

National Lajna Conference Center

Initial Site & Building Presentation

Bait-ur-Rahman Grounds

Lajna Ima'illah USA: Hadia Malik, Lubna Chaudhry, Samreen Khalid, Nayab Khan



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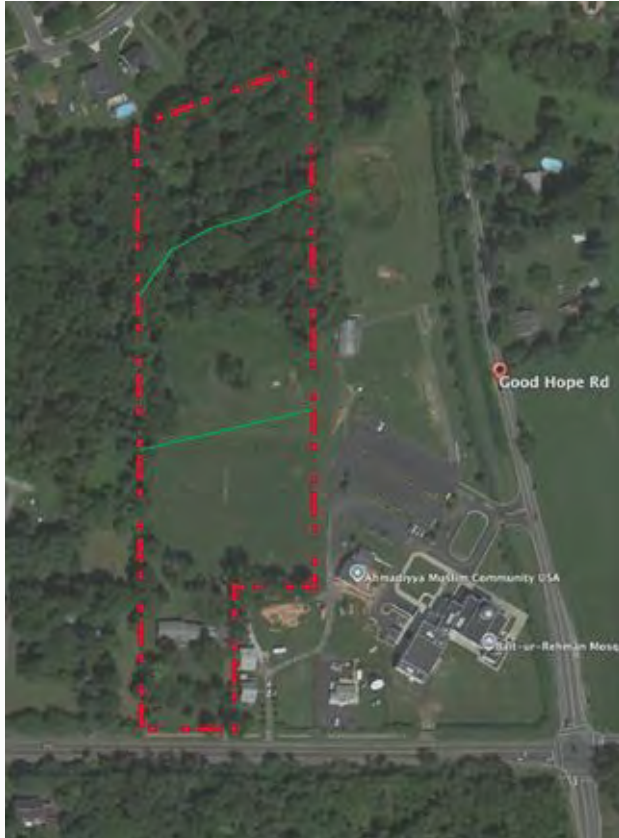
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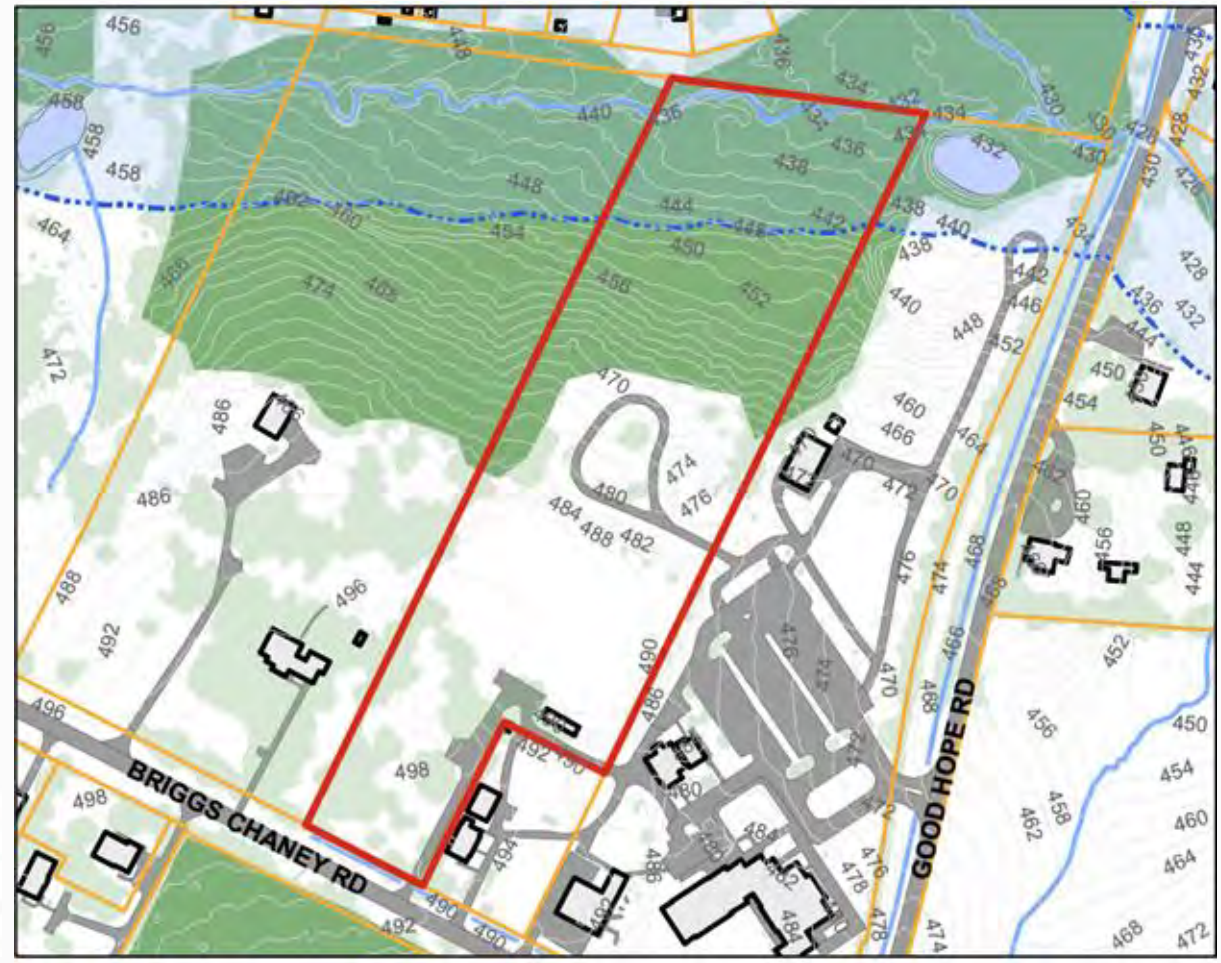
01: Site Overview



