Montgomery County Public Schools

Cold Spring Elementary School Feasibility Study Community Meeting #2

June 9, 2025

Agenda

- Feasibility Meetings

- Feasibility Study Process

- Existing Site and Building

- Program & Ed Spec Comparison

- Concept Options

- Next Steps

Feasibility Study Development Meetings

Community Engagement Meeting #1   **May 12, 2025 at 7pm**

- Listening and Information Gathering

Community Engagement Meeting #2   **June 9, 2025 at 7pm**

- Concept Design

Community Engagement Meeting #3 (Virtual)   **September 8, 2025 at 7pm**

- Plan Option Review

Community Engagement Meeting #4 (Virtual)   **September 22, 2025 at 7pm**

- Review of Final Options
- Evaluation of results



Feasibility Study Meetings

Feedback from Community Meeting #1:

Building:

- Larger space for whole school assemblies & graduations
- Finish upgrades
- Building security
- Building leaks
- Add walls & doors
- Maintain classroom flexibility

Site:

- Site safety
- Preserve and add community connection paths
- Separate bus and car entrances/lanes
- Canopy coverage outside

Feasibility Study Meetings
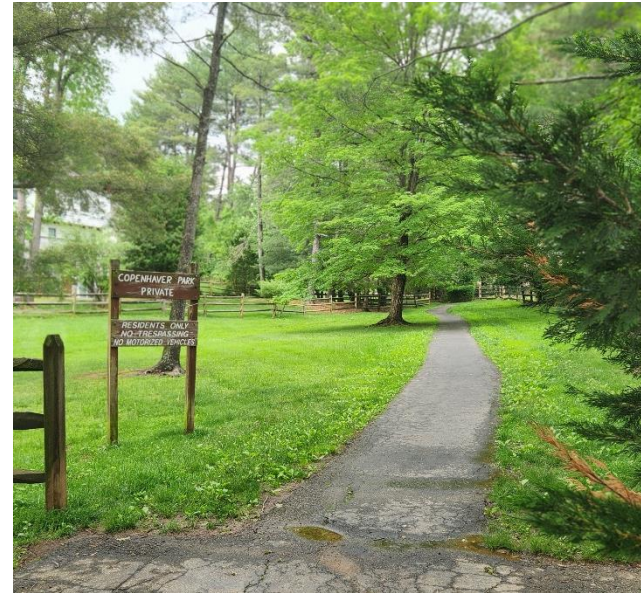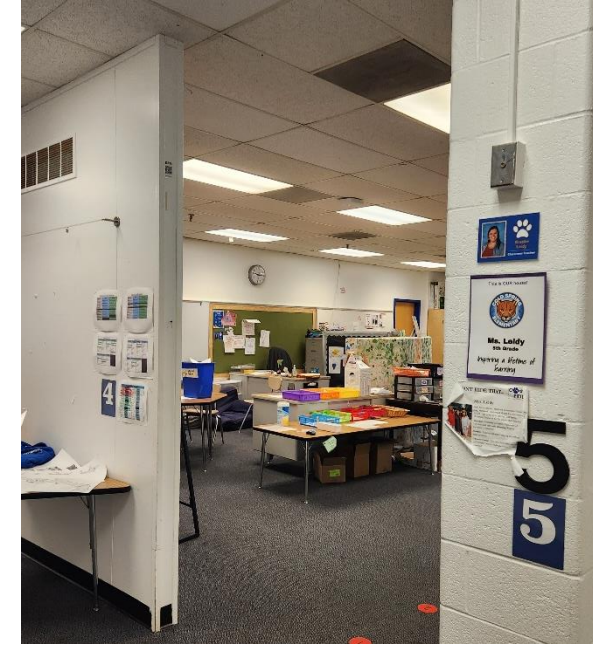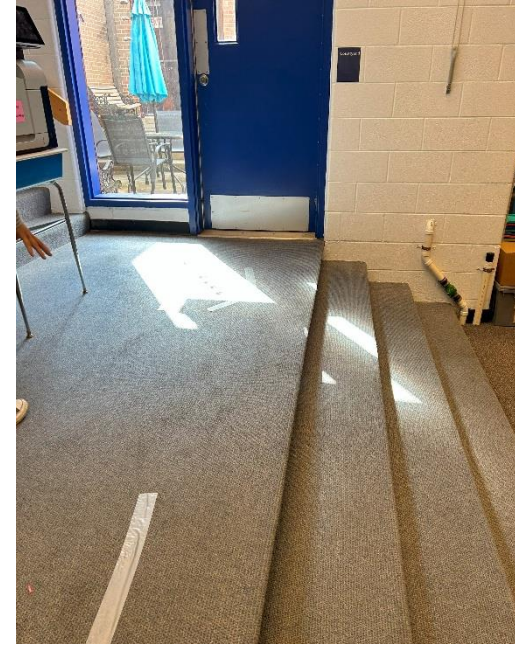
Feedback from Staff Meeting:

Building:

- Collaboration/break-out spaces
- Connection to outdoor learning
- Acoustically separate classrooms
- Natural daylight in classrooms
- Flexibility
- Transparency
- Media Center at the heart of the building
- Visible main entrance

Site:

- Safe drop-off and pick up
- Preserve community connection paths
- Separate bus and car entrances/lanes
- Canopy coverage outside

Feasibility Study Meetings
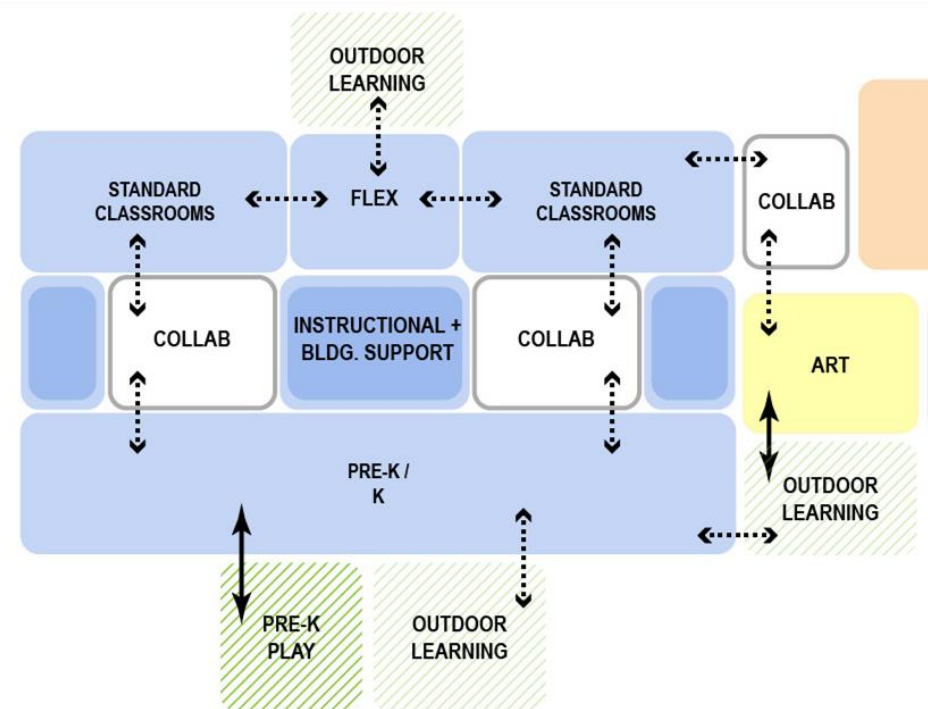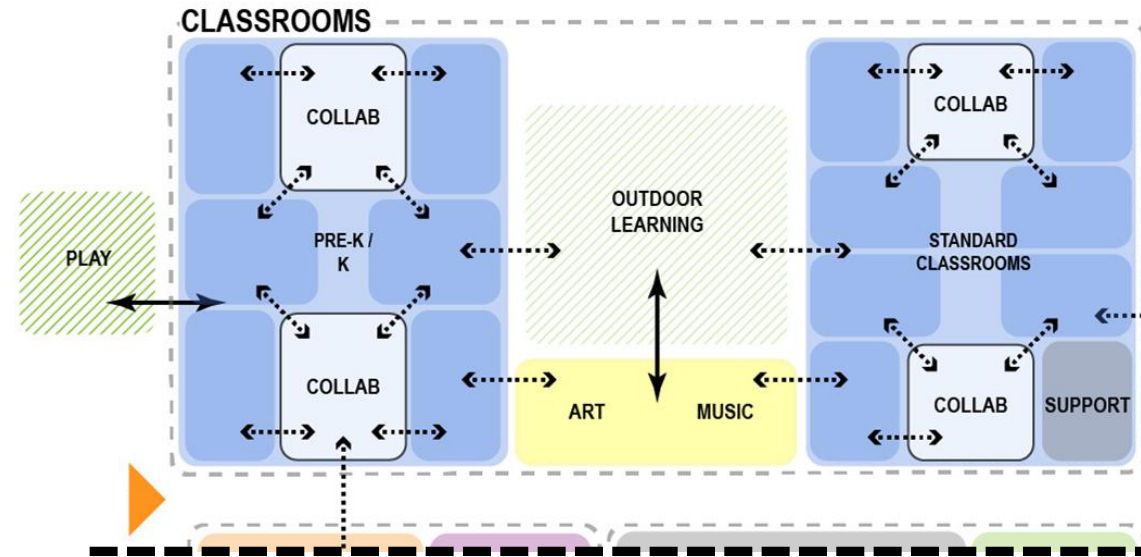
Feasibility Study Process

Feasibility Study Purpose & Option Development

Purpose:

- A collaborative process that determines the best approach to the project.

