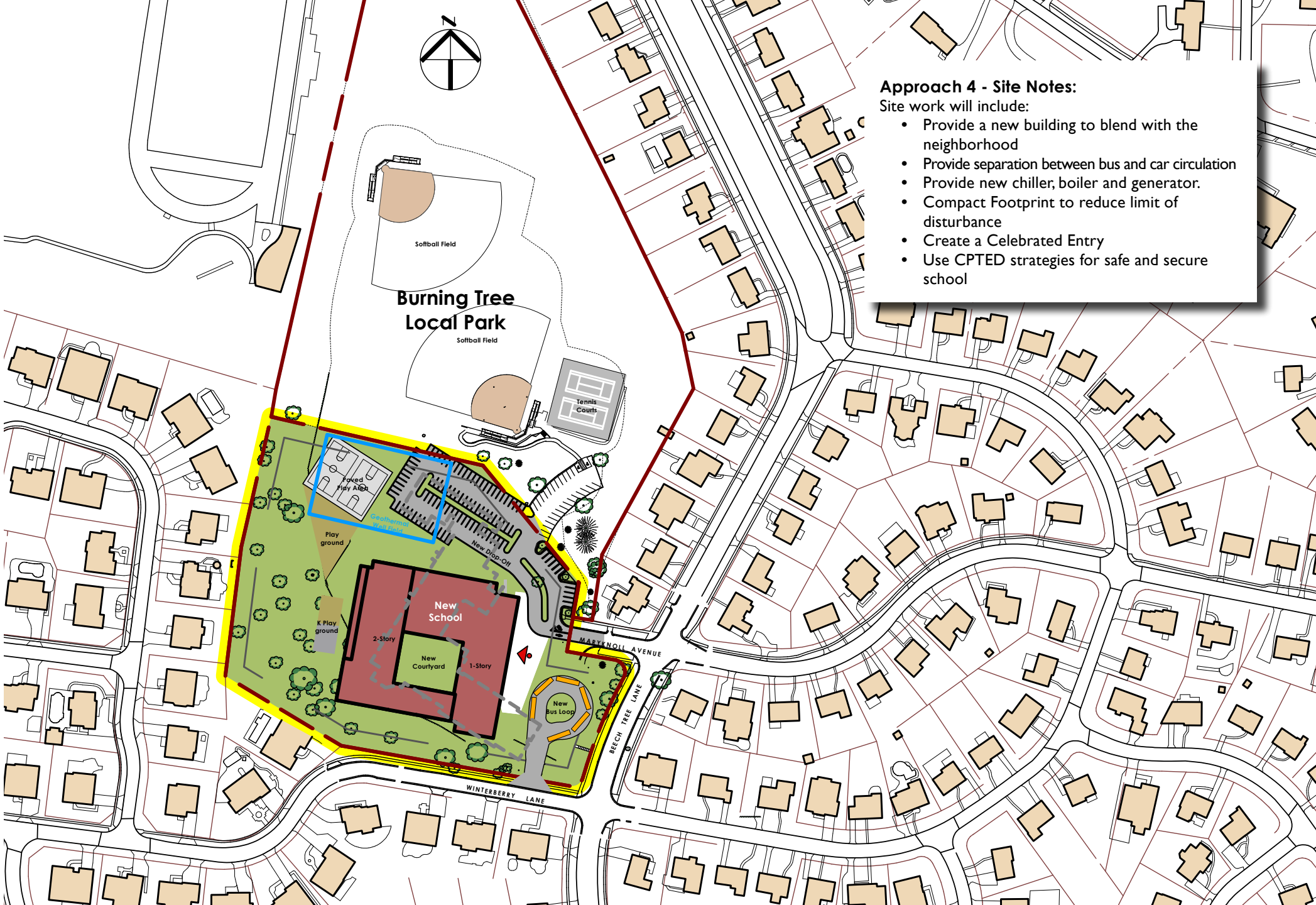

Approach 4 - Site Notes:

Site work will include:

- Provide a new building to blend with the neighborhood
- Provide separation between bus and car circulation
- Provide new chiller, boiler and generator.
- Compact Footprint to reduce limit of disturbance
- Create a Celebrated Entry
- Use CPTED strategies for safe and secure school

