

ED COMMITTEE #2  
November 24, 2008  
**Update**

**MEMORANDUM**

November 20, 2008

TO: Education Committee

FROM: Essie McGuire, Legislative Analyst *EM*  
Minna Davidson, Legislative Analyst *MD*

SUBJECT: **Update – Old Blair Auditorium Project Planning**

Today the Education Committee will receive an update on the planning process for the Old Blair Auditorium project. This facility is the auditorium at the Sligo Creek Elementary School/Silver Spring International Middle School, formerly Blair High School.

The purpose of today's briefing is for the Committee to endorse a general concept of the types of spaces to be included in the program of requirements. The Committee will hear from the stakeholder work group as to the process and rationale used in arriving at the group's overall recommendation.

Representatives from the work group, MCPS, and County Government will be present to update the Committee and answer any questions.

**Background**

The approved FY09-14 CIP includes references to the Old Blair Auditorium in two PDFs.

- The Executive's County Government's Cost Sharing: MCG project refers to \$190,000 which was programmed in FY06-07 to partially match \$600,000 in State bond bill funding for the renovation of the auditorium (© 1-2).
- The Board of Education's Facility Planning: MCPS PDF includes \$25,000 for a feasibility study for the renovation of the auditorium at the Sligo Creek Elementary School/Silver Spring International Middle School (©3). In a memorandum to the Board of Education (©4), Dr. West clarified that the feasibility study was intended to determine the cost to modify the Old Blair Auditorium to serve the two on-site schools and to explore how the remaining space could be used.

In spring budget discussions, the HHS and Education Committees approved the MCPS feasibility funding and recommended that the PDF's cross reference each other for clarity. The Committees also recommended that the parties convene a work group of stakeholders to discuss potential needs for the space and to prioritize the use of the space. The Committees requested regular reports from the parties during the process.

### **Process**

Per the Council's recommendation, MCPS and County Government convened a group of stakeholders to discuss potential needs for the space and to prioritize the use of the space. Stakeholders included the Old Blair Auditorium Project; the Interagency Coordinating Board (ICB); MCPS; County Government, primarily HHS and Recreation; and community non-profit users, including the Maryland Multicultural Youth Center (MMYC). Council staff participated in many of the work group meetings as an observer.

Agency and community representatives solicited and compiled space use requests. The list of potential users and reported needs is attached at circles 6-7. The requested types of uses fell into four categories of space needs:

- Type 1: A large, 1200 seat auditorium;
- Type 2: A smaller, 800-900 seat auditorium;
- Type 3: Classroom space; and
- Type 4: Office space.

The group used a rough ranking process that rated uses of space according to eight criteria (circle 5).

- |                                    |  |
|------------------------------------|--|
| 1. Cost-Effectiveness              | 5. Potential Maint. and Op. Costs          |
| 2. Opportunity for Joint Use       | 6. Use Cannot be Served Elsewhere          |
| 3. Flexibility                     | 7. Security Concerns for School Activities |
| 4. Existing Infrastructure for Use | 8. Intensity/Frequency of Use              |

Space requests were rated low, medium, and high according to these criteria. This yielded priority groupings of the kinds of space that could be accommodated in the current Old Blair Auditorium space. Uses of classroom space came out in the highest rankings, followed by uses of a smaller auditorium space for the middle and elementary schools on site and for community use. The group agreed that many uses of the large auditorium space could be accommodated in a smaller venue.

**Following this process, the work group's general consensus recommendation is to proceed with a program of requirements that includes an auditorium with 800-900 seat capacity in the front of the space, and use the back of the space for flexible classroom/office spaces.**

### **Possible configurations for space**

Council staff suggests that as context for this priority grouping process, it may be helpful to review the pros and cons of scenarios that could *feasibly be accomplished on*

the site. Based on Council staff's understanding of the space, it appears that there are basically four physical configurations that are possible.

1. *One large level space:* This option would require leveling the sloped auditorium floor to create one large level space. It is a prohibitively expensive option and would not take advantage of the existing auditorium space.
2. *One large auditorium space:* This option would keep the auditorium essentially as it is with repairs and upgrades. While it is likely the least expensive option, it also would leave the least flexible space arrangement.
3. *One small auditorium, with sloped lecture hall areas:* This option creates multi-space use with lower expense, but with minimal flexibility. Also, lecture hall space was not highly requested in the needs survey.
4. *One small auditorium, with flexible classroom or office spaces:* This is the group's recommended option, and may require additional expense to create the classroom and office spaces. However, it also provides the highest flexibility and meets the most stated community needs.

This analysis would also support the work group's recommendation for the POR.

**Council staff emphasizes that the discussion today is not about specific users, tenants, or programs that may eventually inhabit or use the completed facility. Rather, it is to determine what space configuration meets the priority needs for community space as identified by the work group and the Committee's priorities.** A process will need to be developed later to allocate space for specific programs or to arrange scheduling for various users.

#### **Next steps**

The next step is for MCPS to develop the program of requirements (POR). Then, MCPS will request the Board of Education to approve an architect to conduct the feasibility study based on the POR. MCPS anticipates completion of the feasibility study late next summer. At that point, decisions would have to be made regarding funding and how to proceed with design and construction phases.

**At this juncture, MCPS and the work group need to know whether the Committee concurs with the work group's consensus recommendation to develop a POR that includes an auditorium with 800-900 seat capacity in the front of the space, and use the back of the space for flexible classroom/office spaces.** If the Committee has different priorities for the spaces it would like to see considered, it needs to give MCPS direction as to what to include in the POR. If the Committee concurs with the work group, MCPS will develop the POR to reflect the work group's recommendation. The Committee can review next summer the options and costs presented by the feasibility study.

**Council staff's understanding of the work group's recommendation is that it provides for general flexible space in the classroom or office areas, but does not address any specialized uses, such as day care. Day care, for example, requires plumbing and outdoor space to meet licensing. There may be other uses the Committee is interested in that require specific facility accommodations. The Committee may want to discuss with MCPS any priority uses that would require a specific facility element and how that can be accommodated in the POR.**

**MCPS also needs to establish a stakeholder group to advise the feasibility study process. The Committee may want to weigh in on the makeup of this group. One possibility is to reconvene the same stakeholder work group that developed the POR recommendation. Council staff suggests that if this group is reconvened, it may need to allow designees of some individuals to facilitate participation and should ensure that Community Use of Public Facilities (CUPF) is able to participate.**

# Cost Sharing: MCG -- No. 720601

Category Culture and Recreation  
 Subcategory Recreation  
 Administering Agency Recreation  
 Planning Area Countywide

Date Last Modified  
 Required Adequate Public Facility  
 Relocation Impact  
 Status

June 04, 2008  
 No  
 None.  
 On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	882	582	300	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4	4	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	8,419	0	1,544	6,875	5,475	1,400	0	0	0	0	0
<b>Total</b>	<b>9,305</b>	<b>586</b>	<b>1,844</b>	<b>6,875</b>	<b>5,475</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Current Revenue: General	3,915	586	1,404	1,925	1,925	0	0	0	0	0	0
G.O. Bonds	140	0	140	0	0	0	0	0	0	0	0
Economic Development Fund	1,400	0	0	1,400	0	1,400	0	0	0	0	0
Long-Term Financing	3,850	0	300	3,550	3,550	0	0	0	0	0	0
<b>Total</b>	<b>9,305</b>	<b>586</b>	<b>1,844</b>	<b>6,875</b>	<b>5,475</b>	<b>1,400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

This project provides funds for the development of non-government projects in conjunction with public agencies or the private sector. County participation leverages private and other public funds for these facilities. Prior to disbursing funds, the relevant County department or agency and the private organization will develop a Memorandum of Understanding which specifies the requirements and responsibilities of each.

