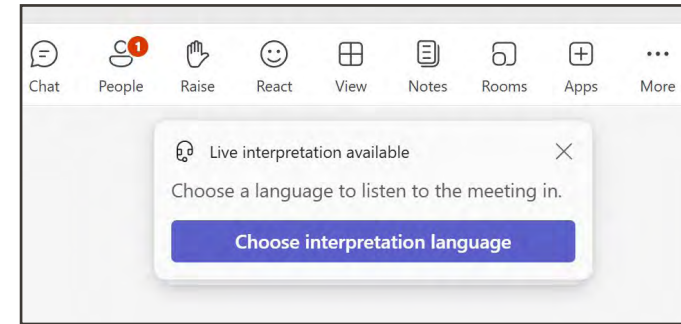


INTERPRETATION / *INTERPRETACIÓN*

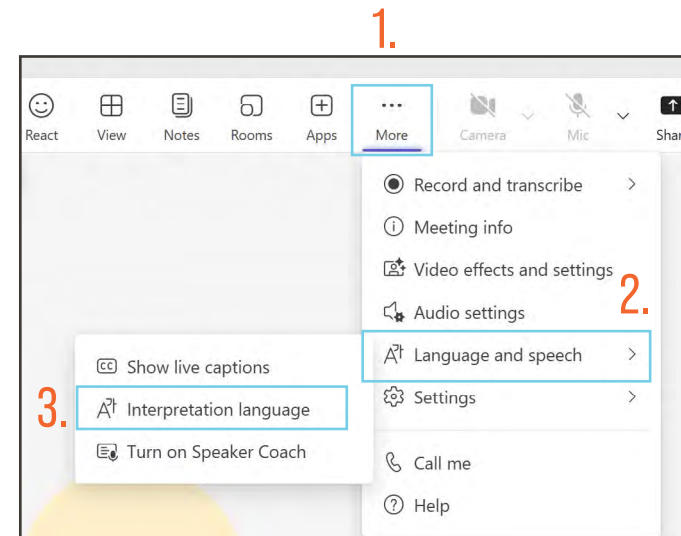
1. Select preferred language when you join the call.

Selecione el idioma preferido al unirse a la llamada.



2. Change between languages during the call.

Cambiar entre idiomas durante la llamada.



TWINBROOK ELEMENTARY SCHOOL FEASIBILITY STUDY

COMMUNITY MEETING 3 - VIRTUAL
MONTGOMERY COUNTY PUBLIC SCHOOLS

JUNE 27, 2025



COOPER CARRY



AGENDA

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



1

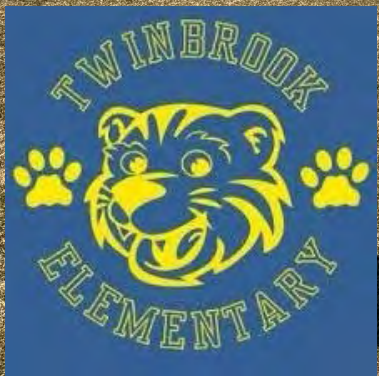
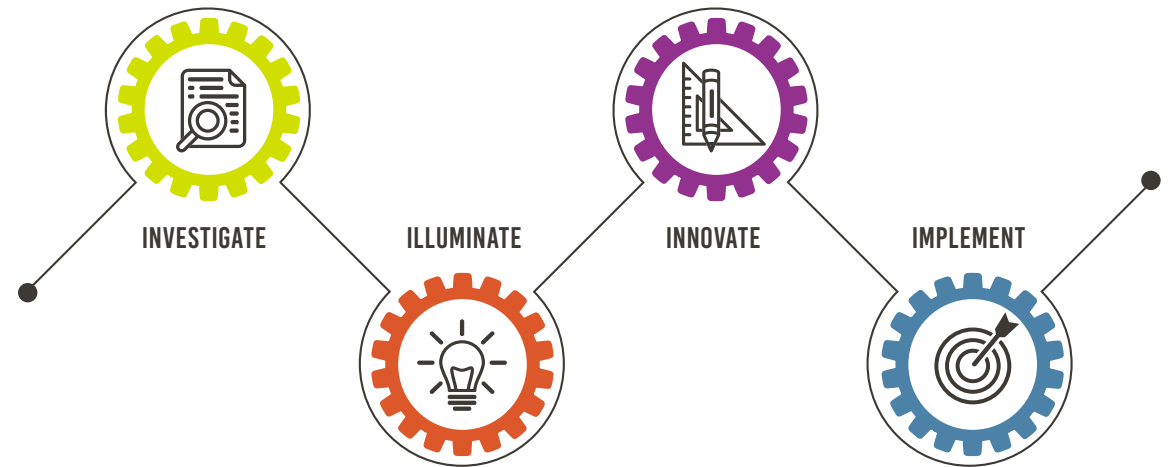
INTRODUCTIONS



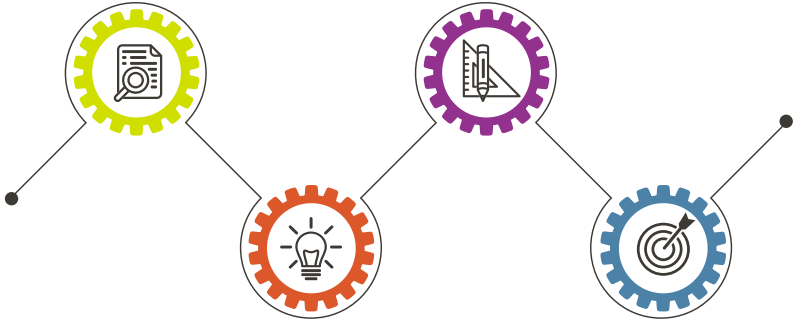
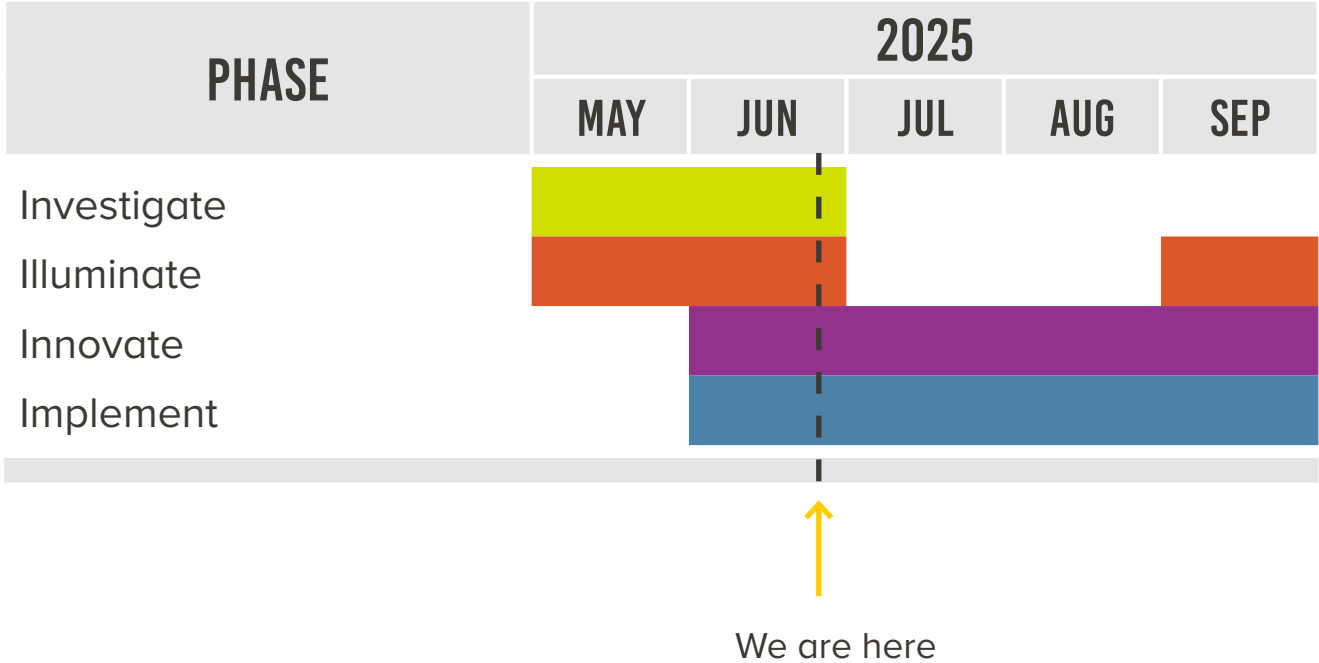
2

PROCESS & TIMELINE

FEASIBILITY STUDY



TIMELINE

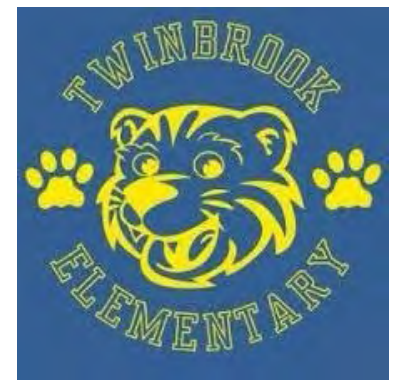


KEY DATES:

- 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 #4 - September 16 @ 6:00 pm; in person

EXISTING CONDITIONS

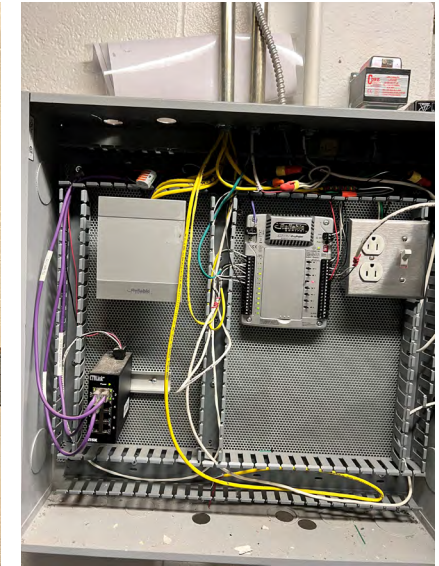
MECHANICAL SYSTEM



- Entire existing building underwent mechanical system renovation in 2020. New VRF system was installed.
- System is in good condition.



