

TWINBROOK ELEMENTARY SCHOOL FEASIBILITY STUDY

COMMUNITY MEETING 2
MONTGOMERY COUNTY PUBLIC SCHOOLS
JUNE 2, 2025



COOPER CARRY



AGENDA

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



1

INTRODUCTIONS

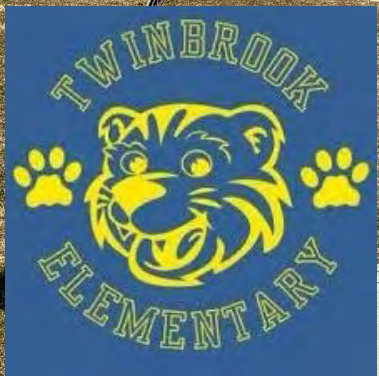


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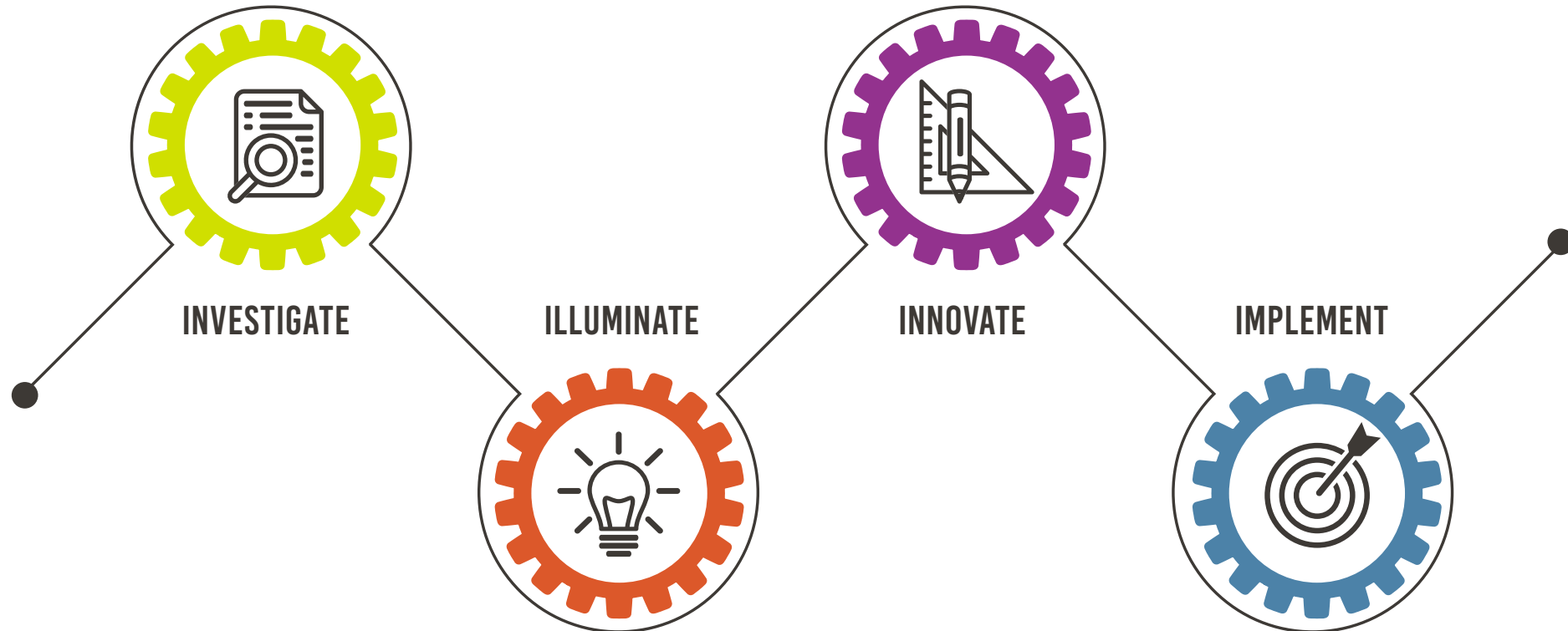
PROCESS & TIMELINE

