

TWINBROOK ELEMENTARY SCHOOL FEASIBILITY STUDY

CITY OF ROCKVILLE / MAYOR AND CITY COUNCIL MEETING
MONTGOMERY COUNTY PUBLIC SCHOOLS
OCTOBER 6, 2025



COOPER CARRY



AGENDA

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



1

INTRODUCTIONS

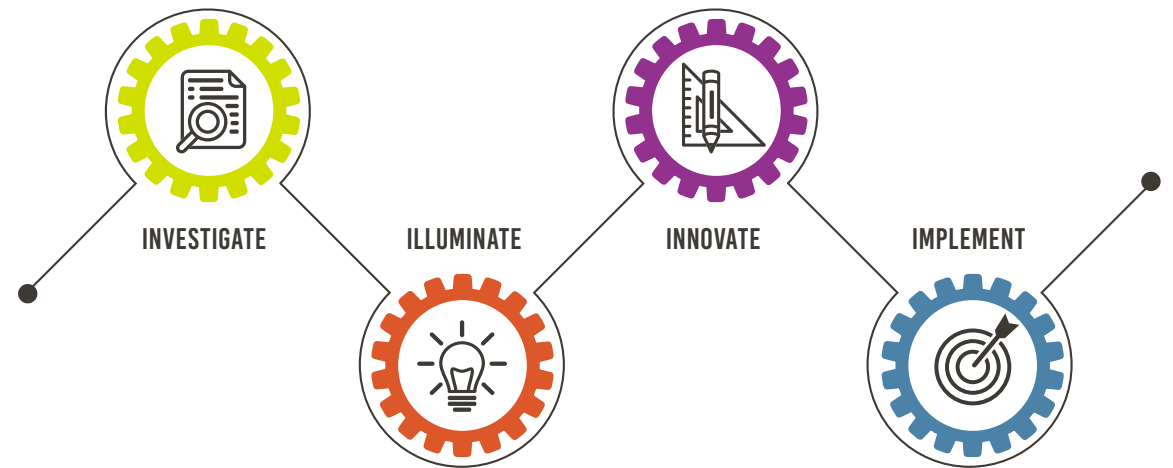


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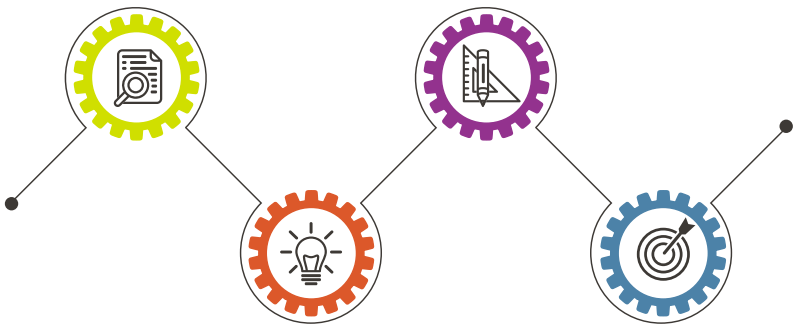
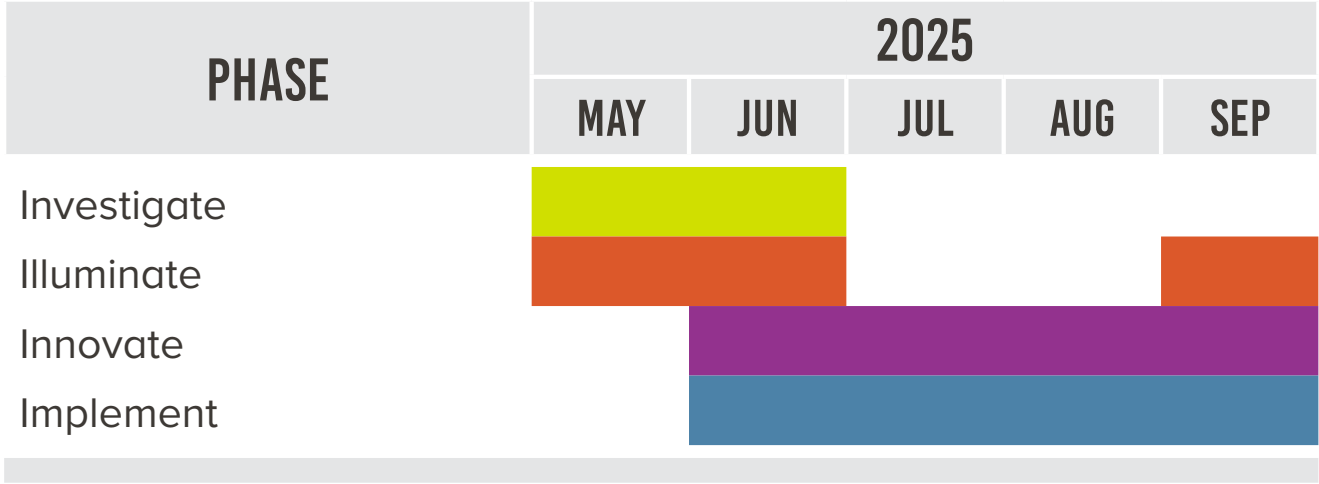
PROCESS & TIMELINE



FEASIBILITY STUDY



TIMELINE



KEY DATES:

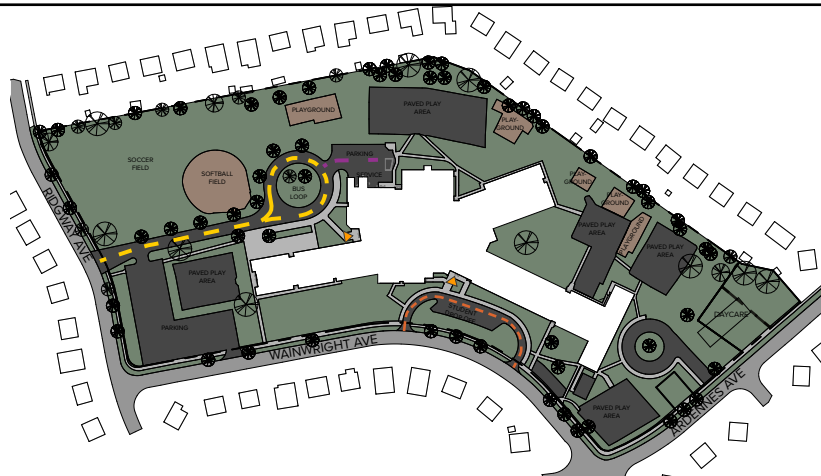
- Community Meeting #1 was held on May 20
- Staff Meeting was held on May 27
- Community Meeting #2 was held on June 2
- Community Meeting #3 was held on June 27
- Community Meeting #4 was held on September 16



