



2025 - 2026 MCC Governing Board Capital Facilities Committee

November 12, 2025 - 5:30 p.m.

***convened in-person at Old Firehouse Center**

MINUTES

Committee members present: *in-person:* Michael Monroe, Chair; Anna Bartosiewicz; Katie Myshrall

Committee members absent: Peter Pin

Other Board members present: None.

MCC Staff present: Betsy May-Salazar, Executive Director; Jonathan Melendez, Deputy Director; Matthew Hockensmith, Comptroller; Joe McGovern, Facilities Manager; Jennifer Garrett, Technical Director; Holly Novak, Executive Assistant; Andrew Carter, OFC Manager; Mike Fisher, General Programs Director

Guests: Jerome Lam (Project Manager – Fairfax Co. Public Works and Environmental Services); Zeena Al-Nasser (Director of Architecture – Shaffer, Wilson, Sarver & Gray, P.C.)

CONVENE MEETING

Vice-Chair Michael Monroe convened a meeting of Capital Facilities Committee of the Governing Board of McLean Community Center on November 12, 2025, at 5:31 p.m. It was held in-person at Old Firehouse Center in downtown McLean for the purpose of on-site inspection to evaluate proposed options for renovating the front façade. No changes to the agenda were requested; it was adopted by acclamation. A courtesy announcement was made about the meeting being audio-recorded for purposes of Minutes. Each person introduced themselves for the benefit of collaborative conversation.

OFC BAY DOORS REPLACEMENT OPTIONS

**remarks by Executive Director Betsy May-Salazar, Joe McGovern, Jerome Lam and Zeena Al-Nasser*

PURPOSE: To review options for replacement of the deteriorating OFC front façade. Water infiltration from front façade was discovered during the recent OFC renovations. Jerome Lam and Zeena Al-Nasser explained what is being proposed for the front façade, followed by a walk-around. The presentation included sample photo images and renderings. Chair Michael Monroe affirmed the positive impact of the recent, very successful ADA renovations at OFC!

BACKGROUND - to understand why this façade upgrade is necessary, Joe McGovern explained the following:

OFC front façade doors on the inside look good. However, the outside construction is plywood clad with sheathing that is now coming apart at the seams; the wood underneath is visibly rotting. Rainwater has come in over the years. In replacing the multi-purpose room floor as part of the renovation project, we discovered a water issue in one corner. We paused the flooring installation to determine a solution. The façade doors are fixed (facsimile); they are not operational.

DISCUSSION OF DESIGN OPTIONS:

OPTION 1 (similar to the existing layout) COST = \$214,750

*insulated YKK Aluminum Storefront window with Low E tempered glass.

*Layout 3 x 4 insulated glass (3 columns, 4 rows of windows).

*EIFS (Exterior Insulation and Finish System) wall cladding wall cladding that provides insulation and a finished surface for exterior walls.

*4" concrete curb - to prevent rainwater from intruding

*EIFS finishes color to match the existing façade color – red exterior; white on the interior.

Top and bottom will be EIFS wall surrounding storefront window - looks somewhat like stucco but has optional textures.

MCC can determine color. This system is not expensive – all the expense of the project is due to the storefront design itself. The EIFS system along with the interior insulation provides the required R-value by code.

EXPLANATION OF KEY DETAILS:

*For code compliance on existing buildings, you need only comply with the code on the new system that was added. For example, if you are replacing doors with new doors, then the new door must comply with the energy code but not the entire wall where the new door is being installed. In this case, the entire wall where the new doors are being installed [OFC front façade] does not have to comply – only the actual openings being replaced must comply with the new code. We will not have to modify the existing brick columns.

*Definition of “storefront” = windows appear as one big window with bars in-between. It will just be on a bigger scale that will be dropped into the middle of the door space - with the EIFS system on the bottom, top, and surrounding on the sides. It will be a similar look to the OFC side windows. It's a fixed wall (the windows are non-operational).

OPTION 2 COST = \$214,750

* same as Option 1 but with different window configuration

*Layout 3 x 3 insulated glass (3 columns, 3 rows) – the individual windows are bigger than OPTION 1.

