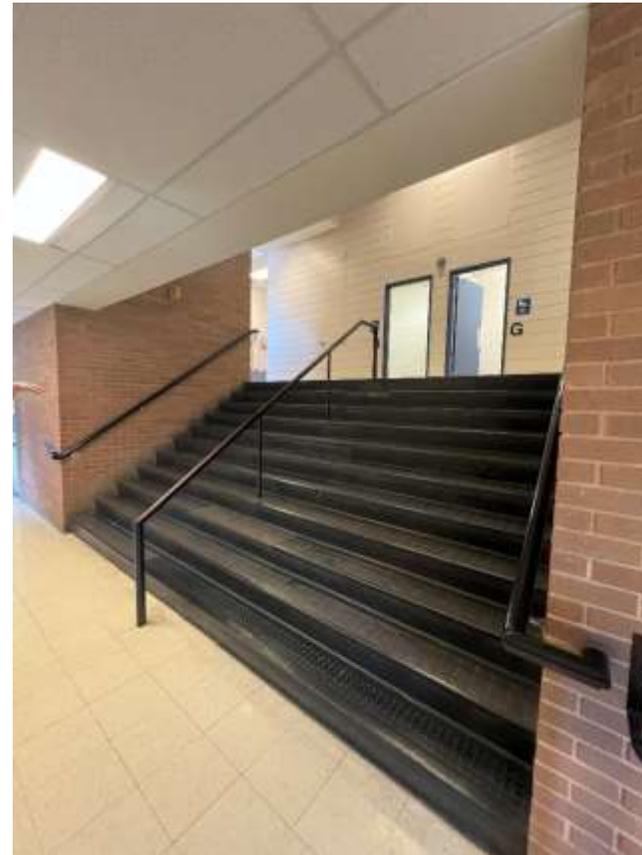


Piney Branch ES

FEASIBILITY STUDY

Community Meeting 3

MAY 29, 2025





Piney Branch Team



PINEY BRANCH ELEMENTARY SCHOOL FEASIBILITY STUDY

Montgomery County Public Schools

Stantec Architecture

Main Point of Contact



**Julie
Morris**

DIVISION OF DESIGN +
CONSTRUCTION

*Director,
Division of Planning, Design
and Construction*



**Robbie
Badstibner**

DIVISION OF DESIGN +
CONSTRUCTION

*School Facilities, Project
Manager*



**Erika
Dworkin**

DIVISION OF CAPITAL
PLANNING AND REAL ESTATE

School Facilities, Planner II



**Jasmin
McDuffie**

AIA, NCARB, LEED AP

Principal-in-Charge



**Bill
Bradley**

PHD, AIA, LEED AP, ALEP

Educational Planner



**Carolyn
Frederick**

AIA, LEED AP BD+C

Sr. Project Architect

[Robbie s badstibner@mcpsmd.org](mailto:Robbie_s_badstibner@mcpsmd.org)

240-367-0913



Piney Branch Team



PINEY BRANCH ELEMENTARY SCHOOL FEASIBILITY STUDY

Civil, Building Systems Engineers, Pool Specialist, and Cost Estimators



**Sean
Lindaman**

PE

*Civil
Engineer*

*Structural
Engineer*

*Mechanical, Electrical,
Plumbing, Fire Protection*

*Aquatics
Engineer*

*Professional Cost
Estimator*



**James Posey
Associates**

Engineering Your Vision





Agenda

1. Why We Are Here
2. Schedule
3. Communications
4. Observations + Feedback
5. Design Options

**The boundary study will not be discussed during this meeting*



1

Why We Are Here



Why We Are Here

Overall

To complete a feasibility study to determine the most effective, efficient, and affordable ways to improve

- safety and security,
- instruction and delivery,
- occupant health and well being,
- site and building accessibility, and
- operational efficiency and effectiveness.

To help inform the Superintendent's Fall 2025 CIP.

Tonight

To share options for addressing issues identified at Piney Branch with interested community members.

To solicit input from community members on the options.



2

Schedule



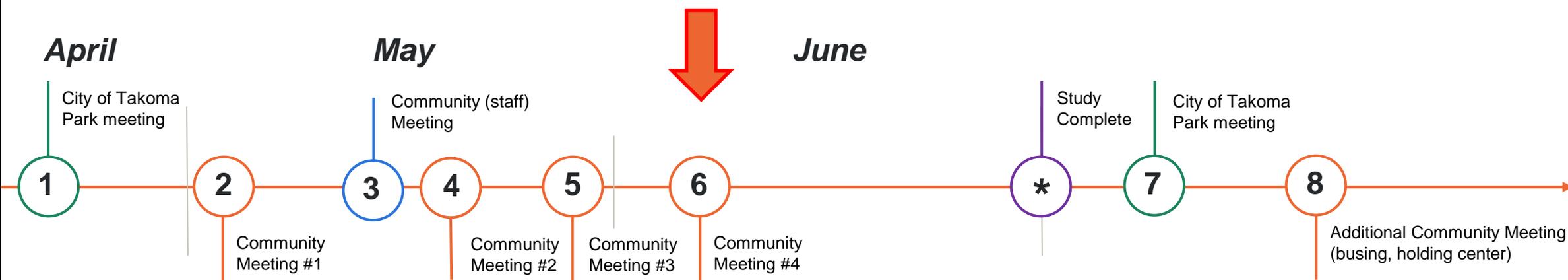
Schedule

- 1. **April 23:** City of Takoma Park meeting
- 2. **May 1:** Community meeting #1
- 3. **May 13:** Community (staff) meeting
- 4. **May 15:** Community meeting #2
- 5. **May 29:** Community meeting #3
- 6. **June 4:** Community meeting #4
- 7. **July 23:** City of Takoma Park meeting / presentation
- 8. **TBD:** Additional community meeting, holding center discussion

