

# TWINBROOK ELEMENTARY SCHOOL FEASIBILITY STUDY

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COMMUNITY MEETING 4 - IN PERSON  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
SEPTEMBER 16, 2025



COOPER CARRY



# AGENDA

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





1

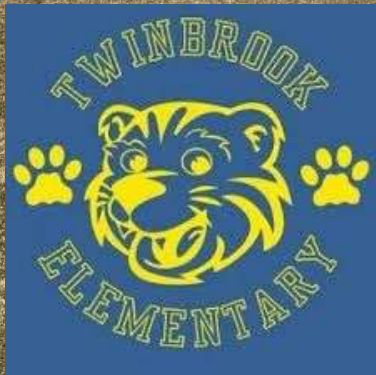
# INTRODUCTIONS





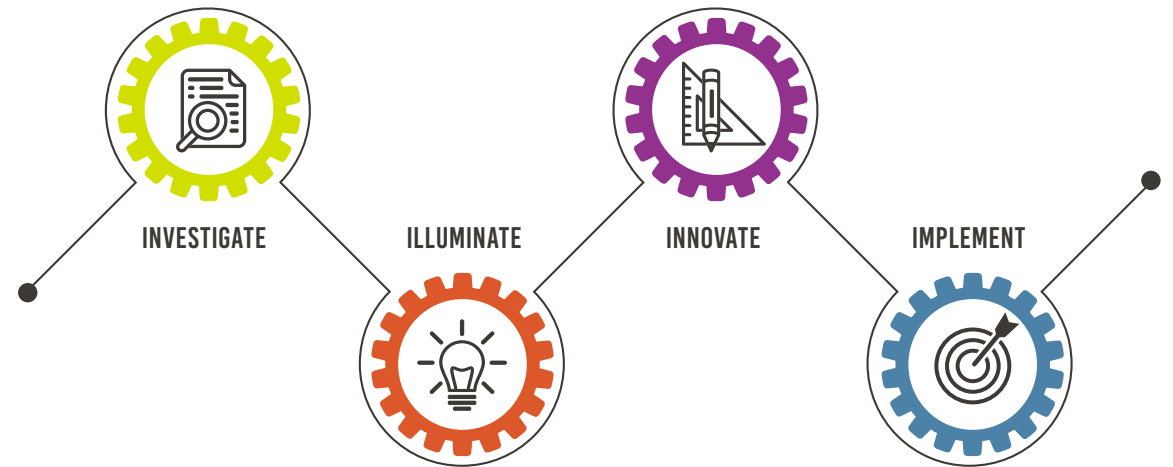
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# PROCESS & TIMELINE



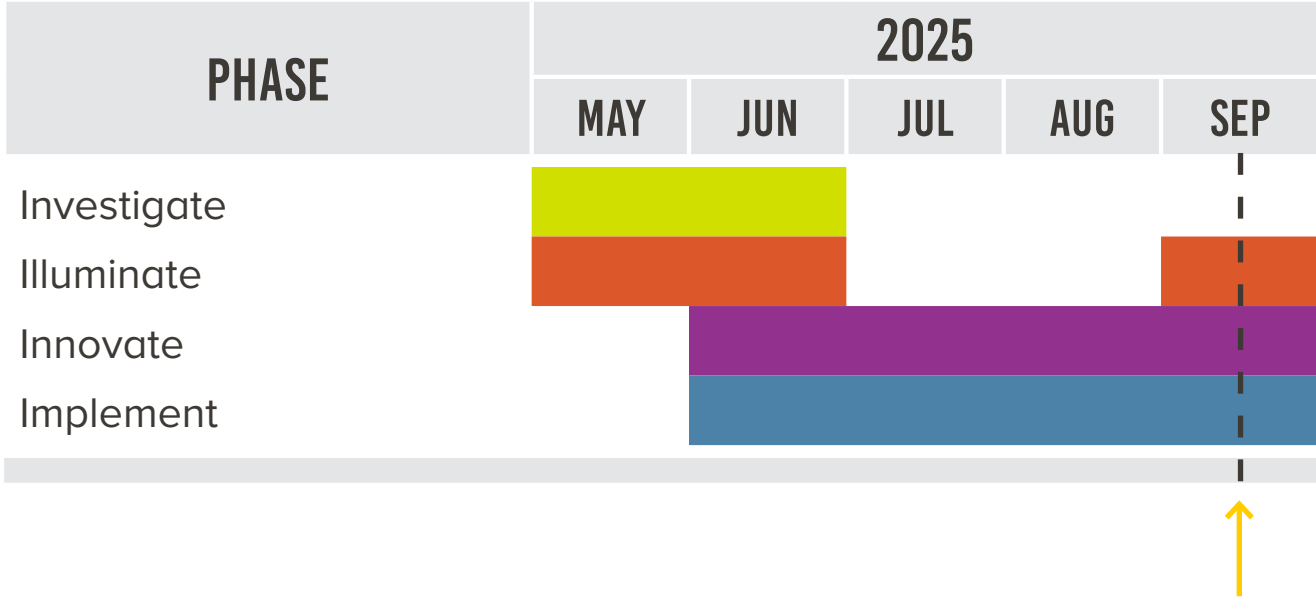
# FEASIBILITY STUDY

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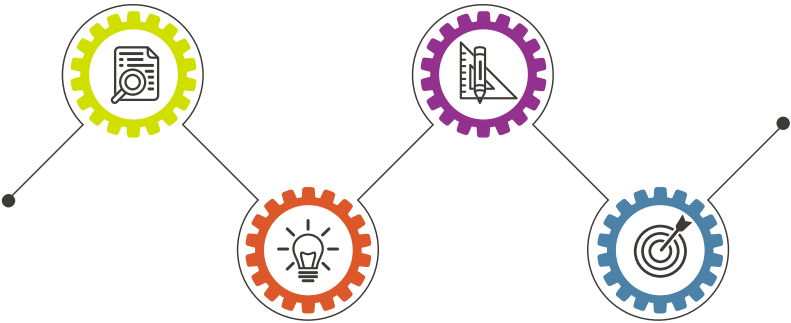




# TIMELINE



We are here



## KEY DATES:

- Community Meeting #1 was held on May 20
- Staff Meeting was held on May 27
- Community Meeting #2 was held on June 2
- Community Meeting #3 was held on June 27
- Community Meeting #4 - September 16 @ 6:00 pm; in person



# 3 COMMUNITY FEEDBACK



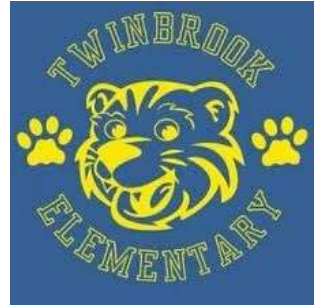
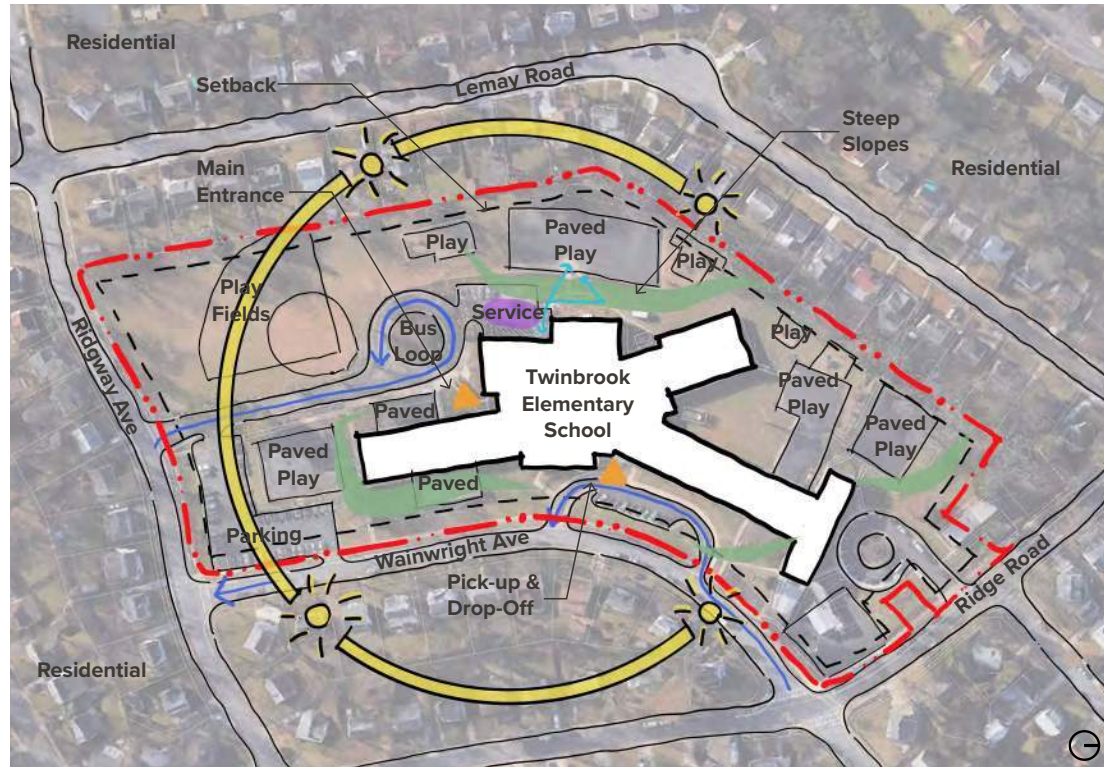
# COMMUNITY MEETING 1 - ILLUMINATE



## PHASE 1 - INVESTIGATE: TWINBROOK ELEMENTARY SCHOOL

### Observations:

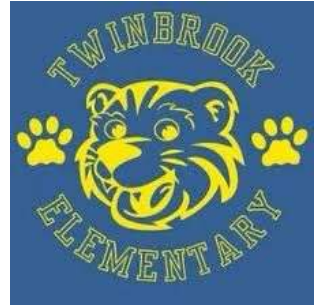
- Circulation
- Main Entrance
- Adjacencies





