

Montgomery County Public Schools

Cold Spring Elementary School Feasibility Study Community Meeting #4

June 26, 2025



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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

- Listening and Information Gathering

May 12, 2025 at 7pm

Community Engagement Meeting #2

- Concept Design

June 9, 2025 at 7pm

Community Engagement Meeting #3 (Virtual)

- Plan Option Review

June 16, 2025 at 7pm

Community Engagement Meeting #4 (Virtual)

- Review of Final Options

June 26, 2025 at 7pm



Feasibility Study Meetings

Feasibility Study Development Meetings

Scan or screenshot the QR code to leave comments after this meeting:



Feedback from Community Meeting #4:

Building / Design Approaches:

- Prioritize natural daylight into classrooms, can windows be enlarged in renewal options 1 & 2?
- Concerns about location of kindergarten in options 3 & 4. Can it be moved closer to parking side of the building.
- Concern about location of media center in option 3. Can it be moved to first floor?
- Concerns about indoor air quality.
- Concerns about the height of the building.

Site:

- Concern about the location of the service and the safety of pedestrians in options 1 & 2.
- Provide screening for the service if it is moved toward the property line
- Provide green space and landscaping around parking and bus loop.
- Highlight safety and security of options.



Feasibility Study Meetings

Responses to Community Comments: Sustainable Approach

Green Globes: Cold Spring Elementary School will be designed to reach Two Green Globes (550 to 690 points)

- Science-based Third-Party Whole Building Certification System
- Provides Framework for a Sustainable, Healthy, & Resilient Buildings for all
 - Categories: Materials, Water Efficiency, Project Management, Energy, Indoor Environment and Site
- Goals:
 - Lower Energy and Water Bills
 - Reduce Emissions
 - Optimize Health and Wellness
 - Minimize Waste
- Focus on the health of indoor air environments
 - VOC emission criteria for Floors, Insulation, Wall Systems, Painting / Coatings & Furniture
 - Pre-Occupancy Indoor Air Quality Testing



Feasibility Study Meetings

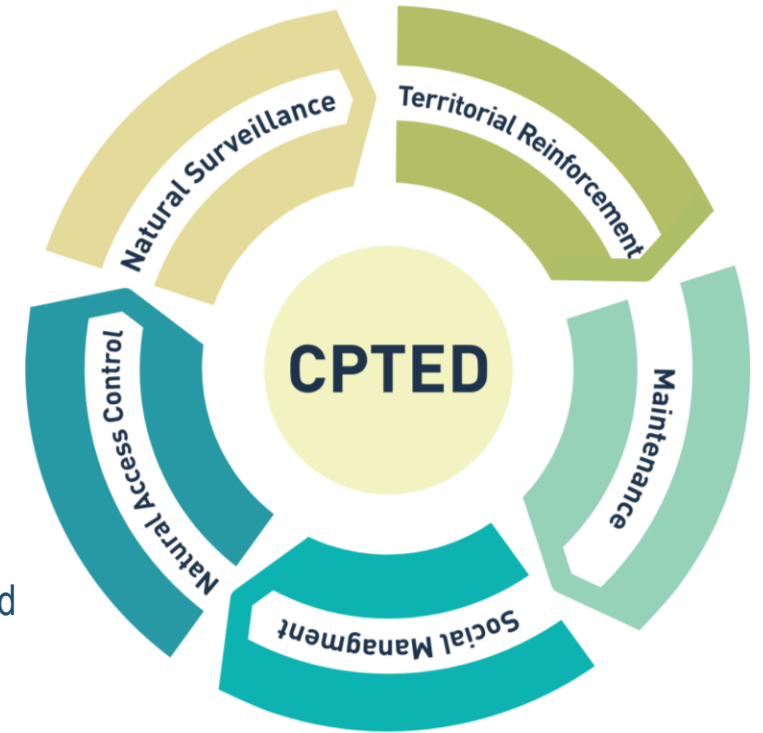
Responses to Community Comments: Safety & Security

Crime Prevention Through Environmental Design (CPTED):

- Multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments.

Categories:

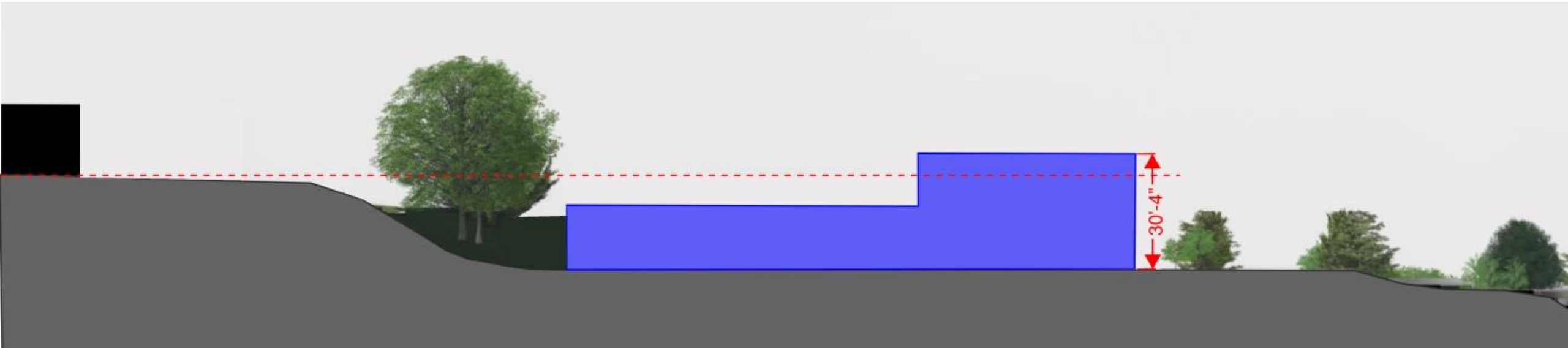
- Natural Access Control
 - Control of site and building access through the design of pedestrian and vehicular pathways, celebrated building entrances and landscaping to guide people to a destination
- Natural Surveillance
 - Design that facilitates clear views of activities from inside-looking-out and outside-looking-in
- Territorial Reinforcement
 - Design that establishes a sense of ownership for users and sense of place that supports safety and comfort
- Maintenance
 - Allows for active and enduring use of space
- Social Management
 - Relationship between users, owners, and members of the community to benefit overall quality of life.



