



# Pine Crest Elementary School

Montgomery County Public Schools  
Capacity Study Meetings #1 and #2 April 30, 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

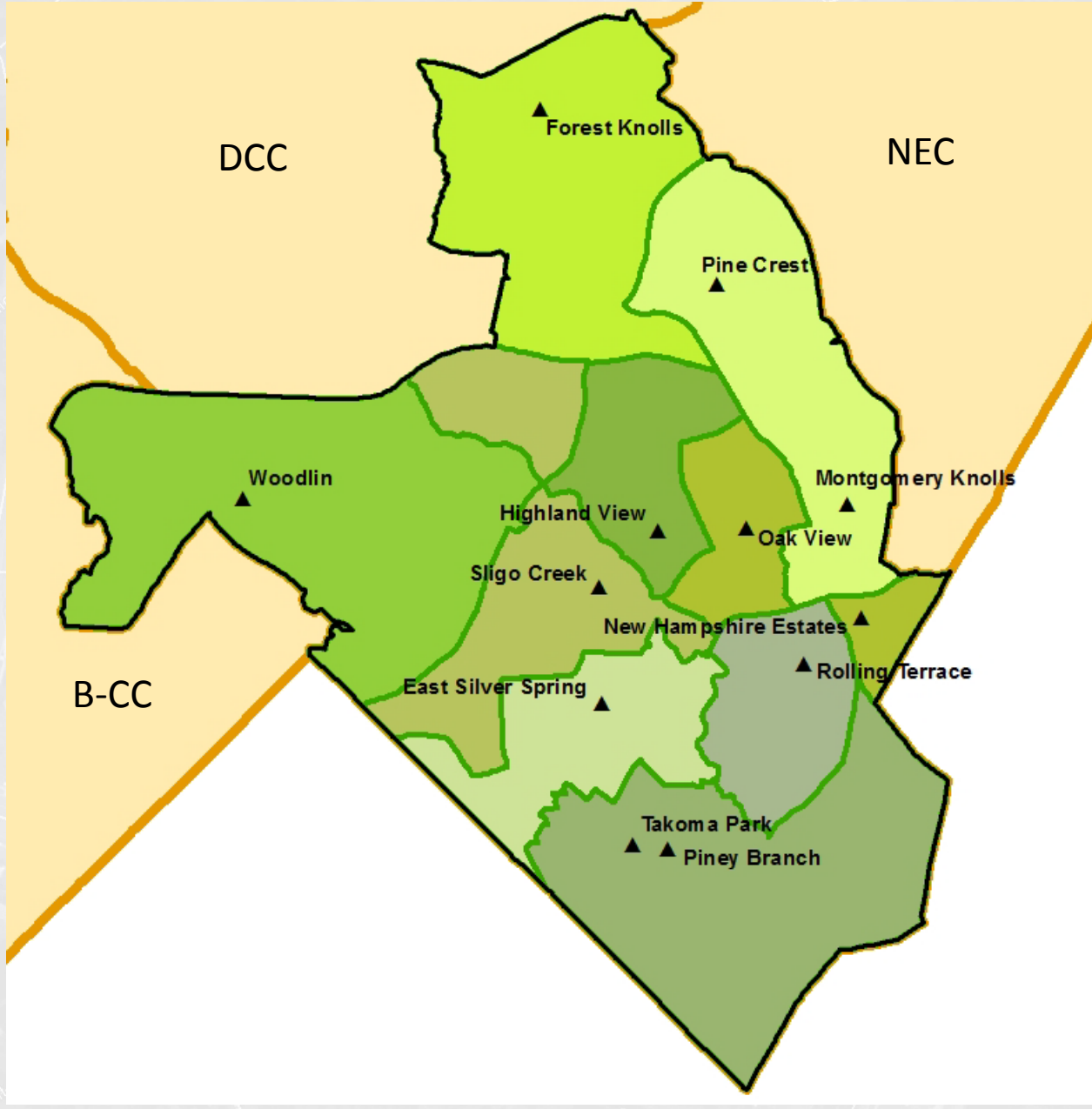