Approach

4a

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Floor Plan

Burning Tree ES

27 May 2025

0 25 50 100

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

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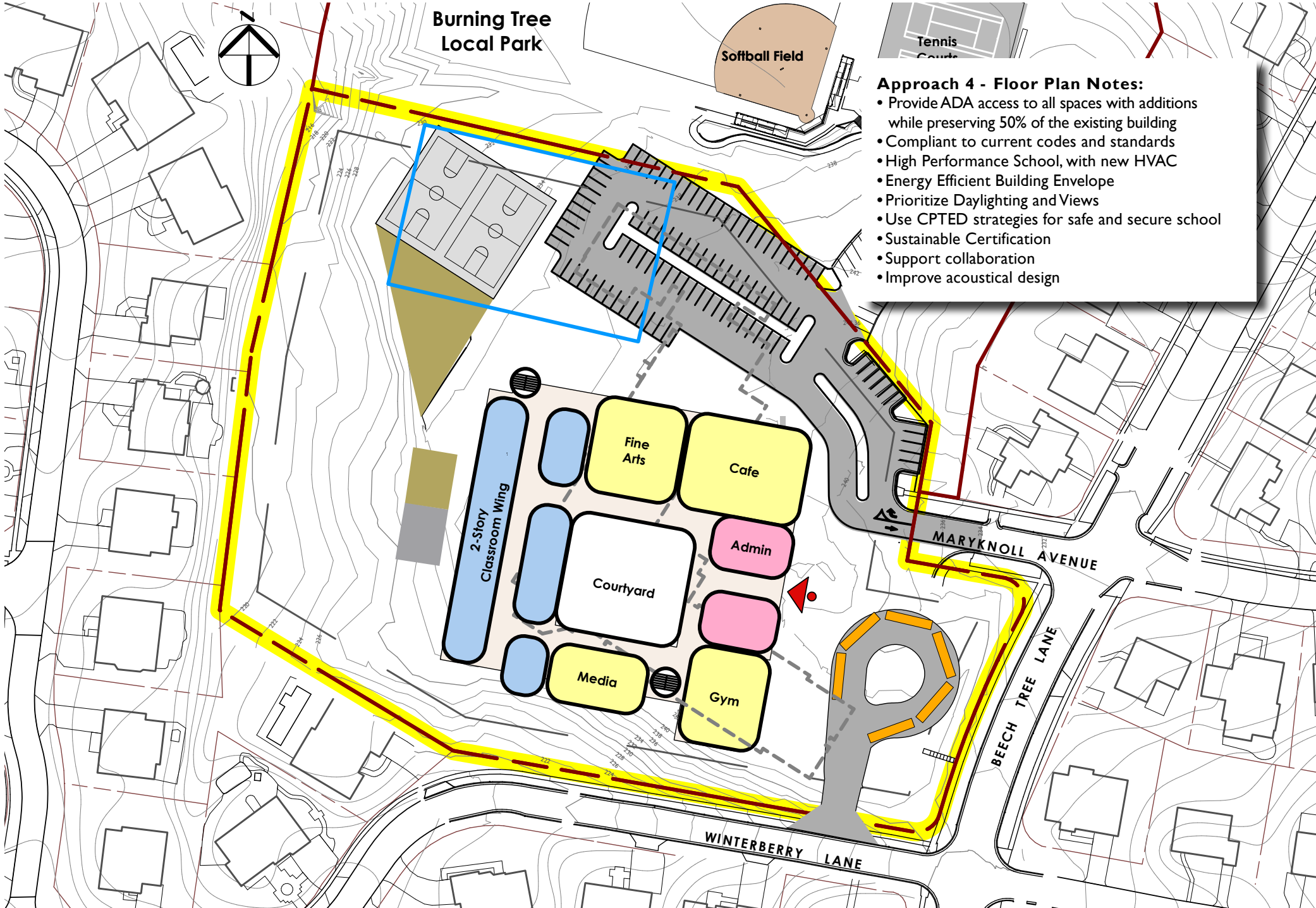


Approach

4b

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

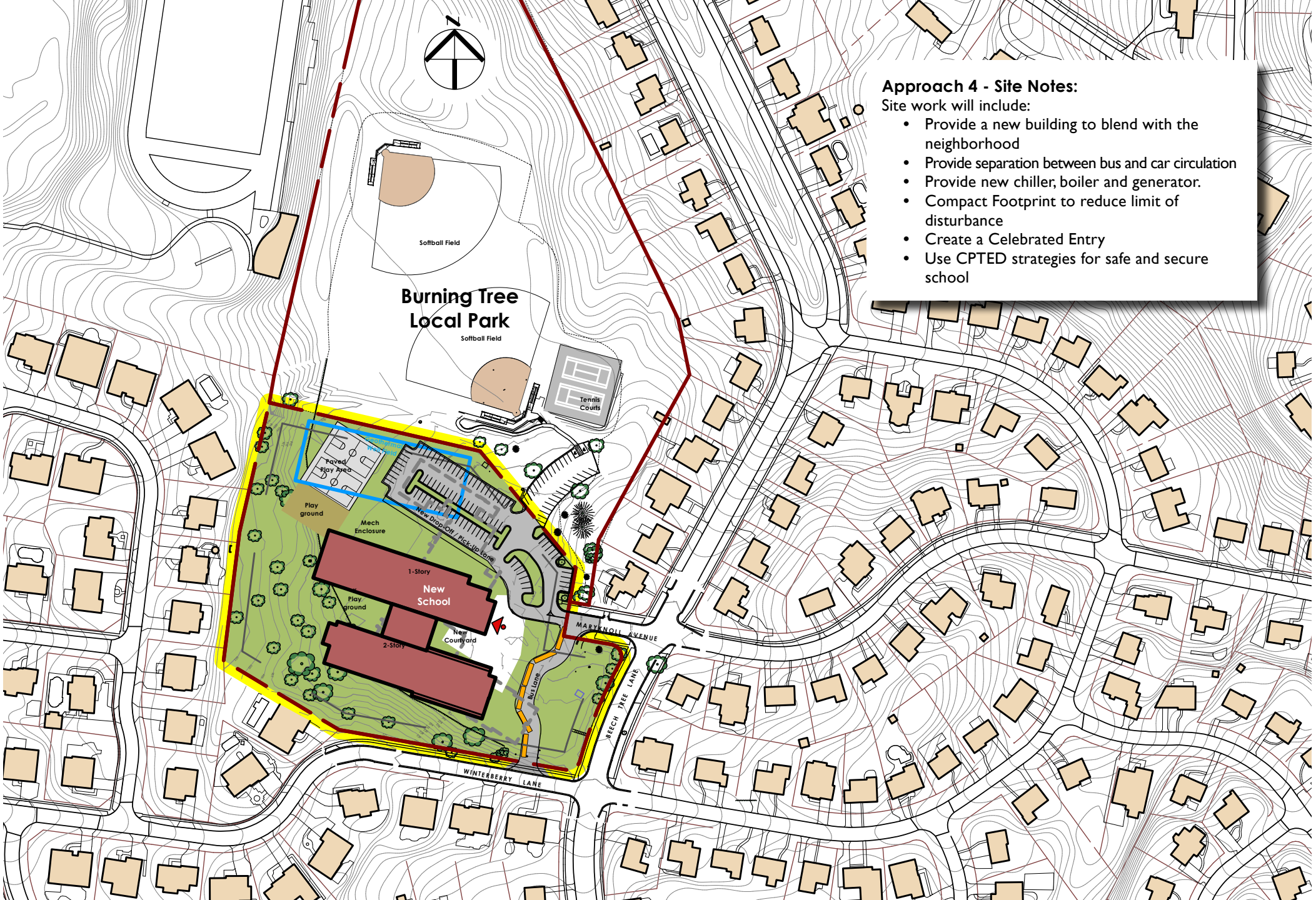
Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	114
HC Parking Spaces	6
Total Parking Spaces	120



