

# **MONTGOMERY COUNTY PUBLIC SCHOOLS**

## **GAITHERSBURG ELEMENTARY SCHOOL FEASIBILITY STUDY**

**WORK SESSION #1  
MAY 25, 2017**

## **AGENDA:**

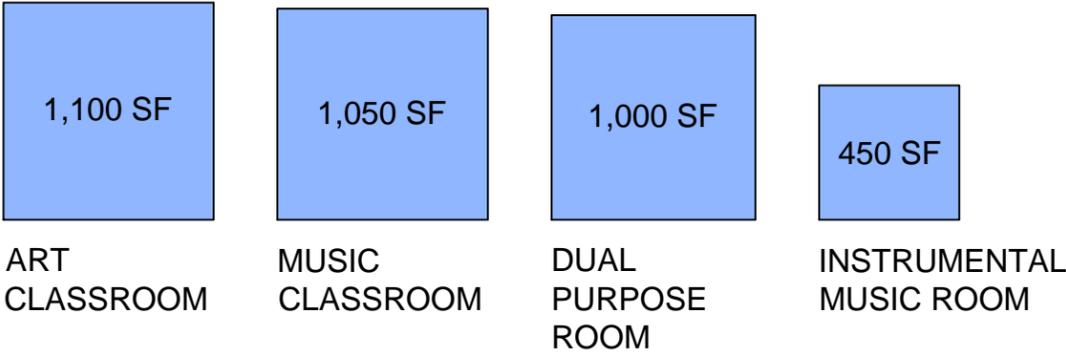
- **INTRODUCTION**
- **FEASIBILITY STUDY PROCESS**
- **PROJECT SCOPE**
- **EXISTING CONDITIONS**
- **CONCEPTS**
- **SUMMARY**
- **OPEN DISCUSSION**
- **NEXT STEPS**

# SCOPE:

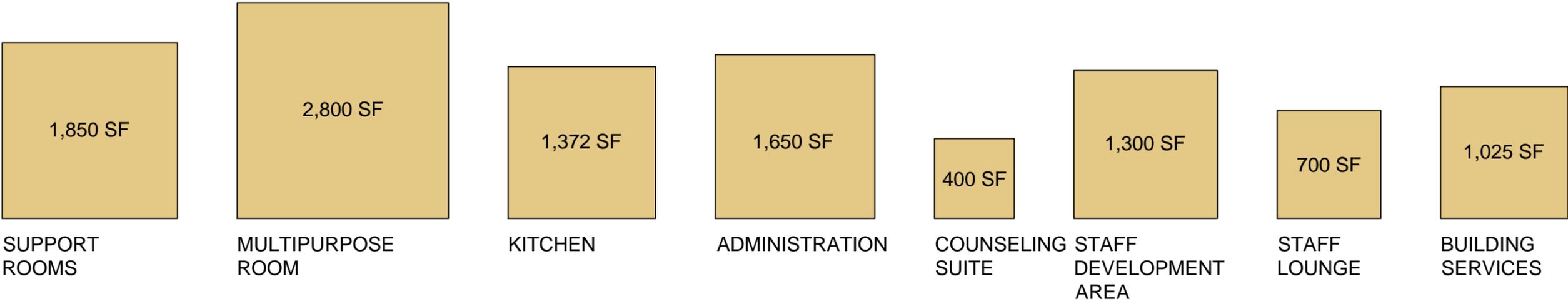
## CLASSROOMS:

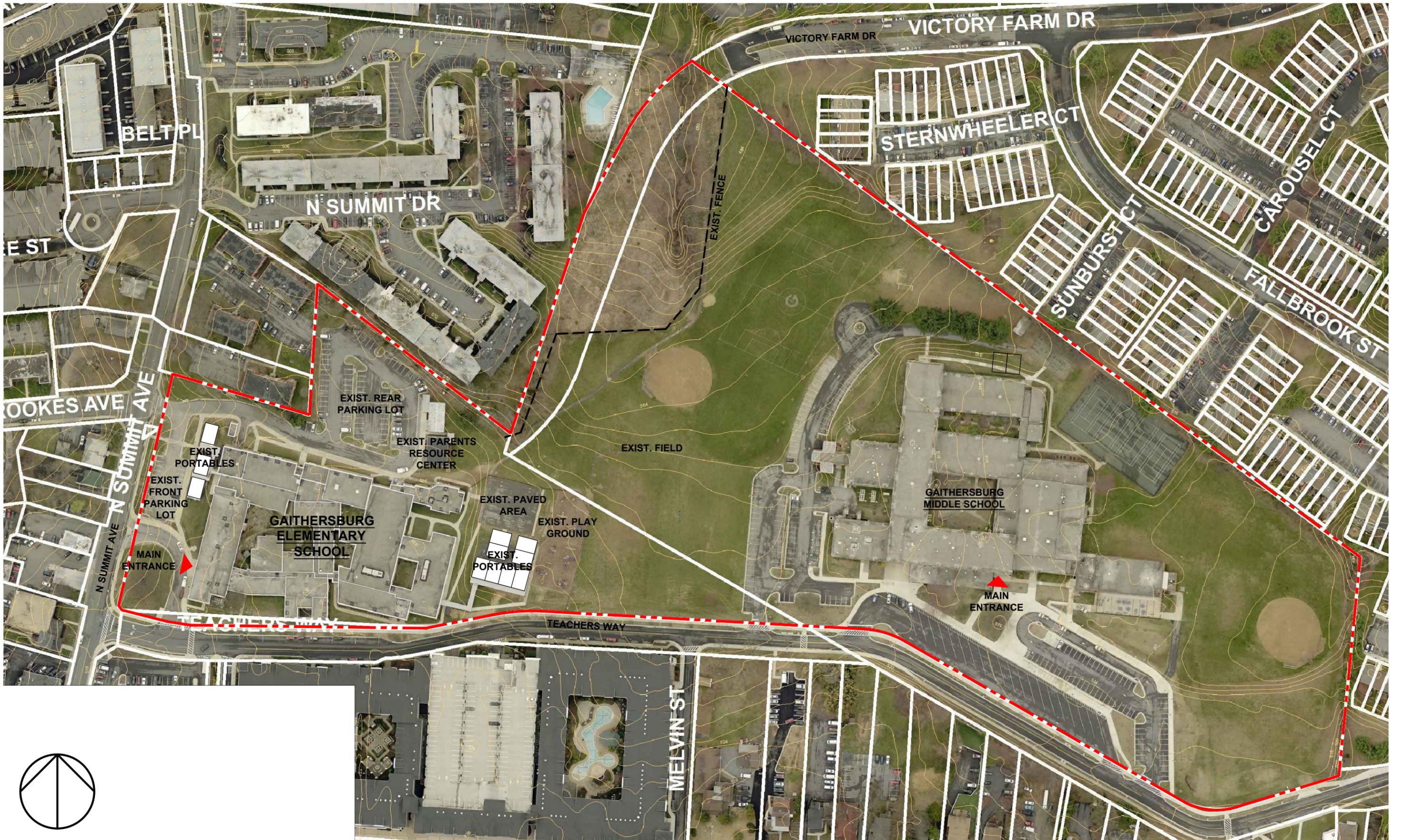


(11) STANDARD CLASSROOMS



## SUPPORT FACILITIES:





EXISTING SITE PLAN, 1" = 150'



