

Office of the Superintendent of Schools  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
Rockville, Maryland

March 22, 2004

MEMORANDUM

To: Members of the Board of Education

From: Jerry D. Weast, Superintendent of Schools

Subject: Recommendation for Brickyard Road, Kendale Road, and Edson Lane Properties

On October 20, 2003, the Montgomery County Public Schools (MCPS) received a request from the county executive to surplus three Board of Education owned properties—Brickyard Road, a 20-acre middle school site; Kendale Road, a 10.54-acre elementary school site; and Edson Lane, a 1.75-acre expansion parcel. The county executive requested that the Board of Education declare these three undeveloped sites in its real property inventory as no longer needed for school purposes. A response to the county executive's request was sent on November 10, 2003, indicating that the request would be discussed with the Board of Education as part of its review of the FY 2005–2010 Capital Improvements Program (CIP).

On February 23, 2004, I sent a memorandum to members of the Board of Education containing my recommendation regarding the county's request to surplus these sites. On March 3, 2004, the Board of Education held a public hearing on CIP items, including the surplus site issue. Having heard the public testimony and discussed this matter with some members of the Seven Locks and Potomac elementary school communities, I am revising my recommendation as follows:

I believe there are some very compelling reasons to move forward with amending the Board of Education's Requested FY 2005 Capital Budget and FY 2005–2010 CIP to build a replacement Seven Locks Elementary School at the Kendale Road site. There would be significantly less disruption to faculty and staff by building a replacement facility than there would be with the currently approved plan that would require a two-phased approach of building the addition and then completing the modernization four years later. The new gymnasium phase also could be done as part of constructing the replacement facility and could be completed without disruption to the students and faculty. The replacement facility for Seven Locks Elementary School also would provide relief for the overutilization of Potomac Elementary School by providing ample space to reassign 150–200 students from Potomac Elementary School.

Cost is an important consideration in moving Seven Locks Elementary School to the Kendale Road site. The total cost is between \$2 and \$3 million less for building a replacement facility, because it is less expensive to build a new facility at a new site rather than phasing construction at an existing facility over a number of years. Also, we would avoid the considerable expense that would be required to improve the access to the current Seven Locks Elementary School site to accommodate the existing traffic or the traffic generated if the enrollment were increased by 150–200 students.

Once the Seven Locks Elementary School is relocated to the Kendale Road site, I believe the current site at the intersection of Seven Locks Road and Bradley Boulevard would no longer be needed for school purposes. All five of the elementary schools in the Winston Churchill Cluster are in the modernization queue and can be designed to accommodate the total elementary school enrollment projected for the cluster. The 10–15 year projection for elementary school enrollment in the Winston Churchill Cluster is 2,600 students. Given that number of students, the five elementary schools could easily be modernized to accommodate approximately 525 to 550 students each. In addition, the Board of Education still holds title to the former Tuckerman Elementary School site that could be used if a sixth elementary school for the Winston Churchill Cluster were ever needed.

The discussion regarding the Brickyard Road site should have further dialogue, and I am recommending that the Board of Education take no action on this site at this time. As indicated in my February 23, 2004, recommendation to the Board, the Brickyard Road site is not in a good location to provide middle school (or even elementary school) capacity for the Winston Churchill Cluster. Other potential middle school sites, preferably in the Thomas S. Wootton Cluster, need to be examined. If another middle school site in the Thomas S. Wootton Cluster can be identified, retaining the Brickyard Road site would serve little purpose.

The Edson Lane expansion parcel is an underutilized asset that the Board of Education should consider leveraging to provide value to help fund the requested FY 2005–2010 CIP. I recommend that MCPS staff explore developing a Memorandum of Understanding (MOU) with the county to determine if sufficient value can be generated through a sale or Public/Private Partnership to develop both the Edson Lane parcel and the current Seven Locks Elementary School site to fund some of the requested CIP projects that may have to be deferred based on county spending limits. If staff discussion indicates that an MOU could be developed that would provide valuable funding for the CIP, I will return to the Board of Education with a recommendation at a later date as to whether the Edson Lane and current Seven Locks Elementary School sites should be declared surplus to the needs of the school system.

I am not asking the Board of Education to declare any of the three aforementioned properties surplus to the needs of the school system at this time. Instead, I am asking the Board of Education to authorize staff to explore the opportunities that may exist to leverage the assets it owns to serve the needs of our growing student population.

Attached are two separate resolutions for the Board's consideration.