Approach 4 - Site Notes:

Site work will include:

- Provide a new building to blend with the neighborhood
- Provide separation between bus and car circulation
- Provide new chiller, boiler and generator.
- Compact Footprint to reduce limit of disturbance
- Create a Celebrated Entry
- Use CPTED strategies for safe and secure school

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Approach

4b

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Floor Plan

Burning Tree ES

27 May 2025

0 25 50 100

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

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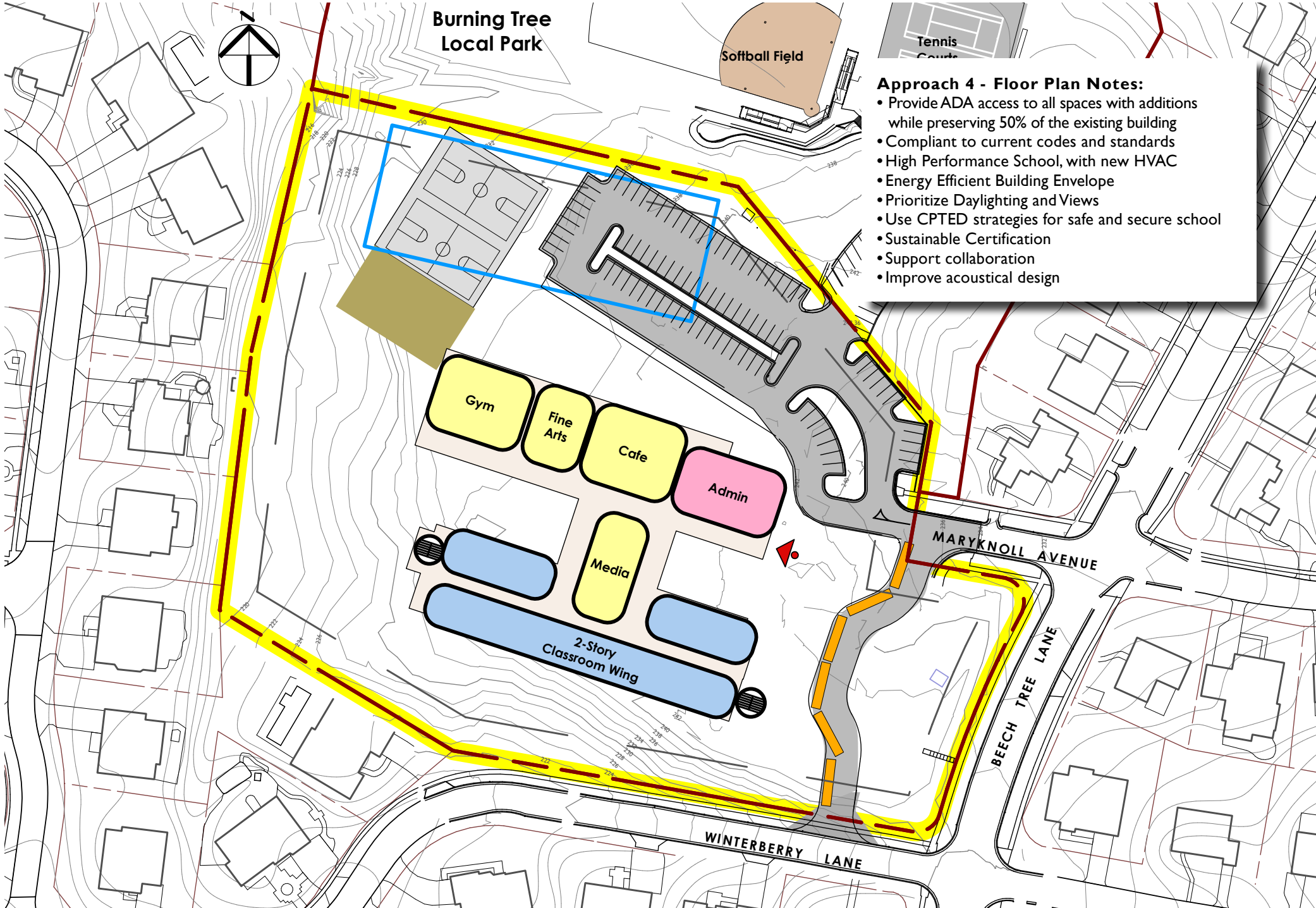