Option Development:

- Option 1: Renewal of the existing school

- Option 2: < 50% demo and renewal of existing school with additions

- Option 3: > 50% demo and renewal of existing school with addition

- Option 4: Full demolition of the existing school resulting in a new building

Further Analysis:

- Analysis of building systems: structural, mechanical, electrical, plumbing

- Analysis of the site: stormwater management, topography

- Analysis of sustainable design goals: Green Globes

Feasibility Study Process
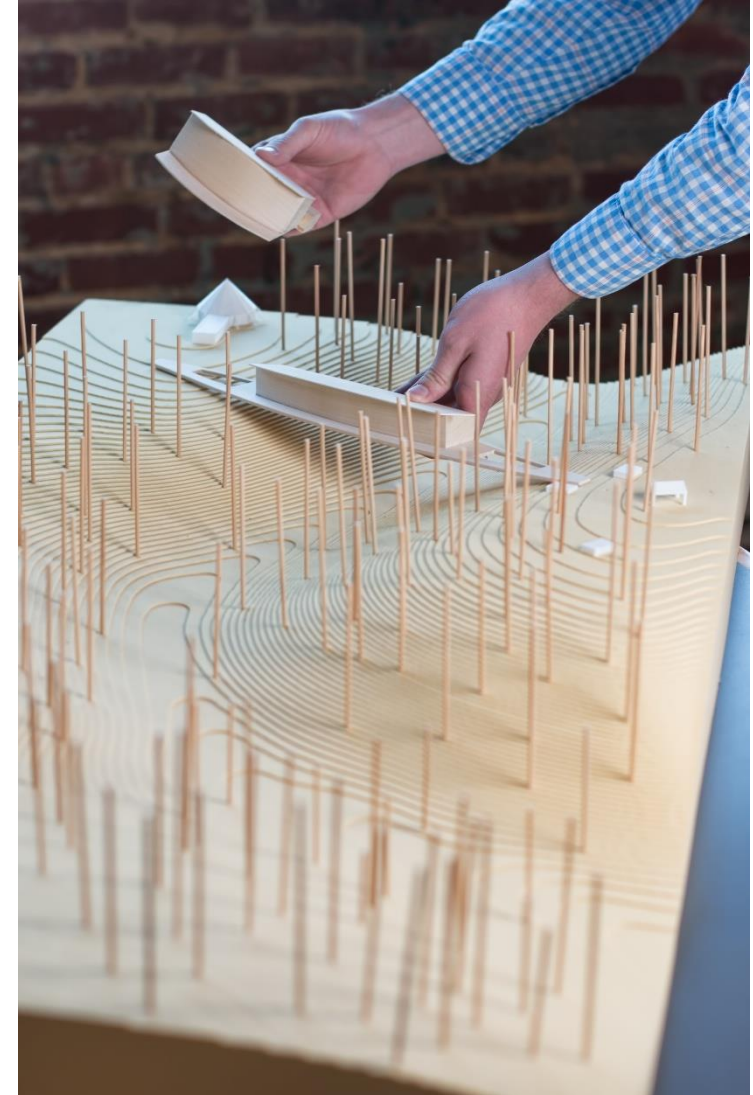
Existing Site & Building
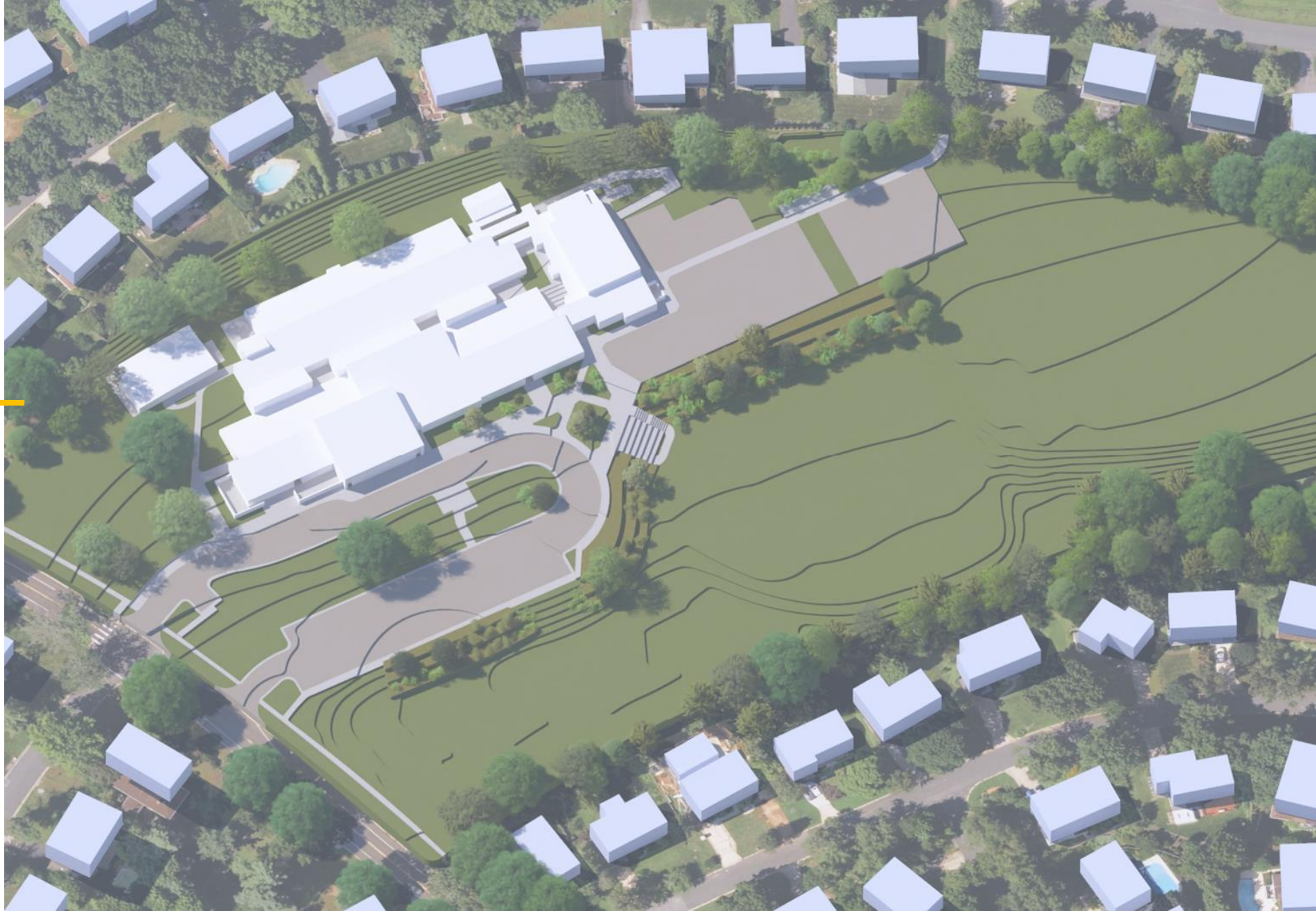
Cold Spring Elementary School
12.38 acres

- Some presence on Falls Chapel Way
- Flood plain building restriction line north of existing (plan south)
- Terraced outdoor spaces
- Drop-off queuing
- Service near main entry
- Portables
- Adjacent daycare

PORTABLE

COMMUNITY CONNECTION

COURTYARDS

PLAY

DAYCARE

GYM ENTRY

MAIN ENTRY

SERVICE

QUEUING / PARKING

FALLS CHAPEL WAY

BLDG. RESTRICTION LINE

Existing Site

GWWO

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Cold Spring
Elementary School
53,297 SF

- 1972 structure by Chapman & Miller Architects

- 2013 addition by JK Architects & Associates

- Currently serving 360 students

- Connected to the community

- Community use outside of school hours

Original

Addition

Existing Conditions

GWWO

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Cold Spring Elementary School
12.38 acres

- Kindergarten (~3,185 SF)
- Standard Classrooms (~16,200 SF)
- Multipurpose space
- Music Portable
- Library Media Center
- Gym

Labels on image: MUSIC PORTABLE, GYM, CLASSROOMS & SUPPORT, MEDIA, ADMIN & STAFF, KINDERGARTEN, DAYCARE, KITCHEN & MULTIPURPOSE, MECH. & TRASH, GYM ENTRY, MAIN ENTRY

