

# TWINBROOK ELEMENTARY SCHOOL FEASIBILITY STUDY

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COMMUNITY MEETING 2  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
JUNE 2, 2025



COOPER CARRY



# AGENDA

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1. Introductions
2. Process & Timeline
3. Community Feedback
4. Program
5. Proposed Concepts



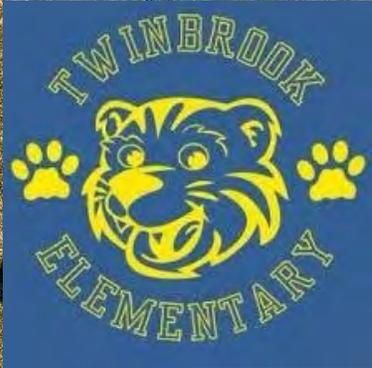
1

# INTRODUCTIONS



2

# PROCESS & TIMELINE



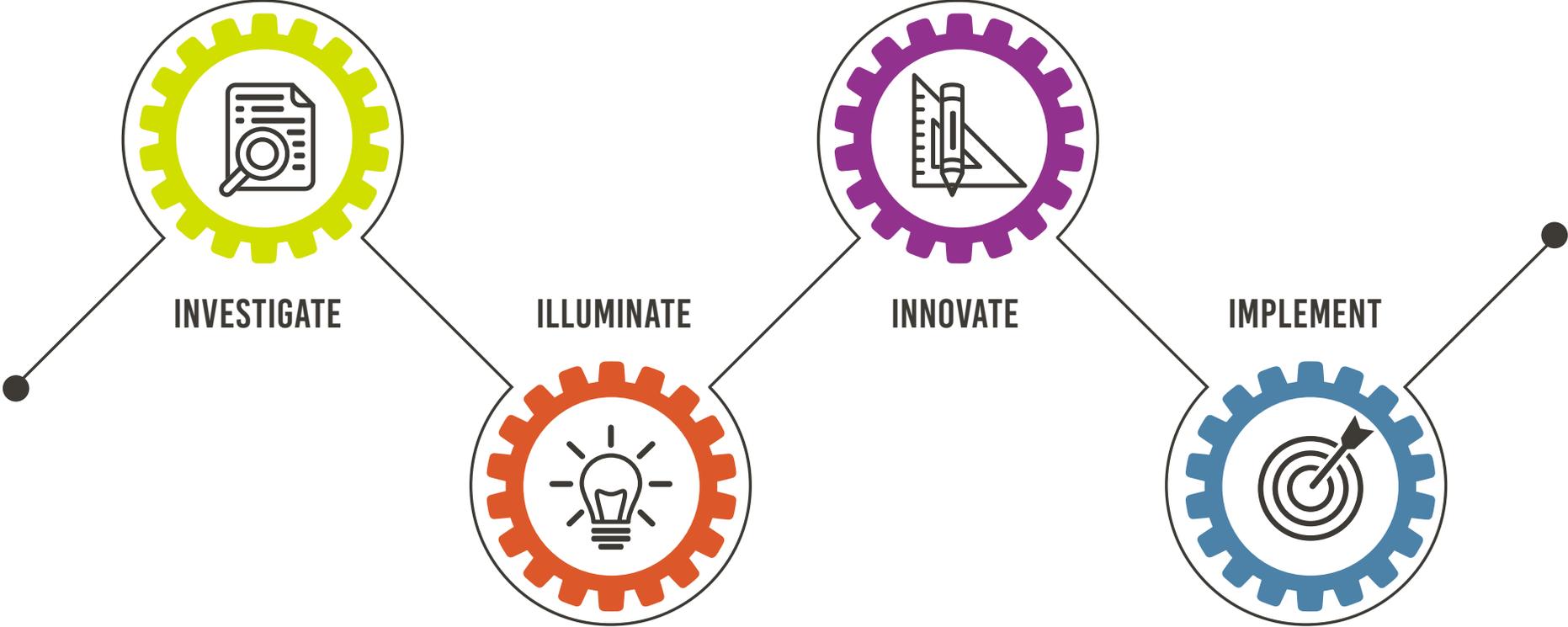
# FEASIBILITY STUDY

A Feasibility Study is an assessment that identifies what is possible on the school site, the challenges on the school site, and the possibilities for configuration, budget, and schedule.



# FEASIBILITY PROCESS

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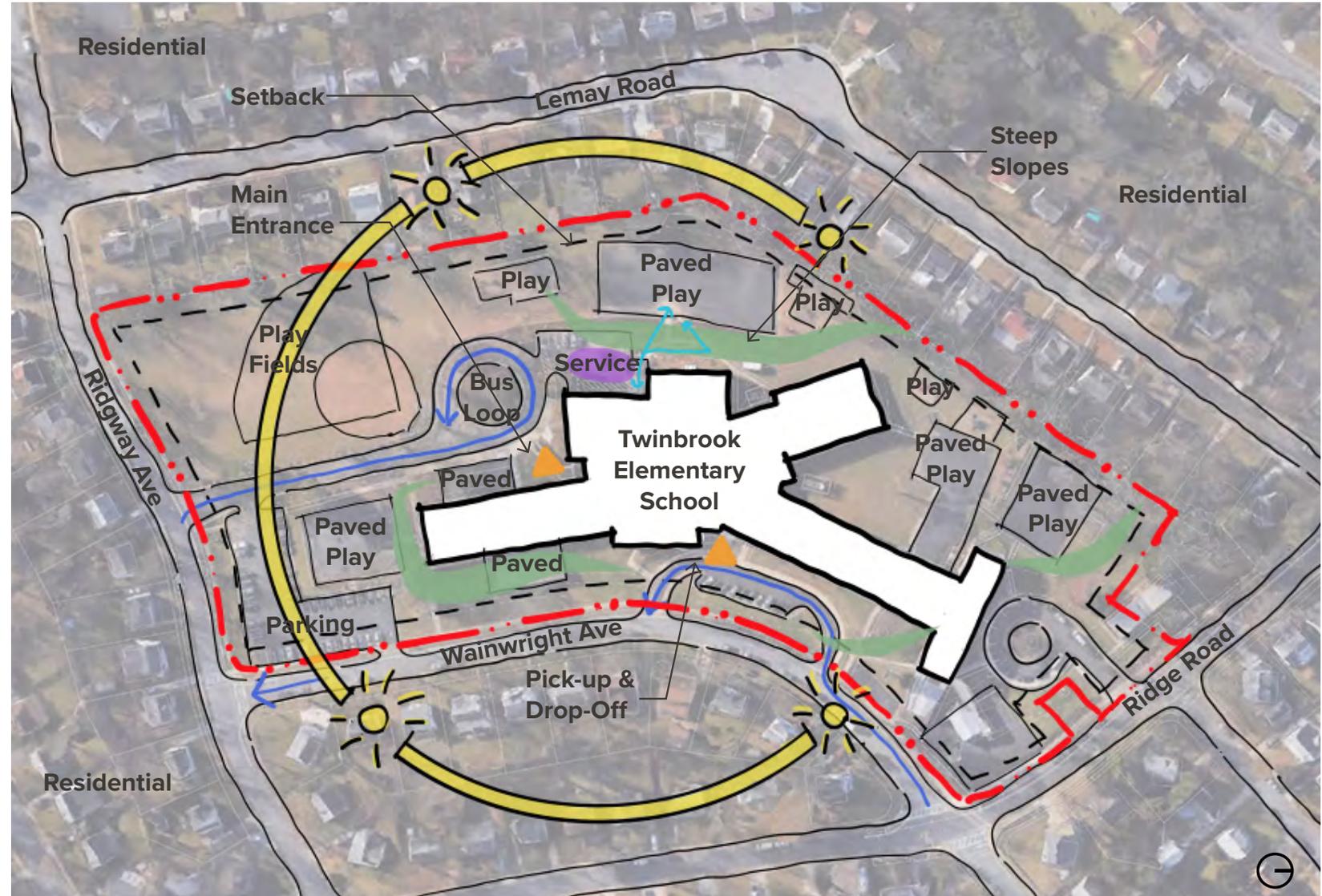