Approach 4 - Floor Plan Notes:

- Provide ADA access to all spaces with additions while preserving 50% of the existing building
- 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

Approach

4c

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	135
HC Parking Spaces	6
Total Parking Spaces	141

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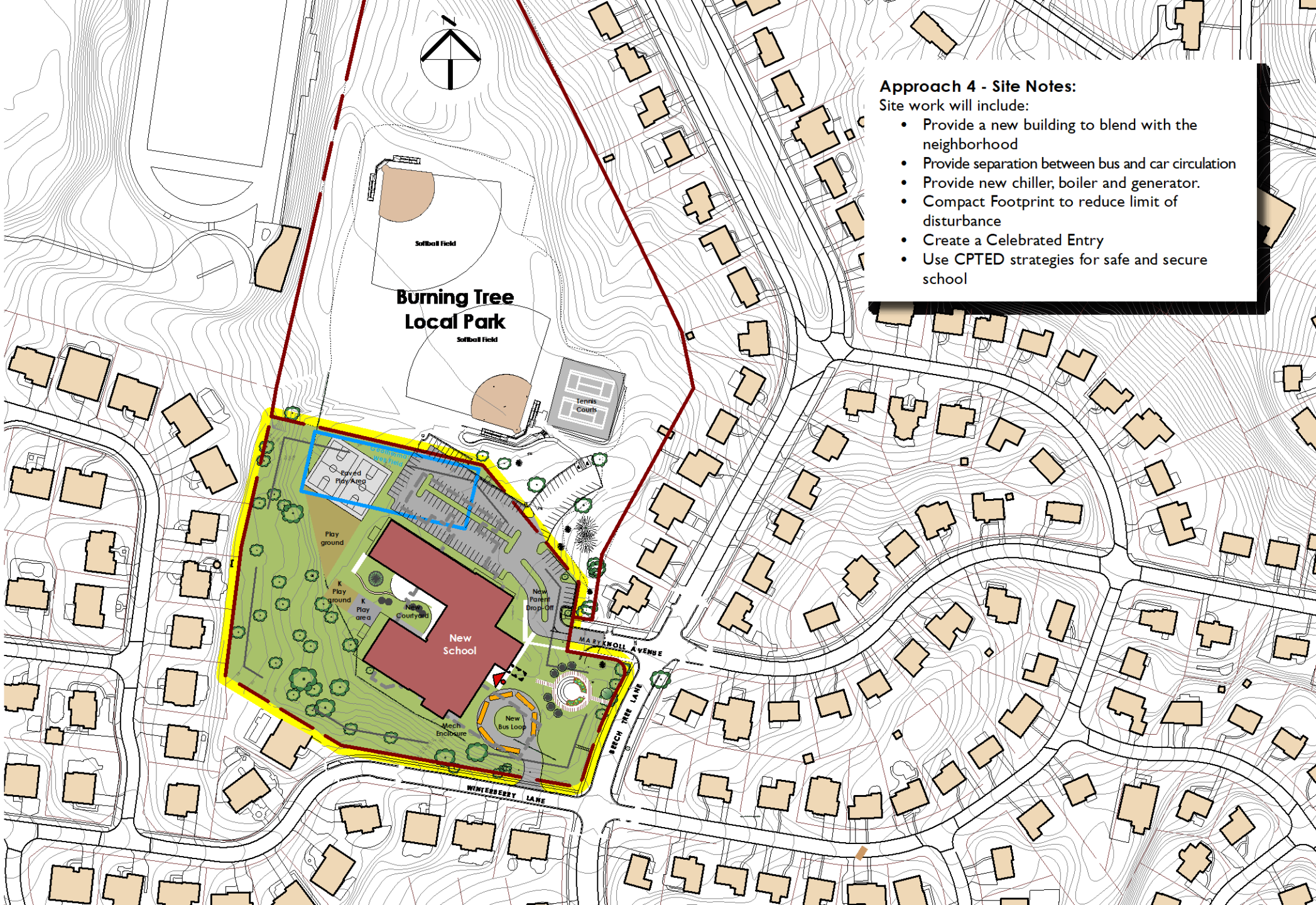

Approach 4 - Site Notes:

Site work will include:

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- Provide separation between bus and car circulation
- Provide new chiller, boiler and generator.
- Compact Footprint to reduce limit of disturbance
- Create a Celebrated Entry
- Use CPTED strategies for safe and secure school

