

IAC MEETING AGENDA

Tuesday, July 9, 2019

Maryland State Department of Education Building
State Board of Education Meeting Room, 7th Floor
9:00 a.m.

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Introduction

- Meeting called to order
- Roll Call
- Revisions to Agenda
-

Public Comment

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INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION



LARRY HOGAN
GOVERNOR

KAREN SALMON, PhD.
CHAIRPERSON

ROBERT A. GORRELL
EXECUTIVE DIRECTOR

200 WEST BALTIMORE STREET
BALTIMORE, MD 21201
410-767-0617

IAC.MARYLAND.GOV

PSCP.MSDE@MARYLAND.GOV

Meeting Minutes

June 13, 2019

Call to Order:

Dr. Karen Salmon called the meeting of the Interagency Commission on School Construction to order at 9:00 a.m.

Members in Attendance:

Dr. Karen Salmon, State Superintendent of Schools, Chair
Denise Avara, Appointee of the Governor
Secretary Ellington Churchill, Department of General Services
Edward Kasemeyer, Appointee of the President of the Senate
Gloria Lawlah, Appointee of the President of the Senate, via teleconference
Secretary Robert S. McCord, Maryland Department of Planning

Members Not in Attendance:

Brian Gibbons, Appointee of the Speaker of the House
Dick Lombardo, Appointee of the Governor
Todd Schuler, Appointee of the Speaker of the House

Revisions to the Agenda:

Director Gorrell informed the members that a handout was provided with additional contract approvals that were added after the publication of the agenda.

Public Comment:

John Andryszak provided public comment and written testimony on behalf of the National Association of Surety Bond Producers.

Contract Awards

Director Gorrell presented two contract awards for Baltimore City (#122 Samuel Coleridge Taylor Elementary PSC #30.203.19.SR Fire Safety and #122 Samuel Coleridge Taylor Elementary PSC # 30.203.19 SR HVAC Replacement) that were added to the agenda.

Motion Carried

Upon a motion by Secretary McCord, seconded by Ms. Avara, the members voted unanimously to approve the contract procurements as presented.

I. Consent Agenda

Motion Carried

Upon a motion by Secretary Churchill and a second by Ms. Avara, the members voted unanimously to approve the consent agenda.

A. Approval of May 9, 2019 Minutes

To approve the minutes of the May 9, 2019 Interagency Commission on School Construction Meeting.

B. Approval of Contracts

To approve contract procurement as presented.

C. Closed Projects

To approve the final project costs as presented and to remove the projects from the active project detailed financial report

D. Project Allocation Reversions

To approve, subject to final audit, the reversion of the amounts identified to the appropriate statewide contingency accounts.

E. St. Mary's Aging Schools Program Project Extension

To approve a second extension for St. Mary's County Public School System for FY 2019 ASP Lock Replacement Projects to June 28, 2019.

II. Baltimore City Rescind and Amend Projects

A. Cancellation of FY 2019 #206 Furley Elementary Project

Motion Carried

Jamie Bridges, Baltimore City Project Manager, explained that Baltimore City had requested that the project at Furley Elementary School be rescinded as the extent of the structural repair work that drove up the price of the project to above \$8 million.

Upon a motion by Secretary McCord, seconded by Mr. Kasemeyer, the members voted unanimously to approve a request from Baltimore City Public Schools to cancel one (1) FY 2018 CIP project at #206 Furley Elementary School and to transfer \$3,501,000 to the Statewide Contingency Account reserves for BCPSS.

B. FY 2019 Cancellation and FY 2020 CIP Amendment for #217 Belmont Elementary

Motion Carried

Mr. Bridges explained that at the time of the allocation for Belmont, the scope and cost of electrical upgrades required to carry out the project were unknown. In response to questions from the Commission, Mr. Bridges explained that when the City began requesting Vertical Package Unit projects, the scope of electrical upgrades was unknown. A number of these projects have been rescinded or modified to address the unexpected costs, and that estimates for projects in subsequent cycles were based upon bids in the first round of projects and are far less likely to need project cost increases. Members requested a summary of Baltimore City VPU projects be brought to a future meeting.