OPTION 3 COST = \$82,500 + does not include the drywall finishing on the interior

*Non-operable insulated panel bay doors. It's three fixed garage doors (non-operational).

*3 x 4 insulated glass (3 columns, 4 rows).

*same 4” concrete curb

*option of interior drywall finishes at the back of the bay doors for aesthetic purposes.

KEY POINTS OF CONCERN ABOUT OPTION 3:

***OPTION 3 not recommended**

***OFC facade would appear as ‘garage doors’ but will not be operable**

OPTION 3 is the same layout as the other options but the appearance is an industrial-looking garage door at the front and at the back. However, it's not operable (fixed)— you cannot open it up. There are no interior metal tracks. We looked into operable doors – however, there are too many obstacles and there is no real need. We explored the concept of being able to open up the doors, but there are ADA issues - it's a parking lot with a gully and a 4” curb. Moreover, we would have to reduce parking spaces to make the design work, which would then likely decrease our occupancy. And the doors would be only rarely ever used/opened.

***would heating & cooling of the space be affected**

Question: How is this space heated and cooled? Would we need more air conditioning in summer and more heat in winter to compensate for lack of insulation of the metal doors?

While the garage doors do have the proper R value 7.5 rating, they would have leakage of air conditioning and heating.

***would require additional cost to improve the interior aesthetic of garage doors**

To go from what we have now to something that looks like a garage door doesn't fit current use of facility. Additional funding would be required to finish interior space.

DISCUSSION – COMPARING FEATURES OF THE OPTIONS:

A comparison photo image of all three options showed the relative size of windows, choices of colors and differences in overall appearance.

***thickness of the glass**

Question: With OPTION 1 there are 12 panels vs. OPTION 2 with 9 panels. Is either thicker glass than the other?

No – it is the same thickness; just different configurations of the straight line and the pipe, and manufacturing.

***both options have the 4” concrete curb**

The 4-inch curb is from concrete pillar to concrete pillar (at bottom of front wall). Both options have the curb. It will be a ‘dam’ across the entire front that will prevent water from coming in.

***exterior grading**

Question: You are adding the 4-inch ledge – is there any grading outside to keep water away from the building?

The ground is already sloping away from the building. When installing the new infill, some of the concrete apron will be affected but when it is rebuilt it will make sure it is sloping away from the building. There is an existing swale flowing that way [toward Giant parking lot] into the grass.

***water intrusion into other areas**

Question: Are there any other vulnerable areas around the building that we know of, or is it just here where water intrusion occurs?

We believe façade doors are the problem area. During the renovation they discovered where water was intruding.

Clarification by staff: The facade is literally falling apart – you can see gaps, rotted areas. It is not a surprise to us. We knew we would have to look at it at some point (we have done repeated caulking repairs). It is basically aluminum flashing used on a roof – but with 500 joints. Caulking is going to wear out; and it's not easy to replicate what is currently there (it's sun-faded). Starting with a new system that is solid is the best way to go. We are trying to honor the same concept of appearing like a garage door. This current façade does not look exactly like the original firehouse garage doors.

Summary by Executive Director Betsy May-Salazar: If we keep in that spirit and maintain the red color so we are honoring the historical precedent, we can discuss if we are in general agreement on whether OPTION 1 or OPTION 2 is preferred, eliminating Option 3. We can talk about 3 x 3 or 3 x 4 window configuration.

***further opportunity to lower costs if we reduce the dimension of the glass storefront by 9 inches**

Overall, if you reduce it by 9 inches it would reduce cost by \$20,000. Each pane of glass would be slightly smaller.

***concern about need for tinting or heat protection** *Question: Can the glass be tinted for weather protection or heat protection?*

Yes it can, but the new system is Low E class – it already has the coefficient to be insulated properly so it is not needed. You can still have sunlight and it's fine.

***same amount of work required for either option?** *Question: And it's all the same amount of work to do either option?*

Yes - the window storefront is assembled offsite and installed as one unit.

***the appearance will match new OFC front entrance doors**

The look will be consistent – the finish will be the same. It's the same manufacturer as we recently used for the new OFC front entrance doors.

***better ease of maintenance for MCC Staff**

What OFC/MCC staff is most interested in is lowest maintenance! As clean-cut, smooth as possible, which will not involve a lot of maintenance on our part.