### COST CHANGE

Increase represents County's contribution to match the State's funding for the music venue in Silver Spring and the County's participation in CASA of Maryland, CHI Centers, Jewish Council for the Aging, Montgomery General Hospital, YMCA of Metropolitan Washington - Youth and Family Services Branch, Boys and Girls Club of Greater Washington, Institute for Family Development - Centro Familia, Nonprofit Village, Inc., and Aunt Hattie's Place.

### JUSTIFICATION

The County has entered into or considered many public-private partnerships, which contribute to the excellence and diversity of facilities serving County residents.

### OTHER

For FY09, County participation is anticipated for the following projects in these amounts:

CASA of Maryland, Inc: \$150,000

CHI Centers: \$50,000

Jewish Council for the Aging: \$250,000

Montgomery General Hospital: \$500,000

YMCA of Metropolitan Washington and Youth and Family Services Branch: \$200,000

Boys and Girls Club of Greater Washington: \$250,000

Institute for Family Development Inc., doing business as Centro Familia: \$75,000. The organization must demonstrate to the County's satisfaction that it has commitments for the entire funding needed to construct the project before the \$75,000 in County funds can be spent.

Nonprofit Village, Inc.: \$200,000

Aunt Hattie's Place: \$250,000. FY09 funds for this item must only be spent on construction. Also, the organization must demonstrate to the County's satisfaction that it has commitments for the entire funding needed to construct the project before the \$250,000 in County funds can be spent. Disbursement of FY09 County funds is conditioned on the owner of the property giving the County an appropriate covenant restricting the use of the leased property to a foster home for boys for a period of ten years from the time the facility commences to operate as a foster home.

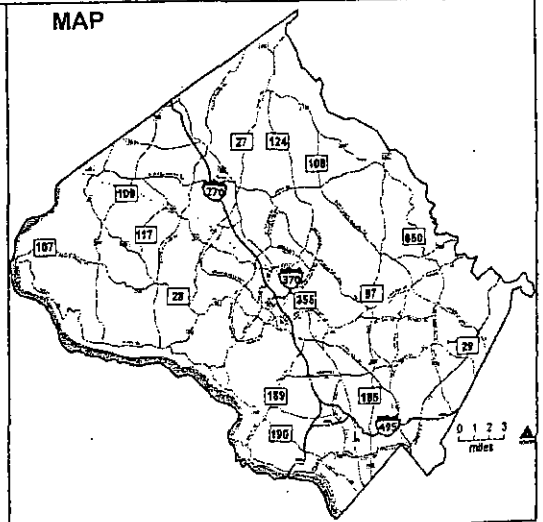
Music venue in Silver Spring: \$3,550,000 (\$150,000 was expended out of the Economic Development Fund in FY07 for a feasibility study for a music venue, and \$300,000 will be expended in FY08, bringing the total County match to the State to \$4,000,000)

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY06	(\$000)
First Cost Estimate	FY08	6,280
Current Scope		
Last FY's Cost Estimate		6,280
Appropriation Request	FY09	2,325
Appropriation Request Est.	FY10	1,400
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		5,440
Expenditures / Encumbrances		1,882
Unencumbered Balance		3,558
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

### COORDINATION

Private organizations  
 State of Maryland  
 Municipalities  
 Montgomery County Public Schools  
 Community Use of Public Facilities  
 Department of General Services  
 Department of Economic Development

### MAP



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**Cost Sharing: MCG -- No. 720601 (continued)**

For FY10, County participation is anticipated for the following projects in these amounts:  
Adventist HealthCare: \$1,400,000

Funds for the music venue in Silver Spring will not be expended until an agreement is reached between the development partners and the County, which includes Council review and approval of the general business terms. The County will own the facility and will fund its contribution with short-term financing proceeds consistent with the terms of the lease agreement with the operator of the music venue.

The Adventist HealthCare Project provides incentive funding to assist with the construction of a medical office building at 8702 Flower Avenue in the Long Branch community. With the announced departure of Washington Adventist Hospital from Takoma Park, construction of this site underscores the County's commitment to access to health care in the Long Branch area. The County initially committed to fund the project with \$700,000 for each of the three years from FY07-FY09 for a total of \$2,100,000. During FY08, the project was substantially delayed due to legal proceedings. The previously programmed \$1,400,000 has been deferred to FY10 and the additional \$700,000 will be programmed in later years. Based on the current project time line, the County's funding schedule will not have any material impact on the project. EDF funds will not be expended until there is an agreement between Adventist HealthCare, the property owner, and the County Executive which includes specific performance requirements. The requirements should address the length and terms of the lease; public use of the garage, the use of the building for medical-oriented businesses, and other EDF requirements including fiscal analysis and job generation. DED, the property owner, and Adventist HealthCare will keep the Council informed of modifications to the project and the status of litigation.

The Old Blair Auditorium Project (a private, non-profit organization) received State bond bill funding of \$600,000 for the renovation of the Old Blair High School Auditorium. The County is providing \$190,000 as a partial match for the State funds with \$50,000 in current revenue in FY06-FY07 for DPWT to develop a Program of Requirements and cost estimate for the project, and a programmed FY06-FY07 bond funded expenditure of \$140,000 to pay for part of the construction. The Council will consider appropriating the \$140,000 after: a) facility planning is complete and the full cost of the renovation is known; b) the County, MCPS, and the Old Blair Auditorium Project resolve issues about management of the renovation project, operation of the facility, and parking for the facility; and c) the Old Blair High School Auditorium project raises the remaining \$410,000 required to match the State funding. MCPS has included funds for a feasibility study for the auditorium in its Facility Planning project (No. 966553). During the study, MCPS will work with the community to develop a new program of requirements for the auditorium.

**OTHER DISCLOSURES**

- A pedestrian impact analysis will be performed during design or is in progress.