**SITE SUMMARY:**

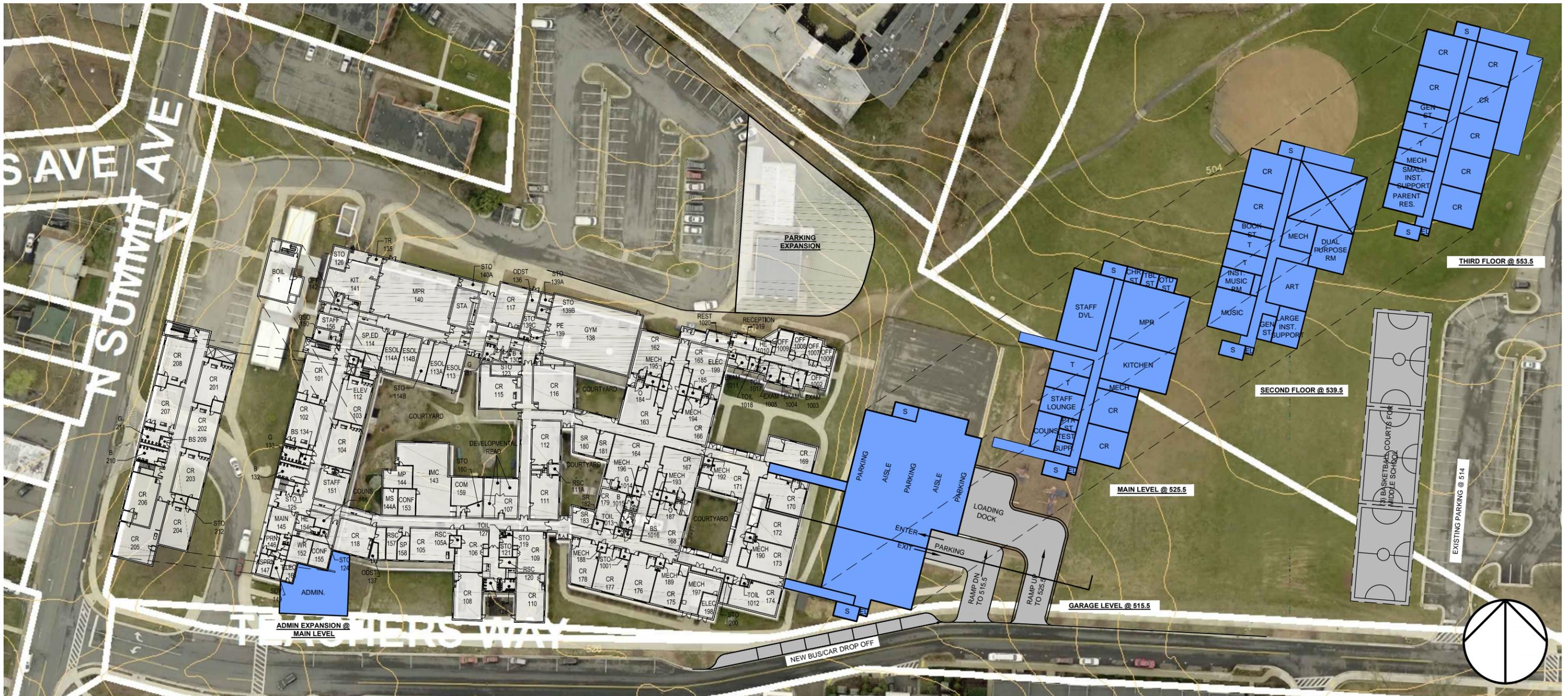
|                          |                 |
|--------------------------|-----------------|
| <b>PARKING SPACES:</b>   |                 |
| FRONT (EXISTING)         | 23 SPACES       |
| REAR (EXISTING)          | 84 SPACES       |
| PARKING EXPANSION (NEW)  | 28 SPACES (+/-) |
| STRUCTURED PARKING (NEW) | 30 SPACES (+/-) |

**TOTAL PARKING SPACES: 165 SPACES**

**PLAY AREAS:**

- (1) 80'X100' K-PAVED PLAY AREA
- (1) 40'X40' K-PLAYGROUND EQUIPMENT AREA
- (1) 40'X60' K-SOFT SURFACE PLAY AREA
  
- (2) 80'X100' PAVED PLAY AREAS
- (3) 40'X40' SOFT SURFACE PLAY AREAS
  
- (1) 250' RADIUS SOFTBALL FIELD
- (1) 150' RADIUS SOFTBALL FIELD
- (1) 150'X240' SOCCER FIELD
- (1) 105'X180' SOCCER FIELD

CONCEPT 1 - SITE PLAN, 1" = 120'



CONCEPT 1 - FLOOR PLAN, 1" = 80'



CONCEPT 1 - BUILDING SECTION, 1" = 30'

## **CONCEPT 1:**

### **PROS:**

- **MINIMAL AFFECT ON EXISTING SCHOOL  
(RENOVATION TO ADMINISTRATION SUITE ONLY)**
- **MORE COMPACT BUILDING FOOT PRINT**
- **LESS DISTURBANCE TO SITE**
- **PARKING INCREASED BY 58 SPACES**

### **CONS:**

- **3-STORY BUILDING DESIGN**
- **LESS ADDITIONAL PARKING**
- **SHORTER STUDENT DROP OFF LANE**
- **EXISTING STORM WATER MANAGEMENT SYSTEM IS DISTURBED BY NEW ADDITION**