Upon a motion by Secretary Churchill, seconded by Mr. Kasemeyer, the members voted unanimously to approve a request from Baltimore City Public Schools (BCPSS) to:

1. Cancel one (1) FY 2019 CIP project at #217 Belmont Elementary, and transfer \$428,000 to the Statewide Contingency Account reserves for BCPSS.
2. Amend the FY 2020 CIP to include one (1) project at #217 Belmont Elementary; and to allocate \$1,116,000 from the Statewide Contingency Account reserves for BCPSS to fund the project.

III. Facilities Status Changes

Michael Bayer, Manager of Infrastructure and Development, Maryland Department of Planning, explained the facilities status changes.

A. Dorchester County Jones Thicket Road

Motion Carried

Upon a motion by Secretary McCord, seconded by Secretary Churchill, the members voted unanimously to approve the transfer of 0.23 acres of vacant land (a portion of a former school property) on the East Side of Jones Thicket Road (Property Identification #01-010425, Tax Map 34, Parcel 0087), in Vienna, MD, from the Board of Education of Dorchester County to the Dorchester County Council for the purpose of disposition as surplus property.

B. Prince George's North Brentwood

Motion Carried

Upon a motion by Secretary McCord, seconded by Ms. Avara, the members voted unanimously to approve the transfer and disposal of 1.42 acres at 4008 Wallace Road/4008 Webster Street and an adjacent parcel at the northeast corner of Banner Street and Wallace Road, in North Brentwood, Maryland, occupied by the North Brentwood Community Center, formerly the Brentwood Elementary School, from the Prince George's County Board of Education to the Prince George's County Government and then to the Maryland-National Capital Park and Planning Commission (M-NCPPC), to complete a land exchange for real property associated with the Fairmount Heights High School replacement project completed in 2017.

C. Informational Property Change Items

Information Only

Mr. Bayer presented informational property change items.

IV. Qualified Zone Academy Bond (QZAB) Funding

Motion Carried

Arabia Davis, Funding Programs Manager, explained that until FY 2018 the QZAB program, a federal program, was administered by the IAC. The program was not reauthorized by Congress, however, prior year funds remain for allocation. IAC staff is recommending that a portion of the funds be used to increase 5 project allocations for existing QZAB projects. IAC staff expects to present new projects for allocation in July or August. Ms. Davis reviewed specific project recommendations.

Upon a motion by Mr. Kasemeyer, seconded by Secretary Churchill, the members voted unanimously to approve an increase to the original allocation for FY 2017 and FY 2018 Qualified Zone Academy Bond projects as presented.

V. 100% FY 2020 Capital Improvement Program Amendments

Motion Carried

Ms. Davis provided a handout to the members detailing differences at a County level between the May 9th FY 2020 CIP Approval and the IAC Staff Recommendations for amendments to the approval. Ms. Davis explained that projections were initially funded based upon an anticipated funding amount which was reduced during the legislative session. In their approval on May 9th, the IAC approved a motion that allowed LEAs to adjust project funding among approved projects due to the lower than anticipated funding amount. Ms. Davis reviewed recommendations for CIP amendments.

Upon a motion by Ms. Avara, seconded by Mr. Kasemeyer, the members voted unanimously to approve funding amendments to the Fiscal Year 2020 Capital Improvement Program 100% allocations and planning projects as specified for each local school system as presented in the FY 2020 IAC Staff 100% CIP Recommendations, dated June 13, 2019, as presented.

VI. Healthy School Facility Fund Administrative Procedures Motion Carried

Joan Schaefer, Deputy Director, explained that in 2018 legislation passed and created the Healthy School Facility Fund (HSFF). Additional modifications were made to the program in the 2019 session to add lead in drinking water as a priority for funding under the program. Ms. Schaefer noted that the program will require a Local Cost Share, identified as an appendix in the Administrative Procedures Guide (APG). Projects are required to be reviewed and approved by the IAC within 45 days of the submission due date. A FY 2020 Program Schedule can be found as an appendix in the APG.

Members directed staff to modify the APG to clarify how the State Cost Share Percentages are calculated and to include windows as an eligible scope under the program to align with statutory language.

Upon a motion by Mr. Kasemeyer, seconded by Secretary McCord, the members voted unanimously to amend the procedures as directed by IAC members and to direct staff to release Administrative Procedures, pending non-substantive edits by staff, to solicit applications from LEAs and Maryland School for the Blind for projects that will improve the health of school facilities and to evaluate project requests based on a competitive application process.

