Feasibility Study
Brown Station Elementary School Modernization

Prepared for
Montgomery County Public Schools

by
The Lukmire Partnership Architects

October 2011
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2. INTRODUCTION

This feasibility study was conducted for Montgomery County Public Schools (MCPS) by The Lukmire Partnership Architects. Brown Station Elementary School is located at 851 Quince Orchard Boulevard, Gaithersburg, Maryland 20878. The work was performed under the direction of the MCPS Department of Facilities Management’s Division of Construction.

FEASIBILITY STUDY PARTICIPANTS:

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Ms. Jean Chang                Teacher, Brown Station Elementary School
Ms. Christine DePascale      Parent, Brown Station Elementary School
Ms. Ellen Erdelsky            Neighbor, Board of Directors Potomac Oaks
Mr. Fred Fenstermaker         Neighbor
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Ms. Jan Fitch                 Teacher, Brown Station Elementary School
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Ms. Patricia Rubin           Teacher, Brown Station Elementary School
2. INTRODUCTION, Continued

FEASIBILITY STUDY PARTICIPANTS Continued:

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Ms. Jillian Storms         MSDE
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Ms. Jodie Williams         Teacher, Brown Station Elementary School
Ms. Demetria Wilson
Ms. Dawn Zimmerman
3. EXECUTIVE SUMMARY

A. PURPOSE

The purpose of this feasibility study is to explore design alternatives and related costs for the modernization of Brown Station Elementary School. Three design alternatives are analyzed in response to the Educational Specification, objectives of the school and community, physical limitations of the existing building and site, and applicable codes and regulations. A preferred option as chosen by the Feasibility Study participants is designated as Option 1.

B. HISTORY

Brown Station Elementary School is located at 851 Quince Orchard Boulevard, Gaithersburg, Maryland 20878. The school was originally constructed in 1969. Student enrollment during the 2010-2011 school year was 491 and the capacity is 366. The existing structure is 57,028 square feet. There are 68 existing parking spaces. The existing site is 9 acres.

C. METHODOLOGY

An evaluation of the existing school was conducted by the design team of architects and engineers to understand the potentials and constraints of the school in order to plan a modernization, complying with the Educational Specifications and Summary of Space Requirements, dated March 2011.

The methodology employed included a review of all available data and drawings related to the existing school and site, visits to the site, and meetings with the Feasibility Study participants.

The design team developed multiple options illustrating expansion options and narrowed the choices based on the objectives of the Educational Specifications, impacts on school operation, and physical limitation of the school.
3. EXECUTIVE SUMMARY, Continued

D. SUMMARY

Brown Station Elementary School is a one story school. The existing structure is sprinklered. Exterior walls and interior partitions are primarily masonry. The structural system consists of block bearing walls with wood trusses and concrete floor slabs on grade. Currently, the building’s square footage is about 20,000 sf less than the educational specifications square footage requirement. The site is small – only 9 acres, 7 of which is usable.

Currently, the site is accessed through the use of three driveways off of Quince Orchard Boulevard. The northernmost driveway allows vehicles to access the main entrance, loading area, bus-loop and the main parking lot. The two remaining driveways comprise the student drop-off loop and also provide access to a smaller parking area. There are currently 68 parking spaces on the property. Pedestrian access is afforded through the right-of-way sidewalks along Quince Orchard Boulevard, which are met by the on-site sidewalks that lead to the building and surrounding play areas.

Generally, the property slopes from the north to the south and southwest. The property is relatively flat in the areas immediately surrounding the building; however, large retaining walls along northern and western property boundaries combine to reduce the impacts of the natural topography. Storm water management improvements and modifications will be required to accommodate the modification and revised site conditions.

Three options that meet the program requirements, along with their corresponding cost estimates, are presented in the Description of this Study.

E. COMMON DESIGN ELEMENTS

All three options have the following common elements:

- Adherence to the MCPS building educational specifications.
- The main entrance to the parking lot remains in the same location.
- Additional parking spaces will be added to meet the educational specification requirement.
- The building, parking and field locations will remain in similar locations.
3. EXECUTIVE SUMMARY, Continued

F. UNIQUE ELEMENTS OF OPTION 1 (Preferred):

- This option will be a new three level school. The main entrance will be on the middle level.
- This option can accommodate the educational specification site requirements.
- This option will have the smallest square footage.

Option 1 –

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Cost</td>
<td>$1,935,000</td>
</tr>
<tr>
<td>Building Cost</td>
<td>$16,120,000</td>
</tr>
<tr>
<td>Total</td>
<td>$18,055,000</td>
</tr>
</tbody>
</table>
3. EXECUTIVE SUMMARY, Continued

G. UNIQUE ELEMENTS OF OPTION 2:

- This option will be a new two level school.

<table>
<thead>
<tr>
<th>Option 2 –</th>
<th>Site Cost</th>
<th>$1,975,000</th>
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</thead>
<tbody>
<tr>
<td>Building Cost</td>
<td>$16,450,000</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>$18,425,000</td>
<td></td>
</tr>
</tbody>
</table>
3. EXECUTIVE SUMMARY, Continued

H. UNIQUE ELEMENTS OF OPTION 3:

- This option retains a majority of the existing one story school.
- This option will include a new two story addition.
- This option will retain the existing parking and drop off areas.
- This option will have the largest square footage.
- This option cannot meet the current site educational specification requirements.

<table>
<thead>
<tr>
<th>Option 3</th>
<th>Site Cost</th>
<th>$2,036,000</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Building Cost</td>
<td>$16,958,000</td>
</tr>
<tr>
<td></td>
<td>Total</td>
<td>$18,994,000</td>
</tr>
</tbody>
</table>
3. EXECUTIVE SUMMARY, Continued

I. COMPARATIVE ANALYSIS

EXISTING BUILDING
EXISTING BUILDING =........57,028 SF

OPTION 1
FIRST FLOOR =............20,402 SF
SECOND FLOOR =.............46,883 SF
THIRD FLOOR =..............17,442 SF
TOTAL = ....................84,841 SF

OPTION 2
FIRST FLOOR =............56,467 SF
SECOND FLOOR =.............30,112 SF
TOTAL = ....................86,579 SF

OPTION 3
FIRST FLOOR =............75,959 SF
SECOND FLOOR =.............15,881 SF
TOTAL = ....................91,840 SF

OPTION 4
FIRST FLOOR =............86,579 SF
SECOND FLOOR =.............20,402 SF
TOTAL = ....................106,981 SF
3. EXECUTIVE SUMMARY, Continued

J. SUMMARY TABLE AND COST COMPARISON
OPTIONS 1, 2 AND 3

Square Footage:

<table>
<thead>
<tr>
<th></th>
<th>Option 1 (Preferred)</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>57,028</td>
<td>57,028</td>
<td>57,028</td>
</tr>
<tr>
<td>Demolition</td>
<td>57,028</td>
<td>57,028</td>
<td>12,409</td>
</tr>
<tr>
<td>Existing to Remain</td>
<td>0</td>
<td>0</td>
<td>44,619</td>
</tr>
<tr>
<td>New Construction</td>
<td>84,841</td>
<td>86,579</td>
<td>47,221</td>
</tr>
<tr>
<td><strong>Total Gross Square Feet</strong></td>
<td>84,841</td>
<td>86,579</td>
<td>91,840</td>
</tr>
<tr>
<td><strong>Total Construction Cost</strong></td>
<td>18,055,000</td>
<td>18,425,000</td>
<td>18,994,000</td>
</tr>
</tbody>
</table>

This cost estimate in this feasibility study is based on current construction market conditions for both building and site. The estimates will be revised to reflect current market conditions and prevailing construction costs when the project is included in the Capital Improvements Program Request for architectural and construction funding.
3. EXECUTIVE SUMMARY, Continued

K. CONCLUSIONS AND RECOMMENDATIONS

All of the options evaluated have the ability to provide the required spaces in the building portion of the educational specification; however, Option 3 will not meet the educational specification site requirements. In addition, Option 2 was not well received by the school staff because of the distance between the entrance and the farthest classroom.

The building, parking lot and fields are all in similar locations in all of the options. The most significant differences between the options include the amount of school to be retained, the site circulation and the number of stories of the final design.

Neither the community nor the school staff liked Option 3 due to the site challenges it proposed, being a relatively large footprint on a small site. While Options 1 and 2 received a favorable response, it was determined that the priority of both the staff and the community is for the modernized school to have the smallest footprint possible to allow for the largest play area possible. This lead the Feasibility Study participants to recommend Option 1 be implemented.

In accordance with the consensus of the Feasibility Study participants, it is recommended that Option 1, as depicted herein, and its associated site improvements, be implemented. The overall function of the building and site is improved and all MCPS Program Requirements are fulfilled.
4. PROJECT SCOPE AND METHODOLOGY

A. SCOPE AND INTENT

The purpose of this Feasibility Study is to evaluate alternatives for the modernization of Brown Station Elementary School in order to provide Montgomery County Public Schools with sufficient data to determine the necessary scheduling and funding. Cost estimates for each option have been developed as a basis for comparison in the evaluation process. The Lukmire Partnership was selected to conduct the study.

The student enrollment during the 2010-2011 school year in grades Kindergarten to 5 was 491 and the capacity is 366. The modernization will increase the capacity to 658. The existing structure is 57,028 square feet on a site of 9 acres.

The design team’s scope of work included an evaluation of the existing school and site with respect to the requirements of the Educational Specification and applicable codes and regulations. The objective of the evaluation was to determine the feasibility of incorporating the educational specification required building square footage on the existing site and preparing design alternatives to provide a learning environment that is conducive to the instructional philosophy, visions and goals of the school and the community. In addition to collecting and reviewing available data, the Design Team participated in progress review meetings at the school with the school administration, MCPS staff and community representatives. As each design alternative was presented and reviewed by the Feasibility Study participants, comments were recorded and alternative schemes revised accordingly. The final approved options are presented herein with Option 1 recommended as the preferred scheme.
4. PROJECT SCOPE AND METHODOLOGY, Continued

B. METHODOLOGY

This Feasibility Study was developed with the following methodology:

- Review of available data and drawings of the existing school and site
- Kick-off meeting with members of the Feasibility Study participants
- Identification of the needs, goals and objectives of the school as well as a review of the Educational Specifications
- Development of Design Options
- Five progress meetings with the Feasibility Study participants, which included members of the school staff, the PTA, the Community and MCPS staff.
- Modifications of design options as a response to review comments
- Designation of Option 1 as the preferred scheme by the Feasibility Study participants.
5. **DESCRIPTION OF GOALS AND OBJECTIVES**

The following are the primary goals and objectives established by the Principal, staff and the Feasibility Study participants to be addressed by the A/E design team and MCPS staff:

**A. SITE GOALS AND OBJECTIVES**

The modifications to the site shall:
- separate the student drop off loop from the bus loop
- separate the parking areas from the drop off areas
- increase the parking spaces from 68 to as close to 100 spaces as possible
- provide hard and soft play areas to meet the educational specifications

**B. BUILDING GOALS AND OBJECTIVES**

The modifications to the building shall:
- provide the square footage required by the educational specification as well as the program space summary
- provide a facility that fits in with the surrounding neighborhood
- provide appropriate mechanical, electrical and plumbing systems
- provide a sustainable facility as well as a facility that is constructed with sustainable practices
6. EXISTING CONDITIONS

Vicinity Map
6. EXISTING CONDITIONS, Continued

Existing Site Plan
6. EXISTING CONDITIONS, Continued

Existing First Floor Plan
6. EXISTING CONDITIONS, Continued

A. GENERAL

Brown Station Elementary School is located at 851 Quince Orchard Boulevard, Gaithersburg, Maryland 20878. The existing site is 9 acres.