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





- Circulation
- Main Entrance
- Adjacencies





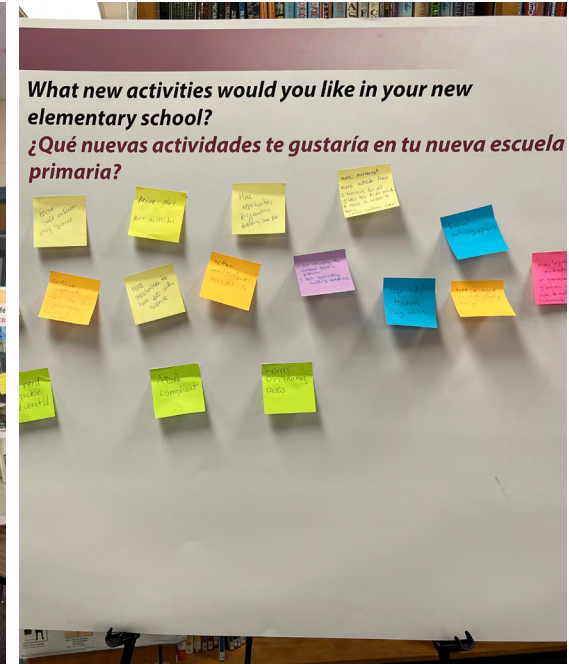
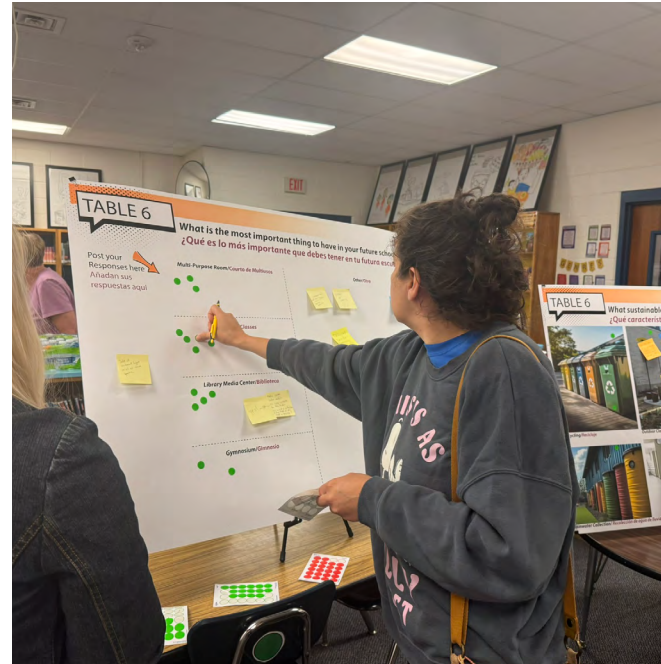
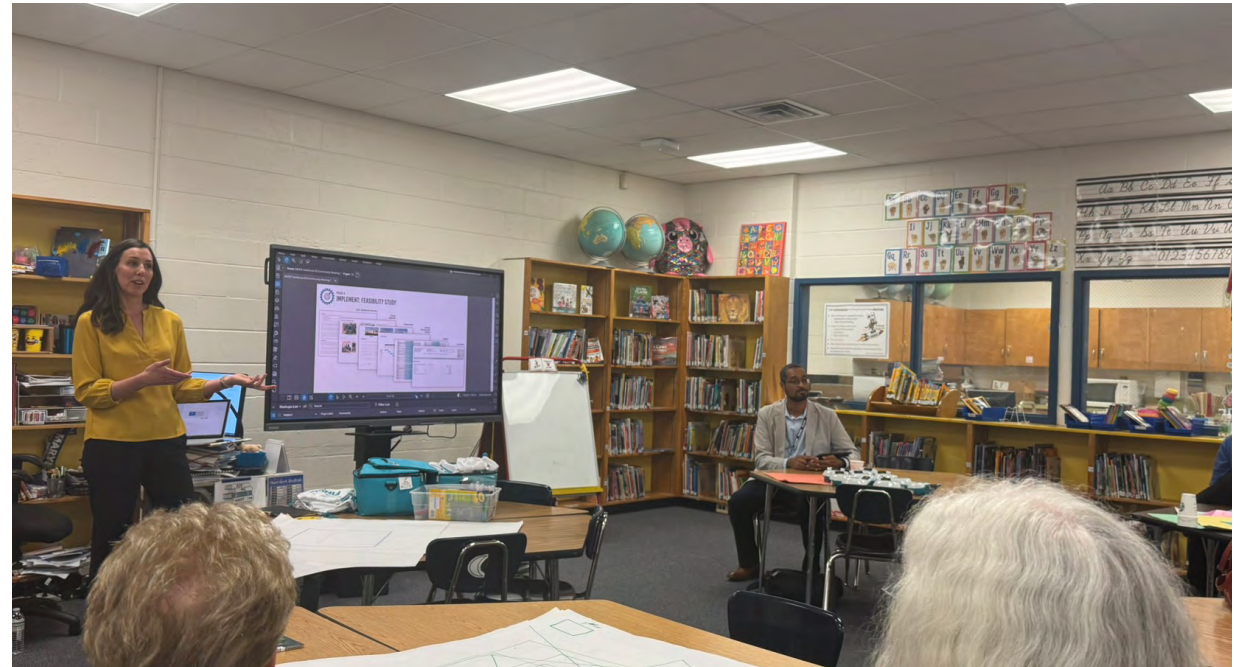
PHASE 2: ILLUMINATE