**Why a Capacity Study?**

- 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



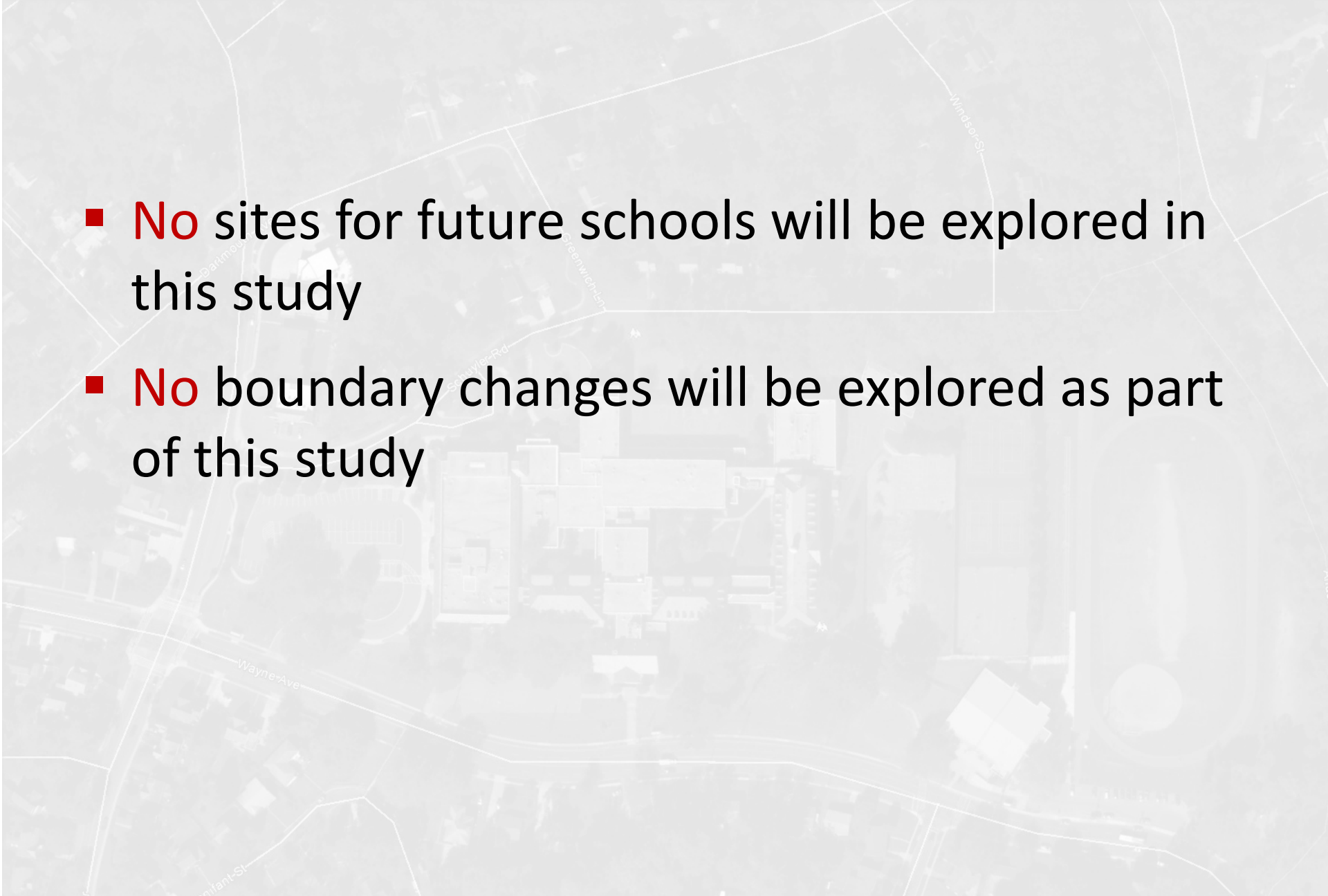
- Remaining 7 schools have been studied previously or can't be made larger