B. EXISTING SITE

The Brown Station Elementary School facility is situated on a 9.0 acre lot, at 851 Quince Orchard Boulevard, Gaithersburg, Maryland. The site is zoned R-A and is bounded to the northwest by Robinson Park, to the northeast by the Diamond Farm Professional Park, to the east by the Quince Orchard Boulevard right-of-way, and to the south and west by Diamond Farms Park. There are currently 68 parking spaces on the property. Currently, the site is accessed through the use of three driveways off of Quince Orchard Boulevard. The northernmost driveway allows vehicles to access the main entrance, loading area, bus-loop and the main parking lot. The two remaining driveways comprise the student drop-off loop and also provide access to a smaller parking area. Pedestrian access is afforded through the right-of-way sidewalks along Quince Orchard Boulevard, which are met by the on-site sidewalks that lead to the building and surrounding play areas.

Generally, the property slopes from the north to the south and southwest. The property is relatively flat in the areas immediately surrounding the building; however, large retaining walls along northern and western property boundaries combine to reduce the impacts of the natural topography. Storm water management improvements and modifications will be required to accommodate the modification and revised site conditions.

C. EXISTING BUILDING

Brown Station Elementary School is a one story school. The existing structure is sprinklered. Exterior walls and interior partitions are primarily masonry. The structural system consists of block bearing walls with wood trusses and concrete floor slabs on grade. Currently, the building’s square footage is about 20,000 sf less than the educational specifications square footage requirement. The site is small – only 9 acres, 7 of which is usable.
6. EXISTING CONDITIONS, Continued

D. HEATING VENTILATION AND AIR CONDITIONING SYSTEMS

The original system was constructed in 1967. The system is a combination of 2-pipe unit ventilators serving the classrooms, and air handlers serving the multi-purpose room, media center and office spaces. The code required ventilation to the classrooms is supplied via wall mounted louvers connected to each unit ventilator.

The heating system consist of two RBI gas fired hot water boilers (RBI model 33DB195ONACSS), each with a 1,638 MBH output. The two boilers are approximately seven years old. The cooling system consists of two air cooled chillers. One chillers serves the classrooms nominal 90 tons and the other one nominal 20 tons, serves the air handling units that serve the media center, administration offices and the multipurpose room. Both chillers are York, both use refrigerant R-22 and both are more than 15 years old. There 400 GPM dual temperature recirculation pumps, one for stand-by operation, and two 45 GPM recirculation water pumps, one for stand-by operation, serve the air handlers. The kitchen is air conditioned by a through the wall A/C unit.

Automatic temperature controls are pneumatic.

The majority of the HVAC equipment and the systems are approaching the end of their useful life. The existing HVAC systems are old and inadequate to serve a modern school. Current ventilation code requirements are not met by the installed system. The performance of the existing systems is erratic and systems should be replaced in their entirety.
6. EXISTING CONDITIONS, Continued

E. PLUMBING AND SPRINKLERS

1. Existing Plumbing Systems

The existing domestic and fire water supply serves the domestic water requirements and the sprinkler system. Domestic water is distributed to the plumbing fixtures located throughout the building. A gas-fired water heater located in the main mechanical room supplies hot water to the facility. The heater is a Lochinvar Model CRN 199-100 with a recovery of 199 Btu/hr. and a storage capacity of 100 gallons. The heater is 5 years old. A recirculating pump re-circulates hot water. The plumbing fixtures appeared to be in fair condition however they are not water conserving type and do not meet current LEED requirements.

2. Existing Fire Protection System

The building is protected by an automatic sprinkler system.
6. EXISTING CONDITIONS, Continued

F. ELECTRICAL

1. Existing Power Distribution System

   Normal power: The incoming PEPCO electrical service terminates in the 120/208, 3-phase, 4-wire, 2,000A switchboard located in main boiler room. The switchboard serves the chillers and 120/208 Volt panel-boards located throughout the school.

   Emergency power: A 30 KW gas fired Kohler emergency generator provides the emergency power. The emergency loads include emergency lighting, fire alarm and communications equipment. The emergency generator appears to be in good operational condition.

2. Lighting

The interior lighting in the entire school consists of fixtures equipped with outdated T8 fluorescent lamps. The switching of the lighting is not in compliance with the energy code, requiring at least 50% of the lights to be switched separately or the current MCPS standards. Lighting throughout, interior and exterior is inadequate and does not comply with current MCPS energy or lighting standards.
6. EXISTING CONDITIONS, Continued

G.  FIRE ALARM
    The existing systems though functional cannot be retained to service the proposed alternates and will need to replaced and upgraded.

H.  PA/CLOCKS/TELEPHONES AND COMMUNICATION SYSTEMS
    The existing systems though functional cannot be retained to service the proposed alternates and will need to replaced and upgraded.
7. DESCRIPTION OF OPTIONS

A. GENERAL

Three conceptual options have been developed in response to the MCPS Educational Specifications and goals of the Feasibility Study participants. Option 1 is a new three level school. This option has the smallest footprint, the smallest total square footage and the largest open site area and of the three options. This option separates the bus and car loops from each other as well as from the parking. Option 2 is a new two level school. This option has the greatest grade level grouping flexibility since it has the classrooms split between the two floor levels. This option also separates the bus and car loops from each other as well as from the parking. Option 3 retains a majority of the existing one story school and includes a new two story addition. This option will retain the existing site circulation; however approximately 30 new parking spaces will be added to accommodate the parking requirements. This option has the largest footprint, the most square footage and cannot accommodate the education specification site requirements.

It is anticipated that site improvements will be required to include ESD to the maximum extent practicable in order to treat all areas inside the limits of disturbance. After all ESD efforts are exhausted and the site has still not been able to reach a hydrologic state of “woods in good condition,” then structural practices may be permitted as determined by Montgomery County Department of Permitting Services. Potential ESD stormwater management practices for the site include both micro-scale practices and alternative surfaces. Micro-scale facilities could include the utilization of bio-swales and micro-bioretention facilities around the parking areas. Alternative surfaces would include a vegetative roof on any building addition in order to partially treat the impervious roof area as well as permeable pavements. Permeable pavements would be utilized wherever new parking and drive aisles are proposed, except in areas of heavy loading, such as fire lanes, bus loops and areas of significant fill.

B. COMMON DESIGN ELEMENTS

1. Building
   Adherence to the MCPS educational specifications

2. Playfields
   The play fields will remain in the general area, however new handicapped access will be provided.
7. DESCRIPTION OF OPTIONS, Continued

3. HVAC System

HVAC System Options

Several options were considered for the type of HVAC system to use for the project. These include:

- Central 4-Pipe Chilled Water / Hot Water System with individual vertical closet type fan coil units for each classroom.
- Variable Refrigerant Systems (with Geothermal Water Cooled Units).

Proposed HVAC System

MCPS preference for classroom HVAC, is to provide where possible each classroom with an independent system that can provide heating or cooling, independent of the adjacent classroom. The code required ventilation to the classrooms is provided by dedicated roof mounted outside air units with heat recovery.

A Life Cycle Cost Analysis will be required during the Schematic Design Phase to evaluate the three systems described, to make a final recommendation.

The following are features of each option are listed on the following pages.
7. DESCRIPTION OF OPTIONS, Continued

3. HVAC System, Continued

Geothermal Water Source Heat Pumps

- A vertical water source heat pump, one for each classroom. (Two units can share one mechanical closet with access from the corridor).
- The heat pump is located in a mechanical closet outside of the teaching space.
- Supply air and return air is ducted from the unit to the classroom, with overhead supply and return (where feasible low wall returns should be incorporated).
- Merv 8 filters at the heat pump.
- Electronic DDC controls.
- Code required ventilation air to each classroom is provided by Geothermal (water cooled) roof mounted ventilation units (heat pumps) with heat recovery. Supply and return air is overhead.
- Single zone Geothermal heat pumps will serve the multi-purpose room, the media center and the Gym (heating only).
- The administration areas shall be served by recessed ceiling mounted cassette type variable refrigerant flow units. These units will be served from multiple floor mounted Geothermal (water cooled) Condensing Units. Condensing units will be floor mounted in mechanical closets.
- A Geothermal borehole field located under the athletic field.
- Mechanical exhaust of toilet, storage rooms and other special areas.
- Automatic Temperature Controls will be Direct Digital Controls (DDC) connected to the MCPS Central Control Center.
- A central pump room will be required to house two pumps. (One pump is standby). The pumps will pump to the geothermal field and to the geothermal equipment. The pump room can also serve for the incoming fire and domestic water service (approximately 800 sq.ft.). Pumps are provided with variable frequency drives.
7. DESCRIPTION OF OPTIONS, Continued

3. HVAC System, Continued

Central Four-Pipe System

- High efficiency condensing type gas-fired hot water boilers.
- Two chillers (either water or air cooled).
- A four pipe chilled/hot water piping distribution system.
- Vertical closet type 4-pipe fan coil units located in mechanical closets outside of the teaching space. (Each provided with a Merv 8 filter). Fan coil will be furnished with chilled water and hot water coils.
- Ducted supply and return air with overhead (above ceiling air distribution).
- Dedicated self-contained air cooled roof mounted outside air units with gas heat and energy recovery wheels to provide the classrooms with the Code required ventilation.
- Supply and exhaust is overhead.
- Single zone self-contained air cooled rooftop units with gas heat and energy recovery wheels for the Media Center and multi-purpose rooms. The gym will be served from a gas fired heating and ventilation unit.
- The Administrative area will be served by recessed ceiling mounted cassette type variable refrigerant flow units. These units will be served from multiple roof mounted air cooled outdoor heat pumps. Code required ventilation will be provided by roof mounted dedicated outdoor units similar to those of the classrooms.
- Mechanical exhaust of toilet, storage rooms and other special areas.
- Automatic temperature controls will be Direct Digital Controls (DDC) connected to the MCPS Central Control Center.
- A central mechanical equipment room to house the boilers, chillers and recirculation pumps will be required (approximately 1,500 sq.ft.).
7. DESCRIPTION OF OPTIONS, Continued

3. HVAC System, Continued

Variable Refrigerant System with Geothermal Water Cooled Units

- Multiple indoor water (geothermal) cooled units.
- Cassette type variable refrigerant flow ceiling mounted units for the classrooms.
- Dedicated roof mounted geothermal (water cooled) heat pumps for the ventilation of the classrooms.
- Single zone geothermal (water cooled) heat pumps for the HVAC of the Media Center and the multi-purpose room.
- The Administrative area will be served by systems similar to those employed in the classroom.
- A geothermal borehole field located under the athletic field.
- Mechanical exhaust of toilets, storage rooms and other special areas.
- Automatic Temperature Controls will be Direct Digital Controls (DDC) connected to the MCPS Central Control Center.
- A central pump room will be required to house two pumps (one pump is standby). The pumps will pump to the geothermal field and to the geothermal equipment. The pump room can also serve for the incoming fire and domestic water service (approximately 800 sq.ft.).