Approach 4c

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Floor Plan

Burning Tree ES

27 May 2025

0 25 50 100

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

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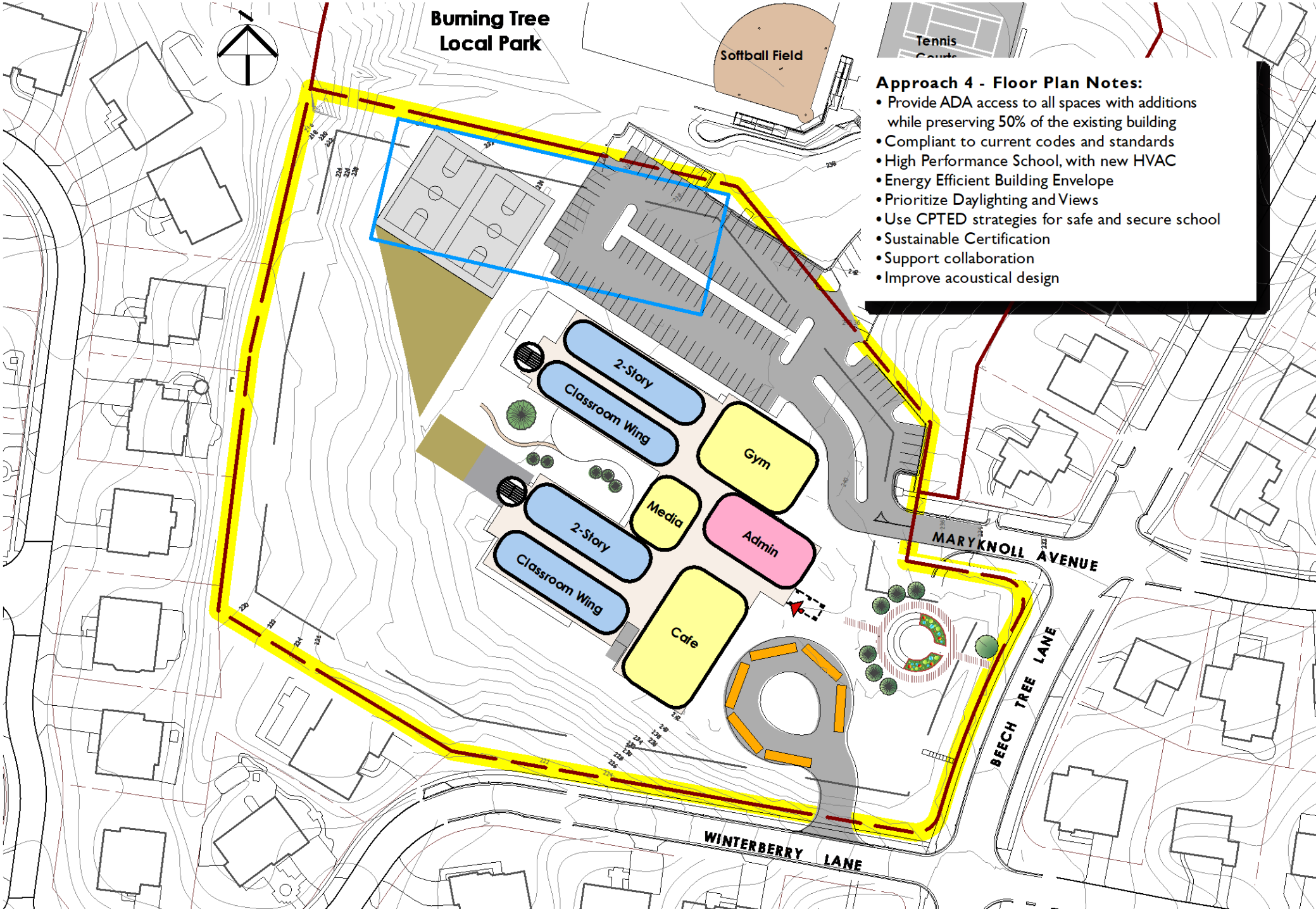


Approach 4 - Floor Plan Notes:

- Provide ADA access to all spaces with additions while preserving 50% of the existing building
- 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