- Existing gym rooftop airhandling unit was installed in 2020 as part of the mechanical system renovation.
- System is in good condition.



- Existing ATC (automatic temperature control) system was installed in 2020.

EXISTING CONDITIONS

PLUMBING SYSTEM



- Majority of domestic water piping is original or installed between 1953 and 1972.
- Piping system and components have exceeded their useful life.



- Existing above and below-grade sanitary, waste, vent, and storm water piping are original to date of building area served.
- Existing systems are beyond useful life.
- Fixtures are in fair condition.



- Existing hot water heaters in several locations date to 2010/2011 and in fair condition. Newest heater installed in 2024 and is in good condition.
- Minimal surplus capacity exists for existing hot water heaters.

EXISTING CONDITIONS

SPRINKLER SYSTEM & FIRE ALARM



- Sprinkler coverage is limited, serves storage areas, the kiln room, & stage only.



- Fire detection and alarm systems were installed in 2010.



- A fire alarm annunciator panel (FAAP) is located in the main entrance vestibule. Fire alarm devices include manual pull stations, smoke detectors, and audible and visual notification devices.

EXISTING CONDITIONS

ELECTRICAL SYSTEM



- Electrical equipment varies in age, majority of equipment is from 1951 with more added during 1961 and 1971 renovations and are obsolete.
- Electrical equipment from 2020 HVAC system upgrades is in fair to good condition.



- Existing 35 kW Generator was installed in 2000.
- Generator serves an automatic transfer switch located inside main boiler room.



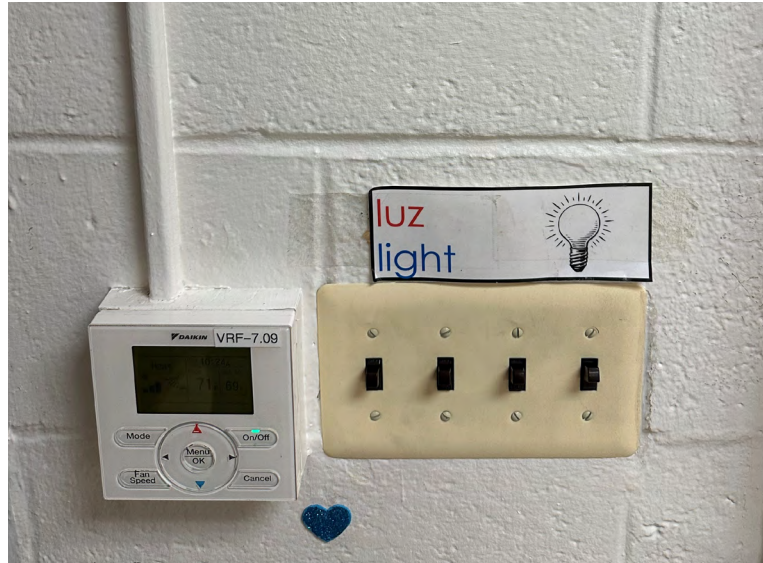
- Main electrical switchboard is 54-years old and obsolete.

EXISTING CONDITIONS

LIGHTING SYSTEMS



- Fluorescent lighting is used throughout the school.
- Gymnasium has high bay metal halide lighting fixtures.



- Classrooms use line voltage toggle switches zoned for reduction in light. No occupancy sensors currently.



- Exterior lighting consists of pole-mounted lighting fixtures, building-mounted wall packs with make-shift shielding, and canopy lighting fixtures utilizing high-intensity discharge lamps.

EXISTING CONDITIONS

KITCHEN



- Kitchen has single ceiling cassette type VRF terminal unit.
- Size of kitchen does not meet Ed Spec requirements
- Cooking hood and exhaust fan appear to be from 2003.



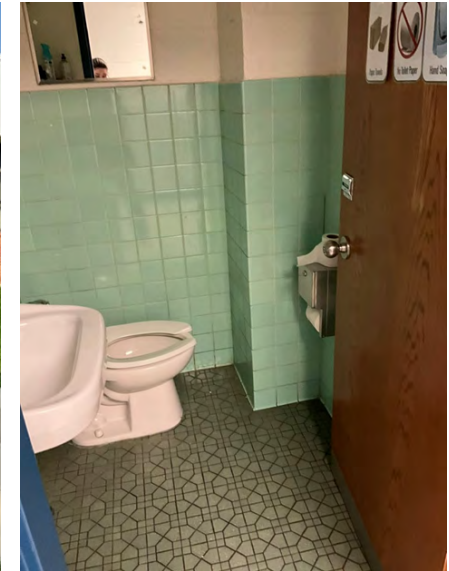
- Kitchen equipment appears to be in fair condition.



- Kitchen is missing office space & locker room area for staff.
- Restroom serving kitchen is not ADA compliant.

EXISTING CONDITIONS

ACCESSIBILITY



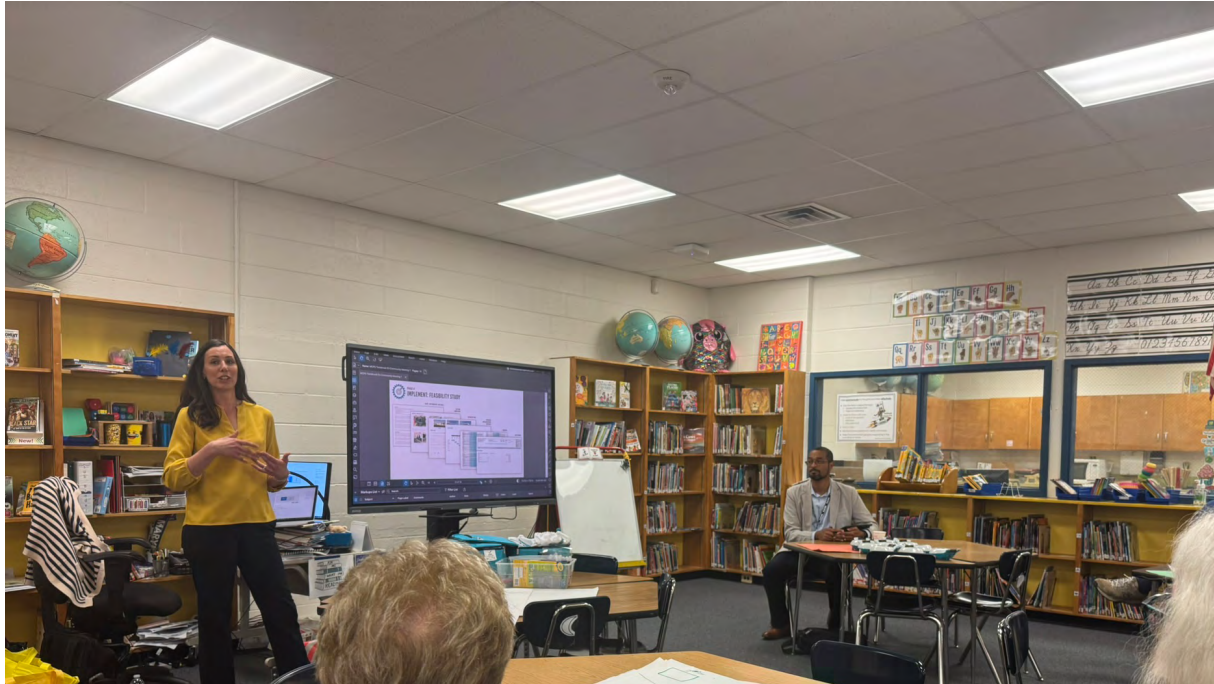
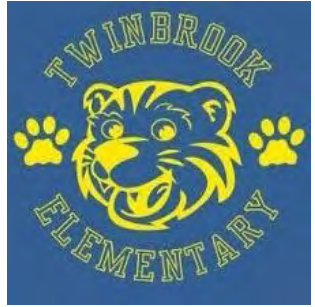
- Existing building has three occupied levels, and 2-stories, connected via stairs and ramps.
- Existing ramps are not ADA compliant.
- There is no existing elevator to access the lower level classrooms.
- Ramps do not have appropriate landings or are too steep.
- Exterior access to school on Wainwright 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.