Plumbing

All plumbing fixtures will be institutional grade with a 1.6-gallon per flush valve on water closets and low consumption (1/8 GPF) on urinals. Flow restrictors will be installed on all faucets for 0.5 gallons per minute. Lead-free water coolers will be provided and certain fixtures will meet ADA requirements. Domestic cold water and hot water distribution shall be new. Domestic hot water will be generated by geothermal water-to-water heat exchangers or natural gas fired storage type water heater. All sanitary and storm water mains shall be new and will connect into utility mains around the building.
7. DESCRIPTION OF OPTIONS, Continued

4. Electrical System

a. NORMAL POWER

The new electrical service and distribution system will consist of a new switchboard with multiple main breakers, feeders, dry type transformers and panelboards. A utility company pad mounted transformer will provide the 277/480 volt power to the building.

The 277/480 volt panelboards will serve lighting and mechanical loads. Energy efficient dry-type transformers in electrical closets throughout the building will feed 120/208 volt panelboards. K-rated transformers will serve panelboards with 200 percent neutrals for computer power.
7. DESCRIPTION OF OPTIONS, Continued

4. Electrical System, Continued

b. Emergency Power

A new emergency generator will provide both emergency and standby power for the facility. The generator will supply power to heating equipment (4-pipe system only), food service refrigeration equipment, communications systems, emergency lighting, and other life safety systems. The generator will be gas-fired.

c. Lighting

An energy-efficient lighting system will be provided throughout the building. Standard classroom lighting will be MCPS standard pendant mounted direct/indirect fluorescent fixtures. Parabolic and lensed type recessed fluorescent fixtures will be used in offices, corridors, kitchen, and other spaces with lay-in ceilings. High-bay metal halide fixtures will provide lighting for the gymnasium. The Dining/Auditorium space will have fluorescent lighting with controls for multiple levels of lighting. Stage lighting with a lighting control system will be provided.

d. Fire Alarm System

A complete new fire alarm control panel with voice evacuation feature will be provided. The system will be a multiplex addressable type with devices to match. Pull stations, detectors, and notification appliances will be provided as required by code. A Radionics communicator will allow remote monitoring of the system. Devices will be provided according to code requirements.

e. Public Address and Master Clock System

A central intercom system will be provided throughout the school with intercom devices including coil switches and speakers located in all teaching areas. Master clocks will be located in the hallways, cafeteria and gymnasium. Independent sound systems for the gymnasium, cafeteria and stage will be provided.
7. DESCRIPTION OF OPTIONS, Continued

4. Electrical System, Continued

f. CATV system / Telephone and Data/networking system
Raceways and provisions for voice, data, and video cabling will be provided to accommodate program functions and room configurations. All video head-end and distribution equipment will be located in the main telecommunications room. Provisions for interactive white boards will be included. Provisions for wireless nodes for laptop computers will be added to the data system. Telecommunications closets will be located throughout the school to limit the length of cabling to each of the closets to the telecommunications room.

g. Security system
The security system will meet current Montgomery County Public Schools (MCPS) standards. Provisions for a CCTV system with monitor and digital cameras will be provided. Coverage will include the exterior and main entrances of the building. Provisions for an access control system will be provided for the main entrance and other doors as required. Intrusion detection will include motion sensors and door contacts.
7. DESCRIPTION OF OPTIONS, Continued

C. OPTION 1 – DESCRIPTION (Preferred)

Option 1 is a new three level school. This option has the smallest footprint, the smallest total square footage and the largest open site area and of the three options. This option separates the bus and car loops from each other as well as from the parking.

The administration has a good view of both drop off locations and the future portable location is not located on a hard play area. Two levels of the school have ground floor access.
7. DESCRIPTION OF OPTIONS, Continued

Proposed Site Plan
Option 1
7. DESCRIPTION OF OPTIONS, Continued

Proposed First Floor Plan
Option 1
7. DESCRIPTION OF OPTIONS, Continued

Proposed Second Floor Plan
Option 1
7. DESCRIPTION OF OPTIONS, Continued

Proposed Lower Floor Plan
Option 1
7. DESCRIPTION OF OPTIONS, Continued

OPTION 1 - ADVANTAGES
- The separation of the buses from the cars is successful.
- The size of the fields in this option is the largest of the three options.
- The administration area has a good view of both drop-off areas.
- The three story school is a relatively unique feature and could potentially be a source of school pride.
- This option “spreads out” the kids from each other. The staff views this as a benefit.
- This is the only option that accommodates the full educational specification site requirements.
- The future classroom location is in a convenient location.
- The future portable location is ideal as it does not occupy hard play areas.
- Two levels of the school have ground floor access. This a benefit, especially in an elementary school with a PEP program.
- The gym is acoustically isolated.

OPTION 1 - DISADVANTAGES
- With 3 levels, there is less flexibility regarding classroom groupings when compared to a two level school.
7. DESCRIPTION OF OPTIONS, Continued

D. OPTION 2 - DESCRIPTION

Option 2 is a new two level school. This option has the greatest grade level grouping flexibility since it has the classrooms split between the two floor levels. This option also separates the bus and car loops from each other as well as from the parking.

The staff has stated that the walk from the entrance to the farthest classroom is quite long.
7. DESCRIPTION OF OPTIONS, Continued

Proposed Site Plan
Option 2
7. DESCRIPTION OF OPTIONS, Continued

Proposed First Floor Plan

Option 2
7. DESCRIPTION OF OPTIONS, Continued

Proposed Second Floor Plan
Option 2
7. DESCRIPTION OF OPTIONS, Continued

OPTION 2 - ADVANTAGES
- The separation of the buses from the cars is successful.
- The size of the fields in this option is adequate.

OPTION 2 - DISADVANTAGES
- The walk from the entrance to the farthest classroom is quite long.
- The location of the future classrooms is not ideal as it will require the contractors using the fields to gain access to that area of the school.
7. DESCRIPTION OF OPTIONS, Continued

E. OPTION 3 – DESCRIPTION

Option 3 retains a majority of the existing one story school and includes a new two story addition. This option will retain the existing site circulation; however approximately 30 new parking spaces will be added to accommodate the parking requirements. This option has the largest footprint, the most square footage and cannot accommodate the education specification site requirements.

This option will be difficult to resolve architecturally and will be particularly challenging due to the low ceiling heights of the existing school.
7. DESCRIPTION OF OPTIONS, Continued

Proposed Site Plan
Option 3
7. DESCRIPTION OF OPTIONS, Continued

Proposed First Floor Plan
Option 3

[Diagram of school floor plan]
7. DESCRIPTION OF OPTIONS, Continued

Proposed Second Floor Plan
Option 3
7. DESCRIPTION OF OPTIONS, Continued

OPTION 3 - ADVANTAGES
- The “loop” circulation is a benefit according to the staff.

OPTION 3 - DISADVANTAGES
- This option provides the smallest area for open space on the site.
- This option is difficult to resolve architecturally.
- This option will be particularly challenging due to the existing low ceiling heights of the existing school due to the existing wood trusses.
8. PROPOSED IMPLEMENTATION SCHEDULE

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9. APPENDICES

Appendix A – Space Allocation Summary

Appendix B – Educational Specifications

Appendix C – Project Photographs
APPENDIX A – Space Allocation Summary

Brown Station Elementary School
Square Foot Summary

When this project is complete, the following spaces are to be provided:
Capacity after modernization will be 638.

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<th>Description</th>
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## APPENDIX A – Space Allocation Summary, continued

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## APPENDIX A – Space Allocation Summary, continued

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APPENDIX A – Space Allocation Summary, continued

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Brown Station
Elementary School Modernization

Educational Specifications
Feasibility Study

March 2011

MCPS
Montgomery County Public Schools
Rockville, Maryland 20850
Introduction

☐ This document describes the facilities that are needed for the Brown Station Elementary School modernization educational program. The descriptions provide the architect with important guidelines and will be used by staff representatives when reviewing drawings for the facility.

☐ The program capacity for this school will be 658 with a master-planned (core) capacity for 740. The school needs a six-classroom master-planned addition to bring the program school up to its master-planned capacity. The architect should show the location for the future classroom addition.

☐ The educational specifications are divided into three sections.
   - The first section, the space summary, lists the type of spaces and square footage required when the project is complete.
   - The second section describes the general design, location, and specific requirements for each type of space in accordance with Montgomery County Public Schools (MCPS) standards.
   - The third section identifies any additional program requirements for the school that were identified by the Feasibility Study participants.

☐ The architect should show the location for relocatable classrooms, should they be required in the future. These units should be sited in a location where it will not cause conflict with the constructability of a future addition. The necessary utility connections, i.e. electrical power, fire alarm, public address, and data should be provided near the future location of relocatable classrooms.

☐ The architect will provide a space summary comparison between the programmed space requirements and the proposed after each phase of the project including but not limited to the feasibility study, schematic design, design development, and final design phase. For all new schools and modernizations, the project will be designed for LEED Silver certification by the United States Green Building Council (USBGC) under the LEED for Schools guidelines. If this project is a classroom addition, the certification requirement applies only if the addition doubles the existing building footprint. If this project is a building renovation, the certification requirement applies only if the renovation alters more than fifty percent of the existing building gross floor area.
General Planning Considerations

In the general planning of this building, special consideration is to be given to the following comments and instructions:

☐ The architect is expected to be compliant with all national, state and local fire safety, life safety, and health code regulations and to follow applicable rules of the State Interagency Committee on School Construction.

☐ The building is to be accessible to the disabled within the meaning of the latest edition of the Americans with Disabilities Act and to conform to all the latest requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board. (The regulation can be found at [http://www.access-board.gov/adaag/html/adaag.htm](http://www.access-board.gov/adaag/html/adaag.htm)). In addition to the ADAAG, the *Maryland Accessibility Code* (COMAR.05.02.02) revised in 2002 also is required for public schools. (The regulation can be found at [http://mdcodes.umbc.edu/dhcd2/Title05.pdf](http://mdcodes.umbc.edu/dhcd2/Title05.pdf))

☐ The facility is to reflect an appealing visual, acoustic, and thermal environment and is to be properly furnished and equipped. Well-chosen colors and textures are to be used. Lighting must meet current standards and provide adequate levels.

☐ High quality materials are to be used in the construction. The architect should refer to the MCPS Design Guidelines.

☐ The first impression of a building is important. The main entrance to the school should have a clear and inviting identity, and the entrance area should be designed and landscaped to emphasize its importance. A covered walkway from the bus loading area to the front door is desirable. The design of the main lobby area needs to convey a feeling of warmth and welcome. The inclusion of a lighted showcase in which children's work can be displayed is recommended.

☐ The design of the building and grounds must provide for a secure environment for students and staff. Isolated areas should be minimized and natural surveillance encouraged by eliminating visual barriers.

☐ For security purposes, all doors into classrooms, conference rooms, offices etc. must have a sidelight window with shades.

☐ Water coolers should be provided throughout the school.

☐ Every teaching station, support space, and core area must be wired for computer, CCTV, and telephone, along with adequate electrical supply in compliance with Maryland State design guidelines for Technology in Schools and the MCPS Office of the Chief Technology Office (OCTO) guidelines. Facilities must be adaptable to accommodate rapid development in high technology and its equipment since educational program and organization in this field are dynamic. Space and power supply must be flexible to meet these changing needs.
Core spaces such as the cafeteria, gymnasiums, and instructional media center should be easily accessible for community use and secure from the rest of the building after school hours.

