

MONTGOMERY COUNTY PUBLIC SCHOOLS

GAITHERSBURG ELEMENTARY SCHOOL

FEASIBILITY STUDY

WORK SESSION #2

JUNE 7, 2017

AGENDA:

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

Agenda:

- Introducción
- Proceso de Estudio de Variabilidad
- Alcance de Proyecto
- Condiciones Existentes
- Conceptos
- Resumen
- Discusión
- Próximos pasos

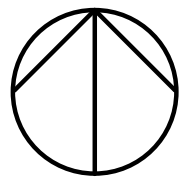
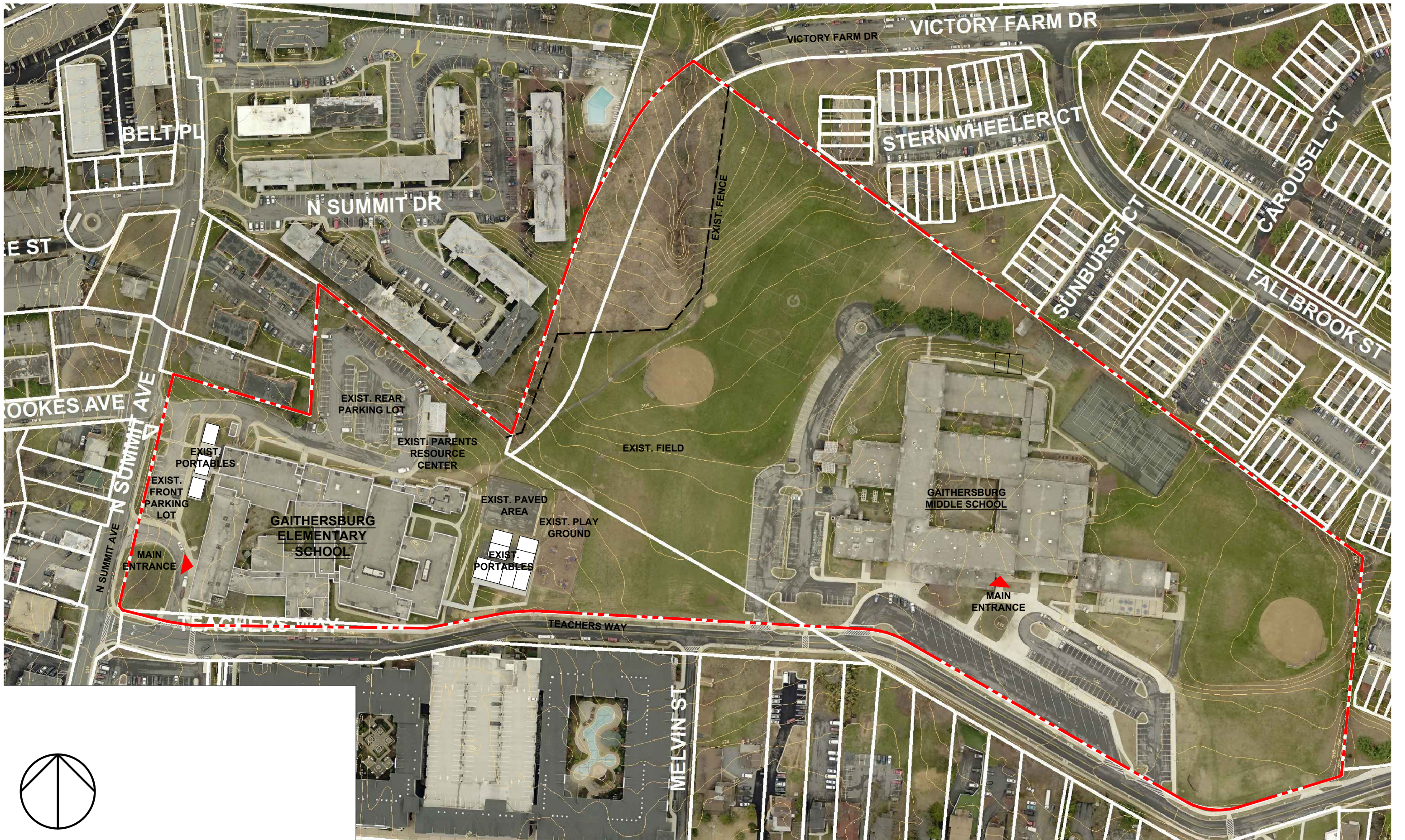
SCOPE / ALCANCE:

CLASSROOMS / AULAS:

- (11) STANDARD CLASSROOMS / *AULAS ESTÁNDAR* (900 SF EACH)
- (1) ART CLASSROOM / *AULA DE ARTE* (1,100 SF)
- (1) MUSIC CLASSROOM / *AULA DE MÚSICA* (1,050 SF)
- (1) DUAL PURPOSE ROOM / *AULA PARA ARTE Y MÚSICA* (1,000 SF)
- (1) INSTRUMENTAL MUSIC ROOM / *AULA PARA MÚSICA INSTRUMENTAL* (450 SF)

SUPPORT FACILITIES / SERVICIOS DE APOYO:

- SUPPORT ROOMS / *SALAS PARA APOYO* (1,850 SF)
- MULTIPURPOSE ROOM / *CAFETERIA* (2,800 SF)
- KITCHEN / *COCINA* (1,372 SF)
- ADMINISTRATION / *ADMINISTRACIÓN* (1,650 SF)
- COUNSELING SUITE / *OFICINAS DE CONSEJERÍA* (400 SF)
- STAFF DEVELOPMENT AREA / *ÁREA PARA DESARROLLO DEL PERSONAL* (2,000 SF)
- BUILDING SERVICE FACILITIES / *ÁREA PARA SERVICIOS DE CUSTODIA* (1,025 SF)



EXISTING SITE PLAN, 1" = 150'



SITE SUMMARY:

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

TOTAL PARKING SPACES: 165 SPACES

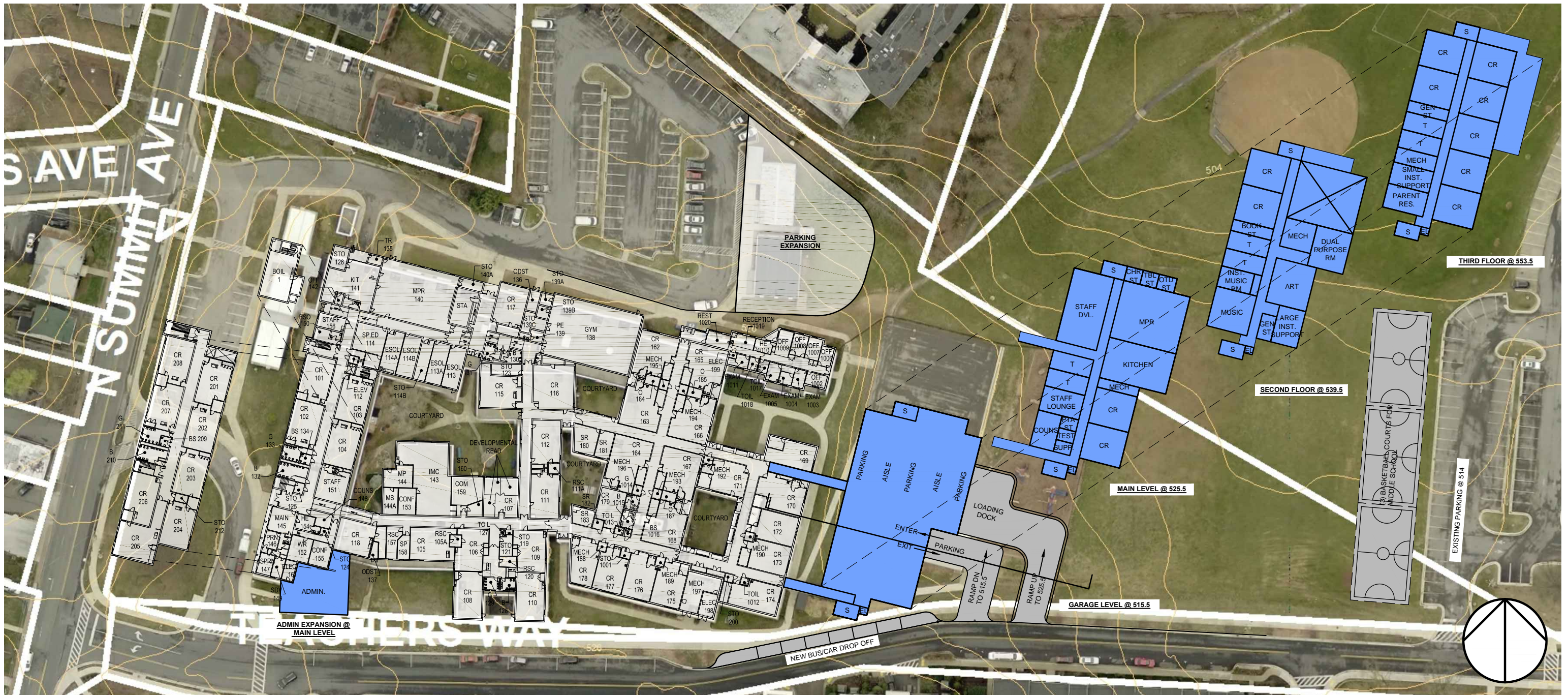
PLAY AREAS:

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

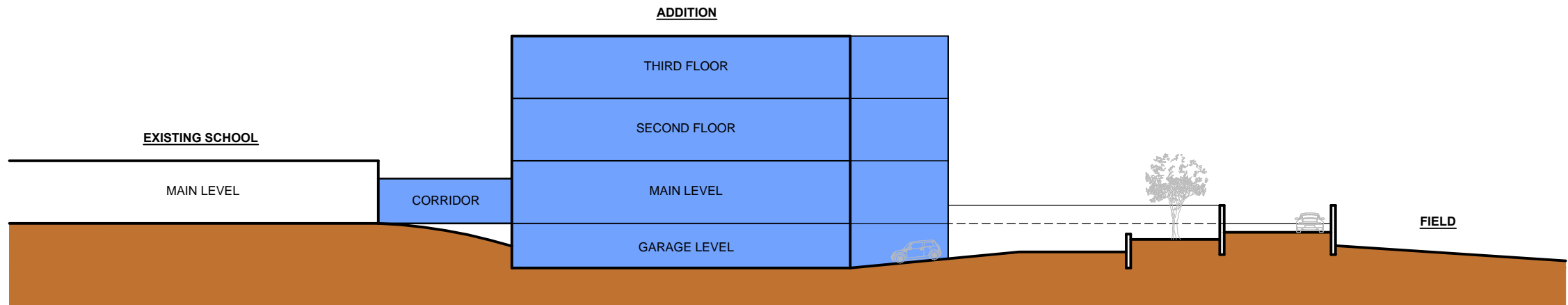
- (2) 80'X100' PAVED PLAY AREAS
- (3) 40'X40' SOFT SURFACE PLAY AREAS

- (1) 150' RADIUS SOFTBALL FIELD (ELEMENTARY SCHOOL)
- (1) 105'X180' SOCCER FIELD (ELEMENTARY SCHOOL)
- (1) 230' RADIUS SOFTBALL FIELD (MIDDLE SCHOOL)
- (1) 150'X240' SOCCER FIELD (MIDDLE SCHOOL)

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)
- SMALLER BUILDING FOOT PRINT
- LESS DISTURBANCE TO SITE
- PARKING INCREASED BY 58 SPACES

CONS:

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

Concepto 1:

Pros:

- Renovación mínima del edificio existente; solamente a las oficinas de administración
- Pie de construcción más compacto
- El nuevo edificio tiene el menor impacto en el sitio
- Espacios de estacionamiento aumentados por 58 espacios

Contras:

- Edificio de 3 pisos
- Área más corta para dejar a los estudiantes en coche
- Sistema de aguas pluviales se ve afectada por la nueva adición



SITE SUMMARY:

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FRONT (EXISTING)	23 SPACES
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PARKING EXPANSION (NEW)	28 SPACES (+/-)
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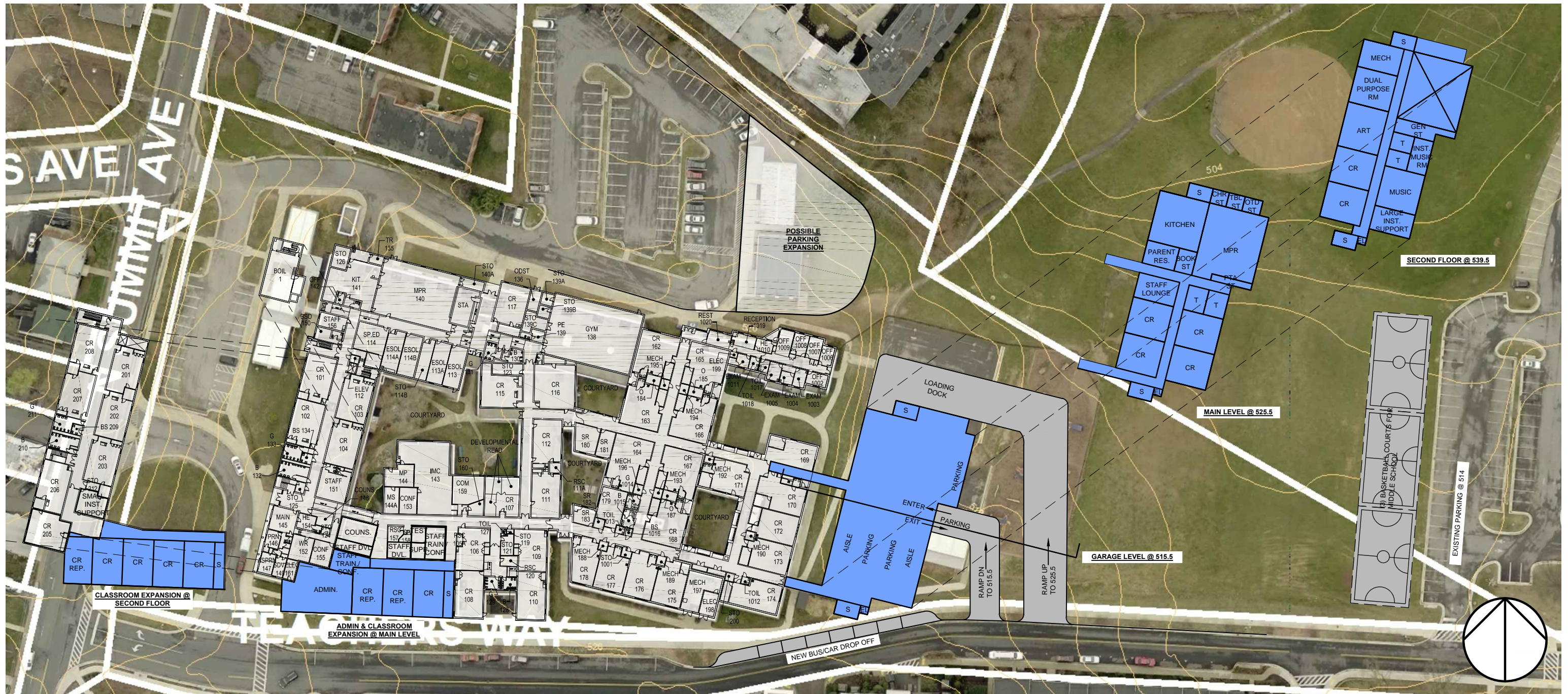
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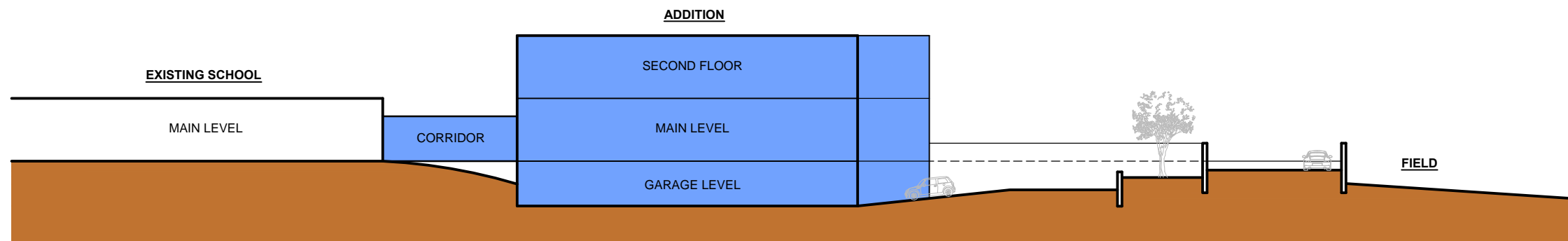
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- (1) 228' RADIUS SOFTBALL FIELD (MIDDLE SCHOOL)
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CONCEPT 2 - SITE PLAN, 1" = 120'