Program & Ed Spec Comparison

GWWO

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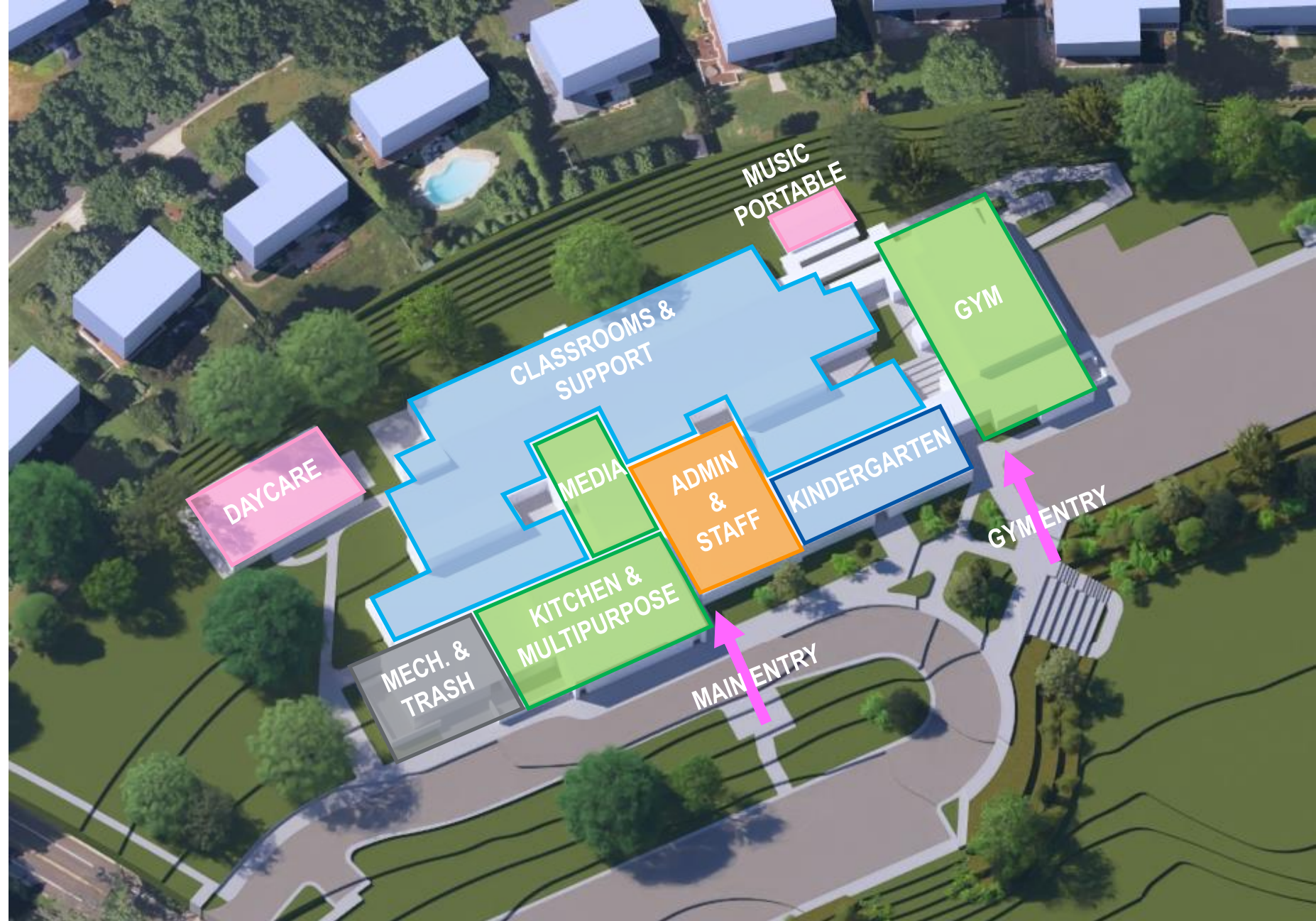
Program & Ed Spec Comparison

Ed Spec Comparison

Existing Capacity

- 360 students

Ed Spec Capacity

- 465 SRC new (with 640 core capacity)

COLD SPRING ELEMENTARY SCHOOL

PROGRAM SPACE	Existing		Ed Spec			Difference
	Qty.	Net SF	SF per space	Qty.	Net SF	
CLASSROOMS						
Prekindergarten	0	0 SF	1200 SF	2	2400 SF	
Kindergarten	2	3185 SF	1200 SF	4	4800 SF	
Standard	14	16239 SF	850 SF	15	12750 SF	
Art	1	876 SF	1200 SF	1	1200 SF	
Music	1	943 SF	1200 SF	1	1200 SF	
Instrumental Music Room	0	(Portables)	450 SF	1	450 SF	
Dual Purpose Room	0	0 SF	1000 SF	1	1000 SF	
Subtotal		21243 SF			23800 SF	-2557
SUPPORT ROOMS						
Large Instructional Support Room	1	615 SF	550 SF	1	550 SF	
Small Instructional Support Room	1	474 SF	425 SF	2	850 SF	
Speech/Language Room	1	143 SF	250 SF	1	250 SF	
Therapy/Support Room	0	0 SF	250 SF	1	250 SF	
Personal Care Room	0	0 SF	100 SF	1	100 SF	
Testing/Conference Room	0	0 SF	140 SF	1	140 SF	
Support Staff Offices	0	0 SF	140 SF	2	280 SF	
Subtotal		1232 SF			2420 SF	-1188
LIBRARY MEDIA CENTER						
Learning Environment	1	1639 SF	2100 SF	1	2100 SF	
Work and Production Area	1	306 SF	475 SF	1	475 SF	
Storage Room	0	0 SF	300 SF	1	300 SF	
Subtotal		1945 SF			2875 SF	-930

PROGRAM SPACE	Existing		Ed Spec			Difference
	Qty.	Net SF	SF per space	Qty.	Net SF	
PHYSICAL EDUCATION						
Gymnasium	1	3707 SF	3700 SF	1	3700 SF	
Office	1	231 SF	140 SF	1	140 SF	
Storage	1	249 SF	250 SF	1	250 SF	
Storage	2	199 SF	100 SF	2	200 SF	
Outside Storage	1	138 SF	140 SF	1	140 SF	
Subtotal		4524 SF			4430 SF	94
MULTIPURPOSE ROOM						
Multipurpose Room	1	2971 SF	3200 SF	1	3200 SF	
Chair Storage	1	169 SF	180 SF	1	180 SF	
Table Storage	0	0 SF	180 SF	1	180 SF	
Platform	1	502 SF	450 SF	1	450 SF	
Before/After Care Prep Area	0	0 SF	25 SF	1	25 SF	
Before/After Care Storage	1	74 SF	100 SF	1	100 SF	
Subtotal		3716 SF			4135 SF	-419
KITCHEN						
Serving Area	1	310 SF	300 SF	1	300 SF	
Walk-in Cooler/Freezer	0	0 SF	155 SF	1	155 SF	
Dry Storage	1	138 SF	192 SF	1	192 SF	
Office	0	0 SF	100 SF	1	100 SF	
Toilet Room	1	38 SF	70 SF	1	70 SF	
Preparation Area	1	529 SF	555 SF	1	555 SF	
Subtotal		1015 SF			1372 SF	-357

Program & Ed Spec Comparison

Ed Spec Comparison

PROGRAM SPACE	Existing		Ed Spec			Difference
	Qty.	Net SF	SF per space	Qty.	Net SF	
STAFF AREAS						
Staff Lounge	1	730 SF	650 SF	1	650 SF	
Privacy Room	0	0 SF	50 SF	2	100 SF	
Subtotal		730 SF			750 SF	-20
COUNSELING SUITE						
Counselor's Office	1	171 SF	160 SF	1	160 SF	
Itinerant Staff Office	0	0 SF	160 SF	1	160 SF	
Subtotal		171 SF			320 SF	-149
STAFF DEVELOPMENT AREA						
Staff development Office	1	259 SF	100 SF	1	100 SF	
Reading Specialist Office	1	918 SF	100 SF	1	100 SF	
Training/Conference Room	0	0 SF	400 SF	1	400 SF	
Subtotal		1177 SF			600 SF	577
HEALTH SERVICES SUITE						
Waiting Area	0	0 SF	100 SF	1	100 SF	
Treatment/Medication Area	0	0 SF	120 SF	1	120 SF	
Office/Health Assessment Room	1	156 SF	100 SF	1	100 SF	
Health Assessment/Isolation Room	0	0 SF	100 SF	1	100 SF	
Rest Area	0	0 SF	200 SF	1	200 SF	
Toilet Room	1	25 SF	50 SF	1	50 SF	
Storage Room	0	0 SF	40 SF	1	40 SF	
Subtotal		181 SF			710 SF	-529