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



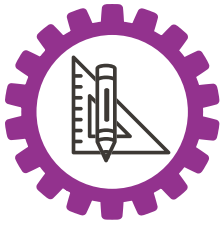
COMMUNITY SCHOOLS
MONTGOMERY COUNTY PUBLIC SCHOOLS



**Where
every
story
matters**



**Donde cada
historia es
importante**

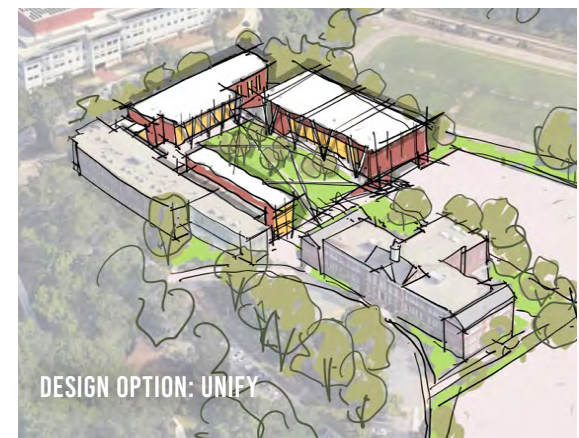
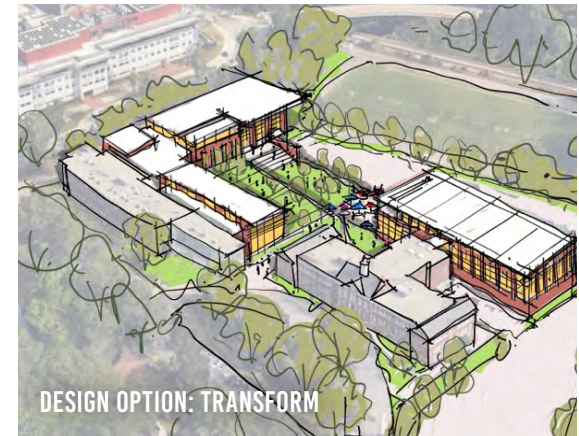


PHASE 3: **INNOVATE**

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

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: 1,122 (includes modulars and 2 duplicated)
- 2021 Ed 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 13.9 acre site in the Town of Herndon. The building is a 2-story, split-level structure constructed in multiple phases between 1963 and 1990. The building is approximately 86,000 GSF, not including modular classroom additions will add approximately 39,000 GSF to include the area to be demolished.

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

Site improvements include circulation, parking, site features, and drainage. The buses, pedestrians, and kiss n' ride area is overlapping existing on campus road. The site plan seeks to separate these circulation paths mainly on the west and south proposed plan intends to increase the number of parking spaces while providing a kiss n' ride configuration. Site features, such as play field, playgrounds, paved outdoor classroom, will be added or enhanced to meet the FCP's ES Education

All construction will be completed through strategic phasing that will allow limited disruptions to the school and minimize costs for additional relocatable classroom

HISTORY AND APPROACH

Hendon Elementary School opened in 1961 when Fairfax County Public School started its desegregation process. As a result of NAACP's legal pressure in 1954 desegregating schools, Hendon Elementary School admitted three African American students in 1963 and twenty-one more in 1964. Hendon Elementary School, and the first of its kind, have since evolved into a very socially and ethnically diverse community.

Hendon was the first elementary school in Fairfax County to offer French Immersion 1985-90. Due to the changing demographics, the French Immersion Foreign Language program was discontinued in 1990. The school was later switched to the Two-Way Spanish Immersion program, which is still in effect.

These schematic design options are proposed 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 - 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

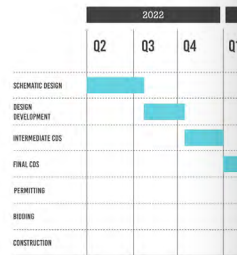
COST ESTIMATE

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 later)
- 5 Increased parking
- 6 Separation of cars, buses, and pedestrians
- 7 New look to building
- 8 Minimizes impact to school during construction (less disruption)
- 9 Natural daylight in classrooms
- 10 Energy Efficient
- 11 Improved Kiss n' Ride
- 12 Increased safety (security vestibule)

