



Oak View Elementary School

Montgomery County Public Schools

Capacity Study Meetings #1 and #2 March 17, 2015



- Introductions
- MCPS Presentation
 - Who, What, Where, When, and Why?
- TLP Presentation
 - Project Understanding
 - What is a Capacity Study?
 - The Capacity Study Process
 - Goals of Today's Meeting
 - Present Design Options
 - Gather Feedback





- Address space shortages at elementary schools in the lower section of the Downcounty Consortium
- Allow superintendent to make recommendations to address the space shortages as part of the FY 2017–2022 Capital Improvements Program (CIP) in October 2015

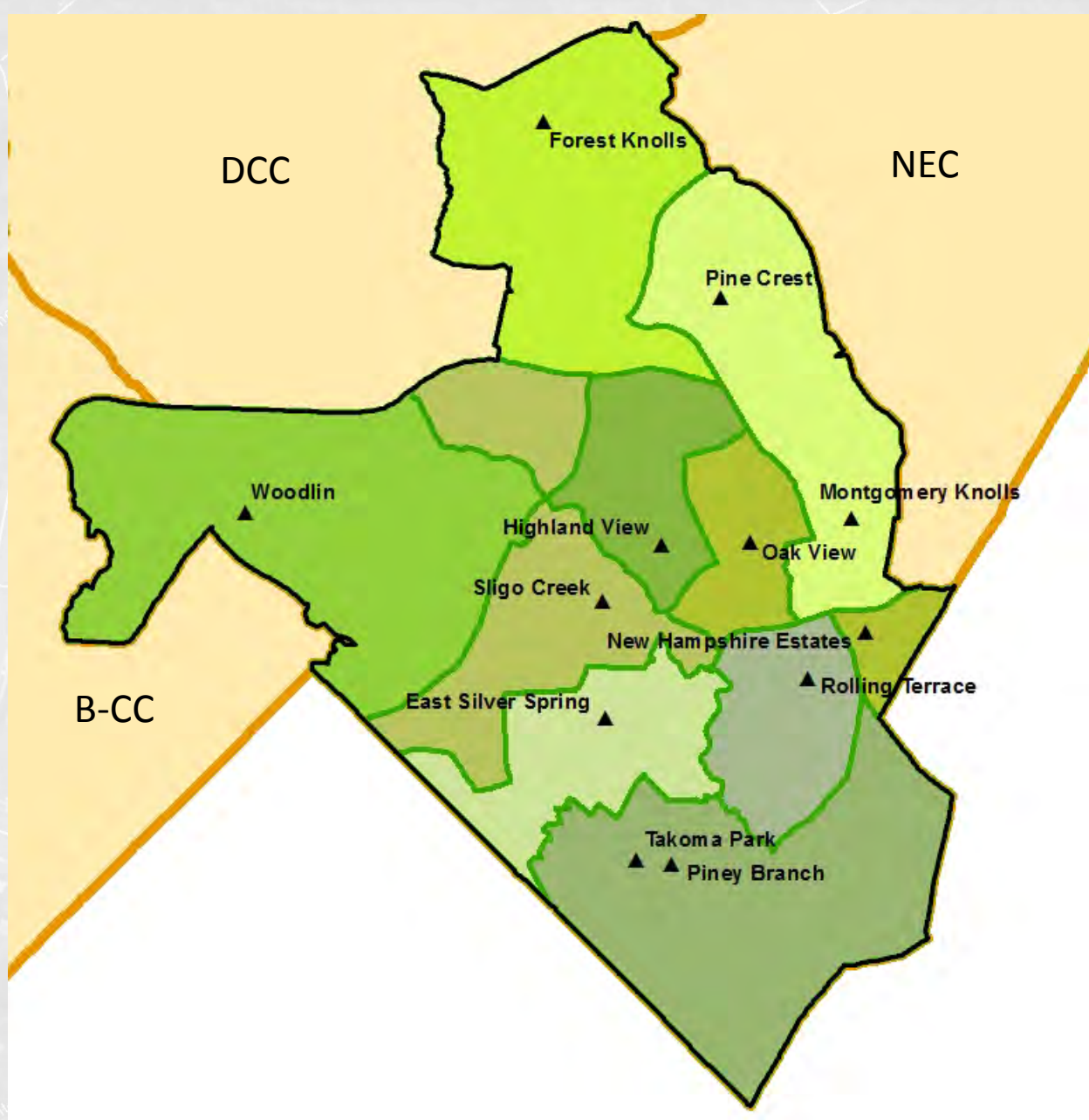


Why a Capacity Study?

- Learn the following:
 - Which schools we can add classrooms to?
 - How large the classroom additions can be?
 - How much the classroom additions would cost?
- Compare cost of construction of additions to the cost of constructing a new elementary school
- Paired schools will be looked at as paired and unpaired schools
- Board of Education adopted study

School	Grades Served
East Silver Spring ES	pre-K–5
Forest Knolls ES	pre-K–5
Highland View ES	K–5
Montgomery Knolls ES	pre-K–2
New Hampshire Estates ES	pre-K–2
Oak View ES	3–5
Pine Crest ES	3–5
Piney Branch ES	3–5
Rolling Terrace ES	pre-K–5
Sligo Creek ES	K–5
Takoma Park ES	pre-K–2
Woodlin ES	K–5

Which Schools are in the Study?



Study Area

- Possible classroom additions at 5 of the 12 schools in the study area

- Montgomery Knolls ES
- New Hampshire Estates ES
- Oak View ES
- Pine Crest ES
- Sligo Creek ES



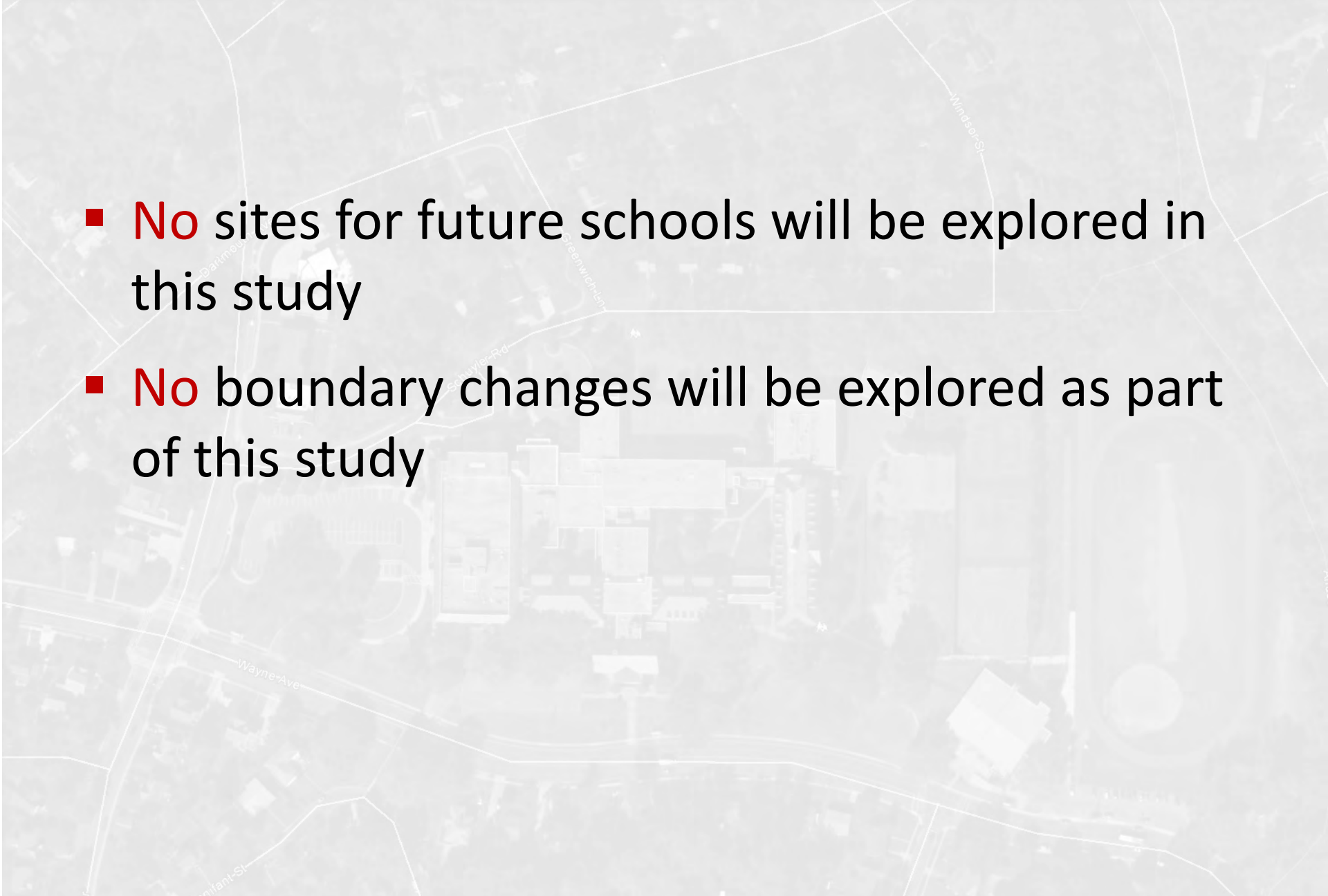
- Remaining 7 schools have been studied previously or can't be made larger