3

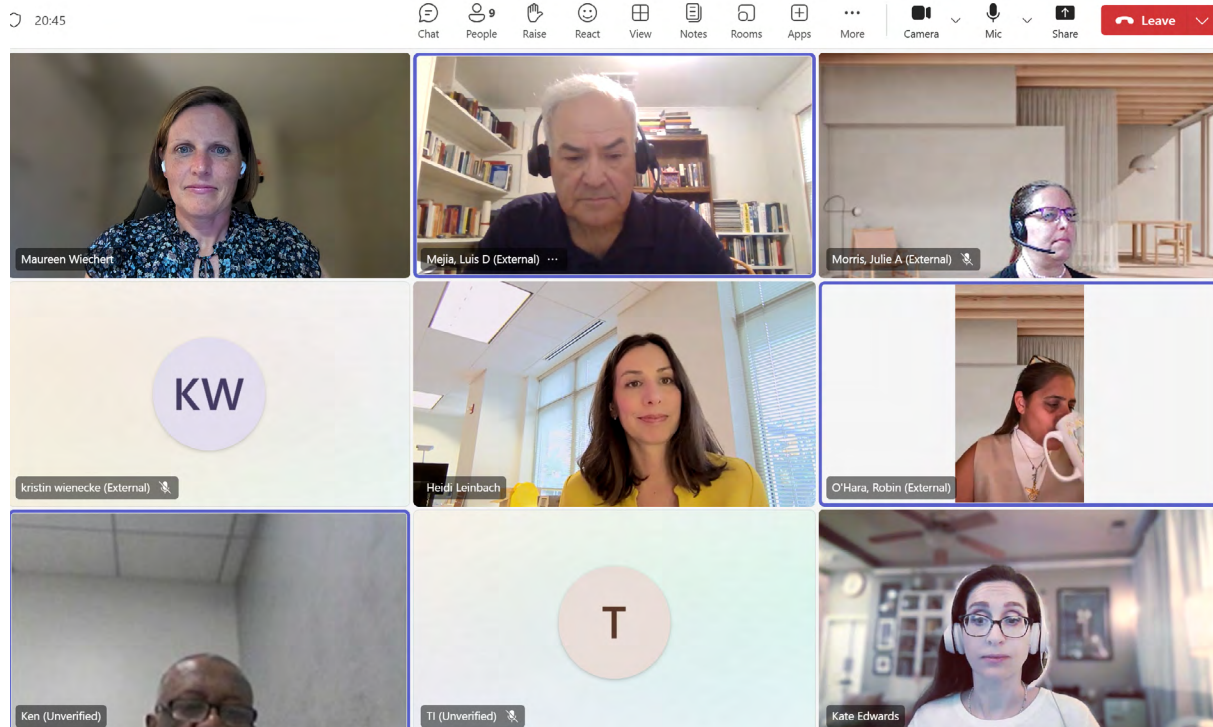
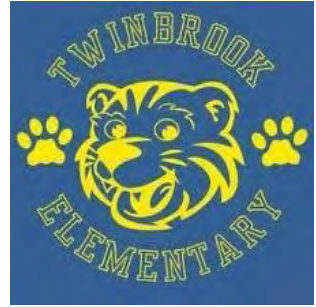
COMMUNITY FEEDBACK

WHAT WE HEARD - COMMUNITY MEETING 1



- 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.

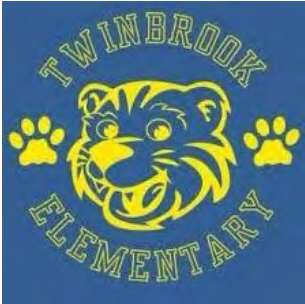
WHAT WE HEARD - COMMUNITY MEETING 2



- 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/>

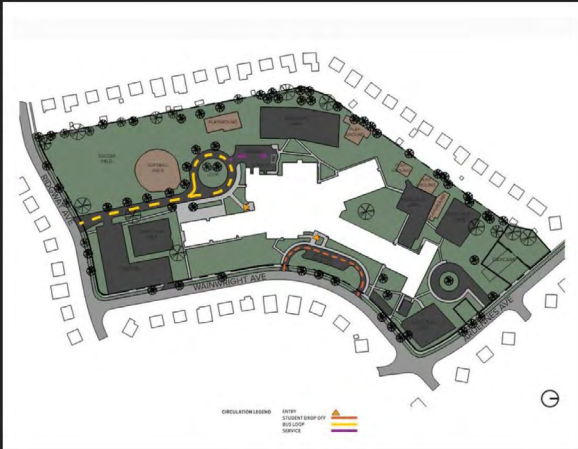
ONLINE SURVEY



Scan the QR code to fill out the online survey.



Escanee el código QR para completar la encuesta en línea.



5 → Please provide your thoughts below on the presented today (pros and cons) for Option 1: Renovation.

Escriben su opinión sobre los enfoques presentados hoy (pros y contras) para la Opción 1: Renovación.

Type your answer here...

Shift + Enter to make a line break

OK press Enter



4
PROGRAM

PROGRAM

614 students - Core Capacity 640 students

	MCPS ED SPEC	EXISTING	
CLASSROOMS	ED-SPEC	EXISTING	
Prekindergarten	2 1200	2 subtotal	
PRE-K		1 1391	
PRE-K		1 1283	
Storage 1 each 250 sf incl.		2	
Kindergarten	4 1200	5 subtotal	
Storage 1 each 250 sf incl.		5 760	
Kindergarten		1 1476	
Kindergarten		1 1281	
Kindergarten		1 1037	
Kindergarten		1 967	
Kindergarten		1 905	
Standard Classrooms	24 850	23 subtotal	
Storage 1 each 250 sf incl.		9 48	
1st GRADE		1 811	
1st GRADE		1 809	
1st GRADE		1 775	
1st GRADE		1 731	
2nd GRADE		1 956	
2nd GRADE		1 953	
2nd GRADE		1 929	
2nd GRADE		1 917	
3rd GRADE		1 887	
3rd GRADE		1 880	
3rd GRADE		1 858	
3rd GRADE		1 850	
4th GRADE		1 962	
4th GRADE		1 887	
4th GRADE		1 880	
4th GRADE		1 858	

CLASSROOMS	ED-SPEC	EXISTING	
4th GRADE		1 850	
5th GRADE		1 882	
5th GRADE		1 867	
5th GRADE		1 855	
5th GRADE		1 819	
5th GRADE		1 814	
5th GRADE		1 808	
Art	1 1200	1 1189	
Storage 1 each 250 sf incl.		2 100	
Music	1 1200	1 870	
Storage 1 each 250 sf incl.		0 0	
Instrumental Music	1 450	0 0	
Dual Purpose Room	1 1000	0 0	
	AREA SUBTOTAL 31,450		31,529
SUPPORT ROOMS	ED SPEC	EXISTING	
Resource Rooms	0 0	3 subtotal	
		1 821	
		1 748	
		1 517	
Large Instructional Support	1 550	1 339	
Small Instructional Support Room	2 425	3 304	
Speech Lanuage Therapy	1 250	2 274	
Therapy Support Room	1 250	1 102	
Personal Care Room	1 100	0 120	
Testing / Conference Room	1 140	0 0	
Support Staff Offices	2 140	1 325	
Parent Resource Room	1 500	1 0	
	AREA SUBTOTAL 2,370		4,312

PROGRAM CONTINUED

LIBRARY / MEDIA CENTER	ED-SPEC		EXISTING	
Learning Environment	1	2100	1	2098
Work and Production Area	1	475	1	610
LMC Storage Room	1	300	1	1127
	AREA SUBTOTAL	2,875		3,835

PHYSICAL EDUCATION	ED-SPEC		EXISTING	
Gymnasium	1	3700	1	5415
Office	1	140	1	105
Storage	1	250	1	360
Storage	2	100	0	105
Outside Storage	1	140	0	0
	AREA SUBTOTAL	4,430		5,880

MULTI-PURPOSE	ED-SPEC		EXISTING	
Multi-purpose Room	1	3200	1	2845
Chair Storage	1	180	1	112
Table Storage	1	180	1	0
Platform	1	450	1	382
Before / After Care Prep Area	1	25	0	0
Before / After Care Storage	1	100	0	0
	AREA SUBTOTAL	4,135		3,339

KITCHEN	ED-SPEC		EXISTING	
Serving Area	1	300	1	134
Walk-In Cooler/Freezer	1	155	1	142
Dry Storage	1	192	0	154
Office	1	100	0	271
Toilet Room	1	70	0	43
Preparation Area	1	555	0	620
	AREA SUBTOTAL	1,372		1,364

ADMINISTRATION	ED-SPEC		EXISTING	
General Office	1	500	1	377
Workroom	1	300	2	261
Principal's Office	1	250	1	309
Assistant Principal's Office	1	140	1	148
Conference Room	1	275	1	409
Storage	1	100	1	13
Record Room	1	75	1	91
Toilet Room	1	50	3	43
Workroom (2nd level)	1	75	1	128
	AREA SUBTOTAL	1,765		2,126

COUNSELING SUITE	ED-SPEC		EXISTING	
Counselor's Office	1	160	1	270
Itinerant Staff Office	1	160	1	115
	AREA SUBTOTAL	320		385

STAFF DEVELOPMENT AREA	ED-SPEC		EXISTING	
Staff Development Office	1	100	1	446
Reading Specialist Office	1	100	1	339
Training / Conference Room	1	400	1	409
	AREA SUBTOTAL	600		1,194

HEALTH SERVICES SUITE	ED-SPEC		EXISTING	
Waiting Area	1	100	1	105
Treatment / Medication Area	1	120	1	212
Office / Health Assessment Room	1	100	0	0
Health Assessment / Isolation Room	1	100	0	0
Rest Area	1	200	0	0
Storage Room	1	40	0	0
Toilet Room	1	50	1	43
	AREA SUBTOTAL	710		360

STAFF AREAS	ED-SPEC		EXISTING	
Staff Lounge	1	650	1	754
Privacy Room	2	50	0	0
	AREA SUBTOTAL	750		754

PROGRAM CONTINUED

BUILDING SERVICES FACILITIES	ED-SPEC		EXISTING	
Building Services Office	1	140	1	74
Locker / Shower Area	1	150	1	40
Compactor / Trash Room	1	150	1	188
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		1,168
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)	53,462	58,009
NET AREA TOTAL (WITH ADD ALTS)	56,977	58,009