VII. State Center for Child Abuse and Neglect Report Information Only

Ms. Schaefer explained that per legislation, the IAC must work with the State Council on Child Abuse and Neglect to create best practice guidelines. A draft was provided to the members and the Final version is expected to be provided to the IAC in July. IAC staff and the MSDE School Facilities Branch has met with staff for the State Council on Child Abuse and Neglect to develop the guidelines, which are based around the idea that adult and student interactions in a school should be easily visible.

VIII. FY 2019 School Safety Grant Program Applications Report Information Only

Ms. Schaefer presented an update on 2nd Round FY 2019 School Safety Grant Program Applications.

IX. Baltimore City HVAC Project Status Information Only

Mr. Bridges presented an update on the status of Baltimore City HVAC projects funding with an additional \$15 million appropriation during the 2018 legislative session. Mr. Bridges noted that in the consent agenda the IAC approved 10 contracts for design of Baltimore City HVAC projects. IAC staff will continue to update the IAC on the status of Baltimore City projects monthly.

Executive Session:

Pursuant to §§ 3-305(b)(7) and 3-305(b)(14) of the General Provisions Article, Annotated Code of Maryland, and upon a motion by Secretary Churchill, seconded by Ms. Avara and with unanimous agreement, the Interagency Commission met in closed session on Thursday, June 13 to obtain legal advice

regarding a procurement matter. All members were present except Brian Gibbons, Dick Lombardo, and Todd Schuler. Also in attendance were Elizabeth Kameen, Principal Counsel for the Maryland State Department of Education, Elliott Schoen, Assistant Attorney General, Robert Gorrell, Executive Director of the IAC, and Alex Donahue, Special Projects Manager for the IAC. The Executive Session commenced at 10:05 a.m.

At that time, the Interagency Commission received advice from legal counsel and decided that the IAC's procurement of project management software would be conducted by competitive methods.

Adjournment:

The meeting of the Interagency Commission on School Construction was adjourned.

DRAFT

Item I. B. - SUMMARY OF CONTRACT AWARDS

Motion: To approve contract procurement as noted below.

The IAC staff has reviewed the contract procurement for the following State approved projects and recommends IAC approval.

		<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Anne Arundel County</u>				
1.	Odenton Elementary PSC #02.048.19 ASP ASP - Parking Lot Reliable Contracting Company, Inc.	\$160,000 \$160,000	\$143,710	\$16,290
2.	Odenton Elementary PSC #02.048.19 ASP ASP - Sidewalks Reliable Contracting Company, Inc.	\$85,000 \$85,000	\$85,000	\$0
3.	Crofton Woods Elementary PSC #02.115.19EGRC/20 LPC Addition - Contract #1 (1 contract) 1 - Tech Contracting Company, Inc.	\$3,126,300 \$3,126,300	\$1,563,150	\$1,563,150
<u>Baltimore County</u>				
4.	Chadwick Elementary PSC #03.125.20 LP Replacement - Contract #1 (12 contracts) 1A - Reuling Associates, Inc. 3A - Canyon Contracting, Inc. 7A - Cole Roofing Company, Inc. 8A - Glass Industries, LLC 9A - James W. Ancel, Inc. 11A - Ashland Equipment 4A - KaRon Masonry of Maryland, Inc. 5A - Kinsley Construction, Inc. 6A - Huntington & Hopkins, Inc. 23A - G. E. Tignall & Company, Inc. 26A - The Crown Electric Company 32A - Urban N. Zink Contractor, Inc.	\$41,541,840 \$144,676 \$1,435,000 \$2,798,830 \$2,124,000 \$1,369,000 \$221,634 \$3,586,000 \$3,285,000 \$5,797,700 \$6,860,000 \$4,650,000 \$9,270,000	\$0	\$41,541,840
<u>Calvert County</u>				
5.	Calvert Country School PSC #04.012.13EEI/19/20 SR Systemic Renovation - HVAC Replacement W. L. Gary Company, Inc.	\$2,561,000 \$2,561,000	\$1,034,000	\$1,527,000
6.	Patuxent High PSC #04.019.13EEI/19/20 SR Systemic Renovation - HVAC Replacement W. L. Gary Company, Inc.	\$2,780,000 \$2,780,000	\$957,400	\$1,822,600