**SITE SUMMARY:**

|                          |                 |
|--------------------------|-----------------|
| <b>PARKING SPACES:</b>   |                 |
| FRONT (EXISTING)         | 23 SPACES       |
| REAR (EXISTING)          | 84 SPACES       |
| PARKING EXPANSION (NEW)  | 28 SPACES (+/-) |
| STRUCTURED PARKING (NEW) | 30 SPACES (+/-) |

**TOTAL PARKING SPACES: 165 SPACES**

**PLAY AREAS:**

- (1) 80'X100' K-PAVED PLAY AREA
- (1) 40'X40' K-PLAYGROUND EQUIPMENT AREA
- (1) 40'X60' K-SOFT SURFACE PLAY AREA
  
- (2) 80'X100' PAVED PLAY AREAS
- (3) 40'X40' SOFT SURFACE PLAY AREAS
  
- (1) 250' RADIUS SOFTBALL FIELD
- (1) 150' RADIUS SOFTBALL FIELD
- (1) 150'X240' SOCCER FIELD
- (1) 105'X180' SOCCER FIELD

CONCEPT 2 - SITE PLAN, 1" = 120'



## CONCEPT 2:

### PROS:

- **2-STORY BUILDING ADDITION**
- **PROPOSED 2-STORY ADDITION CONNECT TO EXISTING SECOND FLOOR OF EXISTING SCHOOL**
- **SMALLEST BUILDING FOOT PRINT ON SITE  
(800 SF LESS THAN CONCEPT 1)**
- **PARKING INCREASED BY 58 SPACES**

### CONS:

- **POSSIBLE CLOSING OF TEACHERS WAY TO BUILD ADMIN SUITE & CLASSROOMS ADDITION**
- **SECOND FLOOR CLASSROOM ADDITION ABOVE EXISTING ADMIN. IS MORE EXPENSIVE & DIFFICULT TO CONSTRUCT**
- **MORE IMPERVIOUS AREA**
- **THE PROPOSED RENOVATION OF ADMIN. & CLASSROOMS REQUIRES MORE DISTURBANCE TO EXISTING SCHOOL DURING CONSTRUCTION**
- **EXISTING STORM WATER MANAGEMENT SYSTEM IS DISTURBED BY NEW ADDITION**



**SITE SUMMARY:**

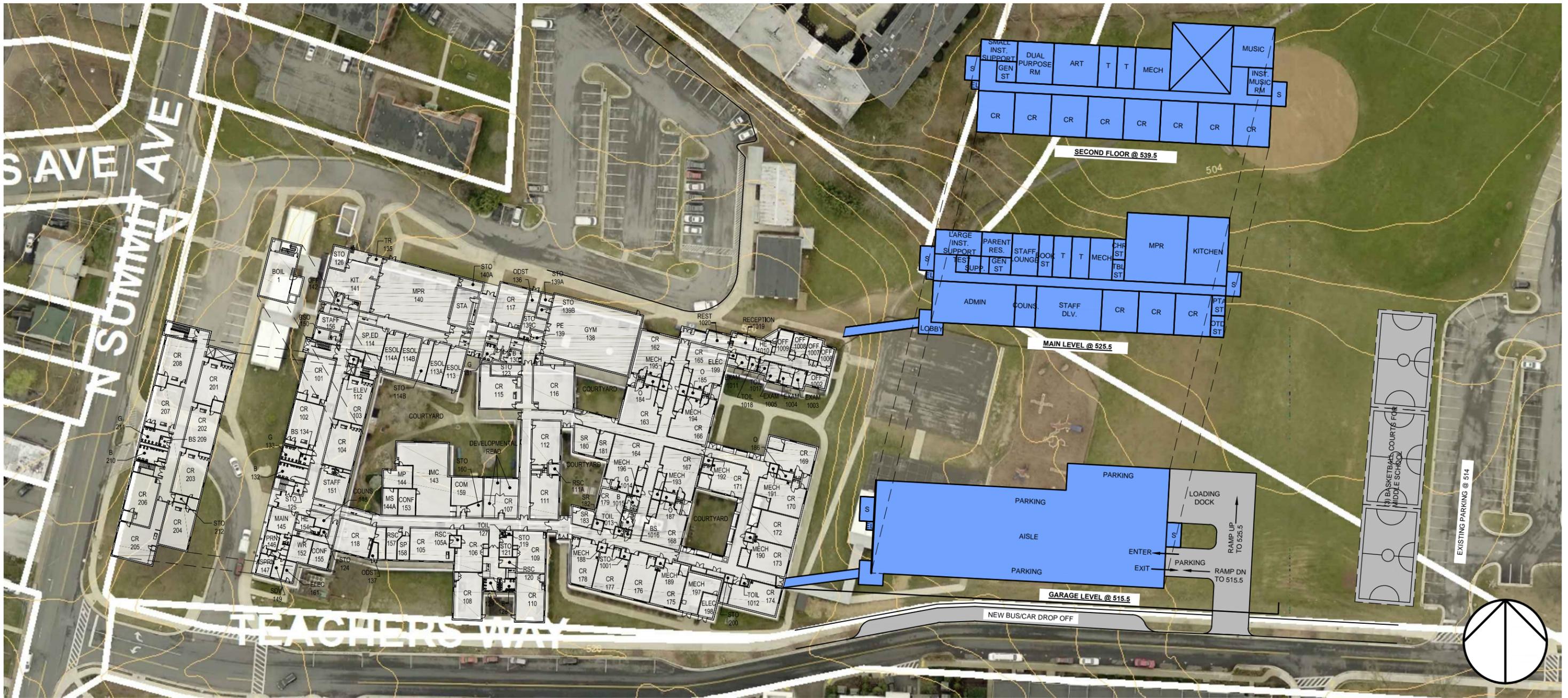
**PARKING SPACES:**  
 FRONT (EXISTING) 23 SPACES  
 REAR (EXISTING) 84 SPACES  
 STRUCTURED PARKING (NEW) 48 SPACES (+/-)