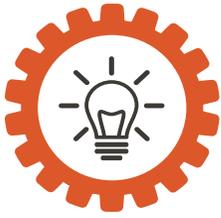


# PHASE 1 - INVESTIGATE: TWINBROOK ELEMENTARY SCHOOL

## Observations:

- Circulation
- Main Entrance
- Adjacencies





## PHASE 2: ILLUMINATE

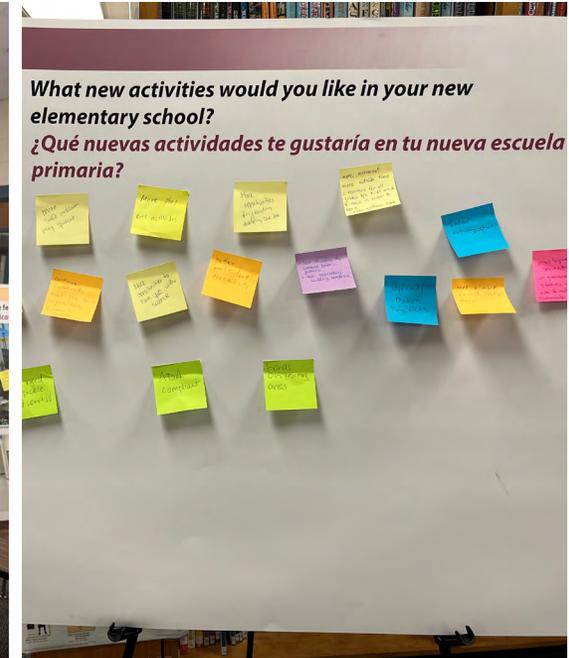
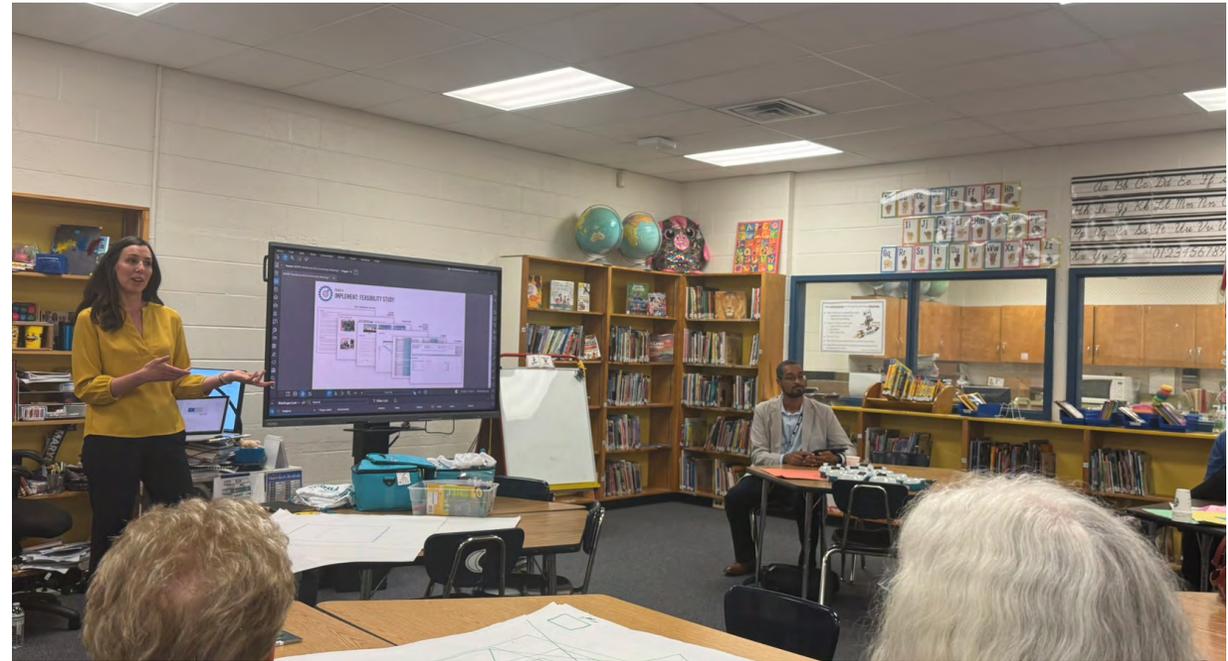
### Community Engagement

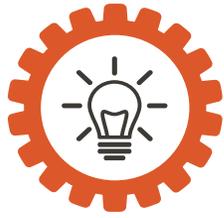
- Students
- MCPS Staff
- Community Members, PTA

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### Idea Creation

- Present what we heard and confirm
- Develop Conceptual Ideas for Community Feedback
- Present Final Ideas





PHASE 2 - ILLUMINATE:  
**TWINBROOK ELEMENTARY SCHOOL**



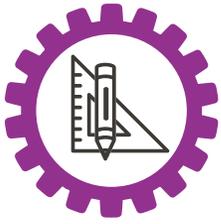
**COMMUNITY SCHOOLS**  
MONTGOMERY COUNTY PUBLIC SCHOOLS



**Where  
every  
story  
matters**



**Donde cada  
historia es  
importante**



## PHASE 3: **INNOVATE**

### Process:

- Develop design concepts aligned with project goals and vision.
- Plan phased implementation strategies.
- Evaluate options using cost estimates.

