

TWINBROOK ELEMENTARY SCHOOL FEASIBILITY STUDY

CITY OF ROCKVILLE / MAYOR AND CITY COUNCIL MEETING
MONTGOMERY COUNTY PUBLIC SCHOOLS

OCTOBER 6, 2025

REDACTED



COOPER CARRY



AGENDA

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



1

INTRODUCTIONS

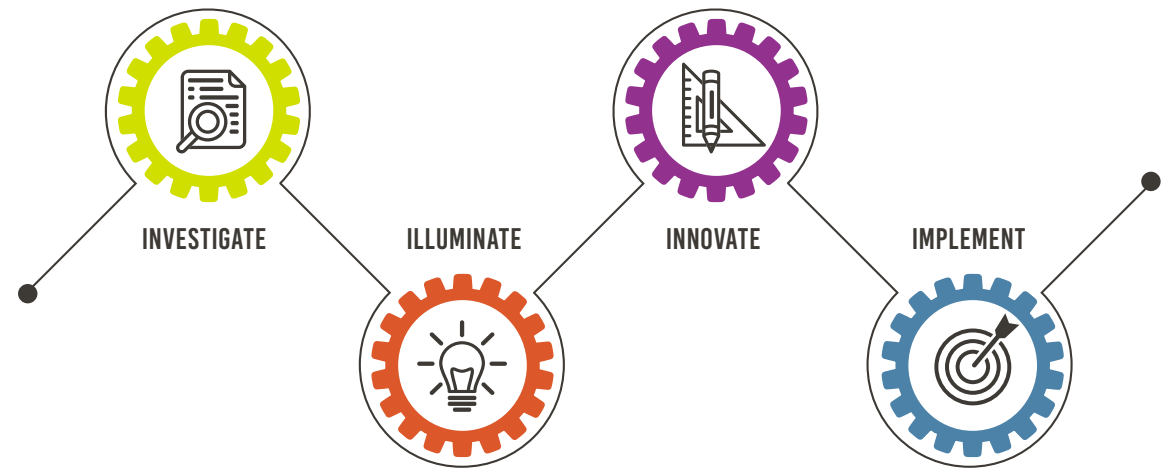


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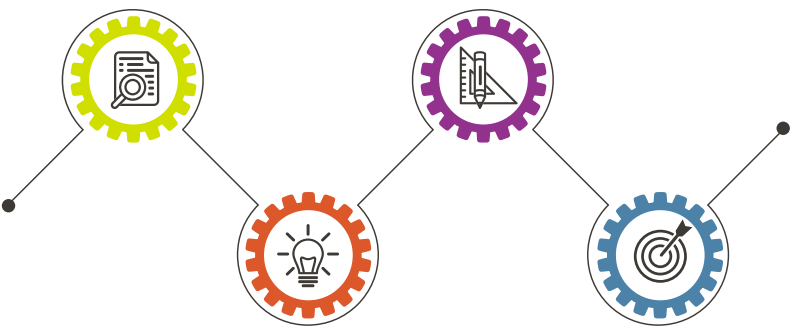
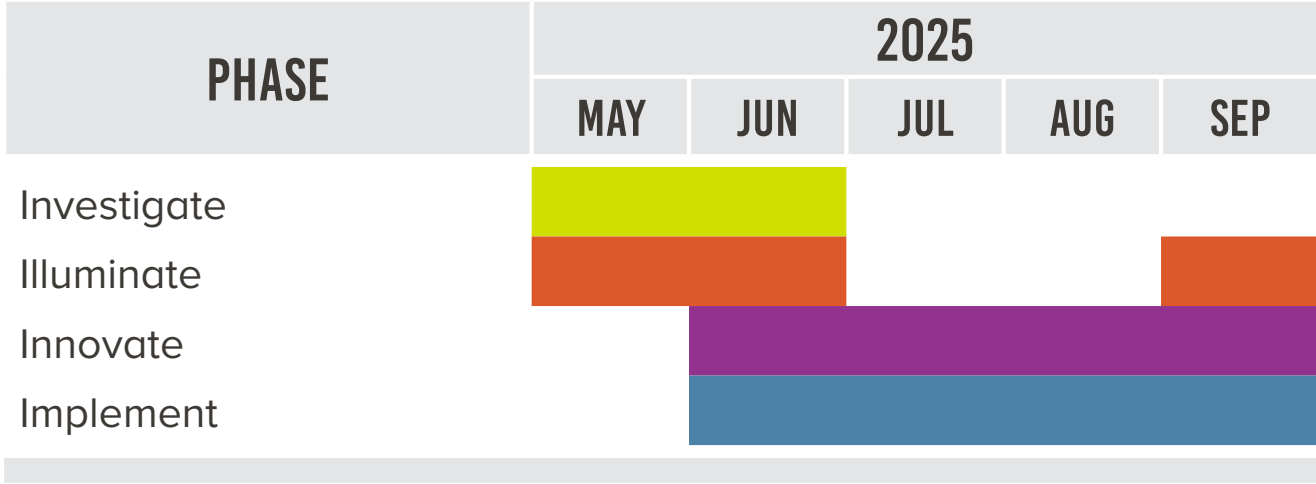
PROCESS & TIMELINE



FEASIBILITY STUDY



TIMELINE



KEY DATES:

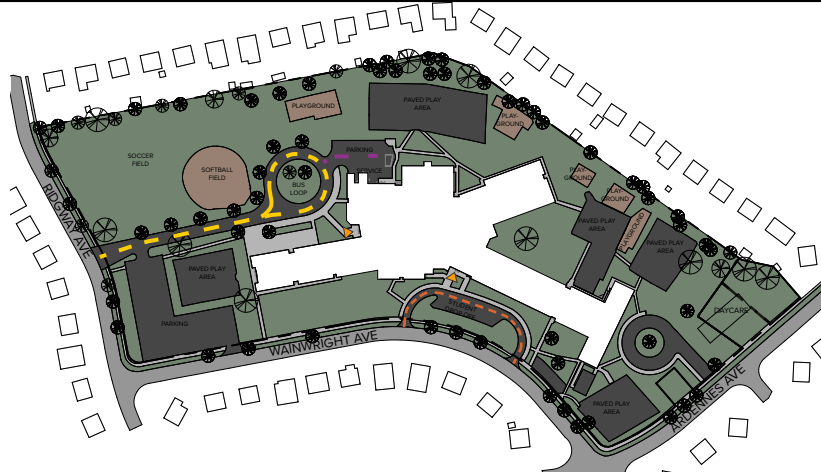
- Community Meeting #1 was held on May 20
- Staff Meeting was held on May 27
- Community Meeting #2 was held on June 2
- Community Meeting #3 was held on June 27
- Community Meeting #4 was held on September 16