- East Silver Spring ES Master Planned Addition
- Forest Knolls ES Completed as part of DCC Capacity Study in 2013
- Highland View ES Completed in 2011
- Rolling Terrace ES Completed in 2009
- Woodlin ES Completed in 2013
- Takoma Park/Piney Branch ES Can't be made larger

- Possible classroom additions at schools that are over capacity

- Possible classroom additions at schools that are not over capacity but could relieve schools that are over capacity through future boundary changes

What Will the Study Explore?

- 
- **No** sites for future schools will be explored in this study
 - **No** boundary changes will be explored as part of this study

What Will the Study Not Explore?

DCC Study Lower Area: Enrollments and Space

pre-K/K-5 Schools

School	Enrollment 2014-15	Projected Enrollment					
		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
East Silver Spring							
Capacity	558	558	558	558	558	558	558
Enrollment	521	560	572	578	576	567	556
space available/deficit	37	-2	-14	-20	-18	-9	2
Forest Knolls							
Capacity	523	523	523	523	523	523	523
Enrollment	733	785	790	783	794	784	750
space available/deficit	-210	-262	-267	-260	-271	-261	-227
Highland View							
Capacity	278	278	278	278	278	278	278
Enrollment	422	420	425	426	423	410	408
space available/deficit	-144	-142	-147	-148	-145	-132	-130
Rolling Terrace							
Capacity	695	695	695	695	695	695	695
Enrollment	899	915	942	929	919	895	888
space available/deficit	-204	-220	-247	-234	-224	-200	-193
Sligo Creek							
Capacity	664	664	664	664	664	664	664
Enrollment	652	672	676	666	676	678	672
space available/deficit	12	-8	-12	-2	-12	-14	-8
Woodlin							
Capacity	462	462	462	462	462	462	462
Enrollment	626	629	634	618	637	633	635
space available/deficit	-164	-167	-172	-156	-175	-171	-173

DCC Study Lower Area: Enrollments and Space

Paired Schools

School	Enrollment 2014-15	Projected Enrollment					
		2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
New Hampshire Estates							
Capacity	444	444	444	444	444	444	444
Enrollment	522	535	533	517	504	503	502
space available/deficit	-78	-91	-89	-73	-60	-59	-58
Oak View							
Capacity	358	358	358	358	358	358	358
Enrollment	382	422	443	467	465	462	446
space available/deficit	-24	-64	-85	-109	-107	-104	-88
Montgomery Knolls							
Capacity	501	501	501	501	501	501	501
Enrollment	513	514	506	489	480	479	479
space available/deficit	-12	-13	-5	12	21	22	22
Pine Crest							
Capacity	381	381	381	381	381	381	381
Enrollment	474	465	465	463	468	459	441
space available/deficit	-93	-84	-84	-82	-87	-78	-60
Takoma Park							
Capacity	584	584	584	584	584	584	584
Enrollment	657	665	628	611	599	603	602
space available/deficit	-73	-81	-44	-27	-15	-19	-18
Piney Branch							
Capacity	611	611	611	611	611	611	611
Enrollment	527	559	608	626	618	607	591
space available/deficit	84	52	3	-15	-7	4	20
Total Capacity	6,059	6,059	6,059	6,059	6,059	6,059	6,059
Total Enrollment	6,928	7,141	7,222	7,173	7,159	7,080	6,970
space available/deficit	-869	-1,082	-1,163	-1,114	-1,100	-1,021	-911

Enrollment Projections

- The superintendent will review the capacity studies and cost estimates
- The superintendent will make a recommendation on classroom additions, a new elementary school, or a combination of both, in late October 2015 as part of the FY 2017–2022 CIP
- The superintendent's recommendation will include a request for funds to design and construct what is recommended



- If the superintendent recommends a new elementary school, then a site selection advisory committee would be formed next school year to evaluate site options
- Whether the solution to space shortages are classroom additions or a new school, it is likely that some school boundaries will change
- Boundary changes would be timed to occur when the additional capacity becomes available
- In the meantime, schools will be provided with relocatable classrooms



What Will Happen After the Study?

■ Provide Capacity Increasing Options

- Consideration must be given to:
 - The existing facility layout
 - The site potentials and constraints

■ Goals

- Address space shortages
- Compare the cost of multiple additions to the cost of a new school