PROGRAM SPACE	Existing		Ed Spec			Difference
	Qty.	Net SF	SF per space	Qty.	Net SF	
ADMINISTRATION						
General Office	1	398 SF	500 SF	1	500 SF	
Workroom	1	234 SF	300 SF	1	300 SF	
Principal's Office	1	203 SF	250 SF	1	250 SF	
Assistant Principal's Office	1	165 SF	125 SF	1	125 SF	
Conference Room	1	142 SF	275 SF	1	275 SF	
Storage	1	23 SF	100 SF	1	100 SF	
Record Room	0	0 SF	75 SF	1	75 SF	
Toilet Room	0	0 SF	50 SF	1	50 SF	
2nd Floor Workroom	0	0 SF	75 SF	1	75 SF	
Subtotal		1165 SF			1750 SF	-585
BUILDING SERVICE FACILITIES						
Building Services Office	0	0 SF	140 SF	1	140 SF	
Locker/Shower Area	0	0 SF	150 SF	1	150 SF	
Compactor/Trash Room	1	199 SF	150 SF	1	150 SF	
General Storage and Receiving	0	0 SF	550 SF	1	550 SF	
General Storage	5	565 SF	240 SF	3	720 SF	
Building Services Outdoor Storage	1	107 SF	175 SF	1	175 SF	
Subtotal		871 SF			1885 SF	-1014
BUILDING SUPPORT AREAS						
Book Storage	3	394 SF	200 SF	1	200 SF	
PTA Storage	1	41 SF	100 SF	1	100 SF	
Emergency Command Center	0	0 SF	200 SF	0	0 SF	
Telecommunication Closet	1	105 SF	150 SF	1	150 SF	
Telecommunication Closet	0	0 SF	50 SF	3	150 SF	
Subtotal		540 SF			600 SF	-60
TOTAL NET SQUARE FEET		38,510 SF			45,647 SF	-7137
GROSS AREA		53,297 SF			63,906 SF	-10609

Program & Ed Spec Comparison

Concept Options

Renewal

Pros:

- Separate cars from buses
- No impact to play area
- Maintains the existing stormwater management
- Maintains the existing community connection

Cons:

- Service remains at the front of the building
- Entry is not visible
- Bus loop drop-off is not at the main entry

Concept Options – 1: Renewal

Renewal – Concept Plan

Pros:

- MEP upgrades
- Enlarged Admin and Health Suites
- Enclosed classrooms
- New finishes
- Storage casework
- Better program adjacencies

Cons:

- No Pre-K classrooms
- Kitchen space remains the same
- Classrooms without natural daylight
- Does not meet Ed Spec for program areas

Concept Option – 1: Renewal

Renewal & Addition

- Renewal + 10% Demo + Additions

- Daycare building is removed

DEMO

Concept Option – 2: Renewal & Addition

Renewal & Addition

- Renewal + 10% Demo + (4) Additions
  - Admin & Kindergarten addition
  - Pre-K addition
  - Art & music addition
  - Mechanical addition

RENEWAL

PRE-K

ADMIN + KINDERGARTEN

GYM ENTRY

MECH.

ART + MUSIC
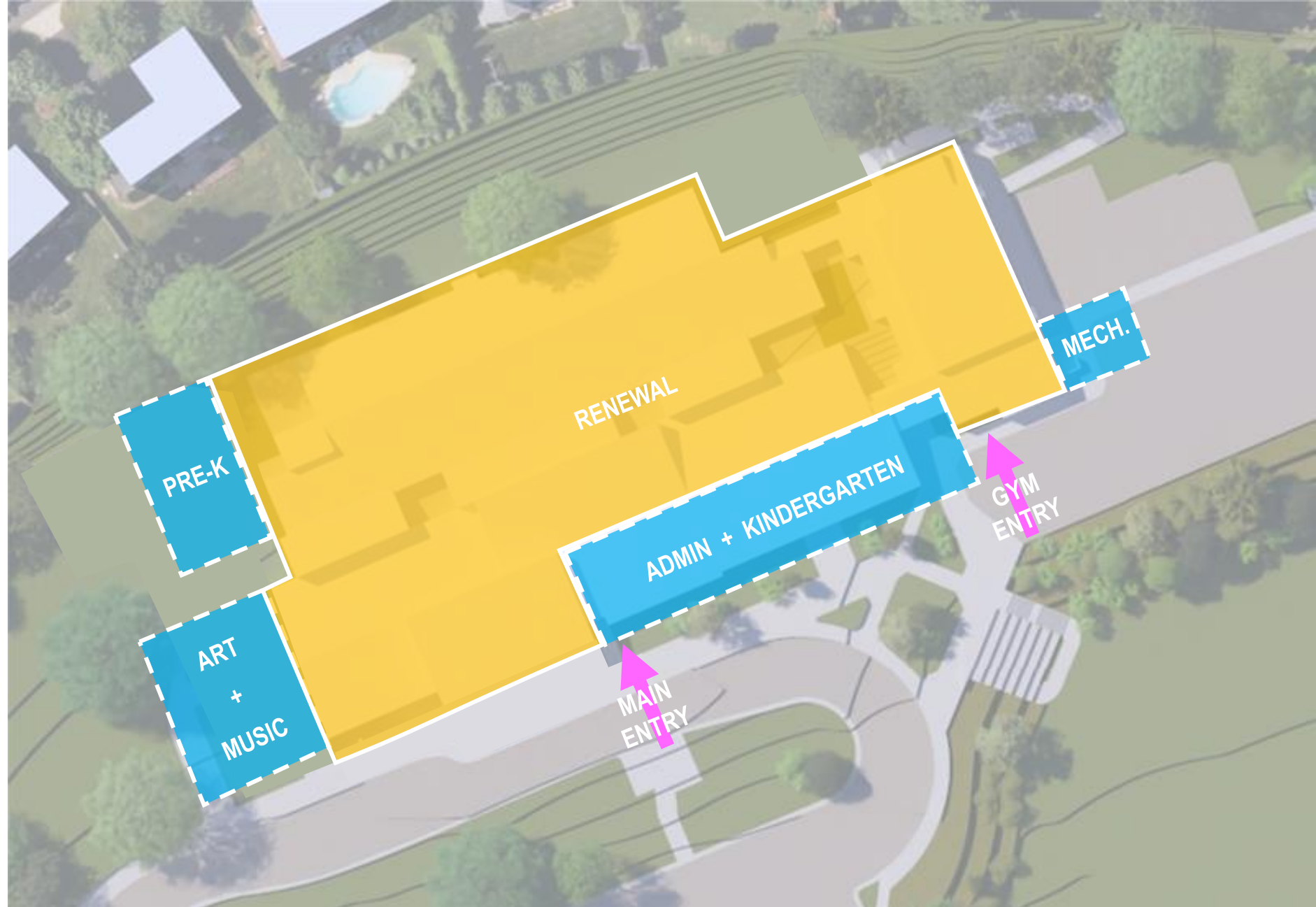
MAIN ENTRY

Concept Option – 2: Renewal & Addition

Renewal & Addition

Pros:

- New, more visible main entry
- New Pre-K play area
- Separate cars from buses
- Bus and car drop-off adjacent to main entry
- Increased parking
- Minimal impact to existing play area
- Maintains the existing stormwater management

Cons:

- Service remains at the front of the building

Concept Option – 2: Renewal & Addition

Renewal & Addition – Concept Plan

Pros:

- MEP updates
- Enlarged Admin and Health Suites
- Enclosed classrooms
- New finishes
- Storage casework
- Better program adjacencies
- New main entry, lobby and admin space
- Expanded food service and building support spaces

Cons:

- Classrooms without natural daylight
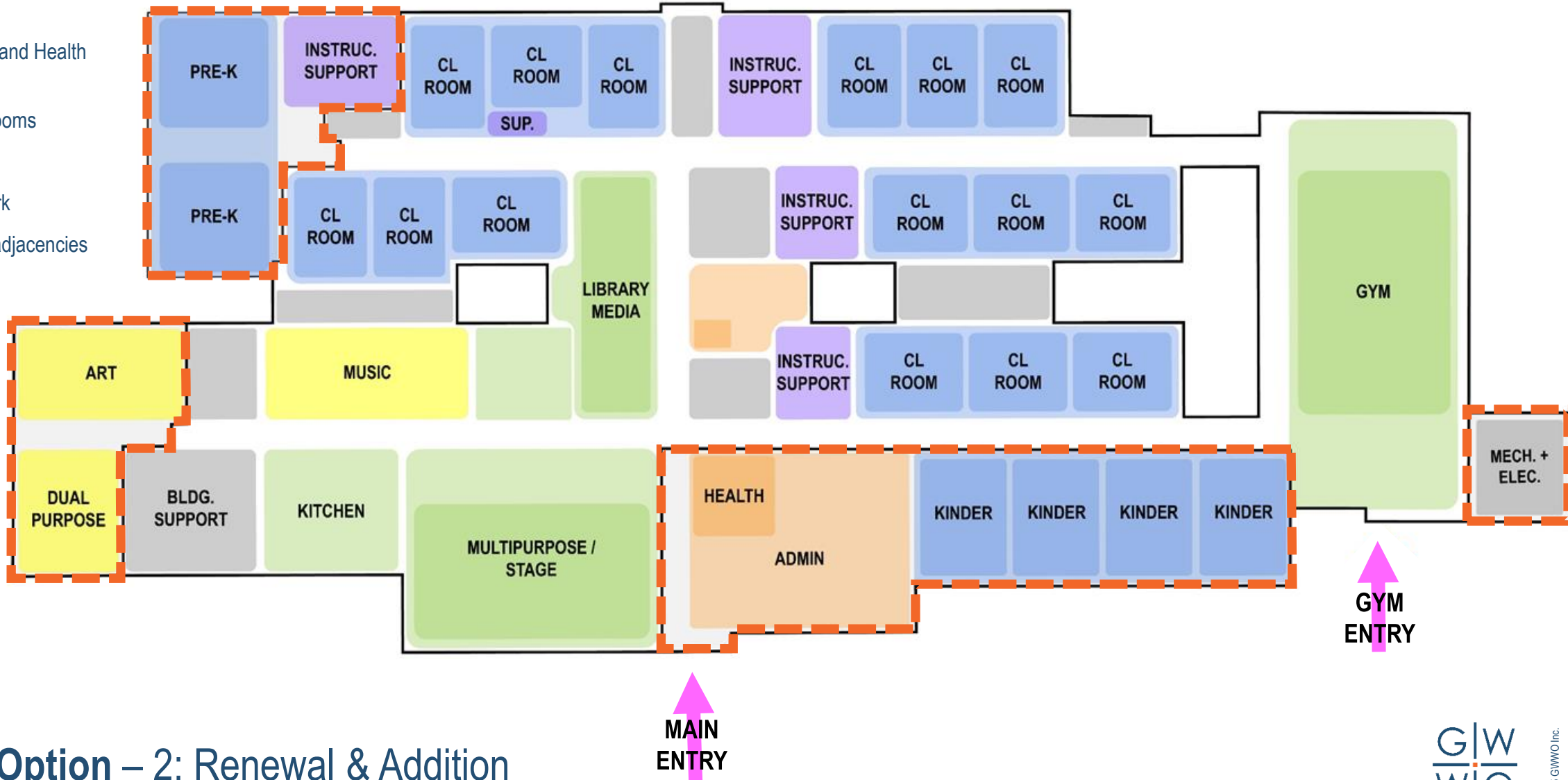
Concept Option – 2: Renewal & Addition