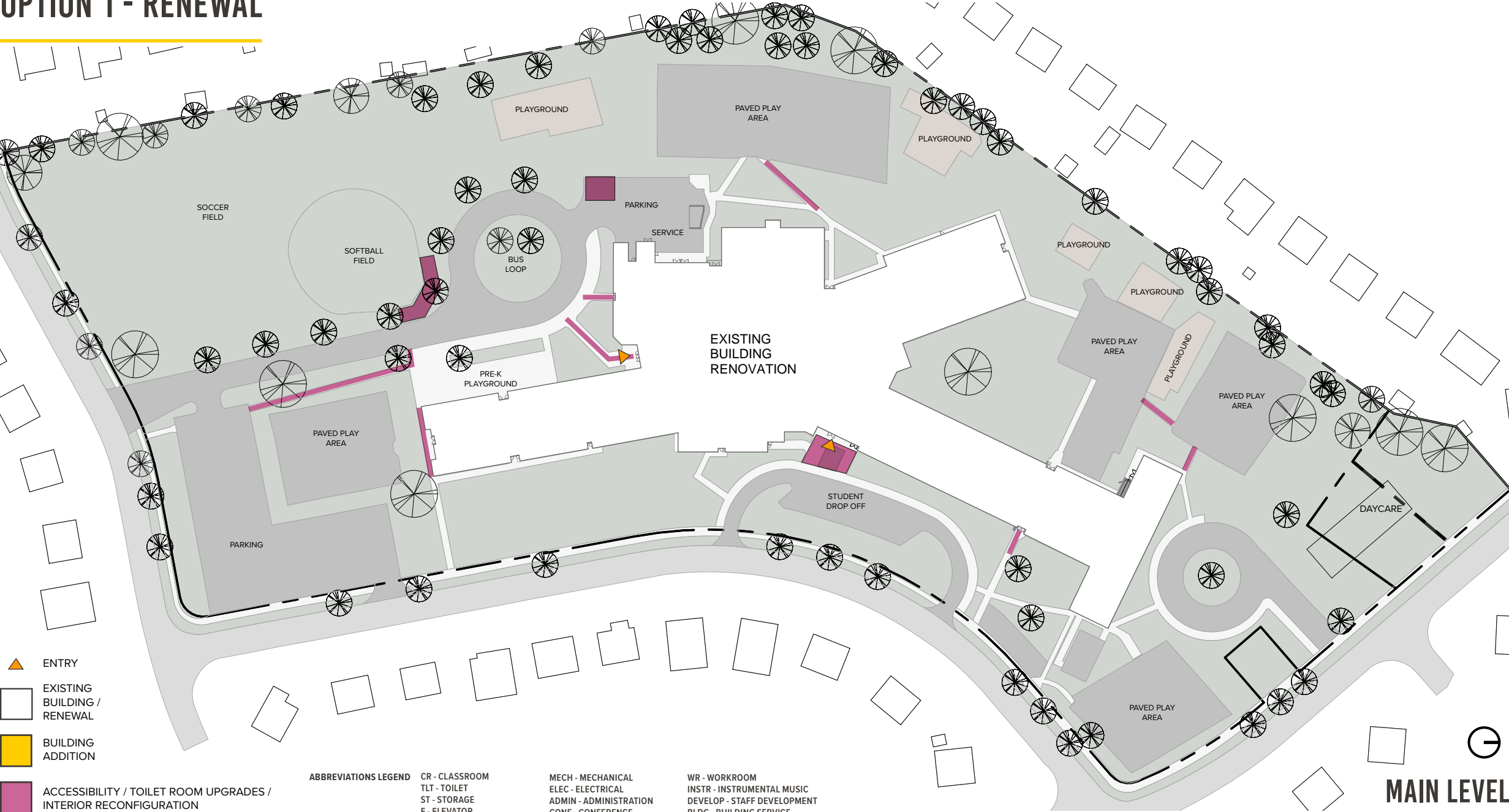
EXISTING NET AREA TOTAL	58,009
Lower Level GFA	6,318
Level 1 GFA	73,689
GFA Total	80,007
G-Factor	1.3792