- 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
<b>East Silver Spring</b>							
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
<b>Forest Knolls</b>							
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
<b>Highland View</b>							
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
<b>Rolling Terrace</b>							
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
<b>Sligo Creek</b>							
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
<b>Woodlin</b>							
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
<b>New Hampshire Estates</b>							
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
<b>Oak View</b>							
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
<b>Montgomery Knolls</b>							
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
<b>Pine Crest</b>							
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
<b>Takoma Park</b>							
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
<b>Piney Branch</b>							
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
<b>Total Capacity</b>	6,059	6,059	6,059	6,059	6,059	6,059	6,059
<b>Total Enrollment</b>	6,928	7,141	7,222	7,173	7,159	7,080	6,970
<b>space available/deficit</b>	-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



**What Will Happen After the Study?**

- 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

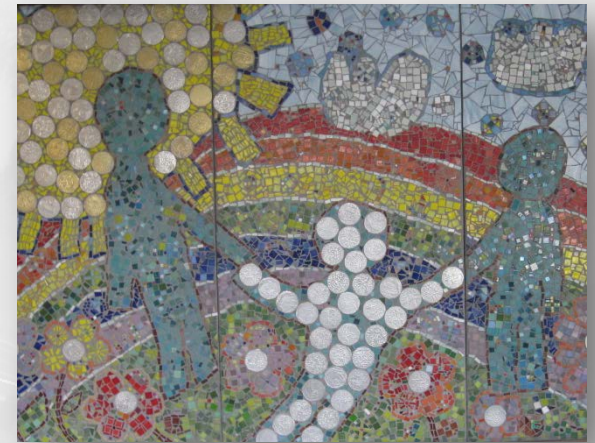


**What Will Happen After the Study?**

- 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

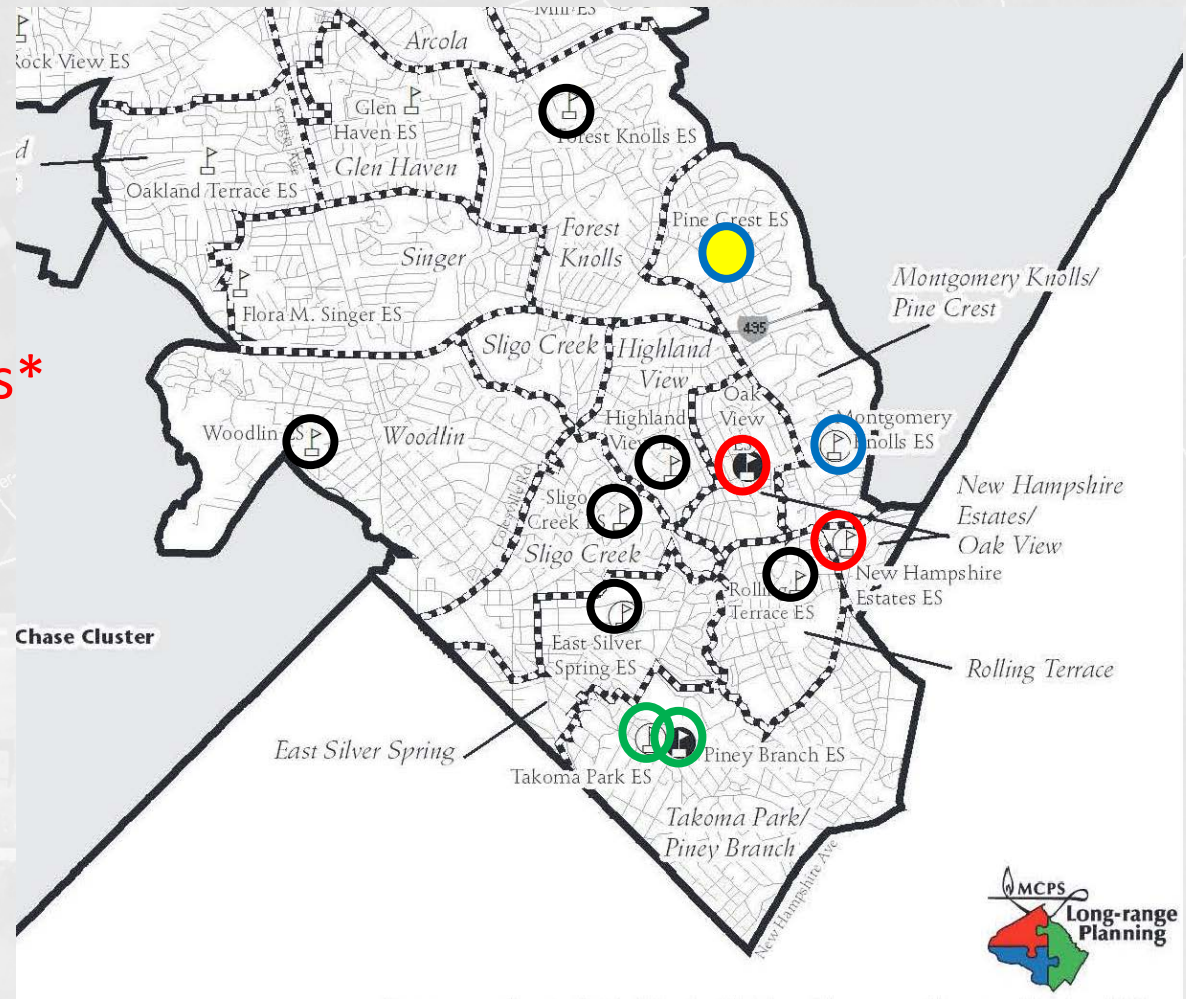


- Capacity Study - A Design Investigation of potential classroom additions at multiple schools to increase the program capacity and core capacity of the schools being studied
  - Core Capacity –The capacity of the school based on the size of the core spaces (the media center, the cafeteria, the gym)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



## Goals of Today's Meeting





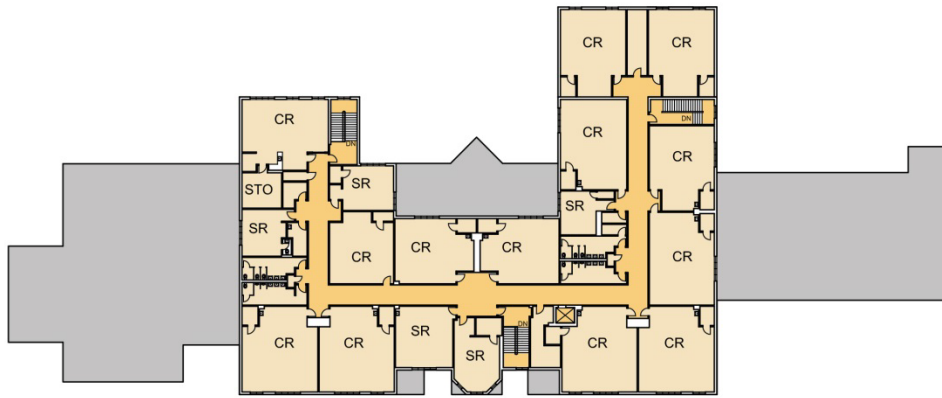
- Currently has Capacity Deficit (-93)
- Currently 5 Relocatables
- Two Story School
- Small Site (7.0 Acres)
- Paired with Montgomery Knolls ES
- Grades 3-5
- Original School Built in 1975 (only the gym remains)
- Addition in 1992 (the rest of the school)
- Design Issues / Constraints
  - Adjacent Parks
  - School on Property Line

- Current Core Capacity – 640
- Current Program Capacity – 381
- Current Enrollment (2014-15) - 474
- Proposed Core Capacity – 640
- Projected Program Capacity w/ Addition – 657/646\*
- Projected Enrollment 2020-21 – 441
- Projected Excess Capacity after Addition – (216/205)\*