Gym Renewal & Addition

- Renewal + > 50% Demo + Addition

- Renewal of existing gym and demolish existing school

- Daycare building is removed

EXISITING GYM

NEW BUILDING

MAIN ENTRY

GYM ENTRY
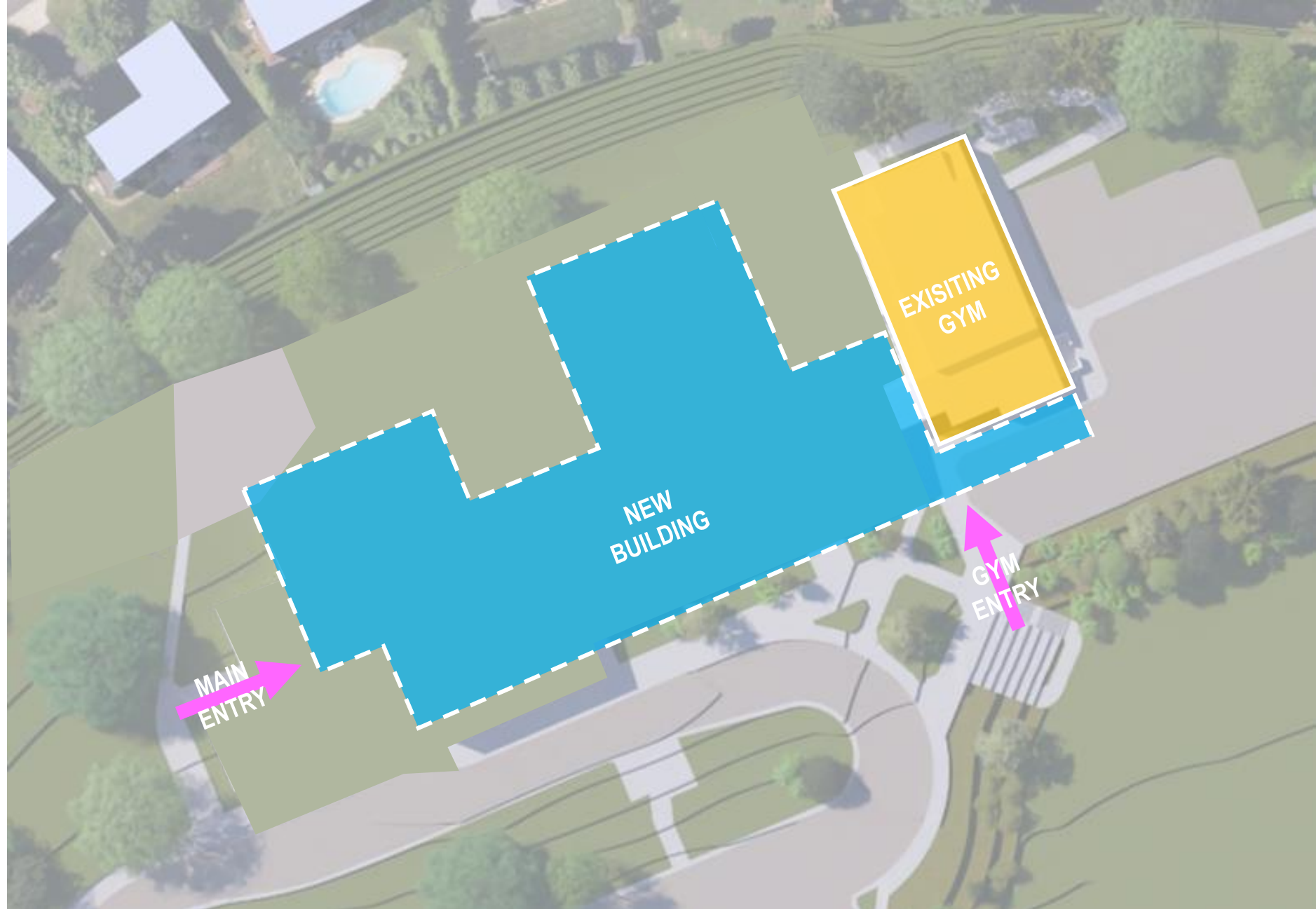
Concept Option – 3: Gym Renewal & Addition

Gym Renewal & Addition

Pros:

- Integration of outdoor learning spaces and Pre-K play areas

- Separate cars from buses

- Bus and car drop-off adjacent to main entry

- Visible entry from Falls Chapel Way

- Maintains location of play areas and fields

- Service is moved out of view of entrances

- Maintains the existing stormwater management

Cons:

- Courtyards are not enclosed

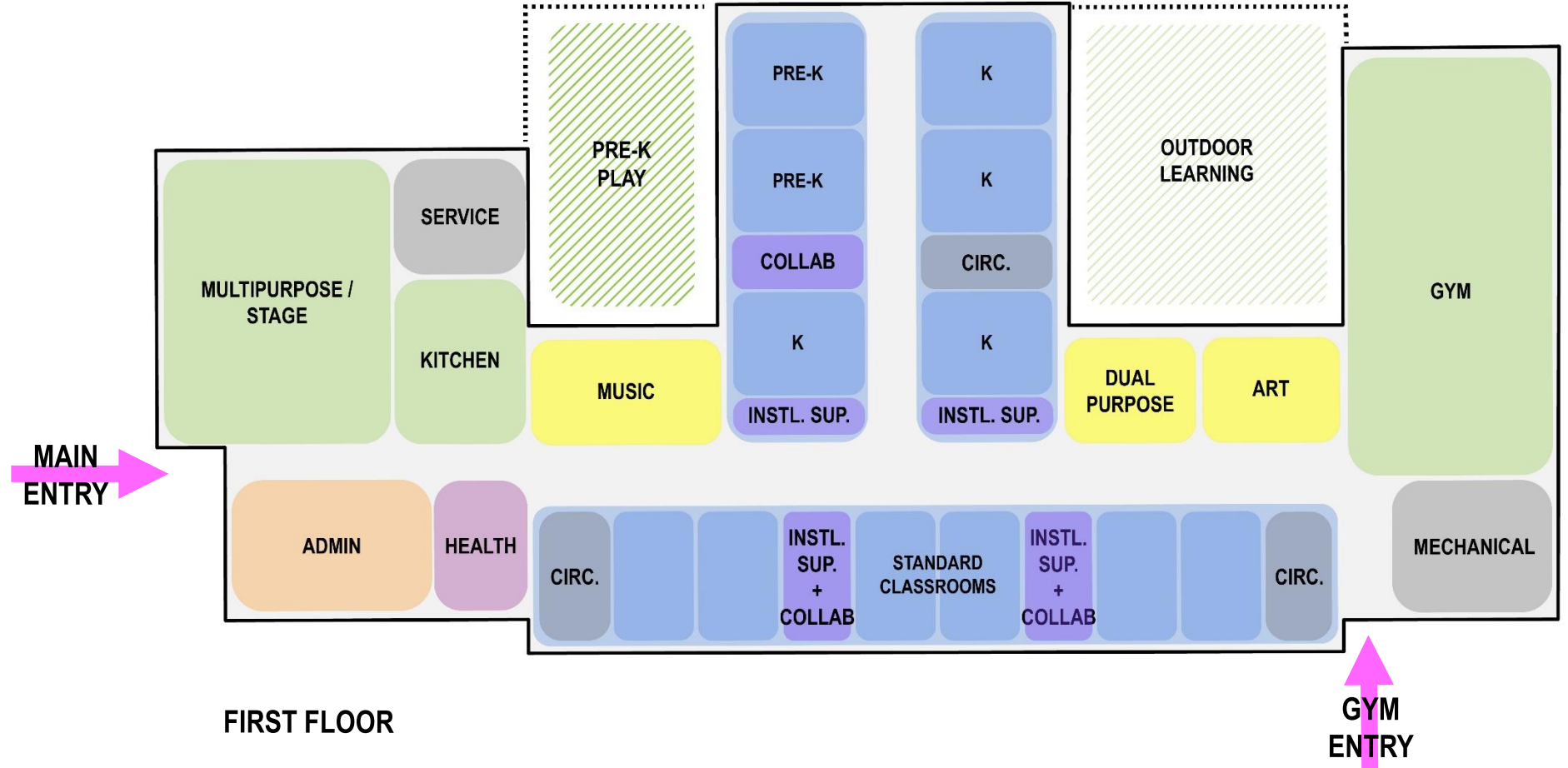**Concept Option** – 3: Gym Renewal & Addition