5

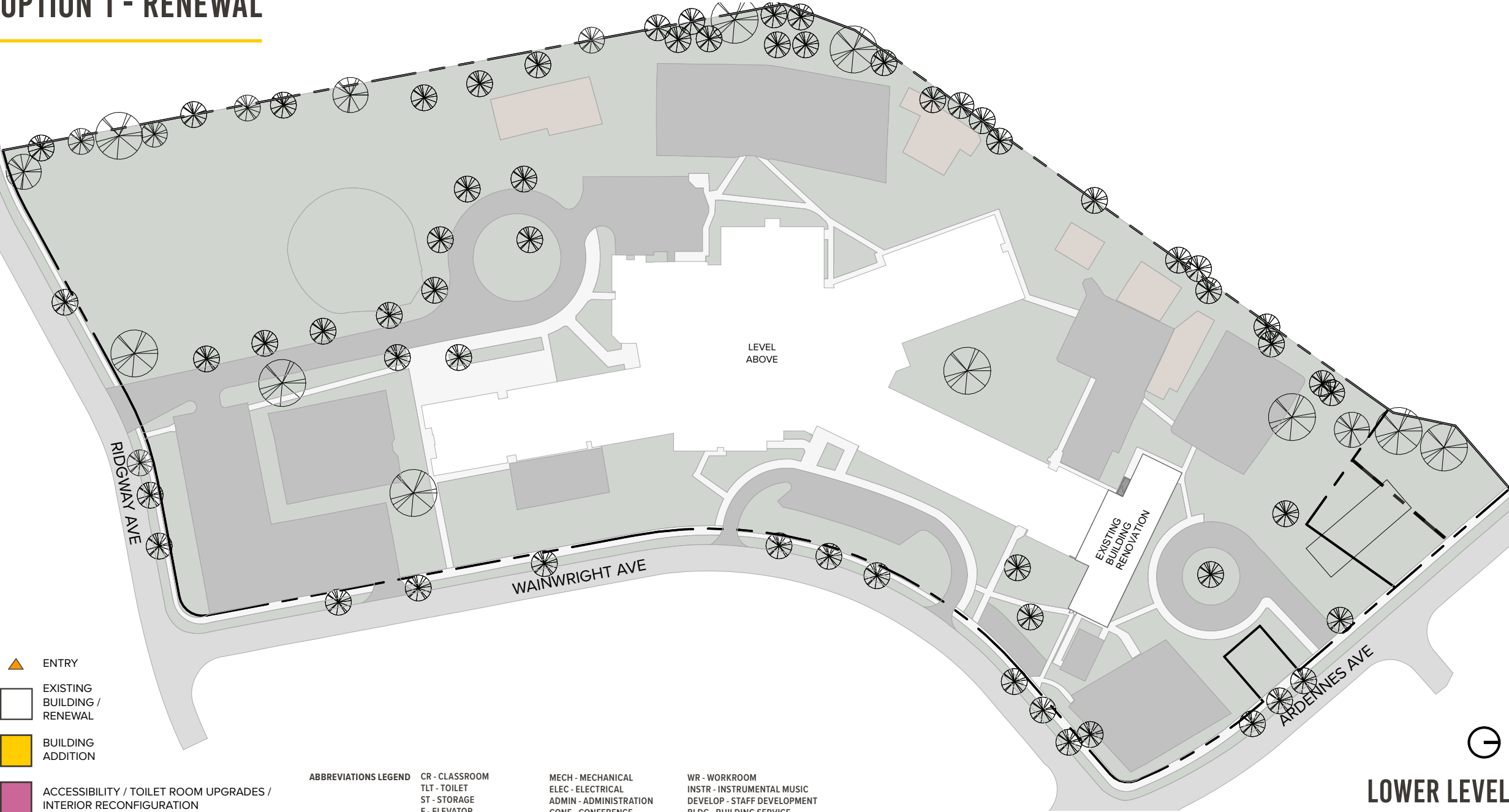
PROPOSED CONCEPTS

OPTION 1 - RENEWAL



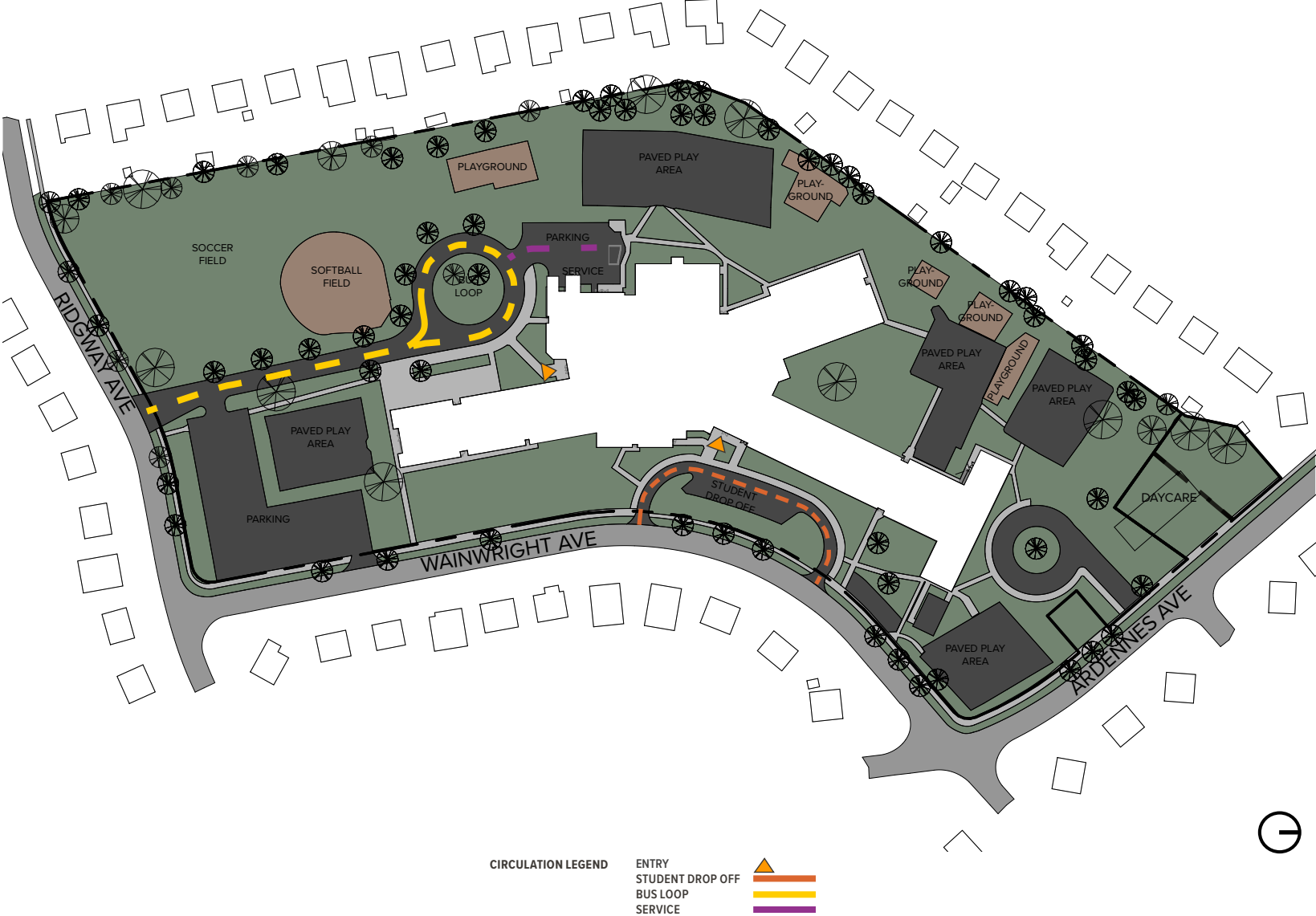
MAIN LEVEL

OPTION 1 - RENEWAL

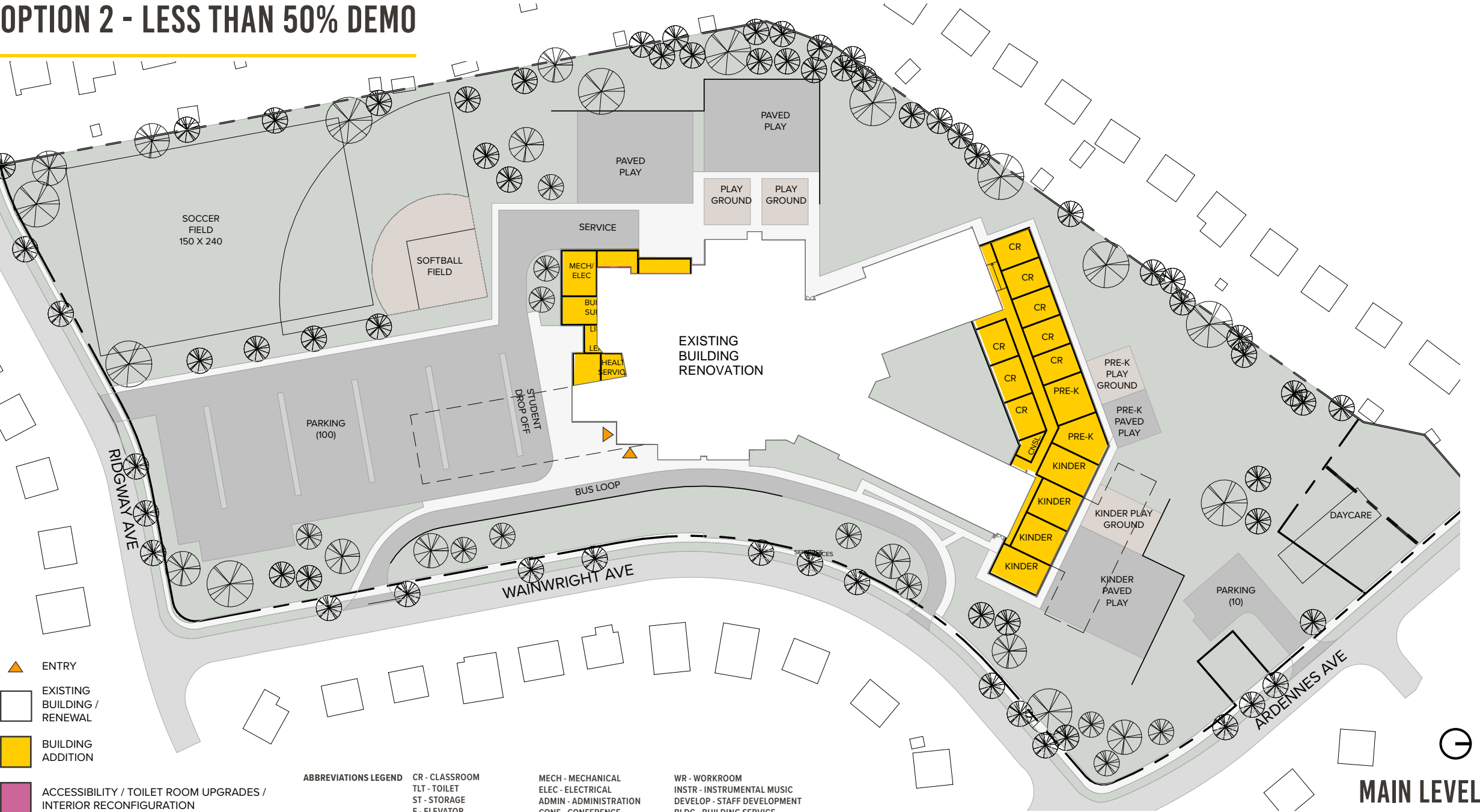


OPTION 1 - RENEWAL SUMMARY

	Option 1 - Renewal
SCOPE	<ul style="list-style-type: none">Existing parking and play areas remain unchangedElectrical & Plumbing system replacementRenovate finishesUpgrade existing restrooms to meet MCPS standardsRenovate existing building to meet accessibility standards.Elevator added for lower level access <p>70,932 GSF - Renewal 8,818 GSF - Renovation</p>
PROS	<ul style="list-style-type: none">Sprinkler system addedReplaces outdated building systemsAddresses accessibility issuesCommunity-sized gym remains
CONS	<ul style="list-style-type: none">Does not provide the following program spaces: Dual-Purpose Room, Music, & Instrumental MusicAdministration, Health Services, 5 Classrooms, Multi-Purpose Room, & Kitchen all undersized per ed spec.Lockers in corridors cannot be accommodated