CONCEPT 2 - FLOOR PLAN, 1" = 80'



CONCEPT 2 - BUILDING SECTION, 1" = 30'

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

Concepto 2:

Pros:

- Edificio de 2 pisos
- La adición propuesta de 2 pisos se conecta al segundo piso existente de la escuela existente
- Pie de construcción mas pequeña en el sitio (800 pies cuadrados menos que concepto 1)
- Espacios de estacionamiento aumentados por 58 espacios

Contras:

- Teacher's Way puede estar cerrada durante la construcción
- La adición de aula del 2 piso que esta encima de la oficina de administración existente es más costosa y difícil de construir
- Área es más impermeable
- El nuevo edificio tiene más impacto en el sitio
- La renovación propuesta de la oficina de administración y aulas requiere más impacto en la construcción de la escuela existente
- Sistema de aguas pluviales se ve afectada por la nueva adición

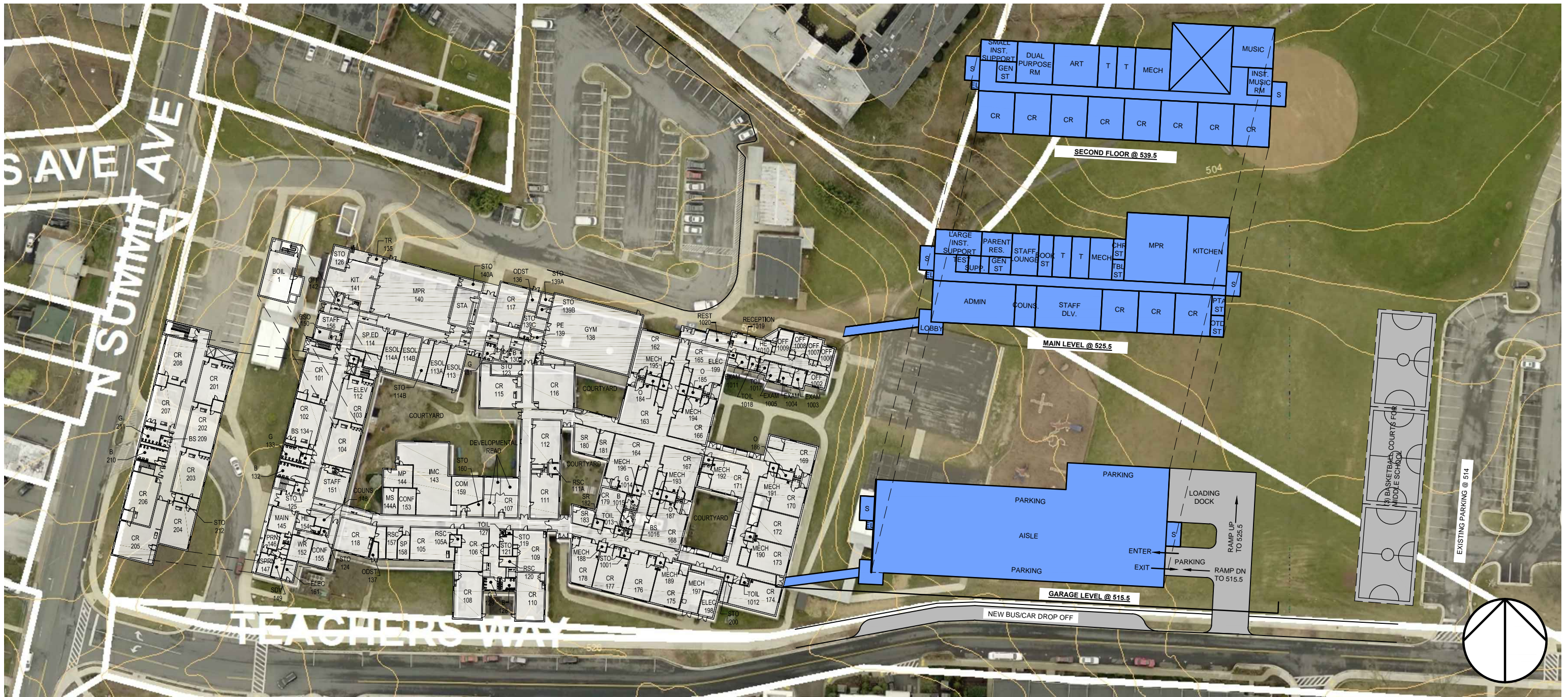


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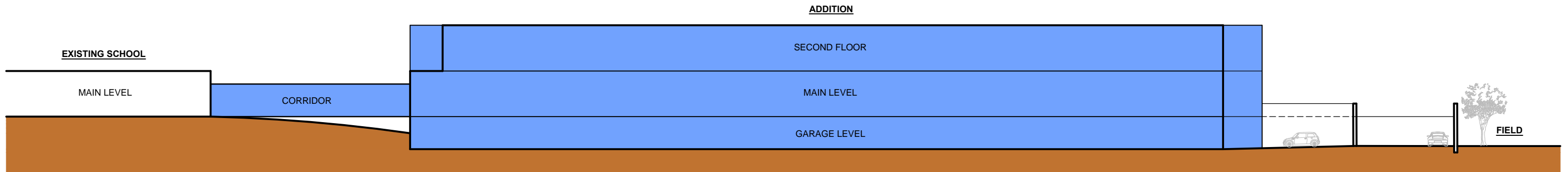