***historical reference**

Question: In the original OFC photos that were found, were those original 3 x 3 or 3 x 4 windows?

We think they were 3 x 4. The doors that were in place prior to the current façade were also not the original doors.

Summary by Chair Monroe: I would love to get feedback from the group about OPTION 1 or OPTION 2.

Or if anyone wants OPTION 3, feel free to speak up.

***There was clear preference for Option 1 and Option 2 rather than Option 3 garage doors.**

It's such a big space; while garage doors may be 'good enough' for our purposes, if you can have something that's even better insulated, that will be better. It makes OPTION 1 and OPTION 2 seem better.

Katie Myshrahl: OPTION 2 looks cleaner. OPTION 1 looks tight and everything looks like it's shoved-in.

Jennifer Garrett: I personally like OPTION 2.

Jonathan Melendez: I like OPTION 2.

***better aesthetic quality of OPTION 2**

Chair Mike Monroe & Anna Bartosiewicz liked OPTION 2 – it looks clean and nice. The three panels look bigger and they modernize it. You can get more light coming in, similar to the side windows.

***impact when considering reducing by 9 inches**

Comment by Joe McGovern: Especially if we decide to lose the 9 inches, OPTION 2 is better because with 3 X 4 design, those panes are going to get even smaller.

***inquiring about the architect's expert opinion about the window pane dimensions**

Are these dimensions that came through as a preferred proposal – from an architect's perspective, is this the dimension that is logical and looks the best? And will this be impacted by a 9 inch reduction?

The architects haven't talked about how it would look if reducing it, but she doesn't think it will affect it so much.

Summary: Executive Director May-Salazar would prefer to get a sense of the board to move forward with OPTION 2 as is. We can (explore) about the cost savings option and whether it seems reasonable and worth saving the money – but not to have that delay anything.

ACTION: We should get a graphic representation of the façade with the 9 inch reduction so we can see the proportions.

Chair Monroe stated that the settled recommendation of this committee is to go with OPTION 2. A back-up (contingent) is to see what the “minus 9-inches” would look like.

DECISION ABOUT COLOR:

The goal is to keep it consistent with the original red color of the firehouse. We will get physical samples to review. Current color is faded and closer to maroon – we prefer to find a true ‘firehouse red’.

***emphasis on durability** *Question: Would this hold up over time? Or would this wear out?*

The paint system lives for a long time – the architect has used it for a long time and no issues. It is weather-resistant.

***manufactured in the designated color – or is it painted on later?**

Question: Does the material come assembled in the chosen color? Or is it something that gets painted later?

The material is manufactured in the color. It will have a base coat and then a seal coating. They will mix the color in as they do the actual manufacturing.

Summary: After thorough discussion, Executive Director Betsy May Salazar requested a motion. It's not a funding question; this is part of the approved budget. Intent is to get a sense of the board on the design direction. We want to move forward with project now rather than waiting until December 3 board meeting. If this is approved tonight, we can inform Chair Jeffery that the Capital Facilities Committee agrees to move forward.

Chair Monroe stated a MOTION about approval on OPTION 2.

MOTION: All in favor of OPTION 2? **Unanimously approved.**

The meeting participants then moved outdoors to visually inspect the front façade area of OFC building.

LED LIGHTING UPGRADE AT OFC **remarks by Executive Director May-Salazar*

We held-off on including the lighting as part of the OFC renovation project to include an energy assessment as we have done at MCC. Project scope is to convert all lights to LED. We've received the quote: \$44,000 to change all existing lights. This will also fit into the OFC renovation budget and does not need a new allocation of funds. The project does not add anything new but upgrades all fixtures to LED. The biggest benefit will be in the front game room.

There is a cost savings for operations and maintenance but it's wildly understated because there are significant detriments about the existing lights:

1. We need to keep a sufficient supply to stock all sizes and kinds of lightbulbs; and staff must manage it.
2. Staff must replace lightbulbs at high interior elevations inside OFC building (this is a safety concern).
2. When a ballast goes out, an electrician must be hired to do that complex replacement.

In theory, LED lights last for 10-15 years. The fixtures will stay the same and be retrofitted – removing ballasts and replacing bulbs with LED. Quality of light will change and some motion-activated sensors and dimmable switches will be added in some locations.