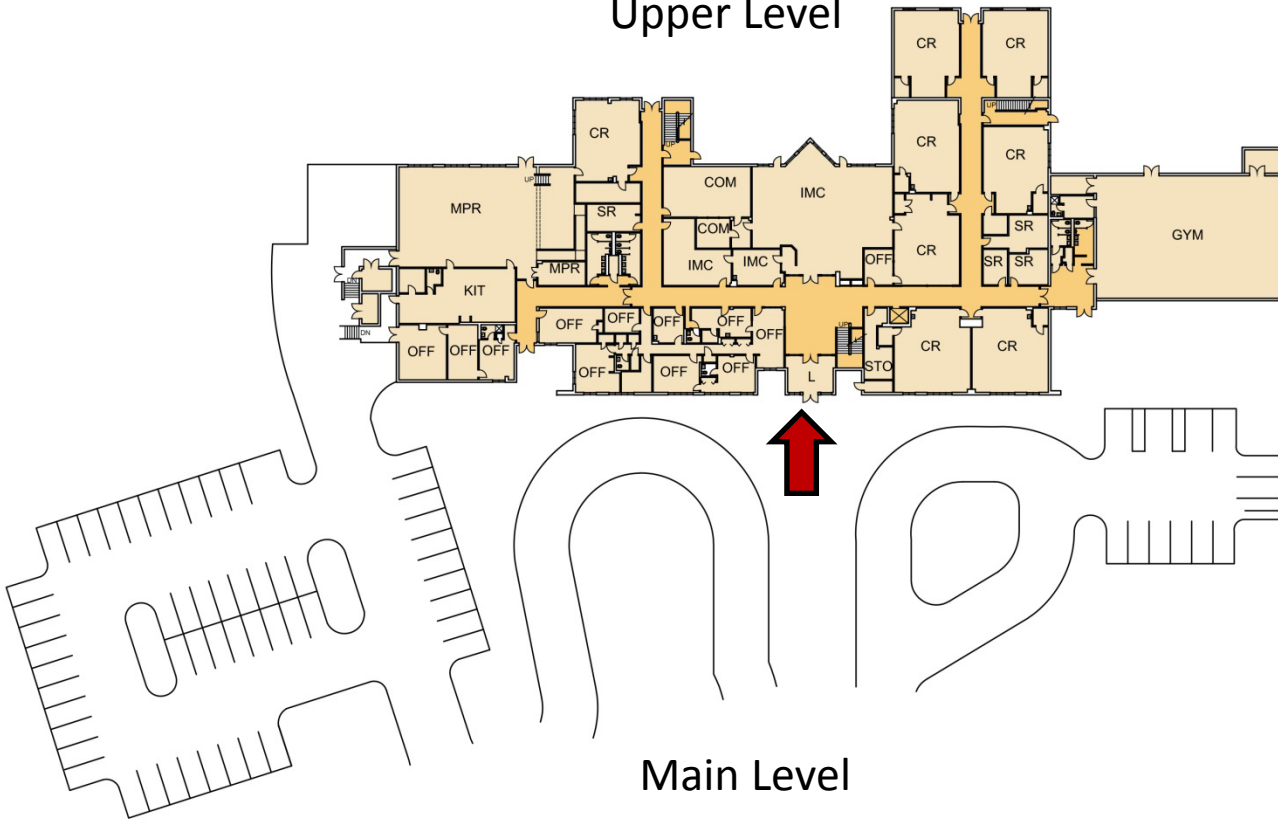
\* Capacities Provided for 3-5 and PreK-5 Options respectively



# Understanding the Existing School



Upper Level



Main Level



# The Existing School – Floor Plans



- Small Site
- 5 Relocatables
- Construction Access
- Staging Location
- Adjacent Properties
  - West (forest)– MCPS
  - North (field) - MNCPPC

**The Existing School – Site**



- The Space Summaries from MCPS identify spaces required to achieve
    - 640 Core Capacity and a 657/646\* Program Capacity
- \* Capacities Provided for 3-5 and PreK-5 Options respectively*

**Pine Crest Elementary School (Grades 3-5)  
Square Foot Summary**

When this project is complete, the following spaces are to be provided:  
Capacity will be 657 with a 640 core.