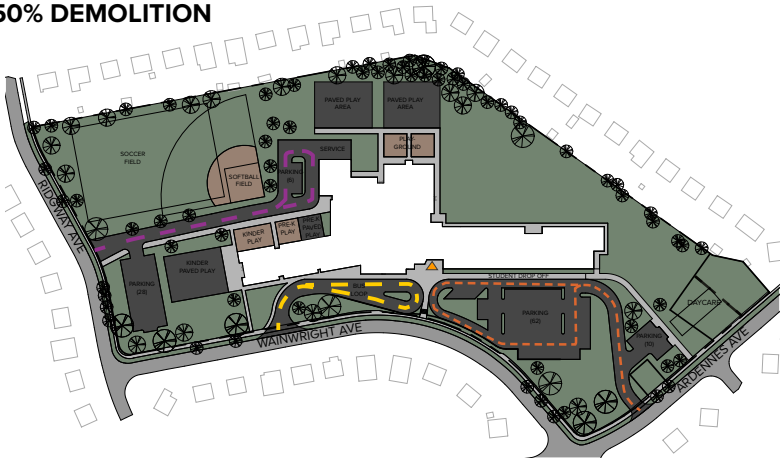
3 PROPOSED CONCEPTS

FOUR APPROACHES

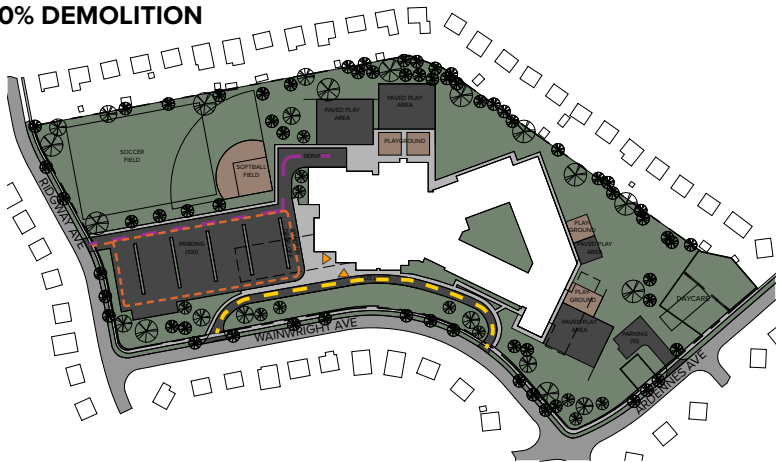
OPTION 1 - RENEWAL



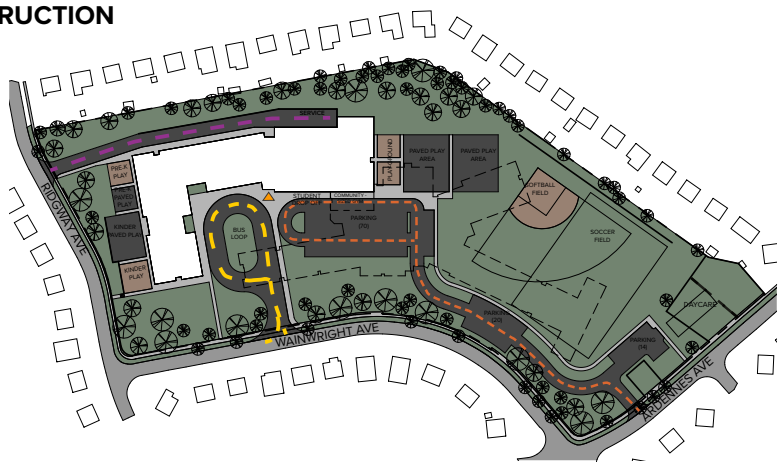
OPTION 3 - MORE THAN 50% DEMOLITION



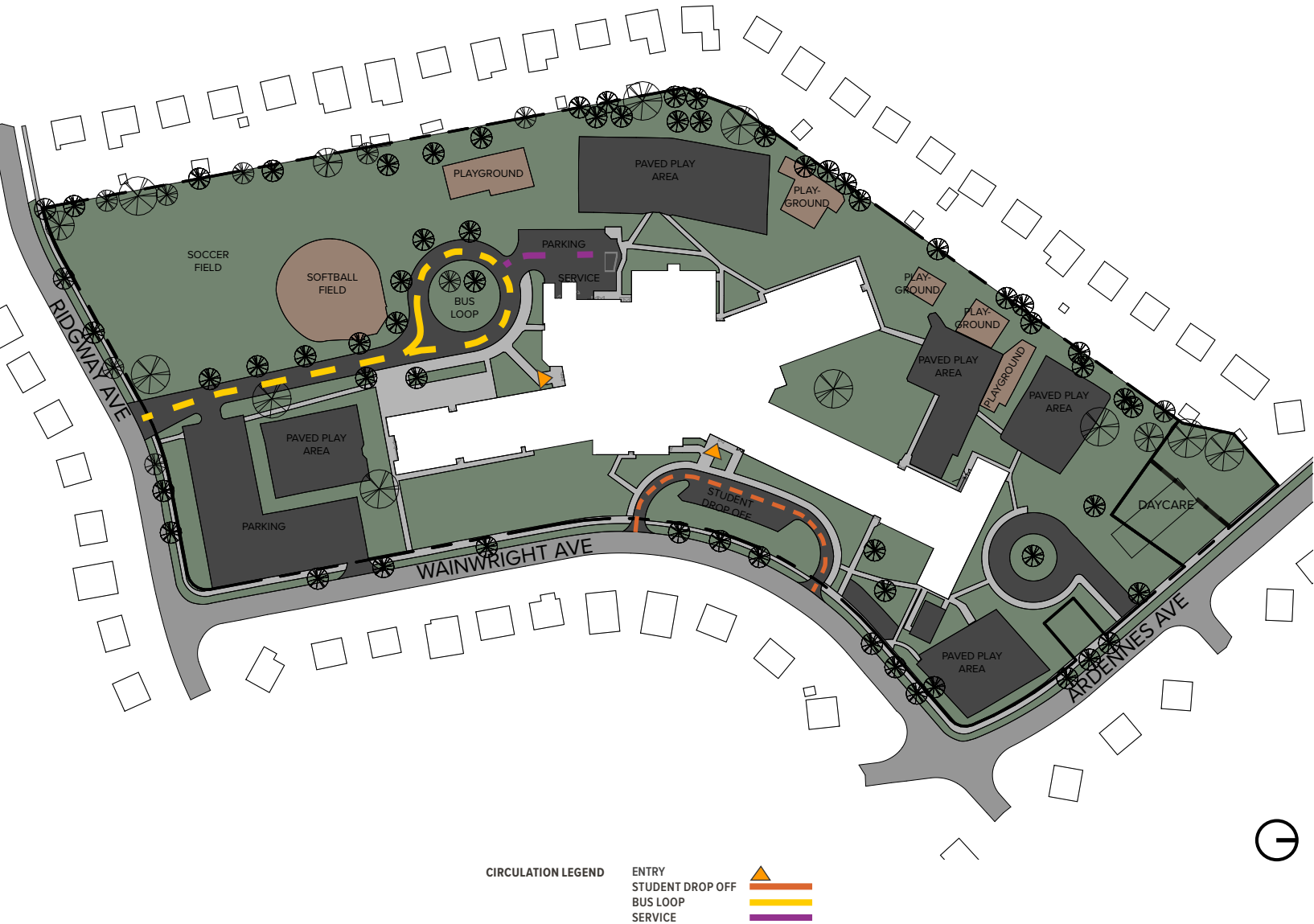
OPTION 2 - LESS THAN 50% DEMOLITION



OPTION 4 - NEW CONSTRUCTION

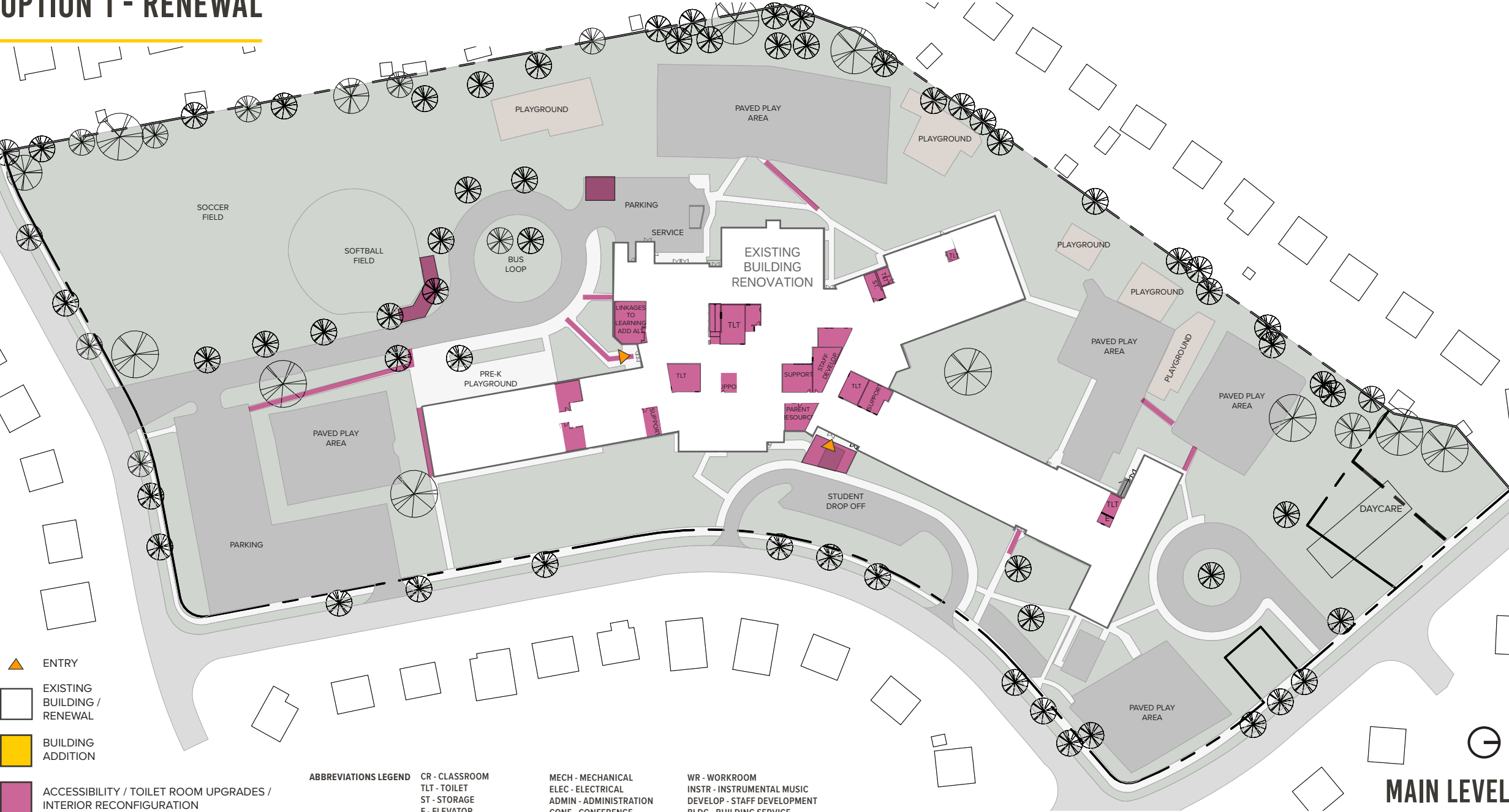


OPTION 1 - RENEWAL SUMMARY

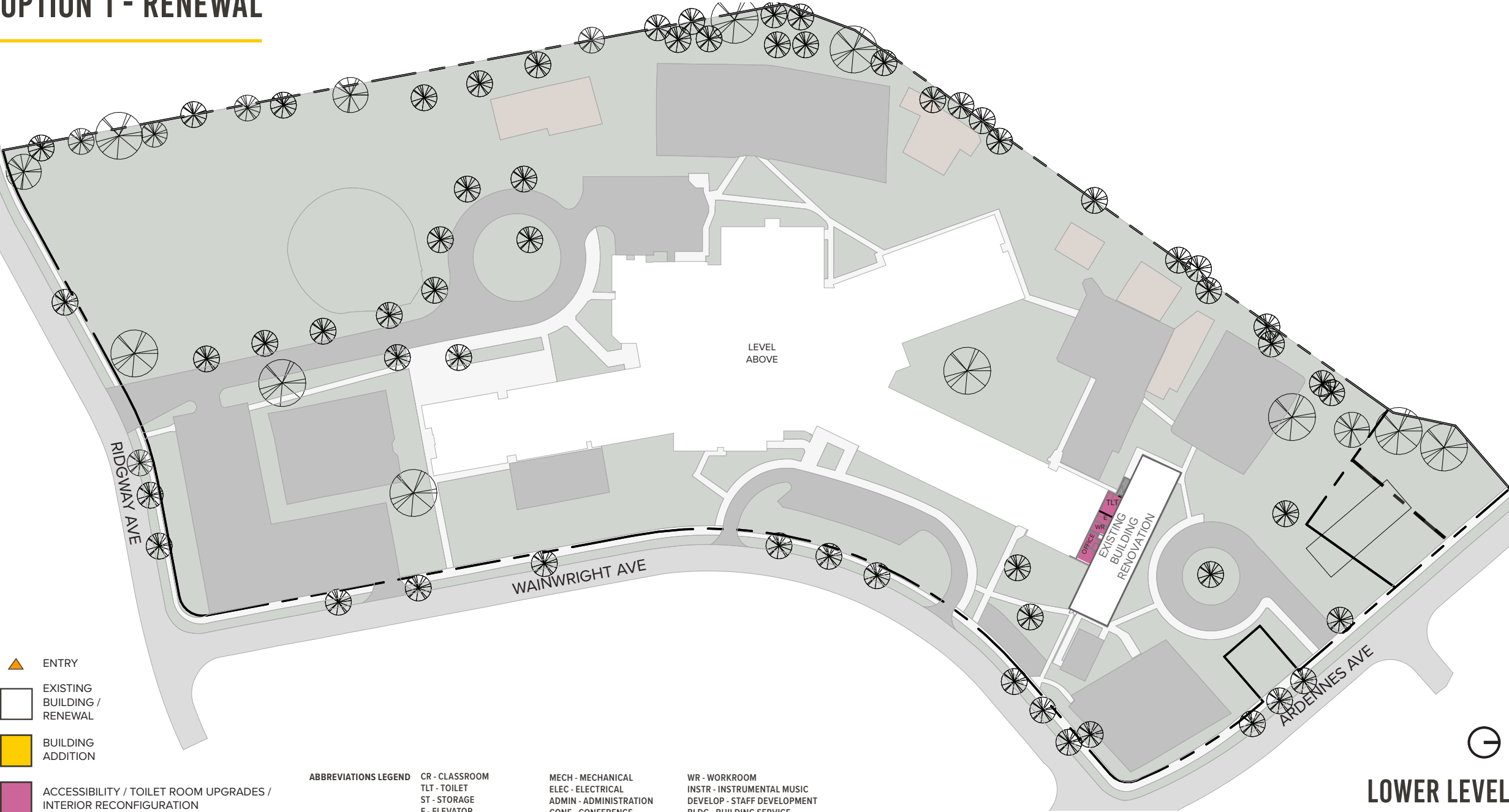


	Option 1 - Renewal
AREA SUMMARY	70,750 GSF - Renewal 7,948 GSF - Renovation 69% - Gross Efficiency