We inquired about a full assessment to completely change the overall lighting in OFC, if that made sense. However, it would be VERY expensive to do so. The approach now is to go ahead with the upgrade to LED. We are prepared to move forward with this. It is on the county timeline with other groups that all must move forward in tandem. It will fit within the existing OFC budget.

No MOTION is needed on this; we just wanted to inform CFC that we will be rolling this cost into the OFC budget.

The assessment team who did the Energy Study will add this to the existing energy monitoring at MCC at no additional cost.

CIP UPDATE **remarks by Comptroller Matt Hockensmith, Executive Director Betsy May-Salazar, Deputy Director Jonathan Melendez, Facilities Manager Joe McGovern, Technical Director Jennifer Garrett and OFC Manager Andrew Carter*

The only changes you will see from this is an update on the two projects we have spent on for FY2026:

OFC ADA upgrades (actuals as of 11/5/25) - the total that has been spent in FY26 is \$223,952 leaving balance of \$455,840.

Energy Study: The MCC Energy Study implementation FY26 expenses \$151,493, leaving balance of \$171,719. Since 11/5/25 we have received an additional invoice for \$42,000.

Projects now moving forward:

***Digital sign in McLean Central Park** goes before Fairfax Co. BOS next Tuesday (Executive Director May-Salazar will attend). Hopefully, the sign variance gets approved and then we will move on that project (\$160,000). Next steps will be engineered drawings and re-assessing project pricing/costs. Hopefully costs are still accurate even though quoted 6-9 months ago. We are very excited to move forward on that project.

***Security cameras:** The Fairfax Co. assessor did a site inspection and they will come back to us with a proposal. We don't expect it to be significant because we were able to do several upgrades of cameras that had died (now replaced).

***Storage sheds:** We've found an alternative: using an interior space for Special Events storage in lieu of a storage shed. We want to make sure this solution will indeed work before reallocating that money. We hope this is a workable indoor solution (a room that previously held all the lightbulbs). We no longer need such storage area for lightbulbs!

Summary by Chair Monroe: We commend the staff for the great job with the budget. Our task is to be good stewards of the finances and we want to build Reserves as well as put the tax money to good use so that MCC. You have done a good job here. Do you expect to spend through the balance?

Response by Executive Director May-Salazar: For the ADA upgrades and moving forward with OFC façade and the lighting project, we still have a balance of about \$100,000. So, there may be funds – either to allocate back, or we will then come and talk to CFC about some other finishing work we wish to do in other spaces such as the kitchen and reception desk. The energy project will be fully-committed. That is a contract that is not yet fully expended.

TOPIC FOR FUTURE DISCUSSION: VISION FOR HOW MCC CAMPUS CONNECTS TO LARGER DOWNTOWN

MCLEAN (crosswalks; signage/banners; public art in McLean Central Park) **remarks by Chair Monroe*

Vision for the future of how MCC fits in with downtown McLean is something Board Chair Doug Jeffery asked committee to consider. As we contemplate our role here with all the development taking place, how does MCC best fit in? McLean Revitalization Corporation has a banner program. Chair Mike Monroe spoke to them about the banner program just to reiterate communication so that MCC can advertise programs and let people know where we are.

Thinking about various things MCC can do to promote arts and use vacant space: How do we blend in with the community and draw attention to different areas that promote MCC, as well as promoting McLean in general to other places? Chair Monroe met with someone involved with Washington West Film Festival; it would be interesting to explore potentially partnering with them and using The Alden for some shows and somehow being tied-in here.

Executive Director May-Salazar and Deputy Director Jonathan Melendez were asked to share their perspectives about:

1. What, ideally, would you like to see our relationship be with other McLean groups in the community?
2. How can we strengthen the MCC as a lot of changes are coming in next 5-10 years or sooner with the development that's taking place?

Comments from Executive Director May-Salazar: We are in a really great place, having just revisited the narrative about how and why MCC came about 50+ years ago: the whole creation of our civic 'downtown green' space as a place for the community to gather, and showcasing the library, the park and community center as a joint campus. That is our gem: MCC is the heart of McLean. And to recognize that the McLean Revitalization District boundary literally starts across the street from our campus, but we are totally connected. That's our message.