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# Facility Planning: MCPS -- No. 966553

Category	Montgomery County Public Schools	Date Last Modified	April 02, 2008
Subcategory	Countywide	Required Adequate Public Facility	No
Administering Agency	Public Schools	Relocation Impact	None
Planning Area	Countywide	Status	On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	4,022	1,119	540	2,363	898	540	220	445	260	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,022</b>	<b>1,119</b>	<b>540</b>	<b>2,363</b>	<b>898</b>	<b>540</b>	<b>220</b>	<b>445</b>	<b>260</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Current Revenue: General	3,137	234	540	2,363	898	540	220	445	260	0	0
Current Revenue: Recordation Tax	885	885	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,022</b>	<b>1,119</b>	<b>540</b>	<b>2,363</b>	<b>898</b>	<b>540</b>	<b>220</b>	<b>445</b>	<b>260</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

The facility planning process provides preliminary programs of requirements (PORs), cost estimates, and budget documentation for selected projects. This project serves as the transition stage from the master plan or conceptual stage to inclusion of a stand-alone project in the CIP. There is a continuing need for the development of accurate cost estimates and an exploration of alternatives for proposed projects. Implementation of the facility planning process results in realistic cost estimates, fewer and less significant cost overruns, fewer project delays, and improved life-cycle costing of projects.

An FY 2005 appropriation was approved to provide for the pre-planning of five school capacity additions, pre-planning of one new elementary school, funding for two needs assessments, and funding to update feasibility studies previously completed, but then shelved due to the delay in school capacity and modernization projects. An FY 2006 appropriation was approved for the pre-planning of one modernization and one addition project and to update feasibility studies previously completed, but shelved due to the delay in school capacity and modernization projects. Also, an amendment to the FY 2005-2010 CIP was approved by the County Council to complete a feasibility study for a new elementary school in the Kennedy Cluster to relieve overcrowding at four elementary schools within the Downcounty Consortium.

An FY 2007 appropriation was approved to provide for the pre-planning of one middle school and one elementary school modernization, the pre-planning for five elementary school additions, a study to determine the location and feasibility of a third middle school in the Watkins Mill Cluster, and an assessment of elementary schools where enrollment does not justify an addition, but lack the program space to provide full-day kindergarten. The FY 2007 appropriation also will provide funds for a study to determine the feasibility of reopening McKenney Hills as an elementary school to relieve overutilization at Oakland Terrace and Woodlin elementary schools and relocating programs currently at that facility to the Mark Twain Center, and will provide funds for a study to determine potential sites and the feasibility of a fifth transportation depot in the county. Finally, the FY 2007 appropriation will provide funding for a feasibility study for Seven Locks Elementary School to determine the scope and cost of the school's modernization scheduled to be completed by December 2011. An FY 2008 appropriation was approved to provide funding for the pre-planning for two school modernizations, four school capacity additions, and to update feasibility studies previously completed, but then shelved due to the delay in modernization projects.

An FY 2009 appropriation is requested to provide funding for the pre-planning for five modernizations, a new middle school and seven school capacity additions, an assessment to determine the next set of schools to be proposed in the restroom renovation project, and a feasibility study for the auditorium at Sligo Creek ES/Silver Spring International MS (Cross reference with Old Blair Auditorium in Cost Sharing: MCG Project #720601).

### OTHER DISCLOSURES

- \* Expenditures will continue indefinitely.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	FY96	
First Cost Estimate		
Current Scope	FY96	
Last FY's Cost Estimate	2,969	
Appropriation Request	FY09	
Appropriation Request Est.	FY10	
Supplemental Appropriation Request	0	
Transfer	0	
Cumulative Appropriation	1,659	
Expenditures / Encumbrances	735	
Unencumbered Balance	924	
Partial Closeout Thru	FY06	
New Partial Closeout	FY07	
Total Partial Closeout	4,891	

Office of the Superintendent of Schools  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
Rockville, Maryland

January 14, 2008

MEMORANDUM

To: Members of the Board of Education

From: Jerry D. Weast, Superintendent of Schools

Subject: Proposed Feasibility Study for Auditorium at Sligo Creek Elementary School/Silver Spring International Middle School

On January 9, 2008, an article entitled "*Study Could Help Case for Future Blair Auditorium*" was printed in the Gazette. The article stated that the fundraising campaign to reopen the old Montgomery Blair High School auditorium as a community arts space "received a boost recently with a promise from the county public schools to fund a feasibility study for the renovation..."

After reading this article, I felt it was necessary to clarify the intent of the proposed feasibility study for the auditorium at the current Sligo Creek Elementary School/Silver Spring International Middle School site. I also felt it was necessary to address concerns that have been raised regarding where, in the Capital Improvements Program (CIP), the funding for the proposed feasibility study is located.

First, as you know, funding for all feasibility studies is in the Facility Planning Project Description Form (PDF). The Superintendent's FY 2009-2014 CIP Recommendation included \$25,000 to conduct a feasibility study for the auditorium located at Sligo Creek Elementary School/Silver Spring International Middle School. This feasibility study does not fall into the typical school project categories, such as additions or modernizations; and, unfortunately, was not specifically identified in the Superintendent's Recommended CIP publication. I have spoken with my staff and have been assured that all feasibility studies will be identified in future CIP publications.

With respect to the Gazette article, I feel it is necessary to address the statement quoted above. Since both Sligo Creek Elementary School and Silver Spring International Middle School do not currently have a stage similar to those found in most of our elementary and middle school facilities, the feasibility study was recommended to determine the cost to modify the old Montgomery Blair High School auditorium to fulfill this program need. Since the Blair auditorium is larger than what would be necessary at an elementary or middle school, the feasibility study also would explore how the remaining space could be utilized. Creating a community arts space was not the intent of the feasibility study.

I am hopeful that this memorandum clarifies the proposed feasibility study for the auditorium at the current Sligo Creek Elementary School/Silver Spring International Middle School site. Should you have any questions, please contact Mr. Joseph Lavorgna, acting director, Department of Facilities Management at 240-314-1060.