Item I. B. - SUMMARY OF CONTRACT AWARDS - Cont'd

		<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Carroll County</u>				
7.	Winfield Elementary PSC #06.023.17/20 SR Systemic Renovation - Mechanical Replacement Towson Mechanical, Inc.	\$5,466,000 \$5,466,000	\$3,166,411	\$2,299,589
<u>Cecil County</u>				
8.	New Chesapeake City Elementary PSC #07.043.19/20 LPC Replacement - Contract #1 (1 contract) Mullan Contracting Company	\$21,384,062 \$21,384,062	\$3,870,662	\$17,513,400
<u>Frederick County</u>				
9.	Woodsboro Elementary PSC #10.014.19 SR Systemic Renovation - Boiler Replacement Johnson Controls, Inc.	\$378,000 \$378,000	\$217,000	\$161,000
<u>Harford County</u>				
10.	Aberdeen Middle PSC #12.006.19/20 SR Systemic Renovation - Roof Replacement Centennial Contractors Enterprises	\$3,562,560 \$3,562,560	\$2,222,000	\$1,340,560
<u>Montgomery County</u>				
11.	Quince Orchard High PSC #15.158.20 ASP ASP - Wall Replacement R. J. McCarville Associates, Ltd.	\$103,025 \$103,025	\$95,000	\$8,025
<u>Prince George's County</u>				
12.	Eleanor Roosevelt High PSC #16.002.09/18 SR Systemic Renovation - Elevator Nichols Contracting, Inc.	\$399,510 \$399,510	\$180,000	\$219,510
13.	Largo High PSC #16.011.15 SR Systemic Renovation - Elevator Replacement Nichols Contracting, Inc.	\$392,640 \$392,640	\$180,000	\$212,640
14.	Laurel High PSC #16.014.15 SR Systemic Renovation - Elevator Replacement Nichols Contracting, Inc.	\$394,920 \$394,920	\$172,000	\$222,920

Item I. B. - SUMMARY OF CONTRACT AWARDS - Cont'd

		<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
Prince George's County - Cont'd				
15.	Mount Rainier Elementary PSC #16.039.18 SR Systemic Renovation - Cooling Tower Hot & Cold Corporation	\$565,944 \$565,944	\$213,000	\$352,944
16.	Rogers Heights Elementary PSC #16.051.08/15 SR Systemic Renovation - Elevator Nichols Contracting, Inc.	\$343,910 \$343,910	\$178,000	\$165,910
17.	Langley Park/McCormick Elementary PSC #16.071.18 SR Systemic Renovation - Elevator Nichols Contracting, Inc.	\$313,190 \$313,190	\$165,992	\$147,198
18.	Arrowhead Elementary PSC #16.074.18 SR Systemic Renovation - HVAC Replacement Hot & Cold Corporation	\$1,896,112 \$1,896,112	\$1,068,000	\$828,112
19.	Springhill Lake Elementary PSC #16.075.18 SR Systemic Renovation - Roof Replacement Brown & Root, LLC	\$1,523,291 \$1,523,291	\$852,000	\$671,291
20.	Hyattsville Elementary PSC #16.080.15 SR Systemic Renovation - Elevator Nichols Contracting, Inc.	\$341,770 \$341,770	\$177,000	\$164,770
21.	Chillum Elementary PSC #16.090.16 SR Systemic Renovation - Elevator Nichols Contracting, Inc.	\$304,210 \$304,210	\$162,269	\$141,941
22.	Nicholas Orem Middle PSC #16.124.15/16 SR Systemic Renovation - Window/Door Replacement A & S Unlimited, LLC	\$2,225,500 \$2,225,500	\$1,339,065	\$886,435
23.	Kingsford Elementary PSC #16.133.18 SR Systemic Renovation - Chiller Replacement Hurley Company	\$555,123 \$555,123	\$273,497	\$281,626
24.	Andrew Jackson Academy PSC #16.197.15/16EGRC/18/18EGRC SR Systemic Renovation - HVAC Replacement - Phase I 1 - Hot & Cold Corporation	\$246,426 \$246,426	\$139,498	\$106,928