SCOPE	• Building Renovation • New Elevator • Electrical & Plumbing system replacement • Renovate finishes • Gender Neutral Restroom upgrade • Accessibility Standard renovations for site and building • Maintain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

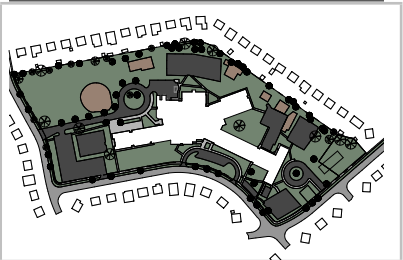
OPTION 1 - RENEWAL



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



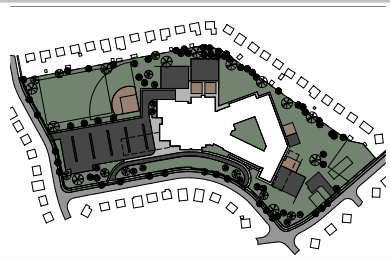

MAIN LEVEL

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

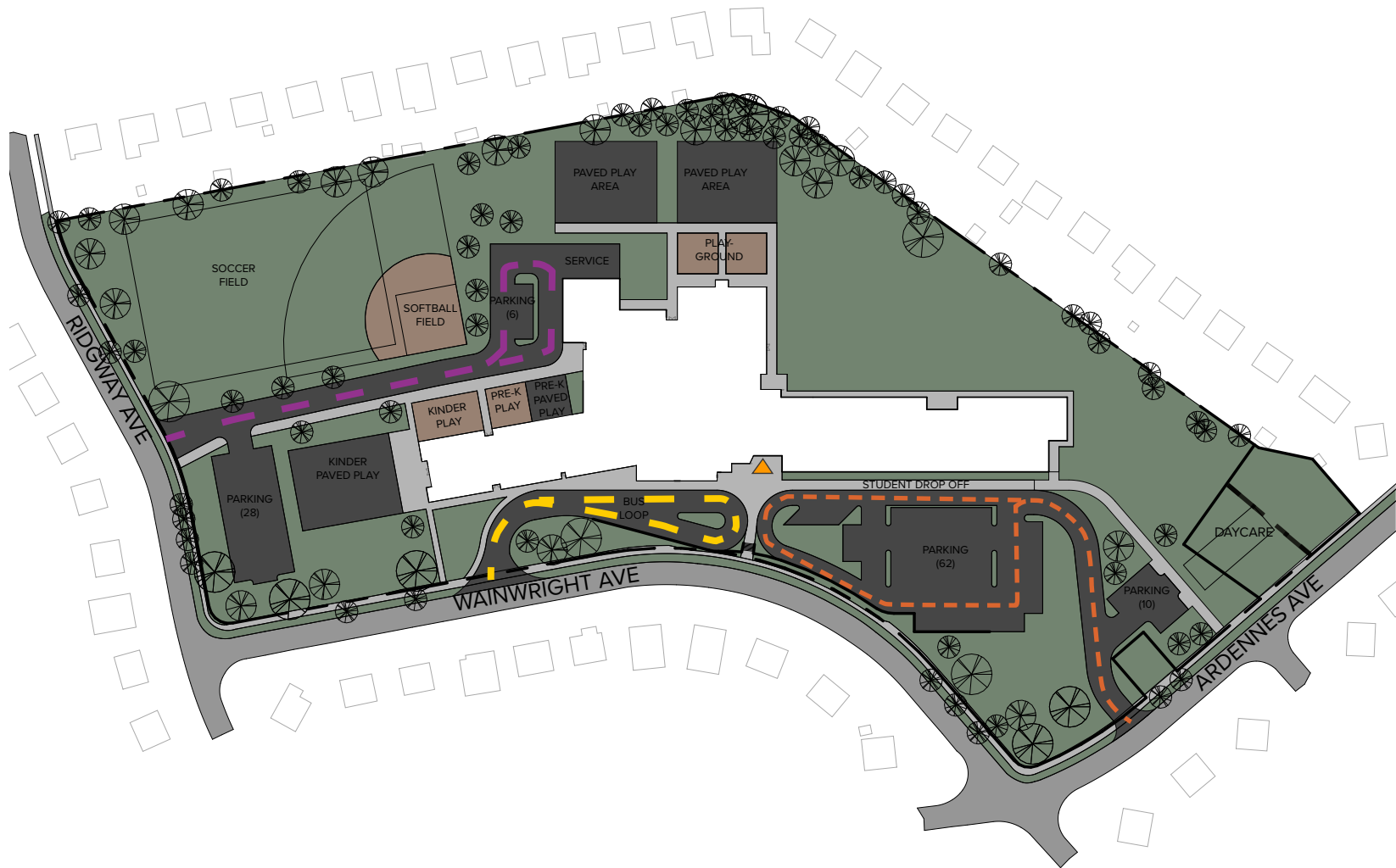
Area Summary:
30,913 GSF - Demolition
36,645 GSF - Renewal
12,192 GSF - Renovation
29,772 GSF - Addition

