

TWINBROOK ELEMENTARY SCHOOL FEASIBILITY STUDY

COMMUNITY MEETING 1
MONTGOMERY COUNTY PUBLIC SCHOOLS
MAY 20, 2025



COOPER CARRY



AGENDA

1. Introductions
2. What is a Feasibility Study?
3. Process & Timeline
4. Next Steps

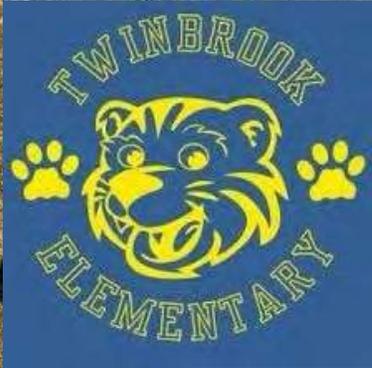


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INTRODUCTIONS



WHAT IS A FEASIBILITY STUDY?



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.

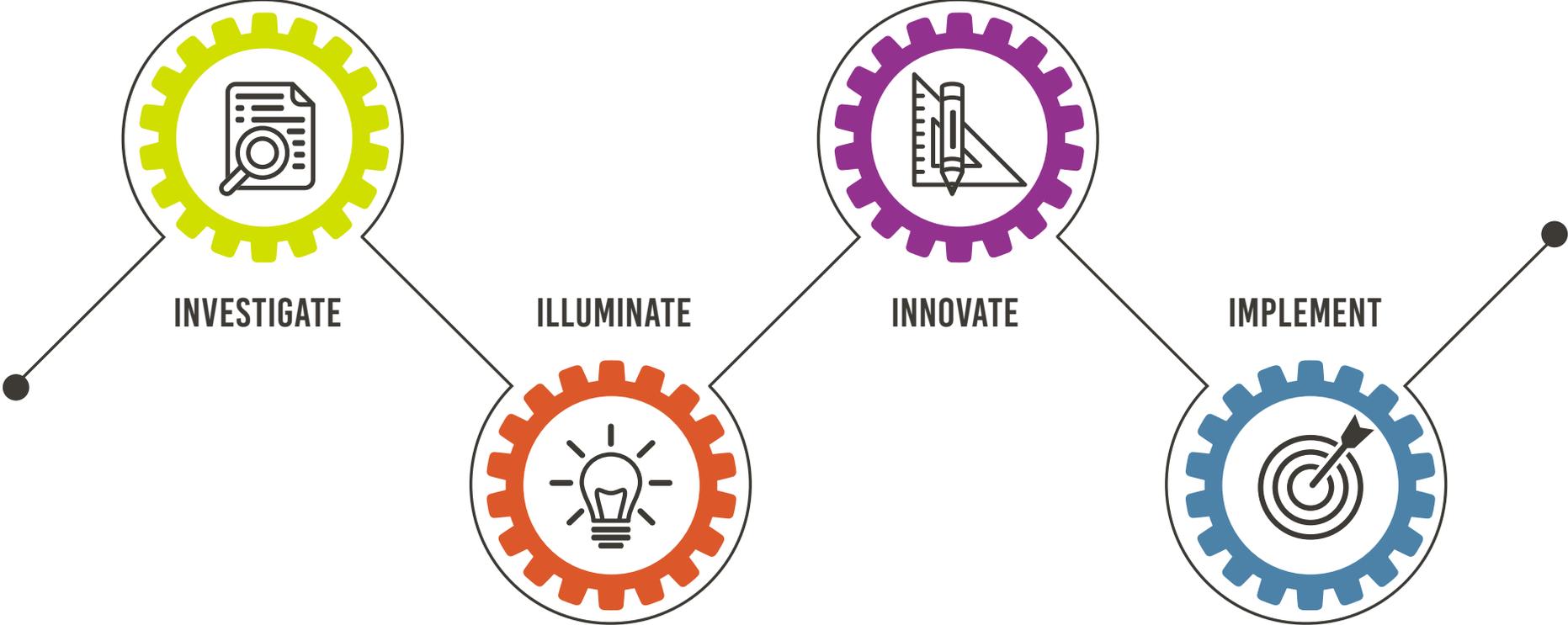




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PROCESS & TIMELINE

FEASIBILITY PROCESS



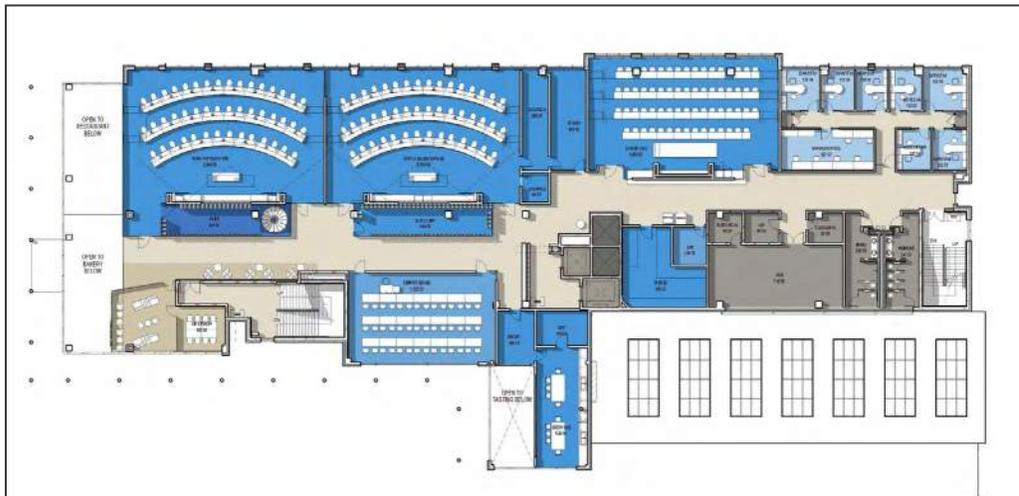


PHASE 1: INVESTIGATE

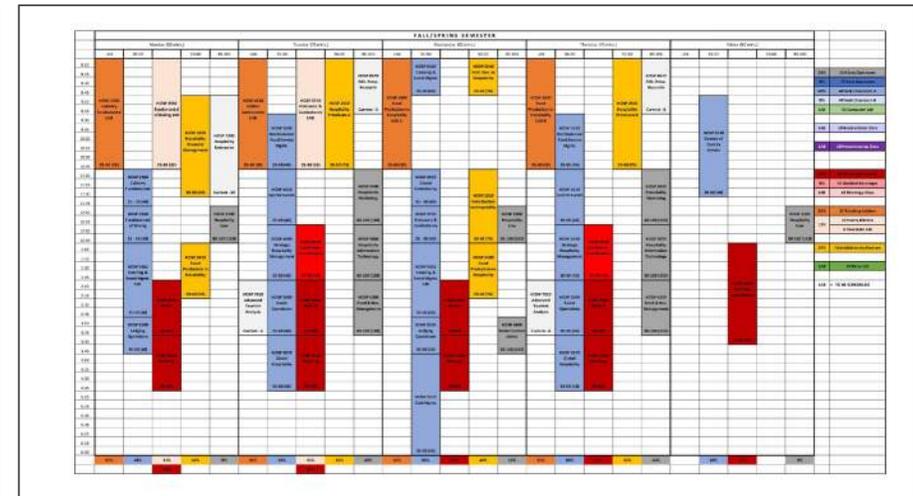
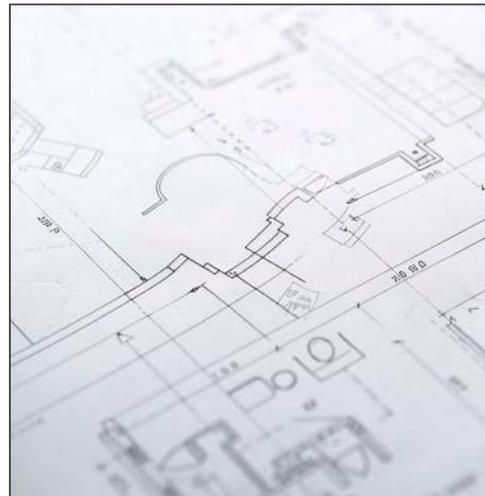
Process:

- Define vision, goals, principles, objectives, and milestones.
- Gather and analyze data on building use, pedagogy, teaching strategies, site dynamics, and sustainability

**OUR APPROACH IS BUILT
UPON A SYSTEMATIC
UNDERSTANDING OF YOUR
SITE & COMMUNITY**



PEDAGOGY ALIGNMENT ANALYSIS



SPACE UTILIZATION ANALYSIS

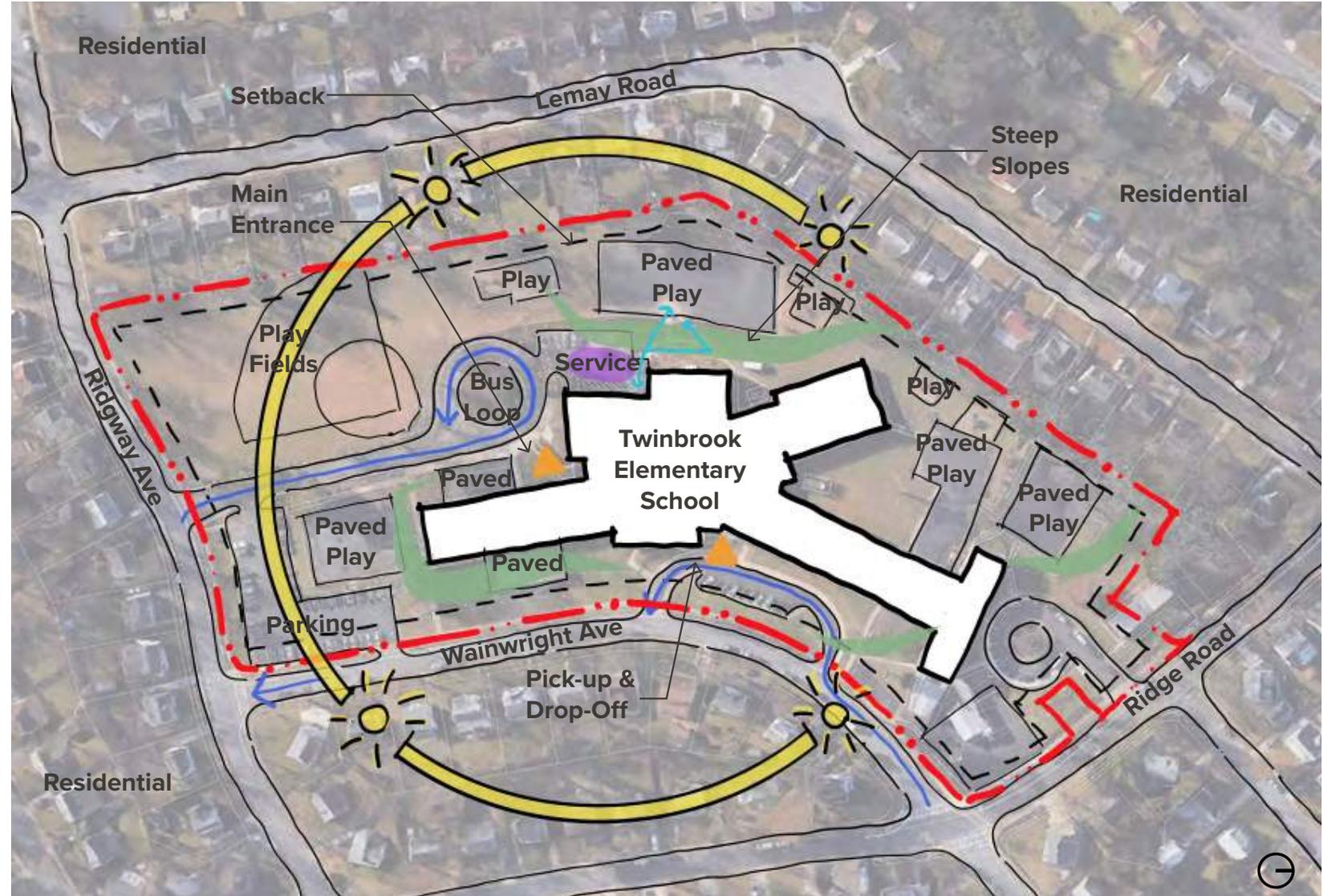


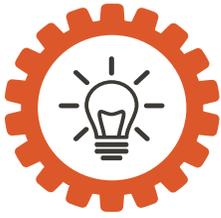
PHASE 1 - INVESTIGATE:

TWINBROOK ELEMENTARY SCHOOL

Observations:

- Circulation
- Main Entrance
- Adjacencies





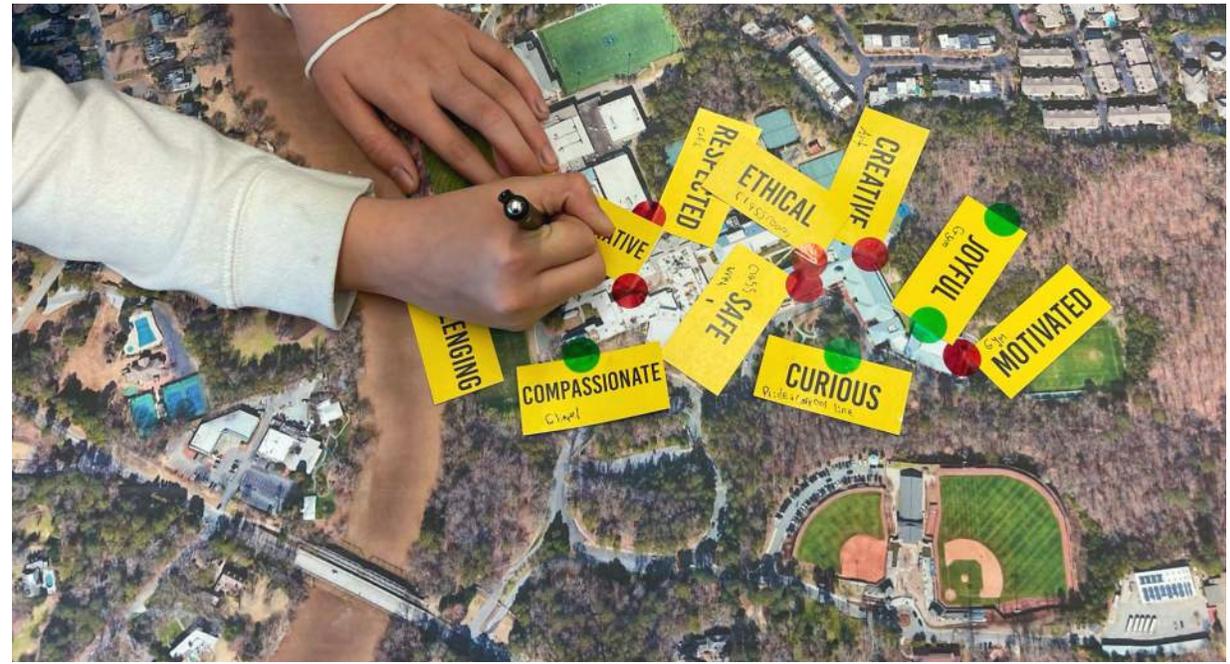
PHASE 2: ILLUMINATE

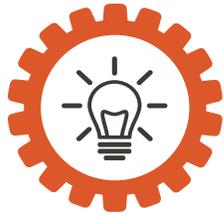
Community Engagement

- Students
- MCPS Staff
- Community Members, PTA

Idea Creation

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





PHASE 2 - ILLUMINATE:
TWINBROOK ELEMENTARY SCHOOL



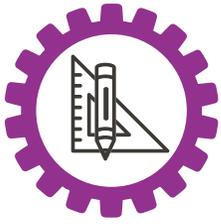
COMMUNITY SCHOOLS
MONTGOMERY COUNTY PUBLIC SCHOOLS



**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
 Herndon Elementary School is an existing school within Fairfax County Public Schools (FCPS). The existing school is currently over capacity. Member ES capacities are as follows:

- Current membership: 784
- Existing program capacity: 1,020
- Existing design capacity: 1,242 (includes modular and 2 trailers)
- 2021 ES Spec Capacity: 1,040
- Proposed design capacity: 1,950

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

The existing building sits on an approximately 13.9 acre site in the Town of Herndon, Virginia. The building is a 2-story, 528,000 sq ft structure constructed in multiple phases between 1967 and 1987. The building is currently over capacity. The proposed renovation and expansion will add approximately 88,000 sq ft, not including modular classroom additions. The existing building will add approximately 25,000 sq ft to include the new addition.