**WE START WITH A CLEAR  
UNDERSTANDING OF PROJECT GOALS  
AND COMMUNITY NEEDS, THEN  
TRANSFORMS IDEAS INTO DESIGN.**





# PHASE 4

# IMPLEMENT: FEASIBILITY STUDY

## SCOPE, METHODOLOGY, AND GOALS

### PROJECT SCOPE

Hendon Elementary School is an existing school within Fairfax County Public School District.

The existing school is currently over capacity. Hendon ES capacities are as follows:

- Current membership: 754
- Existing program capacity: 1,020
- Existing design capacity: 1,232 (includes modulars and 2 duplexed)
- 2021 Est Spec Capacity: 1,010
- Proposed design capacity: 1,050

Expansion and renovation of the existing school and site is included in the 2022

The existing building sits on an approximately 19.9 acre site in the Town of Herndon building is a 2 story, split level structure constructed in multiple phases between existing building is approximately 86,000 GSF, not including modular. Classroom additions will add approximately 39,000 GSF to include the area to be replaced.

The existing building will be modernized to meet educational specifications required all new systems, finishes, and revised layout as needed. The proposed circulation between the different floor levels while also addressing accessibility, new roof assembly, window and door replacement, and repair of deteriorating

Site improvements include circulation, parking, site features, and drainage. The layout, pedestrian, and kiss n' ride area is overlapping existing on outside road. Site plan seeks to separate these: circulation paths nearby on the west and east proposed plan intends to increase the number of parking spaces while providing kiss n' ride configuration. Site features, such as play field, playgrounds, paved outdoor classroom, will be added or enhanced to meet the FCPS ES Education

All construction will be completed through strategic phasing that will allow minimal disruptions to the school and minimize costs for additional reoccupancy classes

### HISTORY AND APPROACH

Hendon Elementary School opened in 1961 when Fairfax County Public School District started its desegregation process. As a result of NAACP's legal pressure in 1956 desegregating schools, Hendon Elementary School admitted three African American students in 1963 and twenty-one more in 1964. Hendon Elementary School, and the FCPS at large, have since evolved into a very racially and ethnically diverse community.

Hendon was the first elementary school in Fairfax County to offer French Immersion in 1989-90. Due to the changing demographics, the French Immersion Program later switched to the Two-Way Spanish Immersion program, which is still in effect.

These schematic design options are presented within this report. It is the intent of the goals of the projects and meets the educational specifications through design. Upon stakeholder review and discussion, the design team will integrate the concepts into a single design concept that will be further developed in the design development phase.

### DIVISION 15 - MECHANICAL CONT'D



FIGURE 20. BOLERS

4. Space Heating and Cooling  
a. Educational Spaces - Spaces are served by unit ventilators (see figure 22), fan coil units, and air handling units with chilled water and hot water coils. Classrooms in the 1987 addition are served by air handling units with DX cooling and hot water heating. All of this equipment shall be removed.



FIGURE 21. AIR COOLED CHILLER #2

## EXISTING CONDITIONS

## DESIGN OPTIONS

## PROPOSED IMPLEMENTATION SCHEDULE

## PROGRAM

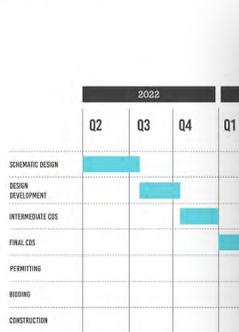
## COST ESTIMATE

### PROJECT GOALS

- 1 Meets ed spec requirements for increased capacity
- 2 Central Library
- 3 Kindergarten classrooms near main entrance
- 4 Cost effective approach to kitchen/cafeteria (can be added)
- 5 Increased parking
- 6 Separation of cars, buses, and pedestrians
- 7 New look to building
- 8 Minimizes impact to school during construction (east side)
- 9 Natural daylight in classrooms
- 10 Energy Efficient
- 11 Improved Kiss n' Ride
- 12 Increased safety (security vestibule)