# Montgomery County Old Blair Auditorium Potential Use Study

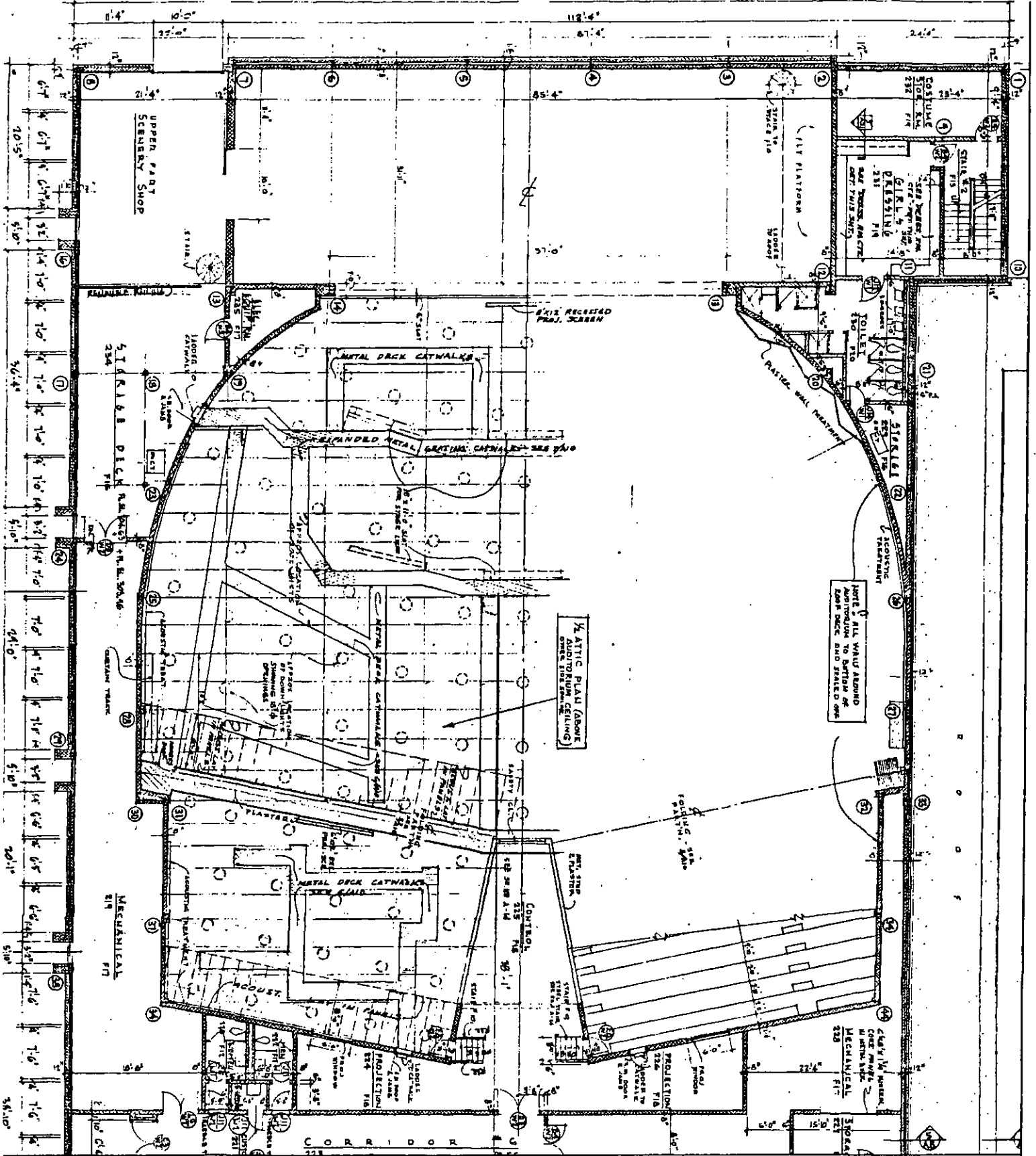
Possible Uses	Draft Priority Criteria - October 29, 2008										Final Score										
	Cost-effectiveness Amount of Building Modification Work Required	Opportunity for Joint Use Can Other Uses Share the Same Space?	Flexibility Can the Space be Utilized for Other Purposes?	Availability of Existing Infrastructure to Accommodate Use Parking, Restrooms, Accessibility, Fire Code	Potential Maintenance and Operating Costs Use does not require special features that would add M&O costs (i.e. elevator, sound system, lighting, etc.?)	Use Cannot be Served Elsewhere The use cannot be accommodated in another facility.	Use Poses no Security Concerns for School Activities Can adequate separation of use be provided?	Intensity/ Frequency of Use													
<b>Use Type 1 - 1200 Seat Auditorium</b>																					
1 ICB - Auditorium/Assembly space 1200 capacity	9	9	1	1	9	9	1	9	9	3	3	3	3	3	3	3	3	3	3	3	42
2 Old Blair Auditorium Project - Auditorium/theater space 1200 cap.	1	9	1	1	3	9	1	3	9	3	3	3	3	3	3	3	3	3	3	3	28
<b>Use Type 2 - 650-900 Seat Aud.</b>																					
3 MCPS - SSIMS auditorium 850 capacity	3	9	9	3	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	46
4 MCPS - Sligo Creek ES assembly space 630 capacity	3	9	9	3	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	46
5 Recreation - MS Band contests - Capacity 400	3	9	9	3	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	40
6 Recreation - Lecture Series - Capacity 200-500	3	9	9	3	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	40
7 Recreation - Teen Youth Speak Out Capacity 400	3	9	9	3	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	40
<b>Use Type 2 &amp; 3 - 650-900/Auditorium and Classrooms</b>																					
8 Recreation/Arts and Humanities - Senior Theater Group																					
9 Recreation/Arts and Humanities - Senior Groups from Randolph Stage																					
10 Recreation - Theater Classes for Adults - Capacity 500																					
11 Recreation - Summer Theater Camps - Capacity 400																					
<b>Use Type 3 - Classrooms</b>																					
12 HHS - Preschool child care 20-40 capacity (plumbing required)	1	1	1	9	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	48
13 Non-Profit Agencies - After school classroom/computer lab 15-40	1	9	9	9	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	56
14 Recreation - Teenager Drop-In Center - large 1500 s.f. room	1	9	9	9	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	64
<b>Use Type 4 - Offices</b>																					
15 HHS - CYF/income supports outreach site - office	1	3	3	3	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	32
16 Non-Profit Agencies - Office uses TBD 15-40 capacity	1	1	1	3	9	9	3	9	9	3	3	3	3	3	3	3	3	3	3	3	28

**OLD BLAIR HIGH SCHOOL AUDITORIUM NEEDS ASSESSMENT  
SURVEY OF POTENTIAL USERS**

USE TYPE	Agency or Sponsor	Submitted By	Proposed Activity	Type/Size of Space Required	Capacity	Frequency of Use/Schedule Requirements
1 Use Type 1 1200 Seat Auditorium	Interagency Coordinating Board for Community Use of Public Facilities	Steve Beach	Maintain existing seating size to provide seating to groups requiring larger assemblies which new high schools cannot accommodate, such as Jewish High Holidays, South Asian and Middle Eastern groups, etc. High School Auditoriums are unavailable for several months in Fall/Spring when renters are demanding auditorium space. Large space renters would not have availability of school-based Media Service Technicians and provision of support would need to be considered. Nearby County garages could serve parking requirements. If it is not possible to maintain seating for 1200, smaller seating of about 850 would suffice with access to reception and meeting rooms.	ASSEMBLY	1200 (maintain existing seating)	Evening use by outside paying users.
2 Use Type 1 1200 Seat Auditorium	Old Blair Auditorium Project	Stuart Moore, Old Blair Auditorium Project (core group of 5 organizations plus 24 other less frequent users)	Performances, Rehearsals, and Meetings comprising music, theater, dance, faith-based events, community events, and school events (@ market rate)  *The activities listed are based on the representative performance/rental calendar included in the Old Blair Auditorium Business Plan, November 2006. Faith-based and community group rentals are not included in these figures. After-school programming is not included in these figures (except for school-based theater, orchestra, and choral use).	ASSEMBLY Auditorium/theater space with seating to 1200, orchestra pit, 55' proscenium, two dressing rooms, backstage bathroom facilities, green room, modern control room, ticket office, admin. Office, outside access to facility.  Consider professional lighting/sound, split stage, possible need for offices(?).	up to 1200 audience  up to 75 performers	Rehearsals (no audience) - 26 school day afternoon rehearsals (MS), 24 school day afternoon rehearsals (ES), 120 evening professional artist rehearsals. Performance/Events - 4 school evening performances @ 1bd seats (MS), 4 school evening performances @ 1bd seats (ES), 3 school day assemblies @ 40 seats (ES), 3 school day assemblies @ 775 seats (MS), 52 professional artist evening performances @ 300-1200 seats (we should go back to performance/rental groups for a breakdown), 24 school day bus-in performances (up to 1000 seats) - likely cannot be accommodated due to concurrent school day use of adjacent buildings but listed here for completeness.*
3 Use Type 2 650-900 Seat Aud.	MCPS - Silver Spring International Middle School	Robin Adler, MCPS Facilities Planner	Large Presentation Space for Middle School Use - ceremonies for entire school (field house does not have proper acoustics), school-wide assemblies, 4 annual performances of the band/orchestra (chorus now travels to a high school), Drama class performances in Fall and Spring, Dance programs for Middle School Reform, Fall and Spring MYP Showcase, 6th Grade Orientation, Staff and Parent Meetings which are currently held in Media Center (requires moving stacks and computers)	ASSEMBLY Auditorium - 650 seats	30-650	Weekly
4 Use Type 2 650-900 Seat Aud.	MCPS - Silgo Creek Elementary School	Robin Adler, MCPS Facilities Planner	Whole school programs in one assembly, parent events such as back to school night, assemblies, graduation, Kennedy Opera Program, musicals for each grade level, whole staff meetings (Media Center not large enough for 100 staff)	ASSEMBLY Auditorium - 630 seats	30-600	Weekly/Monthly
5 Use Type 2 650-900 Seat Aud.	Recreation	Robin Riley, Recreation Dept.	Middle School Jazz/concert Band Contest (Revenue Producing)	ASSEMBLY	400	32 User Schools -One Use Each Per Year Evening Use