Item I. B. - SUMMARY OF CONTRACT AWARDS - Cont'd

		<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Baltimore City</u>				
25.	#215 Highlandtown PK-8 PSC #30.072.19 BC HVAC Systemic Renovation - Chiller Replacement - Design Contract 1 - Min Engineering, Inc.	\$79,600 \$79,600	\$79,600	\$0
26.	#232 Thomas Jefferson Elementary PSC #30.090.16 SR Systemic Renovation - Vertical Packaged Classroom Air Conditioning Units J. F. Fischer, Inc.	\$781,900 \$781,900	\$727,167	\$54,733
27.	#078 Harlem Park Elementary/Middle PSC #30.274.19 BC HVAC Systemic Renovation - Boiler Replacement - Design Contract 1 - Johnson, Mirmiran, & Thompson, Inc. (JMT)	\$158,423 \$158,423	\$158,423	\$0
Summary Totals				
Total Projects: 27	Total Contracts: 38	\$91,670,256	\$19,419,844	\$72,250,412

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No 02.048.19 ASP

Project Name: Odenton Elementary

Bid Opening: 4/15/19

Project Type: ASP

Scope of Work: Parking Lot

Basis for Award of Contract: proposal dated 4/15/19 utilizing AACPS Contract #17-021

Basis of Funding: ASP

Local Funds: \$16,290

State Funds: \$143,710

Total Contract: \$160,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Reliable Contracting Company, Inc.	<u>\$160,000</u>
		<u>\$160,000</u>

- Notes:** 1) Mill and over lay parking lots and driveways, replacement of curb and gutter, as needed and fix ADA access.
2) Eligible for funding available within FY 2019 ASP allocation for LEA at time of reimbursement request.
3) Combined Total Contract \$245,000 with Odenton Elementary - Sidewalks \$85,000 (02.048.19 ASP).

IAC Approval Date:

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No 02.048.19 ASP

Project Name: Odenton Elementary

Bid Opening: 4/15/19

Project Type: ASP

Scope of Work: Sidewalks

Basis for Award of Contract: proposal dated 4/15/19 utilizing AACPS Contract #17-021

Basis of Funding: ASP

Local Funds: \$0

State Funds: \$85,000

Total Contract: \$85,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Reliable Contracting Company, Inc.	<u>\$85,000</u>
		<u>\$85,000</u>

- Notes:** 1) Replacement of the sidewalks.
 2) Eligible for funding available within FY 2019 ASP allocation for LEA at time of reimbursement request.
 3) Combined Total Contract \$245,000 with Odenton Elementary - Parking Lot \$160,000 (02.048.19 ASP).

IAC Approval Date:



2410 Evergreen Road, Suite 200, Gambrills Maryland 21054
 BALT: 410.987.0313 • WASH: 301.912.2933 • FAX: 410.721.7700
 GRADING • EXCAVATING • ROAD CONSTRUCTION • PAVING
 SITE DEVELOPMENT • UTILITIES

4/15/2019

Anne Arundel Co Public Schools

Cory Rayburn, Estimating

Attn: Estimating
 Tel:
 Fax:

Project: Odenton Elementary School

It is our pleasure to provide you with the following Proposal.

Description	Quantity	Unit Price	Amount
I. Mobilization			\$10,000.00
a. Mobilization	1 ls		
b. Porta Potti	1 ls		
c. Utility Locating	1 ls		
d. Stake Out	1 ls		
II. Demolition			\$5,840.00
a. Misc. Demo.	1 ls		
III. Concrete			\$102,460.00
a. 4" Sidewalk w/ 4" RC-6- Rem./ Repl.	7,080 sf		
b. Curb & Gutter- Rem./ Repl.	500 lf		
IV. Mill/ Pave Parking Lot			\$88,000.00
a. 2" Milling	8,000 sy		
b. 2" Surface 9.5mm 64-22 Lv. 2	8,000 sy		
V. Patching			\$22,700.00
a. 4" Base Patching 19.0mm 64-22 Lv. 2	500 sy		
b. RC-6	80 ton		
VI. Misc. Items			\$9,500.00
a. Striping- 1 Coat of Paint	1 ls		
b. Rebuild Inlets	2 ea		
c. Parge Inlet	1 ea		
VII. Replace Topsoil- Seed & Mulch			\$6,500.00
Liquid Asphalt Bid at \$475.00			
Total			\$245,000.00

Notes:

** Our Price for this Project Includes Only the Items of Work Listed in the Description Section of This Proposal **

** All Work to be Completed on One (1) Mobilizations. Additional Mobilizations Will Be Invoiced at \$4,500.00 Each **

**** Exclusions ****

** Removal and Replacement of Unsuitable Sub-Grade and/or Sub-Base Material, Layout, Permits, Testing, As Builts, Locating, Concrete Flatwork/Paving (Including ADA Mat, Stamped/ Colored Conc., Loading Aprons and/ or Commercial Entrances, Foundations/ Footers), Gas/ Fiber/ Electric/ Pole Bracing, Conduit, Underdrains, Duct Bank, Wheel Stops, Sod, Hardscape, Landscaping, Fencing, Guard Rail, Bollards, Gates, Signal, MOT, Utility Ramping/ Adjustments, Caulking, Utilities, Soil Cement, Demolition, Prime Coat, Sediment Controls, Loops, Irrigation, Rebar, Dewatering, ADA Improvements, Clearing/ Root Pruning, Wedge/ Leveling, Fog Seal/ Seal Coat, Crack Fill, RPM's, Fabrics, Site Amenities, Thermoplastic, Temp. Striping, Grinding, Rock Excavation, Contaminated Soils, Signage, Watering, Trash/Car/ Misc. Removal, Lighting, Wage Rates and Drainage on Areas with Less than 1.5% Fall**

Please note the Terms and Conditions "Attachment A" that follows on Page 3 and are incorporated herein and made a part hereof.

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No 02.115.19EGRC/20 LPC

Project Name: Crofton Woods Elementary

Bid Opening: 5/10/19

Project Type: Addition

Scope of Work: Contract #1 (1 contract)

Basis for Award of Contract: base bid plus alts. 2 - 4

Basis of Funding: 50% of eligible base bid plus alts. 2 - 4

Local Funds: \$1,563,150

State Funds: \$1,563,150

Total Contract: \$3,126,300

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Tech Contracting Company, Inc.	<u>\$3,126,300</u>
		<u>\$3,126,300</u>

- Notes: 1) Addition of 8,749 sf.
2) Prevailing wage rates apply to this contract.
3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.
4) Retain \$21,850 for additional contracts.

IAC Approval Date:

BID OPENING

19CN-177
CROFTON WOODS ELEMENTARY SCHOOL
CLASSROOM ADDITION

DATE: FRI, MAY 10, 2019 @ 10:00 AM

CONTRACTOR	North Brit Builders	Glenn Builders	Baltimore Contractors
BASE BID	3,180,300.00	3,336,000.00	3,206,888.00
ALTERNATE NO. 1	15,000.00	16,000.00	39,000.00
ALTERNATE NO. 2	9,000.00	9,000.00	10,000.00
ALTERNATE NO. 3	4,800.00	7,000.00	12,000.00
ALTERNATE NO. 4	142,000.00	130,000.00	125,000.00
TOTAL BID			
CONTRACTOR	James W. O'Neil	Tom Contracting	Justinon-Bulme
BASE BID	3,140,000.00	2,992,000.00	3,296,000.00
ALTERNATE NO. 1	20,000.00	36,000.00	18,000.00
ALTERNATE NO. 2	7,000.00	10,200.00	10,000.00
ALTERNATE NO. 3	6,000.00	16,900.00	8,000.00
ALTERNATE NO. 4	127,000.00	107,200.00	120,000.00
TOTAL BID			

OPENED BY: VINCENT O'BRIEN

V.O.

VERIFIED BY: JOYCE FERGUSON

JF

APPROVAL OF CONTRACTS

LEA: Baltimore County

PSC No 03.125.20 LP

Project Name: Chadwick Elementary

Bid Opening: 11/16/18, 1/10/19

Project Type: Replacement

Scope of Work: Contract #1 (12 contracts)

Basis for Award of Contract: base bid plus alt. 8 & 14

Basis of Funding: 56% of eligible base bid plus alts. 8 & 14 up to the amount of maximum allocation

Local Funds: \$41,541,840

State Funds: \$0

Total Contract: \$41,541,840

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1A	Reuling Associates, Inc.	\$144,676
3A	Canyon Contracting, Inc.	\$1,435,000
7A	Cole Roofing Company, Inc.	\$2,798,830
8A	Glass Industries, LLC	\$2,124,000
9A	James W. Ancel, Inc.	\$1,369,000
11A	Ashland Equipment	\$221,634
4A	KaRon Masonry of Maryland, Inc.	\$3,586,000
5A	Kinsley Construction, Inc.	\$3,285,000
6A	Huntington & Hopkins, Inc.	\$5,797,700
23A	G. E. Tignall & Company, Inc.	\$6,860,000
26A	The Crown Electric Company	\$4,650,000
32A	Urban N. Zink Contractor, Inc.	\$9,270,000
		<u><u>\$41,541,840</u></u>

- Notes:** 1) Replacement school consisting of 99,615 sf and demolition of the entire existing 50,235 sf facility.
 2) Prevailing wage rates apply to this contract.
 3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.
 4) Project eligible for State funding in a future fiscal year.