○ 0 points ● 1 point ● 2 points

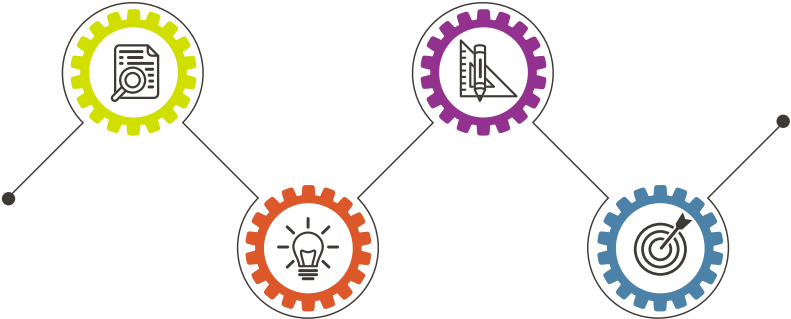
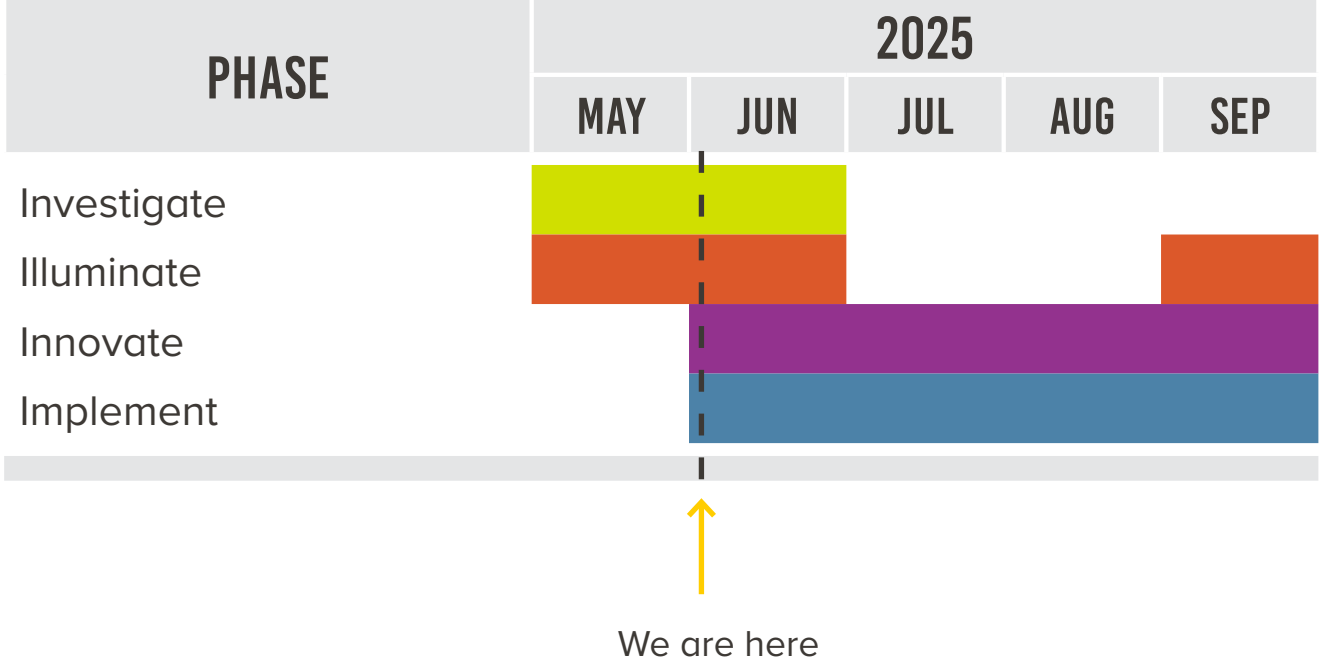
PROJECT TIMELINE



PROGRAM	ED SPEC	PROPOSED PROGRAM	ACTUAL PROGRAM - OPT 2	NOTES
1. School Administration	1,000	1,000	1,000	
2. Classroom	1,000	1,000	1,000	
3. Library	1,000	1,000	1,000	
4. Cafeteria	1,000	1,000	1,000	
5. Kindergarten	1,000	1,000	1,000	
6. Classroom	1,000	1,000	1,000	
7. Classroom	1,000	1,000	1,000	
8. Classroom	1,000	1,000	1,000	
9. Classroom	1,000	1,000	1,000	
10. Classroom	1,000	1,000	1,000	
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14. Classroom	1,000	1,000	1,000	
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97. Classroom	1,000	1,000	1,000	
98. Classroom	1,000	1,000	1,000	
99. Classroom	1,000	1,000	1,000	
100. Classroom	1,000	1,000	1,000	

Revision 2 Option 2 Rough Order Changes				Status: Schematic Design				Prep by: gs/c/mv				Date [subm]: June 13, 2022				STAT BOX			
Report: Progress Cost Report				Client: Cooper Cary				Check by: jslm				Date [run]:				Renovation			
Location: Fairfax, Virginia				Owner/Entity: Fairfax County Public Schools				D&S Job no.: 2022069				Revised: July 6, 2022				Lower Lvl			
Plans Dated: May 31, 2022												July 6, 2022				Upper Lvl			
																Slab on Grade			
																Slab on Deck			
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TIMELINE



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



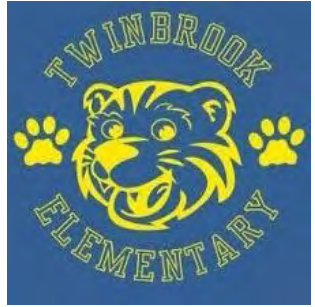
QR code to join Community Meeting #3



3

COMMUNITY FEEDBACK

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 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.