Location

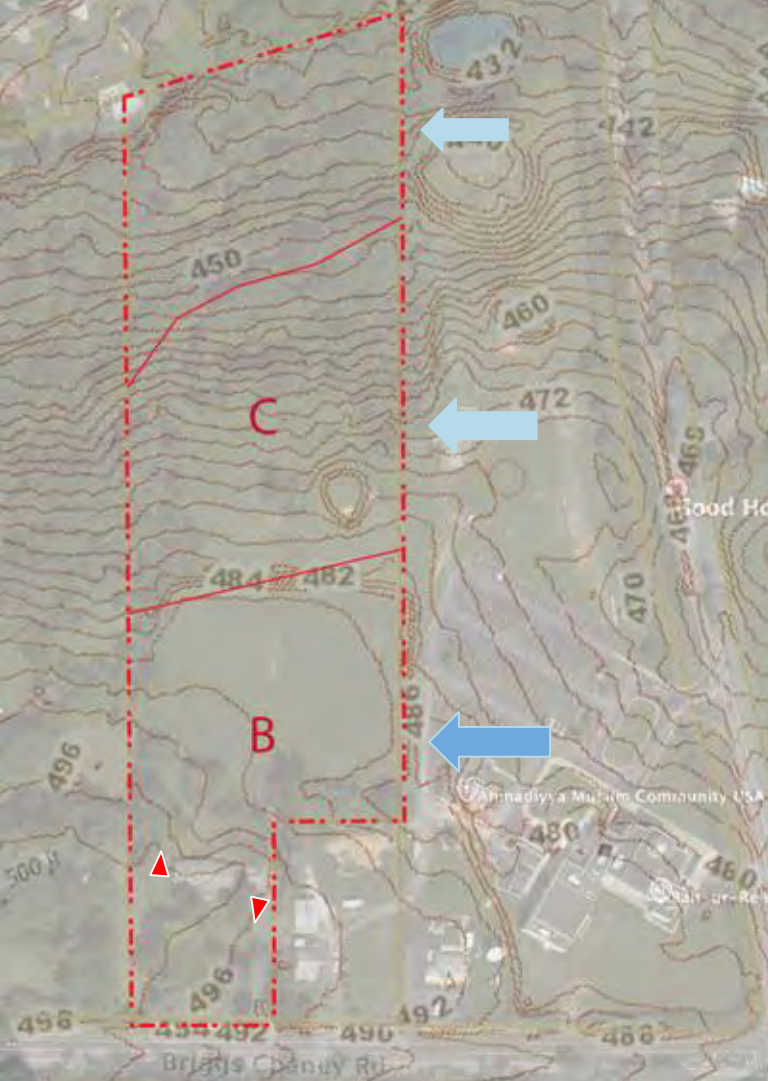
Bait - ur - Rahman Mosque
Grounds
15000 Good Hope Road,
Silver Spring, Maryland