An MCPS-designed alarm system will provide security for this facility. The architect will provide for this system in consultation with the Division of Construction staff.

Building code requirements call for less than fifty percent of interior corridor space to be used for displaying flammable materials. Display areas can be provided by a 5’ x 5’ bulletin board per classroom or an equivalent amount of space in a larger area. Please refer to the Division of Construction for specific standards.

Students should have ADA compliant access to the play areas from the multipurpose room. Play areas are to be protected from any vehicular traffic. Unobstructed supervision of play areas from one central area is desirable.

The school is to be air-conditioned except for the gymnasium and kitchen. Careful placement of glass is required to avoid excess heat gain in occupied areas.

Some windows must be operable in each space in the building. Transmission of radiation through windows into various portions of the plant is to be considered in relation to heating and ventilating and in relation to planning the building for air conditioning. All instructional spaces should have windows, preferably exterior windows. If the design does not permit exterior windows, windows onto corridors should be provided.

Zoning the plant for heating and air-conditioning should be related to after-hours use of various areas such as offices, gymnasium, multipurpose room, and the instructional media center. Appropriate location of parking, corridor barriers, and toilet rooms is necessary for after-hours use. Some classrooms nearby the multipurpose room should be zoned for after hour use as well.

The architect should refer to MSDE’s 2006 Classroom Acoustic Guidelines to address the acoustical qualities for classrooms. In addition, the architect should refer to American National Standard, Acoustical Performance Criteria, Design Requirements, and Guidelines for Schools (ANSI S12.60-2002) for additional information.

Noise and distracting sounds are to be minimized. In areas such as the multipurpose room and classrooms, which may be used for meetings and adult education, the sound of operating fans for ventilation should not interfere with instruction.

Adult restrooms should be provided in accordance with the latest code requirements. Adult restrooms in elementary schools will be unisex.
Spaces that serve no real educational function, such as corridors, should be limited while at the same time assuring an easy to supervise and smooth flow of pupil traffic to and from the instructional media center, multipurpose room, gymnasium, specialized centers, and support rooms.

Carpeting should be limited to the principal’s office, assistant principal’s office and conference room in the administration suite and the main reading room of the instructional media center.

All instructional, resource, or office spaces that students may occupy should be designed with either a sidelight or glass panel in the door and must be able to be supervised from the corridor or an adjacent space. Doors should be provided between classrooms whenever possible, however, expensive folding walls should be carefully considered as they are rarely utilized.

The classrooms should be designed to accommodate various size groups. Each classroom should be readily adaptable for group work, various presentation formats, and should have maximum connectivity to outside resources.

The shape of the classroom and the design of built-in features and storage areas should provide optimum net usable floor area. Elongated rooms and features that protrude into floor area, limiting flexibility, are to be discouraged. Rectangular shaped classrooms are preferred.

Metal adjustable shelving is to be provided in all building storage closets.

All plan reviews will be coordinated through the Division of Construction.

Special consideration must be given to energy conservation including total life-cycle costs. The current Maryland State Department of General Service (DGS) requirements will be applied as design criteria. Life-cycle cost accounting in accordance with DGS criteria is required.
Description of Facilities

Please refer to the summary of spaces in the front of this document for the square foot requirements for each space described below. Square-foot allocations should be considered the standard to be followed, although minor deviations are permitted.

Prekindergarten/Kindergarten Classroom

☐ If the school has a Head Start program, the classroom should be designed as a prekindergarten/kindergarten classroom.

☐ Each room should allow flexibility in creation of activity areas and to provide for individualized instruction through arrangement of the "centers" approach.

☐ An area should be designated for placement of a 12’ by 15’ area rug over the finished floor.

☐ A 100 square foot walk-in storage closet and 150 square feet of general storage (casework throughout the classroom) is needed.

☐ When possible there should be interconnecting interior doors between all kindergarten and pre-kindergarten rooms.

☐ All prekindergarten rooms should have an outside door or be directly accessible to the outside and convenient to the main entrance of the school building.

☐ The prekindergarten classrooms require a separate and fenced outdoor play area that must be adjacent to the classroom. If the school does not have a prekindergarten program than the outdoor play area should be master planned so that it can be added on at a later time. The prekindergarten play area should include a 40’x40’ paved play area and a 40’x40’ mulched area.

☐ The computers should not be located next to a whiteboard where magnets might damage the hardware and software. Glare from the windows on the computer screens should be eliminated as much as possible. Security for the computers should be planned in consultation with the MCPS Division of Construction (DOC). Computer/technology wiring must be in accordance with MSDE/MCPS standards.

☐ Every classroom must have computer outlets for five student workstations and one teacher workstation. The building information and communications distribution system and other aspects of the building design must comply with the February 2002 revision of the MSDE *Maryland Public School Standards for Telecommunications Distribution Systems*.

☐ The main teaching wall layout should be in accordance to DOC construction standards.
☐ A sink with a drinking fountain must be provided, with cabinets above and below.

☐ In a non class-size reduction school, the built-in student wardrobe area must provide 28 individual compartments to store students’ belongings. The architect is to refer to the DOC construction standards for a typical cubby design. Lockers in the classroom may be considered for the kindergarten classrooms.

☐ In a class-size reduction school, the built-in student wardrobe area must provide 24 individual compartments to store students’ belongings. The architect is to refer to the DOC construction standards for a typical cubby design. Lockers in the classroom may be considered for the kindergarten classrooms.

☐ A total of 20 feet of tackboard and 10 feet of magnetic whiteboard should be installed at eye-level height for small children, with tack stripping along walls for display of student work.

☐ Each room must have a toilet room that is accessible from within the room and easily accessible from outside. The toilet room will contain a standard height toilet, a sink with child-height mirror, and soap and towel dispensers that are accessible to small children. The light switch should automatically turn on the vent fan.

☐ Each classroom should be equipped with window blinds per the MCPS design guidelines.

☐ Battery operated clocks will be installed. The clock should not be mounted behind the projection screen.

☐ All classrooms should be equipped with a handicapped accessible sink with drinking bubbler.

☐ A full-length mirror should be installed.

**Standard Classroom**

☐ Each room must have an open classroom area with moveable furniture.

☐ 150 square feet of casework storage is needed in the classroom.

☐ The computers should not be located next to a whiteboard where magnets might damage the hardware and software. Glare from the windows on the computer screens should also be eliminated as much as possible. Security for the computers should be planned in consultation with the MCPS Division of Construction (DOC). Computer/technology wiring must be in accordance with DOC/MSDE/OSTA standards.
Every classroom must have computer outlets for 5 student workstations and 1 teacher workstation. The building information and communications distribution system and other aspects of the building design must comply with the latest edition of MSDE *Maryland Public School Standards for Telecommunications Distribution System*.

Approximately 30 to 35 linear feet of magnetic white board and 20 to 24 linear feet of tackboard, both with tack strips and map rails above the boards, should be installed in each classroom. White boards should be located so as to reduce glare. Tack strip is needed on all available walls. The architect should refer to the DOC construction standards for the main teaching wall layout.

Thirty built-in individual compartments in the wardrobe area for storing student personal property are required. The architect should refer to the DOC construction standards for a typical cubby design for grades K-1 and grades 2-5. Lockers in the hallway may be used in place of the classroom cubbies.

If lockers are designed for storing individual student property, the architect should design the facility with 700 lockers if the core capacity is 640 and 815 lockers if the core capacity is 740.

All classrooms should be equipped with a handicapped accessible sink with drinking bubbler.

A storage area is needed to hold at least two science kits (approximate 27" x 17" x 12" each) and one math kit in each classroom.

General storage space must be built in and must accommodate 24- by 36-inch paper and a 4-drawer file cabinet. Each classroom must include 48 linear feet of built-in adjustable shelving.

A small lockable teacher's wardrobe must be provided, as per DOC construction standards.

Designated shelf space, not near a window, for an aquarium/terrarium with nearby electrical outlet, is desirable.

Each classroom should be equipped with window blinds. The specifications for the window blinds will be provided by DOC.

Each classroom should be equipped with a retractable projection screen (7’ x 7’). The projection screen should not be mounted near any emergency lighting tracks. All areas of the screen should be illuminated and readable when the lights are dimmed.

Electrical and data outlets should be provided in the ceiling for a ceiling mounted LCD projector.

Battery operated clocks will be installed. The clock should not be mounted behind the projection screen.

Appropriate CCTV receptacles and a duplex outlet should be provided.
A school may consider reducing the size of each classroom to create small break-out rooms in the school. The number and design of these breakout rooms may be determined by school and MCPS staff.

Special Education

<table>
<thead>
<tr>
<th>Spatial Needs</th>
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<tbody>
<tr>
<td>Classrooms</td>
</tr>
<tr>
<td>Special Education Room</td>
</tr>
<tr>
<td>Speech/Language Room</td>
</tr>
<tr>
<td>Occupational Therapy/Physical Therapy (OT/PT) Room</td>
</tr>
</tbody>
</table>

Classrooms

- Special education classrooms should be located with similar grade classrooms in the building so that integration with regular students at the primary and at the upper grade levels occurs naturally.
- The specific requirements are the same as the requirements for standard classroom requirements. Please refer to the preceding section for these requirements.
- Please see the additional requirements section of this document for additional special education program requirements specific to this school.

Resource Room

- Each room must have whiteboard, tack board, open and closed lockable storage, open shelving, counter space, and a lockable teacher wardrobe. Room for a teacher's desk, lockable file cabinet, and assorted-sized furniture with adjustable legs should be provided.
- The resource room should be wired for 3 computer workstations.
- The resource room must contain a sink with counter space.
Speech/Language Room

☐ This room requires a whiteboard, tack board, open and closed lockable storage, open shelving, and a lockable teacher wardrobe.

☐ Room for a teacher’s desk, lockable file cabinet, and table to work with small groups of students is required.

☐ The speech/language room should be wired for access to one computer workstation each.

☐ The speech room must be located on the first floor and be acoustically treated.

☐ The speech room needs a 4’ x 4’ mirror mounted to the wall to supplement verbal skills training.

☐ The speech room requires a sink with counter space.

Occupational Therapy/Physical Therapy (OT/PT) Room

☐ Each room must have whiteboard that is mounted two feet off the floor.

☐ A tack board, open and closed lockable storage, open shelving, and a lockable teacher wardrobe are required.

☐ A sink with counter space is required in the OT/PT room.

☐ Room for a teacher’s desk, lockable file cabinet, and assorted-sized furniture with adjustable legs should be provided.

☐ The OT/PT rooms should be wired for access to one computer workstation each.

☐ The OT/PT requires a ceiling mounted hook for a swing.

The OT/PT room requires lockable storage with sufficient area to house large gross motor equipment (minimum of 35 square feet) such as therapy balls, scooter boards, walkers, balance beams, ramps, etc.
Support Room
The following rooms will provide for individual and small-group instruction as needed for the entire student body.