Gym Renewal & Addition – Concept Plan

Pros:

- Two-story classroom volume

- Meets Ed Specs for program area and adjacencies

- Integration of instructional support areas

- Fenced Pre-K play area and Outdoor Learning

- Natural daylight in all classrooms

- Classroom flexibility

Cons:

- Media Center is on the second floor

MAIN ENTRY

FIRST FLOOR

GYM ENTRY

MULTIPURPOSE / STAGE	
SERVICE	
KITCHEN	
PRE-K PLAY	
PRE-K	K
PRE-K	K
COLLAB	CIRC.
K	K
INSTL. SUP.	INSTL. SUP.
MUSIC	
OUTDOOR LEARNING	GYM
DUAL PURPOSE	ART
ADMIN	HEALTH
CIRC.	INSTL. SUP. + COLLAB	STANDARD CLASSROOMS	INSTL. SUP. + COLLAB	CIRC.	MECHANICAL

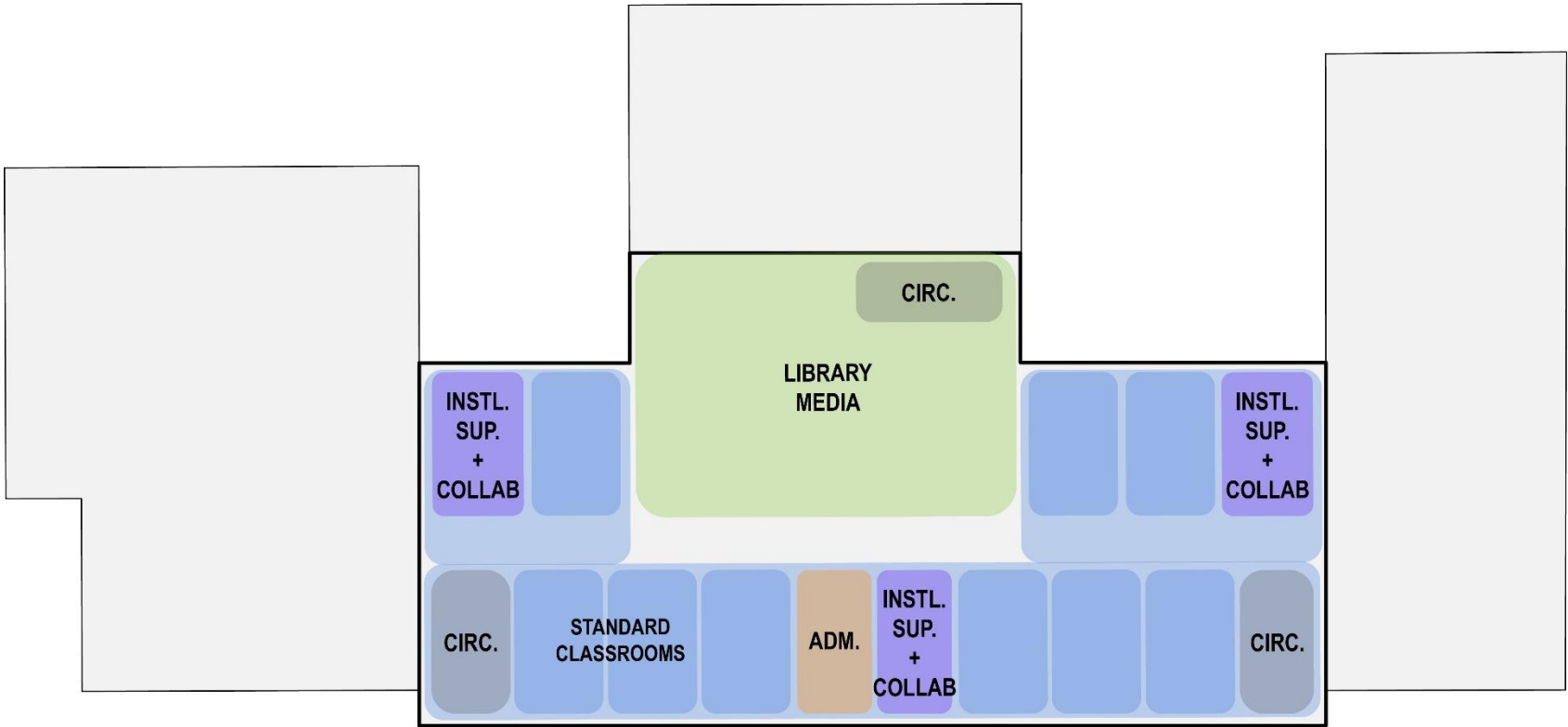# Concept Option – 3: Gym Renewal & Addition

G|W W|O

Gym Renewal & Addition – Concept Plan

Pros:

- Two-story classroom volume

- Meets Ed Specs for program area and adjacencies

- Integration of collaborative learning spaces

- Fenced Pre-K play area and Outdoor Learning

- Natural daylight in all classrooms

- Classroom flexibility

- Two-story classroom sits back from property line and neighbors

Cons:

- Media Center is on the second floor

SECOND FLOOR

Concept Option – 3: Gym Renewal & Addition

Replacement

- Full Demo of Existing Building + Replacement
- Removal of Daycare Building

MAIN ENTRY

GYM ENTRY

NEW BUILDING

Concept Option – 4A: Replacement

Replacement

Pros:

- Separate cars from buses

- Bus and car drop-off adjacent to main entry

- Integration of outdoor learning spaces – enclosed courtyard

- Maintains location of play areas and fields

- Visible entry from Falls Chapel Way

- Maintains the existing stormwater management

- Service is moved out of view of entrances

Concept Option – 4A: Replacement

Replacement – Concept Plan

Pros:

- Meets Ed Specs for program area and adjacencies
- Integration of instructional support areas
- Flexibility of classroom spaces
- Natural daylight in all classrooms
- Administrative visibility
- Two-story classroom volume
- Classroom flexibility
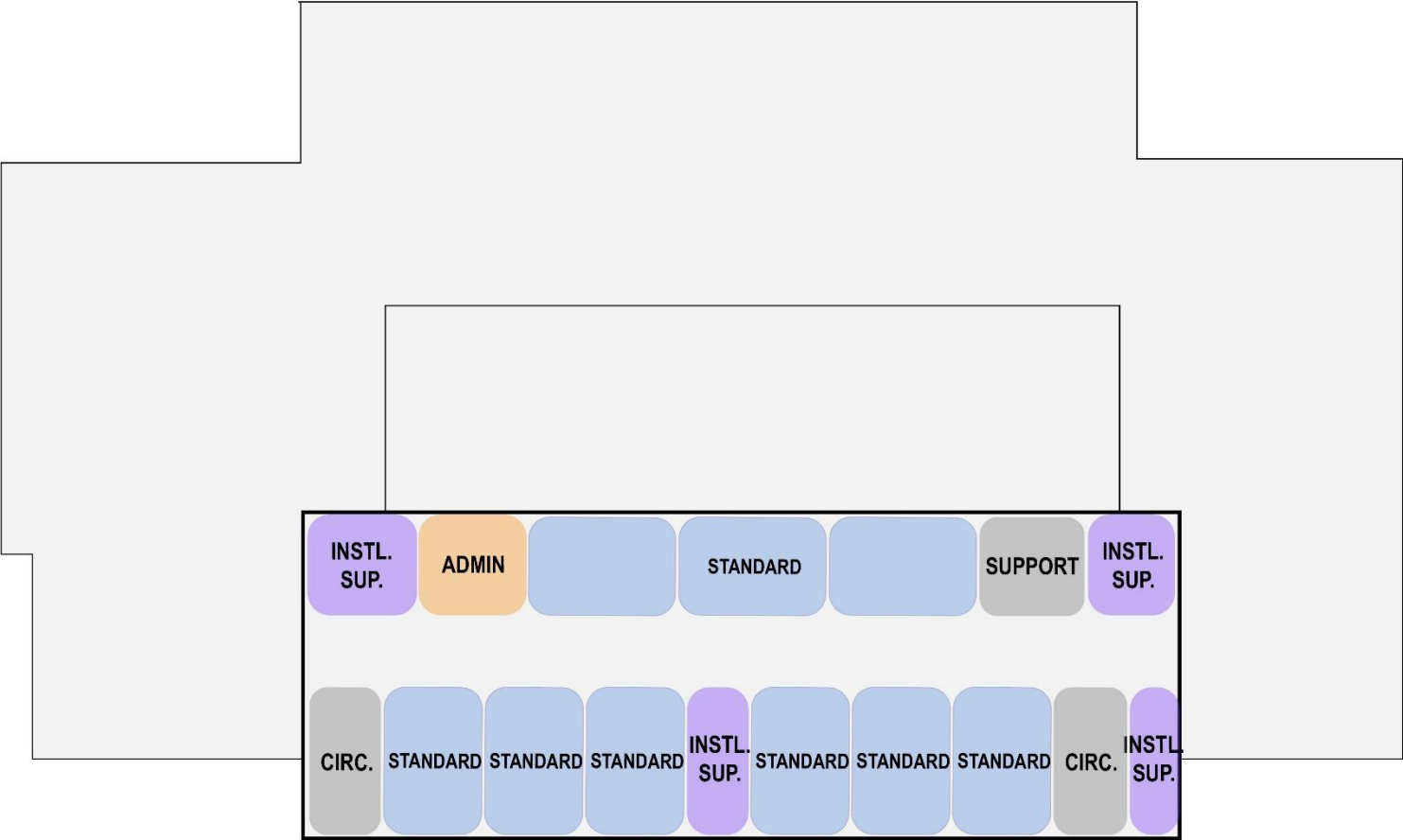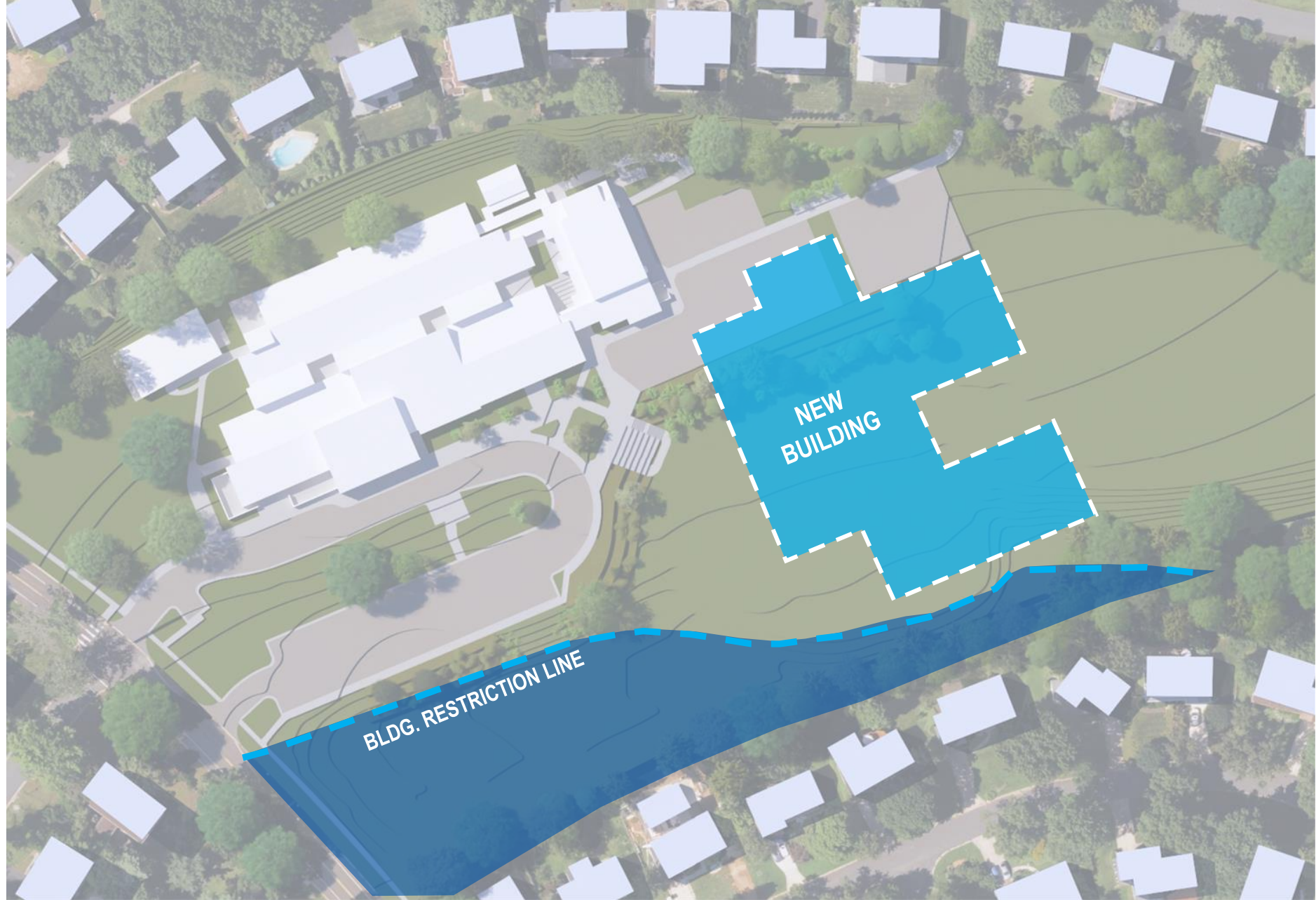- Enclosed outdoor learning
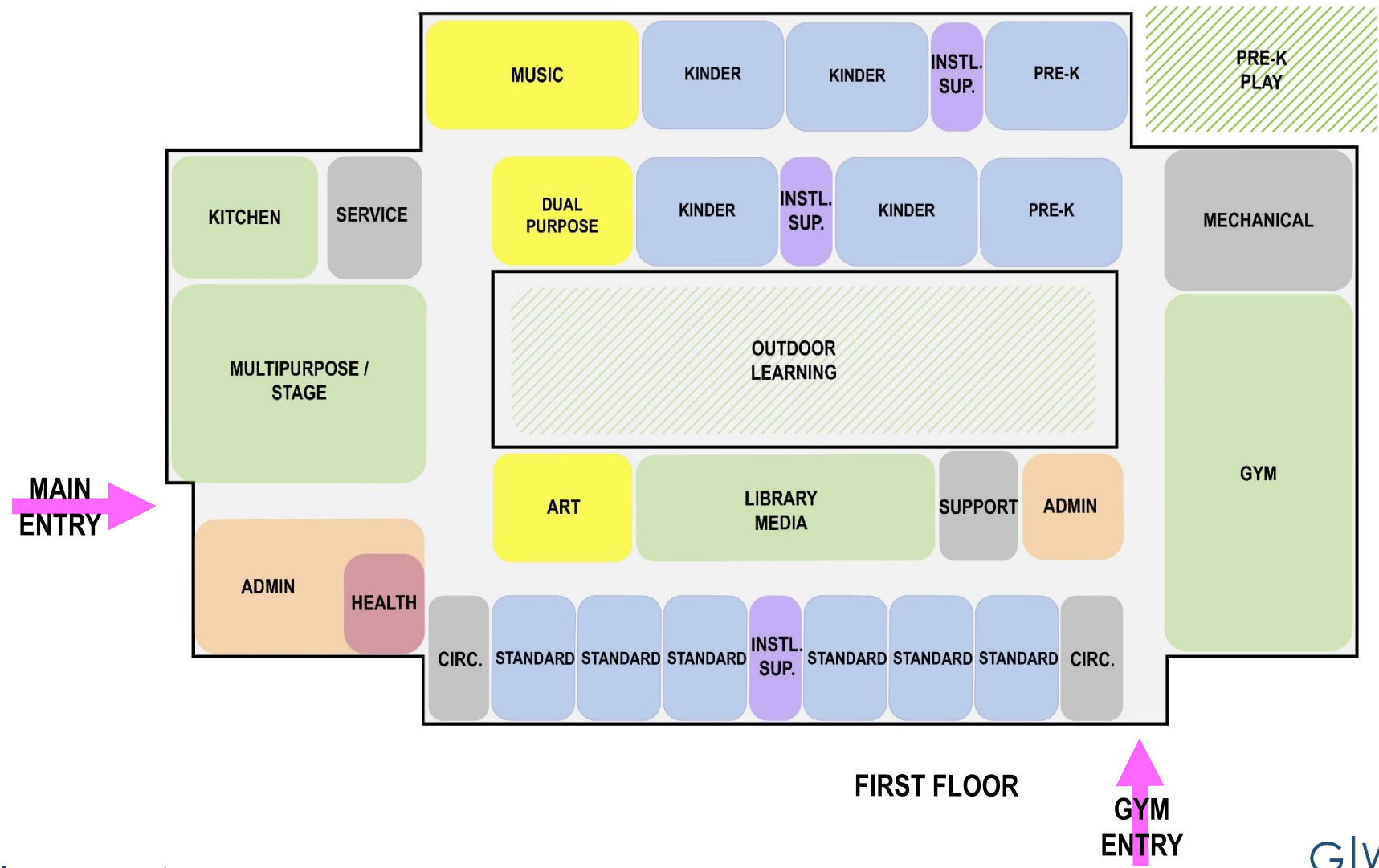
MAIN ENTRY

