

# MOSELEYARCHITECTS

02.24.2015

Communitywide Meeting #1

PROJECT MCPS Gaithersburg Capacity Study  
Montgomery County Public Schools, MD

ARCHITECT'S PROJECT NO. 546134

DATE AND LOCATION Tuesday, February 24, 2015

PRESENT For Montgomery County Public Schools, MD  
Mr. Seth Adams  
\* Mr. Michael Shpur  
\* Mr. Rakesh Bagai  
\* Ms. Julie Morris

For Moseley Architects

Mr. Bill Brown  
Ms. Olivia Brookman  
Ms. Molly Merlo

<u>Capacity Study Participants</u>	<u>Affiliation</u>
Oscar Alvarenga	Summit Hall ES PTA
Sarahi Segura	Summit Hall ES PTA
Susan Barranger	Washington Grove ES
Jason Snyder	Washington Grove ES
Francesca Livingston	ESOL LASU
Laurie Augustino	Gaithersburg Cluster
Vanessa Wnant	Summit Hall ES PTA
Cherie Peralta	Summit Hall ES PTA
Javier Peralia	Summit Hall ES PTA
Lila Ruiz	Summit Hall ES PTA
Reinaldo Rios	Summit Hall ES PTA
Selvin Wiggins	Summit Hall ES PTA
Natarsha Greene	Summit Hall ES PTA
Trissa Barnes	Summit Hall ES PTA
Shannon Hockey	Laytonsville ES PTA
Karrie Shuttles	Goshen ES PTA
Carrie Bohrer	GHS PTSA/MCCPTA Cluster Co.
Tawhya McKee	Washington Grove ES PTA
James Sweeney	Rosemont ES
Steve Augustino	Gaithersburg Cluster
Ana Maravilla	Summit Hall ES PTA
Jose Arias	Summit Hall ES PTA
Meron Killings	Summit Hall ES PTA

DISCUSSIONS AND DECISIONS.

The purpose of the meeting was to discuss the upcoming Gaithersburg Capacity Study and what to expect from the capacity study process and the timeline of the study.

1. Ms. Julie Morris performed introductions and began the meeting by giving an overview of the Capacity Study process and how it relates to the Gaithersburg cluster. She reviewed the four sites that will be analyzed as part of this study; Rosemont ES, Washington Grove ES, Laytonsville ES and Goshen ES. She explained that both Summit Hall and Strawberry Knoll ES have already had studies performed that will be taken along with this study as information for the BOE and Superintendent to make recommendations from. Gaithersburg ES is not being considered for any addition or revitalization expansion because it is already at full build out for a 740 core capacity and the site is not conducive to an addition.
2. The enrollment projections at all the schools in the cluster reflect a deficit projected to be 858 students in the 2020-2021 year. This deficit has triggered the study to help provide relief through additions, a new elementary school and/or a combination of the two.
3. This study will analyze the four schools that are part of this study and see what are possible sizes and locations for additions on the sites and the costs associated with those additions. This information will be presented to the Superintendent for his or her recommendation to address the space shortages as part of the FY 2017-2022 Capital Improvements Program (CIP) in October 2015.
4. Sites for a new school and boundary changes will not be explored as part of this study.
5. Moseley Architects will prepare one or more plans for each of the schools in the study and present them at the upcoming community meetings at each school. They will gather feedback from the meetings and present the final plans at the 2<sup>nd</sup> community wide meeting. Attendees will have the opportunity to provide feedback on the plans at the community wide meeting. Moseley Architects will take the comments and prepare a final Capacity Study brochure which will include the preferred design along with cost estimates for each proposed addition. The meeting dates are:
  - a. Rosemont Elementary School, Media Center – Wednesday, March 11, 2015  
(3:30-5:00 p.m. and 7:00-8:30 p.m.) 16400 Alden Avenue, Gaithersburg, MD
  - b. Goshen Elementary School, Media Center – Wednesday, March 25, 2015  
(4:00–5:30 and 7:00-8:30 p.m.) 8701 Warfield Road, Gaithersburg, MD
  - c. Laytonsville Elementary School, Media Center – Monday, March 30, 2015  
(4:00–5:30 and 7:00-8:30 p.m.) 21401 Laytonsville Road, Gaithersburg, MD
  - d. Washington Grove Elementary School, Media Center – Monday, April 13, 2015  
(4:00–5:30 and 7:00-8:30 p.m.) 8712 Oakmont Street, Gaithersburg, MD
  - e. Public Information Meeting (Gaithersburg HS, Cafeteria) – Tuesday, April 28, 2015  
(7:00-8:30 p.m.) 101 Education boulevard, Gaithersburg, MD
6. The Superintendent will review all the information from the capacity studies and cost estimates before making a recommendation to either build additions at some or all schools or to build a new

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elementary school or a combination of both. This recommendation will include a request for funding to design and construct whatever is recommended.