○ 0 points   ● 1 point   ● 2 points

### PROJECT TIMELINE



### HEATING, VENTILATING, AIR CONDITIONING - NEW WORK

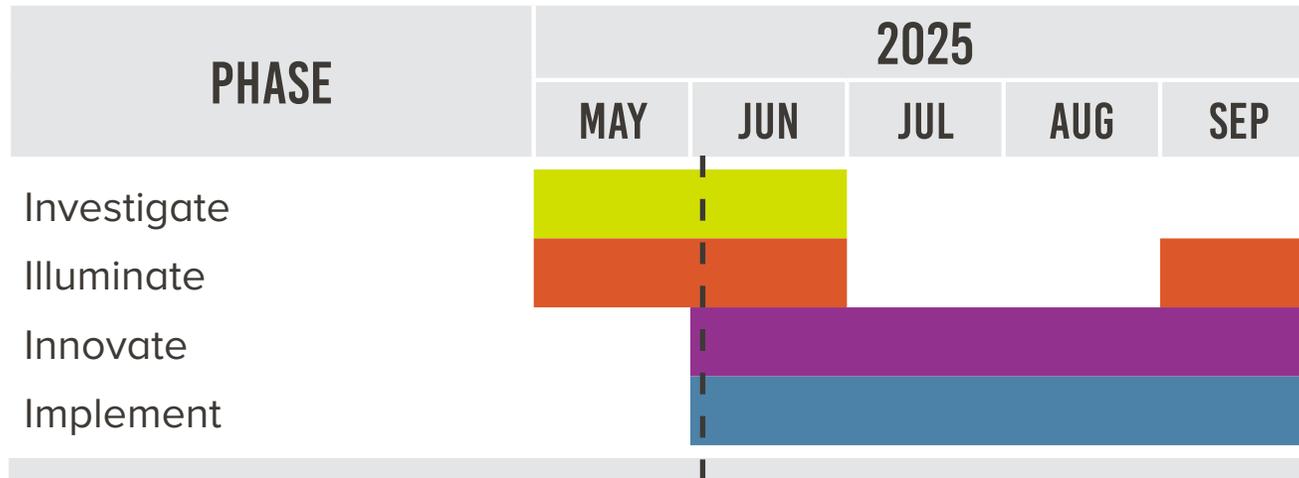


OPTION 1

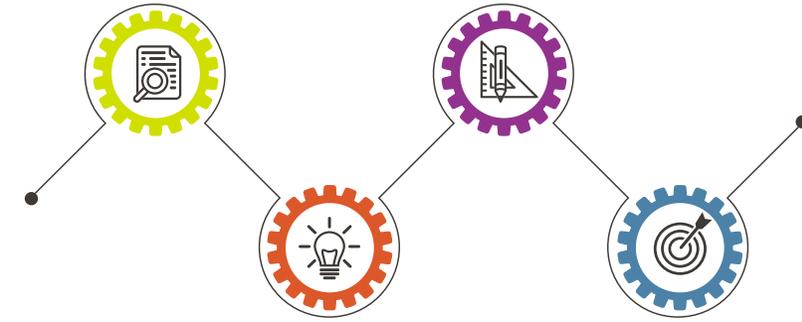
PROGRAM	ED SPEC	PROPOSED PROGRAM		ACTUAL PROGRAM - OPT 1		NOTES
		Quantity	Unit Cost	Quantity	Unit Cost	
1.00	Classroom Addition	1,050	1,050	1,050	1,050	
1.01	Classroom Addition	1,050	1,050	1,050	1,050	
1.02	Classroom Addition	1,050	1,050	1,050	1,050	
1.03	Classroom Addition	1,050	1,050	1,050	1,050	
1.04	Classroom Addition	1,050	1,050	1,050	1,050	
1.05	Classroom Addition	1,050	1,050	1,050	1,050	
1.06	Classroom Addition	1,050	1,050	1,050	1,050	
1.07	Classroom Addition	1,050	1,050	1,050	1,050	
1.08	Classroom Addition	1,050	1,050	1,050	1,050	
1.09	Classroom Addition	1,050	1,050	1,050	1,050	
1.10	Classroom Addition	1,050	1,050	1,050	1,050	
1.11	Classroom Addition	1,050	1,050	1,050	1,050	
1.12	Classroom Addition	1,050	1,050	1,050	1,050	
1.13	Classroom Addition	1,050	1,050	1,050	1,050	
1.14	Classroom Addition	1,050	1,050	1,050	1,050	
1.15	Classroom Addition	1,050	1,050	1,050	1,050	
1.16	Classroom Addition	1,050	1,050	1,050	1,050	
1.17	Classroom Addition	1,050	1,050	1,050	1,050	
1.18	Classroom Addition	1,050	1,050	1,050	1,050	
1.19	Classroom Addition	1,050	1,050	1,050	1,050	
1.20	Classroom Addition	1,050	1,050	1,050	1,050	
1.21	Classroom Addition	1,050	1,050	1,050	1,050	
1.22	Classroom Addition	1,050	1,050	1,050	1,050	
1.23	Classroom Addition	1,050	1,050	1,050	1,050	
1.24	Classroom Addition	1,050	1,050	1,050	1,050	
1.25	Classroom Addition	1,050	1,050	1,050	1,050	
1.26	Classroom Addition	1,050	1,050	1,050	1,050	
1.27	Classroom Addition	1,050	1,050	1,050	1,050	
1.28	Classroom Addition	1,050	1,050	1,050	1,050	
1.29	Classroom Addition	1,050	1,050	1,050	1,050	
1.30	Classroom Addition	1,050	1,050	1,050	1,050	
1.31	Classroom Addition	1,050	1,050	1,050	1,050	
1.32	Classroom Addition	1,050	1,050	1,050	1,050	
1.33	Classroom Addition	1,050	1,050	1,050	1,050	
1.34	Classroom Addition	1,050	1,050	1,050	1,050	
1.35	Classroom Addition	1,050	1,050	1,050	1,050	
1.36	Classroom Addition	1,050	1,050	1,050	1,050	
1.37	Classroom Addition	1,050	1,050	1,050	1,050	
1.38	Classroom Addition	1,050	1,050	1,050	1,050	
1.39	Classroom Addition	1,050	1,050	1,050	1,050	
1.40	Classroom Addition	1,050	1,050	1,050	1,050	
1.41	Classroom Addition	1,050	1,050	1,050	1,050	
1.42	Classroom Addition	1,050	1,050	1,050	1,050	
1.43	Classroom Addition	1,050	1,050	1,050	1,050	
1.44	Classroom Addition	1,050	1,050	1,050	1,050	
1.45	Classroom Addition	1,050	1,050	1,050	1,050	
1.46	Classroom Addition	1,050	1,050	1,050	1,050	
1.47	Classroom Addition	1,050	1,050	1,050	1,050	
1.48	Classroom Addition	1,050	1,050	1,050	1,050	
1.49	Classroom Addition	1,050	1,050	1,050	1,050	
1.50	Classroom Addition	1,050	1,050	1,050	1,050	
1.51	Classroom Addition	1,050	1,050	1,050	1,050	
1.52	Classroom Addition	1,050	1,050	1,050	1,050	
1.53	Classroom Addition	1,050	1,050	1,050	1,050	
1.54	Classroom Addition	1,050	1,050	1,050	1,050	
1.55	Classroom Addition	1,050	1,050	1,050	1,050	
1.56	Classroom Addition	1,050	1,050	1,050	1,050	
1.57	Classroom Addition	1,050	1,050	1,050	1,050	
1.58	Classroom Addition	1,050	1,050	1,050	1,050	
1.59	Classroom Addition	1,050	1,050	1,050	1,050	
1.60	Classroom Addition	1,050	1,050	1,050	1,050	
1.61	Classroom Addition	1,050	1,050	1,050	1,050	
1.62	Classroom Addition	1,050	1,050	1,050	1,050	
1.63	Classroom Addition	1,050	1,050	1,050	1,050	
1.64	Classroom Addition	1,050	1,050	1,050	1,050	
1.65	Classroom Addition	1,050	1,050	1,050	1,050	
1.66	Classroom Addition	1,050	1,050	1,050	1,050	
1.67	Classroom Addition	1,050	1,050	1,050	1,050	
1.68	Classroom Addition	1,050	1,050	1,050	1,050	
1.69	Classroom Addition	1,050	1,050	1,050	1,050	
1.70	Classroom Addition	1,050	1,050	1,050	1,050	
1.71	Classroom Addition	1,050	1,050	1,050	1,050	
1.72	Classroom Addition	1,050	1,050	1,050	1,050	
1.73	Classroom Addition	1,050	1,050	1,050	1,050	
1.74	Classroom Addition	1,050	1,050	1,050	1,050	
1.75	Classroom Addition	1,050	1,050	1,050	1,050	
1.76	Classroom Addition	1,050	1,050	1,050	1,050	
1.77	Classroom Addition	1,050	1,050	1,050	1,050	
1.78	Classroom Addition	1,050	1,050	1,050	1,050	
1.79	Classroom Addition	1,050	1,050	1,050	1,050	
1.80	Classroom Addition	1,050	1,050	1,050	1,050	
1.81	Classroom Addition	1,050	1,050	1,050	1,050	
1.82	Classroom Addition	1,050	1,050	1,050	1,050	
1.83	Classroom Addition	1,050	1,050	1,050	1,050	
1.84	Classroom Addition	1,050	1,050	1,050	1,050	
1.85	Classroom Addition	1,050	1,050	1,050	1,050	
1.86	Classroom Addition	1,050	1,050	1,050	1,050	
1.87	Classroom Addition	1,050	1,050	1,050	1,050	
1.88	Classroom Addition	1,050	1,050	1,050	1,050	
1.89	Classroom Addition	1,050	1,050	1,050	1,050	
1.90	Classroom Addition	1,050	1,050	1,050	1,050	
1.91	Classroom Addition	1,050	1,050	1,050	1,050	
1.92	Classroom Addition	1,050	1,050	1,050	1,050	
1.93	Classroom Addition	1,050	1,050	1,050	1,050	
1.94	Classroom Addition	1,050	1,050	1,050	1,050	
1.95	Classroom Addition	1,050	1,050	1,050	1,050	
1.96	Classroom Addition	1,050	1,050	1,050	1,050	
1.97	Classroom Addition	1,050	1,050	1,050	1,050	
1.98	Classroom Addition	1,050	1,050	1,050	1,050	
1.99	Classroom Addition	1,050	1,050	1,050	1,050	
2.00	Classroom Addition	1,050	1,050	1,050	1,050	