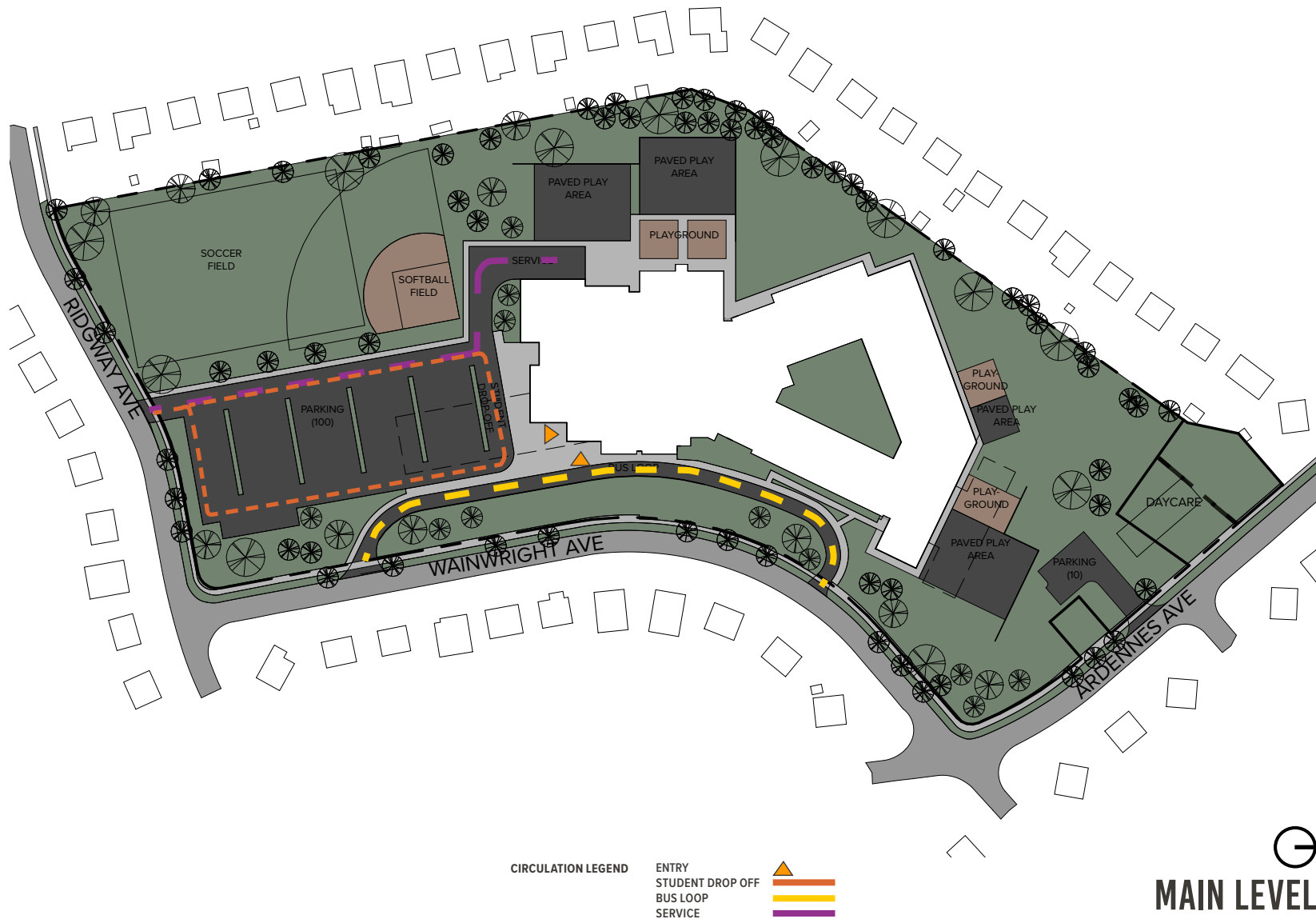


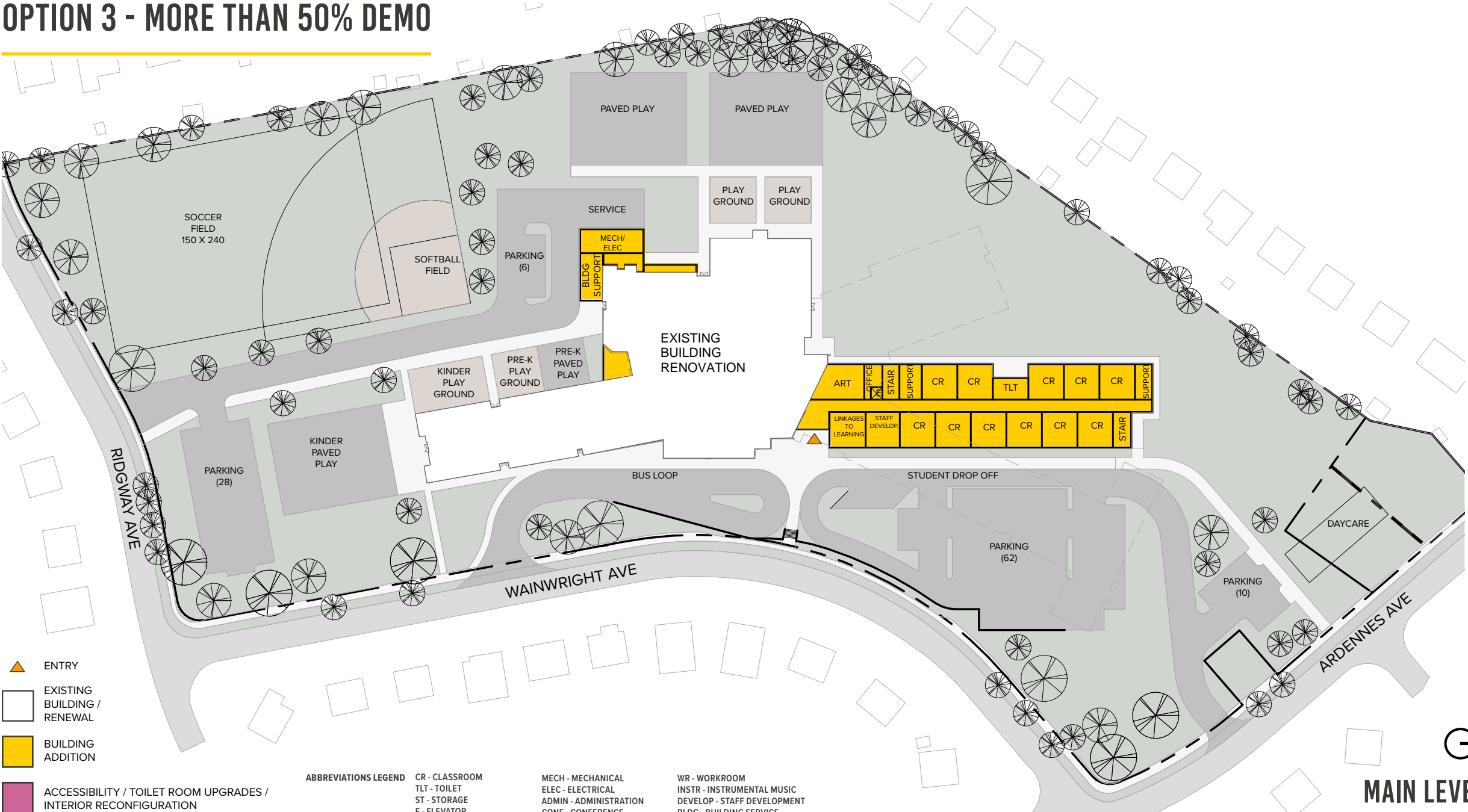
OPTION 2 - LESS THAN 50% DEMO



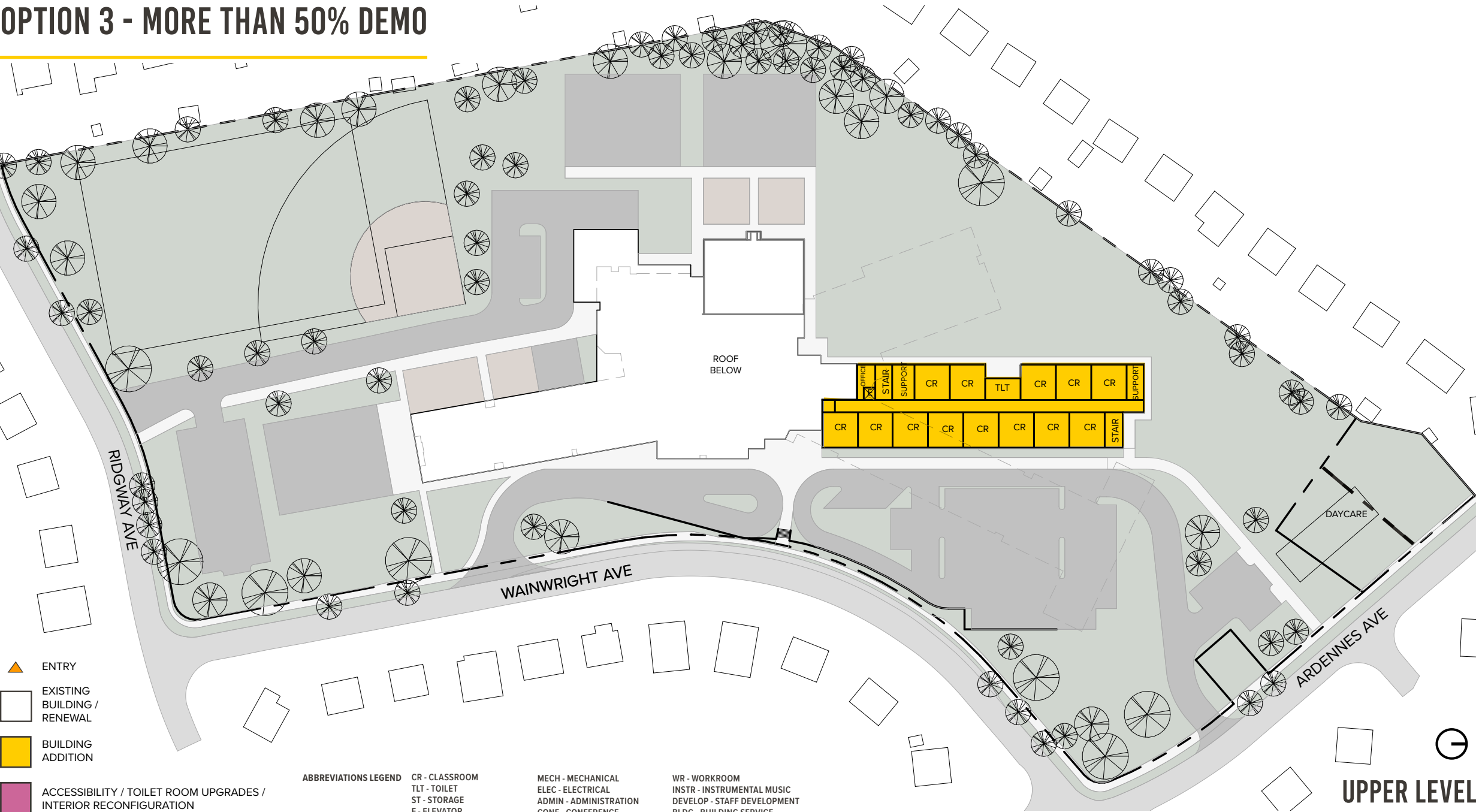
OPTION 2 - LESS THAN 50% DEMO - SUMMARY

	Option 2 - Less than 50% Demo
SCOPE	<ul style="list-style-type: none">Less than 50% of existing building would be demolished and additions would be added to meet program requirements.This option is 1-story.Electrical & Plumbing system replacementRenovate finishesUpgrade existing restrooms to meet MCPS standardsRenovate existing building to meet accessibility standards. <p>30,913 GSF - Demolition 36,645 GSF - Renewal 12,192 GSF - Renovation 30,052 GSF - Addition</p>
PROS	<ul style="list-style-type: none">Sprinkler system addedReplaces outdated building systemsAddresses accessibility issuesDesign meets ed specCommunity-sized gym remains
CONS	<ul style="list-style-type: none">Inefficiencies in existing building to address accessibility and new restroom layoutThe required number of lockers in corridors cannot be accommodated.