Feasibility Study Meetings

Responses to Community Comments: Building Height

How tall is the building in Options 3 & 4?





Feasibility Study Process



Feasibility Study Purpose & Option Development

Purpose:

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

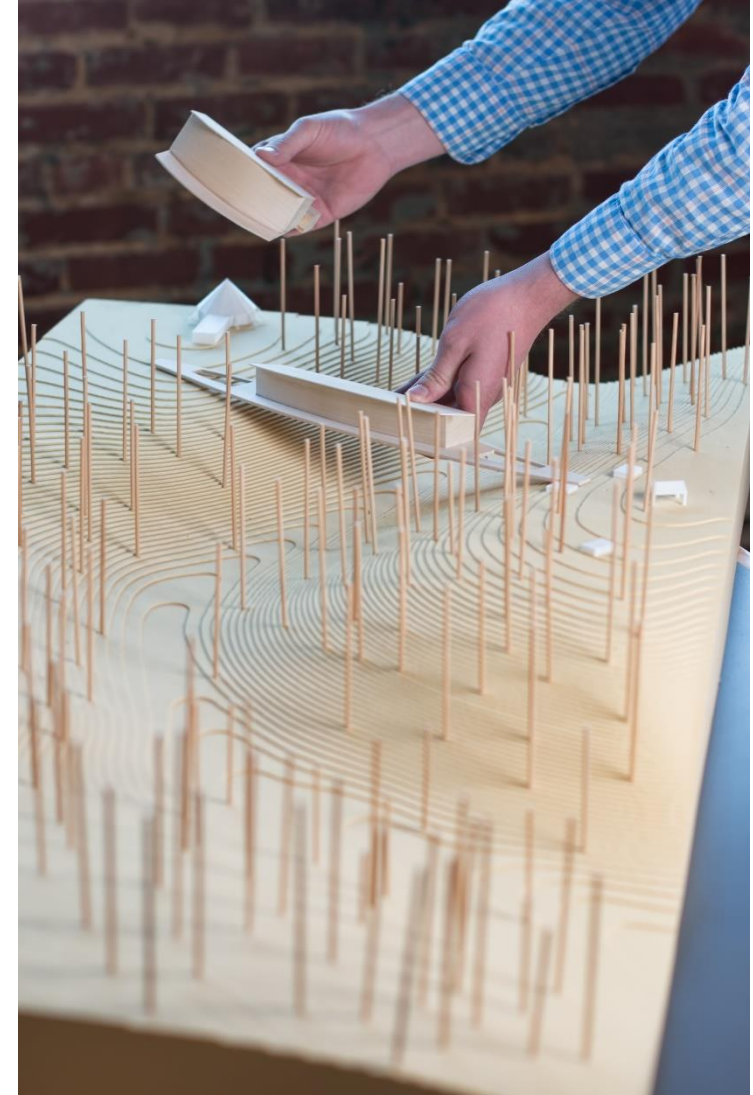
Option Development:

- 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:

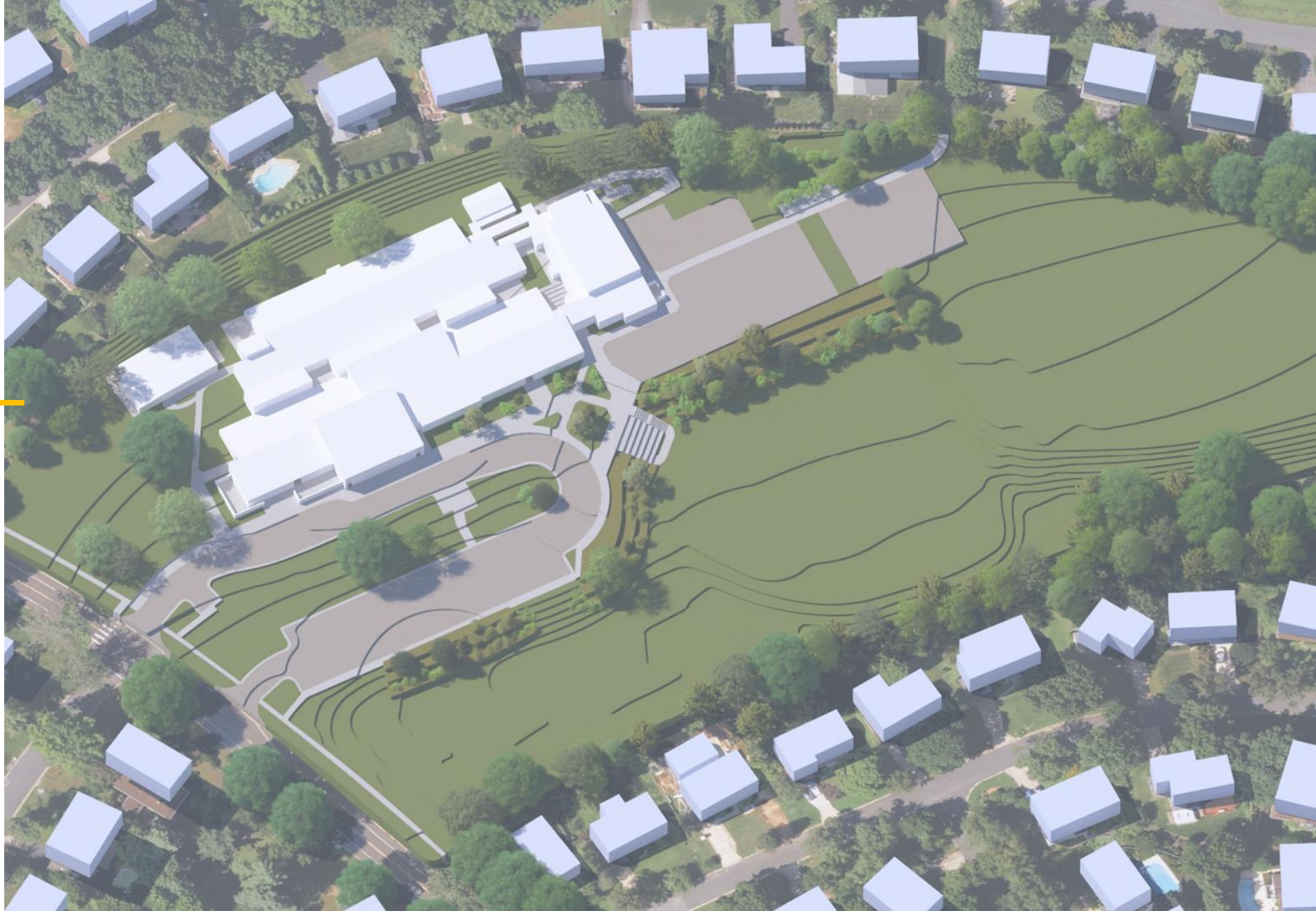
- Analysis of building systems: structural, mechanical, electrical, plumbing
- Analysis of the site: stormwater management, topography
- Analysis of sustainable design goals: Green Globes & Net Zero
- Meetings held with Cold Spring ES staff and MNCPPC