Existing Conditions Plan

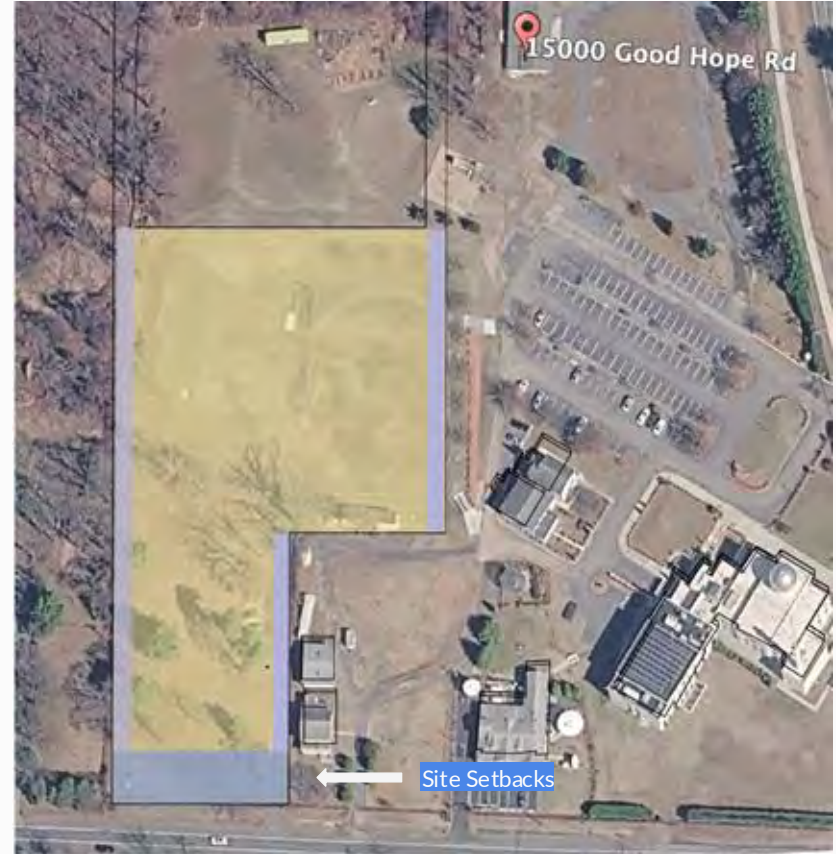


Lajna Plat

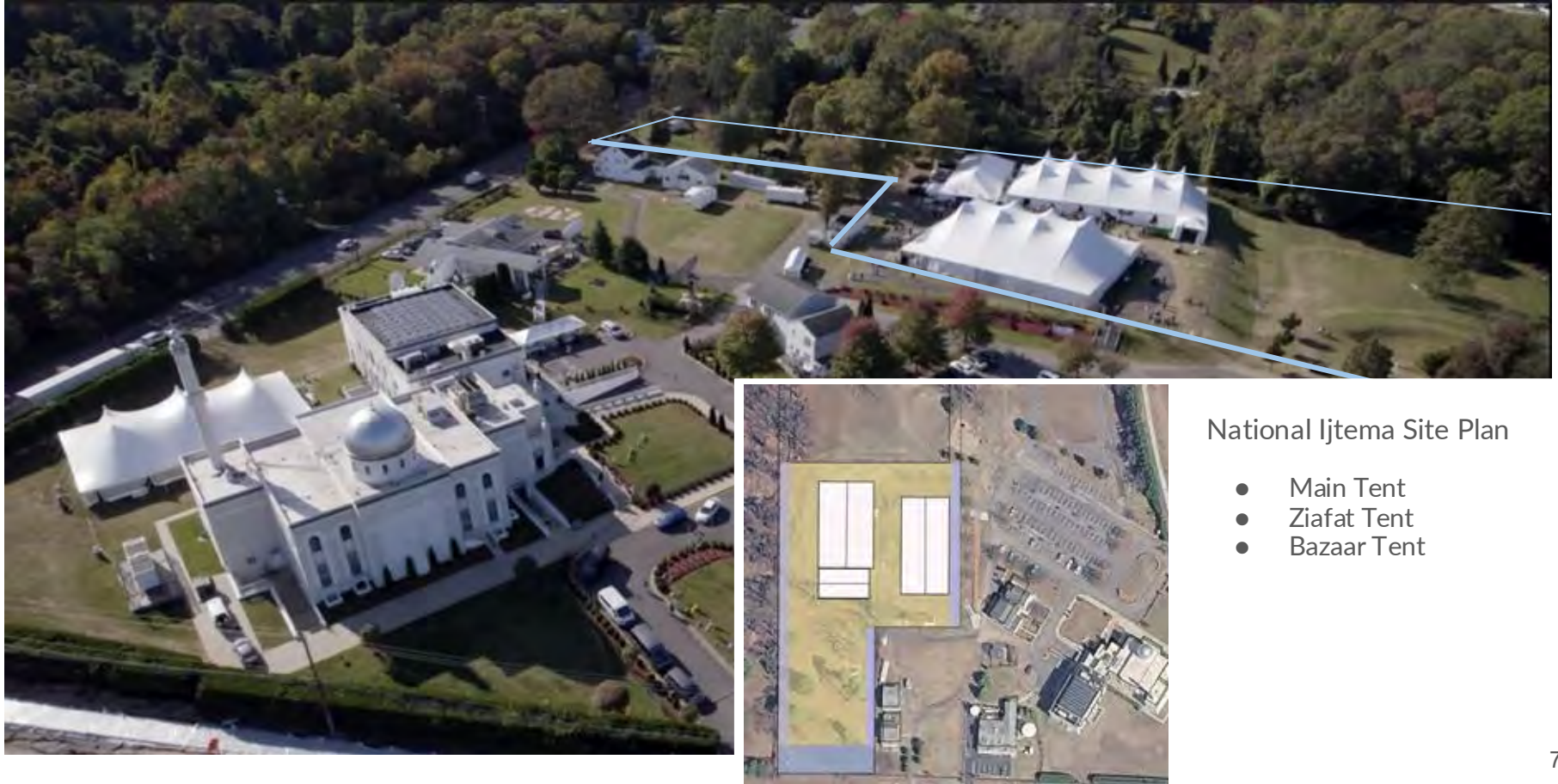
- ~331,000 sq ft of land
- 7.73 Acres
- Streams
- Stream buffers
- Forests



Plat Buildable Area



Plat Existing Use: National Ijtema



National Ijtema Site Plan

- Main Tent
- Ziafat Tent
- Bazaar Tent

Site Location Evaluation



Briggs Chaney Rd

Advantages

- Independent site access
- Dedicated conference center parking
- Enhanced privacy for outdoor gathering spaces
- Natural tree buffer and environmental benefits
- Preserves central open space for future programming

Considerations

- More extensive sitework and utility extensions
- Tree clearing may be required
- Less direct access from existing parking
- Greater site disturbance during construction

Site Location Evaluation



Good Hope Road

Advantages

- Minimal impact on existing site conditions
- Efficient use of existing grades
- Reduced infrastructure and earthwork requirements
- Opportunity for a defined outdoor gathering space
- Strong integration with existing campus circulation