4 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
	AREA SUBTOTAL	31,450		30,113
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
	AREA SUBTOTAL	2,920		1,782

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
	AREA SUBTOTAL	2,875		3,050
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
	AREA SUBTOTAL	4,430		5,968
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
	AREA SUBTOTAL	4,135		4,348
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
	AREA SUBTOTAL	1,372		709

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
	AREA SUBTOTAL	1,765		1,715
COUNSELING SUITE	ED-SPEC		EXISTING	
Counselor's Office	1	160	1	422
Itinerant Staff Office	1	160	0	0
	AREA SUBTOTAL	320		422
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
	AREA SUBTOTAL	600		244
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
	AREA SUBTOTAL	710		251
STAFF AREAS	ED-SPEC		EXISTING	
Staff Lounge	1	650	1	756
Privacy Room	2	50	0	0
	AREA SUBTOTAL	750		756

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
	AREA SUBTOTAL	1,885		940
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
	AREA SUBTOTAL	800		1,763
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
	AREA SUBTOTAL	915		0
ADD ALTERNATE 2: COMMUNITY GYMNASIUM	ED-SPEC		EXISTING	
Additional area for gymnasium	1	2,600	0	0
	AREA SUBTOTAL	2,600		0
NET AREA TOTAL (WITHOUT ADD ALT)		54,012	52,061	
NET AREA TOTAL (WITH ADD ALTS)		57,527	52,061	