Item	QTY	UNIT	UNIT COST	TOTAL COST	DESCRIPTION
1.00	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.01	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.02	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.03	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.04	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.05	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.06	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.07	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.08	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.09	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.10	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.11	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.12	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.13	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.14	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.15	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.16	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.17	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.18	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.19	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.20	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.21	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.22	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.23	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.24	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.25	1,050	SQ FT	1,050	1,102,500	Classroom Addition
1.26	1,050	SQ FT	1,05		

# TIMELINE



↑  
We are here



## KEY DATES:

- Community Meeting #1 was held on May 20
- Staff Meeting was held on May 27
- Community Meeting #3 - June 27 @ 11:30am; Virtual, see link below
- Community Meeting #4 - September 16 @ 6:00pm; in person



QR code to join Community Meeting #3

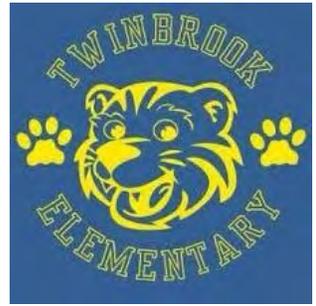


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# COMMUNITY FEEDBACK

# WHAT WE HEARD

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- Community members inquired about preserving the open space including fields and playgrounds.
- Consider established relationship with City of Rockville.
- Handicap access for playgrounds is a concern.
- There are issues with the current site and building including the HVAC and plumbing systems. The building is perceived as ‘old & dated’ and navigation within the school is challenging.
- Students benefit from the wide variety of after school activities including soccer, ‘girls on the run’ and an on site after school program with final pickup 6:30pm.
- Many parents use public transit or walk as many community members do not have access to cars.



# PROGRAM

# PROGRAM

614 students - Core Capacity 640 students

	MCPS ED SPEC		EXISTING	
CLASSROOMS	ED-SPEC		EXISTING	
Prekindergarten	2	1200	2	1344
Storage	1 each 250 sf incl.			
Kindergarten	4	1200	4	1298
Storage	1 each 250 sf incl.			
Standard	24	850	23	872
Storage	1 each 250 sf incl.			
Special Education	0	0	0	0
Art	1	1200	1	1114
Storage	1 each 250 sf incl.			
Music	1	1200	1	888
Storage	1 each 250 sf incl.		1	175
Instrumental Music	1	450	0	0
Dual Purpose Room	1	1000	0	0
	<b>AREA SUBTOTAL</b>	<b>31,450</b>		<b>30,113</b>
SUPPORT ROOMS	ED SPEC		EXISTING	
Large Instructional Support	1	550	1	491
Small Instructional Support Room	2	425	2	321
Speech Language Therapy	1	250	1	226
Therapy Support Room	1	250	0	0
Personal Care Room	1	100	0	0
Testing / Conference Room	1	140	0	0
Support Staff Offices	2	140	0	0
Parent Resource Room	1	500	1	423
	<b>AREA SUBTOTAL</b>	<b>2,920</b>		<b>1,782</b>

LIBRARY / MEDIA CENTER	ED-SPEC		EXISTING	
Learning Environment	1	2100	1	2230
Work and Production Area	1	475	1	218
LMC Storage Room	1	300	1	602
	<b>AREA SUBTOTAL</b>	<b>2,875</b>		<b>3,050</b>
PHYSICAL EDUCATION	ED-SPEC		EXISTING	
Gymnasium	1	3700	1	5486
Office	1	140	1	100
Storage	1	250	1	382
Storage	2	100	0	0
Outside Storage	1	140	0	0
	<b>AREA SUBTOTAL</b>	<b>4,430</b>		<b>5,968</b>
MULTI-PURPOSE	ED-SPEC		EXISTING	
Multi-purpose Room	1	3200	1	2945
Chair Storage	1	180	1	330
Table Storage	1	180	1	657
Platform	1	450	1	416
Before / After Care Prep Area	1	25	0	0
Before / After Care Storage	1	100	0	0
	<b>AREA SUBTOTAL</b>	<b>4,135</b>		<b>4,348</b>
KITCHEN	ED-SPEC		EXISTING	
Serving Area	1	300	1	601
Walk-In Cooler/Freezer	1	155	1	108
Dry Storage	1	192	0	0
Office	1	100	0	0
Toilet Room	1	70	0	0
Preparation Area	1	555	0	0
	<b>AREA SUBTOTAL</b>	<b>1,372</b>		<b>709</b>