**TOTAL PARKING SPACES: 155 SPACES**

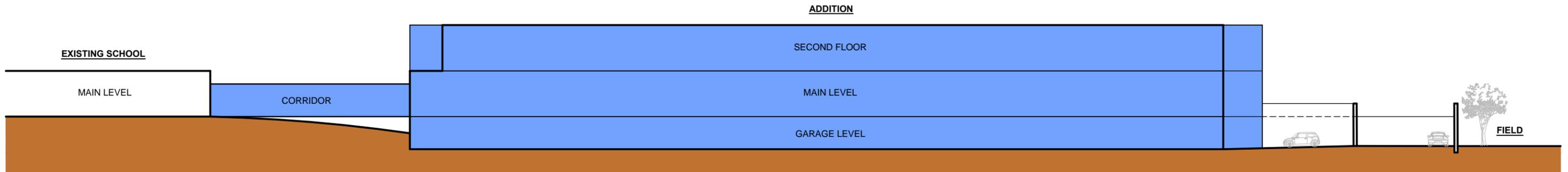
**PLAY AREAS:**

- (1) 80'X100' K-PAVED PLAY AREA
- (1) 40'X40' K-PLAYGROUND EQUIPMENT AREA
- (1) 40'X60' K-SOFT SURFACE PLAY AREA
- (2) 80'X100' PAVED PLAY AREAS
- (3) 40'X40' SOFT SURFACE PLAY AREAS
- (1) 250' RADIUS SOFTBALL FIELD
- (1) 150' RADIUS SOFTBALL FIELD
- (2) 150'X240' SOCCER FIELD

CONCEPT 3 - SITE PLAN, 1" = 120'



CONCEPT 3 - FLOOR PLAN, 1" = 80'



CONCEPT 3 - BUILDING SECTION, 1" = 30'

## **CONCEPT 3:**

### **PROS:**

- **NO DISTURBANCE TO EXISTING BUILDING**
- **2-STORY BUILDING ADDITION**
- **PARKING INCREASED BY 48 SPACES**
- **LONGER STUDENT DROP OFF LANE**
- **COMPACTED PLAY AREAS**
- **LARGER SOCCER FIELD FOR ELEMENTARY SCHOOL**

### **CONS:**

- **LARGER BUILDING FOOT PRINT**
- **MORE IMPERVIOUS AREA**
- **LESS EFFICIENT CIRCULATION, INCREASE TRAVEL DISTANCE BETWEEN EXISTING BUILDING & ADDITION**



**SITE SUMMARY:**

**PARKING SPACES:**  
 FRONT (EXISTING) 23 SPACES  
 REAR (EXISTING) 84 SPACES  
 STRUCTURED PARKING (NEW) 48 SPACES (+/-)