- 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

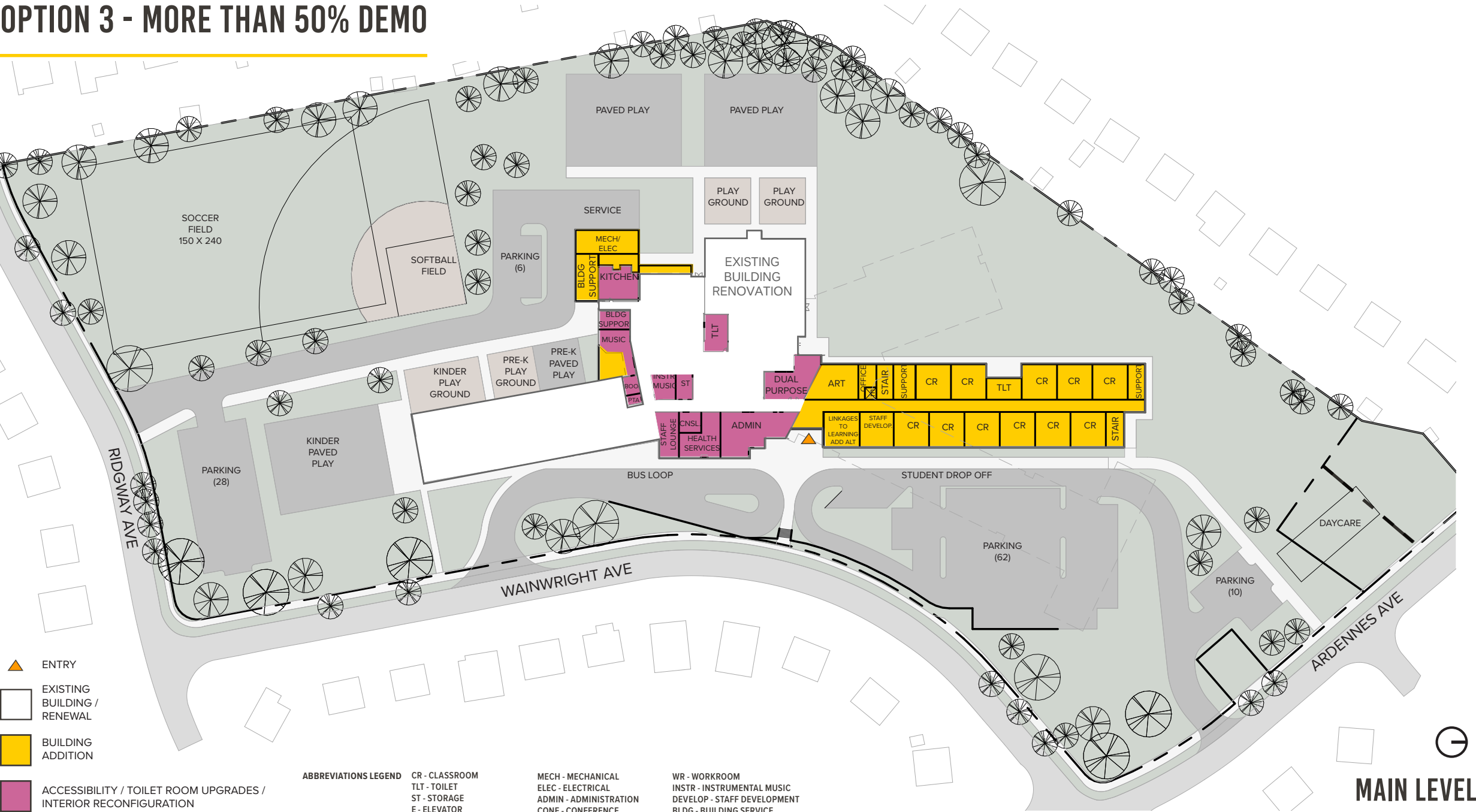
ENTRY
STUDENT DROP OFF
BUS LOOP
SERVICE



MAIN LEVEL

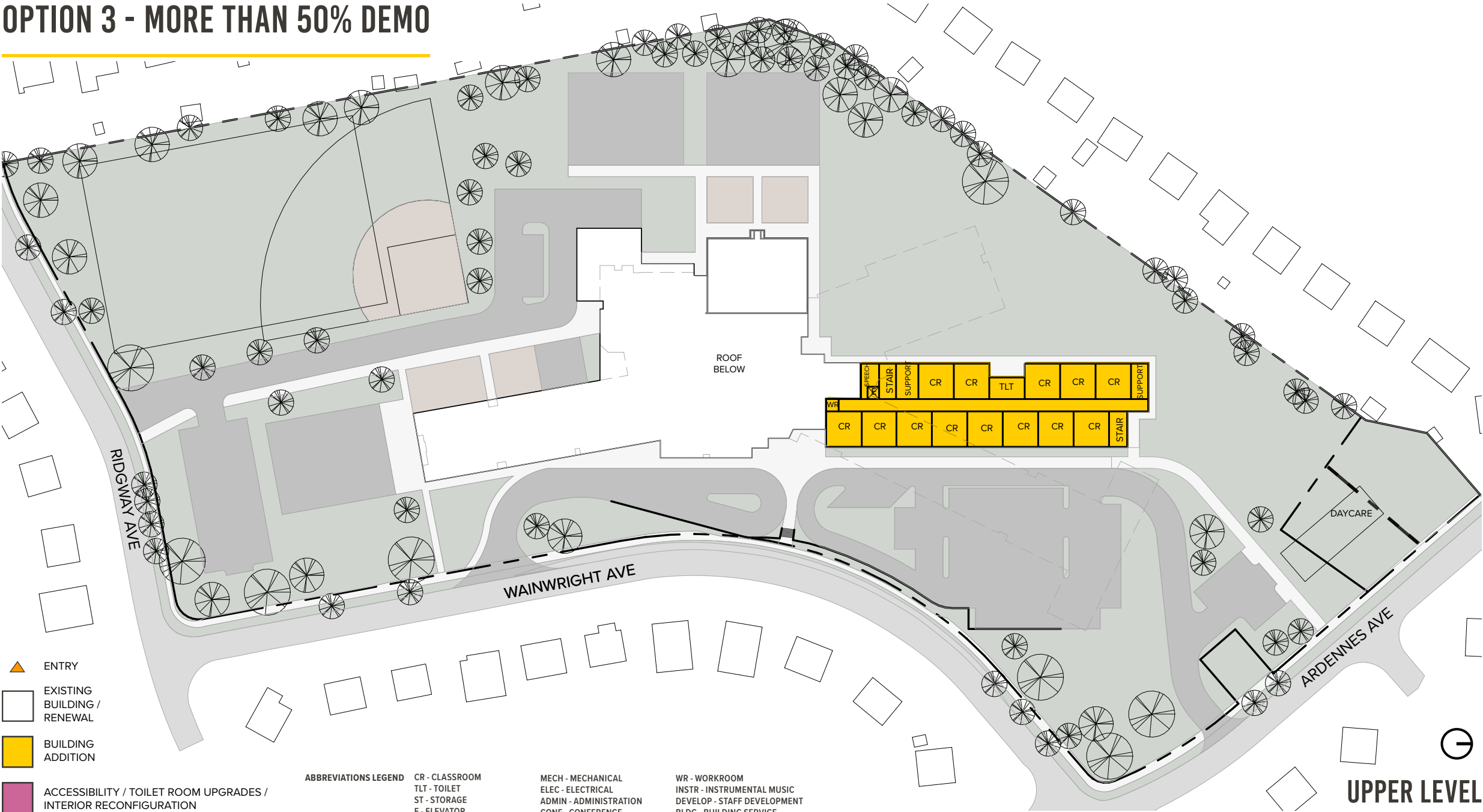
	Option 3 - More than 50% Demo
AREA SUMMARY	40,813 GSF - Demolition 28,971 GSF - Renewal 9,966 GSF - Renovation 41,568 GSF - Addition 71% - Efficiency
SCOPE	• New Building Additions • Electrical & Plumbing system replacement • Renovate finishes • Gender Neutral Restroom upgrade • Accessibility Standard 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