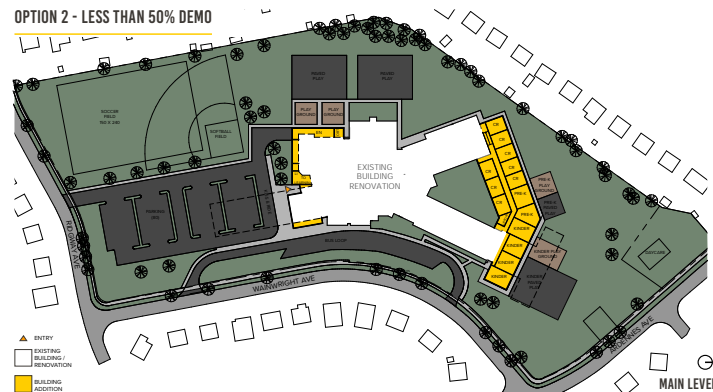
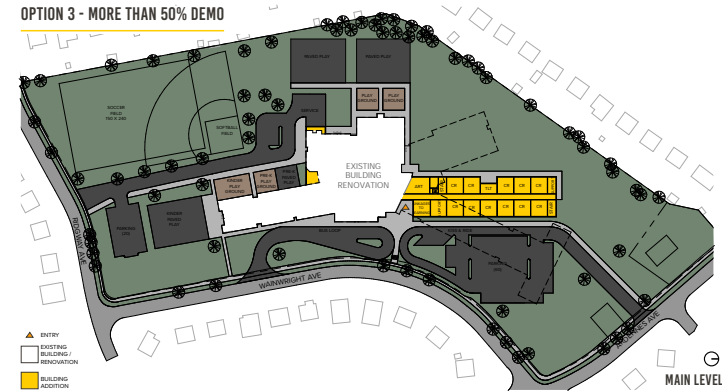
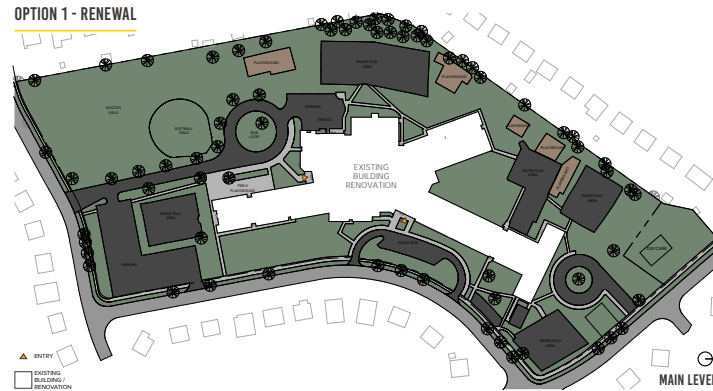
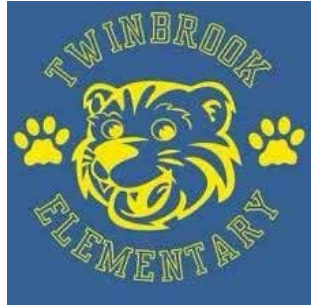
# COMMUNITY MEETING 1 - WHAT WE HEARD

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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 electrical 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.

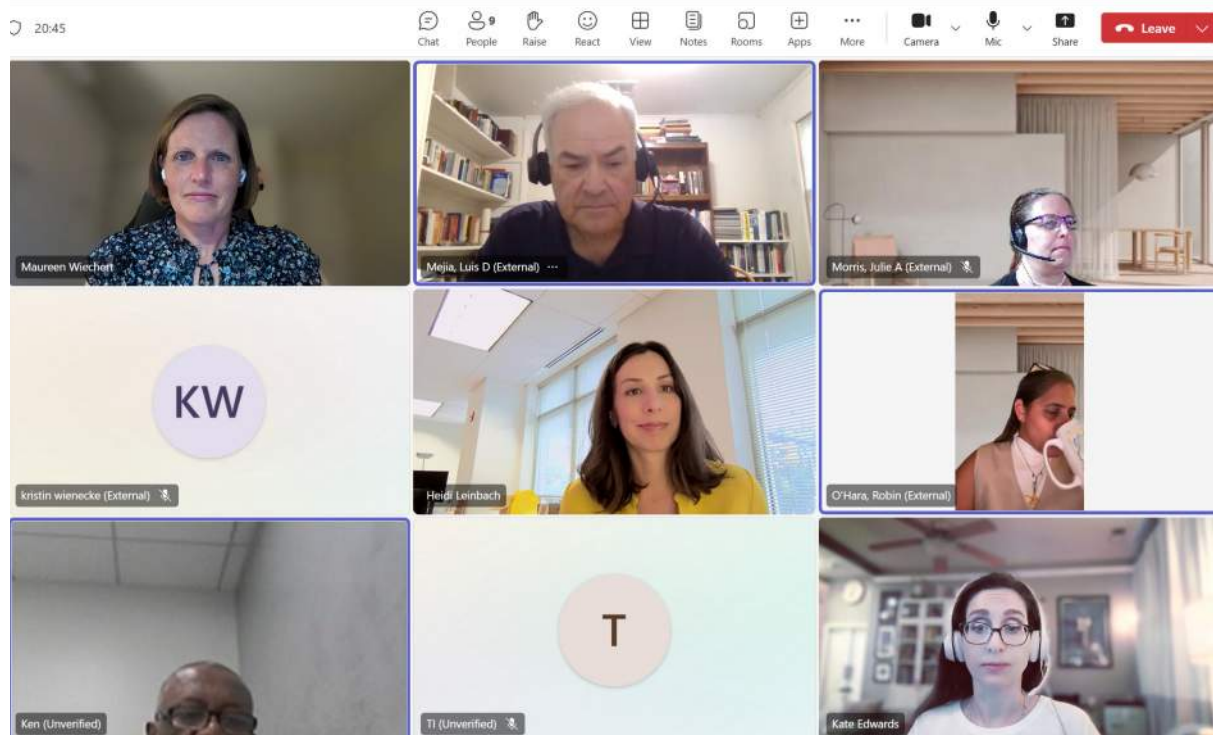
# COMMUNITY MEETING 2 - INNOVATE



Q&A from Community Meeting 2 is posted to the MCPS website:  
<https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/twinbrookes/>



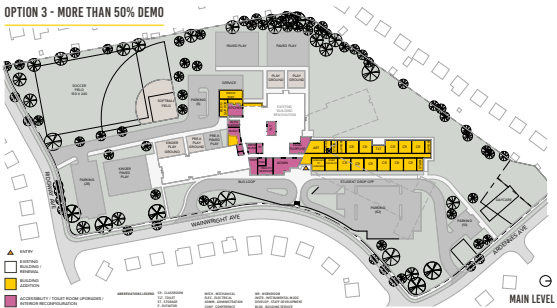
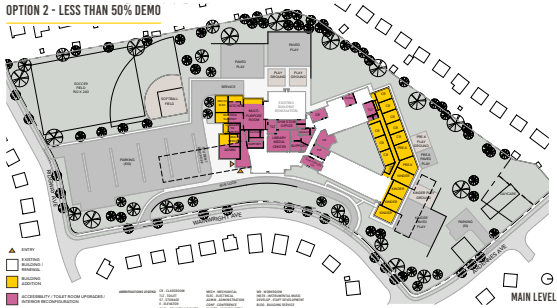
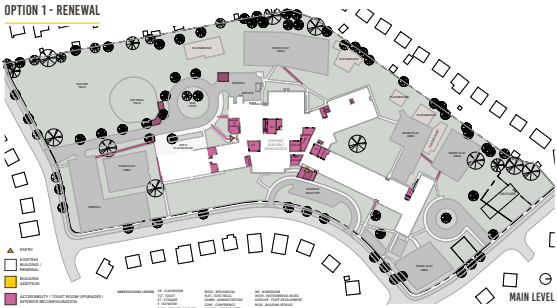
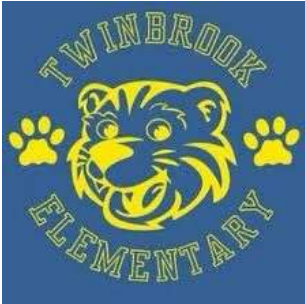
# COMMUNITY MEETING 2 - WHAT WE HEARD



- Community use of the gym and adjacent parking is important.
- Use of Wainwright Ave for school traffic is a concern as this is a one-way road.
- Preference for an approach that has visibility to playgrounds and play areas from the surrounding public streets.
- The bus loop configuration must allow the bus driver to view the students entering the building.
- The existing driveway and turnaround next to the daycare is a safety concern.
- Inquiries were made regarding tree preservation and grading.

Q&A from Community Meeting 2 is posted to the MCPS website:  
<https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/twinbrookes/>

# COMMUNITY MEETING 3 - INNOVATE



## APPROACHES & COMMON TRAITS

### General :

- Compliance with accessibility standards, building & site.
- Option 1, 2, & 3: Reuse of existing building

### Site :

- Soccer Field & Softball Field provided
- All play areas provided in options 2, 3, & 4 meet MCPS standards.
- Bus loop and student drop off located at main entrance in options 2, 3, & 4.

### Building :

- New Building Systems (mechanical, electrical, plumbing, sprinkler)
- New Finishes throughout
- New Windows
- All MCPS Educational Specification space provided in options 2,3, & 4.

## PROGRAM

614 students - Core Capacity 640 students

MCPS ED SPEC		EXISTING	
ED SPEC	QTY	ED SPEC	QTY
Prekindergarten	2	1200	2
PRE-K	1	1391	1
PRE-K	1	1283	1
Storage	4	1200	5
Kindergarten	1	1037	1
Kindergarten	1	1037	1
Kindergarten	1	1037	1
Kindergarten	1	1037	1
Standard Classrooms	24	850	23
1st GRADE	1	809	1
1st GRADE	1	775	1
1st GRADE	1	731	1
2nd GRADE	1	956	1
2nd GRADE	1	953	1
2nd GRADE	1	929	1
2nd GRADE	1	917	1
3rd GRADE	1	887	1
3rd GRADE	1	880	1
3rd GRADE	1	858	1
3rd GRADE	1	850	1
4th GRADE	1	862	1
4th GRADE	1	887	1
4th GRADE	1	880	1
4th GRADE	1	858	1

## EXISTING CONDITIONS

### ACCESSIBILITY



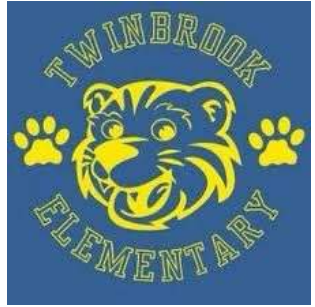
- Existing building has three occupied levels, and 2-stories, connected via stairs and ramps.
- Existing ramps are not ADA compliant.
- There is no existing elevator to access the lower level classrooms.
- Ramps do not have appropriate landings or are too steep.
- Exterior access to school on Wainwright Ave side is not ADA compliant.
- Interior building signage is not ADA compliant.
- Staff restrooms are not ADA compliant.
- Most student plumbing fixtures are not ADA compliant.
- No ADA stalls or restrooms present in entire school, ambulatory stalls only in group restrooms.