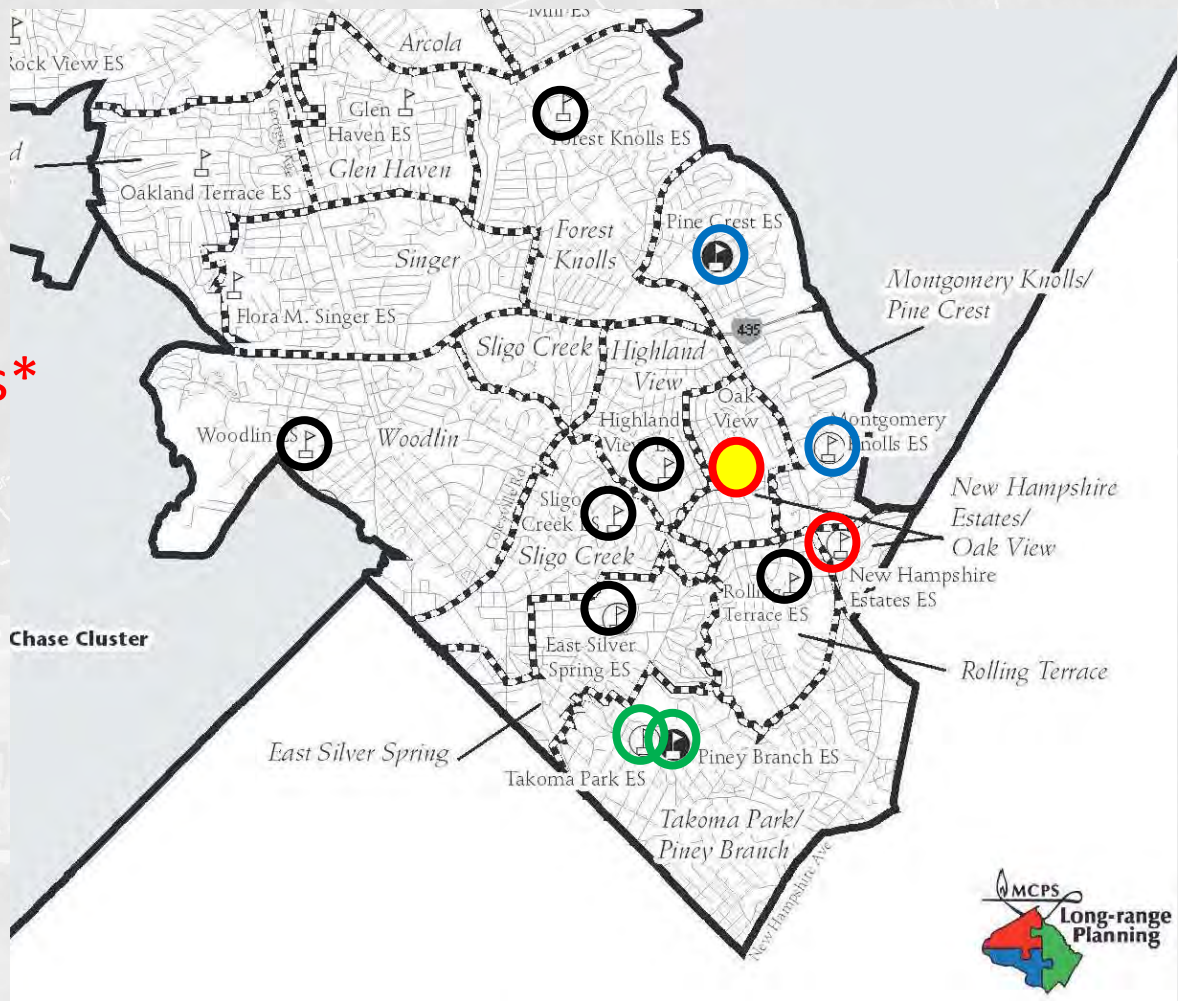


- Capacity Study - A Design Investigation of potential classroom additions at multiple schools to increase the program capacity and core capacity of the schools being studied
 - Core Capacity –The capacity of the school based on the size of the core spaces (the media center, the cafeteria, the gym)
 - Program Capacity -The capacity of the school based on the number of classrooms and the programs they host.



What is a Capacity Study?

- East Silver Spring
- Forest Knolls
- Highland View
- Montgomery Knolls*
- New Hampshire Estates*
- Oak View*
- Pine Crest*
- Piney Branch*
- Rolling Terrace
- Sligo Creek
- Takoma Park*
- Woodlin



* Schools in color are paired schools

The Capacity Study Area

1. MCPS Develops the Space Summary
2. Architect meets with MCPS and School Staff
3. Architect develops Addition Options
4. Options presented at Community Meetings
5. Feedback provided by the Community
6. Revisions made to the Options
7. Final Presentation made to the Community
8. Final Report Prepared including Cost Estimates and Capacity Data



The Capacity Study Process

- ✓ Identify Existing Building / Site Conditions
- ✓ Present Concept Design Options
 - Based on Space Summary
- ✓ Discuss Pros / Cons of each Option
 - Including Additional Issues not Identified in the Options Presented
- ✓ Gather Consensus regarding Preferred Option to pursue





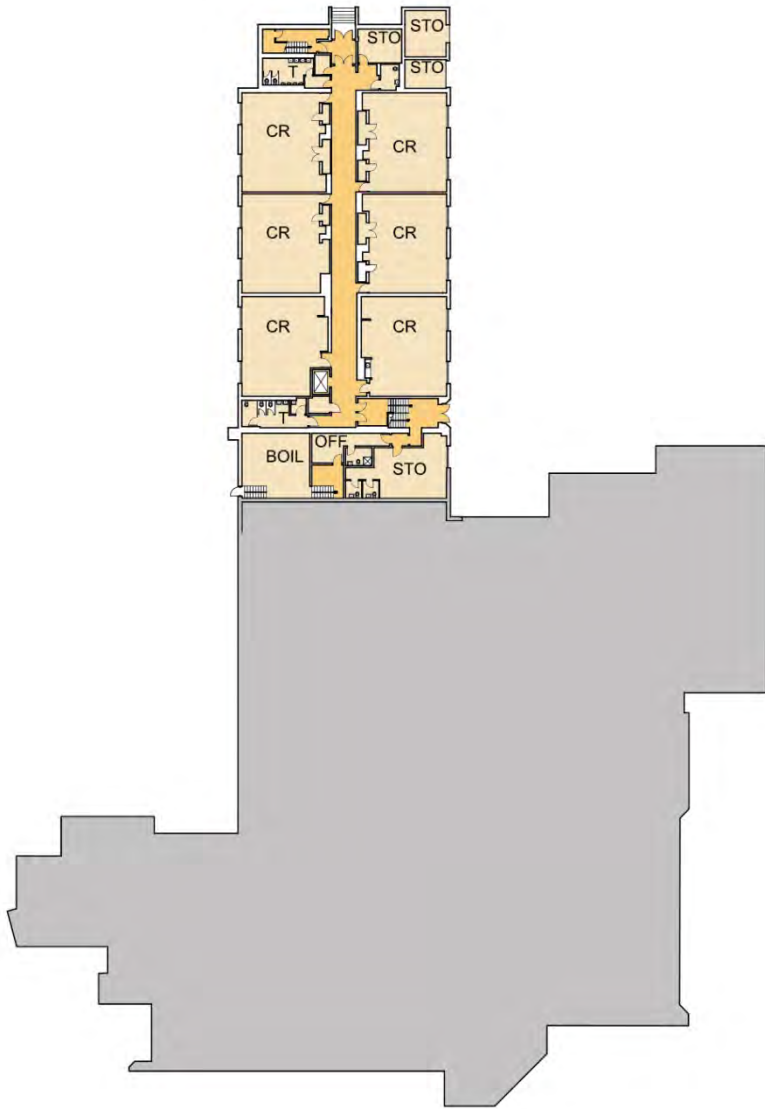
- Currently has Capacity Deficit (-24)
- Currently 1 Relocatable
- Two Story School
- Large Site (11.2 Acres)
- Paired with NH Estates ES
- Grades 3-5
- Original School Built in 1949
- Additions in 1953, 1983, and 2005
- Design Issues / Constraints
 - Sloping site
 - On Site Forest

- Current Core Capacity – 640
- Current Program Capacity – 358
- Current Enrollment (2014-15) - 382
- Proposed Core Capacity – 640
- Projected Program Capacity w/ Addition – 634/637*
- Projected Enrollment 2020-21 – 446
- Projected Excess Capacity after Addition – (188/191)*

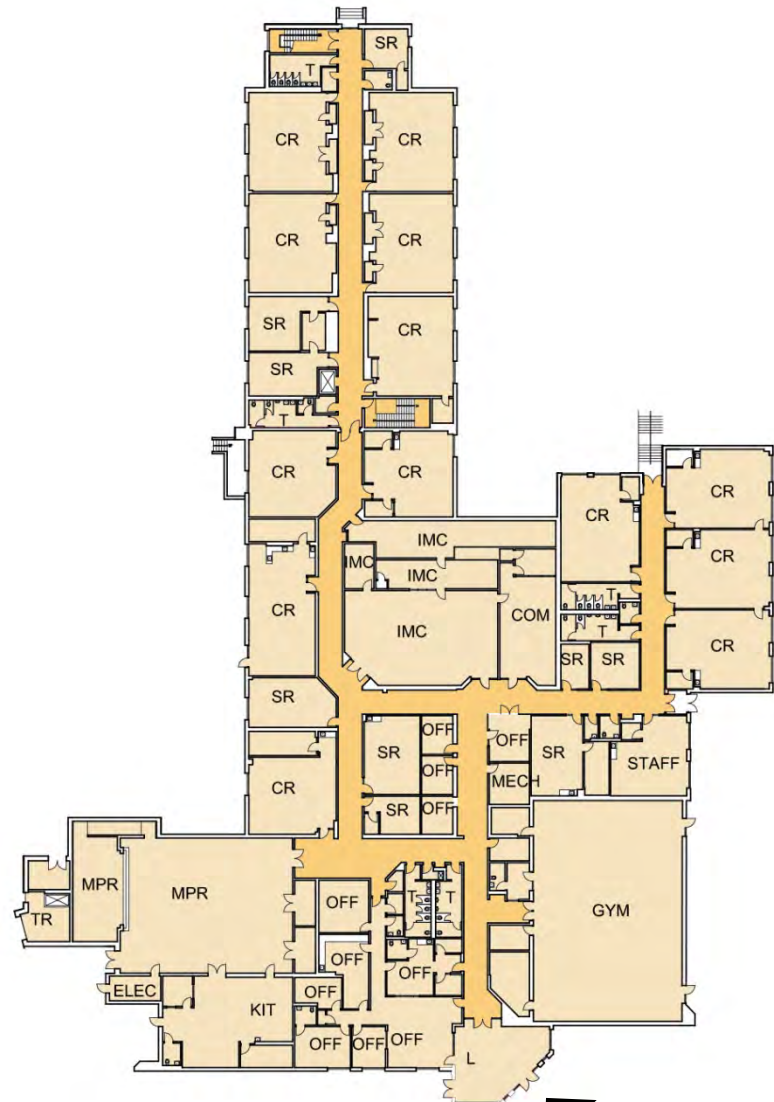
* Capacities Provided for 3-5 and PreK-5 Options respectively