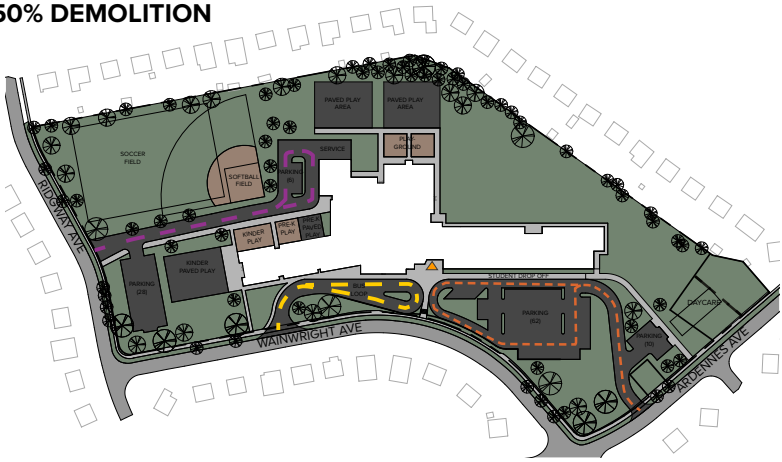
3 PROPOSED CONCEPTS

FOUR APPROACHES

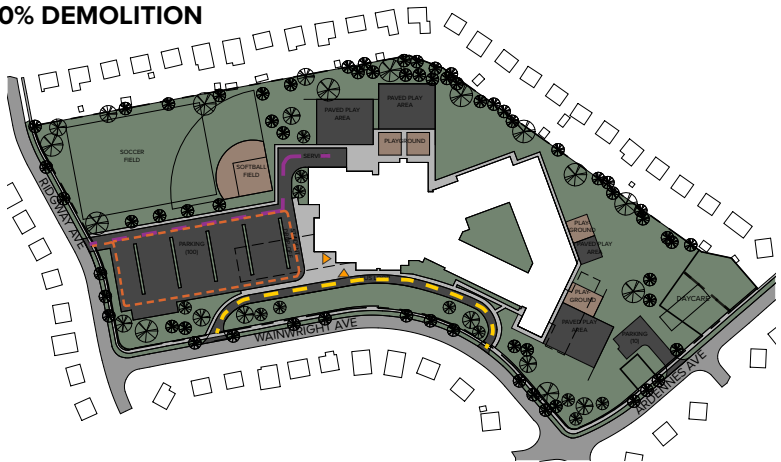
OPTION 1 - RENEWAL



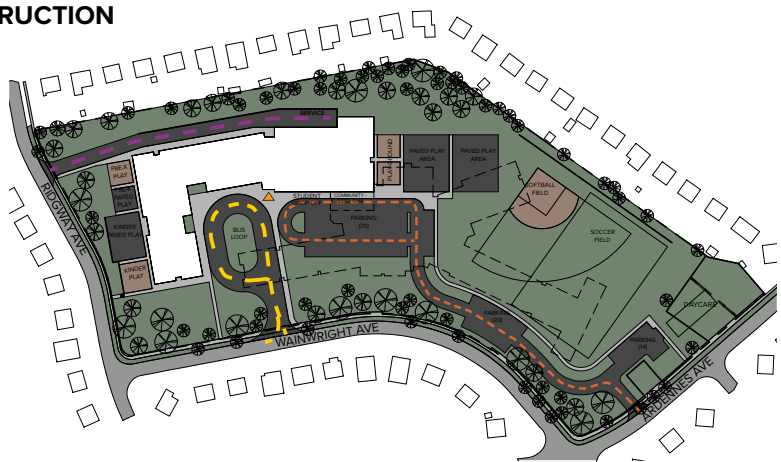
OPTION 3 - MORE THAN 50% DEMOLITION



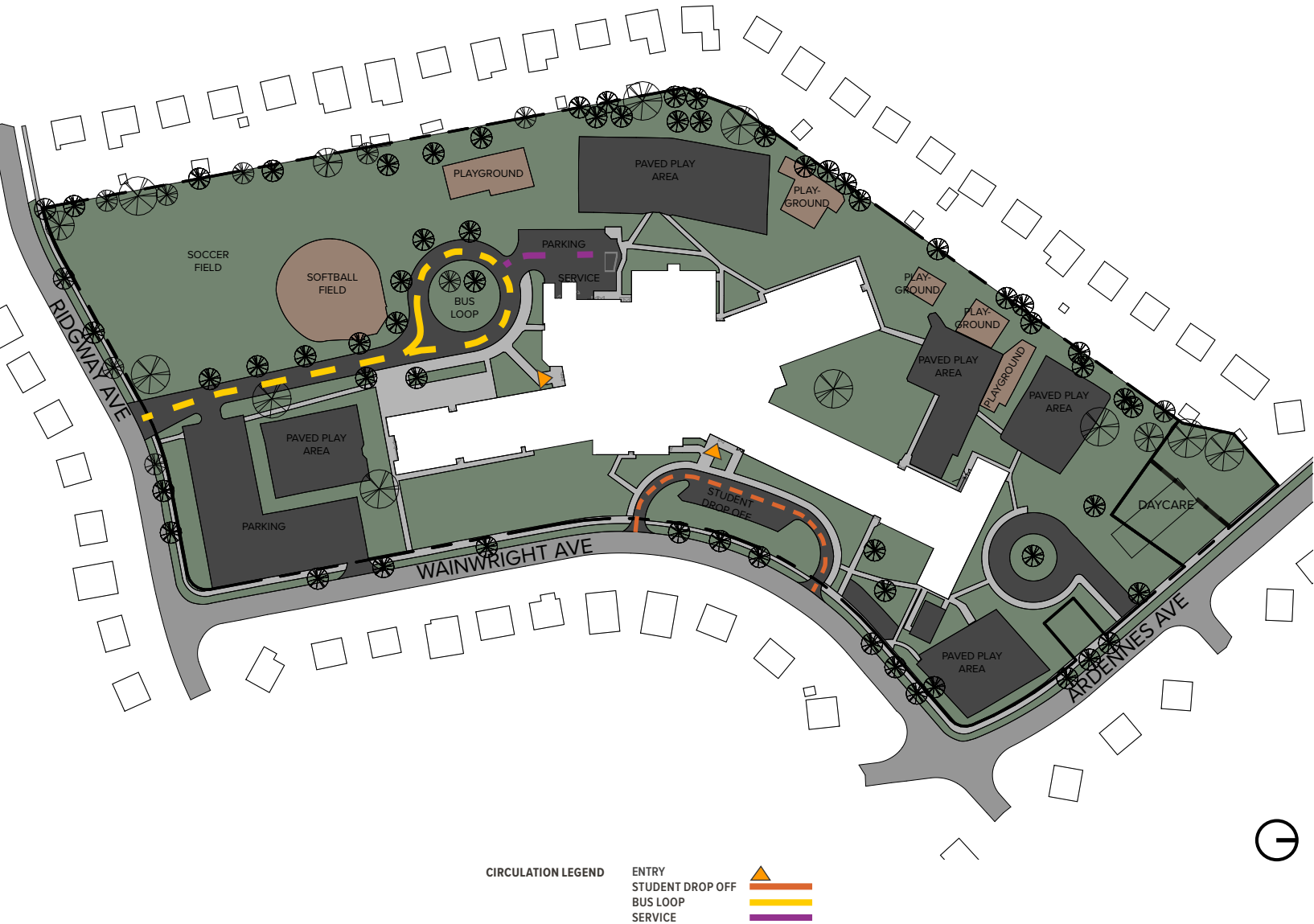
OPTION 2 - LESS THAN 50% DEMOLITION



OPTION 4 - NEW CONSTRUCTION

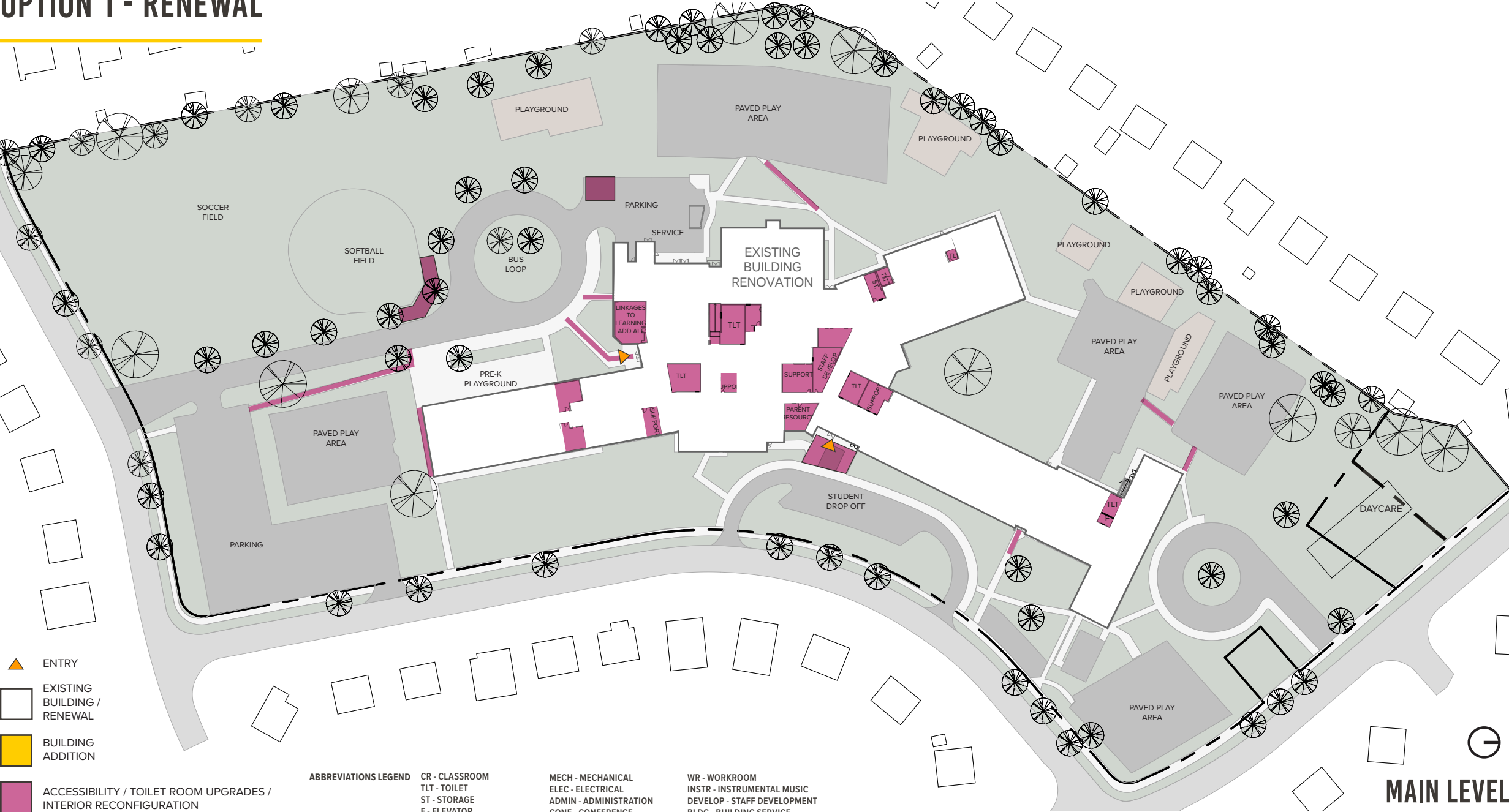


OPTION 1 - RENEWAL SUMMARY

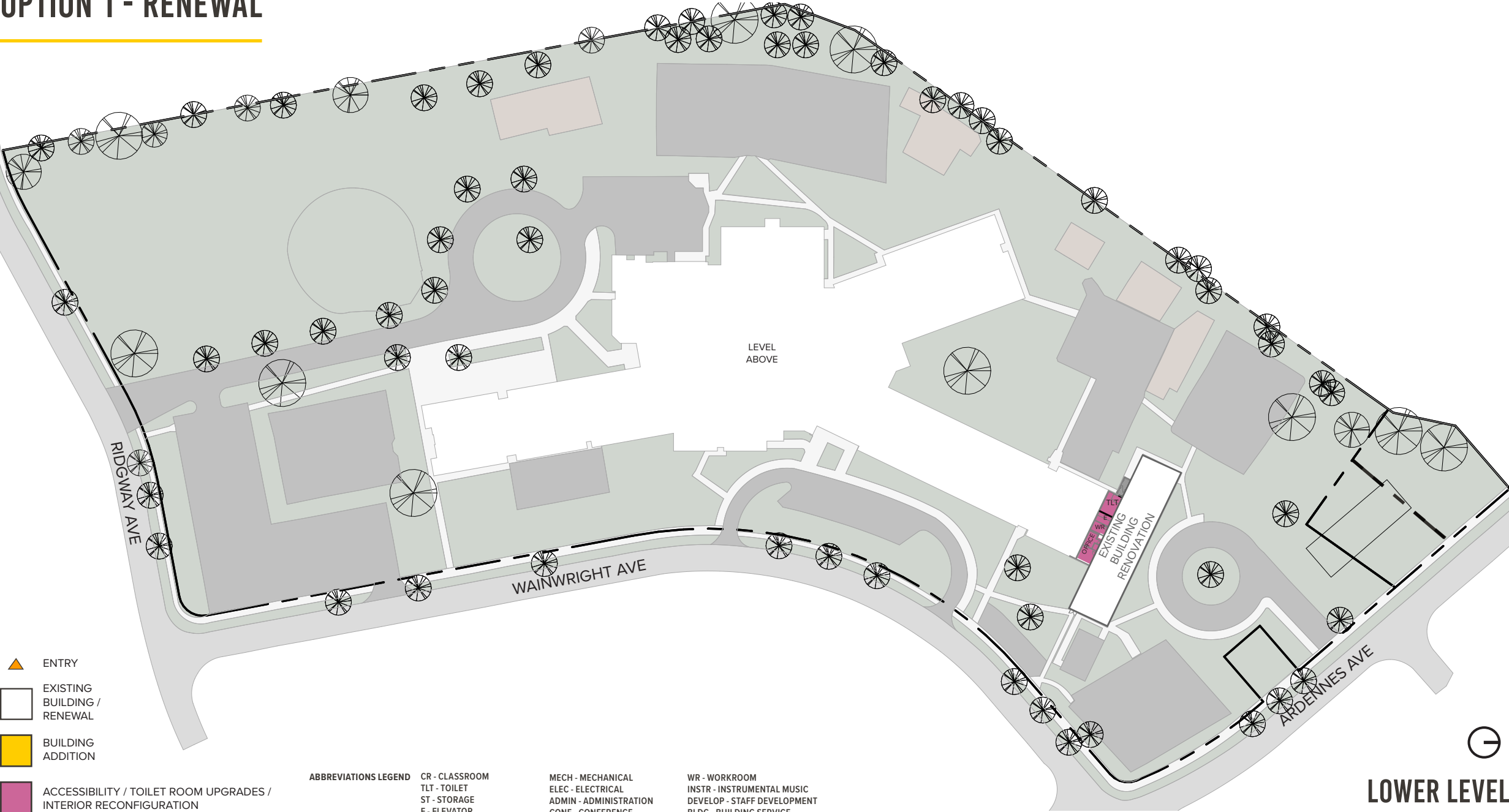


	Option 1 - Renewal
AREA SUMMARY	70,750 GSF - Renewal 7,948 GSF - Renovation 69% - Gross Efficiency
SCOPE	• Building Renovation • New Elevator • Electrical & Plumbing system replacement • Renovate finishes • Gender Neutral Restroom upgrade • Accessibility Standard renovations for site and building • Maintain location of play areas and fields • Maintain location of parking, car and bus drop offs.