Updated 2-5-2015

Facility	#	Description	Net Sq. Ft.	Total Net Sq. Ft.
<b>Classrooms</b>				
Grades 1-5	11	Includes 150 s.f. storage	900	9900
Instrumental Music Room	1		450	450
Dual purpose Room	1		1000	1000
<b>Special Education</b>				
Home School Model Support Room	1		300	300
Speech/Language Room	1		250	250
Therapy/Support Room	1		250	250
<b>Instructional Support Rooms</b>				
Small Instructional Support Room	2		450	900
Testing/Conference Room	1		150	150
Support Staff Offices	2		150	300
<b>Multipurpose Room</b>				
Multipurpose Room (enlarge existing)	1		1000	1000
Chair Storage	1		200	200
<b>Administration</b>				
Assistant Principal's Office	1		150	150
<b>Counseling Suite</b>				
Counselor's Office	1		250	250
Itinerant Staff Office	1		150	150
<b>Staff Development Area</b>				
Staff Development Office	1		100	100
Reading Specialist Office	1		100	100
Training/Conference Room	1		450	450
<b>Building Service Facilities</b>				
General Storage	1		250	250
PTA Storage	1		150	150
<b>Total</b>	<b>12</b>			<b>16300</b>

**Pine Crest Elementary School (Grades pre-K-5)  
Square Foot Summary**

When this project is complete, the following spaces are to be provided:  
Capacity will be 646 with a 640 core.

Updated 2-5-2015

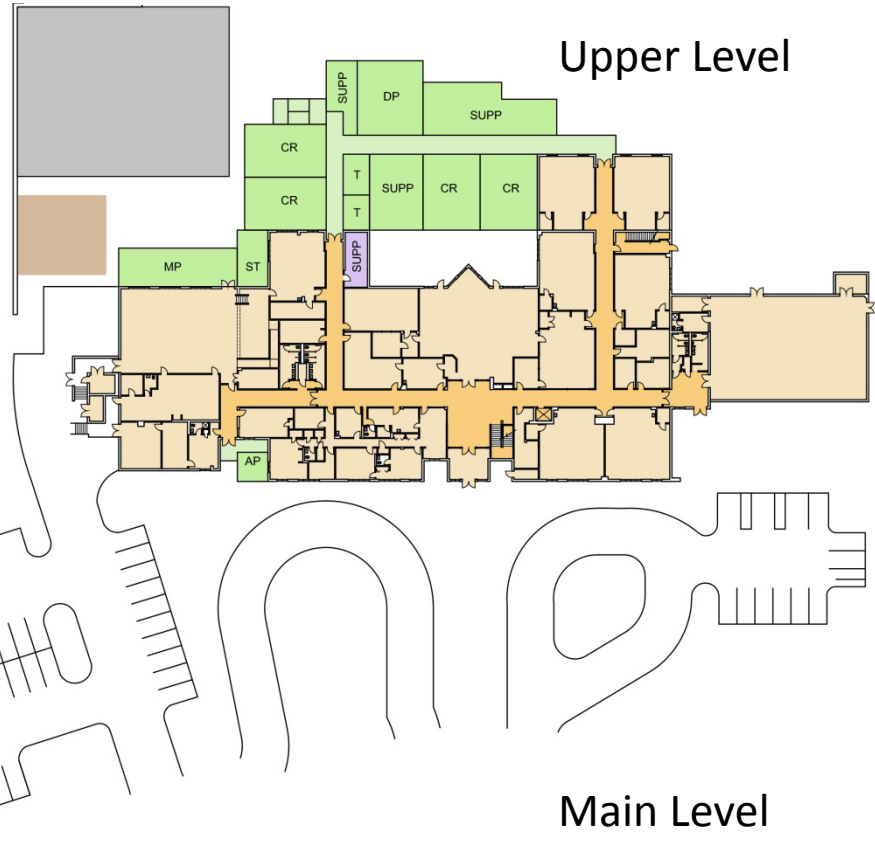
Facility	#	Description	Net Sq. Ft.	Total Net Sq. Ft.
<b>Classrooms</b>				
Kindergarten	6	Includes 250 s.f. storage	1,300	7,800
Grades 1-5	8	Includes 150 s.f. storage	900	7200
Instrumental Music Room	1		450	450
Dual purpose Room	1		1000	1000
<b>Special Education</b>				
Home School Model Support Room	1		300	300
Speech/Language Room	1		250	250
Therapy/Support Room	1		250	250
<b>Instructional Support Rooms</b>				
Small Instructional Support Room	2		450	900
Testing/Conference Room	1		150	150
Support Staff Offices	2		150	300
<b>Multipurpose Room</b>				
Multipurpose Room (enlarge existing)	1		1000	1000
Chair Storage	1		200	200
<b>Administration</b>				
Assistant Principal's Office	1		150	150
<b>Counseling Suite</b>				
Counselor's Office	1		250	250
Itinerant Staff Office	1		150	150
<b>Staff Development Area</b>				
Staff Development Office	1		100	100
Reading Specialist Office	1		100	100
Training/Conference Room	1		450	450
<b>Building Service Facilities</b>				
General Storage	1		250	250
PTA Storage	1		150	150
<b>Total</b>	<b>15</b>			<b>21,400</b>