Considerations

- Occupies land currently utilized for overflow parking and National Ijtema
- Reduced separation from existing mosque activities, limiting privacy
- Accessible site access may require grading and landscape modifications to achieve ADA-compliant circulation
- May constrain future campus flexibility by reducing available open space for large-scale events

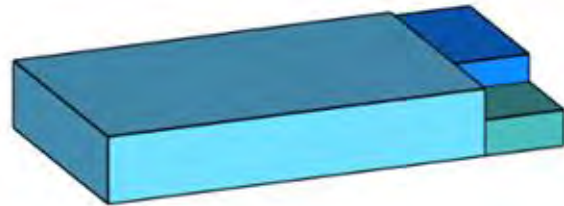
02: Program



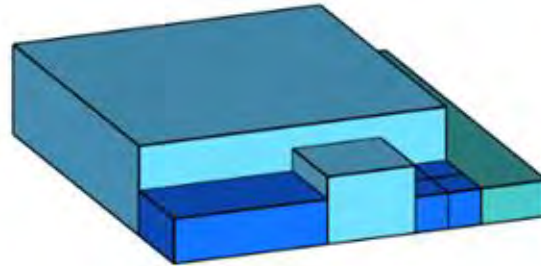
Purpose

NLCC will serve as a permanent space for conferences, Ijtema gatherings, spiritual retreats, sports and wellness activities, and overnight accommodations. The vision is to create a future-forward, multi-functional space that strengthens sisterhood, supports spiritual growth, and accommodates both local and national-scale events.

PHASE I



PHASE II

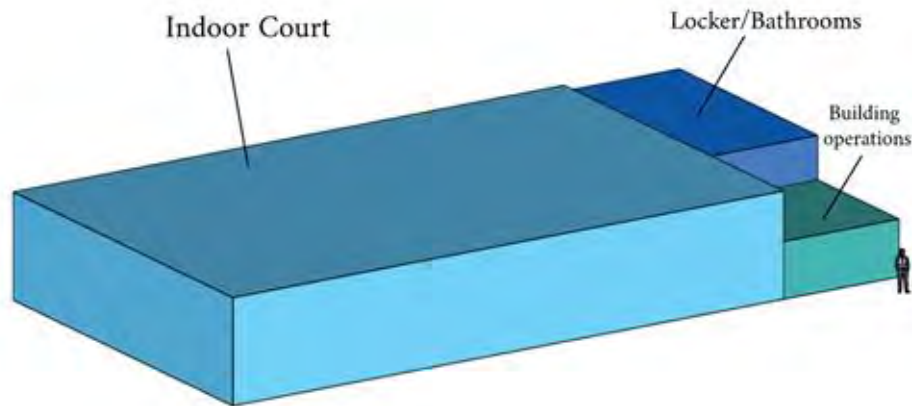


PHASE III



PHASE I: Recreation

- **Indoor Court**
 - Middle School size (72' x 42') court
 - Used for Sports
 - Additional space for events
- **Locker Room**
 - Showers, changing, restroom
- **Building Operations**
 - Mechanical, storage, etc
- **Total square footage: 5,600 sqft**



Additional program:

Commercial Kitchen (900 sqft)