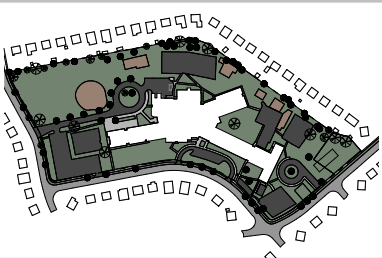
OPTION 1 - RENEWAL



OPTION 1 - RENEWAL



OPTION 1 - RENEWAL

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

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

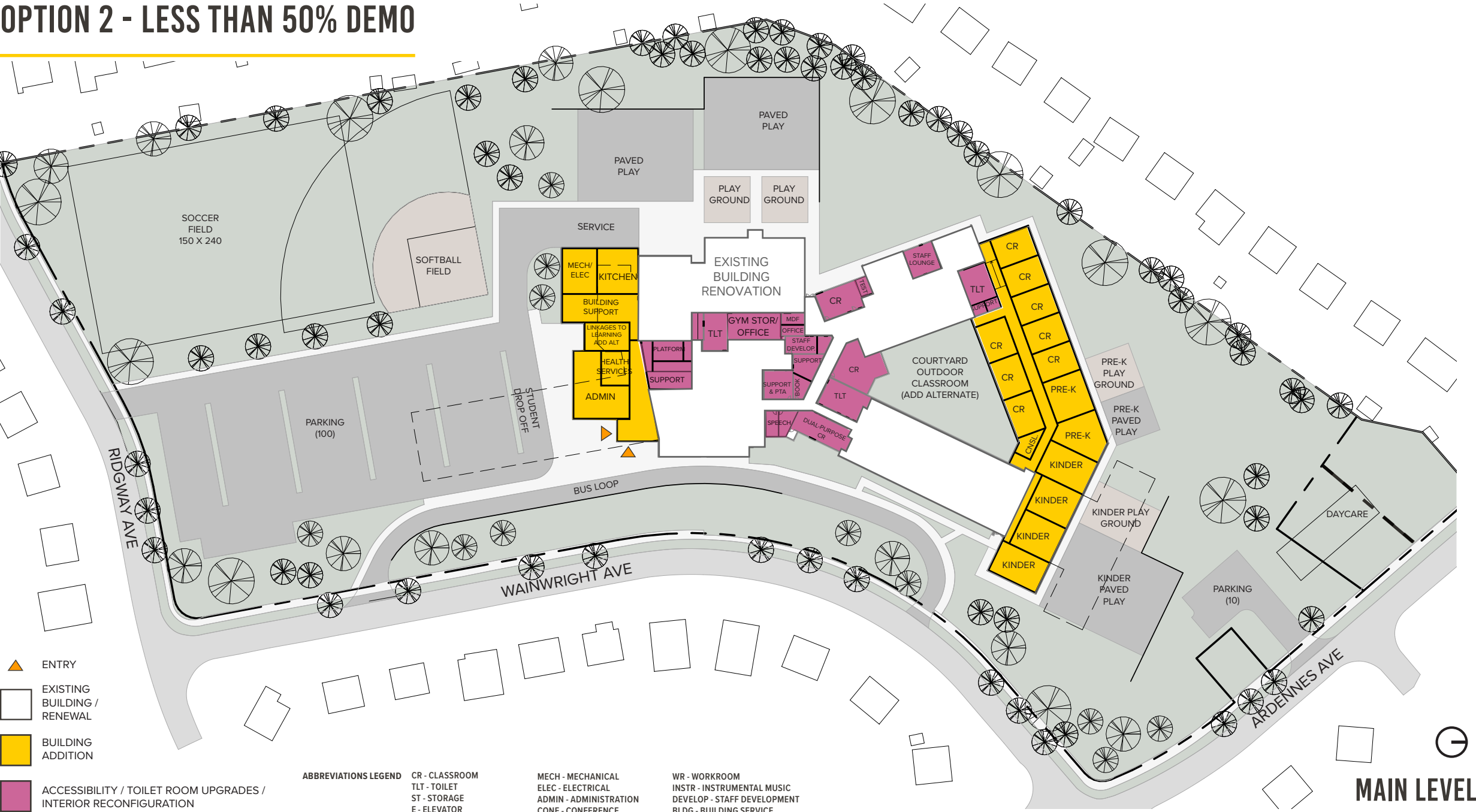
ENTRY
STUDENT DROP OFF
BUS LOOP
SERVICE




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	• Building Additions added to meet program requirements. • Electrical & Plumbing system replacement • Renovate finishes • Restroom upgrade • Accessibility Standard renovations • Maintain location of fields • New location for parking, car and bus drop offs • New location for play areas

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	

Area Summary:

30,913 GSF - Demolition

36,645 GSF - Renewal

12,192 GSF - Renovation

29,772 GSF - Addition

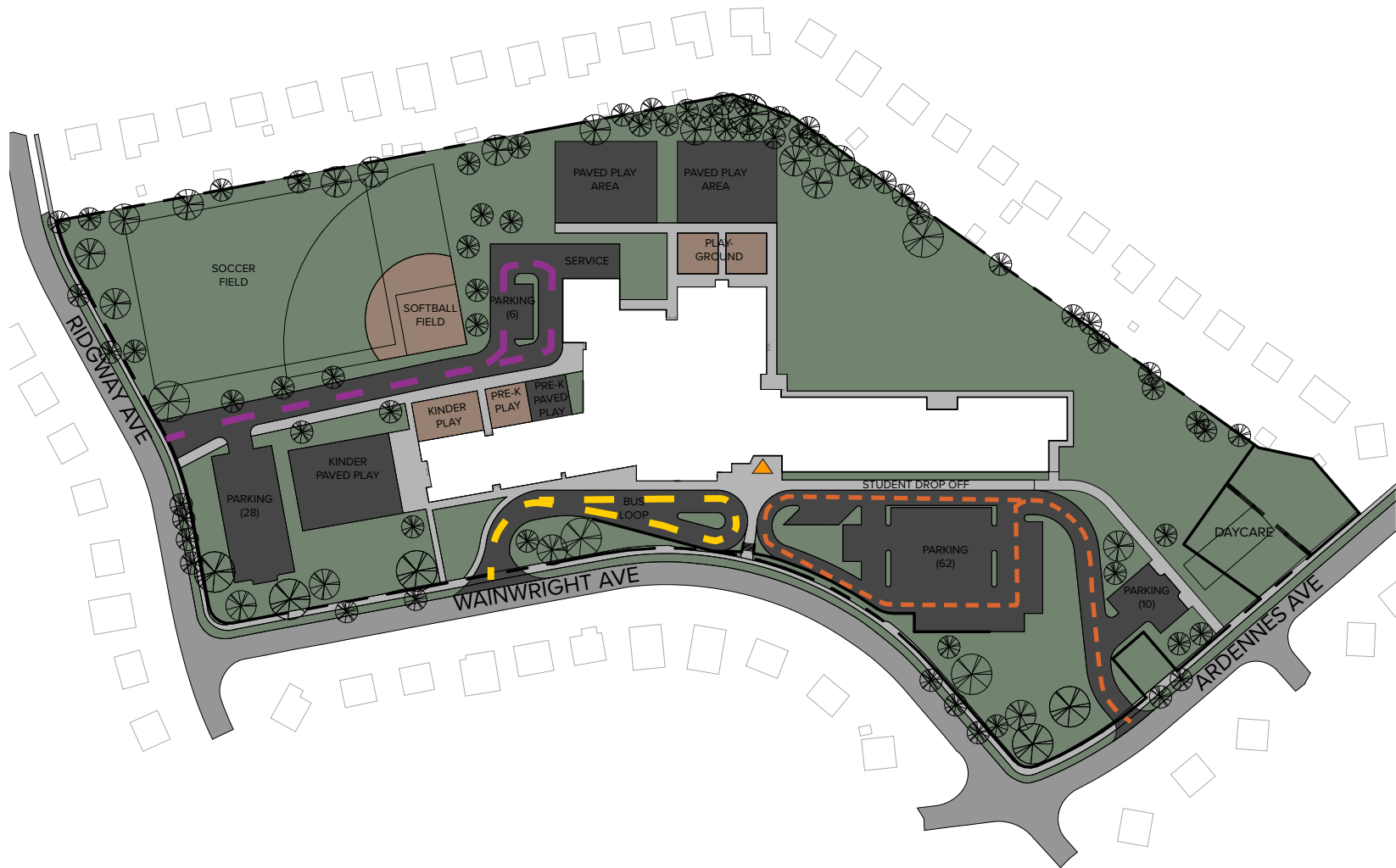
Pros:

- 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



CIRCULATION LEGEND

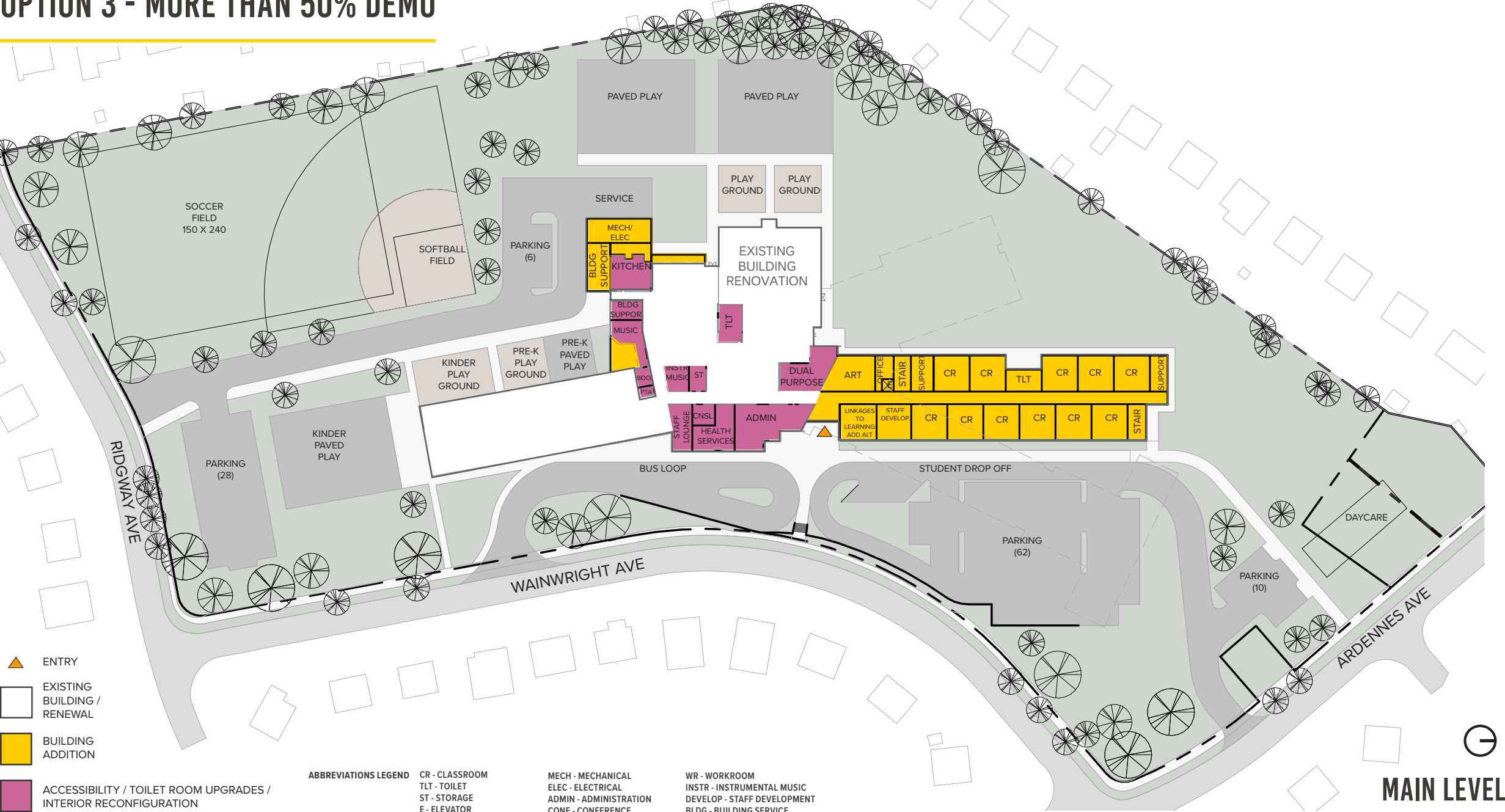
ENTRY
STUDENT DROP OFF
BUS LOOP
SERVICE



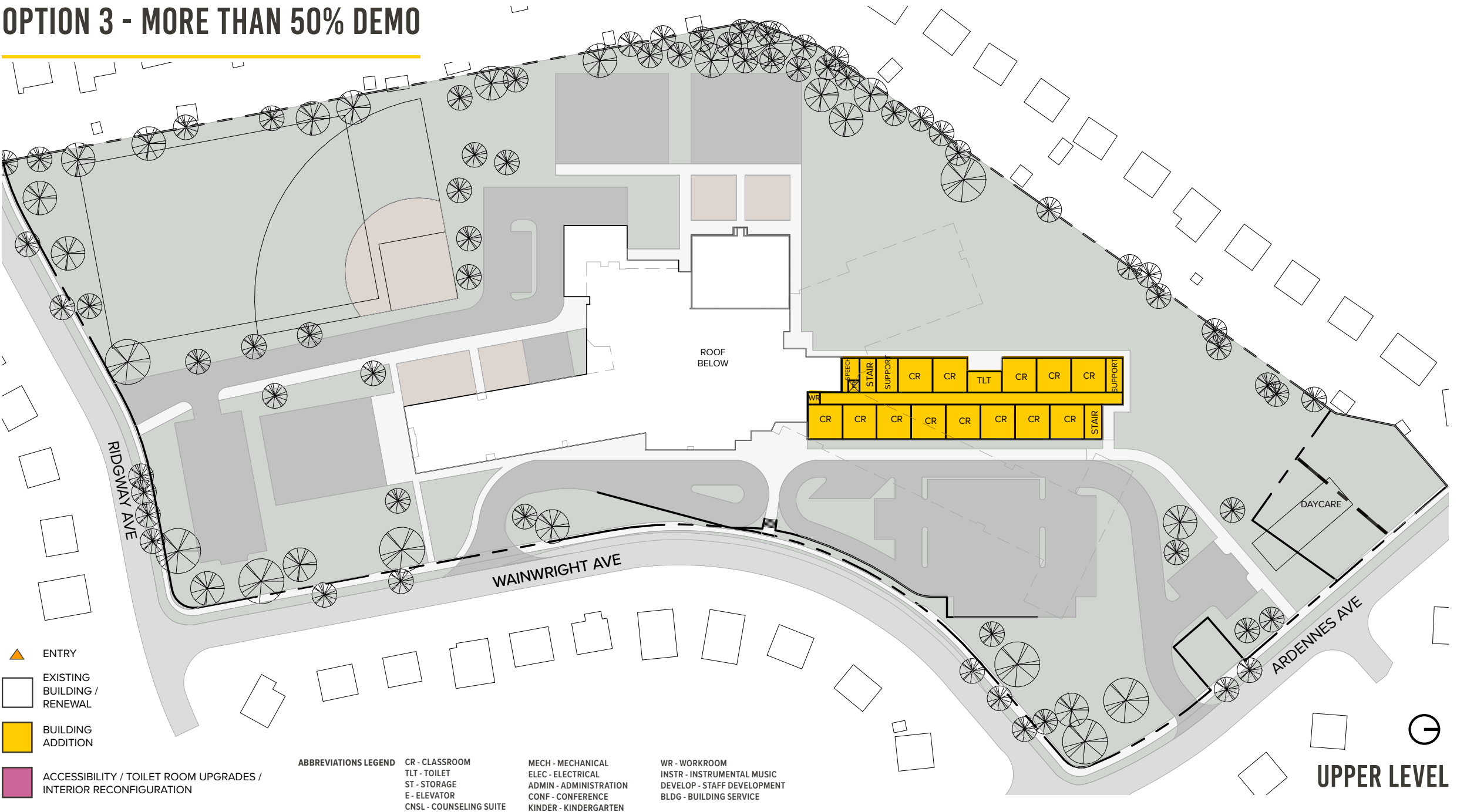

MAIN LEVEL

	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	• New Building Additions • Electrical & Plumbing system replacement • Renovate finishes • Gender Neutral Restroom upgrade • Accessibility Standard renovations • Maintain location of fields • New location for parking, car and bus drop offs • New locations for play areas