Looking Forward

July: Feasibility Study to be sent to Superintendent for review

October: Superintendent to make recommendation to the Board of Education





3

Communications



How We Will Notify the Community



Send Over 300
Mailers With Dates



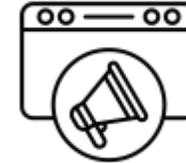
Post
Signage
at PBES



Advertise in City's
Monthly Newsletter



Advertise on
School's Website



PTA to
Advertise



Takoma Park ES +
MCCPTA Cluster
Coordinators

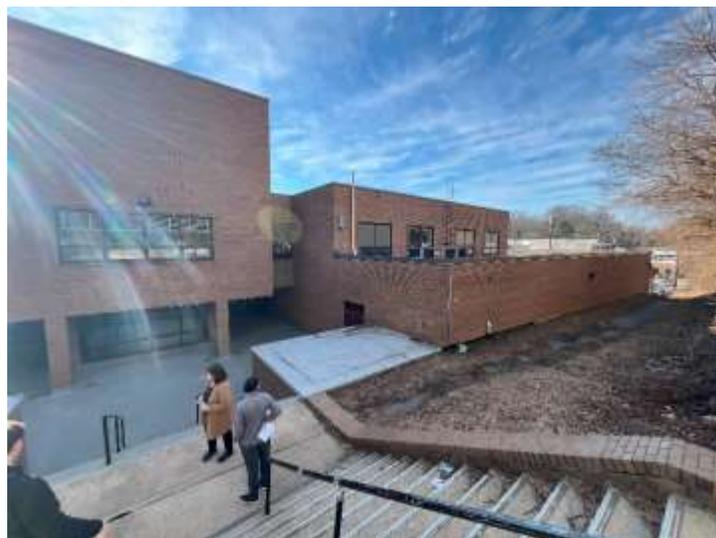


4

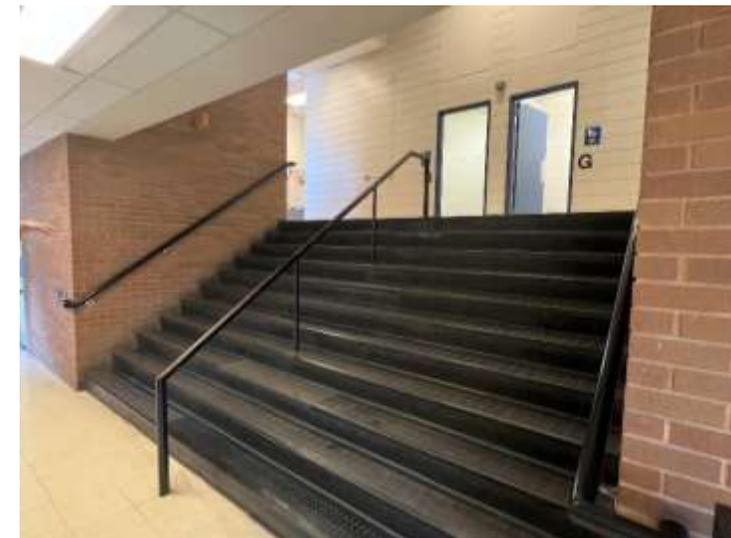
Observations + Feedback



Issues to be Addressed

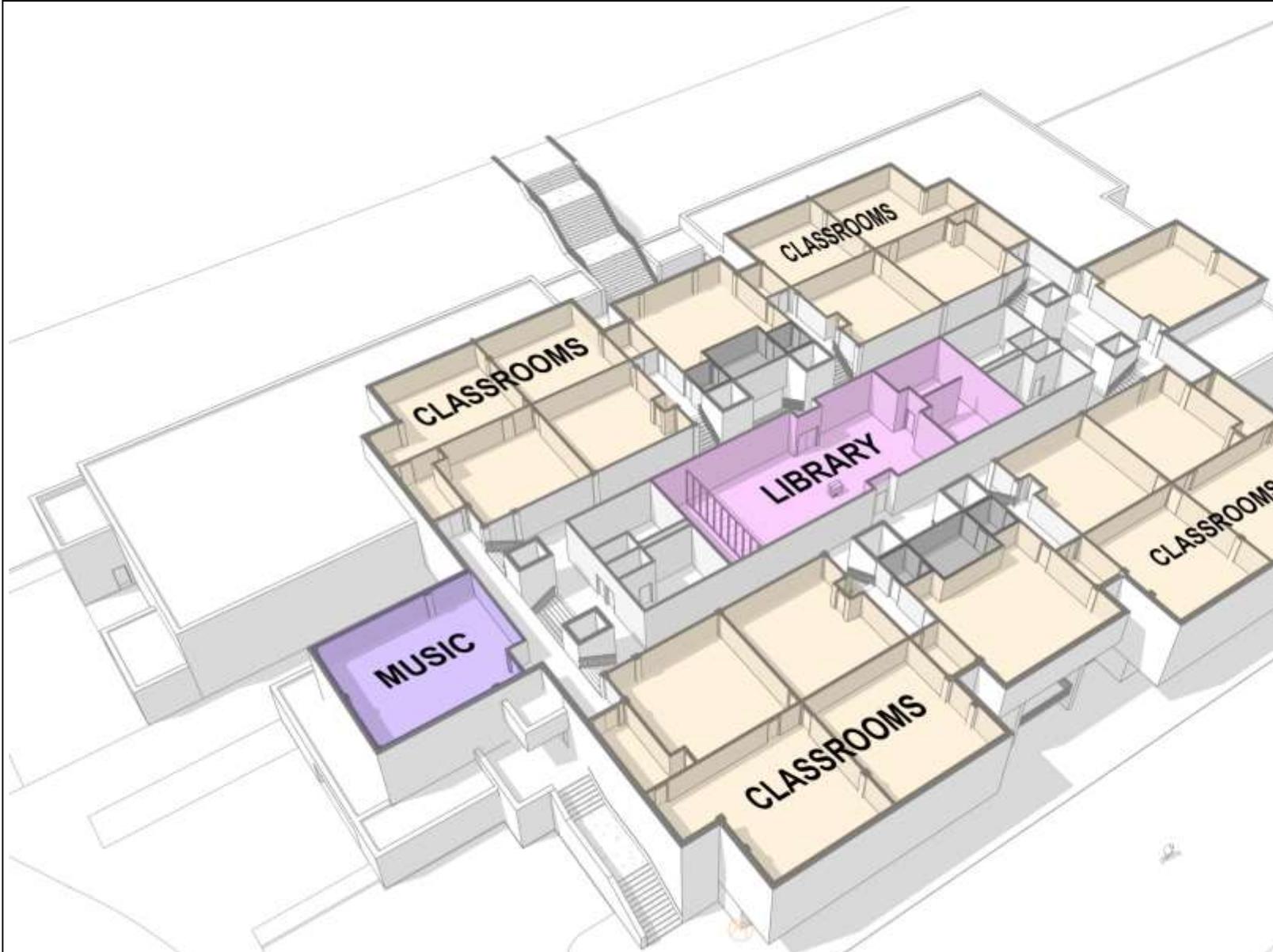


- Safer Pedestrian Site Circulation
- Safer Drop-off / Pick-up
- More Secure Entrance
- More Parking / Accessible Parking
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- More Efficient Mechanical Systems
- Fix Leaky Pipes / Roof
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Update Pool Equipment
- Continued Community Access to Pool





Looking at the Existing Plan





Existing Site Considerations



stormwater utility easements

flood plain + setback



Existing Parking

- 44 spots on site
- Additional spots on Maple Ave

Ed Spec Parking Requirement

- 80 required spots with a 10% acceptable variation (72-88 spots)
- Currently 45% below requirement



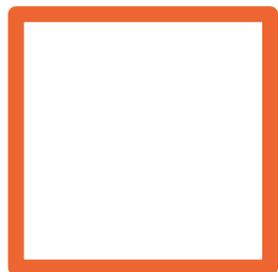
5

Design Options



Design Options

1.



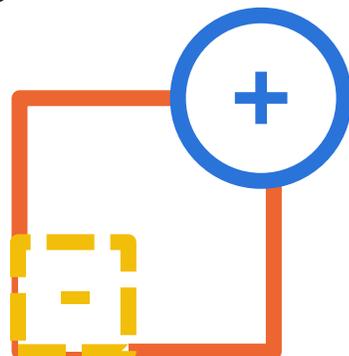
RENOVATION

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

1a. With Pool

1b. Without Pool

2.

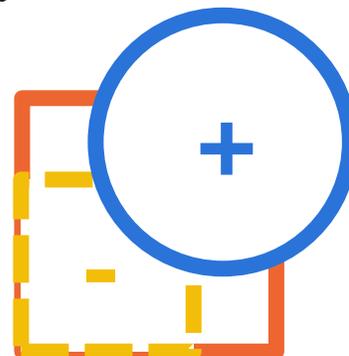


**RENOVATION
SMALL DEMO
SMALL ADDITION**

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

2b. Without Pool

3.