<table>
<thead>
<tr>
<th>Spatial Needs</th>
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<tbody>
<tr>
<td>Testing/Conference Room</td>
</tr>
<tr>
<td>Instructional Data Assistant Office</td>
</tr>
<tr>
<td>Support Staff Offices (two)</td>
</tr>
<tr>
<td>ESOL Classroom</td>
</tr>
</tbody>
</table>

- These rooms should be centrally located, with easy access to the office and conference room and to toilet rooms that can accommodate the physically disabled.
- The rooms must be well ventilated.
- Each room must have whiteboard, tack board, open and closed lockable storage, open shelving, counter space, and a lockable teacher wardrobe. Room for a teacher's desk, lockable file cabinet, and assorted-sized furniture with adjustable legs should be provided.
- Sufficient electrical outlets are to be provided. Quadruplex outlets may be utilized where feasible.

Testing/Conference Room
- School and/or central office staff test individual students or small groups of students. Typical testing includes psychological, diagnostic, vision/hearing, gifted, and makeup testing for required standardized tests. This room also will be used to accommodate post-test conferences with teachers and/or parents.
- This room needs acoustical treatment as well as video, voice, and data outlets.
Instructional Data Assistant Office

☐ This room is required for a data assistant who conducts assessments, updates individual student test scores, and provides remediation of students' skills.

☐ This room houses one computer with printer and card reader and must be lockable and secure.

☐ This room requires some built-in casework with shelves and doors, a small lockable teacher’s wardrobe, whiteboards both with and without coordinate grids, and video, voice, data outlets, and space for file cabinets.

ESOL Classroom

☐ Some students receive small group instruction in English as a second language for one or two periods a day.

☐ This classroom requires a sink.

Support Staff Offices

☐ Office space is needed for permanent as well as itinerant support staff (curriculum coordinator, team coordinator, social worker, psychologist, auditory and vision specialists, and psychiatrist).

☐ A teacher’s wardrobe should be provided for itinerant staff use.

☐ Video, voice, and data outlets should be provided.
Art Room

The art room is to provide space for teaching and creating art, displaying student work and educational aids, and storing supplies and materials. The room should be designed as follows:

- The art room must not be carpeted.
- Both art and music rooms must be located near student restrooms.
- For technology accessibility purposes, the art room is to be considered as a regular classroom with appropriate data, CCTV, modem, and electrical outlets.
- The design of all work, display, and storage areas should create an environment that is functional and easy to clean.
- Lighting should be both natural and artificial and conducive to close work.
- A door to the outside is desirable.
- Space and electrical outlets for two kilns should be in the farthest corner of the storeroom with proper ventilation.
- Eight duplex electrical outlets are to be provided (where feasible quadruplex outlets may be utilized).

The window wall should have the following:

- Windows that permit views of the surrounding landscape.
- Blinds to permit room darkening.
- Shelves under windows 15” deep.
- Tack board or tack strips above windows if space permits.

The teaching wall should have the following:

- Two 3-foot wide by 7-foot tall, 18” deep, shelf sections for storage of unfinished work.
□ Eight-foot long by 4-foot tall whiteboard between two 8-foot sections of 6-foot tall white/tack board with 2-foot tall tack board above the white board. Tack and white boards should be mounted 2 to 4 inches above low shelving.

□ Fourteen-inch deep, 24 inch high, shelving under the center of the 16-foot long tack board and white board.

□ Wall mounted projection screen with electrical outlet underneath.

The wall near the entrance should have the following:

□ One standard sink and one 30-inch high student sink, one of which should be located on a peninsula (Peninsula is to be no longer than 3 feet). One sink should be handicapped accessible. Faucets should be accessible to students (preferably on the side of the sink and not the back of the sink) and positioned to prevent splashes onto floor.

□ Sinks and sink area should also include:

□ Removable plaster traps

□ Closed cabinets below and above

□ Conveniently located towel and soap dispensers

□ At least 9 feet of counter space (includes 1 ½ feet of counter space on both sides of the sinks) with rounded corners

□ Hot and cold water faucets with bubbler

□ A 5- to 7-foot open space is needed for drying rack(s) along one wall.

□ Approximately 30 smock hooks in 3 feet of staggered tiers, beginning 2 feet from the floor, spaced 4 inches apart, up to 48 inches high. (Optional in rooms where one end of MCPS-built drying rack(s) that measure 44 inches wide and 24 inches deep is accessible, since hooks can be installed on pegboard ends.)

The wall opposite or adjacent to the teaching station should have the following:

□ One 6-foot tall, 12-foot long tack board with 24-inch tall, 14-inch deep shelving units below.

□ Two or three 7-foot tall, 18-inch deep, 36-inch wide shelf sections near kiln area for storage of ceramic work
Kiln Area

- The kiln area should be located at the far end of the storeroom and should accommodate two kilns.
- Two kiln exhaust hoods and fans (local switch) must be installed. Positive ventilation (using negative pressure) is needed to assure removal of fumes.
- Kilns should be 30 inches wide, 30 inches deep and 36 inches tall. Allow an additional 6 inches in depth for opening of the kiln lid.
- Electrical characteristics for the kiln are 208 volt, 30 amps, single phase, and 7200 watts. Provide 2-50 amp 250-volt outlet NEMA configuration 6-50R. Provide outlet(s) on wall behind kiln(s).
- Kilns may be located in the far end of the storeroom with built-in hood above and metal shelving 12 inches to 18 inches deep on walls adjacent to the kiln area. See notes above for additional kiln information.

Art Storeroom

- The storeroom must have a 6-foot wide, 30-inch tall, and 34-inch deep worktable immediately inside the entrance to the storeroom with built-in adjustable shelves below and 14-inch deep wall hung shelving above. This table will accommodate a 30-inch square paper cutter and storage of large art reproductions and papers below, in 3 banks of shelving units 8 inches on center, 20-inches wide (inside width).
- One or two 6-foot tall 20-inch wide paper storage shelf section(s), 24 inches deep with shelves 8 inches on center to accommodate 18" x 24" paper.
- Seven-foot tall open shelving, 18 inches deep, should be provided along remaining walls where space permits. Twelve to fourteen inch deep sections are acceptable for some sections where 18-inch deep shelves won't fit.
- Storeroom door is to be lockable, and 2 coat hooks are to be mounted behind the door.
Music Suite

<table>
<thead>
<tr>
<th>Spatial Needs</th>
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<tbody>
<tr>
<td>Music Room (includes 250 sq. ft. storage)</td>
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<tr>
<td>Instrumental Music Room</td>
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</tbody>
</table>

- The music room and instrumental music room should be located adjacent to each other with a shared storage room.
- These rooms should be located near the multipurpose room to allow easy access to the platform.
- The rooms must be acoustically isolated from the rest of the school.

**Music Room**

- The music room should have a clear circular area of at least 20 feet in diameter and access to the music storage room.
- A 150-square foot secure closet area to store instruments, equipment, choral music, and instructional charts is necessary with access from the music room.
- Variable-sized shelving must allow for storage of books, records, and small instruments.
- The music room needs a child height sink with a work area and drinking fountain.
- Window blinds and a wall-mounted retractable projection screen are required.
- Approximately 20 feet of white board and 4 feet of tack board must be provided. Continuous tack strips are needed around the room.
- Specific storage and shelving specifications are available through Montgomery County Public School's Division of Construction.
- Eight duplex electrical outlets are to be provided (where feasible, quadruplex outlets may be utilized).
- This room must be acoustically treated.
- Doors into the music room and stage platform must be wide enough to accommodate the passage of a piano.
Instrumental Music Room

☐ A secure closet area is needed adjacent to the room for large instrument storage.

☐ A sink and countertop area should be provided for cleaning and repairing musical instruments.

☐ The Instrumental Music Room must be soundproofed.

☐ Doors into the instrumental music room must be wide enough to accommodate the passage of a piano.

Dual Purpose Room

☐ This room should be designed to accommodate both art and music activities in the school but with less detail than the regular art and music rooms.

☐ Some acoustical treatment should be provided in the room.

☐ One sink for student use should be provided along with some countertop area.

☐ No kiln area is needed and less shelving than described in the art room is to be provided.

☐ The exact details of the design should be discussed with the school staff and community.
## Instructional Media Center

### Spatial Needs

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<td>Main Resource Area</td>
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<tr>
<td>Materials Preparation/Office Area</td>
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<tr>
<td>Media Storage</td>
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<tr>
<td>Textbook Storage</td>
</tr>
<tr>
<td>Control Room/Storage</td>
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<tr>
<td>Head End Equipment Closet</td>
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<tr>
<td>LAN Wire Closet</td>
</tr>
</tbody>
</table>

- The architect should refer to the MSDE document, *Facilities Guidelines for Library Media Programs, 1998* as a guide for media center design.

- Staff in the Department of Educational Media and Technology must approve specific design.

- The media center is to be central to the instructional program of the school.

- The total media complex is to be enclosed and lockable.

- The media center is to accommodate multiple arrangements and uses as functions change. It should be acoustically designed for multiple activities. Furniture and shelving should have casters for easy moving, to divide one area from another, and create traffic patterns.

- A complete media center is to include the following areas that are described in the following sections:
  - Study and Research Area
  - Informal Reading Area
  - Instructional Area
  - Production and Group Project Area
  - Administrative Area
Main Resource Area

☐ The main resource area should have 3 separate lighting zones for the storytelling area, the instructional area, and the circulation area. Each zone should be independently operable. Dimming capabilities are recommended in the storytelling and instructional areas.

☐ Two CCTV outlets should be located in the main resource room --one near the storytelling area and one in the instructional area. CCTV receptacles and electrical outlets should be located 44” AFF.

The Main Resource Area is to be subdivided to provide for the following program activities:

Study and Research Area

☐ Space is needed in the Main Resource Area for an information desk, catalogs, online stations, study and research tables, reference materials, professional library materials, basic collections, and stacks.

Informal Reading Area

☐ Space is needed in the Main Resource Area for books and periodicals to encourage literacy, lifelong learning, and reading for pleasure.

☐ This area needs to provide space to seat 30 students on the floor away from the busy areas for a storytelling area.

☐ A projection screen should be accessible. Emergency lighting should not affect the projection screen.

☐ Zone lighting should be controlled from this area.

☐ A CCTV receptacle and appropriate electrical outlet should be located near this area.

☐ The architect may want to define this area by architecture and/or accent carpeting.

☐ Picture book shelving also may help define this area.
Instructional Area

☐ Space is needed in the Main Resource Area for formal seating for small, large group, and whole class instruction.

☐ A “teaching wall” with appropriate instructional technology, and display space is needed.

☐ This area should not be located near an entrance.

☐ It should seat 30 students at tables.

☐ A projection screen with appropriate floor mounted outlets should be located in this area.

☐ Lights in this area should be separate for dimming without affecting the reference area.

Production and Group Project Area

☐ Space is needed in the Main Resource Area for functional work and meetings for individuals, teams, and classes as well as facilities for media production should be designed in the main resource area.

☐ This area allows for individual study desks for students to carry on independent study research projects, analyze information, and solve problems.
Administrative Area

- Space is needed in the Main Resource Area for the circulation desk should be designed near the entrance of the media center. This area needs writing space, book return, computer workstation, file cabinet, and storage.

- An electronic catalog area (ECC) should be located near the circulation desk and should contain one to two computer workstations.

- The reference section area should contain two to four computer workstations. These should be located near the electronic card catalog and be positioned so they may be utilized with the ECC for directed instruction to students for on-line retrieval skills. Appropriate data, telephone and electrical outlets as well as casework should be provided for these workstations. Casework should include wire management, area for student books and a pullout keyboard.