Recommended Resolution for the Kendale Road site and the Edson Lane property:

WHEREAS, On October 20, 2003, the county executive requested that the Board of Education surplus the Kendale Road school site and the expansion parcel, known as the Edson Lane property, owned by Montgomery County Public Schools; and

WHEREAS, The superintendent presented a recommendation to the Board of Education on February 23, 2004, concerning the county executive's request to surplus the Kendale Road site and the Edson Lane property; and

WHEREAS, On March 3, 2003, the Board of Education held a public hearing on CIP items, including the superintendent's recommendation on the request to surplus the Kendale Road site and the Edson Lane property; and

WHEREAS, The cost for building a replacement facility for the current Seven Locks Elementary School on the Kendale Road site is \$2 to \$3 million less than the plan currently included in the Board of Education's Requested FY 2005 Capital Budget and FY 2005–2010 CIP; and

WHEREAS, The superintendent has revised his recommendation for the Seven Locks Elementary School from phasing the construction of an addition and modernization to building a replacement facility; and

WHEREAS, The plan to build a replacement Seven Locks Elementary School facility will cause less disruption to the Seven Locks Elementary School students and staff and provide ample space to reassigned 150–200 students from Potomac Elementary School; and

WHEREAS, The Seven Locks Elementary School would be relocated to the Kendale Road site and the current site at the intersection of Seven Locks Road and Bradley Boulevard would no longer be needed for school purposes; and

WHEREAS, The current Seven Locks Elementary School site would become an underutilized asset that the Board of Education should consider leveraging to provide value to help fund the replacement school on the Kendale Road site; and

WHEREAS, The Edson Lane expansion parcel is an underutilized asset that the Board of Education should consider leveraging to provide value to help fund the requested FY 2005–2010 CIP; now therefore be it

Resolved, That the Board of Education amend its Requested FY 2005 Capital Budget and FY 2005–2010 CIP to include a revised FY 2005 Capital Budget appropriation of \$308.3 million and a revised six-year total of \$955.2 million (Attachment) to include building a replacement Seven Locks Elementary School at the Kendale Road site to be completed by September 2007; and be it further

Resolved, That the Board of Education authorize staff to explore opportunities through a Memorandum of Understanding (MOU) with the county to use the value of the current Seven Locks Elementary School site to provide additional funding to support the construction of the Seven Locks Elementary School replacement project for the FY 2005–2010 CIP; and be it further

Resolved, That the Board of Education authorize staff to explore opportunities through a MOU with the county to use the value of the Edson Lane expansion parcel to provide additional funding for the requested FY 2005–2010 CIP; and be it further

Resolved, That the superintendent return to the Board of Education with a recommendation on the disposition of the current Seven Locks Elementary School site and the Edson Lane property once staff has completed an evaluation of the feasibility of a MOU with the county; and be it further

Resolved, That a copy of this resolution be transmitted to the county executive and County Council.

Recommended Resolution for the Brickyard Road site:

WHEREAS, On October 20, 2003, the county executive requested that the Board of Education surplus the school site, known as the Brickyard Road site, owned by Montgomery County Public Schools; and

WHEREAS, The superintendent presented a recommendation to the Board of Education on February 23, 2004, concerning the county executive's request to surplus the Brickyard Road site; and

WHEREAS, On March 3, 2003, the Board of Education held a public hearing on CIP items, including the superintendent's recommendation on the request to surplus the Brickyard Road site; and

WHEREAS, Before a decision is made on surplus the Brickyard Road site, further examination is needed regarding other potential middle school sites, preferably in the Thomas S. Wootton Cluster; now therefore be it

Resolved, That the superintendent return to the Board of Education with a recommendation on the disposition of the Brickyard Road site once staff has completed an evaluation of alternative future middle school sites for the Thomas S. Wootton and Winston Churchill clusters and the feasibility of a Memorandum of Understanding with the county; and be it further

Resolved, That a copy of this resolution be transmitted to the county executive and County Council.