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 STRUCTURED PARKING (NEW) 48 SPACES (+/-)
TOTAL PARKING SPACES: 155 SPACES

PLAY AREAS:
 (1) 80'X100' K-PAVED PLAY AREA
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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
- LONGER STUDENT DROP OFF LANE
- PLAY AREAS CLOSER TO EXISTING BUILDING
- PARKING INCREASED BY 48 SPACES

CONS:

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

Concepto 3:

Pros:

- Ningún impacto en el edificio existente
- Edificio de 2 pisos
- Área más larga para dejar a los estudiantes en coche
- Áreas de juego situadas cerca a la escuela
- Espacios de estacionamiento aumentados por 48 espacios

Contras:

- Pie de construcción más grande
- Área más impermeable
- Menos eficacia de circulación, mayor distancia de viaje entre la adición y el edificio existente



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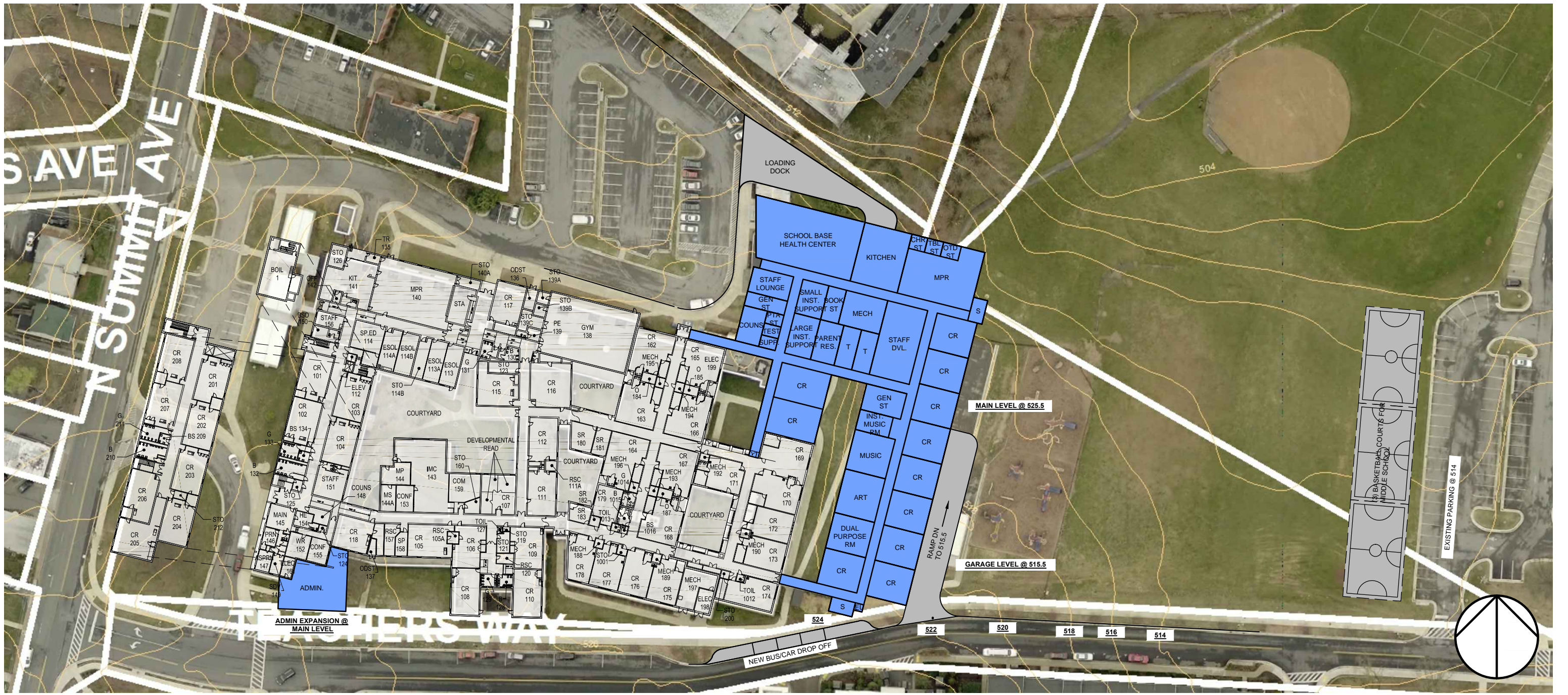
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PLAY AREAS:

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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 FIELD FROM EXISTING SCHOOL

Concepto 4:

Pros:

- Mejor circulación en vuelta
- Edificio de 1 piso
- Adición esta mas cerca del edificio existente
- Espacios de estacionamiento aumentados por 48 espacios

Contras:

- Demolición necesario del centro de salud escolar existente
- Pie de construcción más grande de todas los conceptos
- Área más impermeable de todo los conceptos
- Distancia mas larga de viaje a los campos de la escuela existente

SUMMARY:

CONCEPT 1:

BUILDING AREA SUMMARY:

EXPANSION:

ADMIN EXPANSION @ MAIN LEVEL 2,216 SF

TOTAL: 2,216 GSF

ADDITION:

GARAGE LEVEL 14,334 SF

MAIN LEVEL 15,045 SF

SECOND FLOOR 14,334 SF

THIRD FLOOR 12,025 SF

TOTAL: 55,738 GSF

TOTAL NEW BUILDING GROSS AREA: 57,954 GSF

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PARKING EXPANSION (NEW) 28 SPACES (+/-)

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TOTAL PARKING SPACES: 165 SPACES

PLAY AREAS:

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CONCEPT 2:

BUILDING AREA SUMMARY:

EXPANSION:

ADMIN & CLASSROOM EXPANSION@ MAIN LEVEL 2,216 SF

CLASSROOM EXPANSION @ SECOND FLOOR 5,975 SF

TOTAL: 12,190 GSF

ADDITION:

GARAGE LEVEL 13,512 SF

MAIN LEVEL 14,224 SF

SECOND FLOOR 13,512 SF

TOTAL: 41,248 GSF

TOTAL NEW BUILDING GROSS AREA: 53,438 GSF

INTERIOR RENOVATION: 1,777 SF

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CONCEPT 3:

BUILDING AREA SUMMARY:

ADDITION:

GARAGE LEVEL 20,610 SF

MAIN LEVEL 21,380 SF

SECOND FLOOR 20,610 SF

TOTAL: 62,600 GSF

TOTAL NEW BUILDING GROSS AREA: 62,600 GSF

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CONCEPT 4:

BUILDING AREA SUMMARY:

EXPANSION:

ADMIN EXPANSION @ MAIN LEVEL 2,216 SF

TOTAL: 2,216 GSF

ADDITION:

GARAGE LEVEL 19,649 SF

MAIN LEVEL 41,644 SF

TOTAL: 61,293 GSF

TOTAL NEW BUILDING GROSS AREA: 63,509 GSF

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