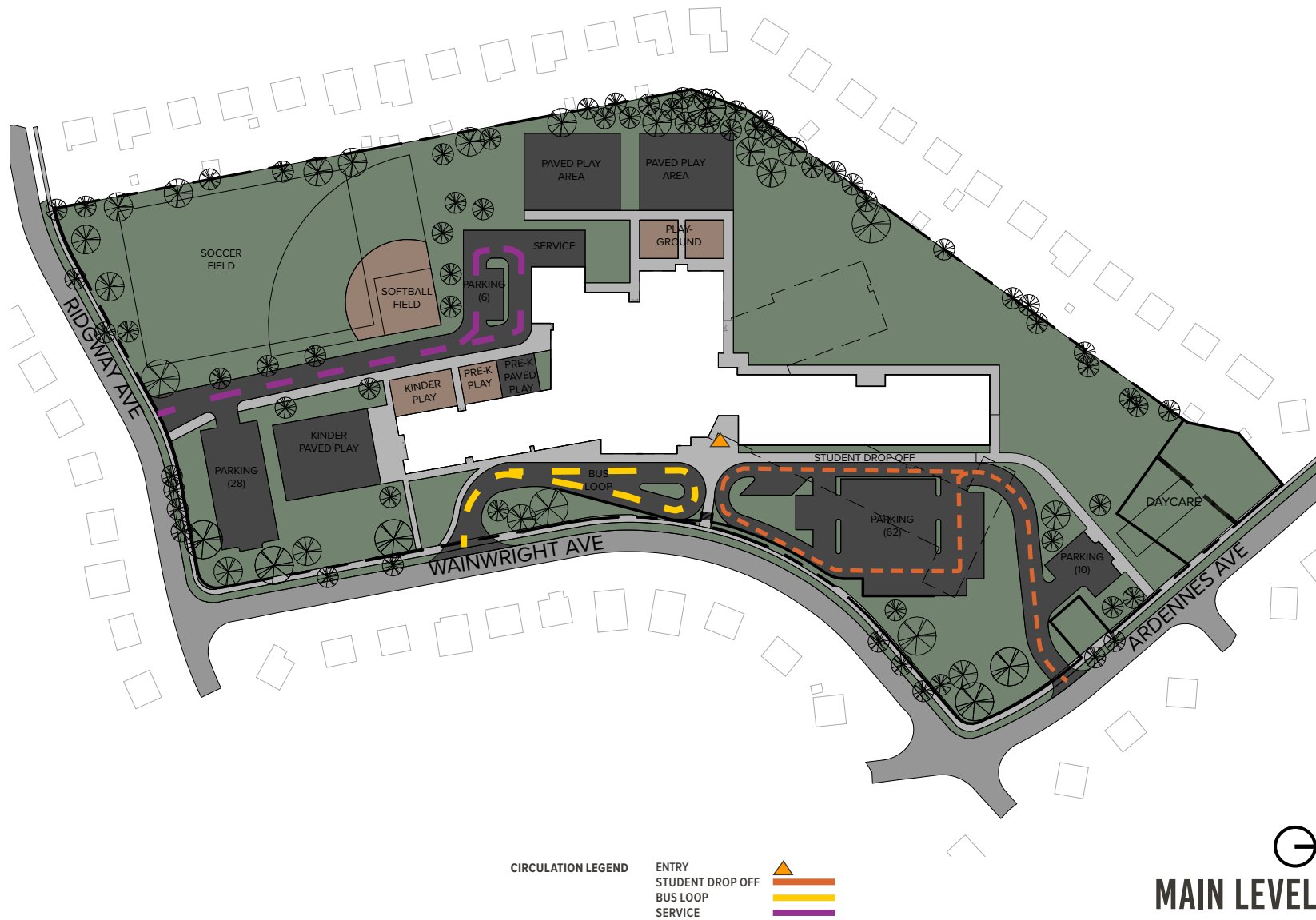


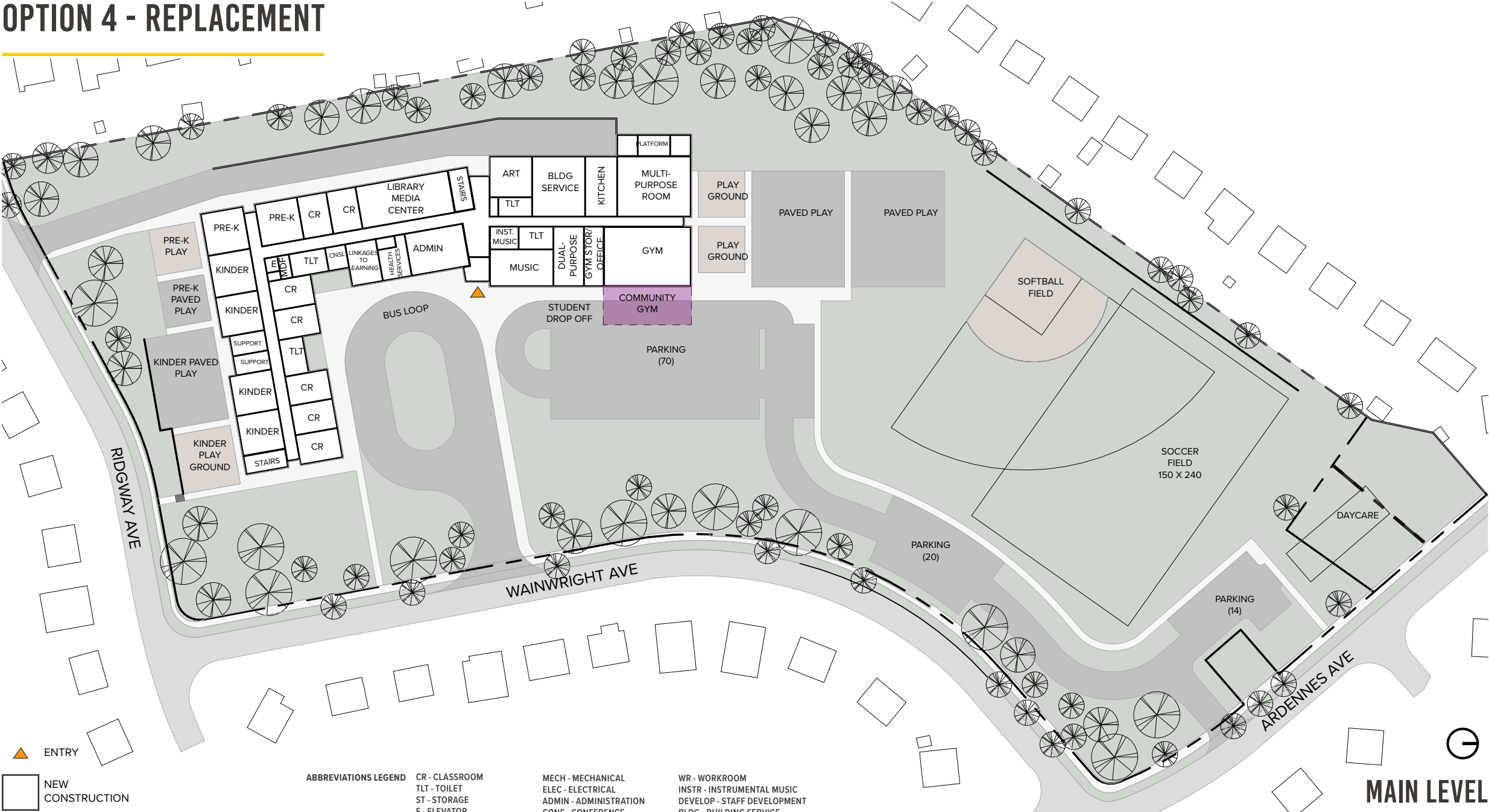
OPTION 3 - MORE THAN 50% DEMO



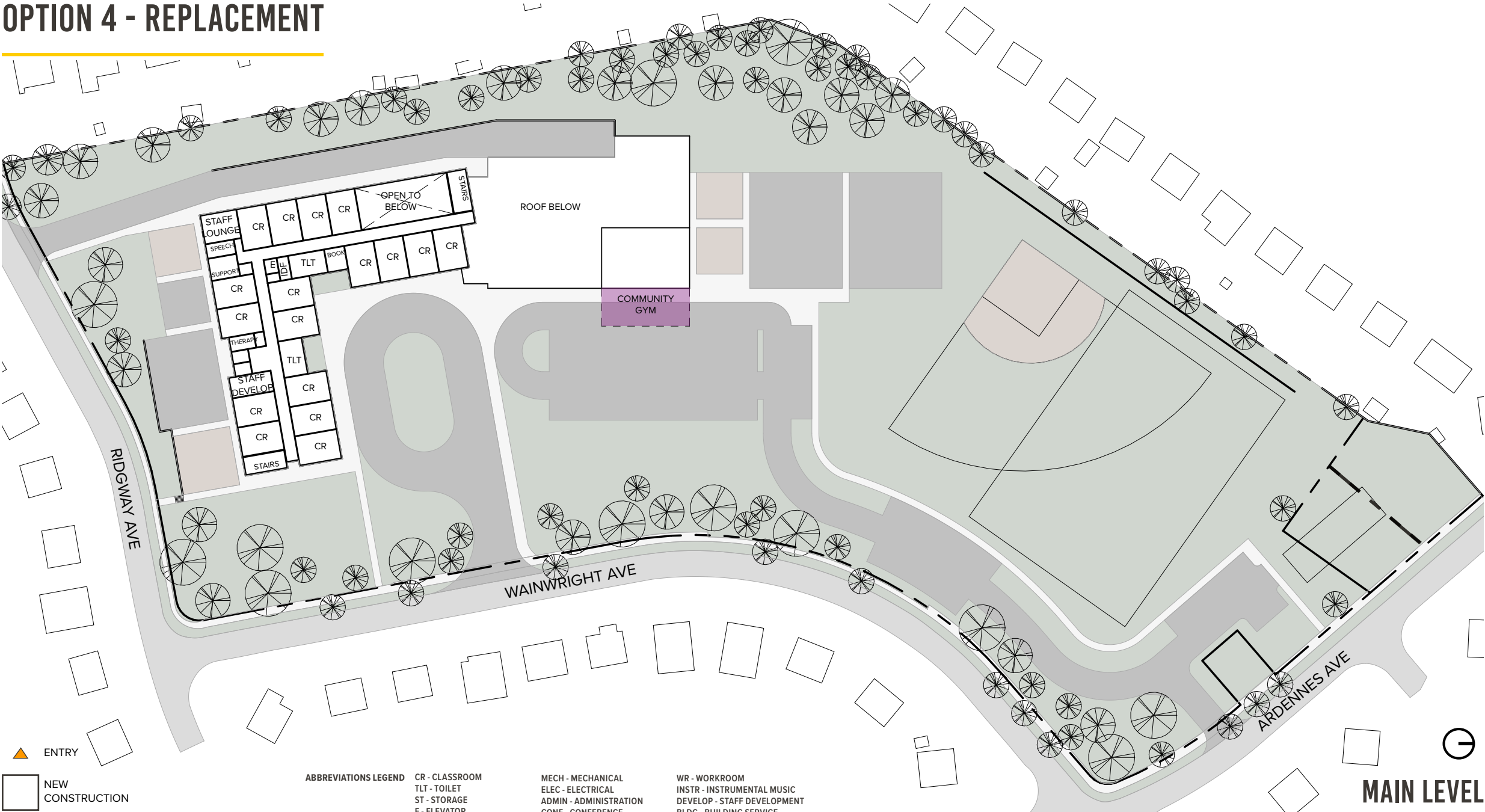
OPTION 3 - MORE THAN 50% DEMO - SUMMARY

	Option 3 - More than 50% Demo
SCOPE	<ul style="list-style-type: none">• More than 50% of existing building is demolished.• Additions include a 2-story classroom wing and expanded kitchen and music suite on the SW corner of the building.• Electrical & Plumbing system replacement• Renovate finishes• Upgrades to existing restrooms to meeting MCPS standards• Renovate existing building to meet accessibility standards. <p>40,813 GSF - Demolition 29,021 GSF - Renewal 9,916 GSF - Renovation 42,483 GSF - Addition</p>
PROS	<ul style="list-style-type: none">• Sprinkler system added• Replaces outdated building systems• Addresses accessibility issues• Design meets ed spec• Community-sized gym remains
CONS	<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