**RENOVATION
LARGE DEMO
LARGE ADDITION**

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

3a. With Pool

3b. Without Pool

4.



**NO RENO
COMPLETE DEMO
NEW SCHOOL**

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

4a. With Pool

4b. Without Pool



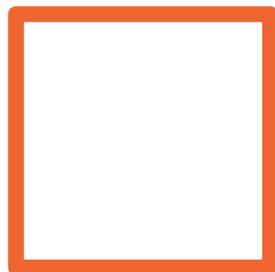
Existing Building

PINEY BRANCH ES FEASIBILITY STUDY





1.



RENOVATION

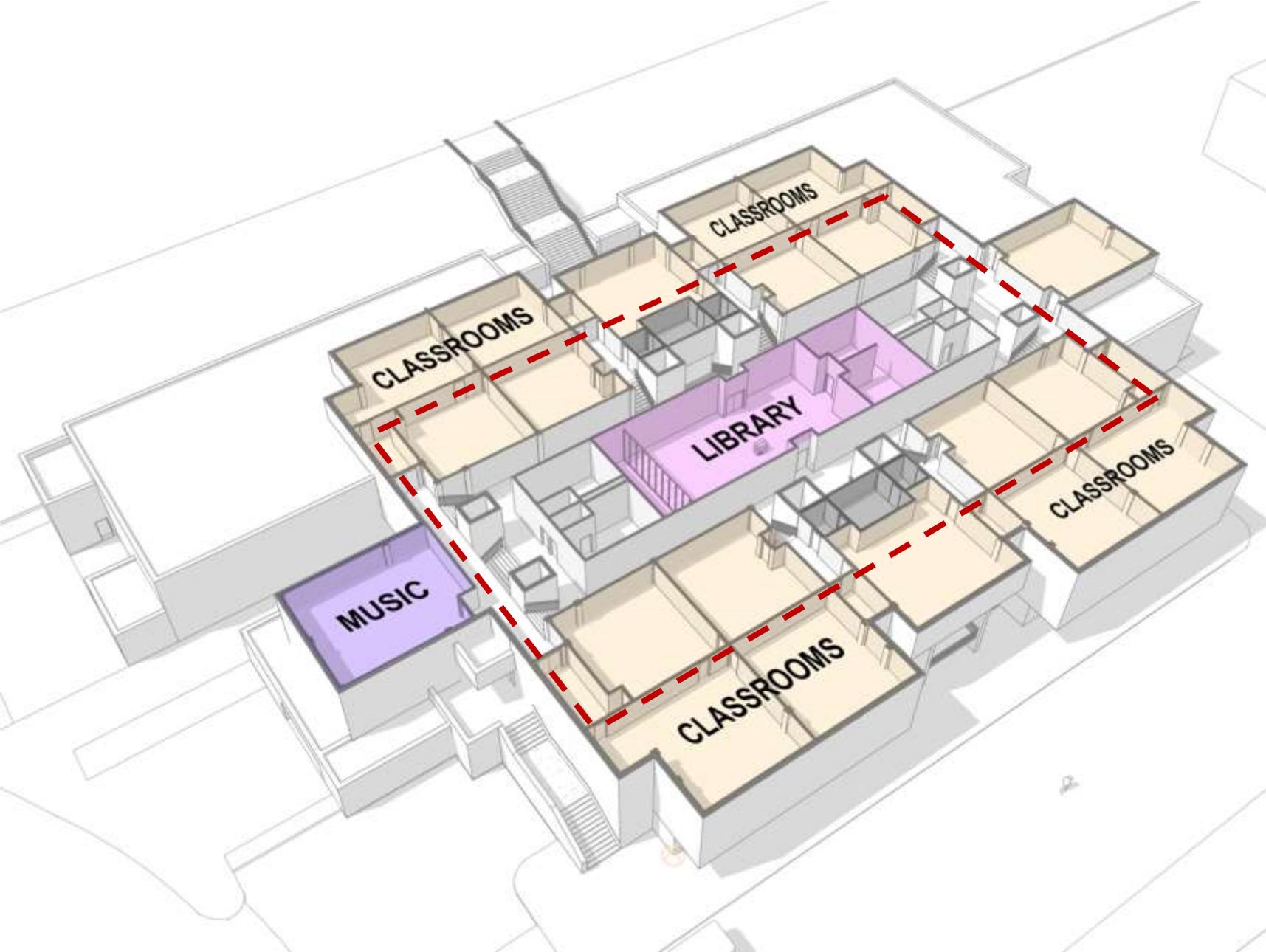
Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