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



Existing Site & Building

Cold Spring
Elementary School
53,297 SF

- Unenclosed classrooms
- Lack of instructional support spaces
- Undersized admin and health suite
- Undersized kitchen
- Undersized building services
- Instrumental music in portable
- Lack of natural daylight
- Multiple levels, steps and ramps



Program & Ed Spec Comparison



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



Concept Options



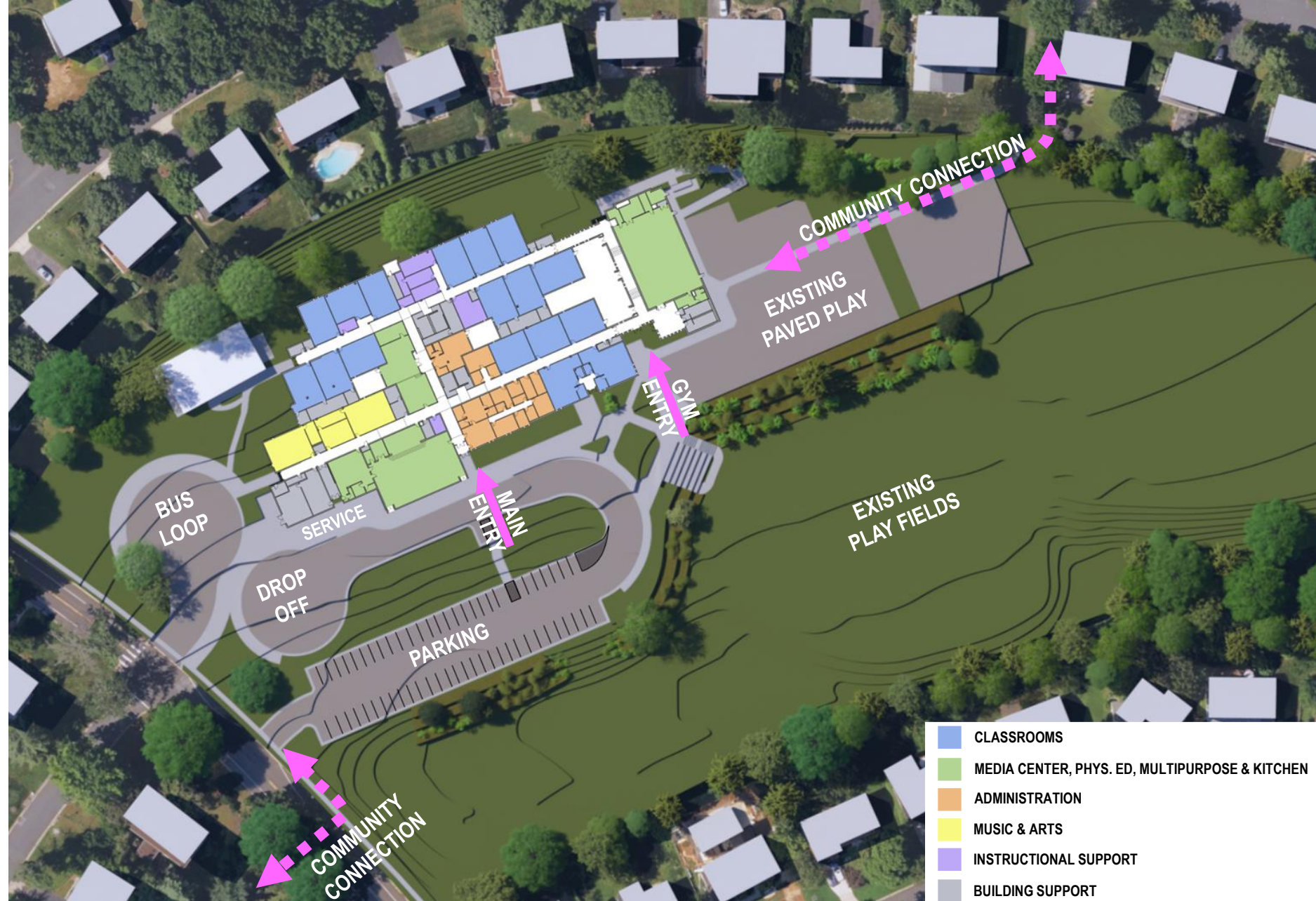
Renewal

Pros:

- Separate cars from buses
- More stacking space for parent pick-up/drop-off
- No impact to play area

Cons:

- Service is on the front of the building – trucks back over sidewalk - safety issue
- Bus loop drop-off is not at the main entry
- No natural surveillance of site entry points – security issue
- Limited natural access control – no visible entrance – security issue
- No additional parking



Concept Options – 1: Renewal

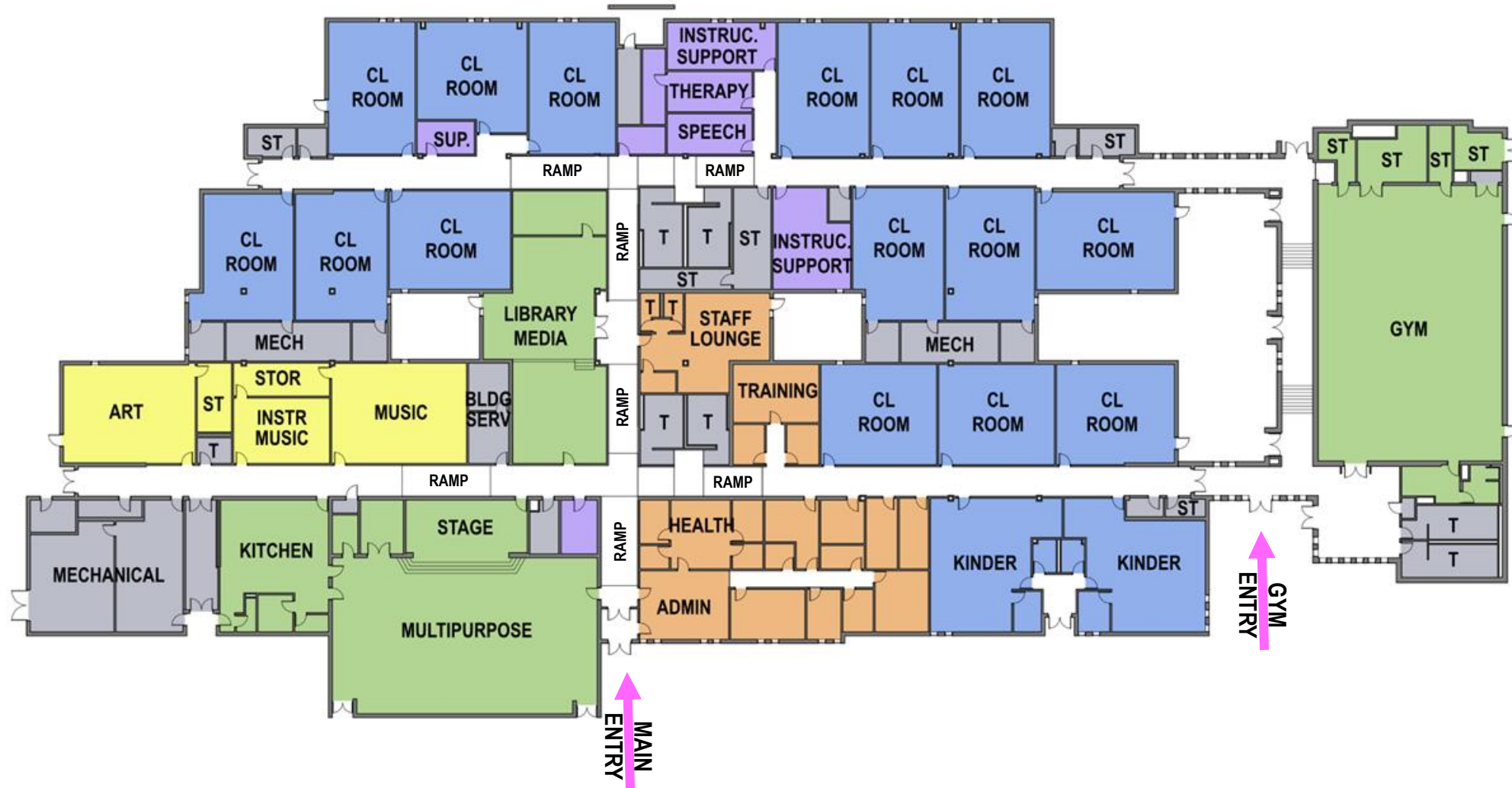
Renewal – Concept Plan

Pros:

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

Cons:

- Does not meet the Ed Spec program or adjacencies
- Small windows with limited natural daylight
- Multiple ramps and levels throughout the building