**TOTAL PARKING SPACES: 155 SPACES**

**PLAY AREAS:**

(1) 80'X100' K-PAVED PLAY AREA  
 (1) 40'X40' K-PLAYGROUND EQUIPMENT AREA  
 (1) 40'X60' K-SOFT SURFACE PLAY AREA

(2) 80'X100' PAVED PLAY AREAS  
 (3) 40'X40' SOFT SURFACE PLAY AREAS

(1) 250' RADIUS SOFTBALL FIELD  
 (1) 150' RADIUS SOFTBALL FIELD  
 (1) 150'X240' SOCCER FIELD  
 (1) 105'X180' SOCCER FIELD

CONCEPT 4 - SITE PLAN, 1" = 120'



CONCEPT 4 - FLOOR PLAN, 1" = 80'

## **CONCEPT 4:**

### **PROS:**

- **BETTER LOOP CIRCULATION**
- **1-STORY BUILDING ADDITION**
- **CLOSER TO EXISTING BUILDING**
- **PARKING INCREASED BY 48 SPACES**

### **CONS:**

- **REQUIRED DEMOLITION OF EXISTING SCHOOL BASE HEALTH CENTER**
- **LARGEST BUILDING FOOT PRINT**
- **MOST IMPERVIOUS AREA**
- **LONGER TRAVEL DISTANCE TO FIELDS FROM EXISTING SCHOOL**

# SUMMARY:

## CONCEPT 1:

### BUILDING AREA SUMMARY:

|                                       |                          |
|---------------------------------------|--------------------------|
| <b>EXPANSION:</b>                     |                          |
| ADMIN EXPANSION @ MAIN LEVEL          | 2,216 SF                 |
| <b>TOTAL:</b>                         | <b><u>2,216 GSF</u></b>  |
| <b>ADDITION:</b>                      |                          |
| GARAGE LEVEL                          | 14,334 SF                |
| MAIN LEVEL                            | 15,045 SF                |
| SECOND FLOOR                          | 14,334 SF                |
| THIRD FLOOR                           | 12,025 SF                |
| <b>TOTAL:</b>                         | <b><u>55,738 GSF</u></b> |
| <b>TOTAL NEW BUILDING GROSS AREA:</b> | <b><u>57,954 GSF</u></b> |

### SITE SUMMARY:

|                              |                          |
|------------------------------|--------------------------|
| <b>PARKING SPACES:</b>       |                          |
| FRONT (EXISTING)             | 23 SPACES                |
| REAR (EXISTING)              | 84 SPACES                |
| PARKING EXPANSION (NEW)      | 28 SPACES (+/-)          |
| STRUCTURED PARKING (NEW)     | 30 SPACES (+/-)          |
| <b>TOTAL PARKING SPACES:</b> | <b><u>165 SPACES</u></b> |

### PLAY AREAS:

- (1) 80'X100' K-PAVED PLAY AREA
- (1) 40'X40' K-PLAYGROUND EQUIPMENT AREA
- (1) 40'X60' K-SOFT SURFACE PLAY AREA
- (2) 80'X100' PAVED PLAY AREAS
- (3) 40'X40' SOFT SURFACE PLAY AREAS
- (1) 250' RADIUS SOFTBALL FIELD
- (1) 150' RADIUS SOFTBALL FIELD
- (1) 150'X240' SOCCER FIELD
- (1) 105'X180' SOCCER FIELD

## CONCEPT 2:

### BUILDING AREA SUMMARY:

|  |                          |
|--|--------------------------|
| <b>EXPANSION:</b>                        |                          |
| ADMIN & CLASSROOM EXPANSION @ MAIN LEVEL | 6,215 SF                 |
| CLASSROOM EXPANSION @ SECOND FLOOR       | 5,975 SF                 |
| <b>TOTAL:</b>                            | <b><u>12,190 GSF</u></b> |
| <b>ADDITION:</b>                         |                          |
| GARAGE LEVEL                             | 13,512 SF                |
| MAIN LEVEL                               | 14,224 SF                |
| SECOND FLOOR                             | 13,512 SF                |
| <b>TOTAL:</b>                            | <b><u>41,248 GSF</u></b> |
| <b>TOTAL NEW BUILDING GROSS AREA:</b>    | <b><u>53,438 GSF</u></b> |
| <b>INTERIOR RENOVATION:</b>              | <b><u>1,777 SF</u></b>   |