Understanding the Existing School

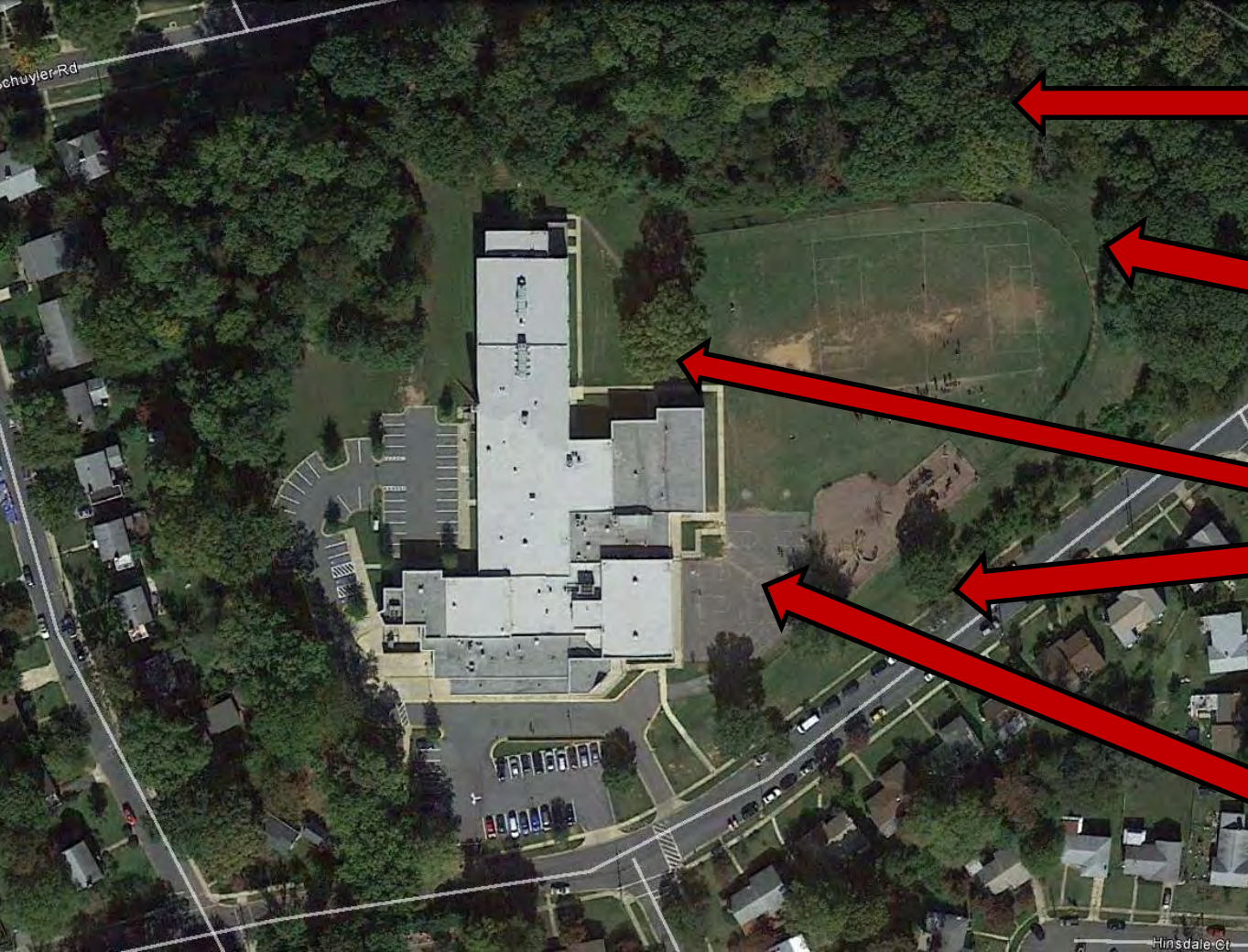


Lower Level



Main Level

The Existing School – Floor Plans



- Topography Drop-Off
- On Site Forest Boundary
- Existing Trees
 - 41"
 - 26" – 31"Street Trees
- Fire Truck Access

The Existing School – Site

- The Space Summaries from MCPS identify spaces required to achieve
 - 640 Core Capacity and a 634/637* Program Capacity

* Capacities Provided for 3-5 and PreK-5 Options respectively

Oak View Elementary School (Grades 3-5)
Square Foot Summary

When this project is complete, the following spaces are to be provided.
The capacity will be 634 with a core of 640.

Updated Feb. 4, 2015

Facility	#	Description	Net Sq. Ft.	Total Net Sq. Ft.
Classrooms				
Standard	12		900	10800
Instrumental Music Room	1		450	450
Dual purpose Room	1		1000	1000
Support Rooms				
Title 1 Parent Resource Room	1		500	500
Staff Development Area				
Staff Development Office	1		100	100
Reading Specialist Office	1		100	100
Training/Conference Room	1		450	450
Counseling Area				
Counselor's Office	1		250	250
Itinerant Staff Office	1		150	150
Multipurpose Room				
Multipurpose Room (increase existing)	1		500	500
Building Service Facilities				
General Storage	1		250	250
PTA Storage	1		150	150
Total	13			14700

Oak View Elementary School (Grades preK-5)
Space Summary

When this project is complete, the following spaces are to be provided:
The capacity will be 637 with a core of 640.

Updated 2-4-2015

Facility	#	Description	Net Sq. Ft.	Total Net Sq. Ft.
Classrooms				
Prekindergarten	3		1300	3900
Kindergarten	6		1300	7800
Standard	11		900	9900
Dual purpose Room	1		1000	1000
Instrumental Music Room	1		450	450
Support Rooms				
Title 1 Parent Resource Room	1		500	500
Staff Development Area				
Staff Development Office	1		100	100
Reading Specialist Office	1		100	100
Training/Conference Room	1		450	450
Counseling Area				
Counselor's Office	1		250	250
Itinerant Staff Office	1		150	150
Multipurpose Room				
Multipurpose Room (increase existing)	1		500	500
Building Service Facilities				
General Storage	1		250	250
PTA Storage	1		150	150
Total	22			25500

- Grades 3-5
- Net vs. Gross SF
 - 14,700 Net SF needed
 - @20,500 Gross SF needed