**OLD BLAIR HIGH SCHOOL AUDITORIUM NEEDS ASSESSMENT  
SURVEY OF POTENTIAL USERS**

Space Type Sort	Agency or Sponsor	Submitted By	Proposed Activity	Type/Size of Space Required	Capacity	Frequency of Use/Schedule Requirements
6 Use Type 2 650-900 Seat Aud.	Recreation	Robin Riley, Recreation Dept.	Lecture Series - nutrition, health concerns, etc (Revenue Producing) for adults	ASSEMBLY	200-500	10-12 Uses Per Year Evening Use
7 Use Type 2 650-900 Seat Aud.	Recreation	Robin Riley, Recreation Dept.	Teen Youth Speak Out (Revenue Producing) for youth	ASSEMBLY	400	All high schools - Needed twice per year
8 Use Type 2 & 3 650-900 Seat Aud. Classrooms	Recreation/Arts and Humanities	Robin Riley, Recreation Dept.	Senior Theater Troop - rehearsal and performance venue	ASSEMBLY AND CLASSROOM Main stage, prop design area, dressing rooms, classroom space	75 performers — audience	Three times per week plus 10 performances per year
9 Use Type 2 & 3 650-900 Seat Aud. Classrooms	Recreation/Arts and Humanities	Robin Riley, Recreation Dept.	Senior Theater Groups to be relocated from Randolph Stage (Revenue Producing)	ASSEMBLY AND CLASSROOM Seating for 400 Dressing rooms, stage, prop design and storage area, rehearsal area, showers	400	10-12 User Groups 100-150 Nights Per Year
10 Use Type 2 & 3 650-900 Seat Aud. Classrooms	Recreation	Robin Riley, Recreation Dept.	Theater Classes for Adults	ASSEMBLY AND CLASSROOM	500	Four six-week sessions meeting once per week
11 Use Type 2 & 3 650-900 Seat Aud. Classrooms	Recreation	Robin Riley, Recreation Dept.	Summer Theater Camp Programs for Children	ASSEMBLY AND CLASSROOM Dressing rooms, prop rooms, classroom	400	Four sessions each summer plus Spring and Winter breaks.
12 Use Type 3 Classrooms	Health & Human Services	Kate Garvey, HHS	Child Care Providers - preschool	CLASSROOM(S) one or two	20-40	5 days per week, dedicated space w/plumbing
13 Use Type 3 Classrooms	Non-Profit Agencies TBD	Kate Garvey, HHS Bob Debernardis, CE Office	After School Programs/Activities, such as academics, mentoring, creative arts, computer lab, GED instruction classrooms.	CLASSROOM Standard Classroom and/or Computer Lab	15-40	3-5 days per week Daily and Early Evenings
14 Use Type 3 Classrooms	Recreation	Robin Riley, Recreation Dept.	Teenager Drop-In Center	CLASSROOM Large 1800 s.f. classroom(s)	40	Evenings and Weekends
15 Use Type 4 Offices	Health & Human Services	Kate Garvey, HHS	CYF/Income Supports Establishment of an outreach site, dependent on other activities/users on-site, such as Income Supports, Child Care Subsidy Programs, Emergency Services, RAP, MEAP, and Expanded Medical Assistance (similar to Extended Hours)	OFFICE Office for one staff person large enough to include small seating area for conferencing (approx. 250 s.f.). Office must be lockable to secure forms, supplies, phone and computer equipment. Data and phone lines required.	6	One day per week (also have a location at 818 Georgia Avenue)
16 Use Type 4 Offices	Non-Profit Agencies TBD	Bob Debernardis, CE Office	Non-Profit Agency Office Space (Revenue Producing)	OFFICE Small individual Offices or Modular Office Arrangement in Open Area (as many offices as possible)	TBD	Daily During Regular Work Hours (8:30-5:00)



1/2 ATTIC PLAN (ABOVE AUDITORIUM CEILING)