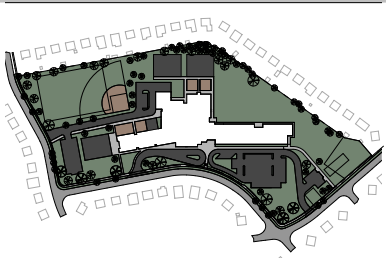


MAIN LEVEL

OPTION 3 - MORE THAN 50% DEMO



OPTION 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

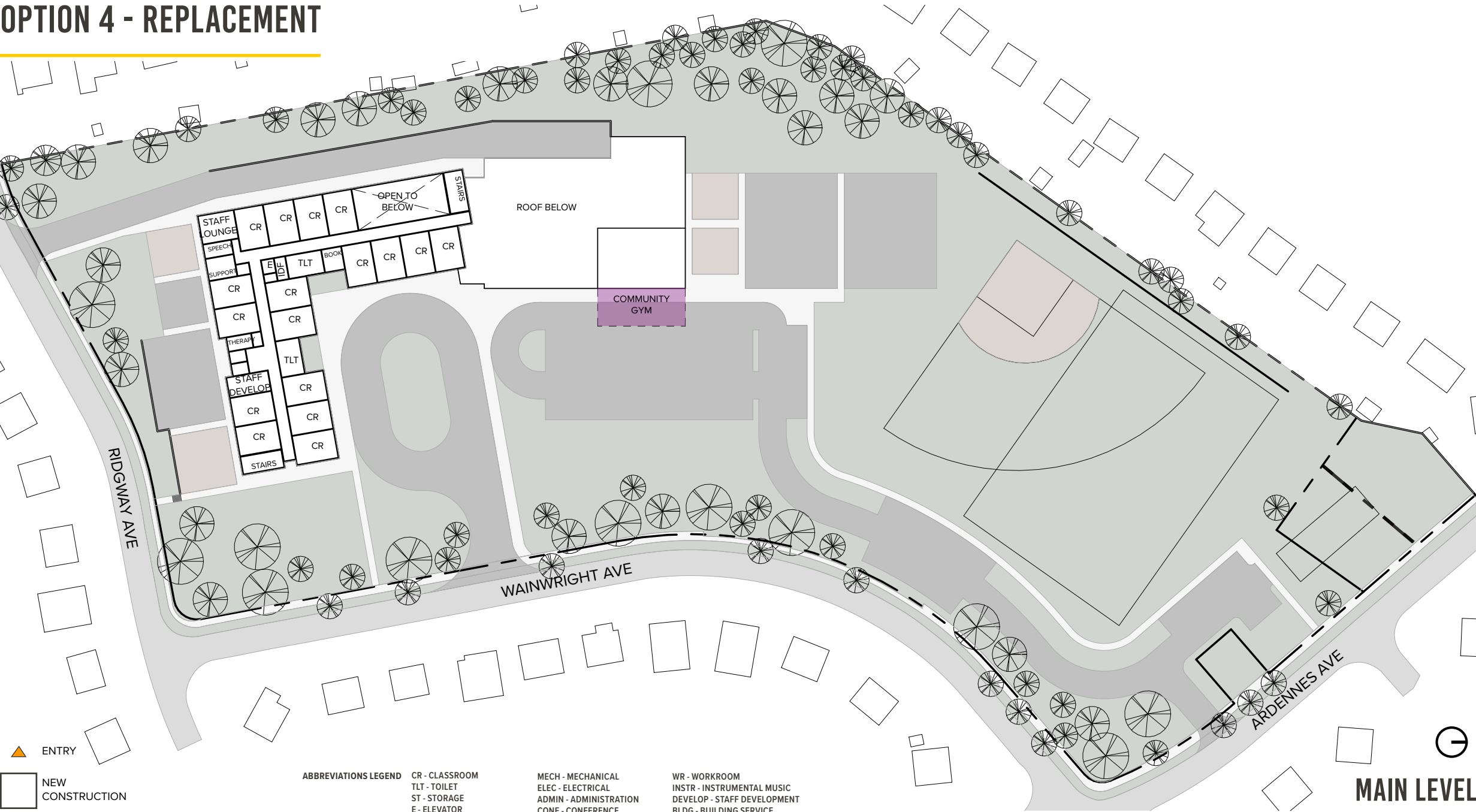


	Option 4 - Replacement
AREA SUMMARY	79,750 GSF - Demolition 79,668 GSF - Addition 68% - Efficiency
SCOPE	- Existing building is demolished - New building - New play areas - Relocate site program and circulation - New location for play areas and fields - New location for parking, car and bus drop offs

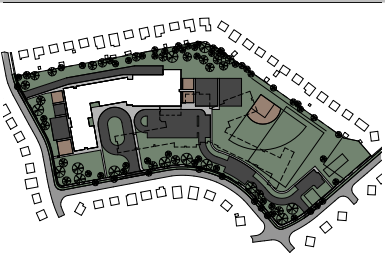
OPTION 4 - REPLACEMENT



OPTION 4 - REPLACEMENT



OPTION 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	\$ \$\$ \$\$\$ \$\$\$\$

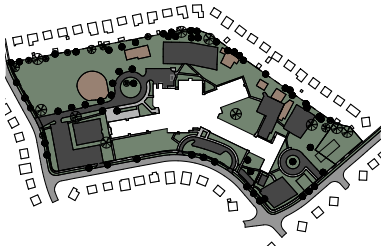
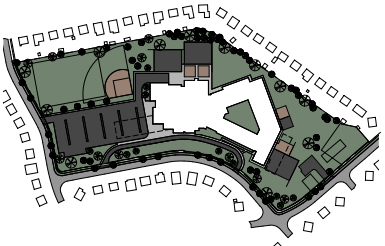
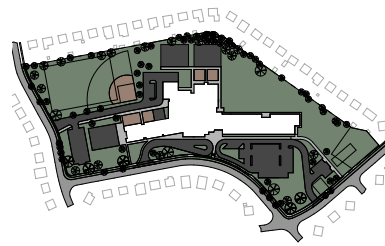
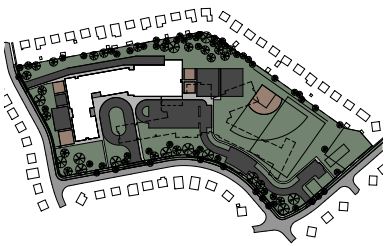
Area Summary:
79,750 GSF - Demolition
79,668 GSF - Addition
68% - Efficiency