Approach 4d

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

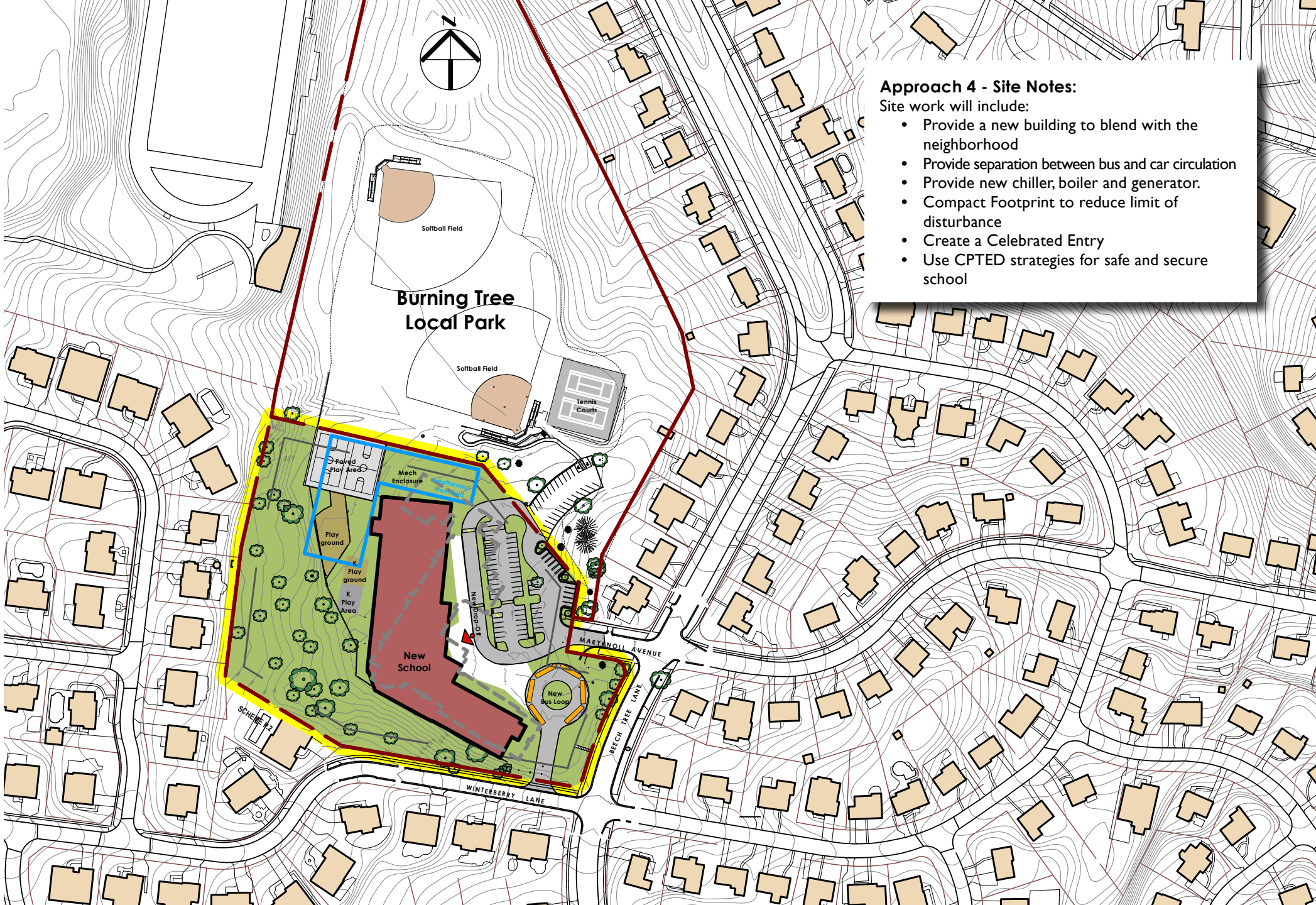
Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	81
HC Parking Spaces	8
Total Parking Spaces	89



Approach 4 - Site Notes:

Site work will include:

- Provide a new building to blend with the neighborhood
- Provide separation between bus and car circulation
- Provide new chiller, boiler and generator.
- Compact Footprint to reduce limit of disturbance
- Create a Celebrated Entry
- Use CPTED strategies for safe and secure school

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Approach 4d

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Floor Plan

Burning Tree ES

27 May 2025

0 25 50 100

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

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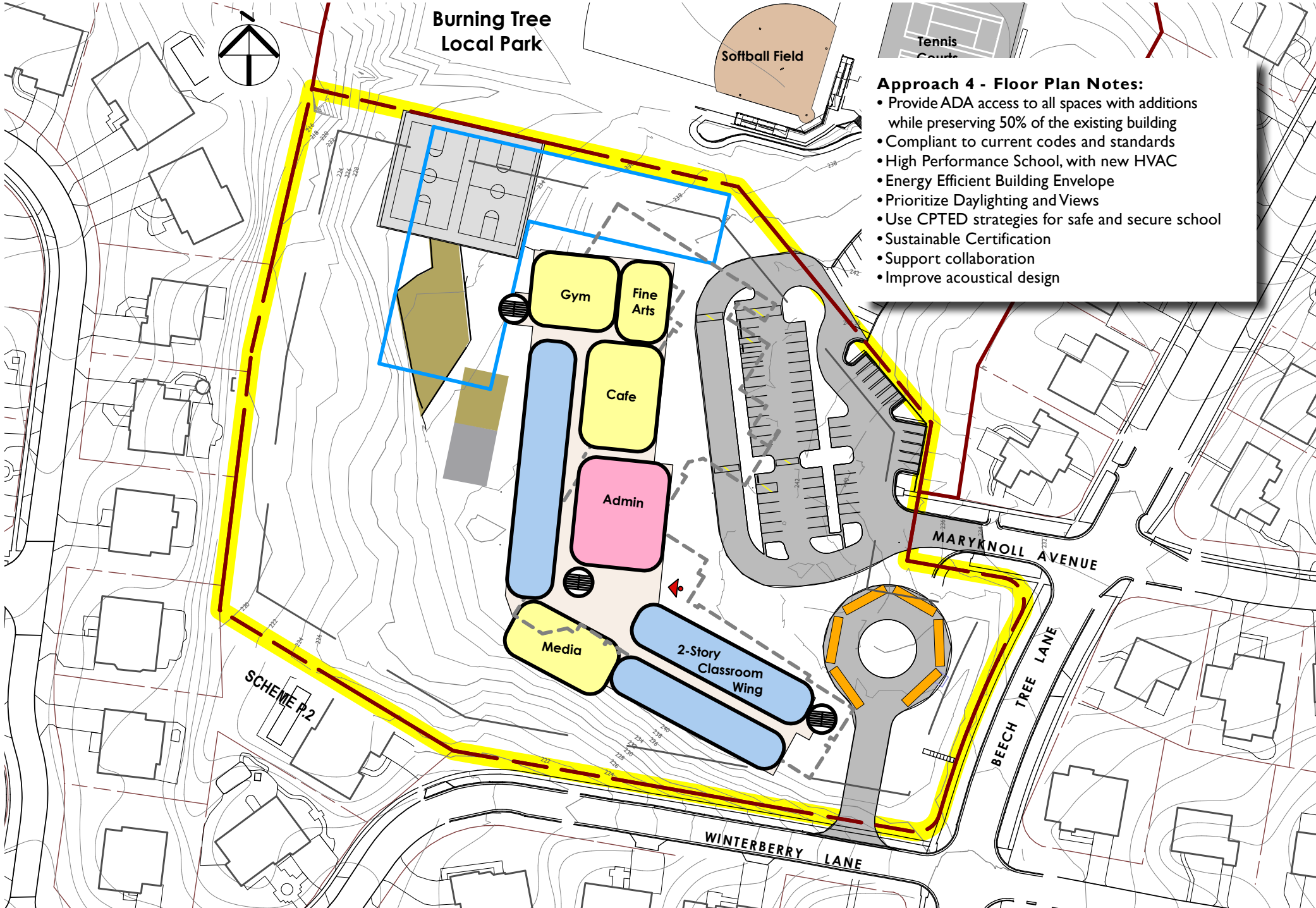