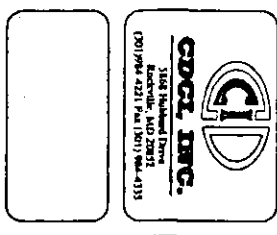
NOTE: ALL WALLS AROUND AUDITORIUM TO BOTTOM OF LOBBY DECK AND STAIRS ONE

# Sligo Creek Elementary School Auditorium Renovation

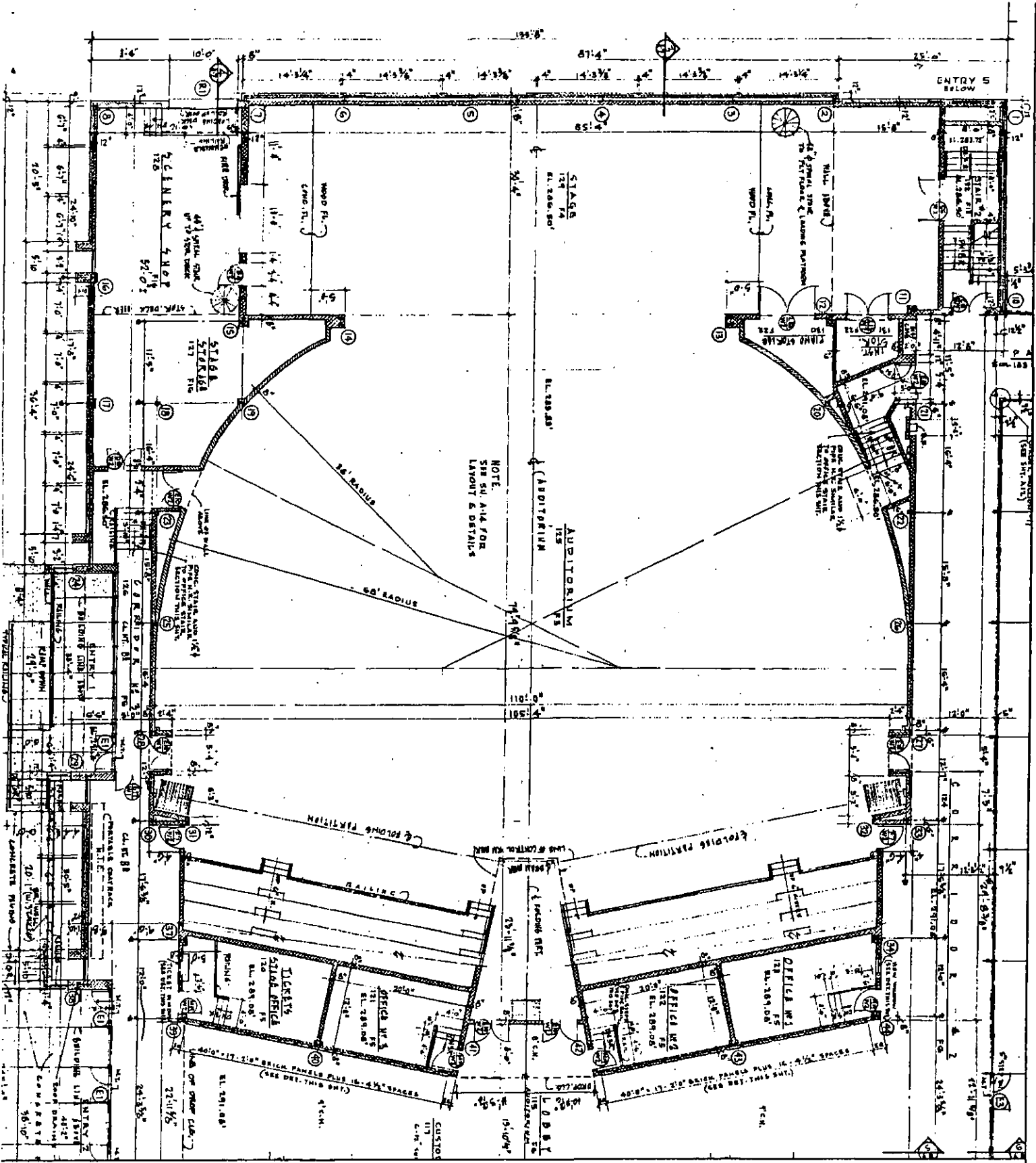
500 Schuyler Road Silver Spring, MD 20910

## Architectural Second Floor Plan

Date: 1/29/08  
Project:  
Scale: NTS  
Drawing No. 2 of 18  
Sheet No. 4 of 18

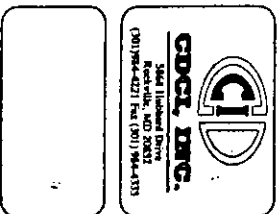


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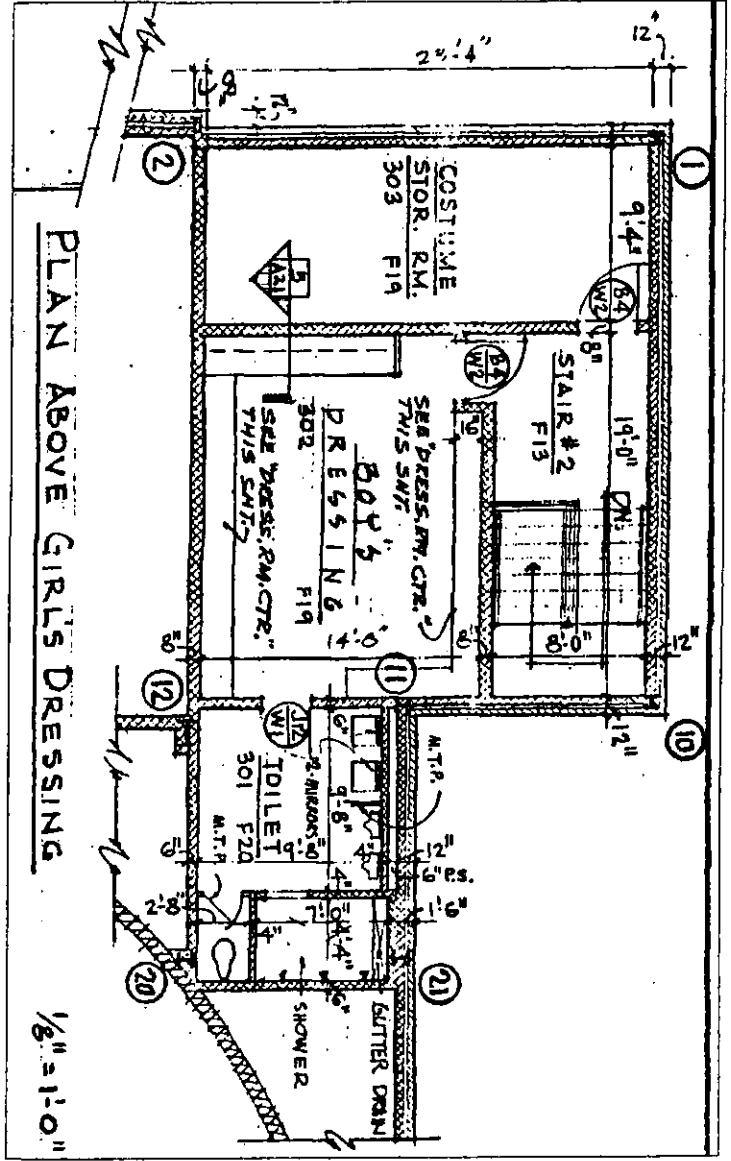
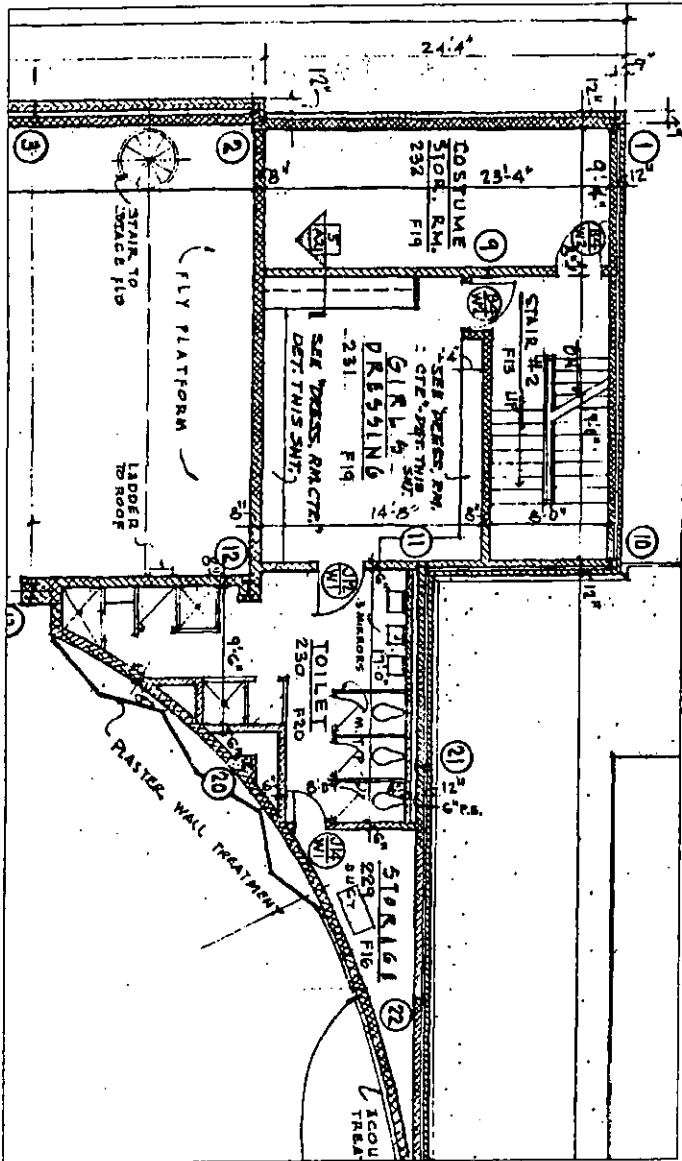
**Sligo Creek Elementary School**  
**Auditorium Renovation**  
 500 Schuyler Road Silver Spring, MD 20910  
**Auditorium Floor Plan**