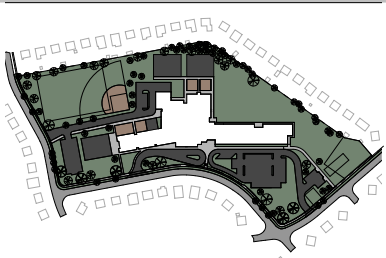
OPTION 3 - MORE THAN 50% DEMO



MAIN LEVEL



OPTION 3 - MORE THAN 50% DEMO

Option	
Criteria	Option 3: More 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	\$ \$\$ \$\$\$ \$\$\$\$

Area Summary:

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

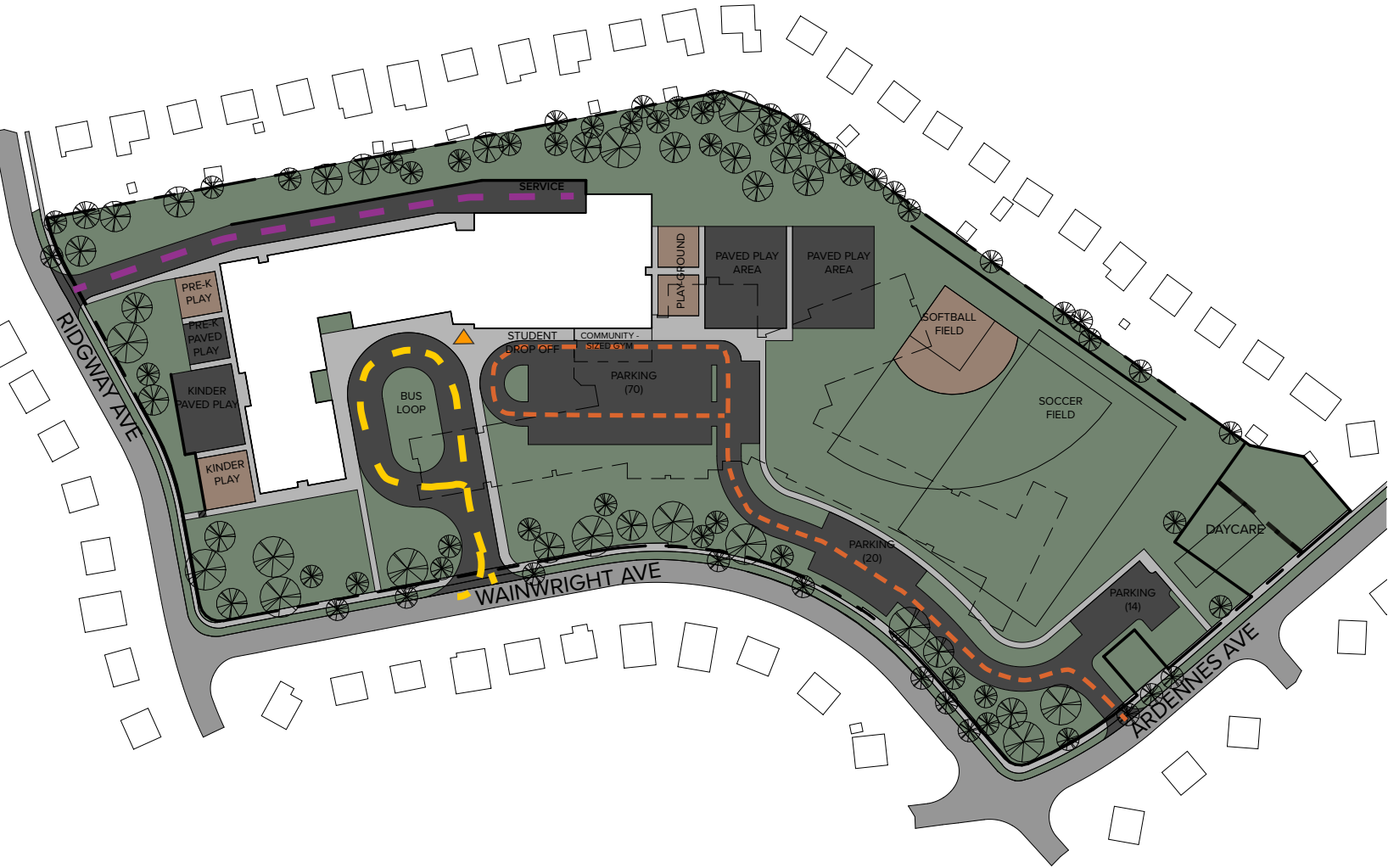
Pros:

- 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



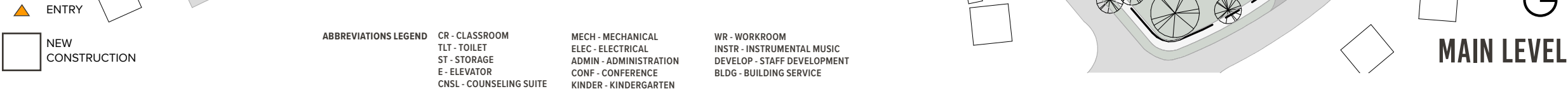
CIRCULATION LEGEND

ENTRY
STUDENT DROP OFF
BUS LOOP
SERVICE

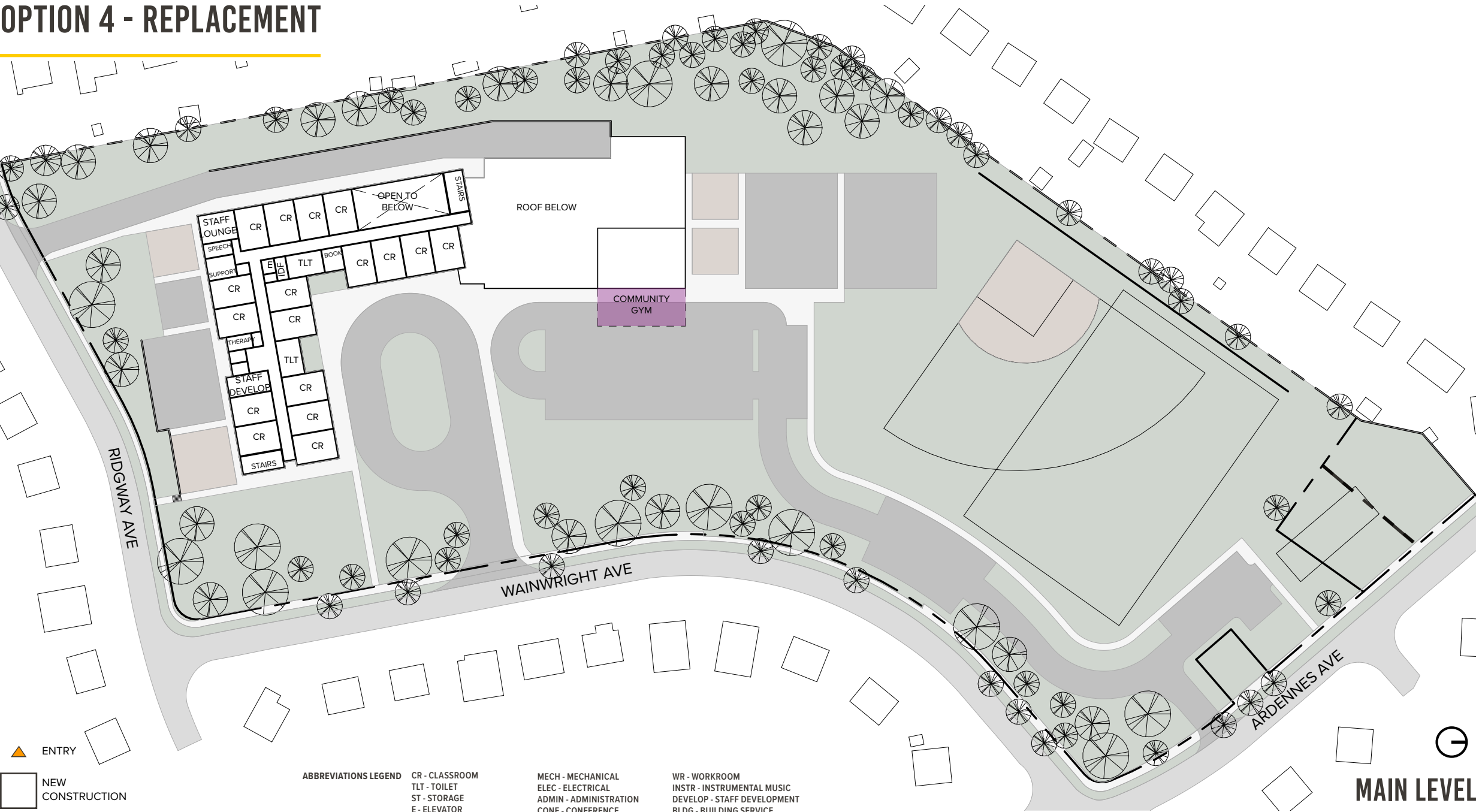



MAIN LEVEL

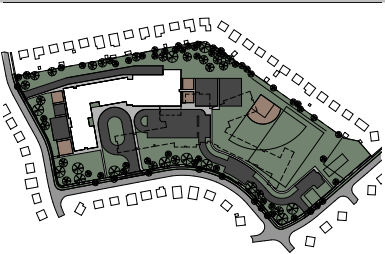
	Option 4 - Replacement
AREA SUMMARY	79,750 GSF - Demolition 79,668 GSF - Addition 68% - Efficiency
SCOPE	- Existing building is demolished - New building - New play areas - Relocate site program and circulation - New location for play areas and fields - New location for parking, car and bus drop offs