Materials Preparation/Office Area

- The Office and Materials Preparation Rooms may be combined into one room. The Office access should be located immediately behind the circulation desk at the entrance to the Media Center. Plentiful interior windows from these rooms into the Media Center are to be provided for supervision.

- The materials preparation area provides for the preparation of several types of instructional materials, such as transparencies, slides, and charts.

- The materials preparation area should have corridor access.

- This space requires appropriate counter space for repairs, including cabinetry, sink, storage of tools and cords, as well as electrical and computer receptacles for testing equipment.

- Appropriate casework for storage, computer workstations, data, electrical, and modem receptacles should be provided.

- See media center specifications available from the Division of Construction.

- The office area should include space for collaborative planning and processing of library media materials.

- The office area must be accessible to the materials preparation area and main reading room. It should include appropriate casework for a computer workstation, book shelving, and cabinetry as well as phone, data, and electrical receptacles. Adequate space should be allocated for the media center file server.
Media and Textbook Storage
The storage areas should be located adjacent to the materials preparation work area and should have the following specifications:

☐ Space is needed for the storage of instructional materials, such as seasonal materials, maps and globes, and instructional equipment, such as projectors for distribution. Minor repairs, cleaning, and testing of equipment are completed here. Space for manipulatives, especially mathematics and science, is needed.

☐ Textbook storage provides for storage of textbooks, workbooks, and classroom materials.

Control Room/Storage Area

☐ A support room should be located adjacent to the control room so the room can serve the dual function of a support space and TV studio.

☐ The support room used as a TV studio should have adequate electrical outlets and acoustical treatment.

☐ See studio specifications for media center communication labs available from the Division of Construction.

Telecommunication Equipment Closet

☐ This room is to be located in or near the instructional media center.

☐ It should have corridor access and be centrally located in the school.

☐ Specifications for this space are available from the Division of Construction.
**Shelving Requirements**

- The architect is to refer to the MCPS specifications with the Division of Construction for the material to be used for the shelving in the media center resource area and storage area.

- The shelving should be interchangeable within standard upright wall units in accordance with MCPS specifications (maximum height and island shelving requirements are available from the Division of Construction).

- Low shelving is desirable for sight and safety reasons when extra shelving is needed.

- Shelving is to be allocated on the average as follows:

<table>
<thead>
<tr>
<th></th>
<th>Linear Feet</th>
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</thead>
<tbody>
<tr>
<td>Books</td>
<td>700</td>
</tr>
<tr>
<td>Picture Books (with dividers)</td>
<td>165</td>
</tr>
<tr>
<td>Magazines (with space for back issues)</td>
<td>20</td>
</tr>
<tr>
<td>New Book/Interest Display</td>
<td>10</td>
</tr>
<tr>
<td>Media Center Storage (20-24” depth)</td>
<td>As space allows</td>
</tr>
<tr>
<td>Textbook Storage (12-18” depth)</td>
<td>As space allows</td>
</tr>
</tbody>
</table>
Computer Laboratory

☐ This room should have direct access to the Instructional Media Center.

☐ The computer laboratory should be zoned for independent air-conditioning during times when the rest of the building is closed.

☐ Specific design guidelines beyond these specifications are available through the Division of Construction and the Office of Strategic Technology and Assessment (OSTA).

☐ The room should be designed to accommodate up to 30 computer workstations.

☐ Floor-mounted electrical/network capabilities evenly spaced down center of classroom floor for computer workstations is required.

☐ Electrical/network capability in the front of the room (teaching wall) for 6 computer workstations is required.

☐ One of the storage wardrobes must be lockable to accommodate laptop computers.

☐ The teaching wall should be designed to accommodate a Promethean board. The teaching wall layout will be provided by the Division of Construction.

☐ Tackboards should be provided in the laboratory.

☐ A modular telephone outlet (RJ11) for use with a modem should be provided as well as a location for a printer to be accessed by all workstations. Specifications detailing the design of the computer lab are available from the Division of Construction.
Physical Education
The gymnasium has two major purposes:
- To provide an indoor facility for the physical education instructional program.
- To provide for student and community recreation during after school hours, weekends, summers, and holidays.

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Gymnasium

☐ The location of the gymnasium should be near the play areas, directly accessible from a corridor, and easily accessible from the parking lots.

☐ Buffering the gymnasium with a corridor or related spaces is required to separate gymnasium noise from the rest of the school.

☐ The physical education office should be adjacent to the gymnasium and lobby.

☐ The architect should refer to detailed requirements provided by Division of Construction in the "Architect’s Guide".

☐ Any windows into the gymnasium should be oriented north and south so that direct east-west sunlight does not impact play in the gymnasium. However, windows should not be placed in the end walls.

☐ The gymnasium should be ADA accessible from within and without (access from inside gym to playfields).

☐ A ceiling clearance of 18-20 feet free of girders, pipes, heating vents, lights and curtain supports is required.

☐ No ledges or sills should be created over 6’ in height that would make it difficult to retrieve a ball.

☐ Glazed tile on the walls must cover at least seven feet from the floors.
If the gymnasium is a community sized gymnasium (84’x 75’) then a vinyl-mesh curtain to divide the floor area into two equal size spaces should be provided. It must be the type that can be electrically rolled to the ceiling for storage. If the gymnasium has a divider curtain, a clock with a protective wire covering should be provided on both ends of the room.

Adequate lighting in the gymnasium is required. The lighting should be securely mounted and guarded to prevent damage by balls with keylock switches to control the lighting.

A minimum number of windows to prevent glare and glass breakage is requested.

Acoustical treatment of walls and ceiling is required and must be able to withstand damage by balls.

Ventilation equipment must not inhibit use of the space for auditorium purposes.

A wood floor should be installed in the gymnasium. Striping for basketball, volleyball, and floor games should be provided. (i.e. hopscotch and four square)

Graphics or approved words should be painted on the gymnasium walls. The school may choose from an approved curriculum list of words to paint on the gymnasium walls. The list of words will be provided by MCPS staff.

A whiteboard, 4’x6’, with no ledge is required.

Separate heating source or controls to permit use when the remaining part of the building is not occupied is required.

Recessed door handles are required.

Doorway center posts must be removable to allow for the passage of equipment.

A recessed fire alarm box or covered fire alarm box, preferably in a corner of the room needs to be provided.

Two call buttons located at opposite sides of the gymnasium are required to contact the main office.

A clock with a protective wire covering should be provided on a sidewall of the gymnasium. The fire extinguisher, if mounted in the gymnasium, should be recessed into the wall.

Wall safety padding must be mounted under each basketball backstop with 16 feet under end basketball backstops and 12 feet under side basketball backstops with nylon nets.
☐ Doors or openings should not be directly behind basketball backstops.

☐ Fan-shaped basketball backstop, adjustable from 8 feet to 10 feet, must be mounted four feet from the sidewalls to provide two equal sized side courts. The backstops must be of aluminum composition. Collapsible rims must be provided.

☐ A basketball backstop, adjustable from 8 feet to 10 feet, must be mounted on each end wall for full court play. The fan-shaped backstops must be of aluminum composition. Collapsible rims must be provided.

☐ A hand crank must be provided for the adjustable basketball backstops if they are not operated electrically.

☐ Four climbing ropes (1 knotted, 3 plain) with hoist located 6 feet from the ground and safety cables located away from ceiling lights and basketball backstops should be provided.

☐ One 8-foot semi-guyed (wall mounted) horizontal bar with safety chain and floor plates should be provided. The MCPS shade shop will provide safety padding.

☐ One pair of volleyball aluminum uprights and one center volleyball aluminum upright (insertion type) must be provided. Heavy-duty net ratchet and removable crank handle should be included.

☐ Five solid brass floor plates and floor sleeves need to be installed. Two volleyball nets, 32" in length with end sleeves for wooden dowels should be provided.

☐ Two portable game standards are required.

☐ A wall-mounted, chin up bar should be provided. The lowest bar height should be approximately 5 feet from the floor.

☐ Computer data/CCTV/electrical/network receptacles on opposite walls of the gymnasium are required.
Physical Education Office

The following items are required in the physical education office:

☐ Non-breakable window to the gymnasium, low enough to view students, is required.
☐ Non-breakable window to the lobby for supervision, low enough to view students, is required.
☐ Toilet and shower facilities are required.
☐ Computer/Telephone/Cable TV outlets connected to the school-wide network are required.
☐ Venetian blinds for windows are required.
☐ VCT flooring is required.
☐ A call button the main office is required.
☐ Three full size clothing locker should be provided.
☐ Electrical outlets.
☐ A tack board should be provided.
☐ A wall-mounted clock should be provided.
☐ A small closet with shelves should be designed in this office.
Storage Rooms

☐ All of the storage rooms require 8-foot doors and 12-foot ceiling heights with a flush threshold.

☐ The large storage room requires 8-foot double doors with no center post and must be able to accommodate a set of parallel bars.

☐ The large storage room must contain shelves, 6 feet high and 18 inches deep, mounted on at least two walls. The shelves must be adjustable after installation.

☐ Both of the small storage closets must contain shelves, 6 feet high and 18 inches deep, mounted on the side and back walls. The shelves must be adjustable after installation.

☐ Two volleyball wall racks should be installed in the small storage closet designated for community use. Each rack will hold two uprights.

☐ The large storage closet must have a length that will accommodate a 12' long balance beam.

Lobby Area

☐ Separate toilet rooms for boys and girls should be located in the lobby.

☐ An electric water cooler and public telephone should be located in the lobby area.

☐ Six feet of tack board should be installed in the lobby area.

☐ The window between the lobby and physical education office must be low enough to view people in the lobby.

☐ A control gate to separate the gymnasium, lobby area, and restrooms from the rest of the school during after-hours is required.
Multipurpose Room and Platform

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Multipurpose Room

☐ The multipurpose room should have a ceiling height of 12–14 feet.
☐ A building service utility closet should be provided near the entrance to the multipurpose room for convenient lunch cleanups.
☐ Table storage and chair storage must be located adjacent to the multipurpose room.
☐ Exits from the multipurpose room must be sufficient to allow maximum seating.
☐ Toilet rooms and an electric water cooler should be near the multipurpose room to allow for public use.
☐ Audiences need to be able to hear and see presentations from all locations in the room.
☐ Ventilation equipment noise must not inhibit use of the space for auditorium purposes.
☐ Acoustical treatment is needed.
☐ Proper lighting and sound amplification are required.
☐ Each side of the risers at the multipurpose room floor level should be equipped with CCTV/data/voice/modem/electrical receptacles.
☐ Lighting, windows, fire alarm box, clock, and ceiling must be protected to prevent damage by balls.
Outdoor play areas should be accessible from the multipurpose room. Children should not have to cross driveways or parking lots to access the play areas.

An audio loop system should be provided for hearing impaired students; guidelines are available through the Division of Construction.

An independent sound system should be provided in the multipurpose room.

A call button to the main office should be provided.

If there is no gymnasium, then the architect should refer to the physical education section for the storage requirements.

**Platform**

The platform should have a proscenium opening 24 feet wide. The depth is to be 15 feet deep. The platform floor is to be three risers above the multipurpose room floor. A full set of platform curtains is to be provided. An 8'x10' motorized projection screen is to be provided. Platform steps must NOT be carpeted.