Date: 7/2/08  
 Project:  
 Scale: N/S  
 Drawing No. A-118  
 Sheet No. 3 of 18



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NO.	DATE	BY



Date: 1/10/08  
 Project:  
 Sheet: N/3

Drawing by:  
 Sheet No.  
 5 of 18

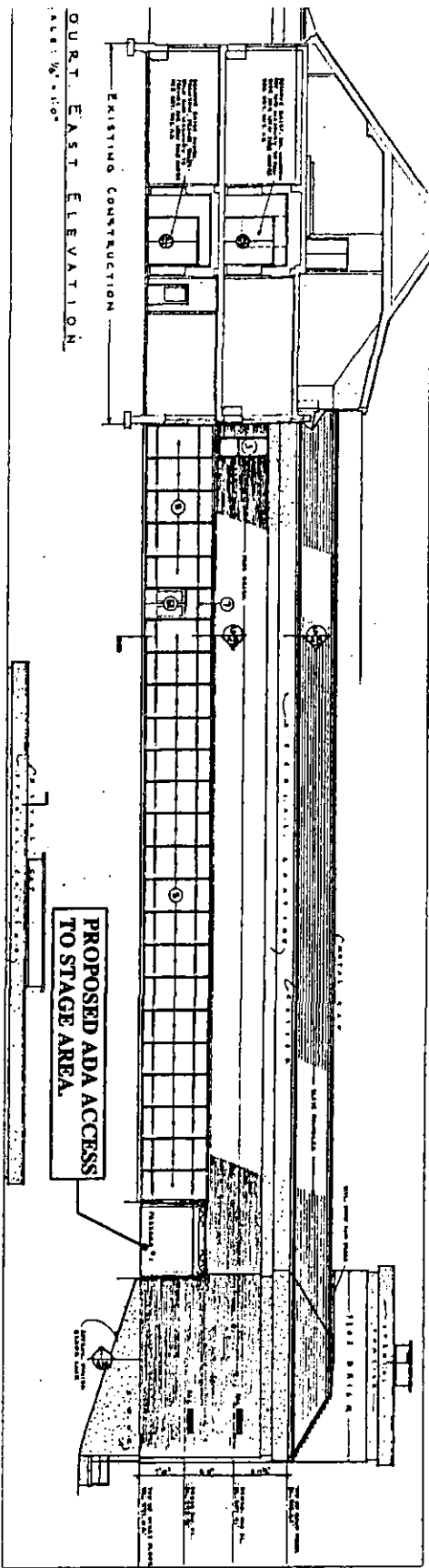


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NO.	REVISION/DATE

Sligo Creek Elementary School  
 Auditorium Renovation  
 500 Schuyler Road Silver Spring, MD 20910

### Dressing Rooms Floor Plan



COURT EAST ELEVATION  
 ASSE: 7/10/08

PROPOSED ADA ACCESS  
 TO STAGE AREA

Sligo Creek Elementary School  
**Auditorium Renovation**  
 500 Schuyler Road Silver Spring, MD 20910

**East Building Elevation**

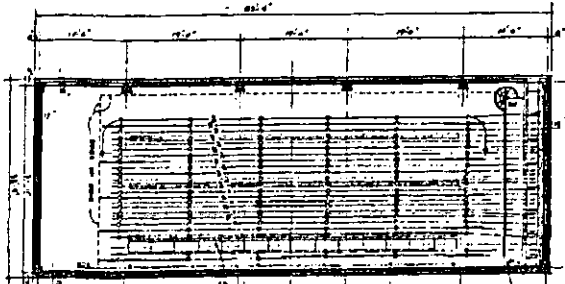
Date: 1/8/08  
 Project:  
 Scale: N/A

Drawing No.  
 Sheet No.  
 of 17

**CDCL, INC.**  
 2100 Lakeside Drive  
 Silver Spring, MD 20910  
 (301) 296-4721 Fax: (301) 296-4313

Drawings Registered  
 by CDCL, Inc.