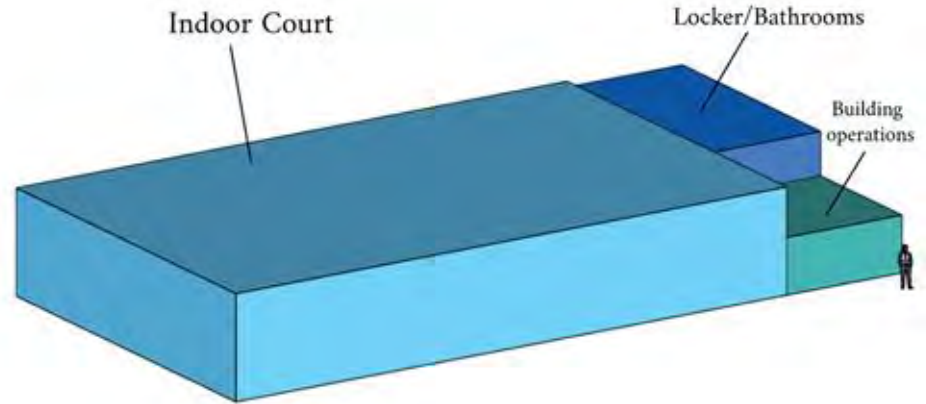
AI generated conceptual rendering





PHASE II: Community

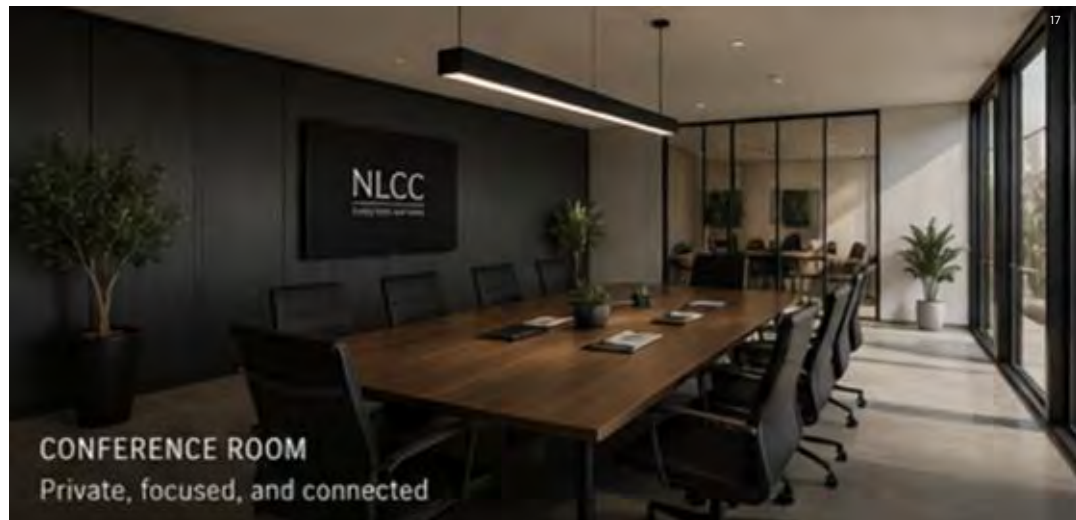
- **Multi-purpose Hall**
 - LMC, Shura, National gatherings
 - Operable walls → smaller classrooms
 - Adjustable layout
- **Conference room**
 - Amila meetings
 - Breakout room
- **(4) Offices**
 - Amila & department spaces
- **Lobby/entrance**
 - Gathering space
 - Guest spaces
- **Restrooms, Storage, Building operations**
- **Total square foot: 5,600 sqft**



Additional program:

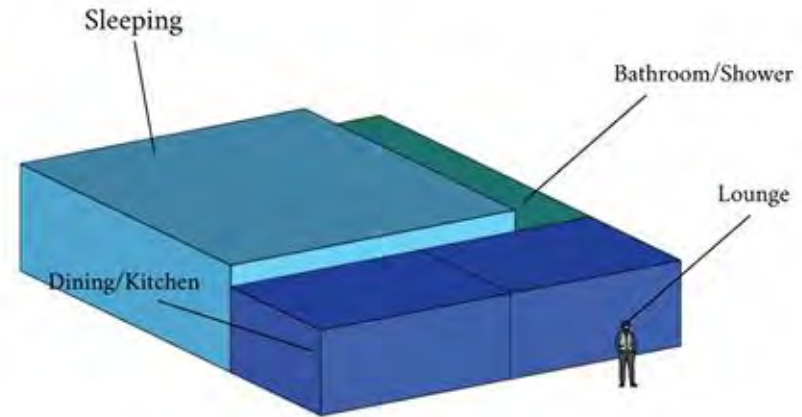
Library (400 sqft)





PHASE III: Rest

- **Sleeping Quarter**
 - Beds (20)
 - Showers
 - Iron
- **Kitchen/Dining**
 - Fridge, stove, microwave
 - Dining table
- **Lounge**
 - Gathering, rest
- Total square foot: 1,900 sqft



Additional program:

Nursery (100 sqft)

AI generated conceptual rendering



03: Cost

Typical Commercial Construction Cost

Building Type	Typical Cost/SF
Basic warehouse / shell building	\$240–350
Office, educational & community buildings	\$450–650
Complex facilities (healthcare, hotels, labs)	\$700–870+



Approximate Total Cost: **\$4,452,000**

Average Cost Per Square Foot -
New Construction Commercial Building

Lower End: \$250-\$350/sq ft - \$4 Million

PHASE I Recreation

Total: 5,600 sq ft

Average cost Per Square Foot: \$300/sq ft

~ \$1,680,000

PHASE II Community

Total: 7350 sq ft

Average cost Per Square Foot: \$300/sq ft

~\$2,205,000

PHASE III Rest

Total: 1900 sq ft

Average cost Per Square Foot: \$300/sq ft

~ \$567,000

Additional Costs: (Add 20-30%)

- Site Prep
- Design and Engineering

- Permits + Impact Fees
- Furnishings & Systems

- Contingency + Escalation

What Drives Construction Costs?

Cost Driver	Impact	Notes
Building Size	\$\$\$	Every additional square foot increases structure, foundation, roofing, HVAC, and finishes.
Indoor Court Dimensions	\$\$\$	Larger spans require heavier structural systems and higher roofs.
Site Work	\$\$	Grading, retaining walls, utilities, stormwater management, and road improvements.
Building Systems	\$\$	HVAC, plumbing, fire protection, electrical, security, elevators.
Interior Finishes	\$-\$\$\$	Flooring, ceilings, cabinetry, acoustics, lighting.
Sustainability Features	\$\$	Solar panels, geothermal, rainwater harvesting, high-performance envelope.
Future Expansion	\$	Structural planning today can reduce costs later.