- Pros:**

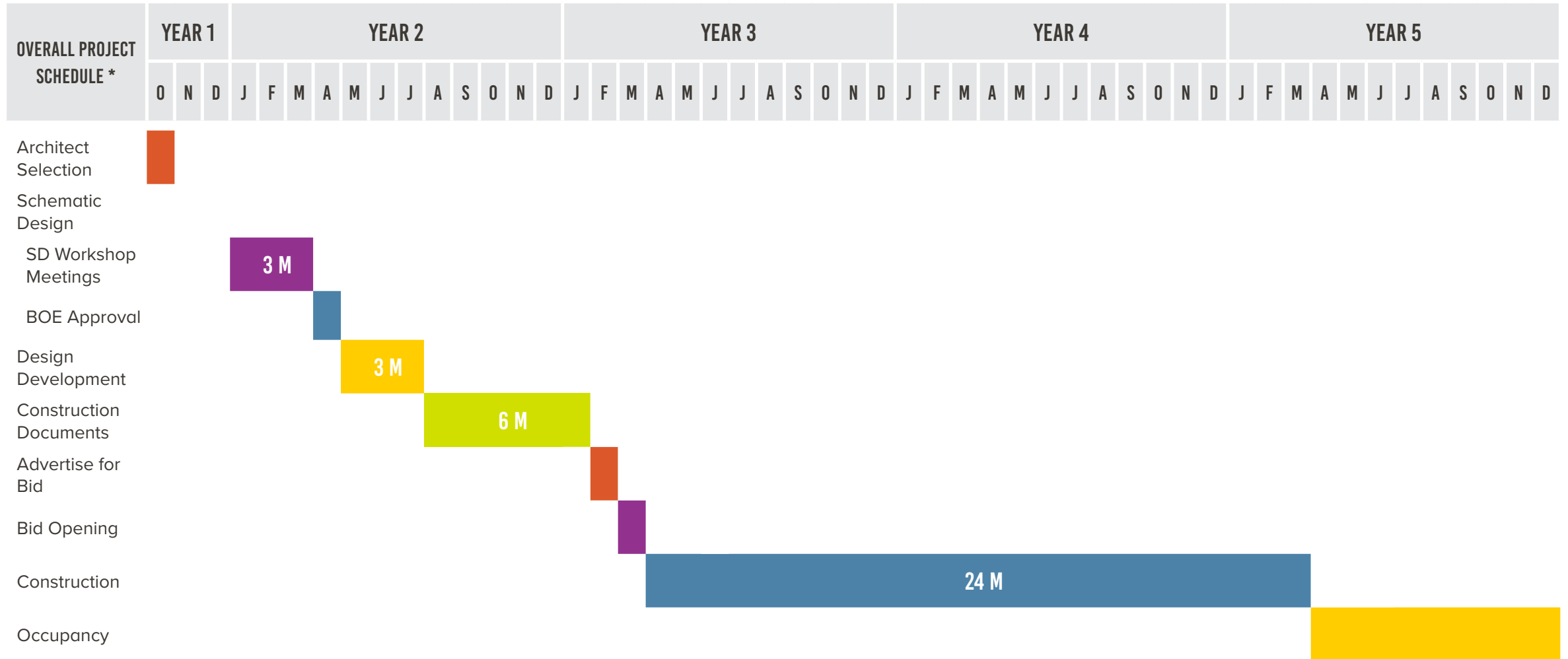
 - All new construction
 - Fully Accessible
 - Design meets ed spec requirements
 - Sustainable building materials.
 - Small building footprint
 - Good room adjacencies
 - Good visibility to play areas
 - Community gathering space
- Cons:**

 - 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

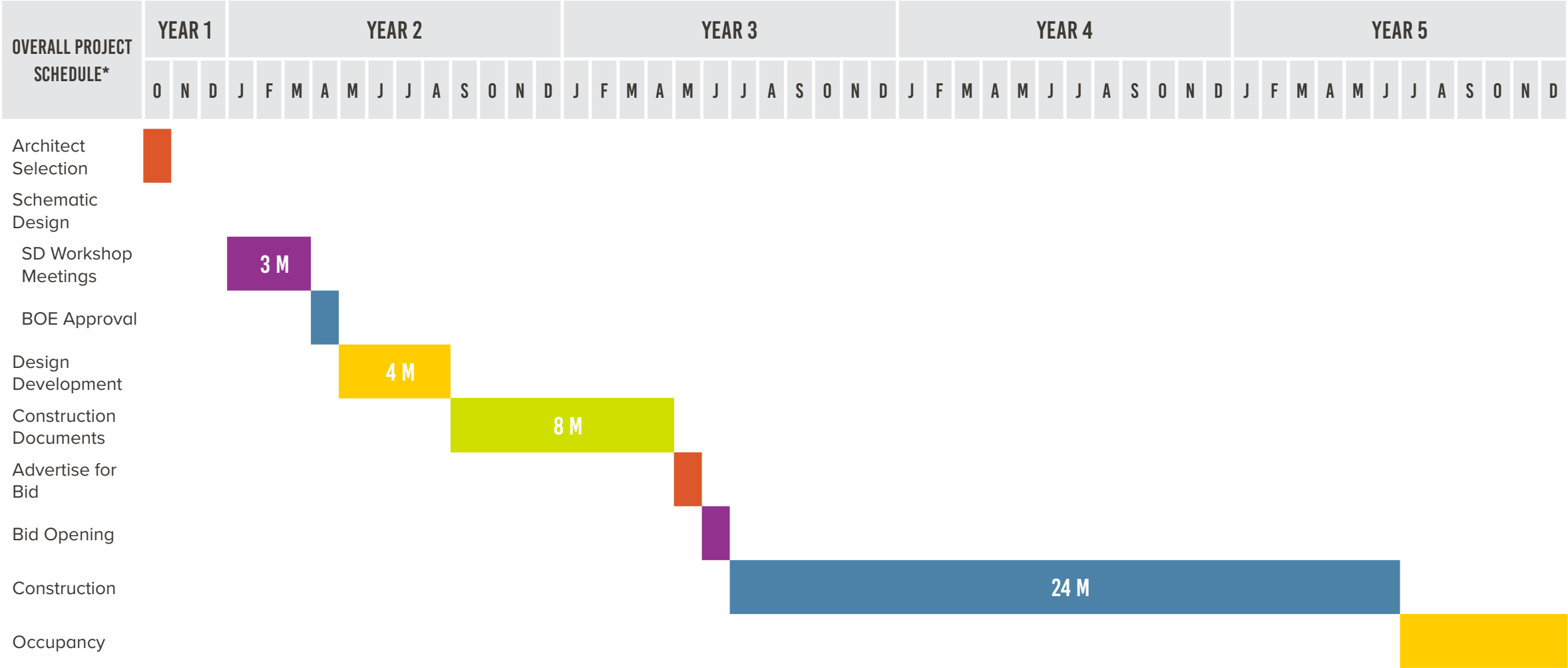
Option				
Criteria	Option 1: Renewal	Option 2: Under 50% Demo	Option 3: Over 50% Demo	Option 4: Replacement
Meets MCPS Educational Specification Program Needs				
Meets MCPS Educational Specification Site Needs				
Addresses Accessibility				
Play Area Visibility				
Civic Presence				
Sustainability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

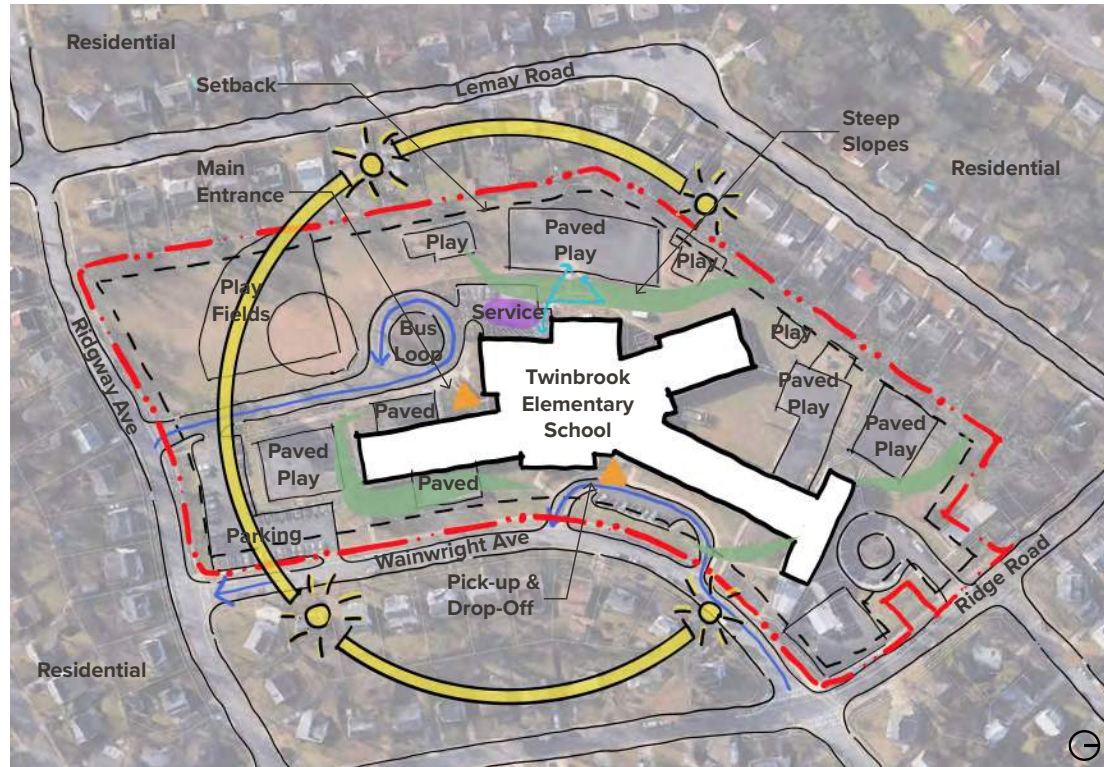
COMMUNITY MEETING 1 - ILLUMINATE



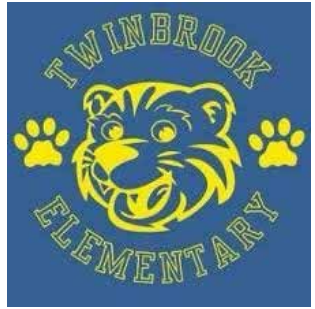
PHASE 1 - INVESTIGATE: TWINBROOK ELEMENTARY SCHOOL

Observations:

- Circulation
- Main Entrance
- Adjacencies

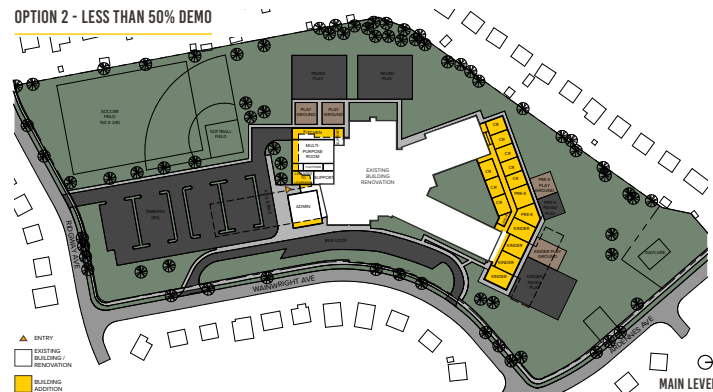
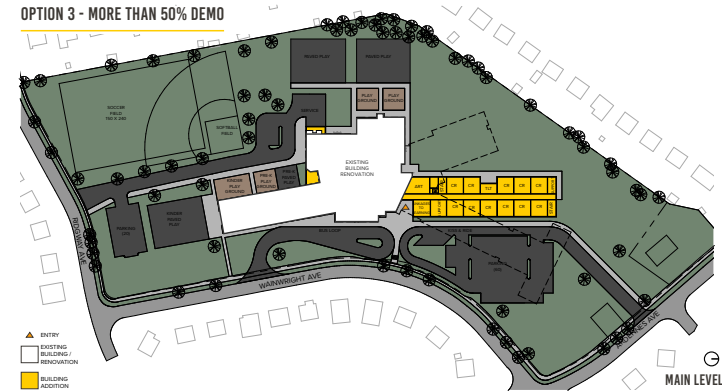
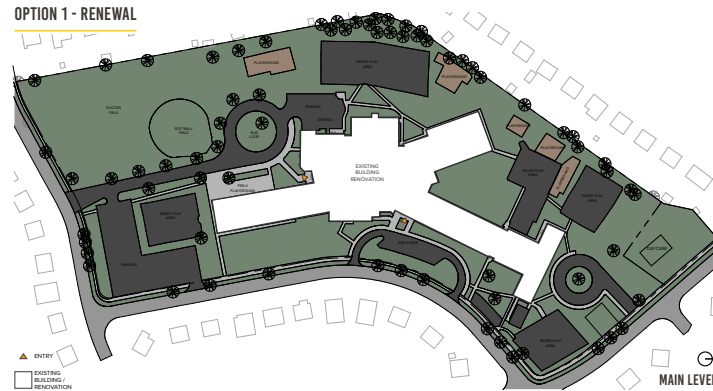
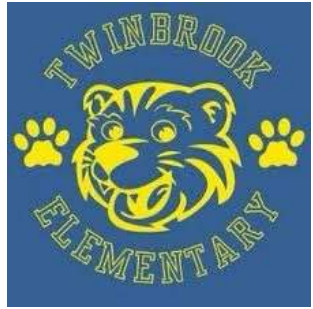


COMMUNITY MEETING 1 - WHAT WE HEARD



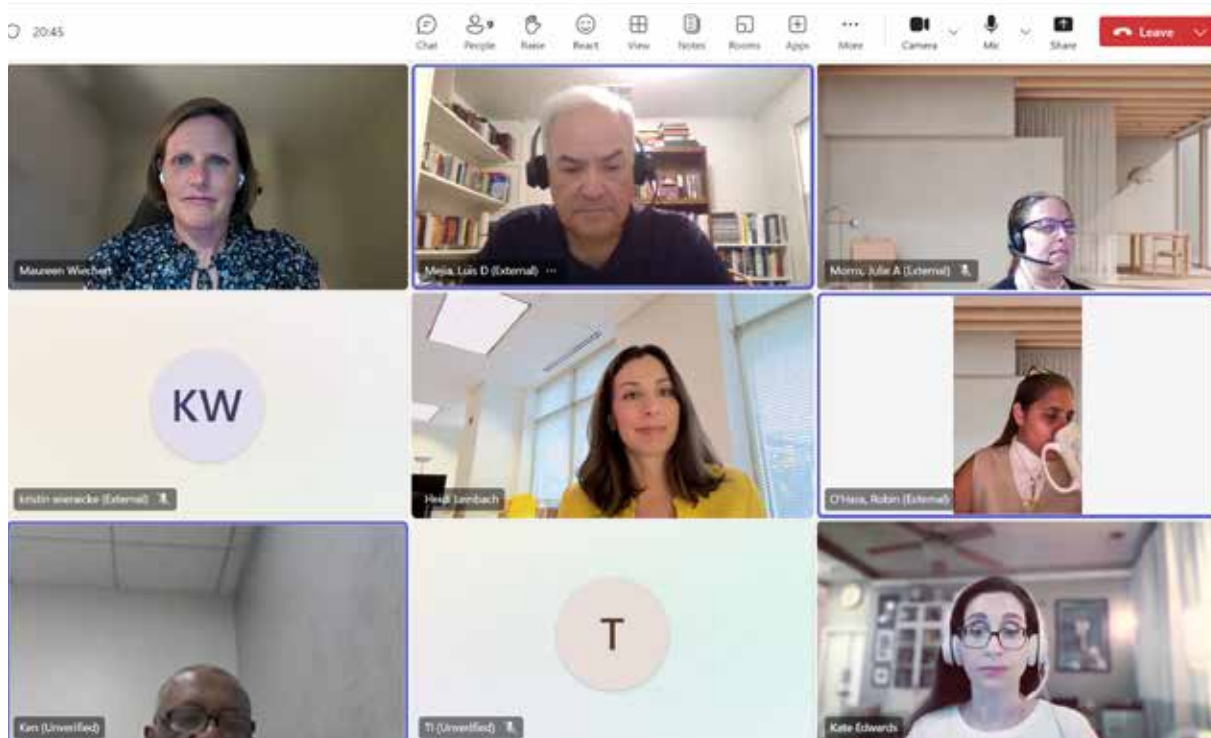
- Community members inquired about preserving the open space including fields and playgrounds.
- Consider established relationship with City of Rockville.
- Handicap access for playgrounds is a concern.
- There are issues with the current site and building including the electrical and plumbing systems.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