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

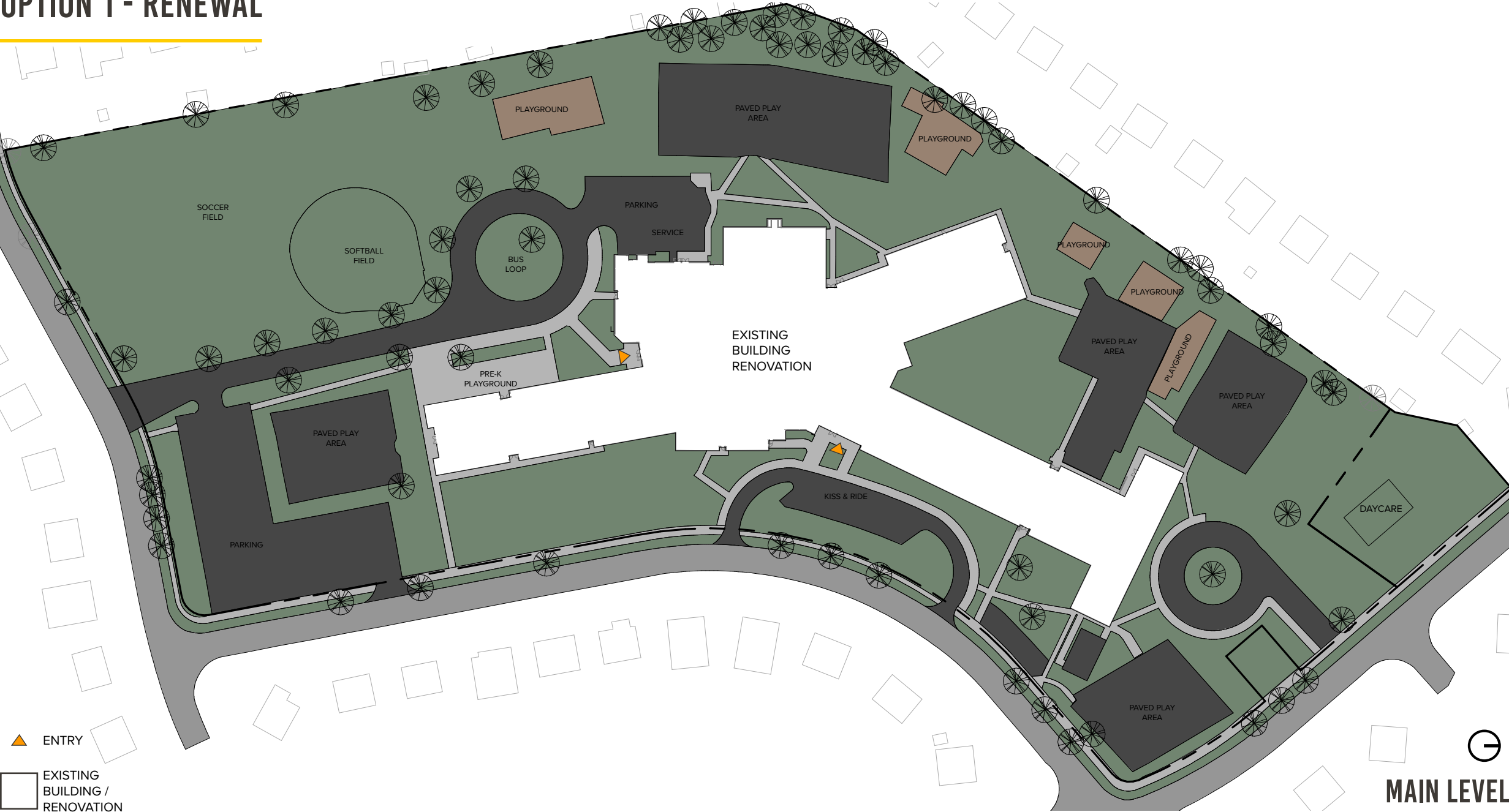
G-Factor 1.53679



5

PROPOSED CONCEPTS

OPTION 1 - RENEWAL



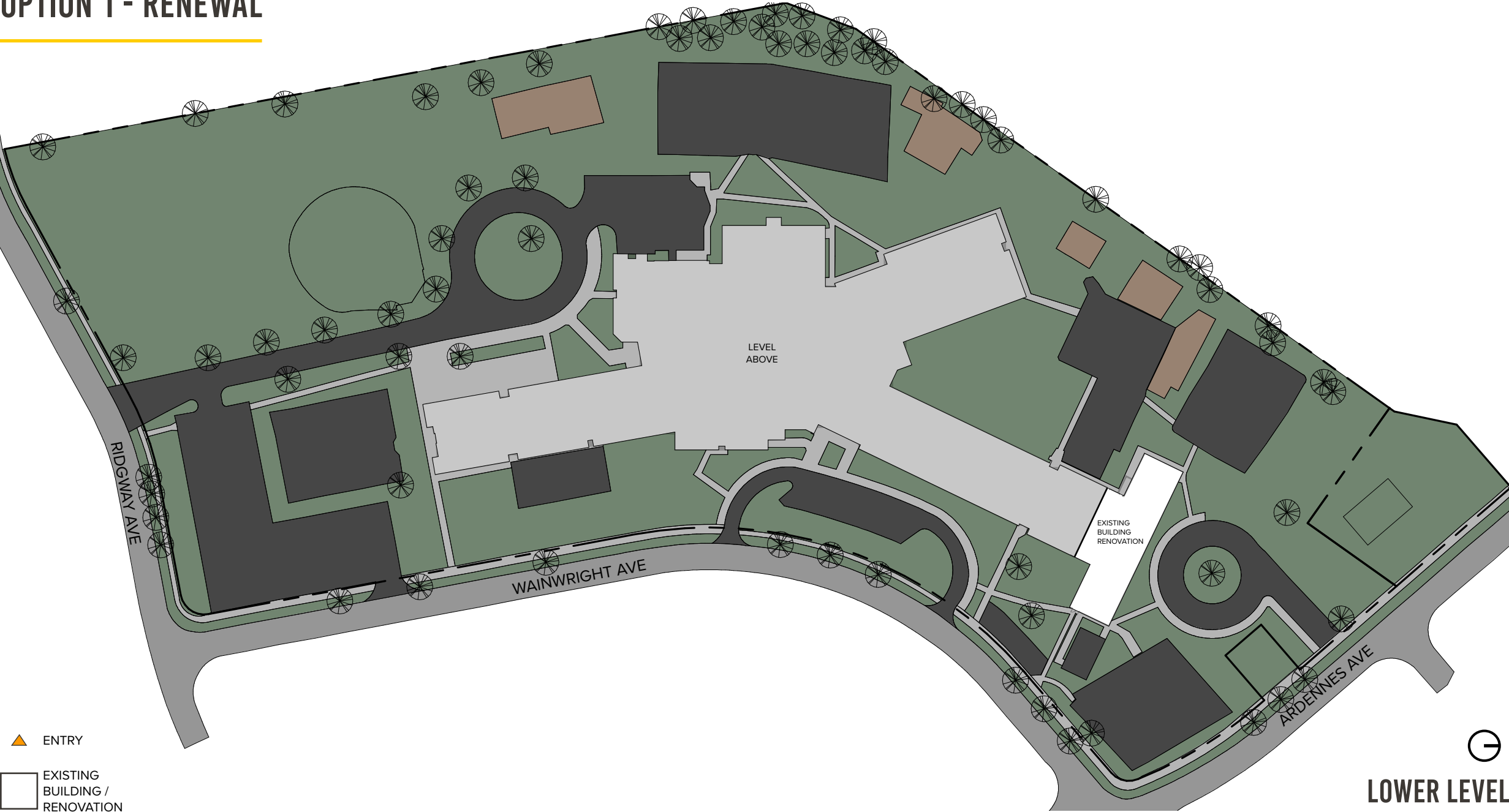
▲ ENTRY

□ EXISTING
BUILDING /
RENOVATION

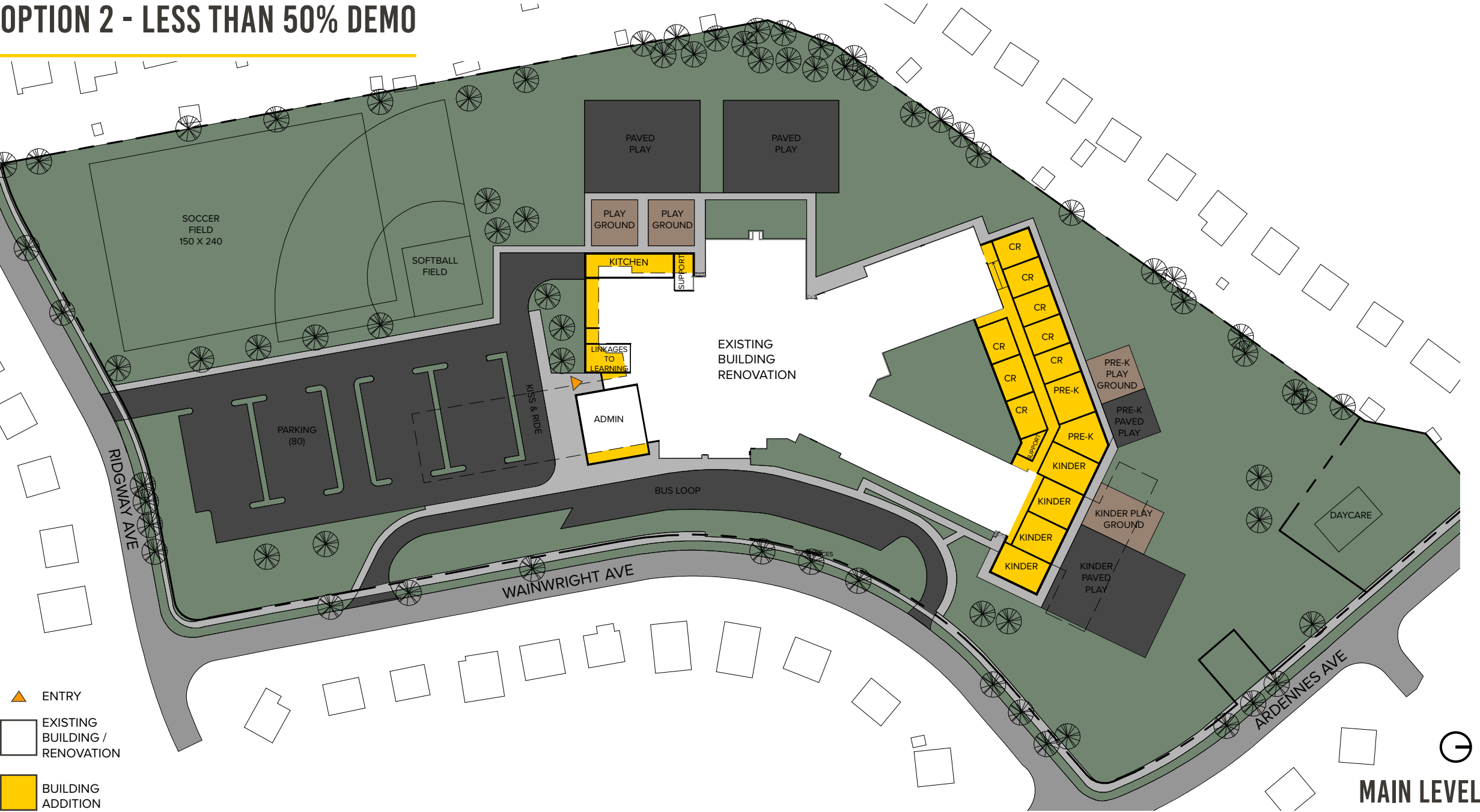


MAIN LEVEL

OPTION 1 - RENEWAL



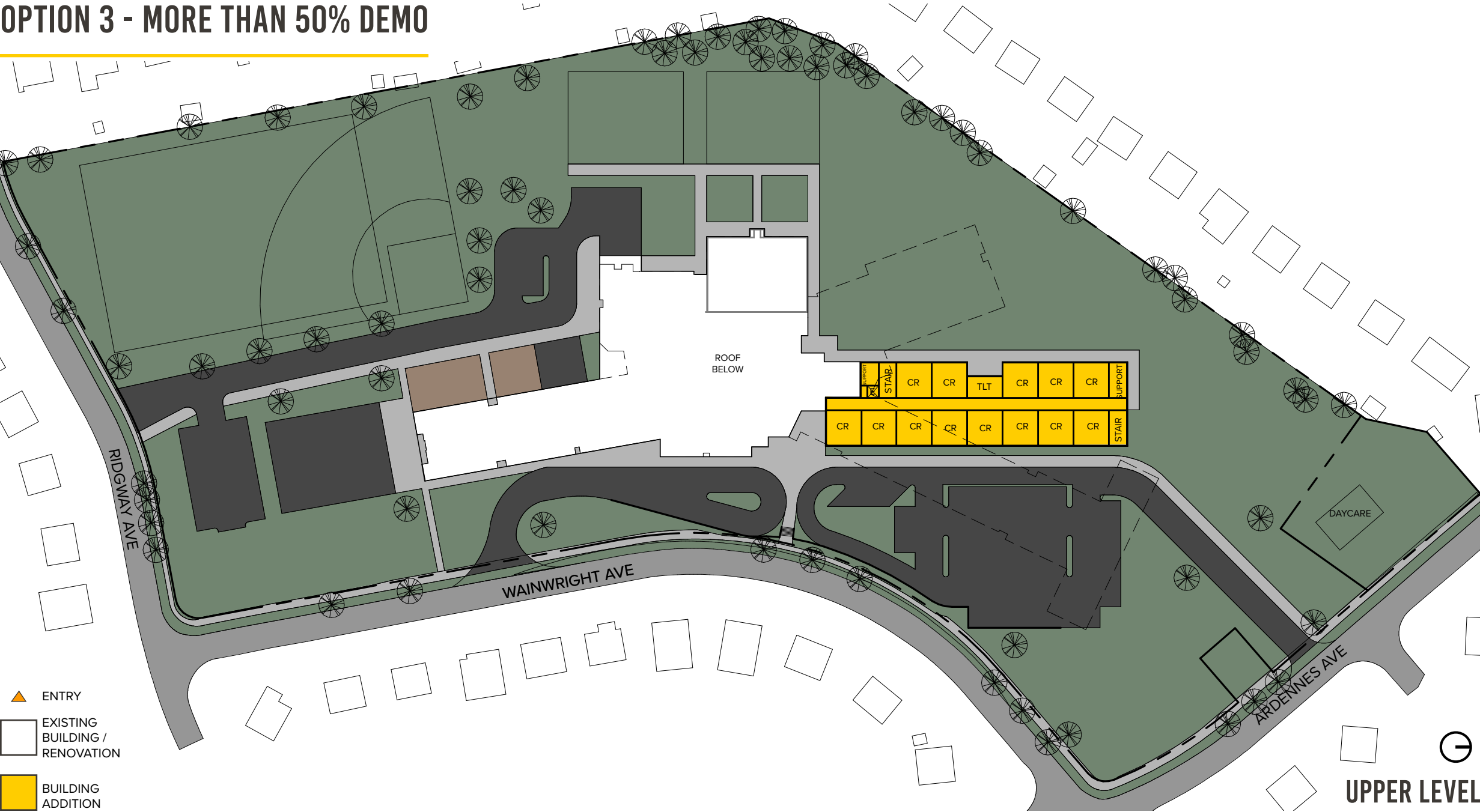
OPTION 2 - LESS THAN 50% DEMO

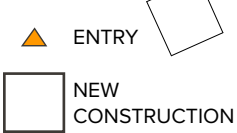


MAIN LEVEL



OPTION 3 - MORE THAN 50% DEMO





 
MAIN LEVEL

OPTION 4 - REPLACEMENT



SUMMARY

Options	Scope	Pros	Cons
Option 1 - Renewal	MEP system replacement Renovate finishes 80,000 GSF - Renovation	<ul style="list-style-type: none"> • Sprinkler system added • Replaces outdated building systems • Addresses accessibility issues • Community-sized gym 	<ul style="list-style-type: none"> • Design is short by 1 classroom, music room & administrative support spaces. • Lockers in corridors cannot be accommodated
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"> • Sprinkler system added • Replaces outdated building systems • Addresses accessibility issues • Design meets ed spec • Community-sized gym 	<ul style="list-style-type: none"> • Inefficiencies in existing building to address accessibility and new restroom layout • The required number of lockers in corridors cannot be accommodated.
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"> • Sprinkler system added • Replaces outdated building systems • Addresses accessibility issues • Design meets ed spec • Community-sized gym 	<ul style="list-style-type: none"> • Inefficiencies in existing building to address accessibility and new restroom layout • The required number of lockers in corridors cannot be accommodated.
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"> • All new construction • Addresses accessibility issues • Design meets ed spec 	<ul style="list-style-type: none"> • High impact to the site = higher cost • Community-sized gym is an add alternate



Q&A