ADMINISTRATION	ED-SPEC	EXISTING		
General Office	1	500	1	382
Workroom	1	300	2	279
Principal's Office	1	250	1	330
Assistant Principal's Office	1	140	1	148
Conference Room	1	275	1	194
Storage	1	100	1	13
Record Room	1	75	1	0
Toilet Room	1	50	3	30
Workroom (2nd level)	1	75	0	0
<b>AREA SUBTOTAL</b>	<b>1,765</b>	<b>1,715</b>		
COUNSELING SUITE	ED-SPEC	EXISTING		
Counselor's Office	1	160	1	422
Itinerant Staff Office	1	160	0	0
<b>AREA SUBTOTAL</b>	<b>320</b>	<b>422</b>		
STAFF DEVELOPMENT AREA	ED-SPEC	EXISTING		
Staff Development Office	1	100	0	0
Reading Specialist Office	1	100	1	244
Training / Conference Room	1	400	0	0
<b>AREA SUBTOTAL</b>	<b>600</b>	<b>244</b>		
HEALTH SERVICES SUITE	ED-SPEC	EXISTING		
Waiting Area	1	100		
Treatment / Medication Area	1	120		
Office / Health Assessment Room	1	100	1	219
Health Assessment / Isolation Room	1	100		
Rest Area	1	200		
Storage Room	1	40		
Toilet Room	1	50	1	32
<b>AREA SUBTOTAL</b>	<b>710</b>	<b>251</b>		
STAFF AREAS	ED-SPEC	EXISTING		
Staff Lounge	1	650	1	756
Privacy Room	2	50	0	0
<b>AREA SUBTOTAL</b>	<b>750</b>	<b>756</b>		

BUILDING SERVICES FACILITIES	ED-SPEC	EXISTING		
Building Services Office	1	140	1	74
Locker / Shower Area	1	150		
Compactor / Trash Room	1	150		
General Storage & Receiving	1	550	1	162
General Storage	3	240	8	74
Building Services Outdoor Storage	1	175	1	112
<b>AREA SUBTOTAL</b>	<b>1,885</b>	<b>940</b>		
BUILDING SUPPORT AREAS	ED-SPEC	EXISTING		
Book Storage	1	200	2	100
PTA Storage	1	100	1	424
Emergency Command Center	1	200	1	759
Telecommunications Closet (MDF)	1	150	1	190
Telecommunications Closet (IDF)	3	50	1	190
<b>AREA SUBTOTAL</b>	<b>800</b>	<b>1,763</b>		
ADD ALTERNATE 1: LINKAGES TO LEARNING	ED-SPEC	EXISTING		
Administrative Area				
General Office / Reception Area	1	225	0	0
Conference Room	1	275	0	0
Linkages to Learning Suite				
Child / Family Therapy Room	1	175	0	0
Family Care Manager Office	1	140	0	0
Family Resource Closet	1	50	0	0
Other				
Toilet Room	1	50	0	0
<b>AREA SUBTOTAL</b>	<b>915</b>	<b>0</b>		
ADD ALTERNATE 2: COMMUNITY GYMNASIUM	ED-SPEC	EXISTING		
Additional area for gymnasium	1	2,600	0	0
<b>AREA SUBTOTAL</b>	<b>2,600</b>	<b>0</b>		
<b>NET AREA TOTAL (WITHOUT ADD ALT)</b>	<b>54,012</b>	<b>52,061</b>		
<b>NET AREA TOTAL (WITH ADD ALTS)</b>	<b>57,527</b>	<b>52,061</b>		