Approach 4 - Floor Plan Notes:

- Provide ADA access to all spaces with additions while preserving 50% of the existing building
- 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

Approach

4e

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Site Plan

Burning Tree ES

27 May 2025

0 25 50 100

Parking Tabulations

Standard Parking Spaces	108
HC Parking Spaces	6
Total Parking Spaces	114

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Approach 4 - Site Notes:

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Approach

4e

New Replacement School

MONTGOMERY COUNTY PUBLIC SCHOOLS

Floor Plan

Burning Tree ES

27 May 2025

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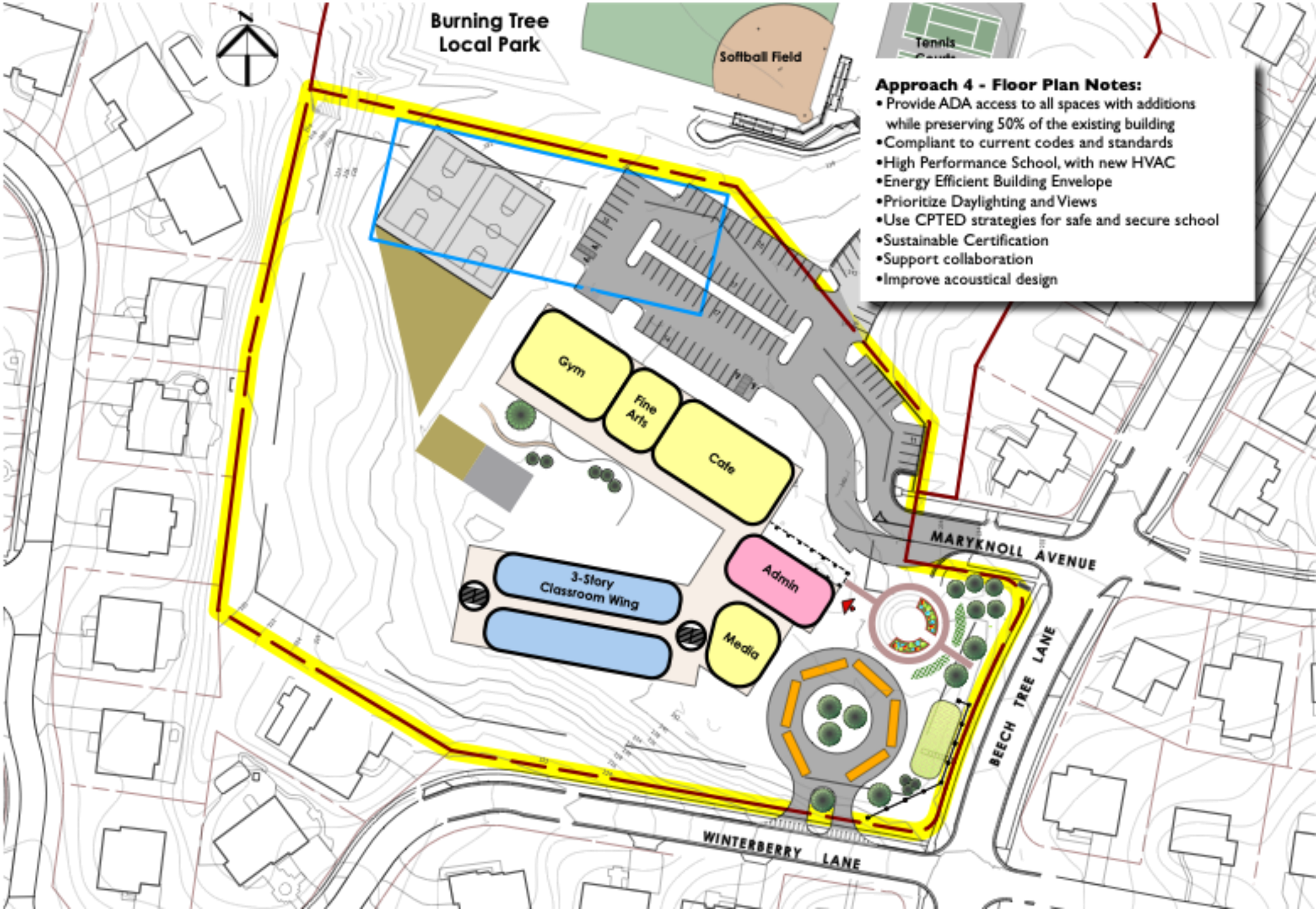