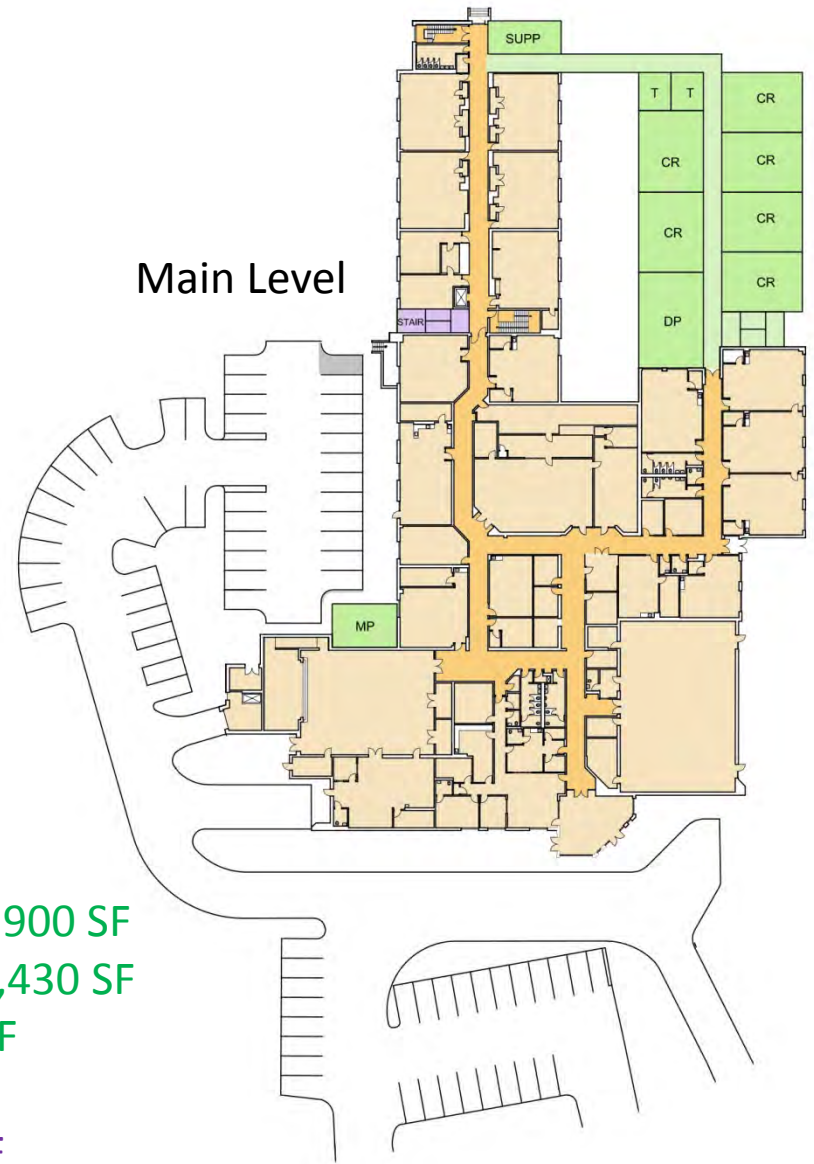
- Grades PreK-5
- Net vs. Gross SF
 - 25,500 Net SF needed
 - @35,700 Gross SF needed

The Space Summaries

Lower Level



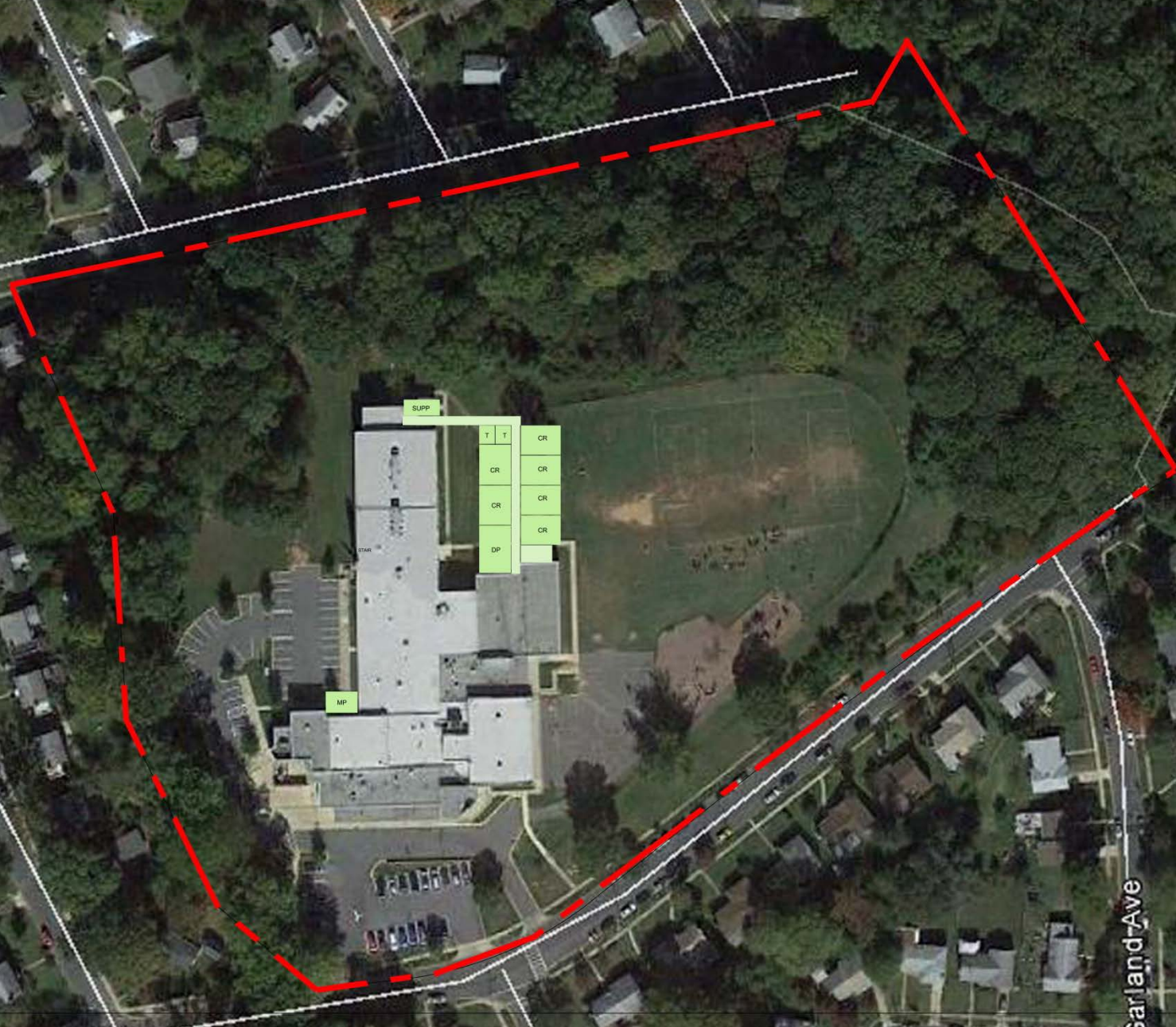
Main Level



Lower Level Addition – 9,900 SF
 Main Level Addition – 10,430 SF
 Total Addition – 20,330 SF

Stair Renovation – 300 SF

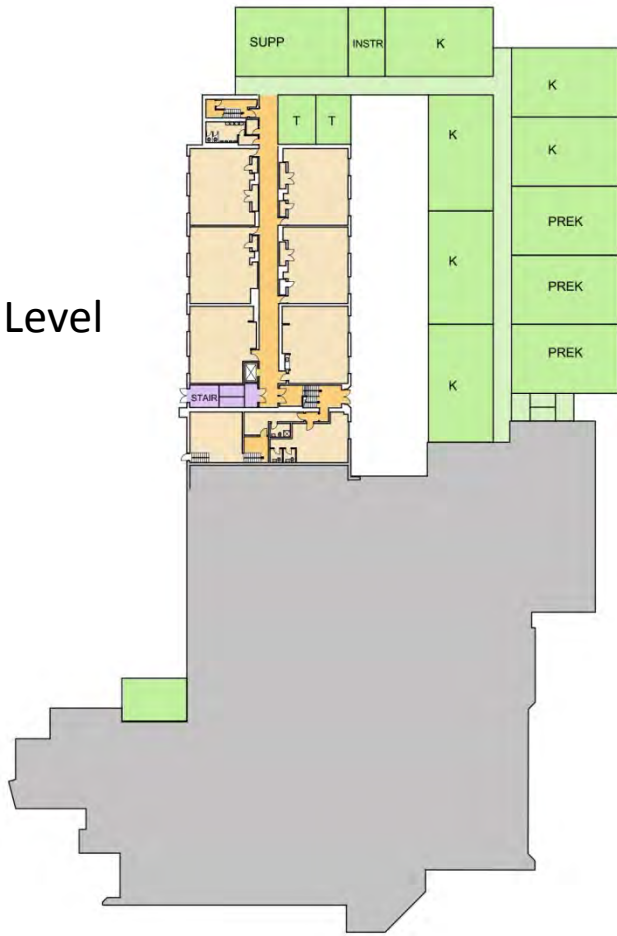
Design Options – Option 1 – Grades 3-5 - Floor Plans