### SITE SUMMARY:

|                              |                          |
|------------------------------|--------------------------|
| <b>PARKING SPACES:</b>       |                          |
| FRONT (EXISTING)             | 23 SPACES                |
| REAR (EXISTING)              | 84 SPACES                |
| PARKING EXPANSION (NEW)      | 28 SPACES (+/-)          |
| STRUCTURED PARKING (NEW)     | 30 SPACES (+/-)          |
| <b>TOTAL PARKING SPACES:</b> | <b><u>165 SPACES</u></b> |

### PLAY AREAS:

- (1) 80'X100' K-PAVED PLAY AREA
- (1) 40'X40' K-PLAYGROUND EQUIPMENT AREA
- (1) 40'X60' K-SOFT SURFACE PLAY AREA
- (2) 80'X100' PAVED PLAY AREAS
- (3) 40'X40' SOFT SURFACE PLAY AREAS
- (1) 250' RADIUS SOFTBALL FIELD
- (1) 150' RADIUS SOFTBALL FIELD
- (1) 150'X240' SOCCER FIELD
- (1) 105'X180' SOCCER FIELD

## CONCEPT 3:

### BUILDING AREA SUMMARY:

|                                       |                          |
|---------------------------------------|--------------------------|
| <b>ADDITION:</b>                      |                          |
| GARAGE LEVEL                          | 20,610 SF                |
| MAIN LEVEL                            | 21,380 SF                |
| SECOND FLOOR                          | 20,610 SF                |
| <b>TOTAL:</b>                         | <b><u>62,600 GSF</u></b> |
| <b>TOTAL NEW BUILDING GROSS AREA:</b> | <b><u>62,600 GSF</u></b> |

### SITE SUMMARY:

|                              |                          |
|------------------------------|--------------------------|
| <b>PARKING SPACES:</b>       |                          |
| FRONT (EXISTING)             | 23 SPACES                |
| REAR (EXISTING)              | 84 SPACES                |
| STRUCTURED PARKING (NEW)     | 48 SPACES (+/-)          |
| <b>TOTAL PARKING SPACES:</b> | <b><u>155 SPACES</u></b> |

### PLAY AREAS:

- (1) 80'X100' K-PAVED PLAY AREA
- (1) 40'X40' K-PLAYGROUND EQUIPMENT AREA
- (1) 40'X60' K-SOFT SURFACE PLAY AREA
- (2) 80'X100' PAVED PLAY AREAS
- (3) 40'X40' SOFT SURFACE PLAY AREAS
- (1) 250' RADIUS SOFTBALL FIELD
- (1) 150' RADIUS SOFTBALL FIELD
- (2) 150'X240' SOCCER FIELD

## CONCEPT 4:

### BUILDING AREA SUMMARY:

|                                       |                          |
|---------------------------------------|--------------------------|
| <b>EXPANSION:</b>                     |                          |
| ADMIN EXPANSION @ MAIN LEVEL          | 2,216 SF                 |
| <b>TOTAL:</b>                         | <b><u>2,216 GSF</u></b>  |
| <b>ADDITION:</b>                      |                          |
| GARAGE LEVEL                          | 19,649 SF                |
| MAIN LEVEL                            | 41,644 SF                |
| <b>TOTAL:</b>                         | <b><u>61,293 GSF</u></b> |
| <b>TOTAL NEW BUILDING GROSS AREA:</b> | <b><u>63,509 GSF</u></b> |

### SITE SUMMARY:

|                              |                          |
|------------------------------|--------------------------|
| <b>PARKING SPACES:</b>       |                          |
| FRONT (EXISTING)             | 23 SPACES                |
| REAR (EXISTING)              | 84 SPACES                |
| STRUCTURED PARKING (NEW)     | 48 SPACES (+/-)          |
| <b>TOTAL PARKING SPACES:</b> | <b><u>155 SPACES</u></b> |

### PLAY AREAS:

- (1) 80'X100' K-PAVED PLAY AREA
- (1) 40'X40' K-PLAYGROUND EQUIPMENT AREA
- (1) 40'X60' K-SOFT SURFACE PLAY AREA
- (2) 80'X100' PAVED PLAY AREAS
- (3) 40'X40' SOFT SURFACE PLAY AREAS
- (1) 250' RADIUS SOFTBALL FIELD
- (1) 150' RADIUS SOFTBALL FIELD
- (1) 150'X240' SOCCER FIELD
- (1) 105'X180' SOCCER FIELD