Concept Options – 1: Renewal

Renewal & Addition

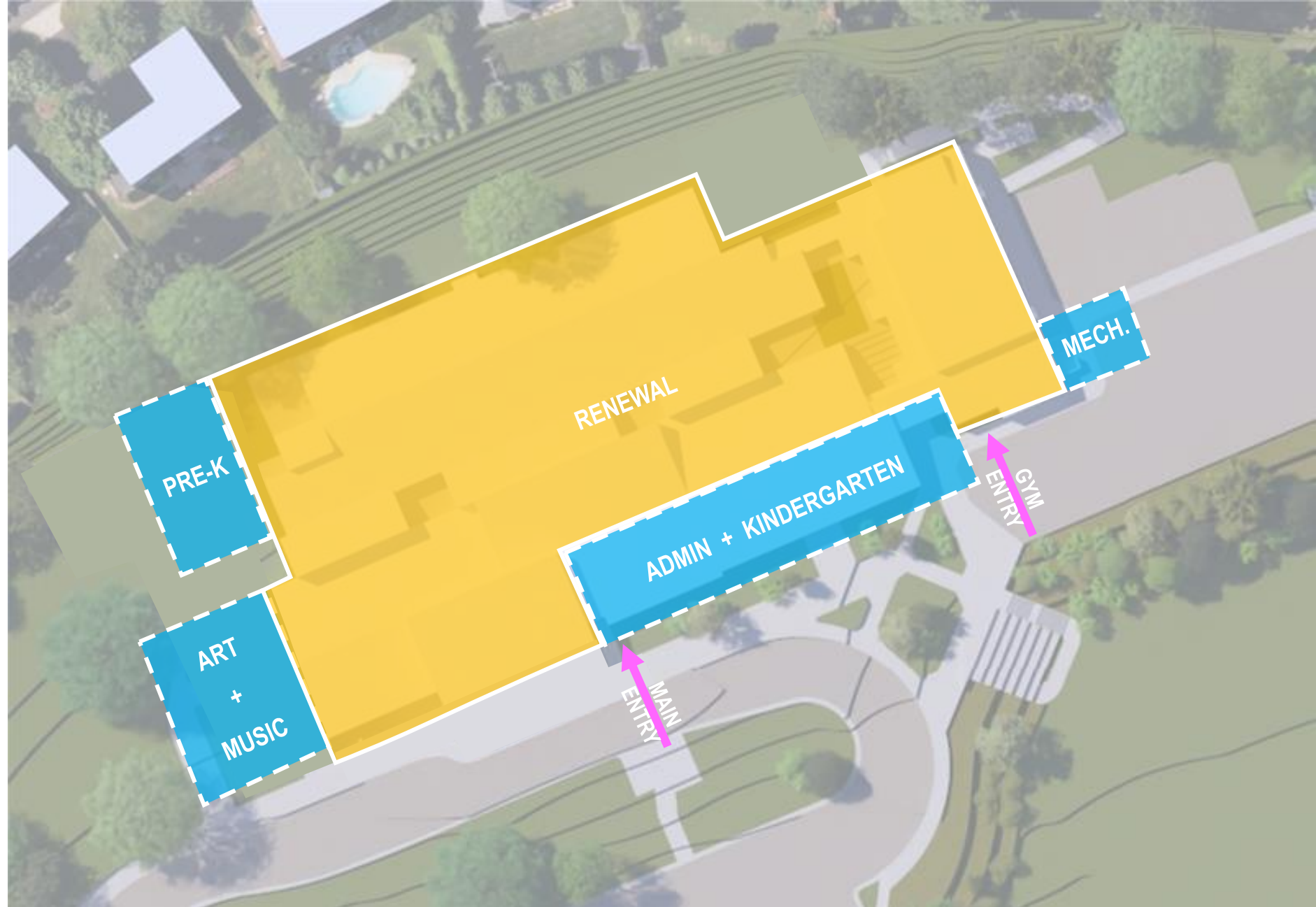
- Renewal + 10% Demo + Additions
- Daycare building is removed



Concept Option – 2: Renewal & Addition

Renewal & Addition

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



Concept Option – 2: Renewal & Addition

Renewal & Addition

Pros:

- Improved natural access control – entrance visibility
- Separate cars from buses
- Minimal impact to existing play areas
- Bus and car drop-off adjacent to main entry
- Increased parking

Cons:

- Service is on the front of the building – trucks back over sidewalk - safety issue
- Limited natural surveillance of site entry points – security issue



Concept Options – 2: Renewal & Addition

Renewal & Addition – Concept Plan

Pros:

- Meets Ed Specs for program area
- New main entry, lobby and admin space
- MEP & envelope upgrades
- Enclosed classrooms
- New finishes & casework

Cons:

- Small windows with limited natural daylight
- Mechanical closets accessed from classrooms
- Multiple ramps and levels throughout the building – floor levels need to be raised for better space utilization



Concept Options – 2: Renewal & Addition

Gym Renewal & Addition

- Renewal + > 50% Demo + Addition
- Renewal of existing gym and demolish existing school



Concept Options – 3: Renewal & Addition

Gym Renewal & Addition

Pros:

- Good natural surveillance of site entry points – security
- Good natural access control – entrance visibility from Falls Chapel Way - security
- Integration of outdoor learning courtyards
- Service is located away from pedestrian pathways & screened from neighbors
- Increased parking
- Building sits further away from property line



Concept Option – 3: Gym Renewal & Addition

CLASSROOMS
MEDIA CENTER, PHYS. ED, MULTIPURPOSE & KITCHEN
ADMINISTRATION
MUSIC & ARTS
INSTRUCTIONAL SUPPORT
BUILDING SUPPORT