**EXISTING NET AREA TOTAL 52,061**  
Lower Level GFA **6,318**  
Level 1 GFA **73,689**  
GFA Total **80,007**

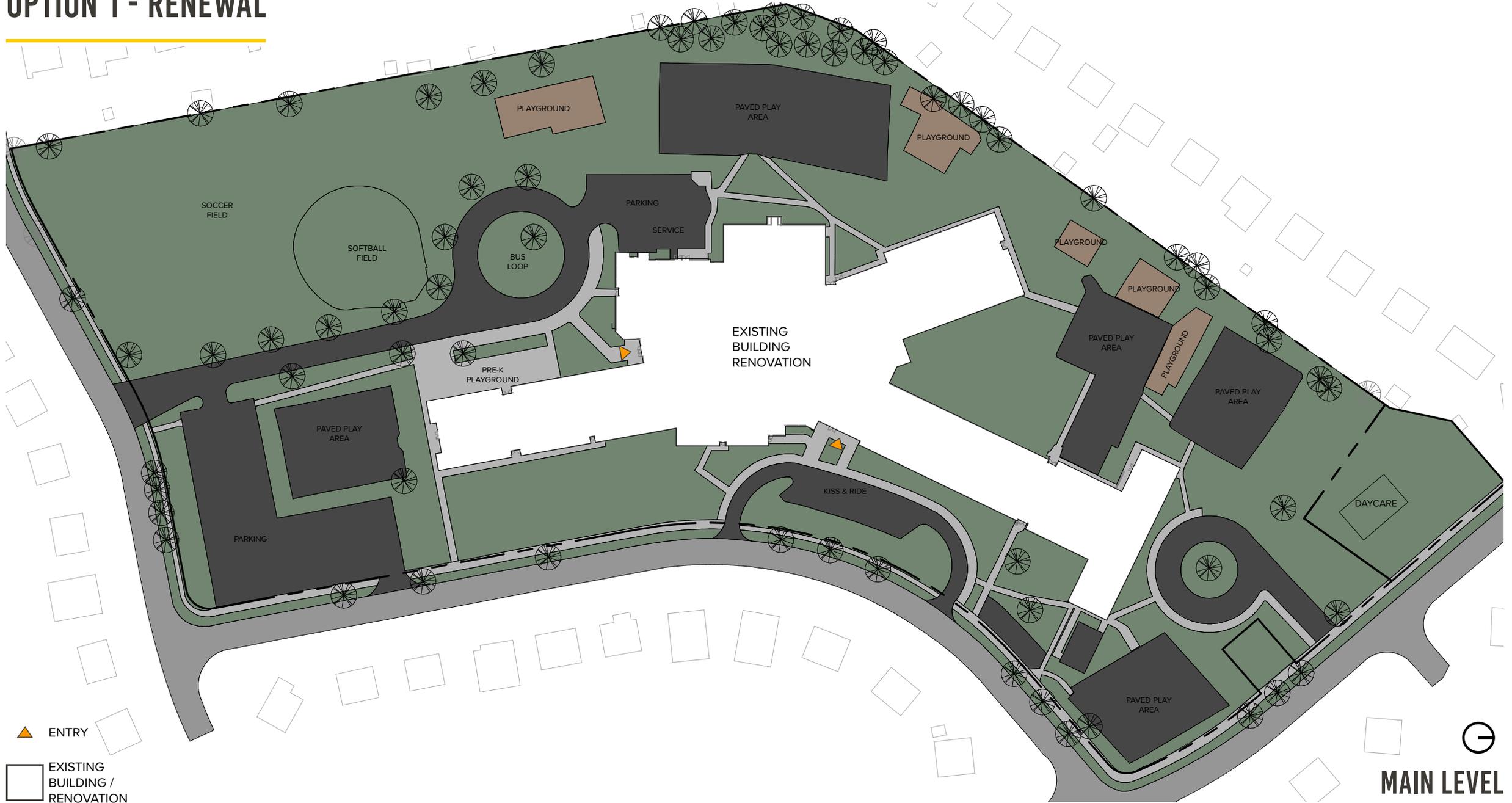
G-Factor 1.53679



5

PROPOSED CONCEPTS

# OPTION 1 - RENEWAL



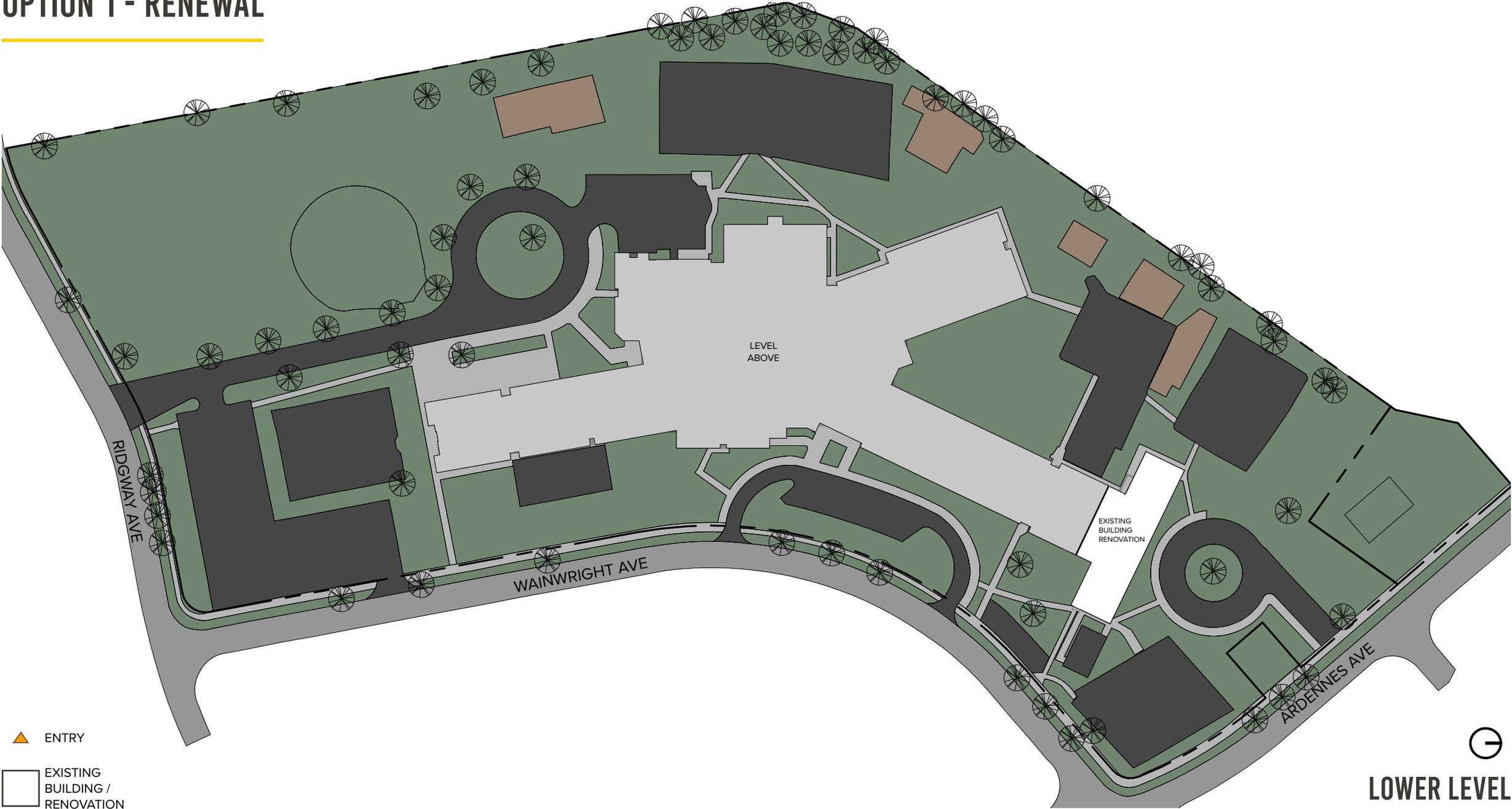
▲ ENTRY

□ EXISTING BUILDING / RENOVATION



MAIN LEVEL

# OPTION 1 - RENEWAL



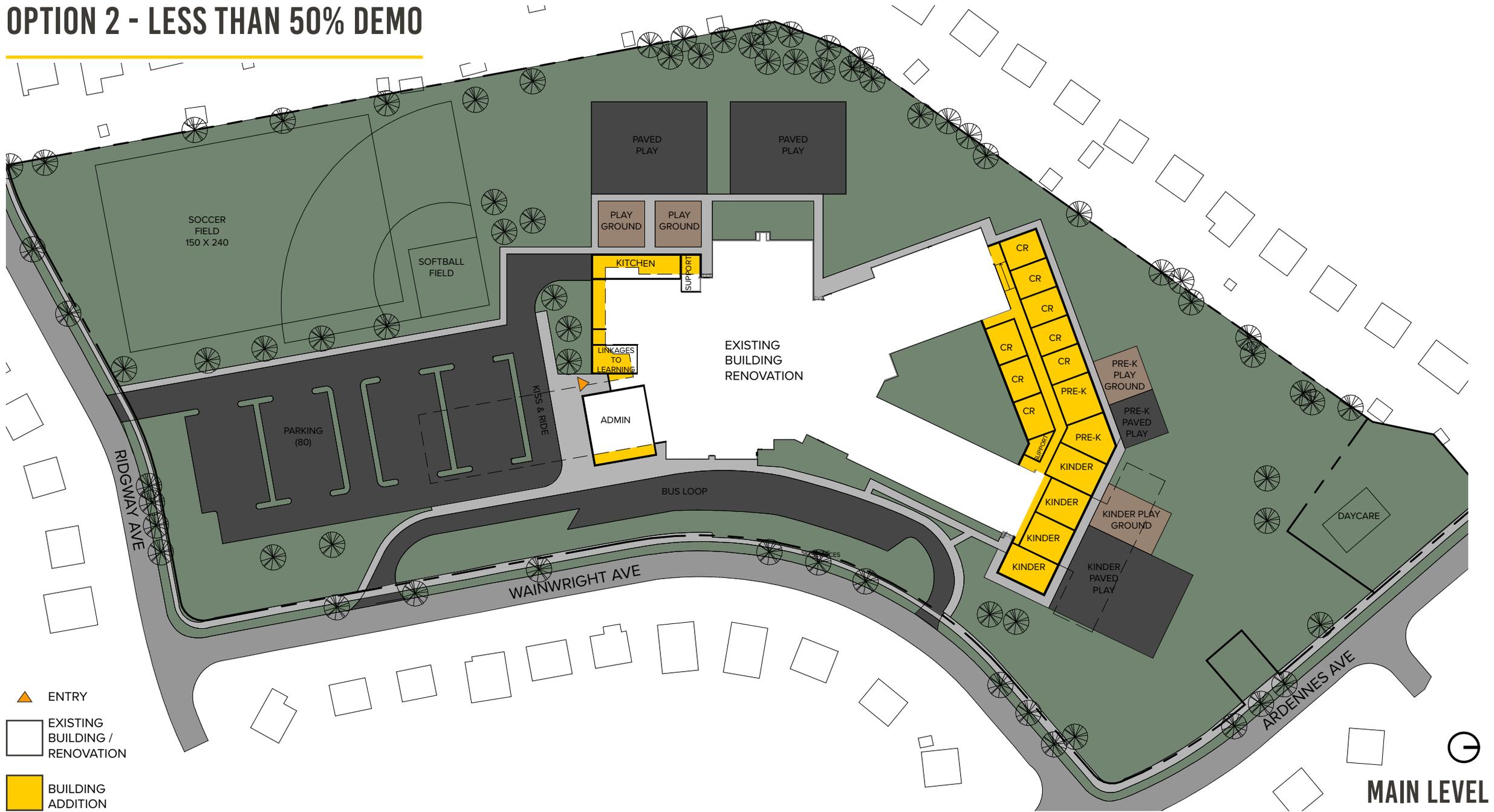
▲ ENTRY

□ EXISTING BUILDING / RENOVATION



LOWER LEVEL

# OPTION 2 - LESS THAN 50% DEMO



# OPTION 3 - MORE THAN 50% DEMO



-  ENTRY
-  EXISTING BUILDING / RENOVATION
-  BUILDING ADDITION

  
**MAIN LEVEL**



# OPTION 4 - REPLACEMENT



▲ ENTRY

□ NEW CONSTRUCTION



MAIN LEVEL

# OPTION 4 - REPLACEMENT



▲ ENTRY

□ NEW CONSTRUCTION



UPPER LEVEL

# SUMMARY

Options	Scope	Pros	Cons
Option 1 - Renewal	MEP system replacement Renovate finishes  80,000 GSF - Renovation	<ul style="list-style-type: none"> <li>• Sprinkler system added</li> <li>• Replaces outdated building systems</li> <li>• Addresses accessibility issues</li> <li>• Community-sized gym</li> </ul>	<ul style="list-style-type: none"> <li>• Design is short by 1 classroom, music room &amp; administrative support spaces.</li> <li>• Lockers in corridors cannot be accommodated</li> </ul>