1a. With Pool



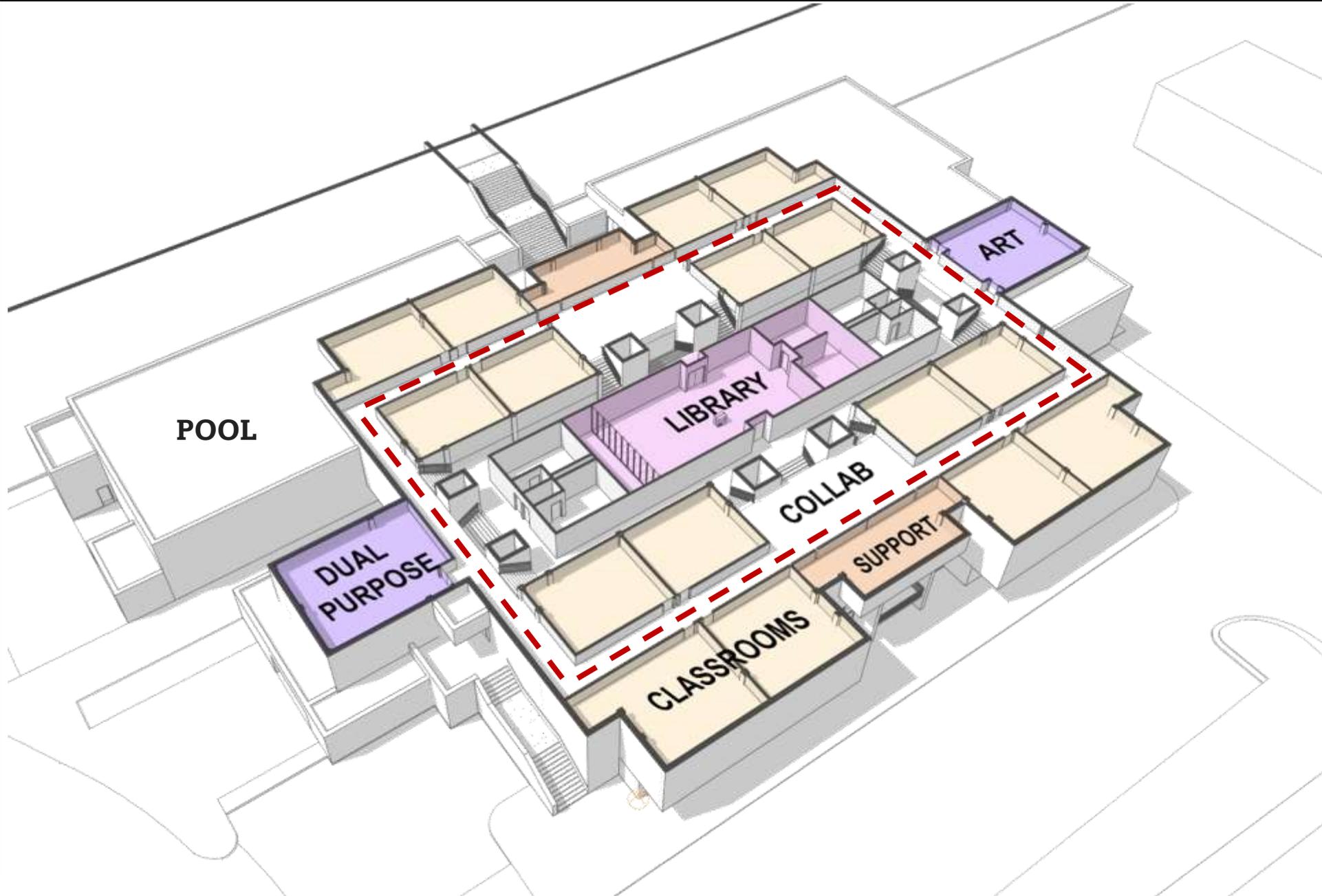
Looking at the Existing Plan

PINEY BRANCH ES FEASIBILITY STUDY





1a: Renovate Existing Building *with pool*





1a: Renovate Existing Building *with pool*





1a: Typical Classroom Floor Plan



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in All Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



1a: Renovate Existing Building *with pool*

Piney Branch Elementary School Program Comparison

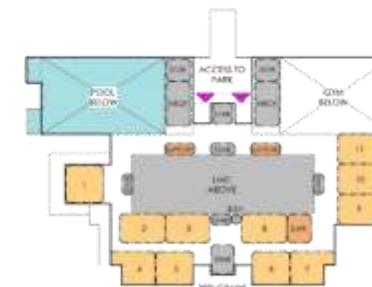
Zone / Areas	Ed Spec	Option 1A (Pool)	Variance (%)
Classrooms	27,650	25,178	-10% ▼
Support Rooms	2,420	2,553	5% ▲
Library Media Center	2,875	2,831	-2% ▼
Physical Education*	4,430	5,670	22% ▲
Multi-Purpose Room*	4,135	4,087	-1% ▼
Kitchen*	1,372	2,825	51% ▲
Administration	1,765	1,765	0% ▲
Counseling Suite	320	350	9% ▲
Staff Development Area	600	650	8% ▲
Health Services Suite	710	750	5% ▲
Staff Areas	750	744	-1% ▼
Building Support Facilities	1,885	1,936	3% ▲
Building Support Areas	600	600	0% ▲
Pool**	0	8,869	100% ▲
Total Proposed (NSF) =	49,512		
Total Options =		58,808	
Variance (%) =		18.78%	
Total Building Gross SF (BGSF) =	102,461	102,461	

Summary Findings

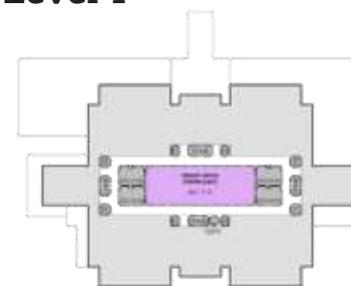
- Existing building constraints don't allow for right sizing of program
- Still contending with split level and accessibility / supervision challenges



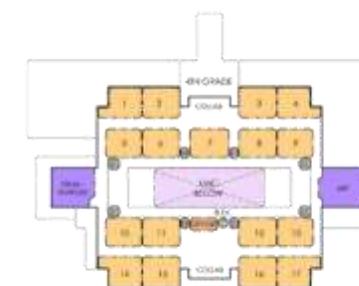
Level 1



Level 2



Level 3



Level 4

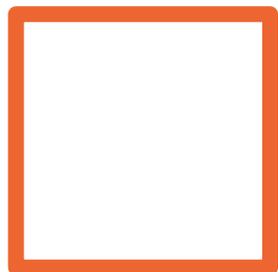
*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

** Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



Design Options

1.



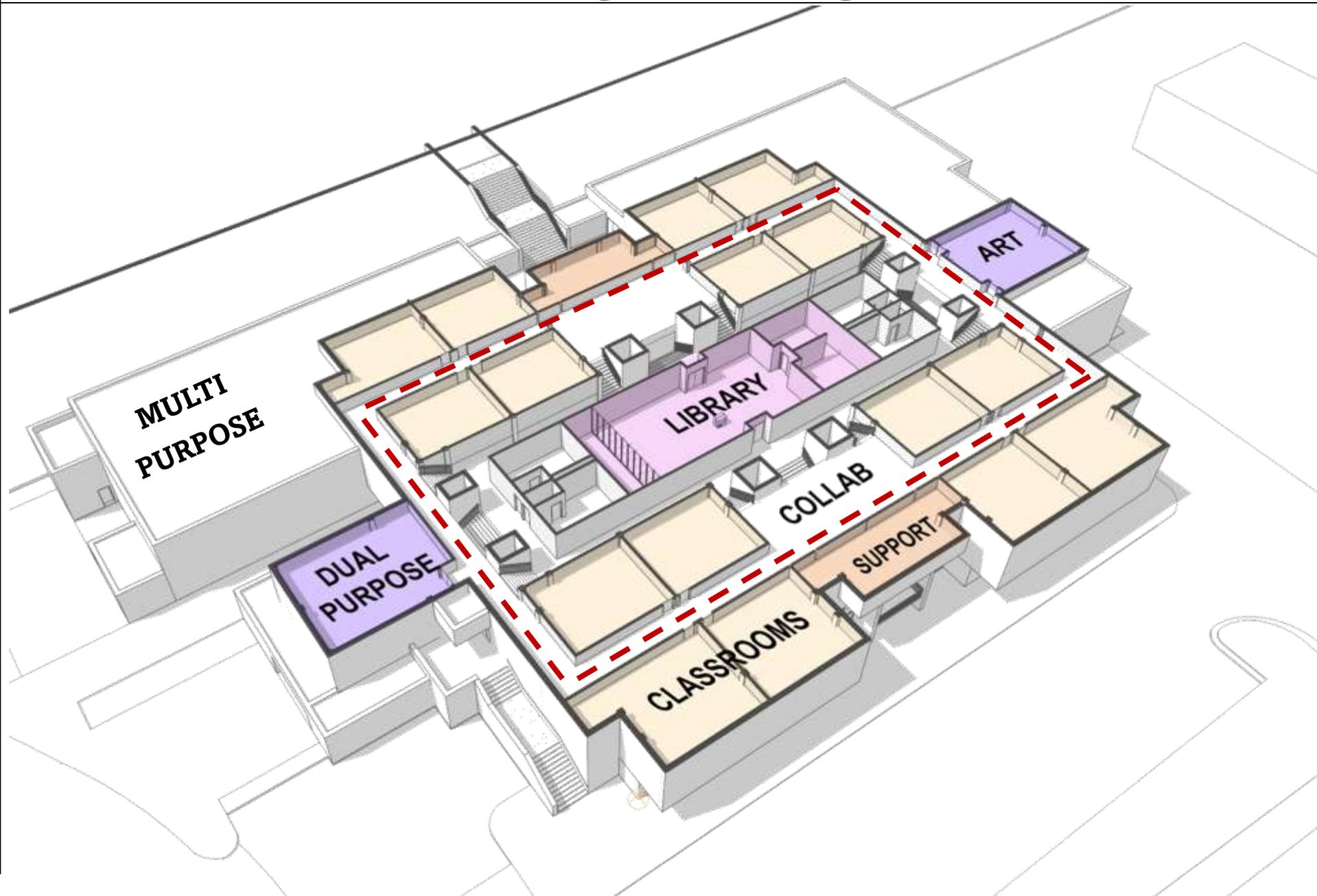
RENOVATION

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

1b. Without Pool



1b: Renovate Existing Building *without pool*





1b: Renovate Existing Building *without pool*





1b: Level 1

PINEY BRANCHES FEASIBILITY STUDY





1b: Level 2 & 3

PINEY BRANCH ES FEASIBILITY STUDY





1b: Level 4



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in All Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