7. Once the recommendation has been made, if it is for a new elementary school a site selection advisory committee would be formed to evaluate site options. If the solution is to build additions then it is likely that some school boundaries will change once the new capacity is built. The boundary changes would be timed to occur when the additional capacity becomes available. In the meantime, schools will be provided with relocatable classrooms as needed.
8. Ms. Morris finished the presentation and opened up for a question and answer time. Many of the questions were along the same topics and are summarized below.
  - a. Summit Hall is currently 237 seats over capacity and currently has 11 portable classrooms on site. The projections show the deficit going up to 256 students over capacity in the next four years. There was concern expressed about this study delaying action on Summit Hall ES relief both through their Revitalization and Expansion project and the proposed addition that was done as part of a previous study. The Summit Hall PTA had a strong representation at the meeting and requested that something be done sooner to relieve the overcrowding at the school. There was concern that there are some projects that are under capacity and are slated to receive funding for their Revitalization and Expansion(RevEx), before Summit Hall ES which has a greater need.
    - (1) Ms. Morris stated that MCPS has two different tracks for projects and funding, one addresses funding for Revitalizations/Expansions(RevEx) and the other funds addition projects to relieve capacity deficits. The RevEx projects and funding are tied to the age and condition of the facilities as evaluated and ranked in 1999 and 2012. All schools were ranked based on educational parameters and physical infrastructure needs, then placed in rank order for the projects to be funded. This list is not influenced by capacity needs or condition changes and projects are not moved up or down on this list. No project can jump over another project on this list. The second capital improvement category for the facilities is for classroom additions based on capacity needs. Schools are evaluated based on need. Projects consist of additions studied at elementary schools where the facility has a deficit of at least 92 students over capacity. (Which would translate to a 4 classroom addition minimum). These needs are re-evaluated each year and priority given to the schools with greatest need and where it makes the most sense to use the available funding. Right now Summit Hall ES has a RevEx project slated to be completed in 2022 (it was 2017 but all RevEx projects were delayed due to funding). There are also additions proposed for Summit Hall and Strawberry Knoll that are part of the information that will be presented to the Superintendent along with this Capacity Study. The PTA representatives felt that there was a misstatement regarding the addition that the school preferred to wait until the RevEx instead of having an addition that would limit the future school masterplan. The community has always wanted relief and so wants to have the addition as soon as possible and not wait for the RevEx which has been delayed. All these factors will be taken into consideration and communicated to the Superintendent along with this capacity study.
  - b. The safety and security of children in relocatable classrooms was mentioned and questioned if that would be enough to get the timeline speeded up for Summit Hall?

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- (1) This study is about trying to determine the best solution for the overcrowding across the Gaithersburg Cluster and what would be the best and quickest way to relieve all schools with space deficits. The Superintendent will make his or her recommendation in October for the plans going forward. The process has been established and can not be shortened.
  - (2) Ms. Morris stated that she will include the Strawberry Knoll and Summit Hall options studied in the final presentation and will invite someone from MCPS who can speak directly to the needs of Summit Hall.
- c. Gaithersburg ES is over capacity, already at 877 students with the maximum relocatable classrooms on site. It was stated that there are no studies or additions planned for the location, why not? Why can't it be demolished and built taller if the site is maxed out?
- (1) The BOE has established two sizes for the core capacity of elementary schools in Montgomery County, they are either a 640 student core or 740 student core. These numbers are the optimal size for capacity along with the size of the multipurpose room being able to adequately accommodate the lunch shifts at reasonable times. Gaithersburg ES has maximized the building area on their site and are at the maximum core capacity of 740 already, therefore no new additions are planned at this site. The one-story rear half of the building is less than 15 years old and would not be approved by the state as a candidate for demolition and reconstruction. Therefore no state construction funding would be possible for a new building and it would be larger than the desired 740 core. The deficit of seats at Gaithersburg ES will be addressed as part of this study through space being created at other schools. No boundary changes are part of this study but would be a separate decision how to address the population and boundary for Gaithersburg ES.
- d. It was stated that Gaithersburg ES has a large walker population and is an urban school with many kids coming from families in shared housing which is not accurately reflected in the projections. The PTA would prefer to have a larger school, beyond 740, with multi stories to keep the population at their base school and maximize the benefit to walker families by not creating an additional hardship for families that don't have a car and bussing their children to a location further away.
- (1) These concerns were noted as valid and would be considered as part of the decision going forward.
- e. Laytonsville ES may need a pumping station to accommodate an addition, can the septic field and water systems handle the additional capacity of an addition?
- (1) This Capacity Study will look at the feasibility of the addition with the existing conditions.
- f. It was commented that Laytonsville isn't close to the areas that need relief and that the area surrounding Laytonsville is one of the most congested areas in the morning so it wouldn't make sense to try to send more busses to that location.
- (1) There are currently 56 houses being developed across the street from the school and more planned for the area near Laytonsville which would also influence the need for an addition at that location. Any boundary changes would be a separate analysis.

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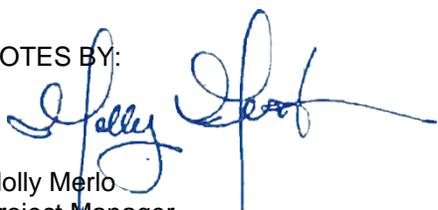
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- g. There was general dissatisfaction with the established processes for the RevEx and Addition paths and the feeling was that the current model is a "set-up for failure" and needs to be addressed and revised to better meet the needs of the growing population and aging schools.
  - (1) Ms. Morris stated that the FACT Assessment process has been revised and no longer factors in capacity because capacity needs can be handled by Addition projects. Steps are being taken to try to best address all the needs throughout the county with limited funding.
- h. If a new school is desired to relieve the overcrowding in the cluster where would it go? It was noted that a previous study deemed Woodward Rd. an unacceptable site for a school and it is the only current site available. If a new site has to be found and procured additional time would be necessary and further delay the relief of overcrowding in the cluster. It was stated "This cluster is in need now and can't afford to delay the process any further."
  - (1) It was reiterated that any study of a new school site is outside the scope of this study and the county has options that can be explored if it is the recommendation of the Superintendent.
- i. Ms. Morris thanked the participants for coming out and she encouraged them to attend the upcoming meetings. The meeting was adjourned.

*The above information is the writer's recollection of the discussions and decisions at the meeting. Should there be any additions or corrections, please notify the writer within two weeks of distribution for correction.*

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REVIEWED BY:

  
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Vice President

DISTRIBUTION: As indicated by (\*) above, also:

# MOSELEY ARCHITECTS

## Gaithersburg Cluster Capacity Study

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February 24, 2015

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