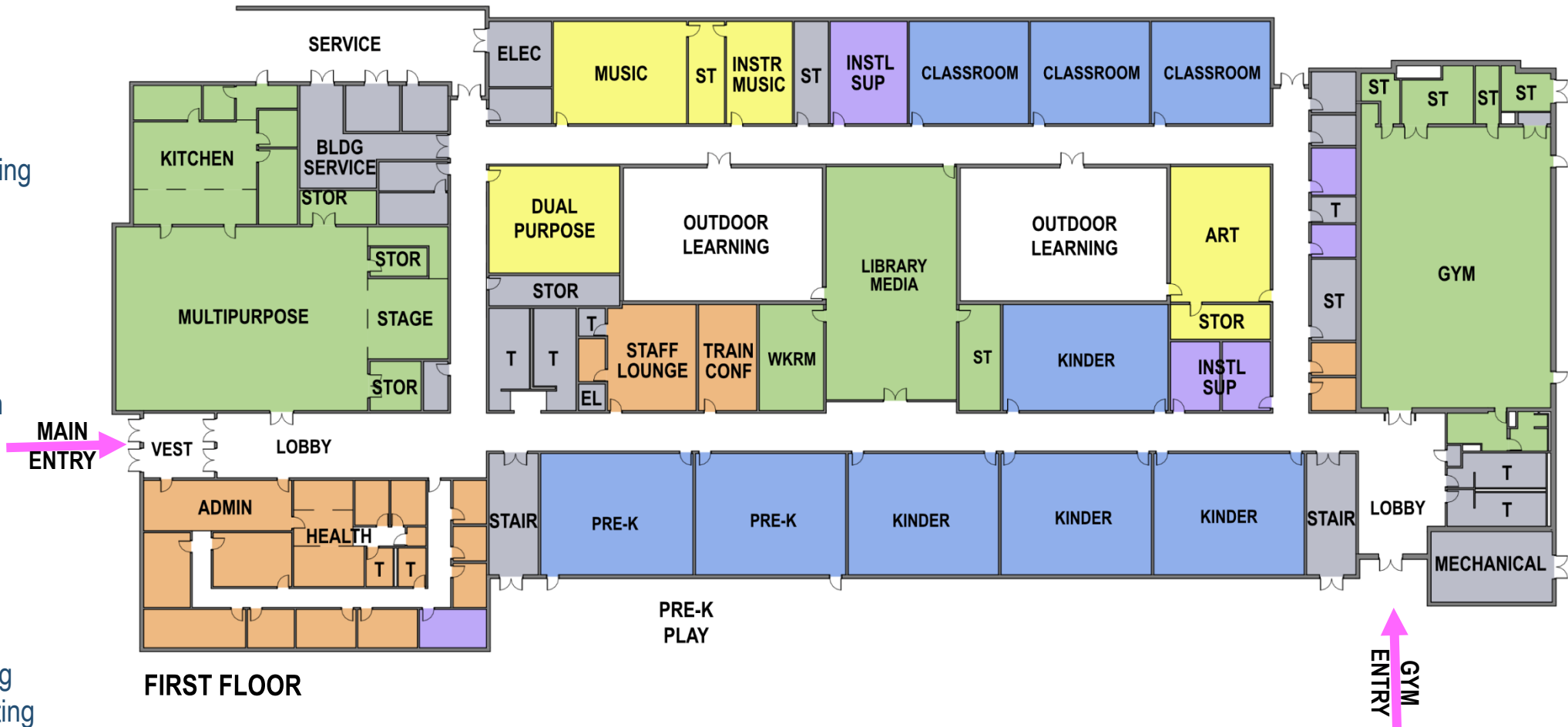
Gym Renewal & Addition – Concept Plan

Pros:

- Meets Ed Specs for program area and adjacencies
- Enclosed outdoor learning courtyards
- Natural daylight in all classrooms
- Classroom flexibility
- Pre-K and Kindergarten adjacent to parking
- More compact footprint than options 1, 2, & 4

Cons:

- May still require ramping and steps down to existing gymnasium level

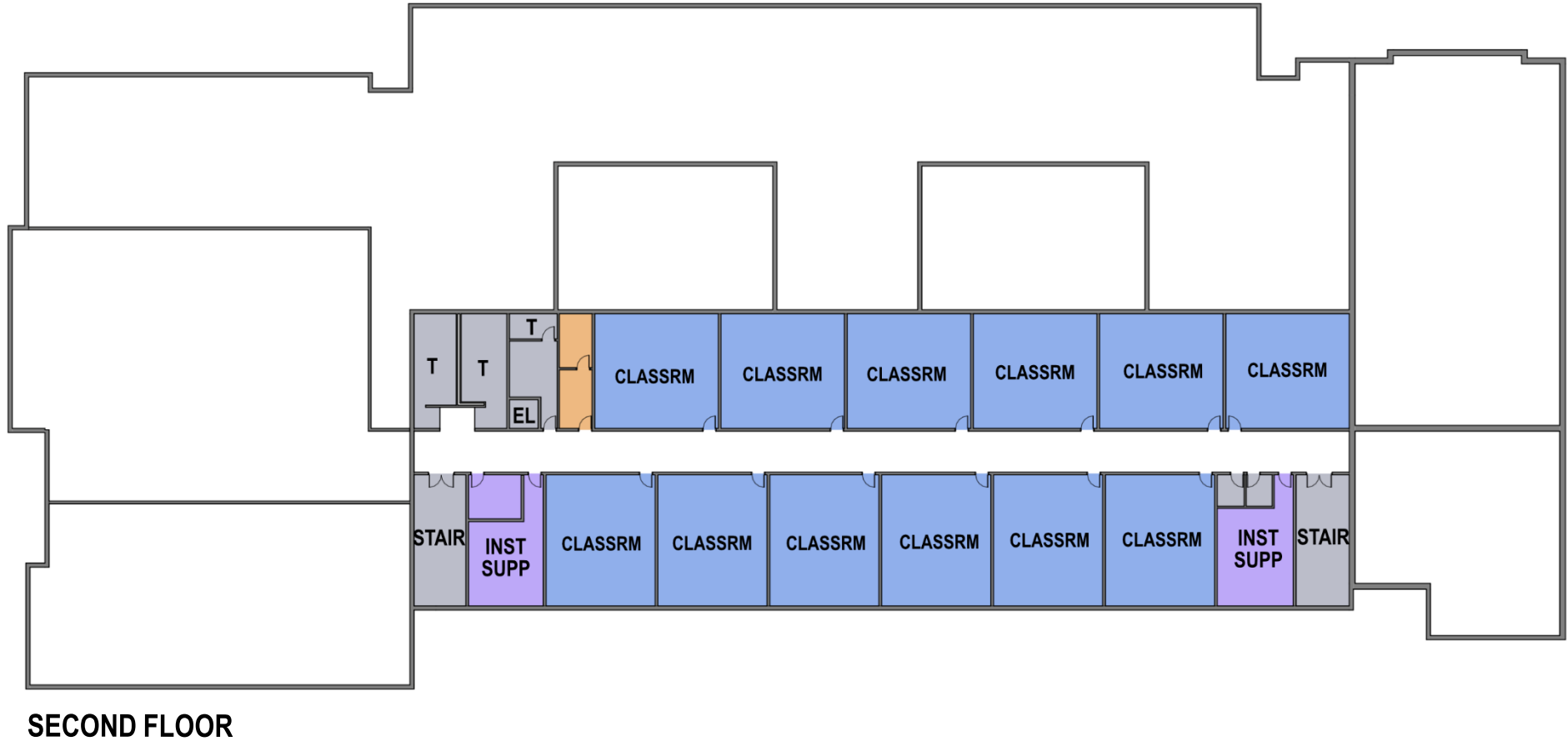


Concept Option – 3: Gym Renewal & Addition

Gym Renewal & Addition – Concept Plan

Pros:

- Natural daylight in all classrooms
- Classroom flexibility
- Two-story classroom sits back from property line and neighbors



Concept Option – 3: Gym Renewal & Addition

Replacement

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



Concept Option – 4: Replacement

Replacement

Pros:

- Building sits closer to Falls Chapel Way
- Good natural surveillance of site entry points – security
- Good natural access control – entrance visibility from Falls Chapel Way - security
- Integration of outdoor learning courtyard
- Service is located away from pedestrian pathways & screened from neighbors
- Increased parking
- Gym entrance is more visible and closer to parking

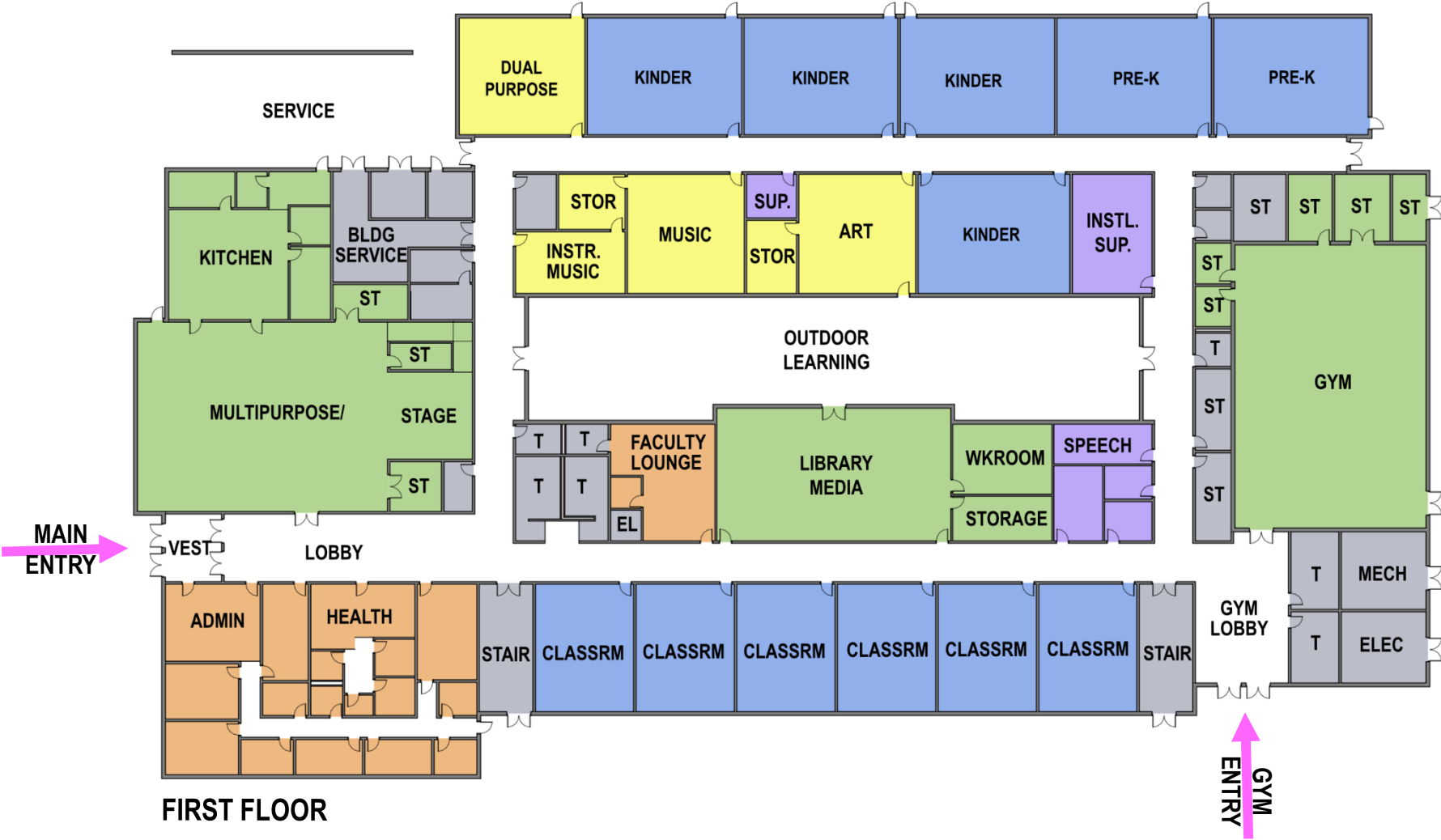


Concept Option – 4: Replacement

Replacement – Concept Plan

Pros:

- Meets Ed Specs for program area and adjacencies
- Flexibility of classroom spaces
- Natural daylight in all classrooms
- Classroom flexibility
- Enclosed outdoor learning courtyards
- More compact footprint than options 1 & 2