The existing building will be redesigned to meet educational specifications required for all new systems, features, and updated layout as needed. The proposed renovation and expansion will include the following: new site assembly, accessibility, new roof assembly, windows and door replacement, and repair of deteriorating exterior masonry.

Site improvements include circulation, parking, site features, and drainage. The existing parking lot is currently over capacity. The proposed renovation and expansion will include the following: new site assembly, accessibility, new roof assembly, windows and door replacement, and repair of deteriorating exterior masonry.

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All construction will be completed through strategic phasing that will allow continued operation of the school and minimize costs for additional relocatable classrooms.

HISTORY AND APPROACH
 Herndon Elementary School opened in 1961 when Fairfax County Public Schools was in its early stages of development. As a result of NAACP's legal pressure in 1954 to desegregate schools, Herndon Elementary School admitted three African American students in 1963 and twenty-one more in 1964. Herndon Elementary School, and the rest of large, three-story evolved into a very costly and inefficient design process.

Herndon was the first elementary school in Fairfax County to offer French Immersion (1985-86). Due to the changing demographics, the Fairfax-Inverness Foreign Language School was established in 1987. Herndon Elementary School was later converted to the Twin-Way Spanish Immersion program, which is still in effect.

These schematic design options are prepared 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. BOILERS

4. Space Heating and Cooling
 a. Educational Spaces - Spikes 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



HEATING, VENTILATING, AIR CONDITIONING - NEW WORK
 1. Instructional Spaces

DESIGN OPTIONS



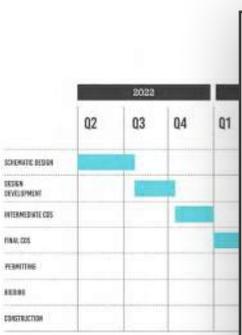
OPTION 1

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 (easy access to classrooms)
- 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



PROPOSED IMPLEMENTATION SCHEDULE

Activity	Start	End	Duration
SCHEMATIC DESIGN	02/01/22	04/30/22	90 Days
DESIGN DEVELOPMENT	05/01/22	07/31/22	90 Days
INTERIM/CONCEPTS	08/01/22	09/30/22	60 Days
FINAL COST	10/01/22	10/31/22	30 Days
PERMITTING	11/01/22	11/30/22	30 Days
MEANS	12/01/22	12/31/22	30 Days
CONSTRUCTION	01/01/23	06/30/23	180 Days

COST ESTIMATE

Revision 2 Option 2 Rough Order Changes

Report: Progress Cost Report
 Project: Herndon Elementary School
 Location: Fairfax, Virginia
 Plans Dated: May 31, 2022

Status: Schematic Design
 Client: Cooper Cary
 Owner/Entity: Fairfax County Public Schools