JDW:LAB:JLL:ak

Attachment

**Board of Education's Revised Requested FY 2005 Capital Budget  
and FY 2005-2010 Capital Improvements Program**

(figures in thousands)

PROJECT	FY 2005 APPROP.	Total	THRU FY 2003	REMAINING FY 2004	TOTAL SIX YRS	FY 2005-2010 CIP Expenditures						
						FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	
<b>SCHOOL PROJECTS</b>												
<b>BETHESDA-CHEVY CHASE HS ADDITION</b>	<b>150</b>	<b>1797</b>			<b>1797</b>	<b>150</b>				<b>268</b>	<b>739</b>	<b>640</b>
BROAD ACRES ES ADD.+ ENTRANCE RECONFI GURATI ON	246	7131	305		6826	246	4808	1772				
<b>WINSTON CHURCHILL ES#6 (SEVEN LOCKS ES REPLACEMENT)</b>	<b>818</b>				<b>13774</b>	<b>496</b>	<b>1747</b>	<b>8381</b>	<b>3150</b>			
CLARKSBURG AREA HS (ROCKY HILL CONVERSI ON)	43704	47040	1000	836	45204	9854	20782	14568				
CLARKSBURG AREA MS (ROCKY HILL REPLACEMENT)	0	27243	4302	14500	8441	8441						
CLARKSBURG/DAMASCUS ES #7	13062	14562		700	13862	2923	6839	4100				
<b>CLARKSBURG/DAMASCUS ES #8</b>	<b>0</b>	<b>14800</b>			<b>14800</b>		<b>1182</b>		<b>2955</b>	<b>6895</b>	<b>3768</b>	
DAMASCUS HS CORRIDOR CIRCULATION I MPROVEMENTS	0	3643	250	1709	1684	1684						
DAMASCUS MI DLEVEL SOLUTI ON (BAKER MS ADDI TI ON)	1478	5858	1792		4066	2364	1702					
ALBERT EI NSTEIN HS SIGNATURE I MPROVEMENTS	3174	3174			3174	188	2082	904				
FARMLAND ES ADDI TI ON	519	6244	310		5934	389	3942	1603				
<b>FIELDS ROAD ES ADDITION</b>	<b>0</b>	<b>8042</b>			<b>8042</b>		<b>509</b>	<b>1970</b>	<b>3100</b>	<b>2463</b>		
FOREST KNOLLS ES ADDI TI ON	4384	4654	170		4484	3257	1227					
GAI THERSBURG ES ADDI TI ON	8175	8645	320		8325	2652	3309	2364				
GAI THERSBURG HS ADDI TI ON	8239	9652	500	813	8339	5738	2601					
<b>GARRETT PARK ES ADDITION</b>	<b>413</b>	<b>4496</b>			<b>4496</b>	<b>309</b>	<b>2976</b>	<b>1211</b>				
<b>SPARK MATSUNAGA ES ADDITION</b>	<b>1307</b>	<b>1307</b>			<b>1307</b>	<b>925</b>	<b>382</b>					
NORTHEAST CONSORTI UM ES #16 (BROOKVIEW E.S. SITE)	14628	16493		500	15993	5616	6279	4098				
NORTHWEST ES #7	12906	14406		700	13706	3343	6525	3838				
NORTHWEST HS ADDI TI ON	4574	20952	5835	851	14266	10178	4088					
NORTHWOOD HS REOPENI NG	21596	27136	600	700	25836	9659	7653	4584		1970	1970	
OAK VI EW ES CORE I MPROVEMENTS	2733	6618	2860		3758	2847	911					
THOMAS W. PYLE MS ADDI TI ON	200	3388	130		3258	200			1970	1088		
QUI NCE ORCHARD MS #2	1506	26171	1890	5025	19256	11500	7756					
REDLAND MS I MPROVEMENTS	0	9196			9196				1316	2955	4925	
RI DGEVI EW MS I MPROVEMENTS	0	9614			9614				1241	2955	5418	
ROSEMONT ES ADDI TI ON	7087	7487		326	7161	4609	2552					
SENECA VALLEY HS - MI NOR CORE I MPROVEMENTS	1000	1500		500	1000	750	250					
SHERWOOD HS ADDI TI ON	0	7690			7690	468	3940	3282				
<b>SS INT'L MS MODIFICATIONS/SLIGO CREEK ES ADDITION</b>	<b>232</b>	<b>2000</b>			<b>2000</b>	<b>114</b>	<b>1412</b>	<b>474</b>				
SOUTHLAKE ES ADDI TI ON	6377	6677		230	6447	3180	1888	1379				
TRAVI LAH ES ADDI TI ON	0	3891	22		3869		286	2580		1003		
<b>WATKINS MILL ES ADDITION</b>	<b>816</b>	<b>8704</b>			<b>8704</b>	<b>666</b>	<b>5193</b>	<b>2845</b>	<b>1240</b>			