# COMMUNITY MEETING 3 - WHAT WE HEARD

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- Option 4, New Construction, was the preferred option.
- The school needs to reflect how great Twinbrook is as a community.
- Twinbrook community should have a premier school for their children.
- Larger classrooms, open space and a community garden is important to the school.
- Community advocated for sustainable features like photovoltaic panels, green roofs and storm rainfall collection.
- Community advocated for onsite daycare to be included within the school.
- The staff rooms need to be convenient for all teachers to use.

Q&A from Community Meeting 3 is posted to the MCPS website:  
<https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/twinbrookes/>





# PROPOSED CONCEPTS

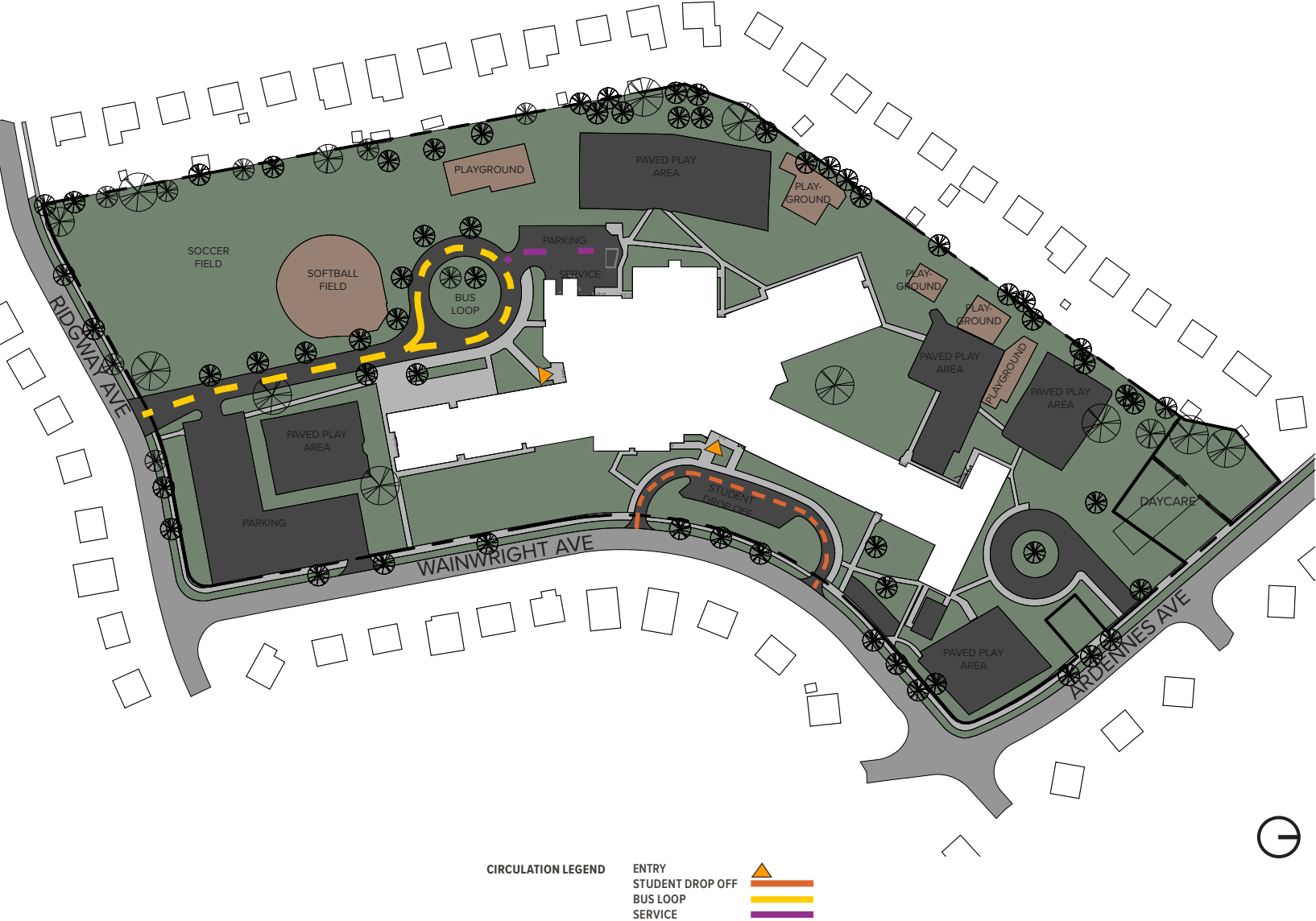


# FOUR APPROACHES

\* Add Alternates not included.

OPTION		DEMOLITION	RENEWAL	RENOVATION	NEW CONSTRUCTION	EST. CONSTRUCTION COST
1	Total Building after Renewal = 79,750 GSF Net assignable SF = 54,191 NSF Efficiency = 69%	 Main Level Lower Level Total = 0 GSF	 Main Level Lower Level Total = 71,802 GSF	 Main Level Lower Level Total = 7,948 GSF	 Total = 0 GSF	 \$      \$\$      \$\$\$      \$\$\$\$
2	Total Building after Renewal = 78,609 GSF Net assignable SF = 56,842 NSF Efficiency = 72% *	 Main Level Lower Level Total = 30,913 GSF	 Total = 36,645 GSF	 Total = 12,192 GSF	 Total = 29,772 GSF	 \$      \$\$      \$\$\$      \$\$\$\$
3	Total Building after Renewal = 80,505 GSF Net assignable SF = 56,879 NSF Efficiency = 71% *	 Main Level Lower Level Total = 40,813 GSF	 Total = 28,971 GSF	 Total = 9,966 GSF	 Main Level Upper Level Total = 41,568 SF	 \$      \$\$      \$\$\$      \$\$\$\$
4	Total Building after Renewal = 79,668 GSF Net assignable SF = 54,012 NSF Efficiency = 68% *	 Main Level Lower Level Total = 79,750 GSF	 Total = 0 GSF	 Total = 0 GSF	 Main Level Upper Level Total = 79,668 GSF	 \$      \$\$      \$\$\$      \$\$\$\$

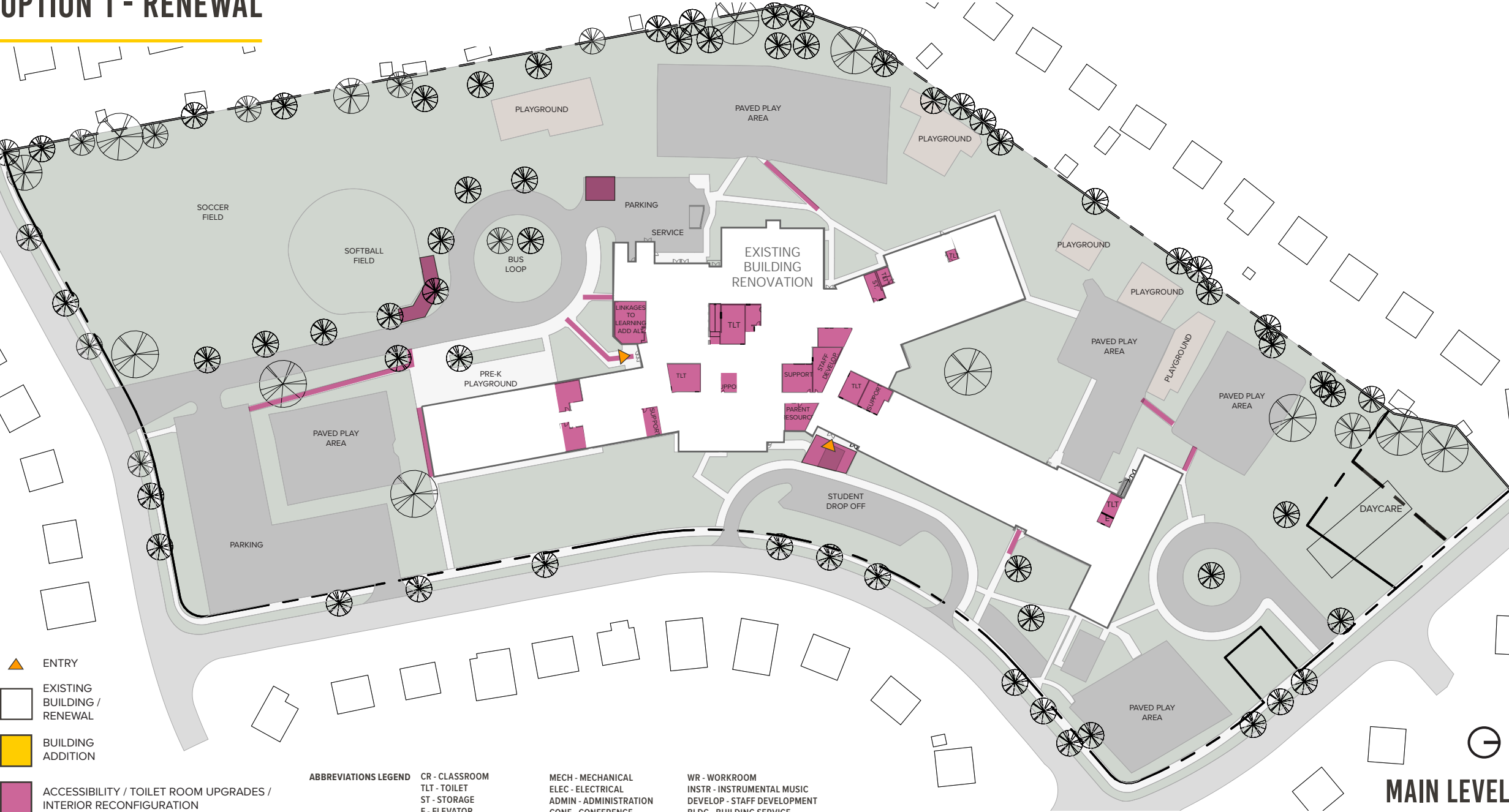
# OPTION 1 - RENEWAL SUMMARY



	Option 1 - Renewal
AREA SUMMARY	70,750 GSF - Renewal 7,948 GSF - Renovation 69% - Gross Efficiency
SCOPE	<ul style="list-style-type: none"><li>• Building Renovation</li><li>• New Elevator</li><li>• Electrical &amp; Plumbing system replacement</li><li>• Renovate finishes</li><li>• Gender Neutral Restroom upgrade</li><li>• Accessibility Standard renovations for site and building</li><li>• Maintain location of play areas and fields</li><li>• Maintain location of parking, car and bus drop offs.</li></ul>