IAC Approval Date:

APPROVAL OF CONTRACTS

LEA: Calvert County

PSC No 04.012.13EEI/19/20 SR

Project Name: Calvert Country School

Bid Opening: 3/20/19

Project Type: Systemic Renovation

Scope of Work: HVAC Replacement

Basis for Award of Contract: base bid plus alt. 2

Basis of Funding: 53% of eligible base bid plus alt. 2 up to the amount of maximum allocation

Local Funds: \$1,527,000

State Funds: \$1,034,000

Total Contract: \$2,561,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	W. L. Gary Company, Inc.	<u>\$2,561,000</u>
		<u>\$2,561,000</u>

- Notes:** 1) Replacement of the chiller, boilers, and through the wall air handling units, installation of a new dedicated outdoor air system, and upgrade of the fire alarm system.
2) Prevailing wage rates apply to this contract.
3) Low bidder (American Combustion Industries) deemed non-responsive for incomplete bid submission.
4) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.
5) Project eligible for balance of funding in a future fiscal year.

IAC Approval Date:

BID TABULATION
CALVERT COUNTRY SCHOOL HVAC EQUIPMENT REPLACEMENT

PSC #04.012.20 SR

Date Bids Opened: MARCH 20, 2019

Minority Business Participation 12%
 Prevailing Wages: Yes x No _____

NAME OF BIDDER List in receding order lowest to highest	BASE BID	ALTERNATES/INFORMATIONAL PRICES (indicate which)												
		ALTERNATE #2 SELECTED												
		Alt. 1	Alt. 2	Alt. 3 (N/A)	Alt. 4 (N/A)	Alt. 5	Alt. 6							
AMERICAN COMBUSTION INDUSTRIES *	2,399,400	337,845	78,000			14,950	47,500							
W.L.GARY COMPANY.	2,508,000	333,000	53,000			15,000	71,000							
FRESH AIR CONCEPTS	2,580,000	236,750	22,690			13,300	26,200							
PARAMOUNT MECHANICAL CORPORATION	2,775,000	175,000	58,000			19,000	60,000							
DENVER ELEK, INC	2,983,000	518,000	31,000			16,300	55,000							

\$2,561,000

* NON-RESPONSIVE: BID SUBMISSION WAS INCOMPLETE
 Description of Alternates: (Indicate cost of each as per the low bidder)

- ALTERNATE #1: REMOVE AND REPLACE EXISTING ACOUSTICAL CEILING TILE THROUGHOUT THE SCHOOL.
- ALTERNATE #2: REPLACE ALL EXISTING CHILLED WATER/DUL TEMPERATURE PIPING INSULATION THROUGHOUT SCHOOL.
- ALTERNATE #3: DELETED VIA ADDENDUM
- ALTERNATE #4: DELETED VIA ADDENDUM
- ALTERNATE #5: CLEAN ALL EXISTING DUCTWORK BEING REUSED.
- ALTERNATE #6: REPLACE ALL ROOF MOUNTED EXHAUST FANS, TEST ND BALANCE ROOF EXHAUST FANS AND ALL ASSOCIATED EXHAUST GRILLES.

Site Development Cost: State \$ _____ Local \$ _____ Total Construction Cost \$ _____
 Building Cost: State \$ 1,099,123 Local \$ 1,461,877 Total Construction Cost \$ 2,561,000

APPROVAL OF CONTRACTS

LEA: Calvert County

PSC No 04.019.13EEI/19/20 SR

Project Name: Patuxent High

Bid Opening: 2/28/19

Project Type: Systemic Renovation

Scope of Work: HVAC Replacement

Basis for Award of Contract: base bid plus alts. 3A & 3B

Basis of Funding: 53% of eligible base bid plus alts. 3A & 3B up to the amount of maximum allocation

Local Funds: \$1,822,600

State Funds: \$957,400

Total Contract: \$2,780,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	W. L. Gary Company, Inc.	<u>\$2,780,000</u>
		<u>\$2,780,000</u>

- Notes: 1) Replacement of the 1996 HVAC equipment including 117 VAV terminal units throughout the school and heating and ventilation units with heating and air conditioning units.
2) Prevailing wage rates apply to this contract.
3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.
4) Project eligible for balance of funding in a future fiscal year.