<b>WELLER ROAD ES ADDITION</b>	<b>566</b>	<b>5193</b>			<b>5193</b>	<b>205</b>	<b>204</b>	<b>3544</b>	<b>1240</b>			
WESTLAND MS ADDI TI ON	0	2837	85		2752		201	1867		684		
<b>COUNTYWI DE PROJECTS</b>												
ADA COMPLI ANCE: MCPS	890	6463	233	890	5340	890	890	890	890	890	890	890
ALARF: MCPS (FUTURE SCHOOL SITES)	4325	10272	4347	400	5525	4525	200	200	200	200	200	200
ASBESTOS ABATEMENT: MCPS	931	6547	30	931	5586	931	931	931	931	931	931	931
CURRENT REPLACEMENTS/MODERNI ZATI ONS	73258	435441	129316	38650	267475	42808	49632	65200	46494	42618	20723	20723
DESIGN/ENGI NEERI NG & CONSTRUCTI ON	3564	25261	137	3310	21814	3564	3650	3650	3650	3650	3650	3650
EDUCATI ONAL TECHNOLOGY: GLOBAL ACCESS	7500	33506	10517	7989	15000	7500						
ENERGY CONSERVATI ON: MCPS	500	8477	356	321	7800	500	500	2900	1300	1300	1300	1300
FACI LI TY PLANNI NG: MCPS	620	2074	144	225	1705	620	170	175	240	250	250	250
FIRE SAFETY CODE UPGRADES	125	5442	3242	1450	750	125	125	125	125	125	125	125
FUTURE REPLACEMENTS/MODERNI ZATI ONS	0	58055			58055	0	0	788	2858	12297	42112	
HVAC REPLACEMENT/FACE: MCPS	3000	22839	2839	2000	18000	3000	3000	3000	3000	3000	3000	3000
I MPROVED (SAFE) ACCESS TO SCHOOLS	1600	5240	290	1750	3200	1600	1600					
I NDOOR AI R QUALI TY	1600	6598	1798	1600	3200	1600	1600					
PLANNED LI FE CYCLE ASSET REPLACEMENT: MCPS	2557	22962	4053	3550	15359	2539	2164	2664	2664	2664	2664	2664
REHAB./RENO.OF CLOSED SCHOOLS- RROCS	20250	74807	22812	4800	47195	21558	20430	5207				
RELOCATABLE CLASSROOMS	5000	26944	111	4833	22000	5000	5000	3000	3000	3000	3000	3000
<b>RESTROOM RENOVATI ONS</b>	<b>0</b>	<b>4650</b>			<b>4650</b>	<b>120</b>	<b>1480</b>	<b>1500</b>	<b>850</b>	<b>700</b>		
ROOF REPLACEMENT: MCPS	3000	20276	485	1791	18000	3000	3000	3000	3000	3000	3000	3000
SCHOOL GYMNASI UMS	8600	38777	5472	1100	32205	3575	7435	5035	4980	3745		
SCHOOL SECURI TY SYSTEMS	750	3825	125	200	3500	750	750	500	500	500	500	500
STADI UM LI GHTI NG	0	697	257	280	160		160					
TECHNOLOGY MODERNI ZATI ON	7841	83929		2000	81929	7841	9478	15945	16267	16183	16215	
<b>TRANSPORTATI ON DEPOT</b>	<b>2500</b>	<b>2500</b>			<b>2500</b>	<b>500</b>	<b>1000</b>	<b>1000</b>				
<b>TOTAL PROPOSED SIX-YEAR CIP</b>	<b>308301</b>	<b>1253823</b>	<b>206935</b>	<b>105460</b>	<b>955202</b>	<b>204909</b>	<b>218442</b>	<b>180312</b>	<b>114623</b>	<b>117190</b>	<b>119726</b>	

Bold indicates new project to the FY 2005-2010 CIP.

FUNDING SOURCE	Total	THRU FY 2003	REMAINING FY 2004	TOTAL SIX YRS	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
GENERAL OBLI GATI ON BONDS	850836	87198	80270	683368	163748	171094	130992	69916	72557	75061
STATE AI D	257993	98000	9993	150000	20000	25000	30000	25000	25000	25000
CURRENT REVENUE GENERAL	147970	12339	14997	120634	20961	22148	19120	19507	19433	19465
PAYGO	7623	7623								
REVOLVI NG FUND - GO BONDS	3425	2025	200	1200	200	200	200	200	200	200
<b>TOTAL</b>	<b>1267847</b>	<b>207185</b>	<b>105460</b>	<b>955202</b>	<b>204909</b>	<b>218442</b>	<b>180312</b>	<b>114623</b>	<b>117190</b>	<b>119726</b>