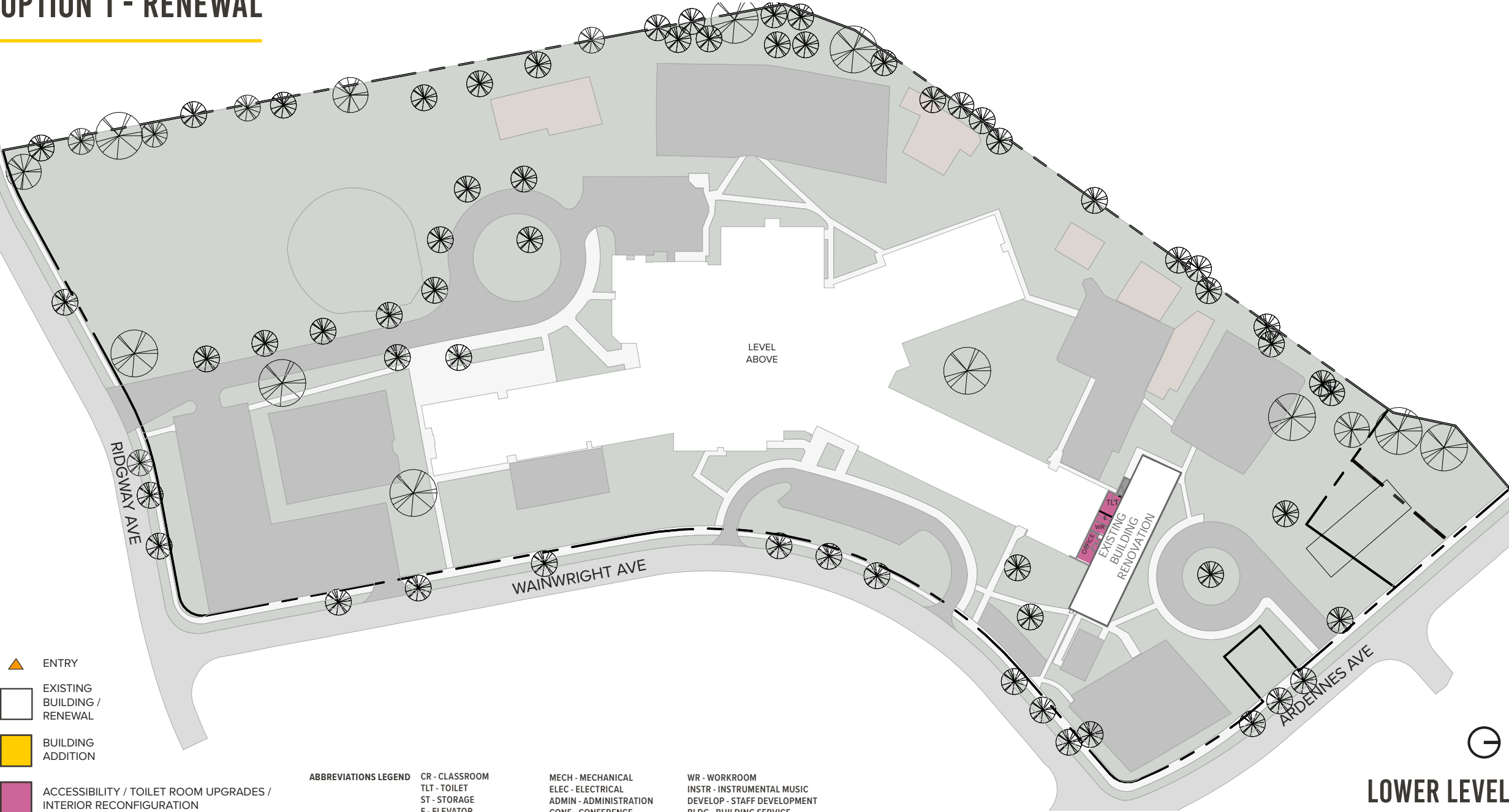


# OPTION 1 - RENEWAL



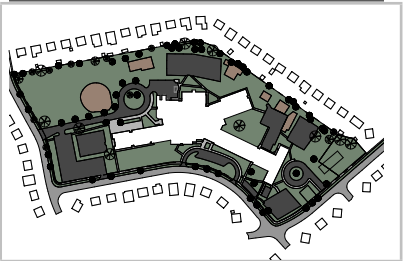
MAIN LEVEL

# OPTION 1 - RENEWAL





# OPTION 1 - RENEWAL

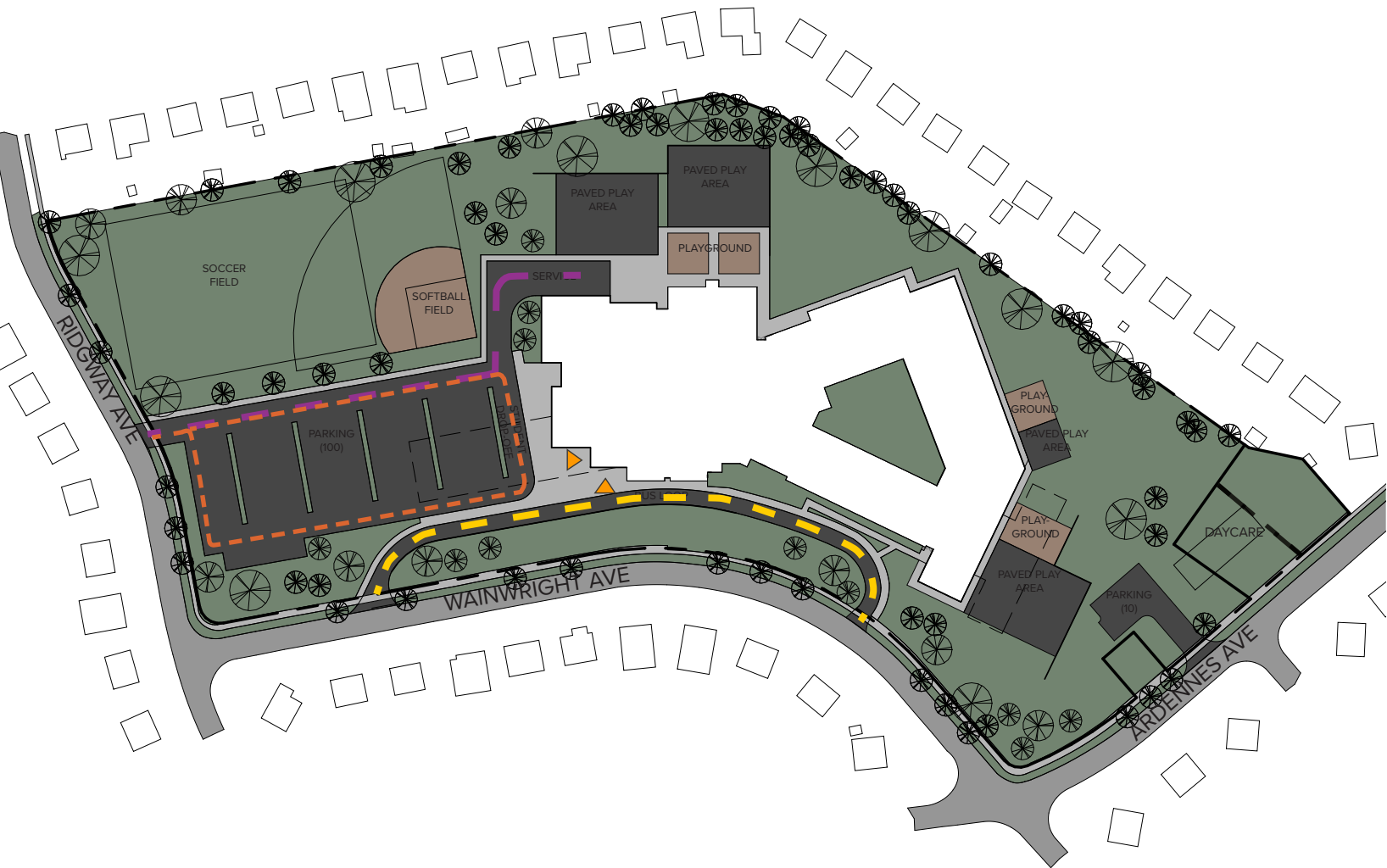
Option	
Criteria	Option 1: Renewal
Meets MCPS Educational Specification Program Needs	<div><div></div><div></div><div></div><div></div></div>
Meets MCPS Educational Specification Site Needs	<div><div></div><div></div><div></div><div></div></div>
Addresses Accessibility	<div><div></div><div></div><div></div><div></div></div>
Play Area Visibility	<div><div></div><div></div><div></div><div></div></div>
Civic Presence	<div><div></div><div></div><div></div><div></div></div>
Sustainability	<div><div></div><div></div><div></div><div></div></div>
Clarity of Circulation	<div><div></div><div></div><div></div><div></div></div>
Cost	<div><div></div><div></div><div></div><div></div></div> <div>\$    \$\$    \$\$\$    \$\$\$\$</div>