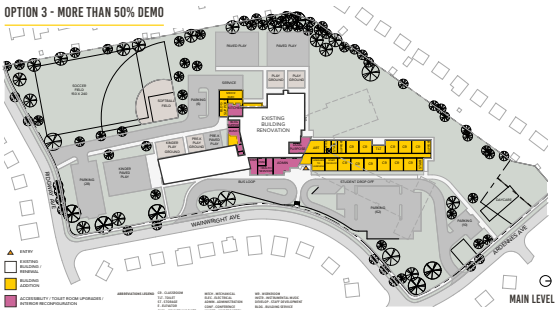
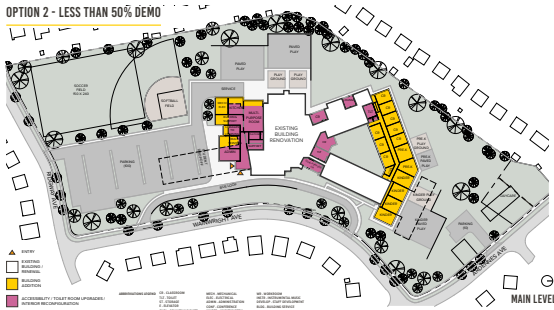
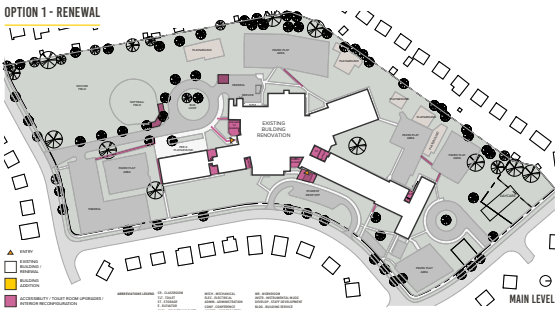
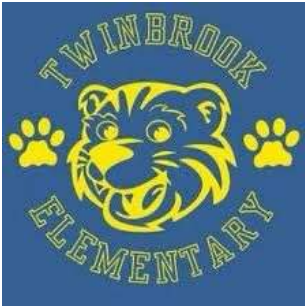
COMMUNITY MEETING 2 - WHAT WE HEARD



- 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/>

COMMUNITY MEETING 3 - INNOVATE



PROGRAM

614 students - Core Capacity 640 students

MCPS ED SPEC	EXISTING	ED SPEC	EXISTING
CLASSROOMS	2	2	2
Prekindergarten	1	1	1
Kindergarten	1	1	1
Standard Classrooms	24	23	23
1st GRADE	1	1	1
2nd GRADE	1	1	1
3rd GRADE	1	1	1
4th GRADE	1	1	1
5th GRADE	1	1	1
6th GRADE	1	1	1
7th GRADE	1	1	1
8th GRADE	1	1	1
9th GRADE	1	1	1
10th GRADE	1	1	1
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13th GRADE	1	1	1
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96th GRADE	1	1	1
97th GRADE	1	1	1
98th GRADE	1	1	1
99th GRADE	1	1	1
100th GRADE	1	1	1

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.



APPROACHES & COMMON TRAITS

General :

- Compliance with accessibility standards, building & site.
- Option 1, 2, & 3: Reuse of existing building

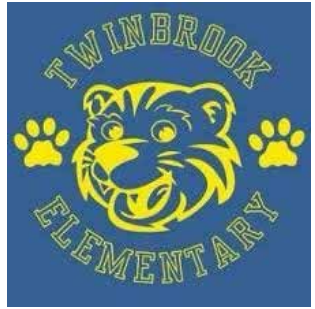
Site :

- Soccer Field & Softball Field provided
- All play areas provided in options 2, 3, & 4 meet MCPS standards.
- Bus loop and student drop off located at main entrance in options 2, 3, & 4.

Building :

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

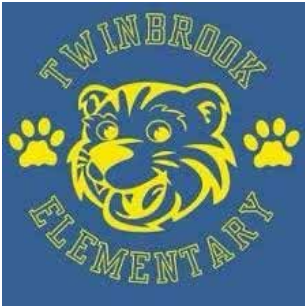
COMMUNITY MEETING 3 - WHAT WE HEARD

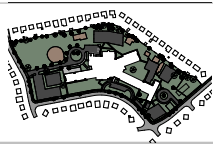
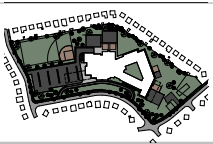
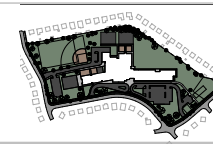
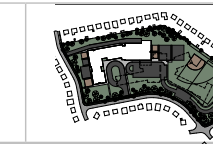


- The school needs to reflect how great Twinbrook is as a community.
- Twinbrook community should have a premier school for their children.
- Larger classrooms, open space and a community garden is important to the school.
- Community advocated for sustainable features like photovoltaic panels, green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

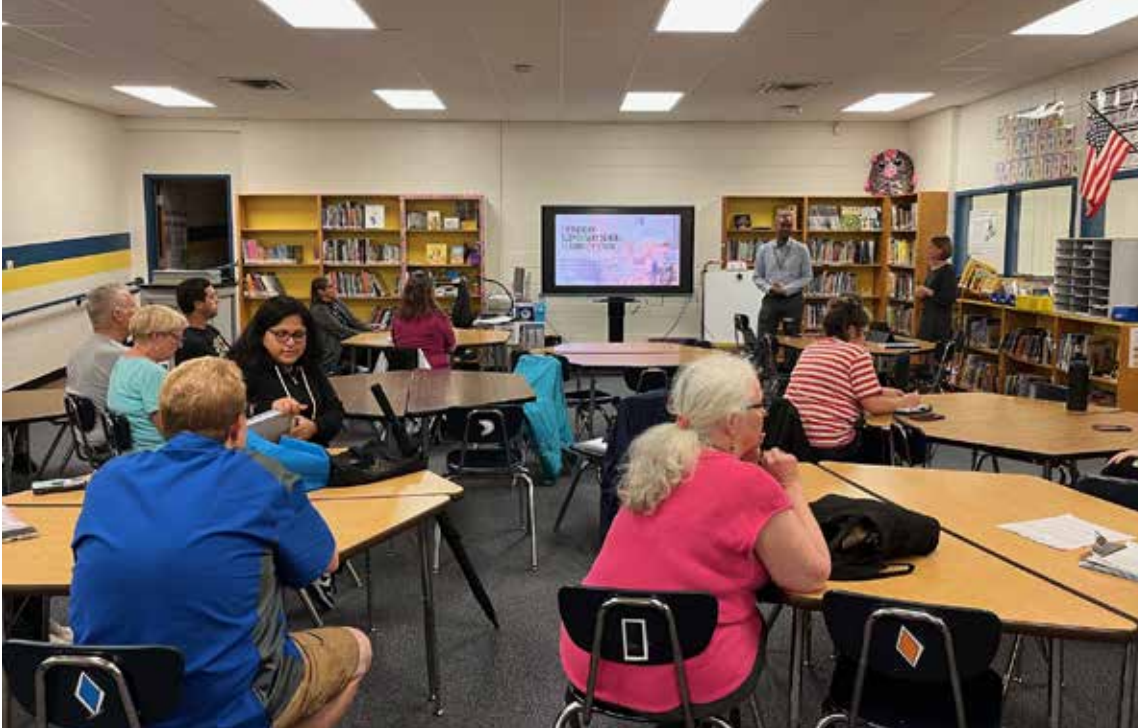
COMMUNITY MEETING 4 - IMPLEMENT



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

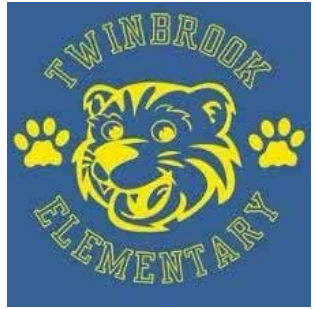
- Comparison of the four options were presented, discussed as a community, and compared using the following metrics:
 - Meets School Program needs
 - Meets School Site needs
 - Addresses Accessibility
 - Play Area Visibility
 - Civic Presence
 - Sustainability
 - Clarity of Circulation
 - Cost

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

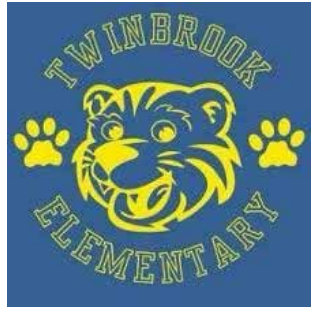
- **October 13, 2025:** Superintendent published recommendations for the FY 2027 Capital Budget and the FY 2027-2032 CIP
- **October 14, 2025:** Facilities and Boundaries Preliminary Presentation and Work Session
- **October 23, 2025:** Facilities and Boundaries Public Hearing #1
- **October 28, 2025:** 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

Q & A



- 1. Of the approaches outlined in the Feasibility Study, does the Mayor and Council have a preferred approach they would like to endorse, should the project be selected to advance into design?**
- 2. Recognizing that the Feasibility Study is complete, are there additional site or building considerations the Mayor and Council would like MCPS to be aware of, should the project be selected to advance into design?**
- 3. The Twinbrook community has expressed that the existing Community-Sized Gymnasium is a valued asset they would like to see retained. This size exceeds the standard MCPS Educational Specifications for an elementary school gymnasium. Should the project be selected to advance into design and the Replacement option identified as the approach, would the Mayor and Council be supportive of the City of Rockville covering the additional costs required to provide a larger, Community-Sized Gymnasium?**