OPTION 4 - REPLACEMENT



OPTION 4 - REPLACEMENT

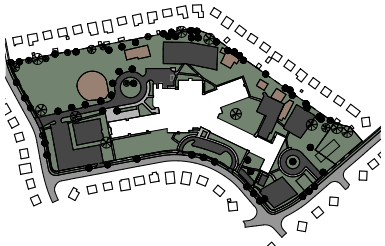
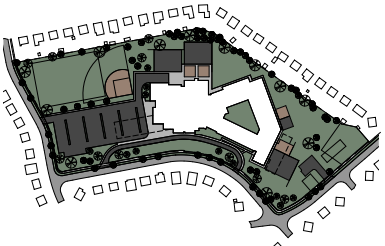
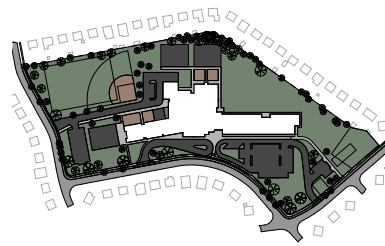
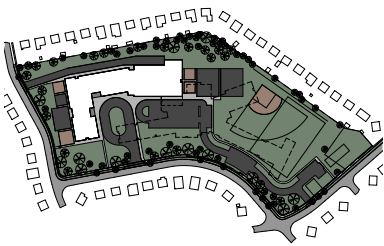
Option	
Criteria	Option 4: Replacement
Meets MCPS Educational Specification Program Needs	
Meets MCPS Educational Specification Site Needs	
Addresses Accessibility	
Play Area Visibility	
Civic Presence	
Sustainability	
Clarity of Circulation	
Cost	\$ \$\$ \$\$\$ \$\$\$\$

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

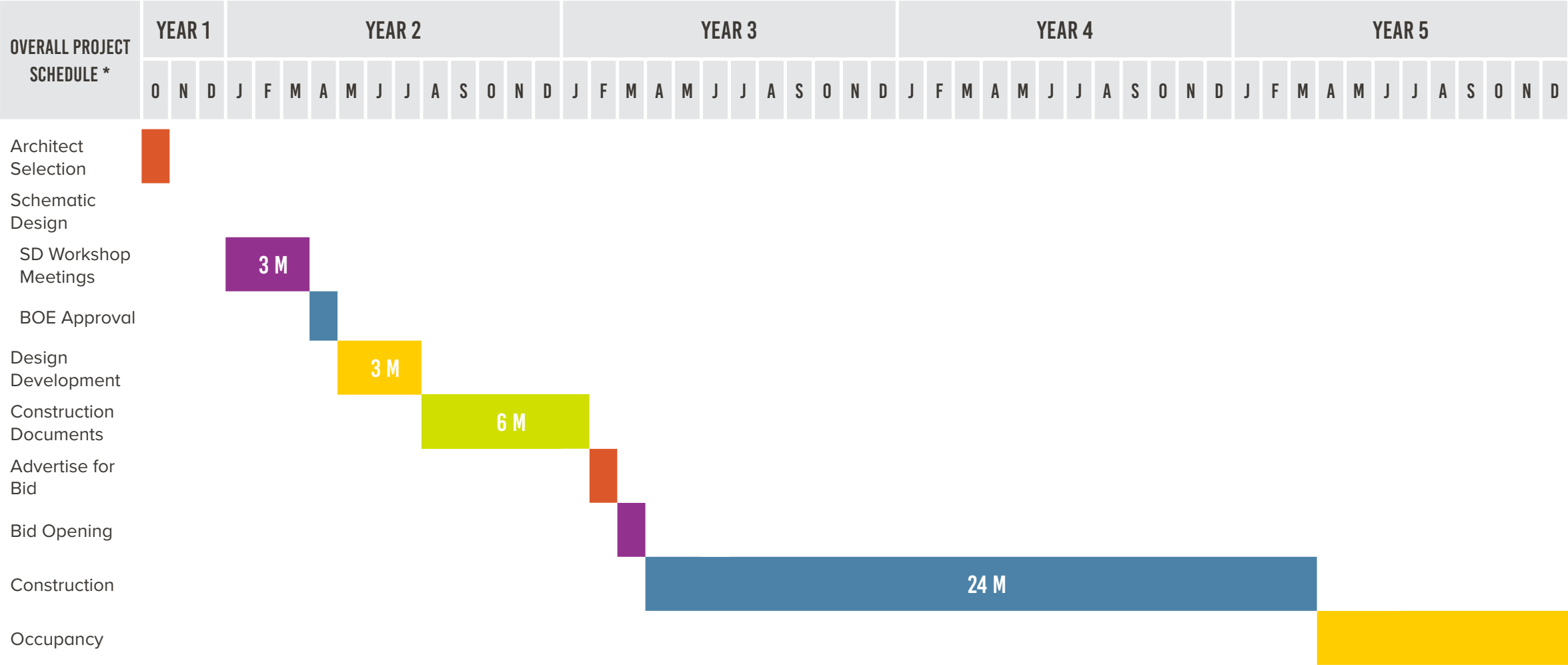
- Pros:**
- All new construction
 - Fully Accessible
 - Design meets ed spec requirements
 - Sustainable building materials.
 - Small building footprint
 - Good room adjacencies
 - Good visibility to play areas
 - Community gathering space

- 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

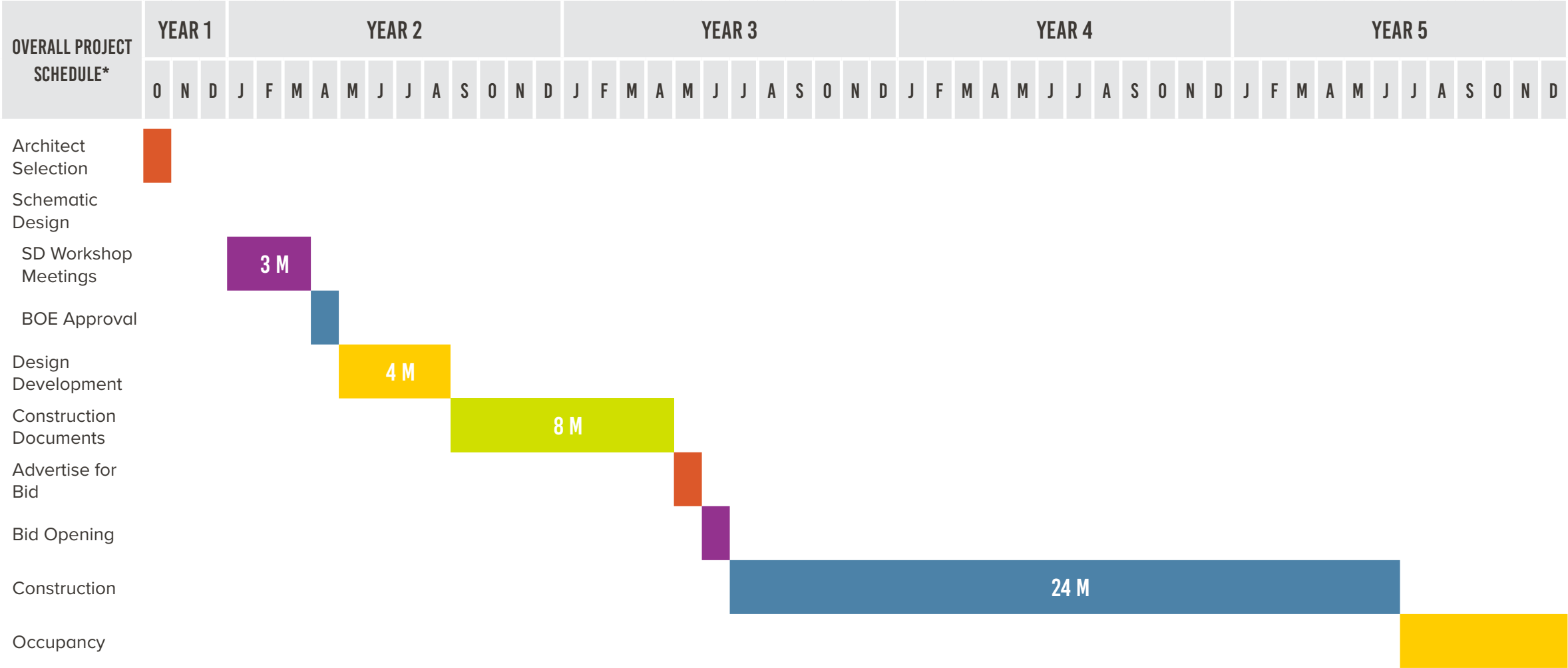
Option				
Criteria	Option 1: Renewal	Option 2: Under 50% Demo	Option 3: Over 50% Demo	Option 4: Replacement
Meets MCPS Educational Specification Program Needs				
Meets MCPS Educational Specification Site Needs				
Addresses Accessibility				
Play Area Visibility				
Civic Presence				
Sustainability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