**Area Summary:**  
70,750 GSF - Renewal  
7,948 GSF - Renovation  
69% - Gross Efficiency

- Pros:**
- Sprinkler system added
  - New building systems
  - Addresses accessibility issues
  - Community-sized gym remains
  - Cost effective
  - Sustainable finish building materials
  - Shortest Construction Schedule
  - Compartmentalization added with new firewalls

- Cons:**
- Cannot accommodate program spaces: Dual-Purpose Room, Music, Instrumental Music, Kitchen support spaces.
  - Rooms undersized: Administration, Health Services, 5 Classrooms, Multi-Purpose Room, & Kitchen
  - No lockers in corridors
  - Low visibility to playgrounds
  - Low visibility to main entrance
  - Does not address safety concerns at Daycare drop off
  - Type V-B Construction remains

# OPTION 2 - LESS THAN 50% DEMO - SUMMARY



CIRCULATION LEGEND

ENTRY  
STUDENT DROP OFF  
BUS LOOP  
SERVICE

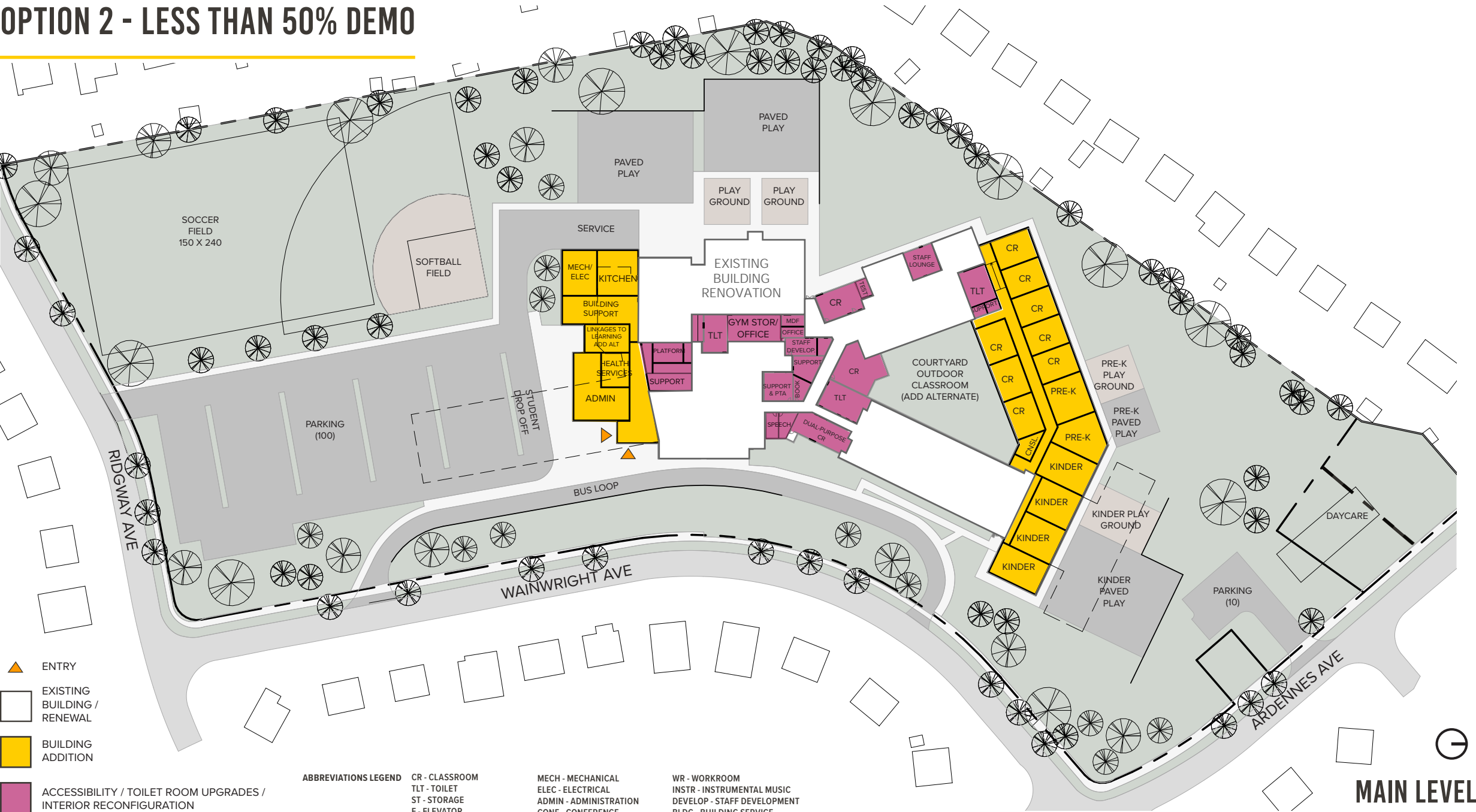


  
MAIN LEVEL

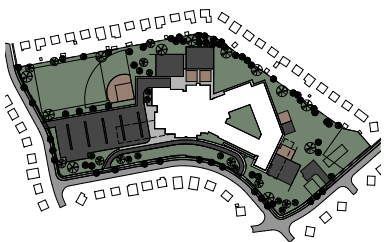








	Option 2 - Less than 50% Demo
AREA SUMMARY	30,913 GSF - Demolition 36,645 GSF - Renewal 12,192 GSF - Renovation 29,772 GSF - Addition 72% - Efficiency
SCOPE	<ul style="list-style-type: none"><li>• Building Additions added to meet program requirements.</li><li>• Electrical &amp; Plumbing system replacement</li><li>• Renovate finishes</li><li>• Restroom upgrade</li><li>• Accessibility Standard renovations</li><li>• Maintain location of fields</li><li>• New location for parking, car and bus drop offs</li><li>• New location for play areas</li></ul>



# OPTION 2 - LESS THAN 50% DEMO



# OPTION 2 - LESS THAN 50% DEMO

Option	
Criteria	Option 2: Less than 50% Demo
Meets MCPS Educational Specification Program Needs	
Meets MCPS Educational Specification Site Needs	
Addresses Accessibility	
Play Area Visibility	
Civic Presence	
Sustainability	
Clarity of Circulation	
Cost	 <div>\$      \$\$      \$\$\$      \$\$\$\$</div>

**Area Summary:**  
30,913 GSF - Demolition  
36,645 GSF - Renewal  
12,192 GSF - Renovation  
29,772 GSF - Addition

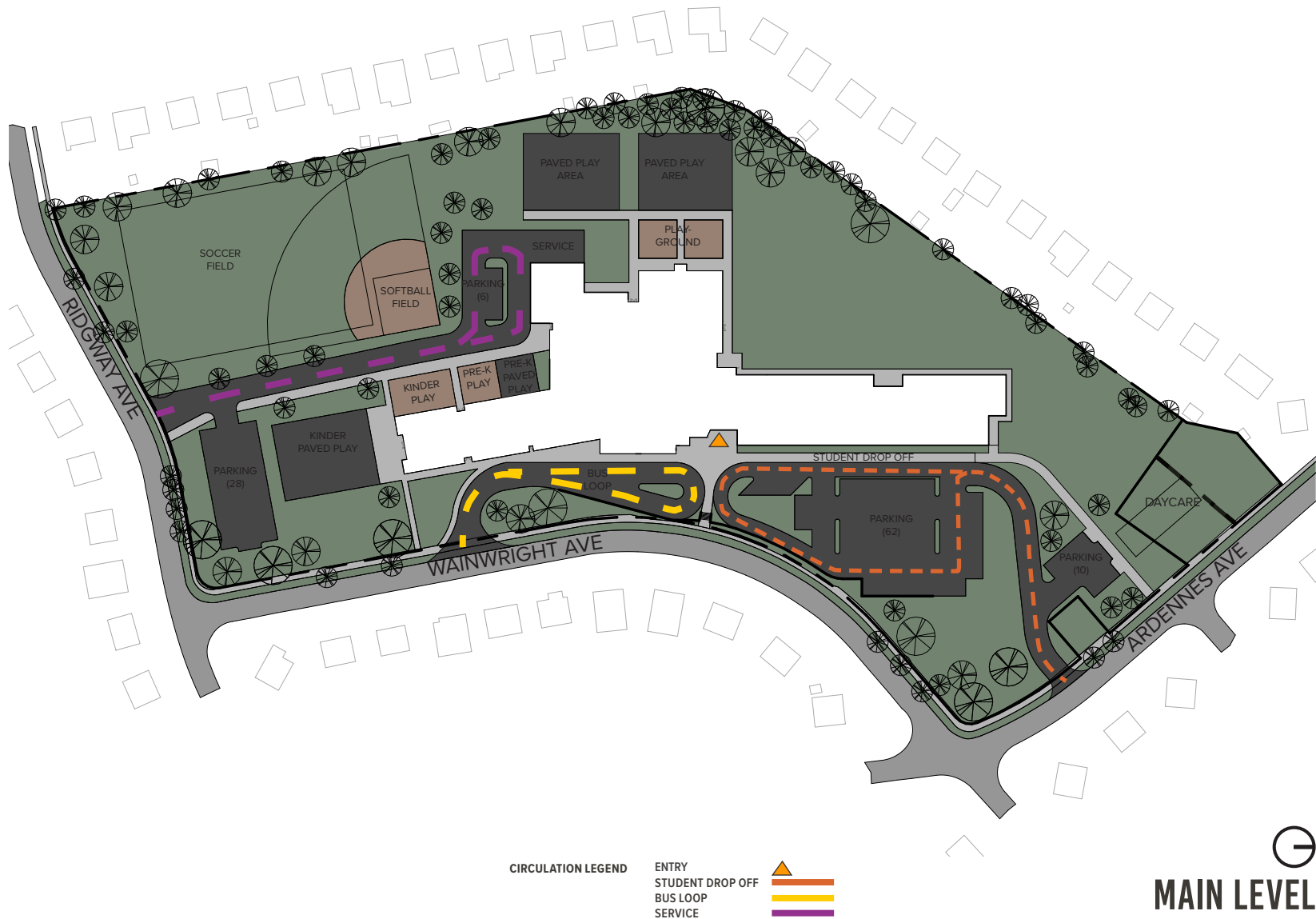
- Pros:**

  - Sprinkler system added
  - Replaces outdated building systems
  - Addresses accessibility issues
  - Design meets ed spec
  - Community-sized gym
  - Compartmentalization added with new firewalls
  - Sustainable finish building materials.
  - New Daycare drop off
  - 1-Story building
- Cons:**