Option 2 - Less than 50% Demo	MEP system replacement Renovate finishes  45,494 GSF - Renovation 34,506 GSF - Demo 32,844 GSF - Addition	<ul style="list-style-type: none"> <li>• Sprinkler system added</li> <li>• Replaces outdated building systems</li> <li>• Addresses accessibility issues</li> <li>• Design meets ed spec</li> <li>• Community-sized gym</li> </ul>	<ul style="list-style-type: none"> <li>• Inefficiencies in existing building to address accessibility and new restroom layout</li> <li>• The required number of lockers in corridors cannot be accommodated.</li> </ul>
Option 3 - More than 50% Demo	MEP system replacement Renovate finishes  39,174 GSF - Renovation 40,826 GSF - Demo 38,816 GSF - Addition	<ul style="list-style-type: none"> <li>• Sprinkler system added</li> <li>• Replaces outdated building systems</li> <li>• Addresses accessibility issues</li> <li>• Design meets ed spec</li> <li>• Community-sized gym</li> </ul>	<ul style="list-style-type: none"> <li>• Inefficiencies in existing building to address accessibility and new restroom layout</li> <li>• The required number of lockers in corridors cannot be accommodated.</li> </ul>
Option 4 - Replacement	New Construction Demolish Existing Structure Relocate site program and circulation  80,000 GSF - Demo 80,000 GSF - New Construction	<ul style="list-style-type: none"> <li>• All new construction</li> <li>• Addresses accessibility issues</li> <li>• Design meets ed spec</li> </ul>	<ul style="list-style-type: none"> <li>• High impact to the site = higher cost</li> <li>• Community-sized gym is an add alternate</li> </ul>



# Q & A