1b: Renovate Existing Building *without pool*

Piney Branch Elementary School Program Comparison

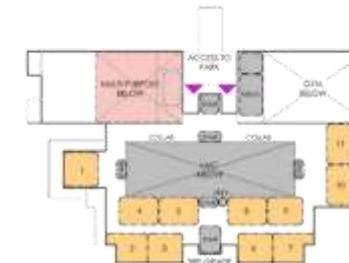
Zone / Areas	Ed Spec	Option 1B (No Pool)	Variance (%)
Classrooms	27,650	26,872	-3% ▼
Support Rooms	2,420	2,525	4% ▲
Library Media Center	2,875	2,831	-2% ▼
Physical Education*	4,430	5,872	25% ▲
Multi-Purpose Room*	4,135	4,784	14% ▲
Kitchen*	1,372	1,380	1% ▲
Administration	1,765	1,765	0% ▲
Counseling Suite	320	350	9% ▲
Staff Development Area	600	660	9% ▲
Health Services Suite	710	780	9% ▲
Staff Areas	750	763	2% ▲
Building Support Facilities	1,885	2,516	25% ▲
Building Support Areas	600	760	21% ▲
Pool**	0	0	-
Total Proposed (NSF) =	49,512		
Total Options =		51,858	
Variance (%) =		4.74%	
Total Building Gross SF (BGSF) =	102,461	102,461	

Summary Findings

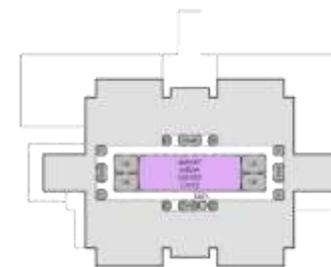
- With no pool multipurpose room can be right sized & the music/art suite can be adjacent
- Still contending with split level and accessibility / supervision challenges



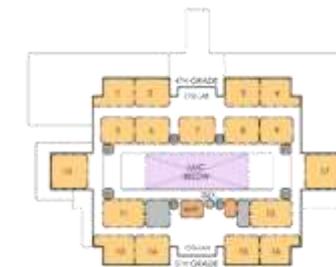
Level 1



Level 2



Level 3



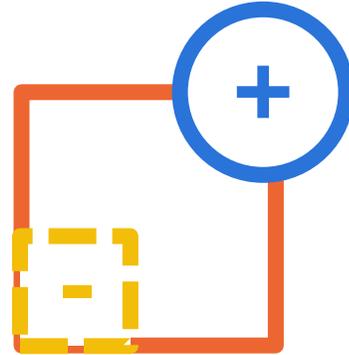
Level 4

*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

** Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



2.