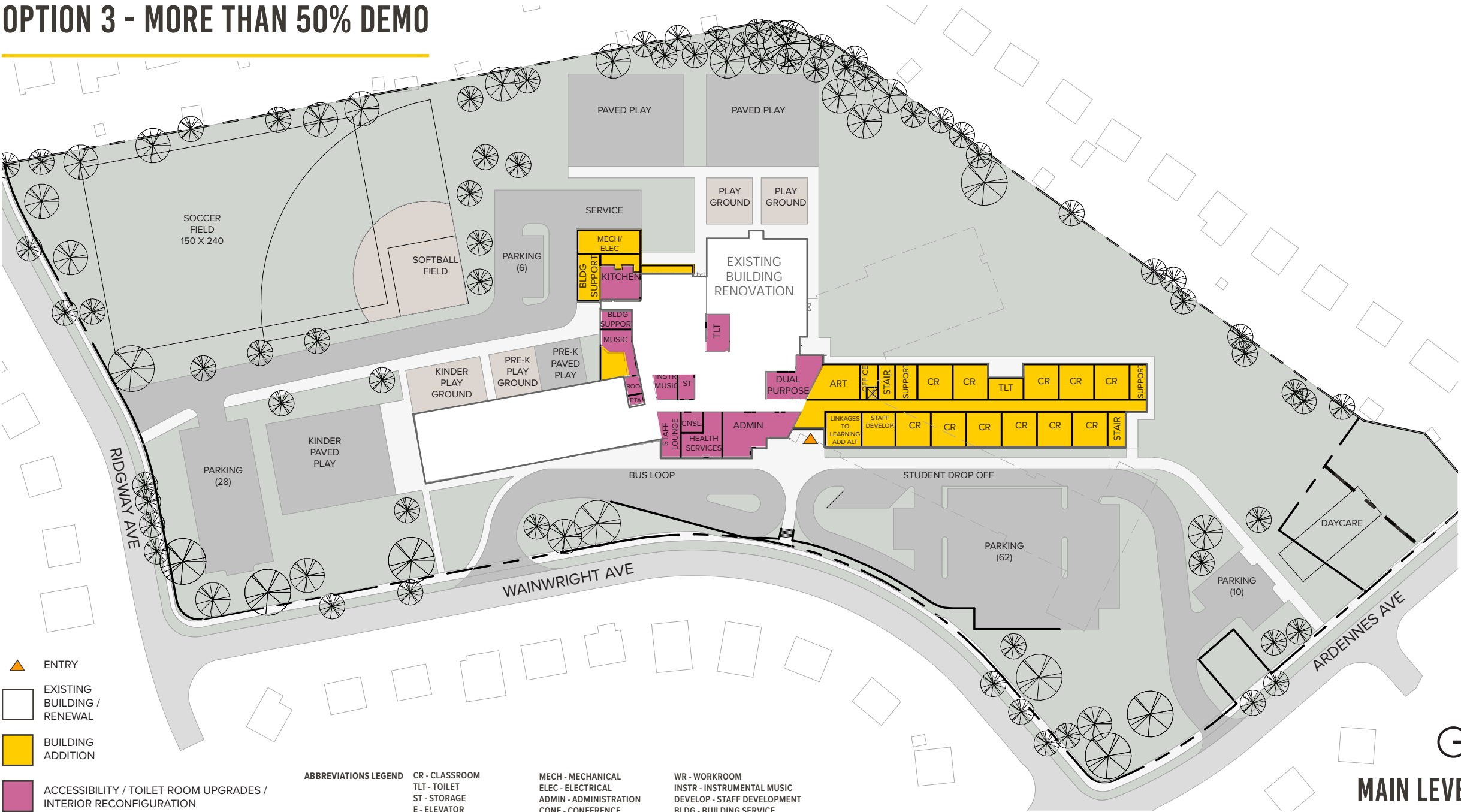
  - Lockers cannot fit in existing corridors
  - Low visibility to playgrounds
  - Type V-B Construction remains
  - No daylight in Media Center & Resource Rooms.



# OPTION 3 - MORE THAN 50% DEMO - SUMMARY

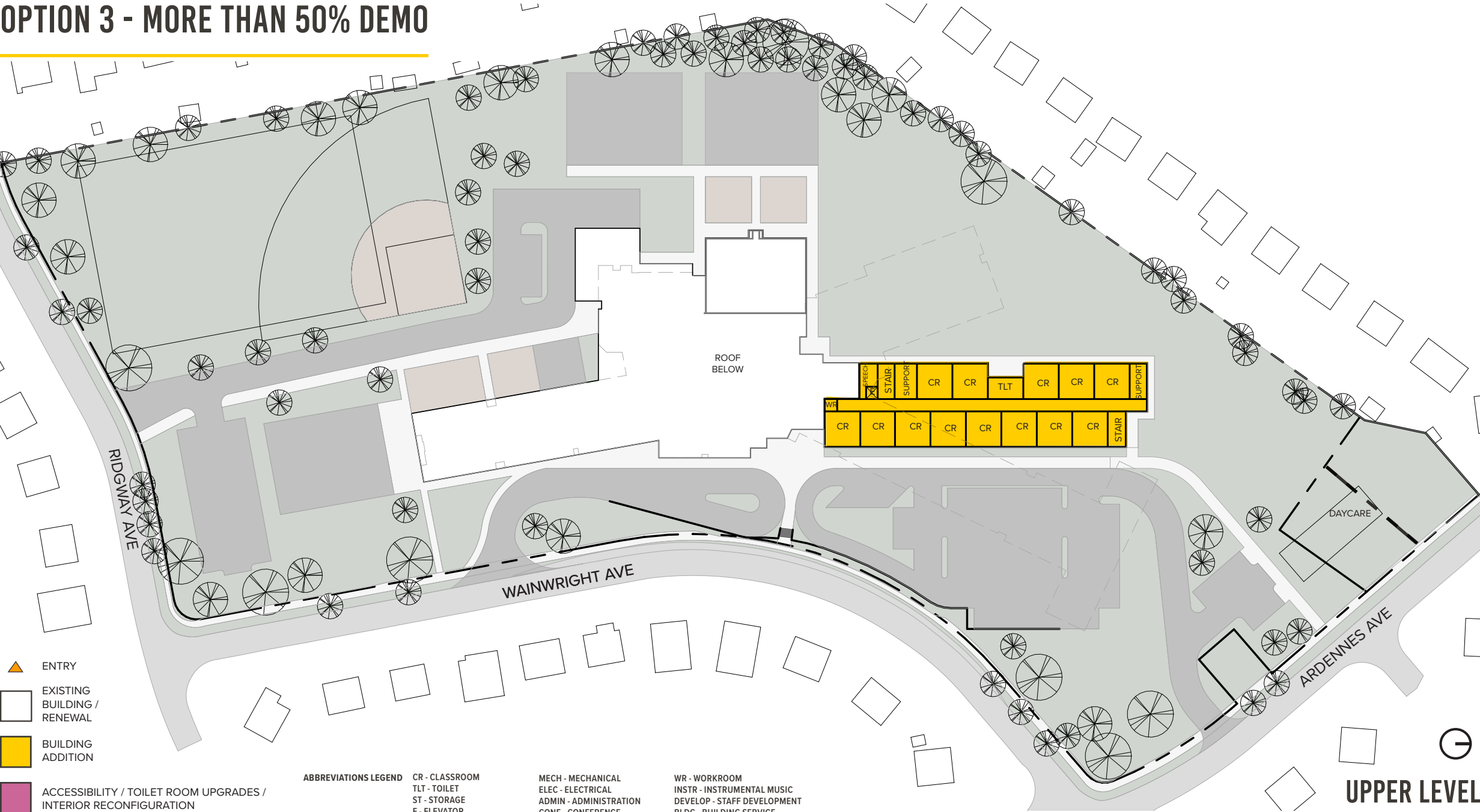


	Option 3 - More than 50% Demo
AREA SUMMARY	40,813 GSF - Demolition 28,971 GSF - Renewal 9,966 GSF - Renovation 41,568 GSF - Addition 71% - Efficiency
SCOPE	<ul style="list-style-type: none"><li>• New Building Additions</li><li>• Electrical &amp; Plumbing system replacement</li><li>• Renovate finishes</li><li>• Gender Neutral Restroom upgrade</li><li>• Accessibility Standard renovations</li><li>• Maintain location of fields</li><li>• New location for parking, car and bus drop offs</li><li>• New locations for play areas</li></ul>

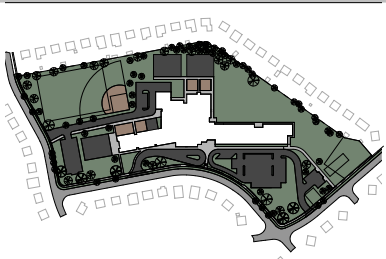




# OPTION 3 - MORE THAN 50% DEMO



# OPTION 3 - MORE THAN 50% DEMO

Option	
Criteria	Option 3: More than 50% Demo
Meets MCPS Educational Specification Program Needs	<div><div></div><div></div><div></div><div></div><div></div></div>
Meets MCPS Educational Specification Site Needs	<div><div></div><div></div><div></div><div></div><div></div></div>
Addresses Accessibility	<div><div></div><div></div><div></div><div></div><div></div></div>
Play Area Visibility	<div><div></div><div></div><div></div><div></div><div></div></div>
Civic Presence	<div><div></div><div></div><div></div><div></div><div></div></div>
Sustainability	<div><div></div><div></div><div></div><div></div><div></div></div>
Clarity of Circulation	<div><div></div><div></div><div></div><div></div><div></div></div>
Cost	<div><div></div><div></div><div></div><div></div><div></div></div> <div>\$    \$\$    \$\$\$    \$\$\$\$</div>

**Area Summary:**  
40,813 GSF - Demolition  
28,971 GSF - Renewal  
9,966 GSF - Renovation  
41,568 GSF - Addition  
71% - Efficiency