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Comparison of Approach 4

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a

b

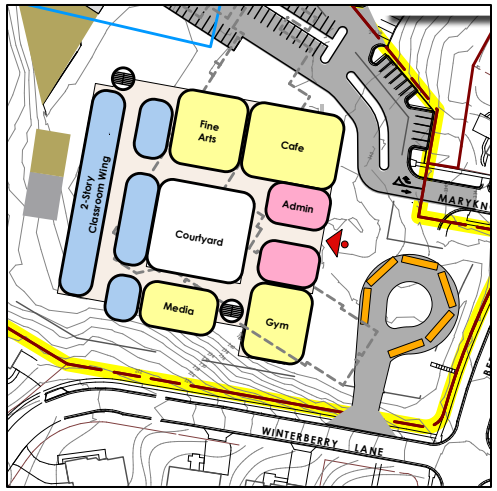
c

d

e

Comparison of Approach 4

a



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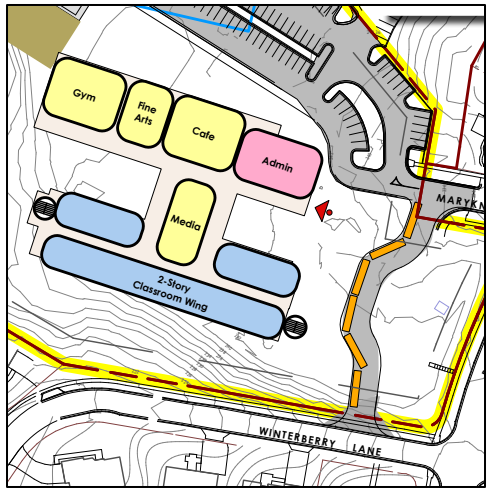

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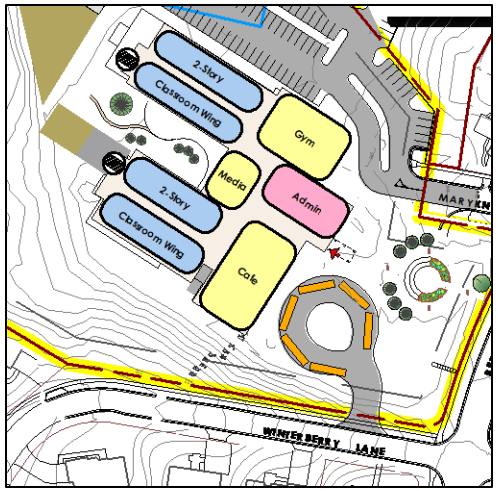

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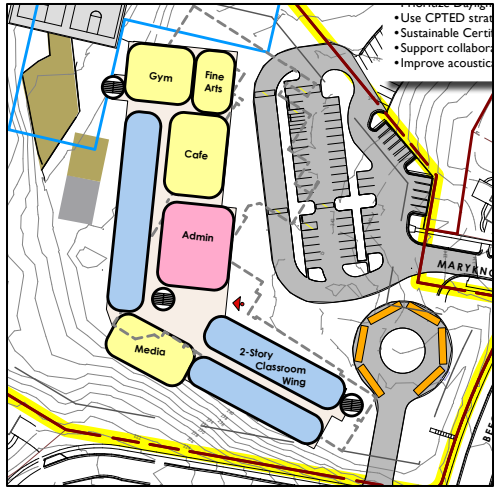

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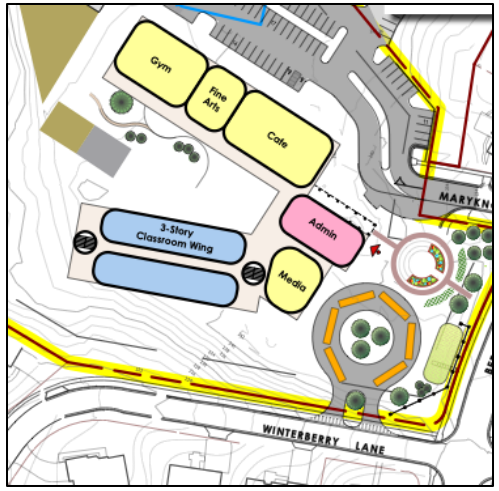

Community Input

What is the

most critical aspect

Burning Tree Elementary School

that should be improved

in the new design?

Community Input

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

THANK YOU

Questions?

Montgomery County Public Schools

Burning Tree Elementary

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