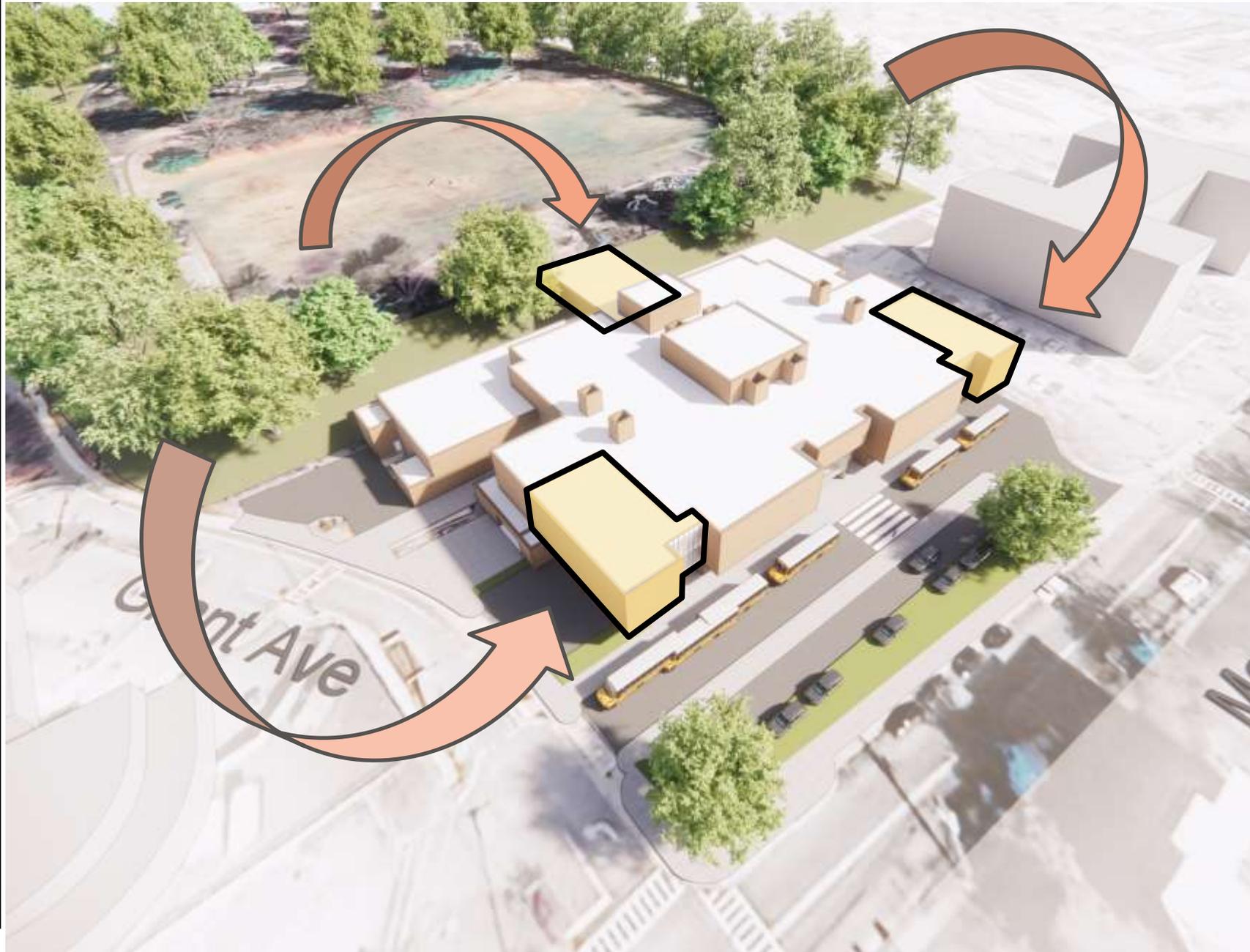
RENOVATION
SMALL DEMO
SMALL ADDITION

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

2b. Without Pool



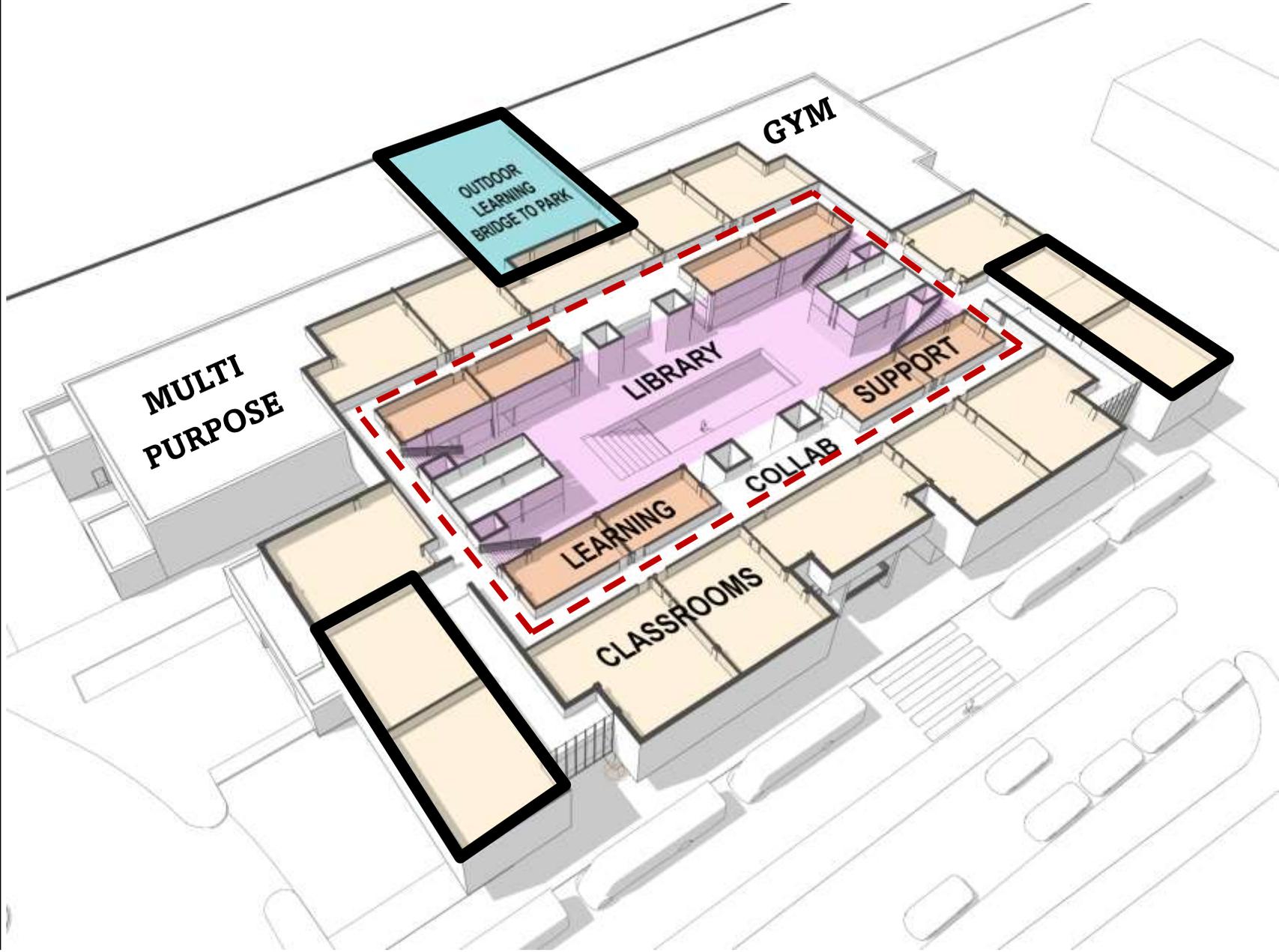
2b: Renovate + Smaller Addition *without pool*