MAIN LEVEL

OPTION 4 - REPLACEMENT - SUMMARY

	Option 4 - Replacement
SCOPE	<ul style="list-style-type: none">Existing building is demolished.New building and site program are provided.Relocate site program and circulation <p>79,750 GSF - Demolition 80,588 GSF - Addition</p>
PROS	<ul style="list-style-type: none">All new constructionAddresses accessibility issuesDesign meets ed spec requirements
CONS	<ul style="list-style-type: none">High impact to the site = higher costCommunity-sized gym is an add alternate



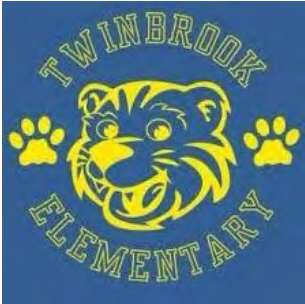
SUMMARY

Options	Scope	Pros	Cons
Option 1 - Renewal	<ul style="list-style-type: none"> Existing parking and play areas remain unchanged Electrical & Plumbing system replacement Renovate finishes Upgrade existing restrooms to meet MCPS standards Renovate existing building to meet accessibility standards. Elevator added for lower level access <p>70,932 GSF - Renewal 8,818 GSF - Renovation</p>	<ul style="list-style-type: none"> Sprinkler system added Replaces outdated building systems Addresses accessibility issues Community-sized gym remains 	<ul style="list-style-type: none"> Does not provide the following program spaces: Dual-Purpose Room, Music, & Instrumental Music Administration, Health Services, 5 Classrooms, Multi-Purpose Room, & Kitchen all undersized per ed spec. Lockers in corridors cannot be accommodated
Option 2 - Less than 50% Demo	<ul style="list-style-type: none"> Less than 50% of existing building would be demolished and additions would be added to meet program requirements. This option is 1-story. Electrical & Plumbing system replacement Renovate finishes Upgrade existing restrooms to meet MCPS standards Renovate existing building to meet accessibility standards. <p>30,913 GSF - Demolition 36,645 GSF - Renewal 12,192 GSF - Renovation 30,052 GSF - Addition</p>	<ul style="list-style-type: none"> Sprinkler system added Replaces outdated building systems Addresses accessibility issues Design meets ed spec Community-sized gym remains 	<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.

SUMMARY

Options	Scope	Pros	Cons
Option 3 - More than 50% Demo	<ul style="list-style-type: none"> • More than 50% of existing building is demolished. • Additions include a 2-story classroom wing and expanded kitchen and music suite on the SW corner of the building. • Electrical & Plumbing system replacement • Renovate finishes • Upgrades to existing restrooms to meeting MCPS standards • Renovate existing building to meet accessibility standards. <p>40,813 GSF - Demolition 29,021 GSF - Renewal 9,916 GSF - Renovation 42,483 GSF - Addition</p>	<ul style="list-style-type: none"> • Sprinkler system added • Replaces outdated building systems • Addresses accessibility issues • Design meets ed spec • Community-sized gym remains 	<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	<ul style="list-style-type: none"> • Existing building is demolished. • New building and site program are provided. • Relocate site program and circulation <p>79,750 GSF - Demo 80,588 GSF - New Construction</p>	<ul style="list-style-type: none"> • All new construction • Addresses accessibility issues • Design meets ed spec requirements fully 	<ul style="list-style-type: none"> • High impact to the site = higher cost • Community-sized gym is an add alternate

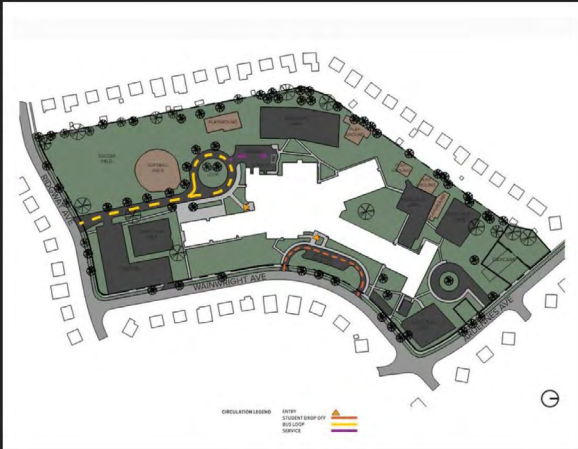
ONLINE SURVEY



Scan the QR code to fill out the online survey.



Escanee el código QR para completar la encuesta en línea.



5 → Please provide your thoughts below on the presented today (pros and cons) for Option 1: Renovation.

Escriben su opinión sobre los enfoques presentados hoy (pros y contras) para la Opción 1: Renovación.

Type your answer here...

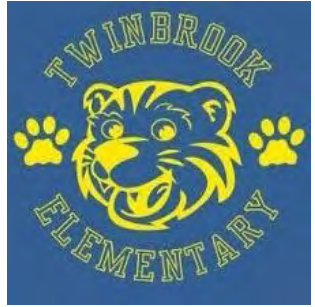
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OK press Enter



Q&A

COMMUNITY FEEDBACK - COMMUNITY MEETING 2



Q: Design option 2, parking was moved towards the gym, parking is not near the gym on other options. Is there parking that is approximate to the gym?

A: *Option 3 has some parking near the current lot and within the service circle. Option 4 parking will be added by the gymnasium within the feasibility study.*

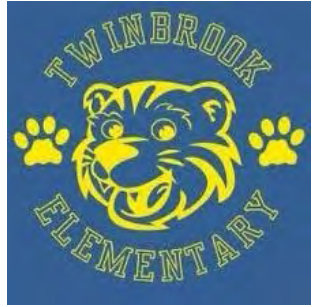
Q: What is the time frame for the different options?

A: *The feasibility phase will run through September 2025 to create options for the board of education's review, to incorporate this into the CIP. Before we can get to design and construction, this needs to be incorporated into the CIP. Design and construction wouldn't take place for a couple of years. This is step one in the process, an exact timeline cannot be provided at this point.*

Q: Why is it important to have lockers in an elementary schools?

A: *Cubbies are provided for K/Pre-K grades within classrooms. Grades 1-6 are provided with lockers in corridors for winter coats and backpacks to be stored to maximize classroom space.*

COMMUNITY FEEDBACK - COMMUNITY MEETING 2



Q: If Option 2 or 3 get implemented, is there a hope that the rest of the school would be renovated?

A: *The entire remaining building would be renovated so all the systems and finishes are new and the building feels cohesive.*

Q: Concerned about traffic flow if entrance is reoriented towards Wainwright Ave. Was that intentional?

A: *One of the first observations is that the entrance is difficult to find without signage to relocate the main entrance. The options look to create a single entrance with adjacent car and bus circulation. The design team felt that having the entrance on Wainwright, centered on the property and at the top of the hill felt like a natural location and worth consideration. The goal is to give options and provide pros and cons. MCPS has the option to bring in a traffic consultant to study traffic paths in the future.*

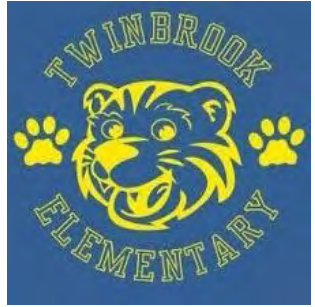
Q: Line of site to the basketball courts and playgrounds is better in some options than others.

A: *Outdoor play areas were located to meet the MCPS ed spec and required adjacencies. Option 4 has the least visibility to play areas from the streets but does provide good visibility for school staff during school use since the spaces are concentrated behind the school.*

Q: The bus loop should allow for the driver to see the students entering the school. Not all the options allow for this to happen.

A: *The design team will address this comment.*

COMMUNITY FEEDBACK - COMMUNITY MEETING 2



Q: All the options removed the loop by the daycare. This is a good idea since the current condition is a safety concern.

People use this driveway as a drop off for the daycare but it becomes dangerous for pedestrians because cars backup into the street. The daycare does not have a dedicated parking lot or drop off loop.

A: This will be further investigated by the design team.

Q: How will maintenance of the park and field work or drop off areas for daycare?

A: The team will have a meeting with city of Rockville to understand their needs and current agreements. We will determine if additional parking is required on site following these discussions. According to our information, the site is owned by the school and not by the City of Rockville.

Q: Option 1-3 have a nice driveway to pull off and drop off kids for kiss and rides. Option 4 doesn't have as nice of a drop off loop and it's a busy road.

A: Options 4 has on-site queuing. Queuing lengths will need to be studied further to understand if additional length is needed.

COMMUNITY FEEDBACK - COMMUNITY MEETING 2



Q: Are trees being preserved on site?

A: One con to option 4 is that many larger trees would be impacted. A site survey is still required and will be reviewed to respond to the site grading and trees.

Q: How is the site being graded?

A: One challenge of the site is that there is currently a large change in grade making it difficult to circulate around the site and meet ADA requirements. The site will need to be leveled in areas to meet ADA for the options.

Q: Would option 4 would require students to be moved off site?

A: Yes, the building is quite spread out and the kitchen is half the size it needs to be even for the options that keep the existing structure may require students to move off site.