Prep by: gsc/tmv
 Checked by: jalsm
 D&S Job no.: 2022069

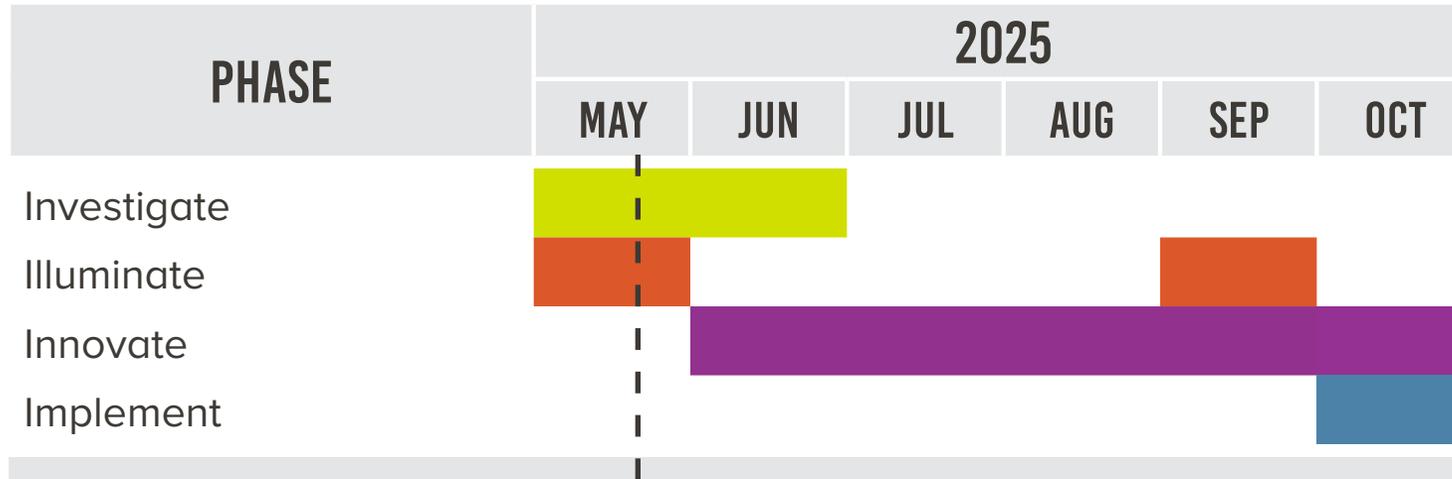
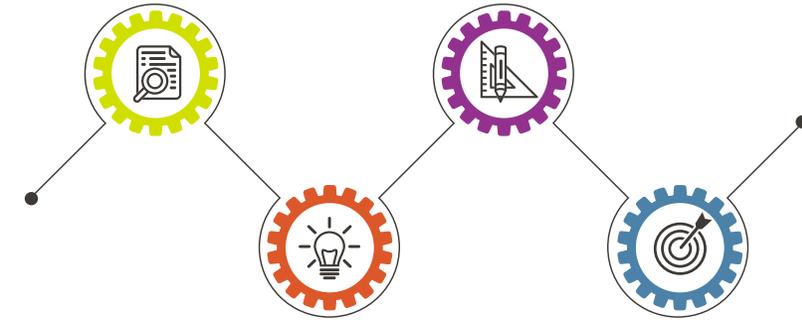
Date [subm]: June 13, 2022
 Date [run]:
 Revised: July 6, 2022

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Category	Quantity	Unit	Assess UG	Material	Material	Labor	Labor	Cost Loaded	Equipment	Extension	Equipment	Taxes & Fees
Revised Option 2 Rough Order of Magnitude												
Addition								\$372.34		\$16,492,341		
Renovation								\$256.80		\$20,173,864		
Sitework										\$3,254,074		
Subtotal										\$39,920,279		
Design Contingency	10.00%									\$3,992,028		
Subtotal										\$43,912,307		
Escalation to Mid-Point	18.33%									\$8,050,590		
Subtotal										\$51,962,896		
Local Tax	0.16%									\$83,141		
Total Hard Construction Costs - Option 2 Revised										\$423.64		\$52,046,037

Project Summary

TIMELINE



↑
We are here

Key Dates:

- Community Meeting #2 - June 2, 2025 @ 5:00pm; Virtual: see link below
- Community Meetings #3 & #4 - dates TBD



QR code to join Community Meeting #2



4 NEXT STEPS

TABLE 1

Welcome! We can't wait to design with you!

¡Bienvenido! ¡Estamos listos para diseñar contigo!



1. Sign the sign in sheet.
Firma la hoja de registro.
2. Share your name and role.
Comparta tu nombre y tu papel.
3. Share your ideas at each table.
Comparte tus ideas en cada mesa.



Legacy Station
Inspiración y futuro

X



Your Current School
Tu Escuela Actual



Indoor & Outdoor Spaces
Espacios interiores y exteriores



Campus Character & Culture Station
Carácter del Campus y Estación de Cultura



School Activities
Actividades de Escuela



Let's go to School
Vamos a la escuela



Q & A