2b: Renovate + Smaller Addition *without pool*

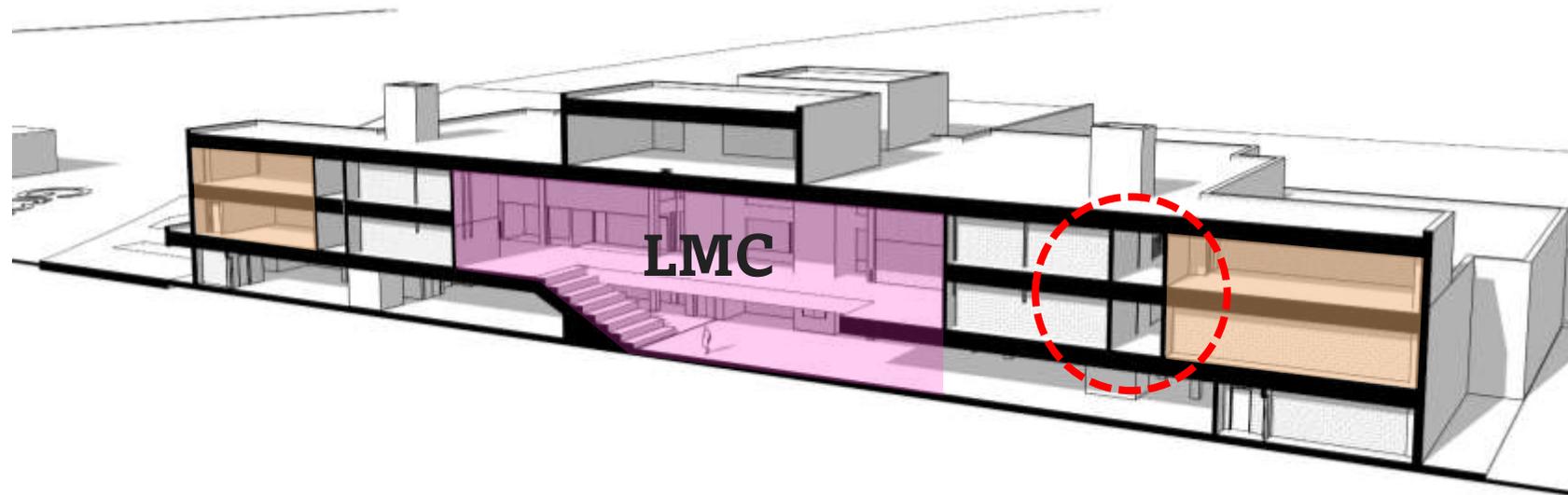
PINEY BRANCH ES FEASIBILITY STUDY



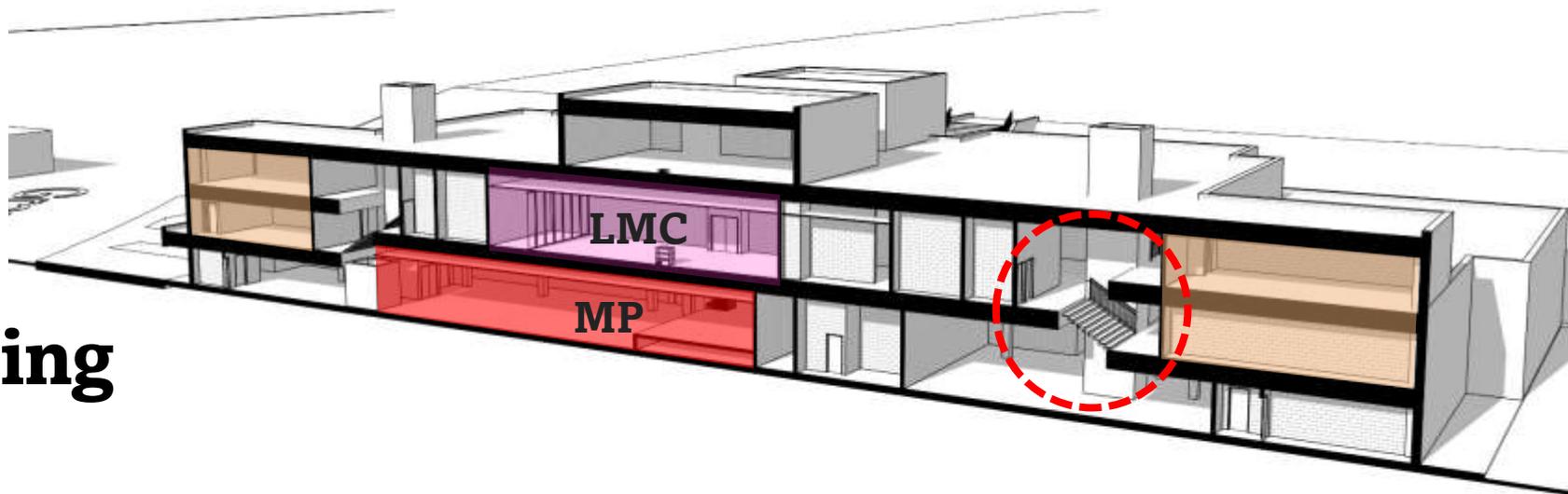


2b: Renovate + Smaller Addition *without pool*

2b



Existing





2b: Level 1

PINEY BRANCH ES FEASIBILITY STUDY





2b: Level 2

PINEY BRANCH ES FEASIBILITY STUDY





2b: Level 3



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



2b: Renovate + Smaller Addition *without pool*

Piney Branch Elementary School Program Comparison

Zone / Areas	Ed Spec	Option 2B (No Pool)	Variance (%)
Classrooms	27,650	28,444	3%▲
Support Rooms	2,420	2,536	5%▲
Library Media Center	2,875	3,262	12%▲
Physical Education*	4,430	5,350	17%▲
Multi-Purpose Room*	4,135	4,596	10%▲
Kitchen*	1,372	1,380	1%▲
Administration	1,765	1,828	3%▲
Counseling Suite	320	350	9%▲
Staff Development Area	600	650	8%▲
Health Services Suite	710	750	5%▲
Staff Areas	750	800	6%▲
Building Support Facilities	1,885	3,134	40%▲
Building Support Areas	600	723	17%▲
Pool**	0	0	-
Total Proposed (NSF) =	49,512		
Total Options =		53,803	
Variance (%) =		8.67%	
Total Building Gross SF (BGSF) =	102,461	-	

Summary Findings

- The split level is removed, and the library becomes easily accessible on Levels 1, 2, & 3
- Restrooms are stacked on Level's 2 & 3 and easily supervised



Level 1



Level 2



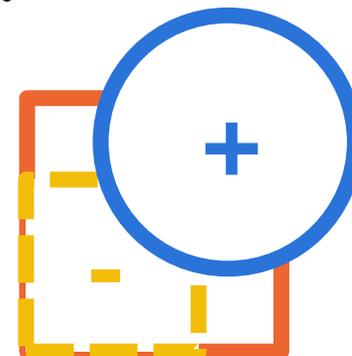
Level 3

*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

** Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



3.



RENOVATION
LARGE DEMO
LARGE ADDITION

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

3a. With Pool



3a: Renovate + Larger Addition *with pool*





3a: Level 1

PINEY BRANCH ES FEASIBILITY STUDY





3a: Level 2

PINEY BRANCH ES FEASIBILITY STUDY





3a: Level 3

PINEY BRANCH ES FEASIBILITY STUDY





3a: Level 4



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



3a: Renovate + Larger Addition *with pool*

Piney Branch Elementary School Program Comparison

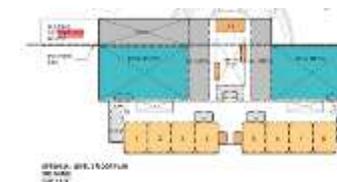
Zone / Areas	Ed Spec	Option 3A (Pool)	Variance (%)
Classrooms	27,650	28,600	3%▲
Support Rooms	2,420	2,480	2%▲
Library Media Center	2,875	3,175	9%▲
Physical Education*	4,430	6,226	29%▲
Multi-Purpose Room*	4,135	4,301	4%▲
Kitchen*	1,372	1,437	5%▲
Administration	1,765	1,883	6%▲
Counseling Suite	320	320	0%▲
Staff Development Area	600	600	0%▲
Health Services Suite	710	710	0%▲
Staff Areas	750	750	0%▲
Building Support Facilities	1,885	1,885	0%▲
Building Support Areas	600	600	0%▲
Pool**	0	8,291	100%▲
Total Proposed (NSF) =	49,512		
Total Options =		61,258	
Variance (%) =		23.72%	
Total Buidling Gross SF (BGSF) =	102,461	98,622	

Summary Findings

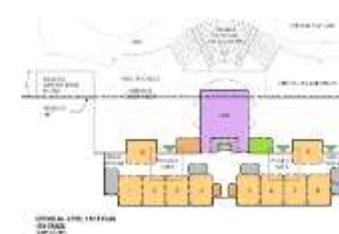
- Gross SF variance is driven by large mechanical spaces serving existing pool & gym at level 2
- 65 parking spots (48% increase)



Level 1



Level 2



Level 3



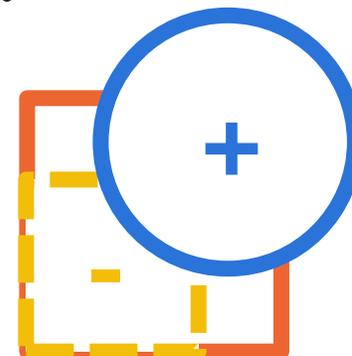
Level 4

*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

** Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



3.



RENOVATION
LARGE DEMO
LARGE ADDITION

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

3b. Without Pool



3b: Renovate + Larger Addition *without pool*

PINEY BRANCH ES FEASIBILITY STUDY





3b: Level 1

PINEY BRANCH ES FEASIBILITY STUDY





3b: Level 2

PINEY BRANCH ES FEASIBILITY STUDY





3b: Level 3

PINEY BRANCH ES FEASIBILITY STUDY



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Upgrade Classrooms Per Ed Spec
- Library as Heart of the School
- Install Efficient Building Systems
- Repair Leaky Pipes
- Upgrades Per Code / Regulations
- Replace Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



3b: Renovate + Larger Addition *without pool*

Piney Branch Elementary School Program Comparison

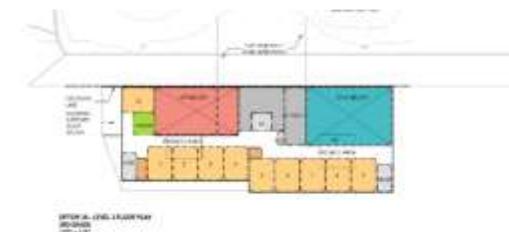
Zone / Areas	Ed Spec	Option 3B (No Pool)	Variance (%)
Classrooms	27,650	28,662	4%▲
Support Rooms	2,420	2,400	-1%▼
Library Media Center	2,875	2,865	-0%▼
Physical Education*	4,430	6,642	33%▲
Multi-Purpose Room*	4,135	4,343	5%▲
Kitchen*	1,372	1,350	-2%▼
Administration	1,765	1,765	0%▲
Counseling Suite	320	320	0%▲
Staff Development Area	600	600	0%▲
Health Services Suite	710	710	0%▲
Staff Areas	750	750	0%▲
Building Support Facilities	1,885	1,885	0%▲
Building Support Areas	600	600	0%▲
Pool**	0	0	-
Total Proposed (NSF) =	49,512		
Total Options =		52,892	
Variance (%)=		6.83%	
Total Buidling Gross SF (BGSF) =	102,461	78,783	