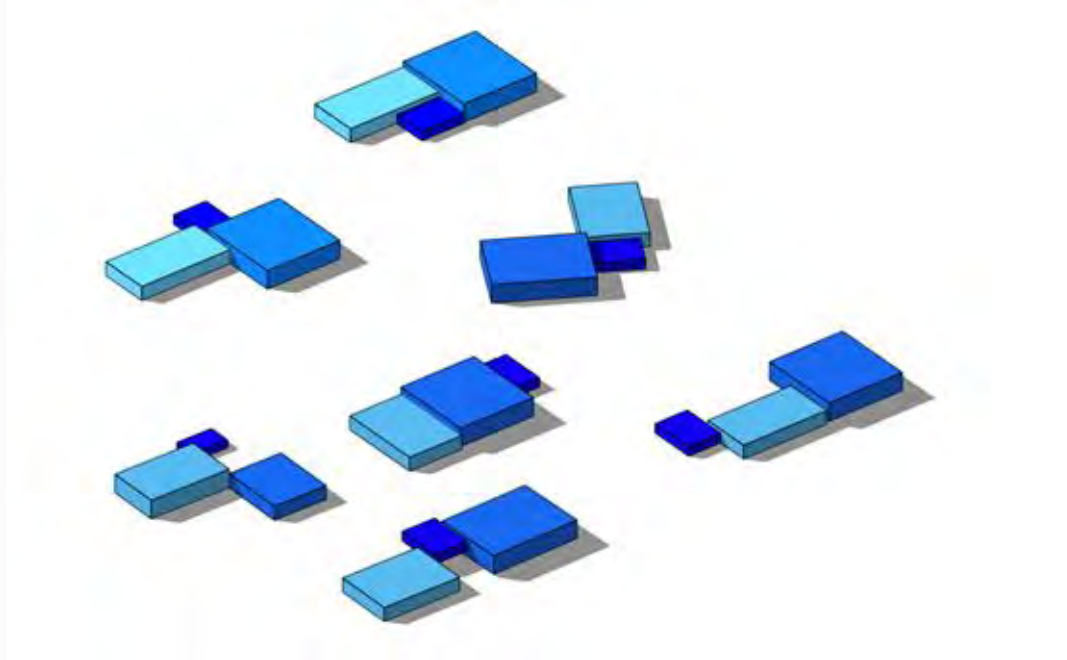
Possible Program Additions

- Commercial kitchen
- Library & reading room
- Nursery/childcare
- Fitness room
- Outdoor pavilion
- Walking trail
- Community garden
- Outdoor courts
- Makerspace / classroom
- Youth lounge



AI generated conceptual rendering

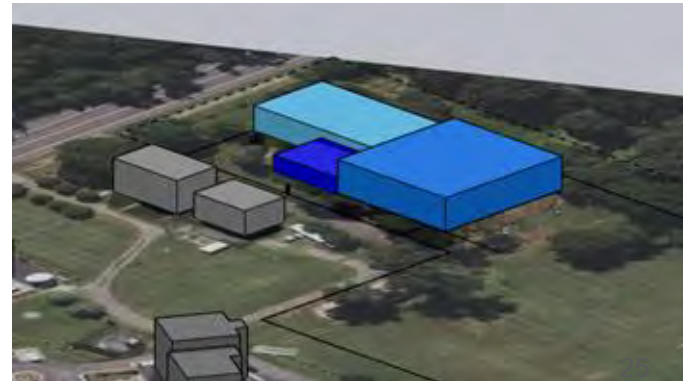
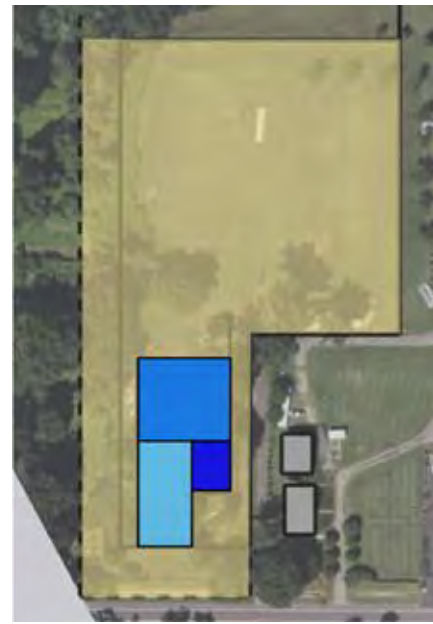
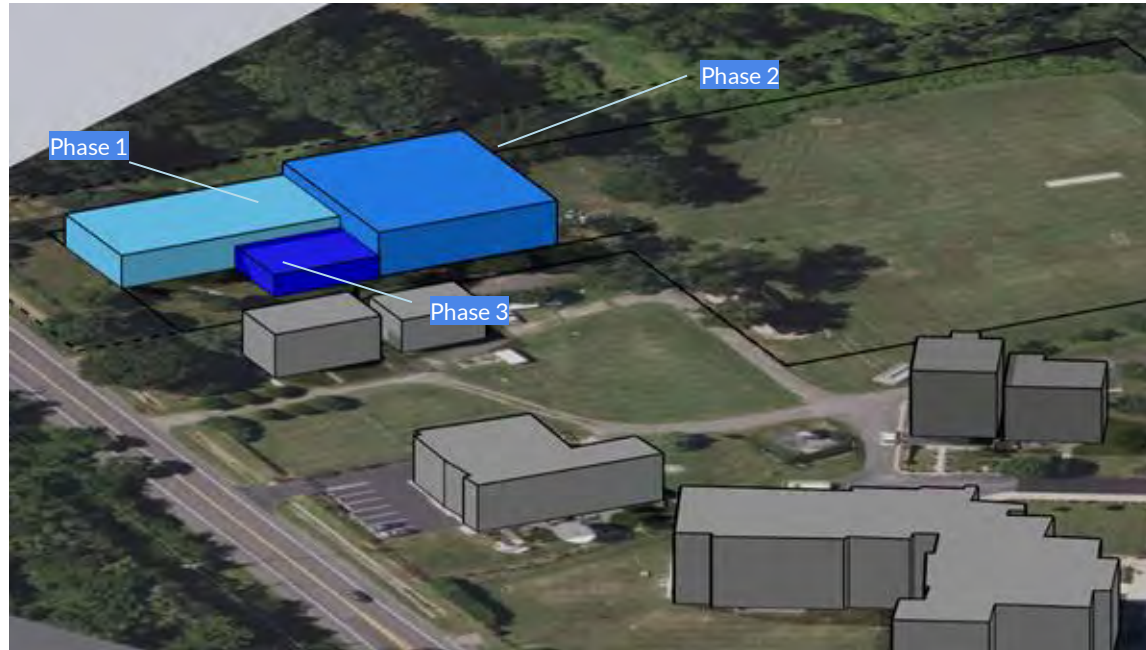
04: Building Form