The platform must be accessible to the physically handicapped.

Each side of the platform should be equipped with CCTV/data/voice/modem/electrical receptacles.

**Chair and Table Storage**

Storage rooms are required for the storing the tables in the multipurpose room and folding chairs.
Food Services

- The kitchen is operated as a "finishing kitchen" and should include an area for dry storage, a manager's workstation, toilet facilities, preparation and serving area, and a receiving area for daily deliveries.
- A sheltered dock is preferred and should be separate from other school receiving.
- Delivery flow-path must be clear of preparation area.
- The trash room should be separate from the rest of the building i.e. no common walls.
- The trash room should not be accessed from the kitchen.
- Air conditioning must be available at all times in elementary kitchens, storage, and office.
- Code requirements for lighting, surfaces, and equipment must be met. The Division of Construction will provide current code requirements.
- Windows must have screens.
- Receiving door should be 48” wide and must be self-closing with peephole and doorbell to manager’s office.
- An easy to mop, slip-resistant quarry tile floor is required. Color of grout should be the same or darker than the color of the floor.
- There should be direct access to both the hallway and the multipurpose room to facilitate one-way circulation through the serving line.
- A minimum 9’ ceiling height is recommended.
- A building service closet with floor type mop basin shall be located outside the kitchen but readily accessible to the kitchen.
- A dedicated circuit is required for the cash register with under the floor conduit for connection to the computer in the manager’s office.
Serving Area

☐ A 26 ft. long serving line with 3-ft. clearance at each end should be provided.
☐ The color selection will be approved by Food Services.
☐ A single door refrigerator and microwave oven on a cart adjacent to the service area is needed.
☐ A wall clock and tack board on the serving line wall are needed.

Walk-in Cooler/Freezer

☐ A 7' 9" x 8' 8 1/2" cooler is required.
☐ A 7' 9" x 10' 8 1/2" freezer with a height of 8' 6" is required.
☐ A mobile polymer shelving and dunnage is required.
☐ A roof top compressor is required.

Dry Storage

☐ The recommended dimension for the dry storage area is 12’ x 16’.
☐ A mobile polymer shelving and dunnage is required.
☐ Adequate ceiling height for top shelf storage should be considered.
☐ This space should be totally secure and free of roof access ladders or electrical panels.
☐ Locking cabinets for chemical storage should be provided.
Manager's Office

☐ Visibility to delivery and serving area is required.
☐ The office should be located away or protected from outside door draft.
☐ Desk (NIC), file (NIC), telephone, tack board, and LAN access are required.

Toilet Room

☐ A hand sink with soap and towel dispenser, sanitary napkin disposal, and 3 full-height lockers are required.

Preparation Area

☐ A double convection oven with roll-in bottom is required.
☐ An oven cart and dolly (2 each) are required.
☐ A half-size range is required.
☐ A heat removal exhaust hood is required.
☐ Work tables, one 6 ft. and the other 8 ft. with 2 drawers each, under the table are needed.
☐ Arlington wire baskets (500 each) and dollies (10 each) are required.
☐ Hand sink with pedals and soap and towel dispensers that meet the code requirements are needed.
☐ A three compartment sink, 24” x 24” x 14”, with 24 inch drainboards, is required. Disposal in drainboard with pre-rinse spray is required.
☐ A 6-foot louvered shelf above with hooks is required.
☐ A mobile warmer to accommodate Arlington baskets is needed.
☐ Two utility carts are required.
Administration suite

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<tr>
<td>Records Room</td>
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</tbody>
</table>

- The administration suite must be located with good access from the main entrance of the school and visual oversight of the main entrance and bus drop-off area.

- The suite must be a natural first stop for visitors to the school and must, therefore, have direct corridor access. A security vestibule must be designed so that all visitors must enter the general office to check in before entering the school.

- Spaces need to be arranged for student and visitor flow and for efficient use by office staff.

- The general office is to be treated as the center of the administration suite with direct access to the principal's office, the workroom, and the health suite.

- A coat closet is to be provided for office staff and visitors.

- The Administration suite should be carpeted.
Sufficient electrical outlets are to be provided (where feasible, quadruplex outlets may be utilized) as well as CCTV receptacle for the general office, principal's, and assistant principal's offices.

A glass display case should be located in the vestibule of the Administration suite entrance.

The administration suite should be designed with separate toilet rooms. If the school chooses, one of these toilet rooms may be located in the principal’s office.

**General Office**

A counter should be provided near the entrance to greet and separate visitors from staff and to provide a place to write.

Space for two to three staff persons is required behind the counter.

The general office should be equipped with a staff bulletin board.

**Workroom**

The location of mailboxes should not create congestion by impeding the smooth flow of traffic in the general office and hallways.

Cabinetry appropriate for storing a variety of office and school supplies should be designed along one wall of the workroom.

A portion of countertop is to be more than 30 inch wide to accommodate a large paper cutter.

Space adequate for a large copying machine with necessary electric service and ventilation is required.

A sink is needed in the workroom.

There should be direct access to a corridor from the workroom.

The workroom should be treated acoustically to keep machine and work noises at low levels.
Command Center

☐ An interior room in the school needs to be designated as the command center for Code Red/Code Blue emergencies. In many schools, the workroom in the administration suite may serve this purpose. The room cannot be on an outside wall.

☐ The room designated as the command center must have all data and communication equipment including data, cable, phone, and public address (PA) system.

☐ The PA console should be located in the room that is designated as the command center.

☐ Window coverings such as mini blinds or roller shades must be provided for all windows and doors to the command center.

☐ In secondary schools, the security camera monitors should be located in this area.

☐ The space designated as the Command Center must be large enough to accommodate up to six staff persons.

☐ Storage space is needed for the Code Red/Code Blue emergency kit.

Principal’s Office

☐ This office should be carpeted.

☐ This office should be equipped with a tack board and two-shelf adjustable bookcases under the windows. Each shelf must be able to hold a 12 inch notebook upright.

☐ The office should be directly accessible to the conference room through a connecting door.

☐ This office should have good visible access of the main entrance and to the bus drop-off area.
Assistant Principal's Office

☐ This office should be carpeted.
☐ This office should be equipped with a tack board and two-shelf adjustable bookcases under the windows. Each shelf must be able to hold a 12 inch notebook upright.
☐ This office should have good visible access to the main entrance and bus drop-off.

Conference Room

☐ The conference room should be carpeted.
☐ The conference room is to have a whiteboard, a tack board, and one bookcase.
☐ The conference room should be equipped with a telephone jack.
☐ Casework should be provided on one wall with two, two-drawer file cabinets for confidential records, letters forms, etc.

Counselor's Office

☐ This office should be carpeted.
☐ The counselor’s office should be easily accessible from the classrooms and near, but not a part of, the administration suite and should have a window.
☐ This office needs a whiteboard, tackboard, telephone, and bookshelves.
Telephone Booth

☐ A small room where a teacher can talk privately on the telephone is required. (The room needs a door with a window, or a "phone in use" light.)

☐ This room should have a small built in countertop and room for one chair.

☐ This room should be carpeted.

Storage and Records Rooms

☐ Two lockable rooms are needed for storage of office supplies and student records.

☐ The records room needs space for lockable file cabinets.

2nd Floor Workroom

☐ This room requires appropriate electrical wiring and ventilation to house a copier for staff use

☐ This room requires a work counter and cabinets under and over the counter for storing supplies.
Staff Development Area

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**Staff Development Office**

- The staff development area should be located near the classrooms.
- The office should include one workstation.
- This office needs a whiteboard, tack board, closet, and video, voice, and data outlets.

**Reading Specialist Office**

- The staff development area should be located near the classrooms.
- The office should include one workstation.
- This office needs a whiteboard, tack board, closet, and video, voice, and data outlets.
Training/Conference Room

☐ This room will be used for staff training needs.
☐ This room should include ample shelving for training materials.
☐ The room should be able to comfortably accommodate up to 12 participants seated around a conference table.
☐ A whiteboard and tack board should be installed.
☐ The wiring for an overhead LCD projector should be provided.

Health Services Suite

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<td>Toilet Room</td>
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☒ The Health Services Suite should be in complete compliance with COMAR 13A.05.05.10A.
☒ The health suite must meet accessibility requirements of the ADA, and at a minimum, include spaces for waiting, examination and treatment, storage, resting, a separate room for private consultation and for use as the school health services professional’s office, a toilet room, and lockable cabinets for storing health records and medications.
☒ A designated school health services professional must be involved in the planning of the health services suite.
The architect should refer to MSDE document, *School Health Services*, June 2002 for specific utility information.

The suite should be designed to provide easy visual supervision of all the spaces by the health services professional. The suite should be laid out so that an additional workstation for a health professional can be positioned near the treatment and waiting areas.

In addition to access to the general office, the health services suite also must have a window into the general office so that office staff may monitor the room when health staff is unavailable.

The health room also must have a door to the corridor.

Ventilation is important throughout the health suite.

The countertops should be seamless to aid in maintaining sanitary conditions.

The floor finish should be an easily cleaned non-absorbent material. Carpet should not be used in any areas of the health suite.

A non-porous ceiling material should be used. Vinyl-coated ceiling tile or painted drywall is an acceptable choice.

If any of the areas are enclosed then glazed walls areas should be provided.

The health suite requires wall and base cabinets, lockable file cabinets, for storing health records. A portion of these cabinets must be lockable to store medications, medical supplies, and equipment.

**Waiting Area**

The waiting area should have space for four to eight chairs.

A small tack board should be provided in the waiting area to display health care and other information of importance to students and staff.
Treatment/Medication Area

☐ This area should be adjacent to the waiting area to facilitate the efficient flow of students.

☐ This area should have a kitchen-type sink with cabinets above and below (including a locked medicine cabinet), a 34-inch high countertop, and a small residential style refrigerator/freezer to store medical supplies and foods.

☐ A minimum of 12 linear feet of wall and base cabinets should be provided.

☐ The freezer should have an icemaker.

☐ The treatment area also requires a computer.

☐ A small sink, with cup, towel, and soap dispensers should be provided.

Office/Health Assessment Room

☐ The room requires one computer, fax machine, and electronic connection and physical proximity to a copy machine.

☐ The spaces used for consultation and examinations must be enclosed with sufficient acoustical isolation to ensure complete privacy and confidentiality.

☐ A small sink, with cup, towel, and soap dispensers should be provided.

Health Assessment/Isolation Room

☐ The spaces used for consultation and examinations must be enclosed with sufficient acoustical isolation to ensure complete privacy and confidentiality.

☐ A small sink, with cup, towel, and soap dispensers should be provided.
Rest Area

☐ This area should not be a fully contained room but rather an area that can provide privacy for each cot with a draw curtain on a ceiling track.

☐ The rest area needs space for two to four cots, and one bedside cabinet.

☐ There should be a separate privacy room within the rest area, with a door and space for a cot and a single pedestal desk and chair.

☐ In the rest area and privacy room, supplementary power ventilation capable of 20 changes per hour should be provided, with control by means of a separate switch within the health suite.

Toilet Room

☐ One ADA toilet should be provided.

☐ The toilet room should be accessed without having to go through another functional space in the health suite such as a rest area.

☐ Ideally, students should be able to enter the health suite solely to use the toilet room without disrupting other activities.