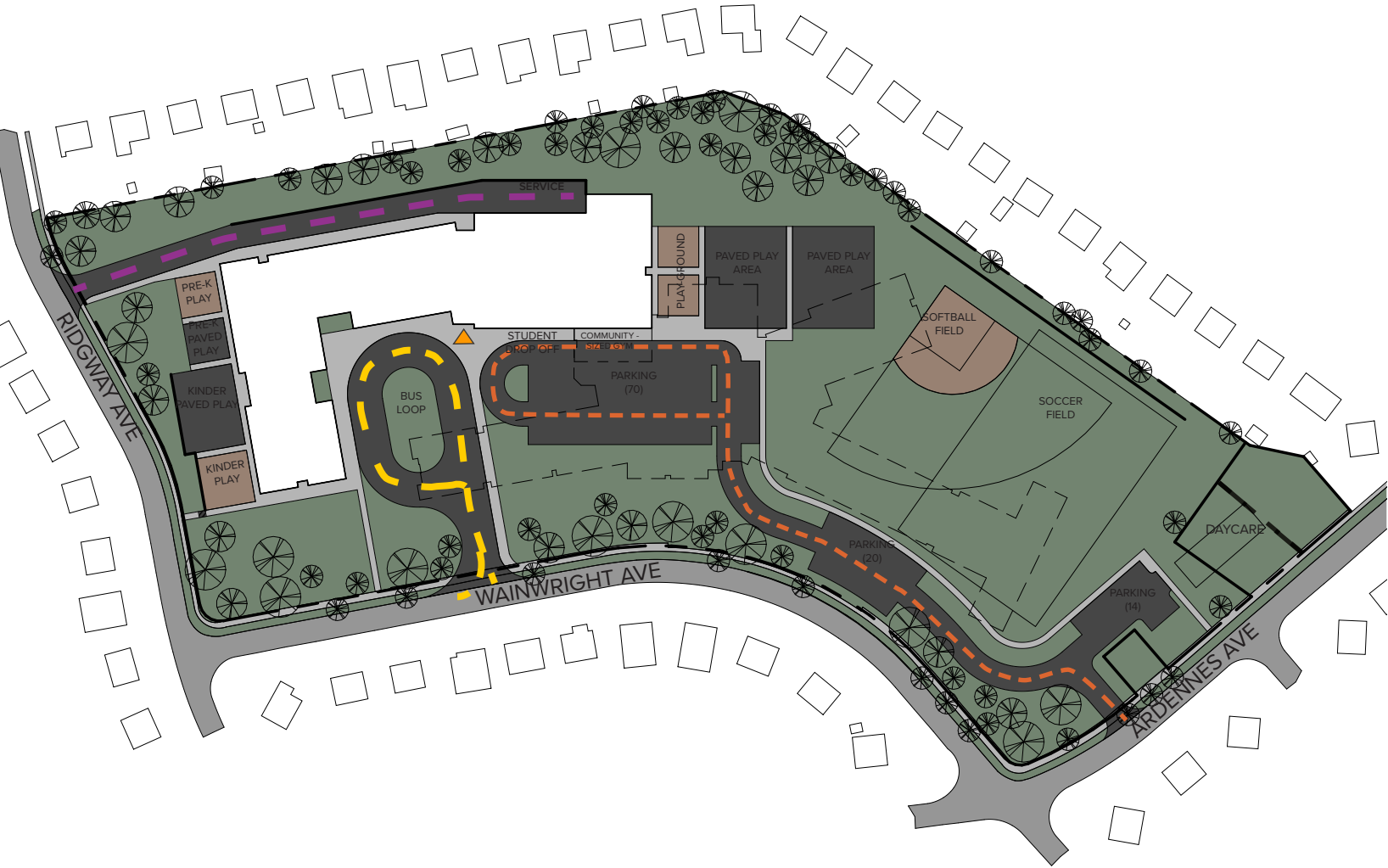
- Pros:**

  - Sprinkler system added
  - Replaces outdated building systems
  - Addresses accessibility issues
  - Compartmentalization added with new firewalls
  - Design meets ed spec
  - Community-sized gym
  - Sustainable building materials
  - Simple Internal circulation
  - Smaller building footprint
  - New daycare drop off
- Cons:**

  - Lockers cannot fit in existing corridors
  - Low visibility to play areas
  - No daylight in Library Media Center
  - Type V-B Construction remains
  - Multiple parking lots.



# OPTION 4 - REPLACEMENT - SUMMARY



CIRCULATION LEGEND

ENTRY  
STUDENT DROP OFF  
BUS LOOP  
SERVICE



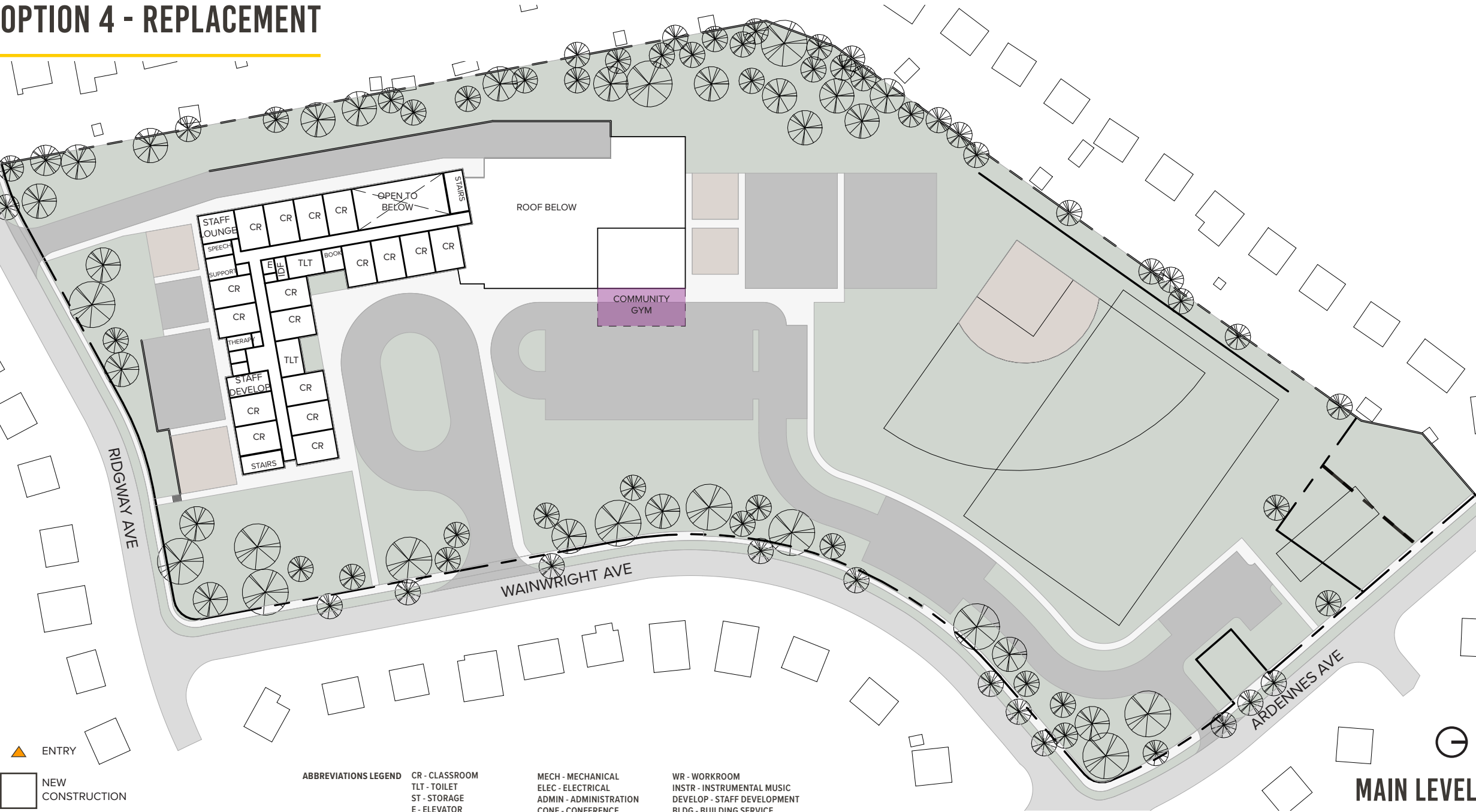
  
MAIN LEVEL

	Option 4 - Replacement
AREA SUMMARY	79,750 GSF - Demolition 79,668 GSF - Addition 68% - Efficiency
SCOPE	<ul style="list-style-type: none"><li>Existing building is demolished</li><li>New building</li><li>New play areas</li><li>Relocate site program and circulation</li><li>New location for play areas and fields</li><li>New location for parking, car and bus drop offs</li></ul>

# OPTION 4 - REPLACEMENT

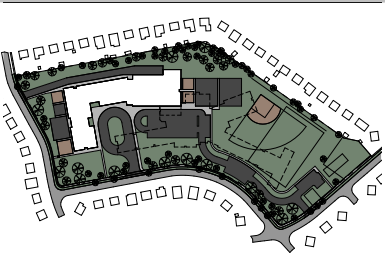


# OPTION 4 - REPLACEMENT





# OPTION 4 - REPLACEMENT

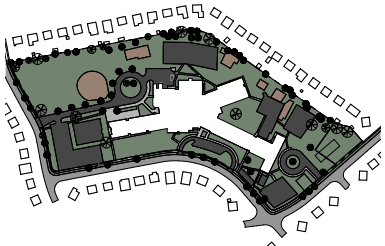
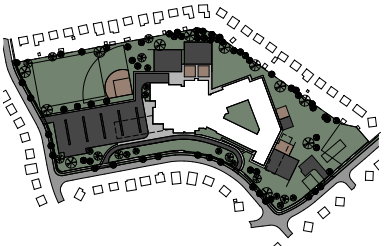
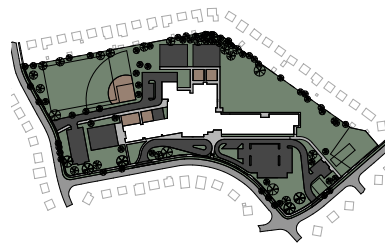
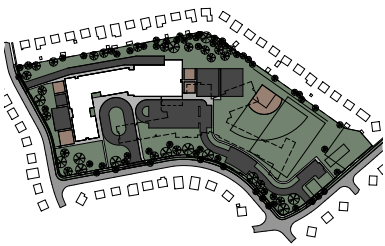
