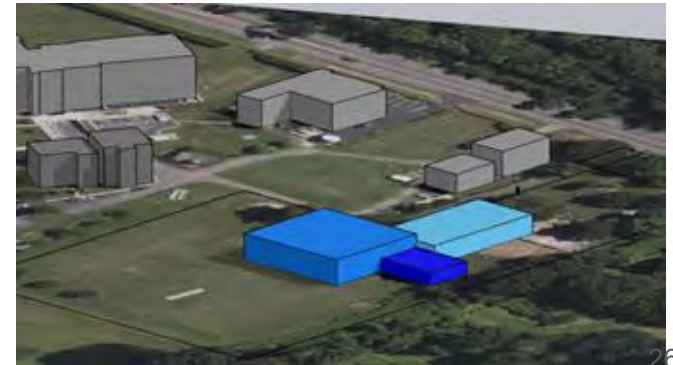
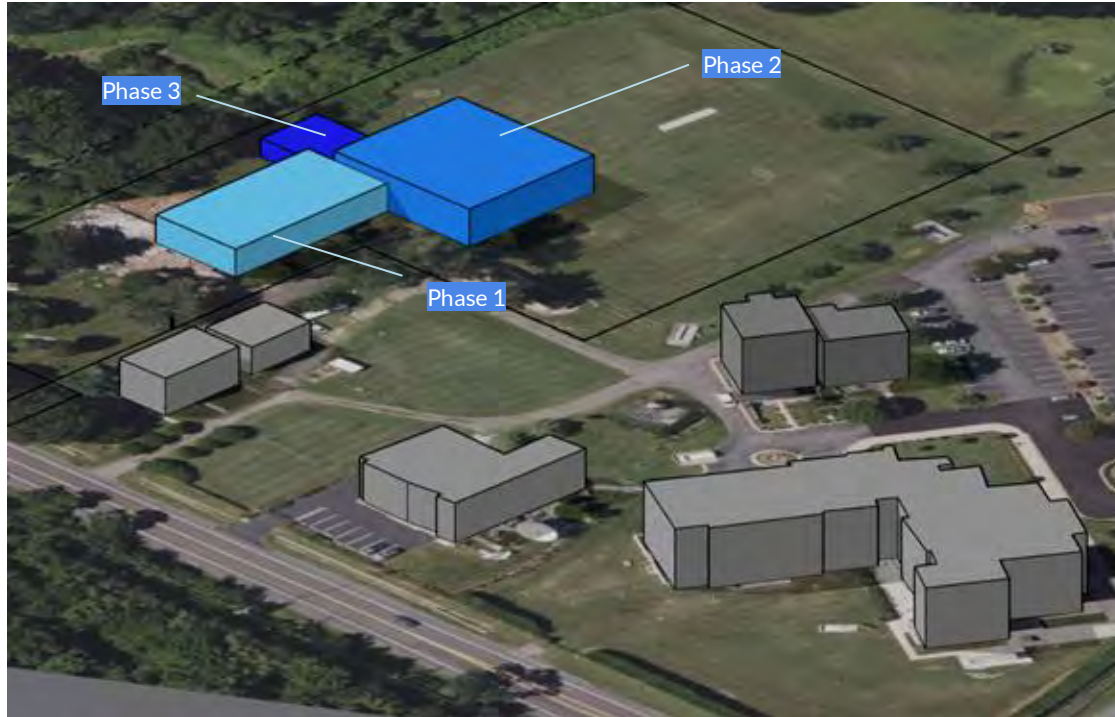
Preliminary Building Forms

The following concepts illustrate potential building footprints based on the site's buildable area and the proposed program requirements. Each option considers factors such as site circulation, outdoor space, future expansion, and the relationship between the building and surrounding campus amenities.