Summary Findings

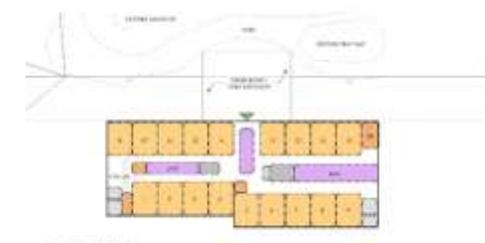
- The elimination of the pool allows for a 3 story scheme much closer to the ed spec square footages
- 80 parking spots (81% increase)



Level 1



Level 2



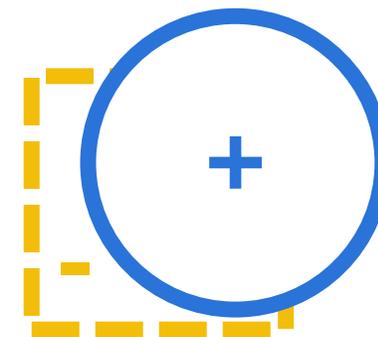
Level 3

*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

** Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



4.



**NO RENO
COMPLETE DEMO
NEW SCHOOL**

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

4a. With Pool



4a: Build New *with pool*





4a: Level 1

PINEY BRANCHES FEASIBILITY STUDY





4a: Level 2

PINEY BRANCH ES FEASIBILITY STUDY





4a: Level 3

PINEY BRANCH ES FEASIBILITY STUDY





4a: Level 4



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Classrooms Per Ed Spec
- Library as Heart of the School
- New Efficient Building Systems
- New Efficient Pipes
- Per Code / Regulations
- New Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



4a: Build New *with pool*

Piney Branch Elementary School Program Comparison

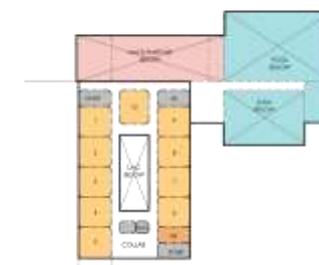
Zone / Areas	Ed Spec	Option 4A (Pool)	Variance (%)
Classrooms	27,650	27,605	-0% ▼
Support Rooms	2,420	2,423	0% ▲
Library Media Center	2,875	2,734	-5% ▼
Physical Education*	4,430	4,445	0% ▲
Multi-Purpose Room*	4,135	4,462	7% ▲
Kitchen*	1,372	1,372	0% ▲
Administration	1,765	1,777	1% ▲
Counseling Suite	320	320	0% ▲
Staff Development Area	600	600	0% ▲
Health Services Suite	710	710	0% ▲
Staff Areas	750	750	0% ▲
Building Support Facilities	1,885	1,887	0% ▲
Building Support Areas	600	680	12% ▲
Pool**	0	7,452	100% ▲
Total Proposed (NSF) =	49,512		
Total Options =		57,217	
Variance (%) =		15.56%	
Total Building Gross SF (BGSF) =	102,461	80,743	

Summary Findings

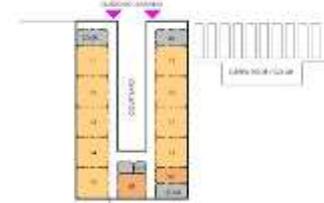
- Right sized program
- Entrance off Grant Ave with generous public plaza
- 58 parking spots (32% increase)



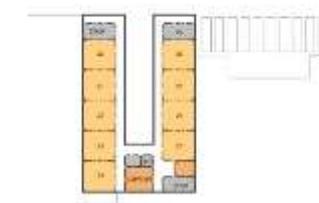
Level 1



Level 2



Level 3



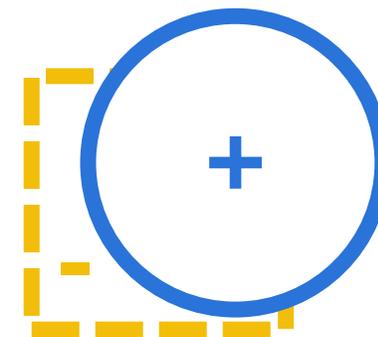
Level 4

*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

** Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



4.



**NO RENO
COMPLETE DEMO
NEW SCHOOL**

Code Compliance
Spec Compliance
Systems Upgrades
Security Upgrades

4b. Without Pool



4b: Build New *without pool*





4b: Level 1





4b: Level 2

PINEY BRANCH ES FEASIBILITY STUDY





4b: Level 3

PINEY BRANCH ES FEASIBILITY STUDY





4b: Level 4



- Safer Drop-off / Pick-up
- Safer Pedestrian Site Circulation
- More Parking / Accessible Parking
- More Secure Entrance
- Accessible Access to Playground
- Accessible Access Throughout
- Clear Circulation Inside School
- Natural Light in *All* Classrooms
- Classrooms Per Ed Spec
- Library as Heart of the School
- New Efficient Building Systems
- New Efficient Pipes
- Per Code / Regulations
- New Windows / Doors / Roof
- Maintain Access to a Pool
- Update Pool Equipment



4b: Build New *without pool*

Piney Branch Elementary School Program Comparison

Zone / Areas	Ed Spec	Option 4B (No Pool)	Variance (%)
Classrooms	27,650	27,611	-0% ▼
Support Rooms	2,420	2,460	2% ▲
Library Media Center	2,875	2,852	-1% ▼
Physical Education*	4,430	4,778	7% ▲
Multi-Purpose Room*	4,135	4,142	0% ▲
Kitchen*	1,372	1,406	2% ▲
Administration	1,765	1,770	0% ▲
Counseling Suite	320	325	2% ▲
Staff Development Area	600	600	0% ▲
Health Services Suite	710	725	2% ▲
Staff Areas	750	750	0% ▲
Building Support Facilities	1,885	1,954	4% ▲
Building Support Areas	600	680	12% ▲
Pool**	0	0	-
Total Proposed (NSF) =	49,512		
Total Options =		50,053	
Variance (%) =		1.09%	
Total Buidling Gross SF (BGSF) =	102,461	69,384	

Summary Findings

- Right sized program
- 72 parking spots (64 % increase)



*When utilizing the existing footprint of the gym/multi-purpose/platform/kitchen (shown with BOLD text). Existing footprint is oversized compared to the proposed program.

** Existing pool footprint is being maintained (shown with BOLD text). Pool scope is not part of proposed program.



Questions

1. How effectively (1-10) does this solution serve the community? Why?
2. How effectively (1-10) does this solution serve teachers and students? Why?



RENOVATION

- 1a. With Pool
- 1b. Without Pool



RENOVATION SMALL DEMO SMALL ADDITION

- 2a. N/A
- 2b. Without Pool



RENOVATION LARGE DEMO LARGE ADDITION

- 3a. With Pool
- 3b. Without Pool



NO RENO COMPLETE DEMO NEW SCHOOL

- 4a. With Pool
- 4b. Without Pool

THANK YOU
QUESTIONS?