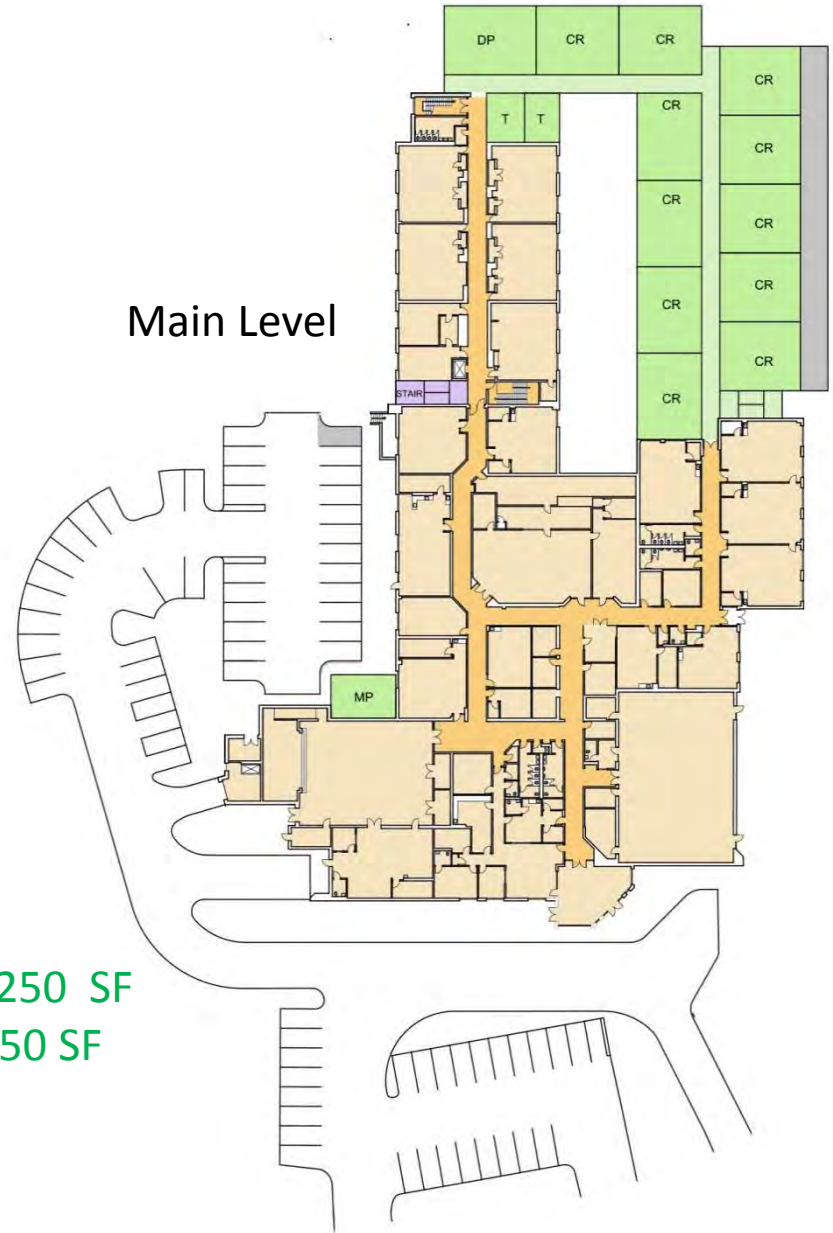
- Minimal Site Work
- No New Retaining Walls
- No Revisions to Play Areas
- Maintains Existing Fire Truck and Maintenance Access
- Eliminates the 41" Tree
- Provides Circulation Loop on Main Level

Design Options – Option 1 – Grades 3-5 - Site Plan

Lower Level



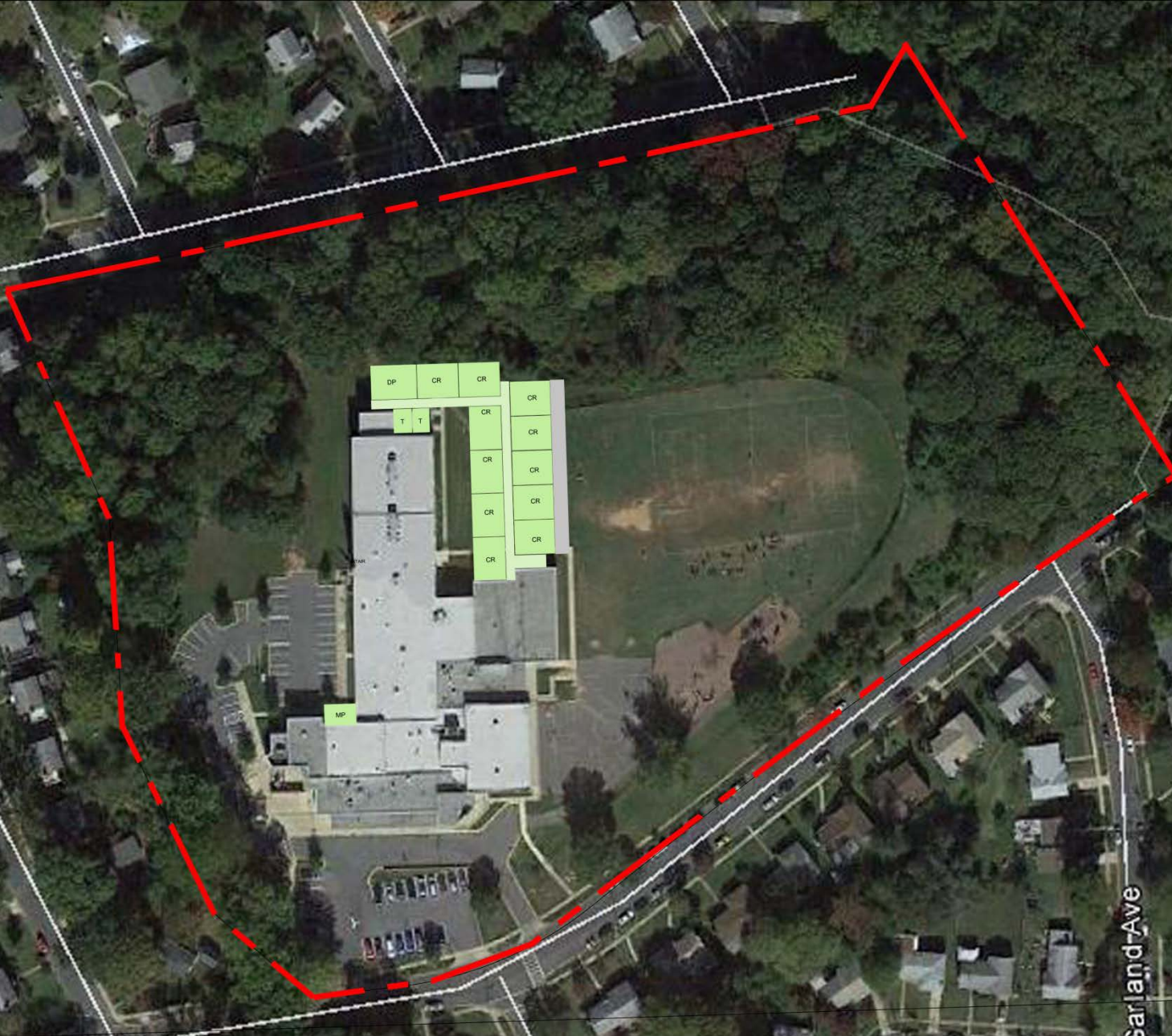
Main Level



Lower Level Addition – 17,250 SF
 Main Level Addition – 15,950 SF
 Total Addition – 33,200 SF