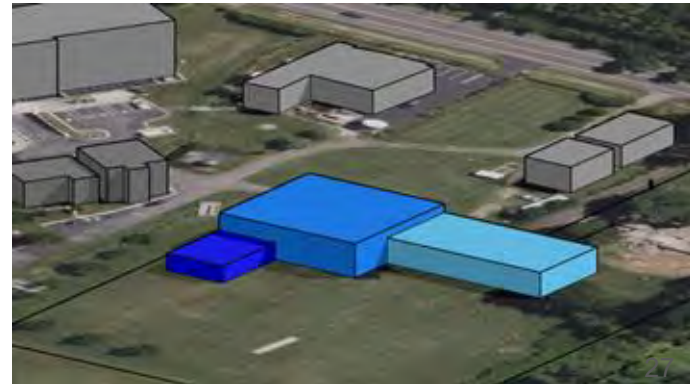
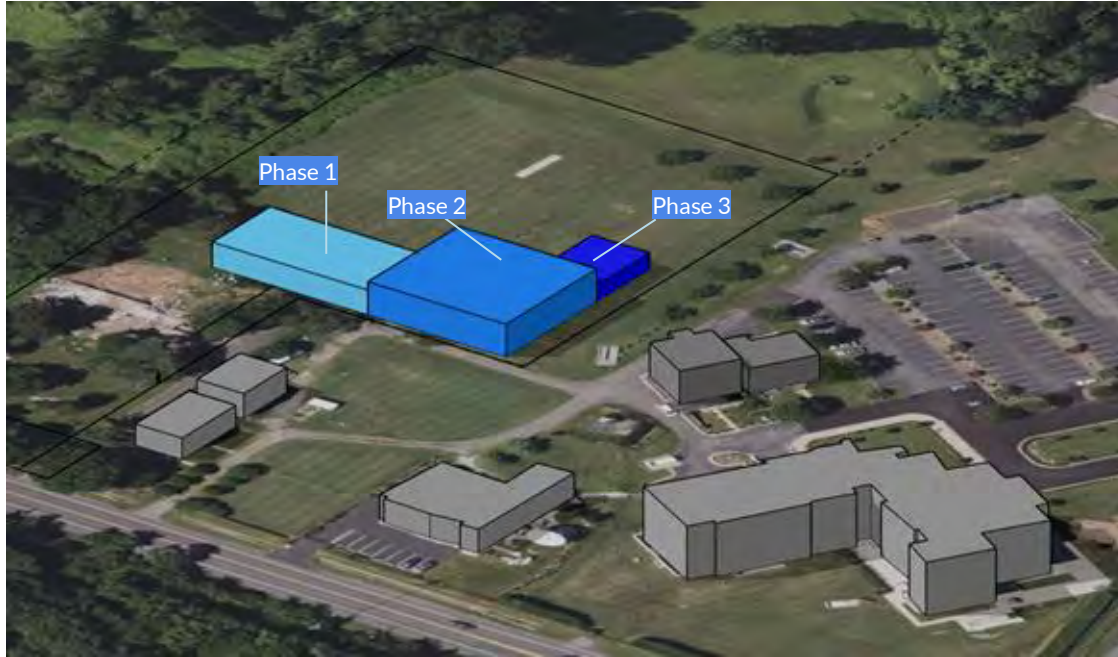
Sample Building Form (1)



Sample Building Form (2)



Sample Building Form (3)



05: Design for the Future

Sustainability

The proposed conference center is envisioned as a flexible, sustainable, and community-focused facility that meets today's needs while supporting future growth. By incorporating durable materials, energy-efficient systems, and adaptable spaces, the building can continue to serve generations of Lajna members and the broader community.



Robinson Nature Center, GWWO Architects

Vision

- Flexible – Spaces can adapt to a variety of events and programs.
- Sustainable – Incorporate energy-efficient systems and environmentally responsible design.
- Expandable – Designed to allow future additions as the community grows.
- Durable – Built with long-lasting, low-maintenance materials.
- Community-Centered – A welcoming space for worship, learning, recreation, and connection.
- Accessibility - Open to Lajna and Nasirat of all abilities and capabilities

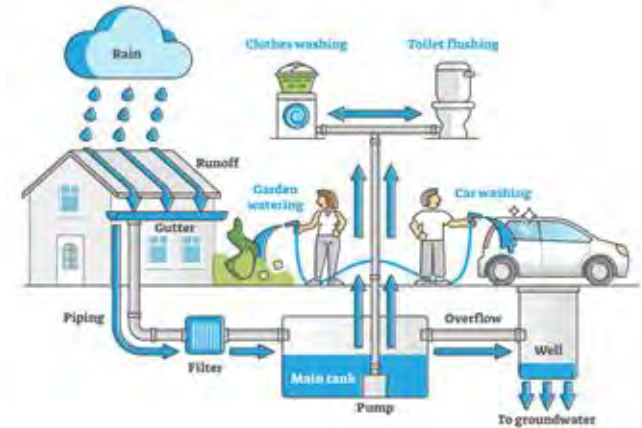


Possible Sustainable Features

- Rooftop Solar Panels
- Rainwater Harvesting
- Native Landscaping
- Natural Ventilation
- LED Lighting
- Community Garden
- Durable Local Materials



RAINWATER HARVESTING



05: Fundraising



From Concept to Construction

A clear vision and compelling renderings will help communicate the project's potential, build community support, and serve as the foundation for a successful fundraising campaign.

Project Roadmap

1. **Concept Approval**
 - a. Select a preferred site and building concept.
 - b. Conceptual Design
 - c. Develop renderings, floor plans, and project visuals.
2. **Fundraising Campaign**
 - a. Present the vision, establish campaign goals, and secure funding.
 - b. Dedicated booth at Jalsa/Meena Bazaar/ijtema
 - c. VR tour
3. **Detailed Design**
 - a. Complete architectural and engineering drawings.
4. **Construction**
 - a. Begin phased construction as funding allows.



Precedents







JazakAllah!