4 COMMUNITY FEEDBACK

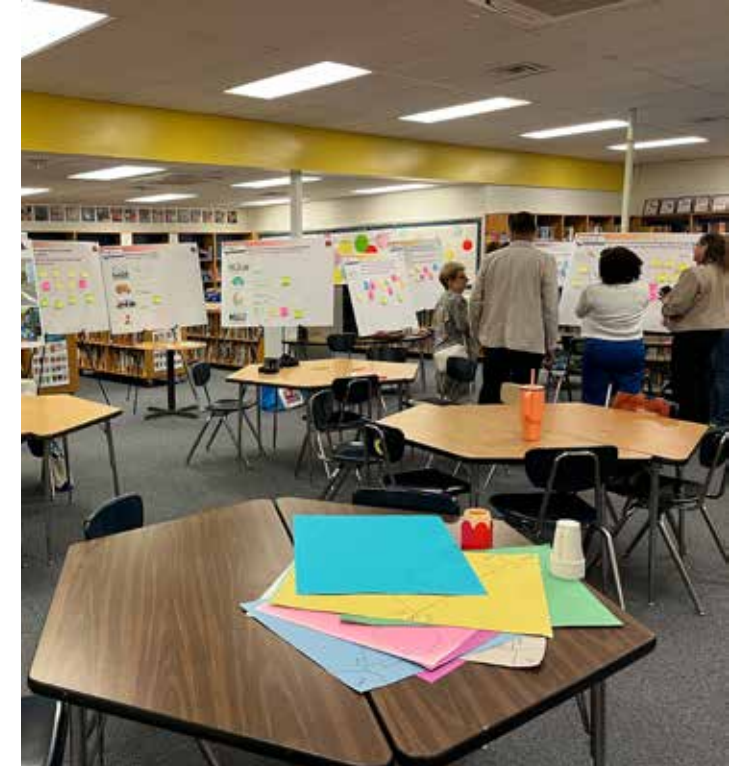
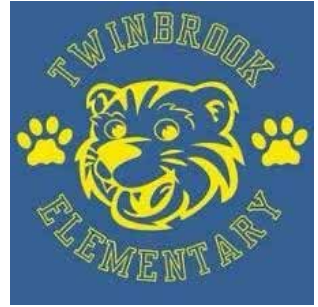
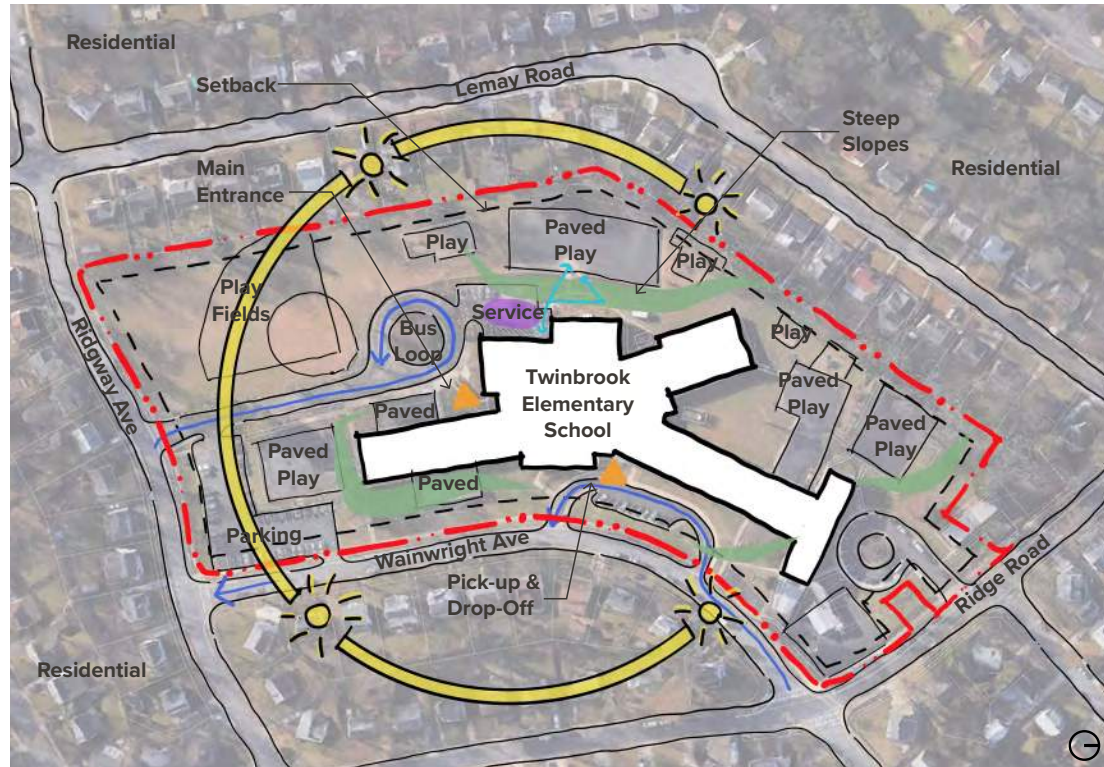
COMMUNITY MEETING 1 - ILLUMINATE



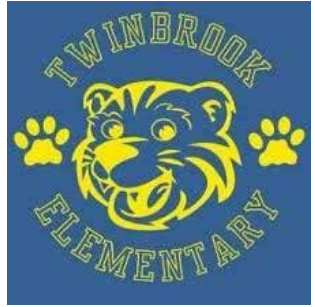
PHASE 1 - INVESTIGATE: TWINBROOK ELEMENTARY SCHOOL

Observations:

- Circulation
- Main Entrance
- Adjacencies

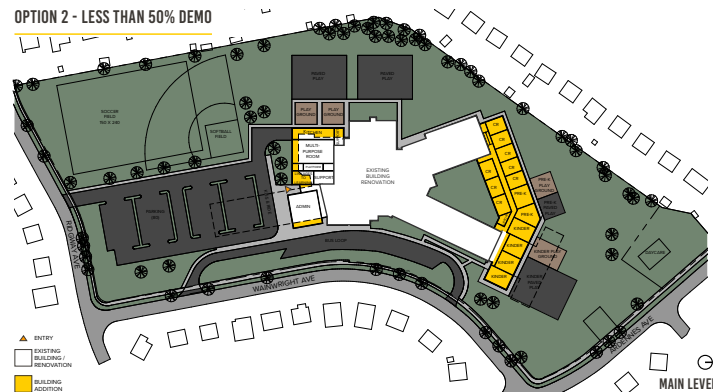
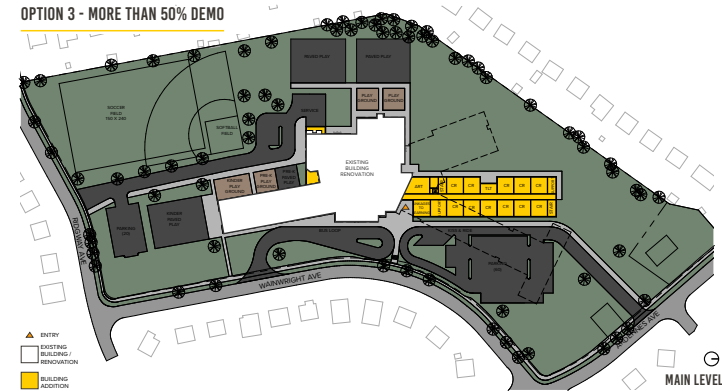
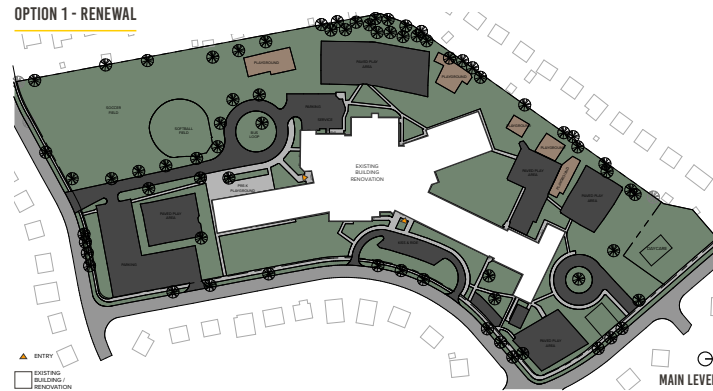
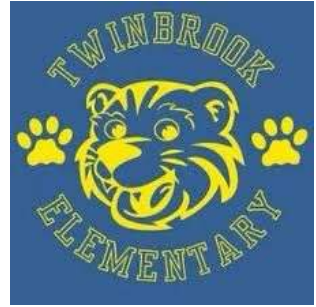


COMMUNITY MEETING 1 - WHAT WE HEARD



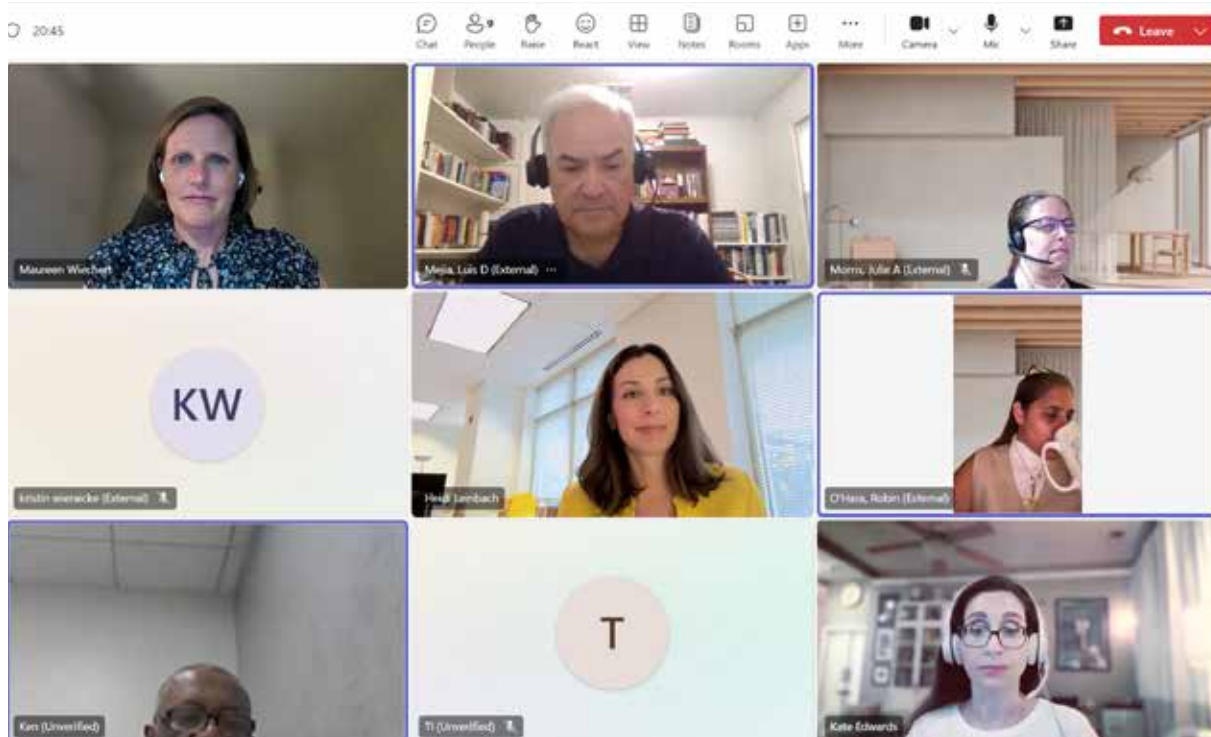
- Community members inquired about preserving the open space including fields and playgrounds.
- Consider established relationship with City of Rockville.
- Handicap access for playgrounds is a concern.
- There are issues with the current site and building including the electrical and plumbing systems. 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