- Space Summary for Grades 3-5
  - Net vs. Gross SF
    - 16,300 Net SF needed
    - @24,450 Gross SF needed
- Space Summary for Grades PreK-5
  - Net vs. Gross SF
    - 21,400 Net SF needed
    - @32,100 Gross SF needed

# The Space Summaries



Upper Level



Main Level

- Two-Story Addition in Rear of School
  - Create Loop Circulation
- One Story Additions
  - MP Room
  - Front Office
- Repurpose Existing Stair

Main Level Addition – 11,800 SF  
Upper Level Addition – 10,000 SF  
**Total Addition – 21,800 SF**

Main Level Renovation – 300 SF  
Upper Level Renovation – 1,000 SF  
**Total Renovation SF – 1,300 SF**

# Design Option – Grades 3-5 - Floor Plans



- Hard play area shifted
- 8' tall retaining wall required to relocate hard play area
- Relocate Soft Play
- Trees Affected
- Construction Access from Service Area
- Staging Area on Existing Hard Play

## Design Option – Grades 3-5 - Site Plan





Upper Level



Main Level

- Two-Story Addition in Rear of School
  - Create Loop Circulation
- One Story Additions
  - MP Room
  - Front Office
  - Support Spaces
- Repurpose Existing Stair

Main Level Addition – 17,500 SF  
Upper Level Addition – 11,100 SF  
**Total Addition – 28,600 SF**

Main Level Renovation – 360 SF  
Upper Level Renovation – 1,000 SF  
**Total Renovation SF – 1,360 SF**

## Design Option – Grades PreK-5 - Floor Plans



- Hard play to shift more in this option
- 10' tall retaining wall required to relocate hard play area – longer wall than 3-5 option
- Relocate Soft Play
- Add K Play Areas
- Phased Construction Access - First from Service Area and then at Front Parking Area
- Phased Staging Area - First on Existing Hard Play and then at Front Parking Area

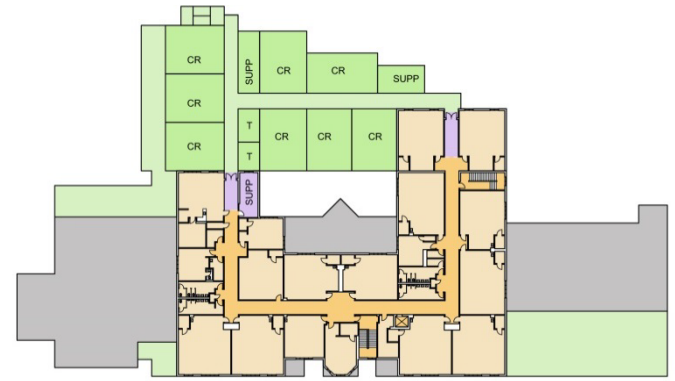
## Design Option – Grades PreK-5 - Site Plan







Upper Level



Upper Level



Main Level



Main Level

**Design Options – Grades 3-5 & PreK-5 – Building Comparison**



## Design Options – Grades 3-5 & PreK-5 – Site Comparison



**Questions?**