FIRST FLOOR

GYM ENTRY

Concept Options – 4A: Replacement

Replacement – Concept Plan

Pros:

- Meets Ed Specs for program area and adjacencies

- Integration of instructional support areas

- Flexibility of classroom spaces

- Natural daylight in all classrooms

- Two-story classroom sits back from property line and neighbors

SECOND FLOOR

Concept Options – 4A: Replacement

Replacement

- Full Demo + Replacement in new location

- Daycare building could remain

NEW BUILDING

BLDG. RESTRICTION LINE

Concept Option – 4B: Replacement

Replacement

Pros:

- Separate cars from buses

- More stacking space for parent pick-up/drop-off

Cons:

- Sited further away from Falls Chapel Way

- Bus loop drop-off is not at the main entry

- Courtyards are not enclosed

- Play areas are reduced in size

Concept Options – 4B: Replacement

Replacement – Concept Plan

- Meets Ed Specs for program area and adjacencies

- Integration of instructional support areas

- Flexibility of classroom spaces
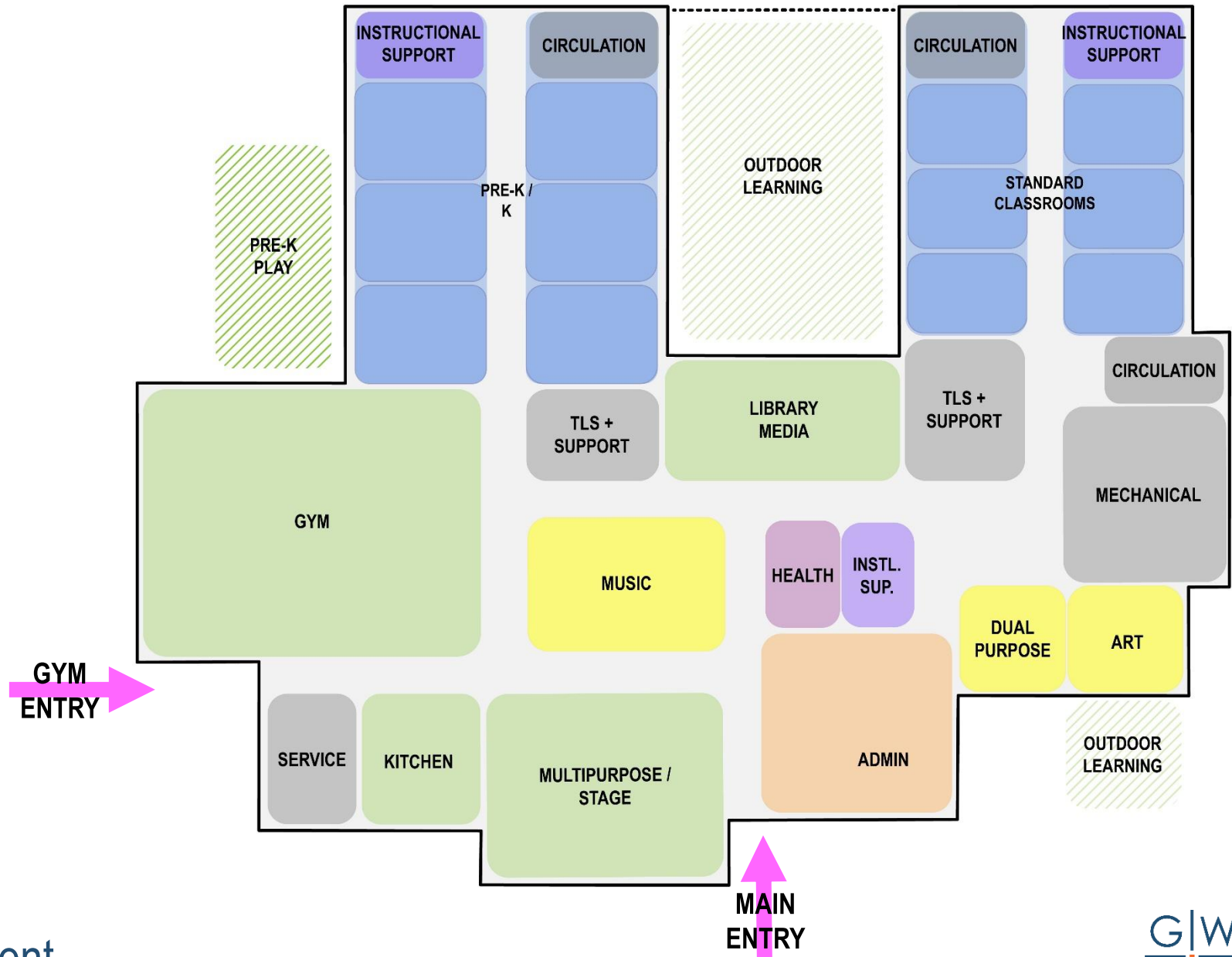
Concept Options – 4B: Replacement

Replacement – Concept Plan

- Meets Ed Specs for program area and adjacencies

- Integration of collaborative learning and instructional support spaces

- Flexibility of classroom spaces

- Natural daylight in all classrooms

Concept Options – 4B: Replacement
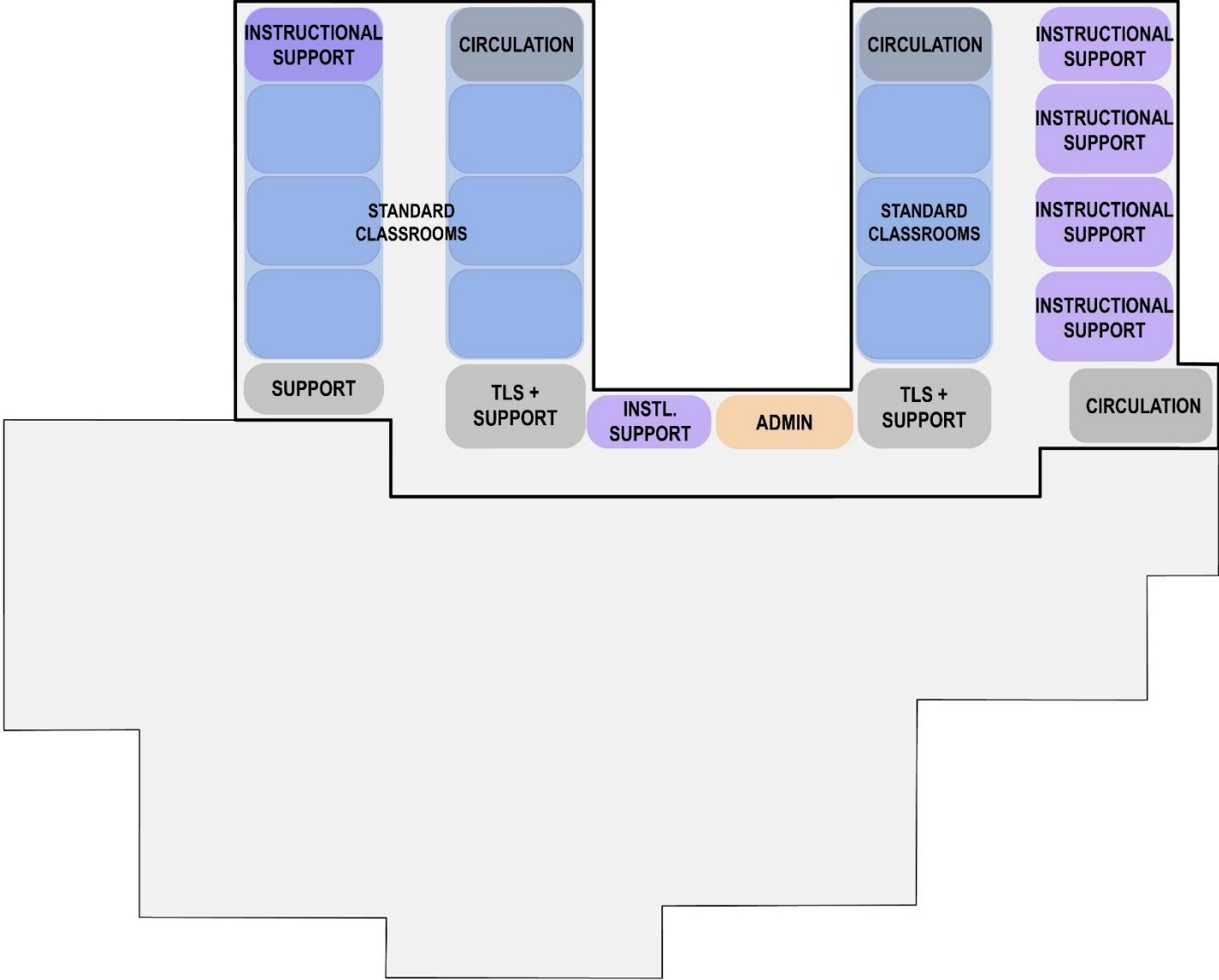
Next Steps

Community Meeting #3

- Virtual Meeting
- Plan Option Review