Storage Room

☐ The storage area is to have space sufficient for a four-drawer locked file cabinet, a wardrobe for coats, and space for storing large items such as wheelchairs.
Staff Lounge

☐ The staff lounge is a place for staff members to relax, study, plan, and think together.

☐ Two toilet rooms are required just outside of the staff lounge. The toilet rooms may be labeled "adult" rather than "male" and "female" in an elementary school.

☐ The staff lounge should contain a compact built-in kitchen with six linear feet of counter space for a microwave and sink and a space for a refrigerator (nic).

☐ A clock should be provided.

☐ A small, enclosed room with countertop and space for one chair is needed for a telephone.

☐ Ventilation must be provided. An operable window in the staff room is preferred.

☐ An area should be designated for a computer with jacks for computer & telephone (modem).
Building Service Facilities

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**Building Service Office**

- The entire building services area should be located adjacent to the general receiving area.
- The office should be designed as a general office that can accommodate two staff members with two desks and appropriate wiring for computers, phones, etc.

**Locker/Shower Area**

- A locker area must be located near the receiving area.
- Six full-size lockers should be provided in the locker area.
- The locker area should be designed with an enclosed toilet room and shower room for building service staff use.
Compactor/Can Wash/Trash Room

- This room needs to be completely separate from the kitchen spaces with no common walls.
- Trash trucks must have access to this room.
- The room should be heated and have adequate interior lighting, floor drainage, and easily cleanable surfaces.
- Hot and cold water should be available for flushing and cleaning.
- The room should be designed to be pest-free and well ventilated.
- Floors should be sloped so that wash down stays within the room and goes down the drain.
- The compactors need to be installed with enough clearance away from the wall to permit staff to access the equipment from all sides.
- A roll-up door for trash transfer to trucks, steam cleaning equipment, and trash collection containers are needed.
- The room should be designed with a ramp to allow trashcans to be rolled to the dock.

Recycling Room

- The recycling room should be located next to the trash room. This room will be used for the sorting of recycled items.
- Space for a recycling dumpster for cardboard is needed outside of the recycling room (approximately 8’x8’).
- This room needs to be completely separate from the kitchen spaces with no common walls.
- Trash trucks must have access to this room.
- The room should be heated and have adequate interior lighting, floor drainage, and easily cleanable surfaces.
- Hot and cold water should be available for flushing and cleaning.
- The room should be designed to be pest-free and well ventilated.
- Floors should be sloped so that wash down stays within the room and goes down the drain.
☐ A roll-up door for trash transfer to trucks, steam cleaning equipment, and trash collection containers are needed.
☐ Ramp should allow trashcans to be rolled to the dock.

**General Storage and Receiving Area**

☐ The receiving area should be enclosed, floor to ceiling, with a chain link fence.
☐ Flexible shelving is required but should not occupy more than one third of the area.
☐ This area must be secured.
☐ Good lighting and easy access to materials being stored are required.
☐ Electrical outlets, upgraded lighting and ventilation must be provided in this area.

**General Storage**

☐ Flexible shelving to accommodate books, teaching aids, large size (24" x 36") paper, and other instructional supplies is required.
☐ Good lighting and easy access to materials being stored are required.
☐ Electrical outlets, upgraded lighting and ventilation must be provided in all large storage rooms for future flexibility.

**Building Service Outdoor Storage Room**

☐ Outdoor storage is to be near the service area and is to be suitable for heavy mowing, snow removal, and other outdoor equipment.
☐ The dimensions of the outdoor storage area must be able to accommodate two tractors side by side. (one tractor is approximately 9’ long by 7.5’ wide and a second smaller tractor) and other equipment.
A rolling garage style door and a regular door must be provided.

A ramped and paved driveway is required for the tractor so that it can access the sidewalk and driveways of the school during snow removal.

Electrical service and lighting inside must be provided. Access to the light switches must be available at both entrances.

Proper ventilation for storage of gasoline is required.

**Building Service Closets**

At a minimum, there should be a building service closet for each 19,000 gross square of the facility. In addition, there should be a building service closet on each floor and each wing of the facility.

The closets should be a minimum of 25 sq. ft.

The building service closet must accommodate a minimum of one utility cart.

The closet requires shelving for cleaning supplies.

The closet requires a floor mop sink with hot and cold running water and a floor drain.

A mop/broom holder is required.

Where feasible, closet doors should swing outward in order to maximize the storage area and provide easier access to items within the closets.
Site Requirements

Physical Education Instructional Site Requirements

☐ The site should be designed to provide a clear view of all play areas and to facilitate supervision from one location.
☐ Protective fencing may need to be provided near heavily wooded areas, busy streets, steep hills, parking lots and turnaround areas.
☐ Metal drains/grates should not be located in the playing fields and paved play.
☐ Paved areas and fields must be as level as possible. Water should not collect on paved areas.
☐ The items described below are for a school with a site meeting the 12-acre requirement. At schools with smaller sites, the architect is to work with MCPS staff, including the Physical Education Curriculum Coordinator, Safety Director, and school staff to determine layout of the play areas. The outdoor physical educational instructional space should not be compromised for playground equipment.

Softball Fields

☐ Two softball fields should be provided with the following design requirements:
☐ 250' radius, with a soccer field superimposed should be provided if possible. See below for the soccer field dimensions.
☐ The site size will determine the number and dimension of the softball fields.
☐ Softball fields should have metal benches protected by fencing for each team's use.
☐ The fencing and benches should not interfere with soccer field usage.
☐ The softball backstops (2) shall be in diagonal corners of the field or in corners on the same side. See diagram in Architect's Guide provided by Division of Construction.
☐ Softball infields are not skinned for elementary schools. However, one field may be skinned if it does not significantly impact the soccer playing area.
Soccer

☐ The site size will determine the size of the soccer fields. The elementary school size soccer field is 150'x240' however the minimum size field should be 105' x 180'.

☐ No permanent goals or temporary goals should be installed on the soccer fields.

Paved Play Areas

☐ Two paved areas, 80' x 100' should be provided if the site permits. On small sites, one paved play area

☐ If located adjacent to one another, a grassy strip of at least 20' should be between the two paved areas.

☐ One area should have four basketball goals with appropriate striping (see diagram in Architect's Guide available from the Division of Construction).

☐ A second area, designated for primary use, shall be striped according to drawings provided in the Architect's Guide available from the Division of Construction.

Kindergarten Paved Play Area

☐ A third paved area, at least 40’x 60’ but preferably 80’ x 100’, is needed for the Kindergarten students.

☐ This area needs to be located adjacent to the Kindergarten playground (mulched) area and close to the other paved play areas.

☐ This area requires a fence around it or adequate separation from the other paved play areas.

☐ The area will be striped according to drawings provided in the Architect's Guide available from the Division of Construction.
Playground Equipment Areas (mulched areas)

☐ One or two areas shall be provided near the playing fields and large paved play area for playground equipment. Each area should be approximately 40’x40’. The size and shape of the play area will be developed during the design process in consultation with MCPS staff.

☐ The area shall be level, bare ground, unseeded, and no sod. MCPS will provide equipment dimensions for these areas.

☐ An underground drainage system must be provided.

☐ The loose-fill surfacing material (engineered wood fiber) must meet ADA requirements. A border must be provided to contain the filler. The surfacing materials must meet or exceed safety specifications for shock absorbing qualities as outlined by US CPSC.

Kindergarten Play Area (mulched area)

☐ A mulched kindergarten play area of 40' x 60' should be located adjacent to the kindergarten paved play area described in the physical education section for playground equipment. The size and shape of the play area will be developed during the design process in consultation with MCPS staff.

☐ The area shall be level bare ground, unseeded, and no sod. MCPS will provide equipment dimensions for this area.

☐ Protective fencing should enclose the area.

☐ An underground drainage system must be provided.

☐ The loose-fill surfacing material (engineered wood fiber) must meet ADA requirements. A border must be provided to contain the filler. The surfacing materials must meet or exceed safety specifications for shock absorbing qualities as outlined by US CPSC.
Site Requirements

- 12 useable acres for new schools is ideal. More than 12 acres may be needed due to terrain or for environmental protection requirements.

- Other considerations include road access, ability to extend sewer, water and other utilities, good topography, compatible adjacent land use.

- The site should be designed to provide a clear view of all play areas and to facilitate supervision from one location.

- A minimum of 80 parking spaces should be designed initially for a school with regular staffing allocations, with future expansion possible. At schools with class-size reduction, 100 parking spaces should be provided.

- Protective fencing may need to be provided near heavily wooded areas, busy streets, steep hills, parking lots and turnaround areas.

- Metal drains/grates should not be located in the playing fields, paved play areas and mulched playground equipment areas.

- Paved areas and fields must be as level as possible. Water should not collect on paved areas or in mulched areas.

- Playground equipment areas should not be located at the bottom of hills unless a provision is made to channel water away from the equipment areas.

Driveway and Service Drive

- The driveway must be 24' wide, 50' radius for turnaround, for buses, with a separate entrance and exit or turnaround is required.

- Bus traffic should be separated from car traffic at all times, when possible. Bus loading zones should be able to accommodate the entire student body.

- All driveways must be arranged so that children do not cross them to get to the play areas. Access to the Head Start and future day care areas must be considered.

- Pedestrian access to the school facilities should be designed to make the best use of community rights-of-way and should not require students to cross in loading-zone areas.
The design must follow ADAAG 4.1.2(5)c, which stipulates that when a passenger loading zone is provided, a portion of it shall comply with ADAAG 4.6.6. At a minimum, the established car loop for passenger drop off should not interfere with the accessible parking spaces.

Driveway aprons are to be perpendicular to the centerline of the street; and if there is an intersecting street on the opposite side from the proposed driveways, the driveway apron is to line up with the intersecting street.

The grade of the driveways shall not exceed eight percent and should provide for a minimum centerline radius of 50 feet to provide adequate turning space for buses.

A service drive 15' wide with an adequate turnaround is required to service the kitchen, boiler room, and general delivery area.

Where necessary, oil filler pipes, with adequate overflow pipes, are to be easily accessible for a tractor-trailer.

Landscaping

Planting should include screen planting and other planting needed for erosion control.

Existing plant stock, if on site, is to be evaluated for use and protected accordingly.

Landscaping to support energy conservation and to relate the building to the site with aesthetic appeal must be included.

Planting areas along sidewalks and wooded and flowered areas are to be situated to enable the physical education program to be carried on without undue disturbance to the classrooms.

Provision for outdoor watering must be included.

The landscaping plan should include areas for outdoors environmental education programs.

Areas should be identified where plowed snow could easily be piled.
Additional Program Requirements

Preschool Education Program (PEP)

- Provide 3 classrooms at 1,050 square feet with toilet facilities.
- Provide observation rooms at 100 square feet with views and sounds into classrooms, also with a door to corridor and one-way glass.
- Provide storage at 200 square feet per classroom.
- Provide a kitchenette at 100 square feet to be shared between classrooms with a dishwasher and washer/dryer to be shared.
- Provide a Parent/Group Conference Room of 250 square feet.
- Provide a Speech Therapy Room of 250 square feet.
- Provide a Motor Therapy Room of 250 square feet.
- Provide a small fenced outdoor play area if possible, with storage for outdoor toys.
APPENDIX C - Project Photographs

Picture A

Picture B
APPENDIX C - Project Photographs, Continued