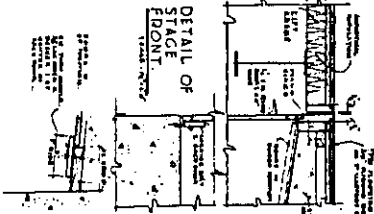
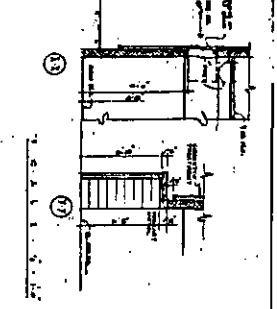
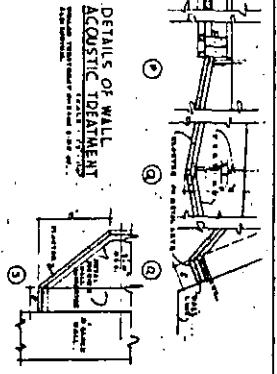
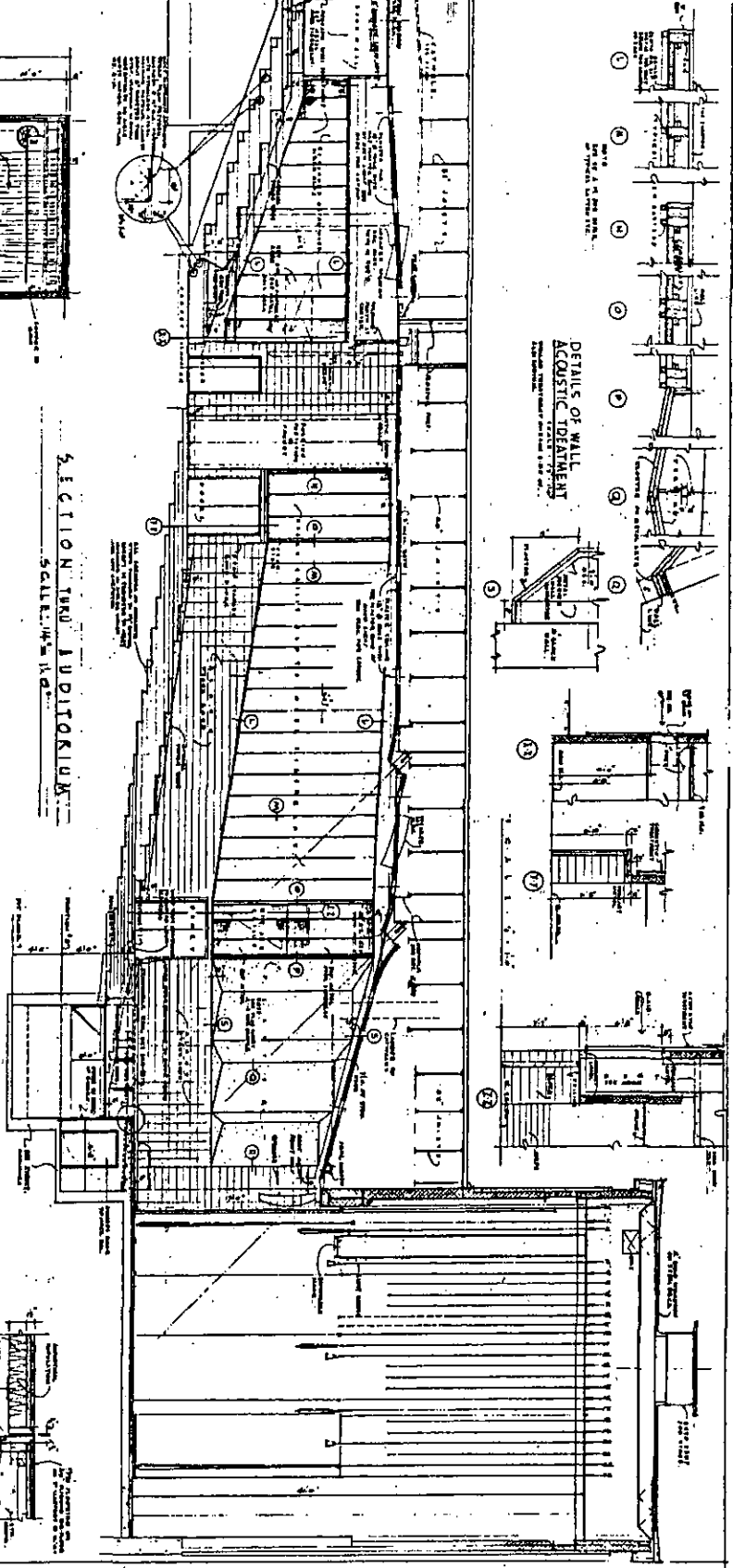
No.	Revisions/Notes	Date



STAGE LOFT PLAN  
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CEILING				
2	WALLS				
3	FLOOR				
4	STAIRS				
5	MECHANICAL				
6	ELECTRICAL				
7	PLUMBING				
8	PAINT				
9	FINISHES				
10	CONCRETE				
11	FOUNDATION				
12	ROOFING				
13	GLASS				
14	IRONWORK				
15	STEEL				
16	WOOD				
17	BRICK				
18	CONCRETE				
19	FOUNDATION				
20	ROOFING				
21	GLASS				
22	IRONWORK				
23	STEEL				
24	WOOD				
25	BRICK				
26	CONCRETE				
27	FOUNDATION				
28	ROOFING				
29	GLASS				
30	IRONWORK				
31	STEEL				
32	WOOD				
33	BRICK				
34	CONCRETE				
35	FOUNDATION				
36	ROOFING				
37	GLASS				
38	IRONWORK				
39	STEEL				
40	WOOD				
41	BRICK				
42	CONCRETE				
43	FOUNDATION				
44	ROOFING				
45	GLASS				
46	IRONWORK				
47	STEEL				
48	WOOD				
49	BRICK				
50	CONCRETE				
51	FOUNDATION				
52	ROOFING				
53	GLASS				
54	IRONWORK				
55	STEEL				
56	WOOD				
57	BRICK				
58	CONCRETE				
59	FOUNDATION				
60	ROOFING				
61	GLASS				
62	IRONWORK				
63	STEEL				
64	WOOD				
65	BRICK				
66	CONCRETE				
67	FOUNDATION				
68	ROOFING				
69	GLASS				
70	IRONWORK				
71	STEEL				
72	WOOD				
73	BRICK				
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76	ROOFING				
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81	BRICK				
82	CONCRETE				
83	FOUNDATION				
84	ROOFING				
85	GLASS				
86	IRONWORK				
87	STEEL				
88	WOOD				
89	BRICK				
90	CONCRETE				
91	FOUNDATION				
92	ROOFING				
93	GLASS				
94	IRONWORK				
95	STEEL				
96	WOOD				
97	BRICK				
98	CONCRETE				
99	FOUNDATION				
100	ROOFING				

SECTION AND AUDITORIUM  
SCALE: 1/8" = 1'-0"



**PROJECT:** SLIGO CREEK ELEMENTARY SCHOOL AUDITORIUM RENOVATION  
**CLIENT:** MARYLAND DEPARTMENT OF GENERAL SERVICES  
**ARCHITECT:** GOLDER ASSOCIATES, INC.  
**DATE:** 1/8/06  
**SCALE:** 1/8" = 1'-0"  
**NO.:** 7  
**OF:** 16

**DATE:** 1/8/06  
**PROJECT:** SLIGO CREEK ELEMENTARY SCHOOL AUDITORIUM RENOVATION  
**SCALE:** 1/8" = 1'-0"  
**NO.:** 7  
**OF:** 16

**ARCHITECT:** GOLDER ASSOCIATES, INC.  
**ADDRESS:** 1000 WASHINGTON AVENUE, SUITE 200, SILVER SPRING, MD 20910  
**PHONE:** (301) 591-4237  
**FAX:** (301) 591-4155

**CDCL, INC.**  
 2000 FREDERICK AVENUE, SUITE 200, SILVER SPRING, MD 20910  
 (301) 994-4237 Fax (301) 994-4155

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NO.	DESCRIPTION	DATE

**Sligo Creek Elementary School**  
**Auditorium Renovation**  
 500 Schuyler Road Silver Spring, MD 20910  
**Auditorium Section and Details**