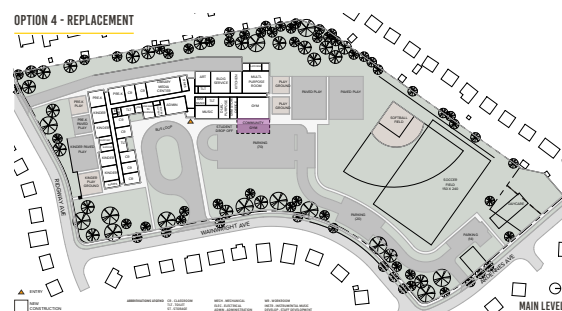
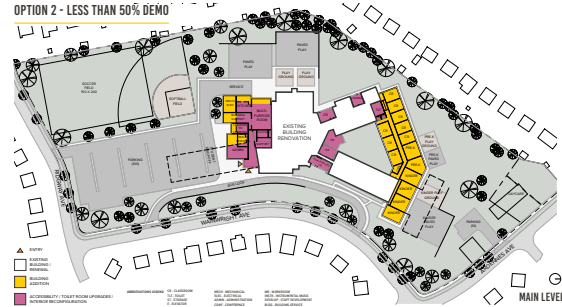
Q&A from Community Meeting 2 is posted to the MCPS website:
<https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/twinbrookes/>

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/>



614 students - Core Capacity 640 students

		MCPS ED SPEC		EXISTING				ED SPEC		EXISTING	
CLASSROOMS		ID SPEC		LITTING		CLASSROOMS		ID SPEC		LITTING	
Preshkindergarten		2	1000	2	subtotal	4th GRADE		1	882	1	882
	PRE-K			1	190	5th GRADE		1	867	1	867
	PRE-K			1	1283	5th GRADE		1	887	1	887
Storage		each 250 sq mct.		5	subtotal	5th GRADE		1	895	1	895
Kindergraten		4	1000	5	subtotal	5th GRADE		1	815	1	815
Storage		each 250 sq mct.		1	1476	5th GRADE		1	814	1	814
Kindergraten				1	1281	Art		1	1000	1	1000
Kindergraten				1	1037	Storage		each 250 sq mct.	1000	2	900
Kindergraten				1	967	Musical		each 250 sq mct.	0	0	0
Kindergraten				1	905	Dual Purpose Room		1	1000	0	0
Standard Classroom		24	850	2	subtotal	Instrumental Music		1	450	0	0
Storage		each 250 sq mct.		4	809	Dual Purpose Room		1	1000	0	0
1st GRADE				1	819			AREA SUBTOTAL	31,450		31,529
1st GRADE				1	775	SUPPORT ROOMS					
1st GRADE				1	731	Resource Rooms		0	0	3	subtotal
2nd GRADE				1	956						
2nd GRADE				1	953						
2nd GRADE				1	929						
2nd GRADE				1	917	Large Instructional Support		1	550	1	550
3rd GRADE				1	887	Small Instructional Support		2	425	3	304
3rd GRADE				1	880	Speech Language Therapy		1	250	2	274
3rd GRADE				1	858	Therapy Support Room		1	250	2	102
3rd GRADE				1	850	Personal Care Room		1	1000	100	1000
4th GRADE				1	862	Testing / Conference Room		1	450	1	450
4th GRADE				1	887	Support Staff Offices		2	140	1	325
4th GRADE				1	880	Parent Resource Room		1	500	1	500
								AREA SUBTOTAL	2,710		2,710

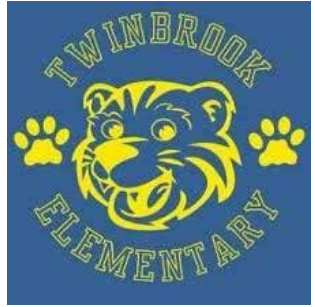
ACCESSIBILITY



- 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.

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

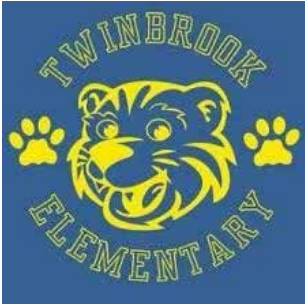
COMMUNITY MEETING 3 - WHAT WE HEARD

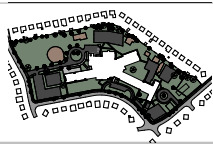
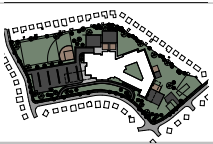
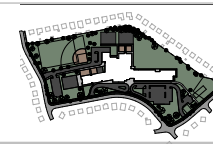
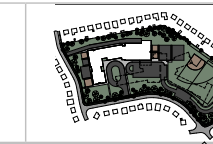


- The school needs to reflect how great Twinbrook is as a community.
- Twinbrook community should have a premier school for their children.
- Larger classrooms, open space and a community garden is important to the school.
- Community advocated for sustainable features like photovoltaic panels, green 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/>

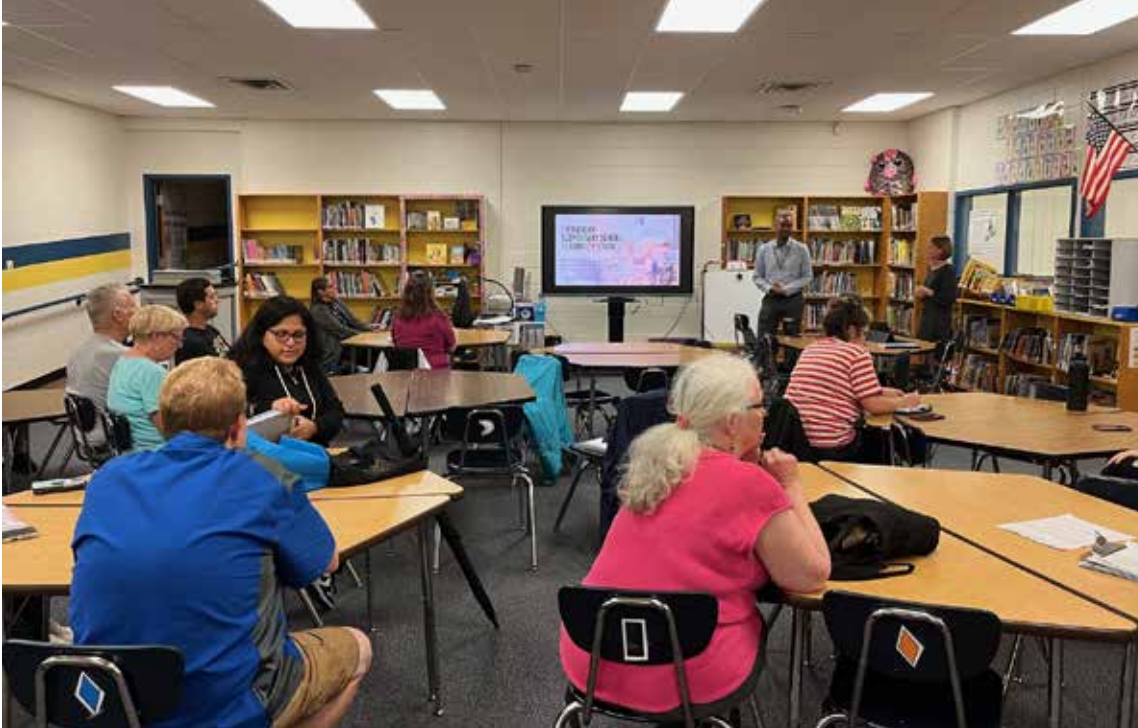
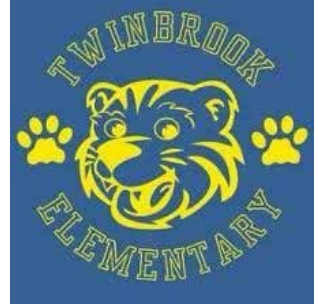
COMMUNITY MEETING 4 - IMPLEMENT



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	\$ \$ \$ \$ \$	\$ \$ \$ \$ \$	\$ \$ \$ \$ \$	\$ \$ \$ \$ \$

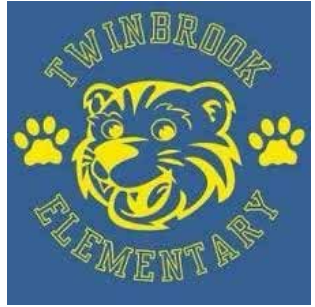
- Comparison of the four options were presented, discussed as a community, and compared using the following metrics:
 - Meets School Program needs
 - Meets School Site needs
 - Addresses Accessibility
 - Play Area Visibility
 - Civic Presence
 - Sustainability
 - Clarity of Circulation
 - Cost

COMMUNITY MEETING 4 - WHAT WE HEARD



- Community needs a space for the students and families to gather, the school is truly used as a hub for Twinbrook.
- Sustainable features and storm water collection should be included in the future school building.
- Growth of surrounding area should be tracked for sizing of school.
- Community wants to participate in more public meetings to ensure the school is prioritized for future improvements.

NEXT STEPS



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)*
- **November 20, 2025:** Board Business Meeting with Facilities and Boundaries Decisions





Q&A