Stair Renovation – 300 SF

Design Options – Option 1 – Grades PreK-5 - Floor Plans

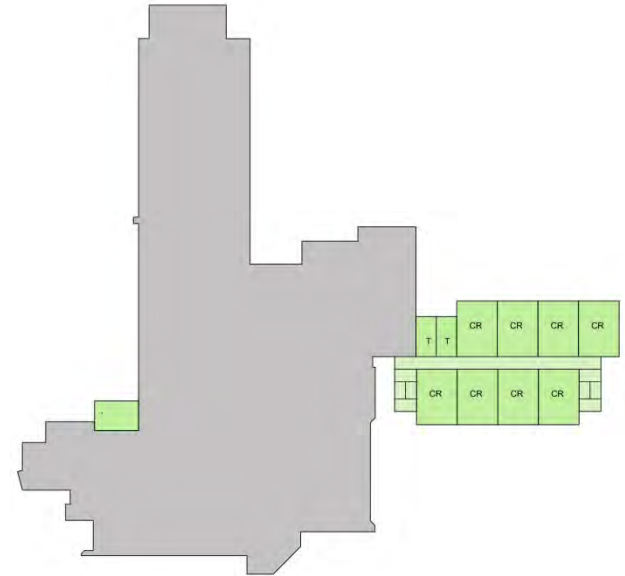


- Minimal Site Work
- No New Retaining Walls
- No Revisions to Play Areas
- Maintains Existing Fire Truck and Maintenance Access
- Eliminates the 41" Tree, Permitting will require Justification
- Stays clear of the On Site Forest Line
- Provides Circulation Loop on Main Level

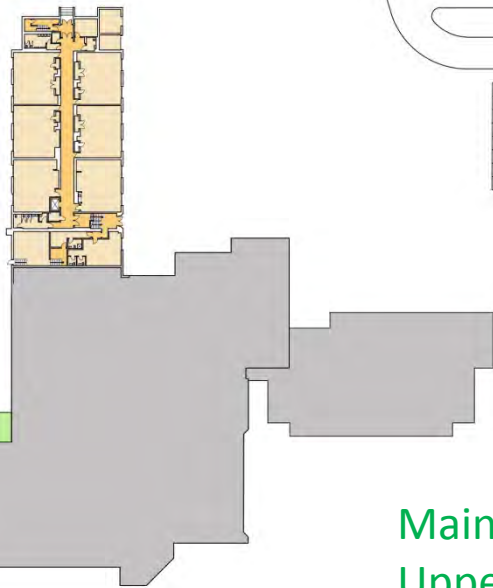
Design Options – Option 1 – Grades PreK-5 - Site Plan



Main Level



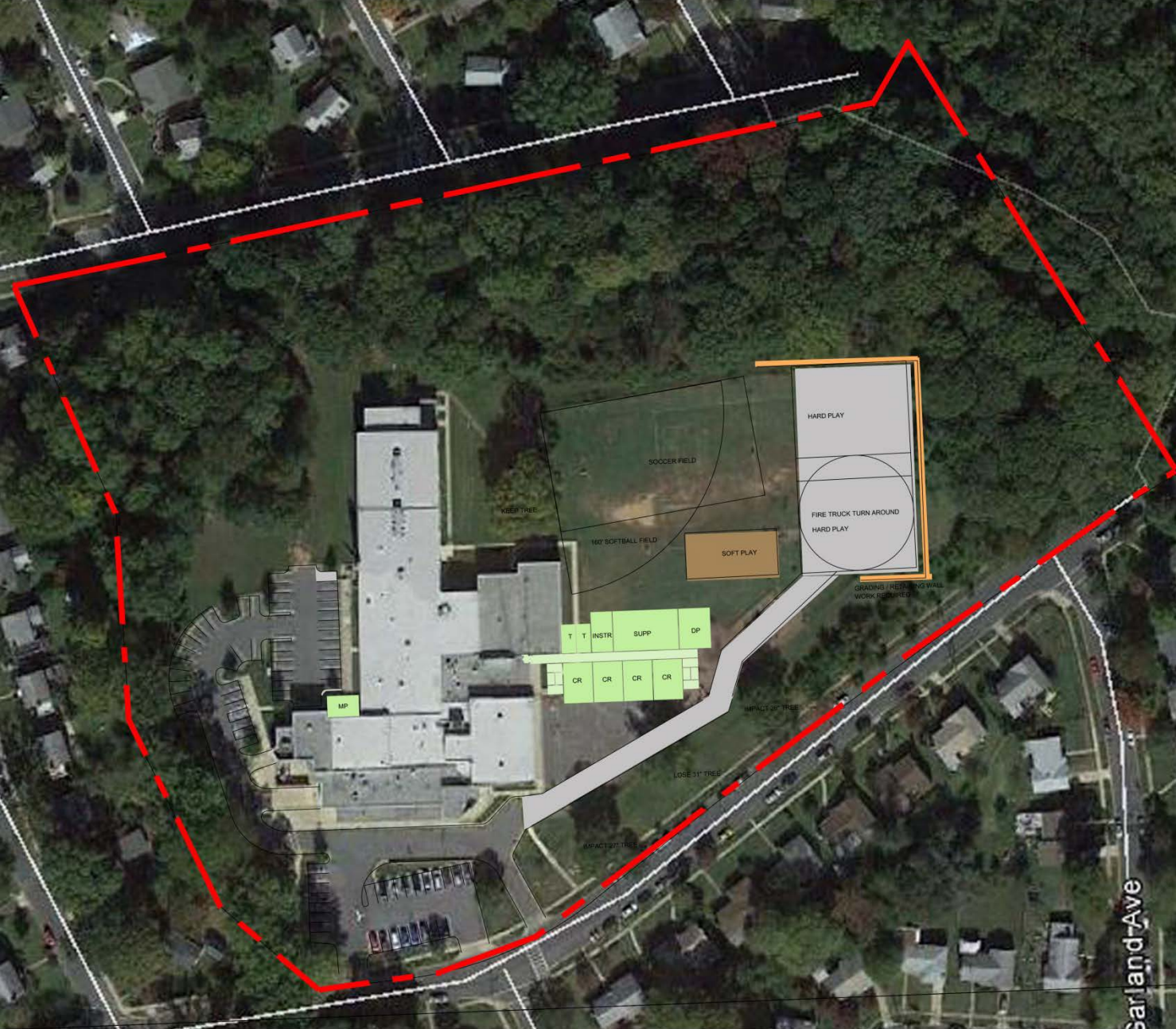
Upper Level



Lower Level

Main Level Addition – 10,000 SF
 Upper Level Addition – 10,530 SF
 Total Addition – 20,530 SF

Design Options – Option 2 – Grades 3-5 - Floor Plans

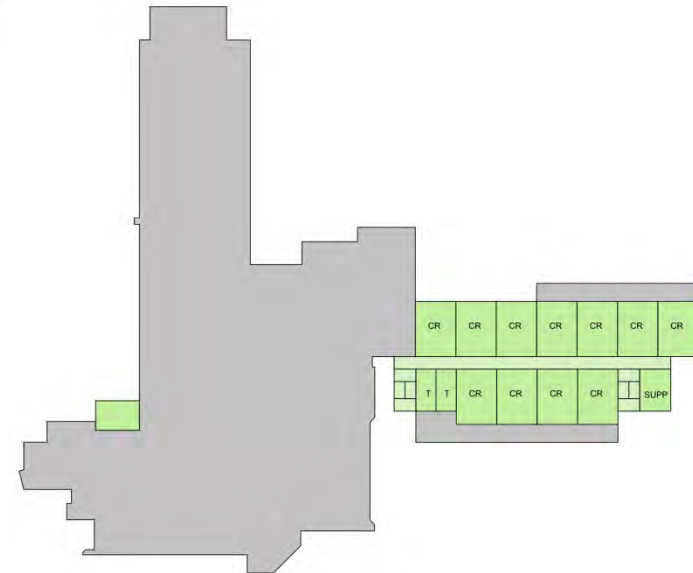


- Significant Site Work
- New Retaining Walls
- Revisions to Play Areas
- Requires New Fire Truck and Maintenance Access
- Keeps the 41" Tree, stays clear of the On Site Forest Line
- Eliminates the 3 Street Trees
- Creates Long Corridor on Main Level