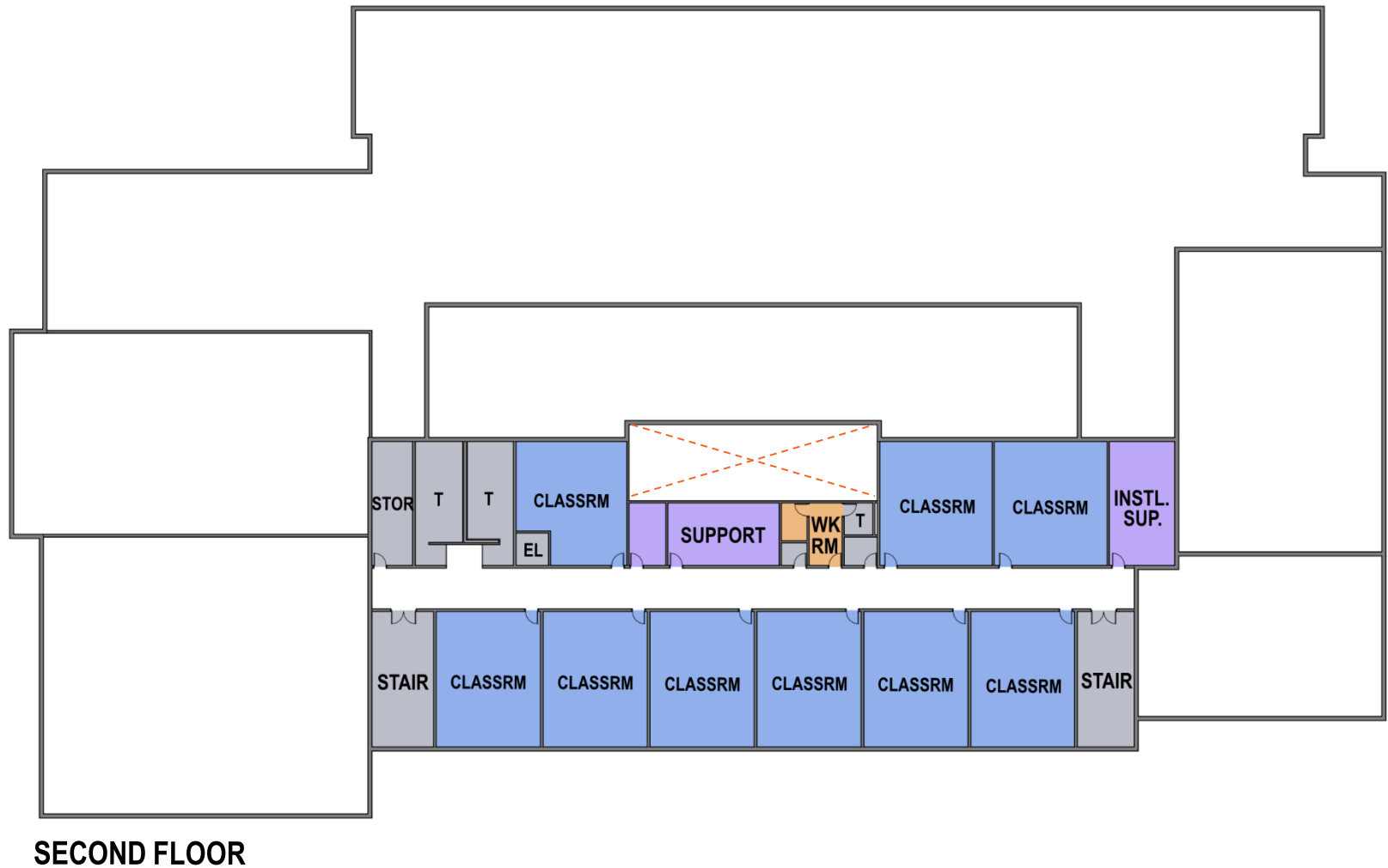


Concept Options – 4: Replacement

Replacement – Concept Plan

Pros:

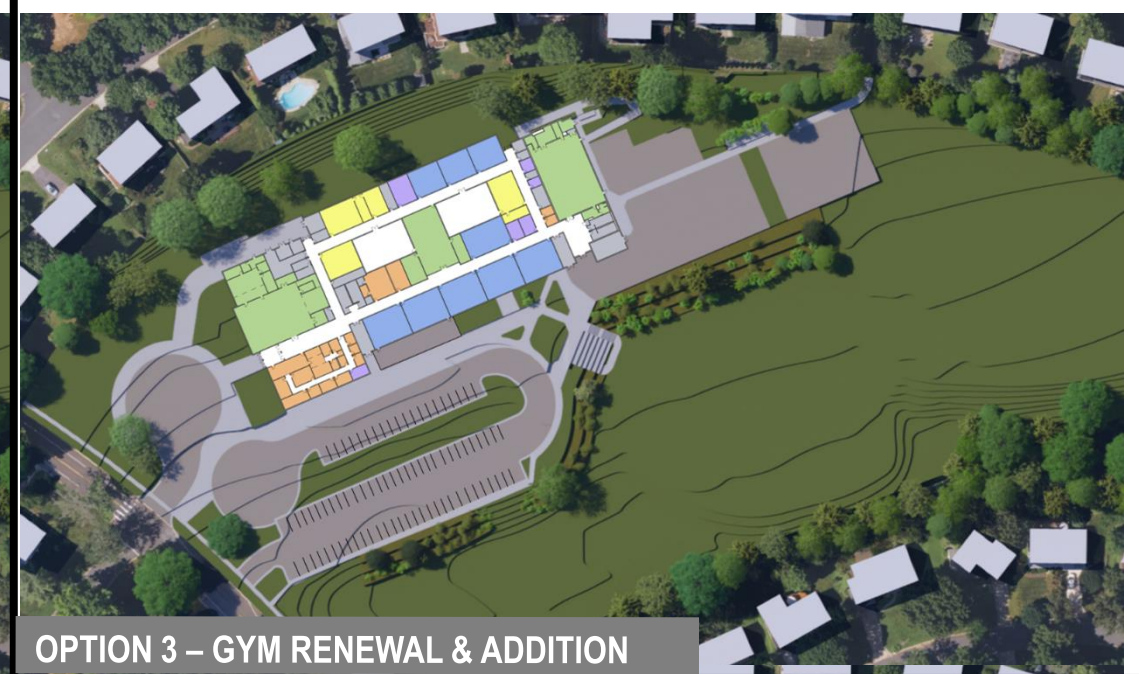
- Natural daylight in all classrooms
- Classroom flexibility
- Two-story classroom sits back from property line and neighbors



Concept Options – 4: Replacement



OPTION 1 - RENEWAL



OPTION 3 - GYM RENEWAL & ADDITION



OPTION 2 - RENEWAL & ADDITION



OPTION 4 - REPLACEMENT

Concept Options – Summary



Next Steps

- Completion of Study