Regarding the digital sign in MCP – the audience for our sign are people in the McLean Commercial Revitalization District. So, MCC is a natural extension of this district (which we are emphasizing). Chair Doug Jeffery and Executive Director May-Salazar have talked about some tangibles, simultaneous with conversations with MPA and other groups, with McLean Revitalization Corporation > we are all going in the same direction.

What can we do in tandem that strengthens things?

***Crosswalk on Ingleside going across Route 123.** This is one of the top items for a lot of us now that the park is so popular and the argument is strengthened – many more pedestrians and bicyclists are now trying to cross there.

***Art Crosswalk.** With MPA opening a secondary location, that is a natural way for MCC to make that connection. We are interested with MPA in starting a dialog and bringing MCA into it and McLean Revitalization – to advocate for making an art crosswalk with ‘breadcrumbs’ that lead from MCC to MPA to encourage people to walk toward both locations. That pulls MCC directly into the Downtown Revitalization plan.

***Joint programming:** McLean Project for the Arts as MCC’s partner in the new location provides the opportunity to offer some joint programming with them, strategically using the new location as an extension of MCC reach.

***McLean Central Park has several concrete pads that are ready for sculptures.** MCC, in conjunction with MPA and Arts Fairfax are looking into developing a sculpture walk. MCC is in a good position because we have potential funds available to spearhead the effort – create it as a destination, and attract more people so that we are unifying the civic campus to the Downtown Commercial Revitalization area.

***OFC’s location in downtown/middle of McLean is the ideal spot for festivals.** OFC Manager Andrew Carter produces amazing festivals here (OFC Block Party; Trunk-or-Treat)! It’s an idea we have pitched to larger groups and agencies. This is a great location – the streets can be closed and OFC can be back-of-house. For events such as “Taste of McLean”, “WinterFest” – programmatically, OFC is an ideal location. That brings MCC more attention and as this whole area gets developed, it will become even more central. That’s the reason we put the mural on OFC back wall.

***A recent idea is to try to reach out to developers to use some of the vacant window spaces to display a beautification art exhibit in the empty windows.** It would not be a big lift and it can draw attention to themes: Virginia 250... branding MCC... art show... Did you know OFC has an after-school program? Such messages can communicate effectively by taking over vacant window spaces. It would be an extension of the popularity of the OFC mural – we got such amazing public feedback on the mural! People seem to want more engagement.

***OFC’s long-term future**

Question: What is the situation here in terms of ownership in terms of ownership or land lease? Because OFC is in the perfect location. The Giant shopping center is the future “Mosaic” district for McLean and OFC is ideally situated.

This is a Fairfax Co. government property. MCC has a ten-year renewable lease with the county. The intention is that MCC remain in this space long term. The grounding of the ADA renovation money helps solidify this commitment. MCC is very established here.

Summary by Chair Monroe: This really is the center. It’s great that we’re investing and MCC will be here as everything changes around it. The discussion is how to collaborate with the other community organizations to simply promote what MCC is doing.

ACTION: Executive Director May-Salazar would like Governing Board members to really think about this concept and what they envision us doing in this committee around this topic. We have an opportunity to share ideas and have deeper conversations about it at the next CFC meeting. Meanwhile, we will move forward on some ideas.

BEST APPROACH: One thing to keep in mind in working with other community groups and to always note: we don’t ever want to be a position of being a ‘white paper’ kind of organization. We must realize that MCC is a Fairfax County agency. Therefore, we have a professional relationship with the library, McLean Central Park and the group overseeing the Downtown Commercial Revitalization plan. We have an opportunity on a professional level to work with them but we will be cognizant of staying in our lane. Giving suggestions or ways we can help enhance and work together > that is the goal.

ADJOURNMENT

Chair Monroe asked if there were any other comments or items of old or new business. Nothing was mentioned. He said this was a productive meeting and it was great to be here at OFC! He thanked Andrew Carter for hosting the group. With all business matters concluded, Chair Monroe thanked everyone for attending and adjourned the meeting at 6:32 p.m.

Respectfully submitted – Holly Novak, Executive Assistant