Option	
Criteria	Option 4: Replacement
Meets MCPS Educational Specification Program Needs	<div><div></div><div></div><div></div></div>
Meets MCPS Educational Specification Site Needs	<div><div></div><div></div><div></div></div>
Addresses Accessibility	<div><div></div><div></div><div></div></div>
Play Area Visibility	<div><div></div><div></div><div></div></div>
Civic Presence	<div><div></div><div></div><div></div></div>
Sustainability	<div><div></div><div></div><div></div></div>
Clarity of Circulation	<div><div></div><div></div><div></div><div></div></div>
Cost	<div><div></div><div></div><div></div><div></div></div> <div>\$    \$\$    \$\$\$    \$\$\$\$</div>

**Area Summary:**  
79,750 GSF - Demolition  
79,668 GSF - Addition  
68% - Efficiency

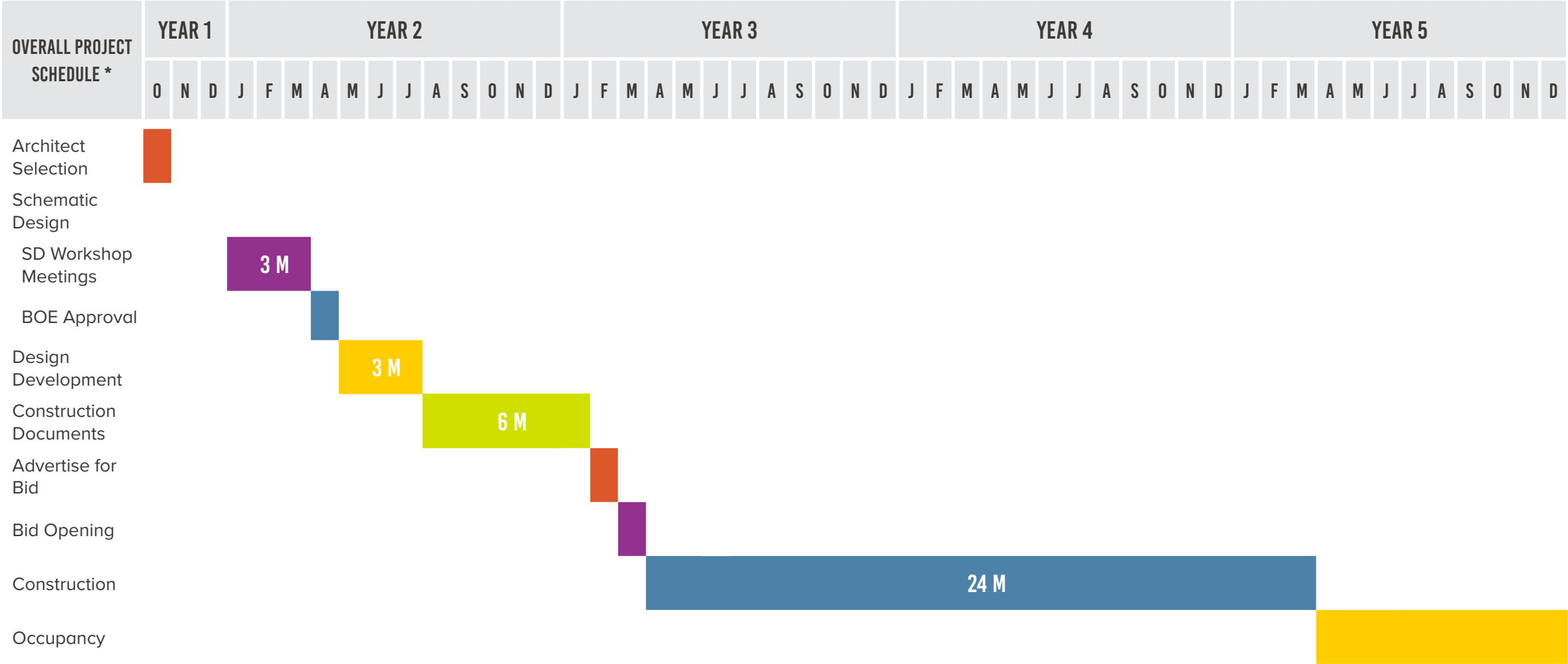
- Pros:**
- All new construction
  - Fully Accessible
  - Design meets ed spec requirements
  - Sustainable building materials.
  - Small building footprint
  - Good room adjacencies
  - Good visibility to play areas
  - Community gathering space

- Cons:**
- High impact to the site = higher cost
  - Community-sized gym is an add alternate
  - Longer on-site vehicular circulation
  - High volume of construction waste.
  - Bus traffic on Wainright Avenue.

# SUMMARY

Option				
Criteria	Option 1: Renewal	Option 2: Under 50% Demo	Option 3: Over 50% Demo	Option 4: Replacement
Meets MCPS Educational Specification Program Needs				
Meets MCPS Educational Specification Site Needs				
Addresses Accessibility				
Play Area Visibility				
Civic Presence				
Sustainability				
Clarity of Circulation				
Cost	 \$    \$\$    \$\$\$    \$\$\$\$	 \$    \$\$    \$\$\$    \$\$\$\$	 \$    \$\$    \$\$\$    \$\$\$\$	 \$    \$\$    \$\$\$    \$\$\$\$

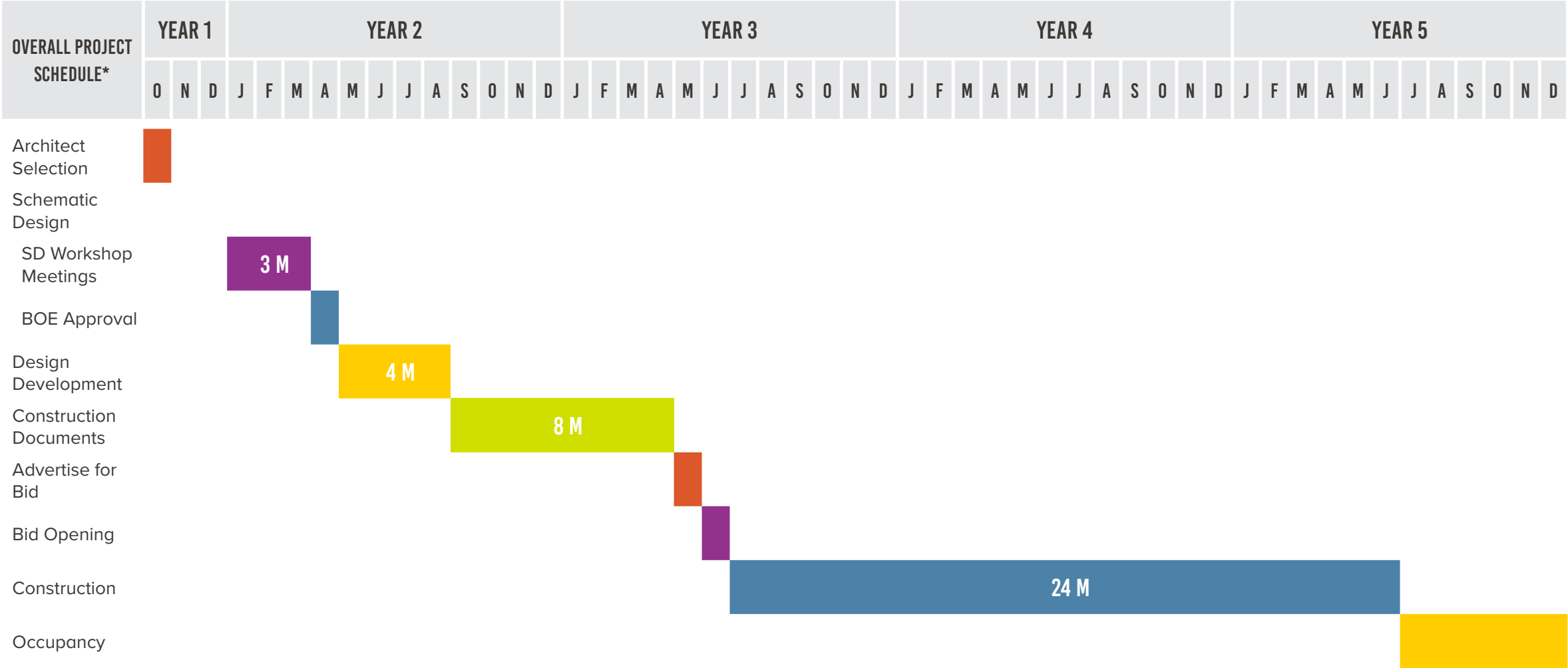
# POTENTIAL SCHEDULE - OPTION 1



\* The actual calendar years are to be determined.



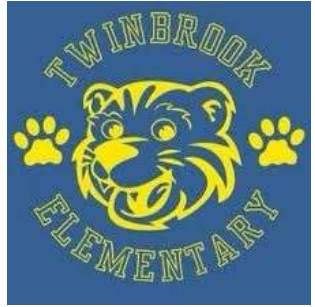
# POTENTIAL SCHEDULE - OPTIONS 2, 3 & 4



\* The actual calendar years are to be determined.

# NEXT STEPS

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- **October 6, 2025 at 6:30pm:** City of Rockville Mayor and Council Meeting

## Capital Improvements Program (CIP) Timeline

- **October 13, 2025:** Superintendent published recommendations for the FY 2027 Capital Budget and the FY 2027-2032 CIP
- **October 14, 2025:** Facilities and Boundaries Preliminary Presentation and Work Session
- **October 23, 2025:** Facilities and Boundaries Public Hearing #1
- **October 28, 2025:** Facilities and Boundaries Public Hearing #2
- **November 4, 2025:** Facilities and Boundaries Work Session #2
- *November 6, 2025: Facilities and Boundaries Work Hearing #3 (if needed)*
- *November 11, 2025: Facilities and Boundaries Work Session #3 (if needed)*





**Q&A**