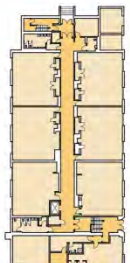
Design Options – Option 2 – Grades 3-5 - Site Plan



Main Level



Upper Level



Lower Level

Main Level Addition – 17,130 SF
 Upper Level Addition – 13,600 SF
 Total Addition – 30,730 SF

Design Options – Option 2 – Grades PreK-5 - Floor Plans

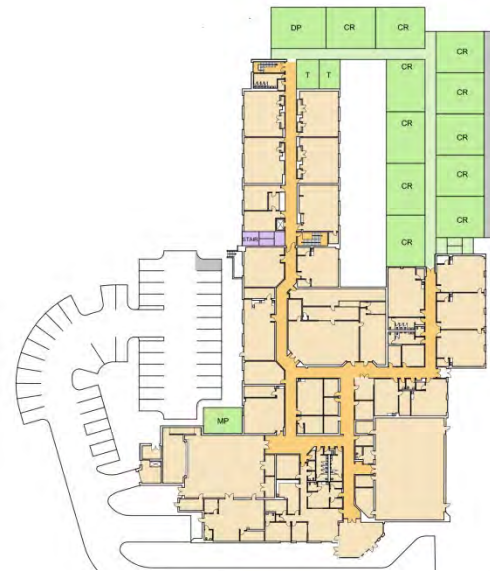


- Significant Site Work
- New Retaining Walls
- Revisions to Play Areas
- Requires New Fire Truck and Maintenance Access
- Keeps the 41" Tree, stays clear of the On Site Forest Line
- Eliminates the Most of the Street Trees
- Creates Long Corridor on Main Level

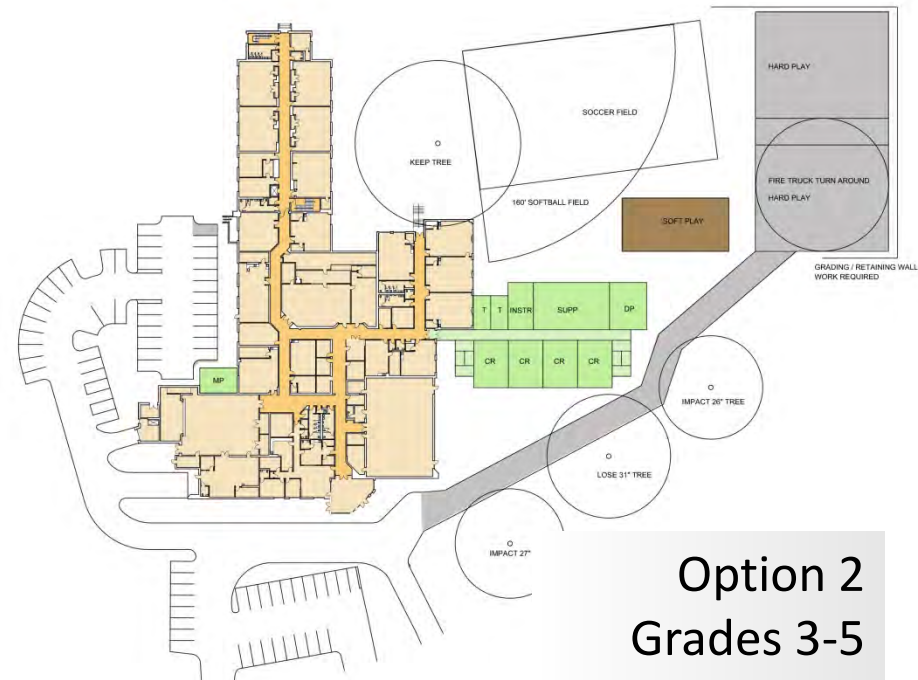
Design Options – Option 2 – Grades PreK-5 - Site Plan



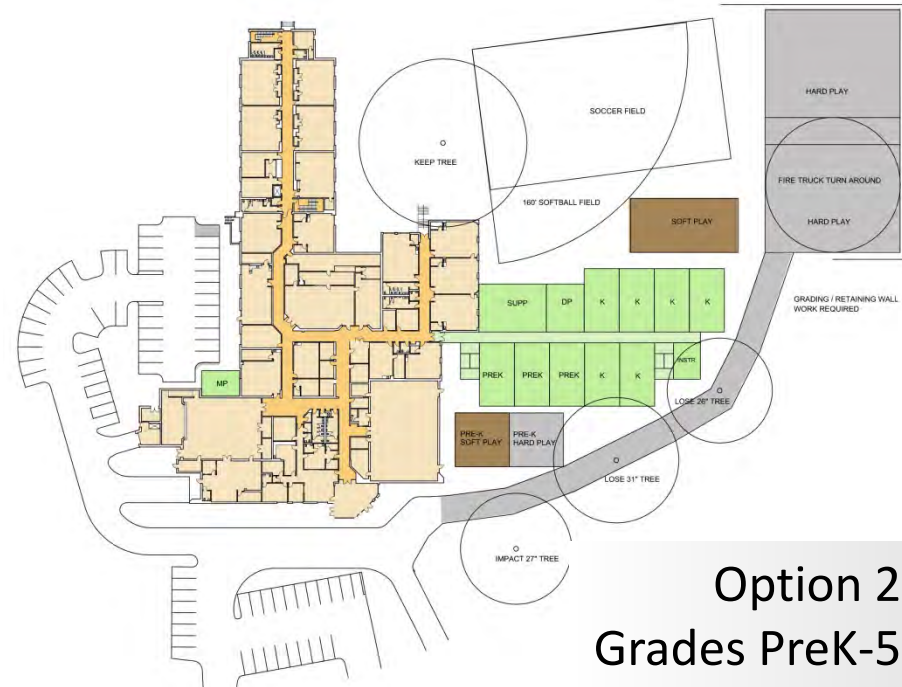
Option 1
Grades 3-5



Option 1
Grades PreK-5

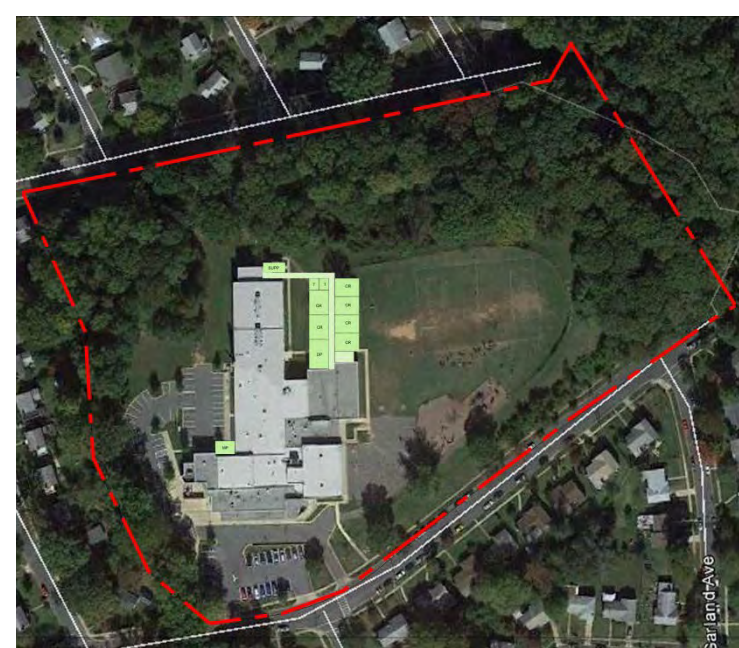


Option 2
Grades 3-5



Option 2
Grades PreK-5

Design Options – Options 1 & 2 – Grades PreK-5 - Comparison



◀ Option 1
Grades 3-5

Option 1 ▶
Grades PreK-5



◀ Option 2
Grades 3-5

Option 2 ▶
Grades PreK-5



Design Options – Overall Comparison



Questions?