IAC Approval Date:

BID TABULATION

PATUXENT HIGH SCHOOL PHASE 2 AND 3 HVAC EQUIPMENT REPLACEMENT

PSC #04.019.20 SR

Date Bids Opened: FEBRUARY 28, 2019

Minority Business Participation 8%
 Prevailing Wages: Yes No

NAME OF BIDDER List in receding order lowest to highest	BASE BID	ALTERNATES/INFORMATIONAL PRICES (indicate which)																
		Alt. 1	Alt. 2	Alt. 3A	Alt. 3B	Alt. 4												
W.L.GARY COMPANY	2,539,000 ✓	145,000	213,000	69,000 ✓	172,000 ✓	10,800												
AMERICAN COMBUSTION INDUSTRIES	2,797,220	138,434	195,070	83,583	172,777	13,600												
DENVER ELEK, INC	2,960,000	102,000	180,000	26,400	300,000	12,100												

\$ 2,780,000

Description of Alternates: (Indicate cost of each as per the low bidder)

- ALTERNATE #1: IN LIEU OF FABRIC DUCTWORK, PROVIDED IN BASE BID, PROVIDE DOUBLE WALL DUCTWORK IN THE GYMNASIUM.
- ALTERNATE #2: REPLACE KITCHEN HEATING & VENTILATING UNIT. CLEAN & DISINFECT ASSOC. EXISTING DUCTWORK. PROVIDE ATC & ELECTRICAL CONNECTION FOR NEW EQUIPMENT.
- ALTERNATE #3A: REMOVE INLET GUIDE VANES (VORTEX DAMPERS) FROM SUPPLY AND RETURN FANS OF EXISTING AIR HANDLING UNITS. PROVIDE ATC.
- ALTERNATE #3B: PROVIDE VARIABLE FREQUENCY DRIVES FOR EXISTING AIR HANDLING UNIT SUPPLY AND RETURN FAN MOTORS.
- ALTERNATE #4: REBALANCE EXISTING AIR DEVICES ASSOCIATED WITH REPLACED VAV TERMINAL UNITS.

Site Development Cost: State \$ _____ Local \$ _____ Total Construction Cost \$ _____

Building Cost: State \$ 1,473,400 Local \$ 1,306,600 Total Construction Cost \$ 2,780,000

APPROVAL OF CONTRACTS

LEA: Carroll County

PSC No 06.023.17/20 SR

Project Name: Winfield Elementary

Bid Opening: 5/14/19

Project Type: Systemic Renovation

Scope of Work: Mechanical Replacement

Basis for Award of Contract: base bid plus alt. 1

Basis of Funding: 59% of eligible base bid plus alt. 1

Local Funds: \$2,299,589

State Funds: \$3,166,411

Total Contract: \$5,466,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>06.023.2020</u>	<u>\$1,732,949</u>
Increase Contingency Amount:	<u>40.000.2020</u>	<u>\$1,732,949</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Towson Mechanical, Inc.	<u>\$5,466,000</u>
		<u>\$5,466,000</u>

- Notes:** 1) Replacement of the 1991 mechanical system components: air cooled chiller; floor mounted fan coil units in classrooms; air handling units serving the cafeteria, media center and gym; rooftop unit serving the office area; and two (2) hydronic pumps; work will include replacement of the existing pneumatic control system to an electronic actuation system direct digitally controlled and interlocked to the County Energy Management System. The project will also include a dedicated outdoor air system (DOAS) that will provide fresh air to each space.
- 2) Prevailing wage rates apply to this contract.
- 3) Ineligible items totaling \$99,202.
- 4) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

4 Bid Tabulation

Bid: 19-028R Winfield Elementary School HVAC Replacement Opened: May 14, 2019

	Denver-Elek Inc.	Phillips Way Inc.	Towson Mechanical Inc.	R. W. Warner Inc.
Base Bid	\$7,868,000.00	\$6,020,000.00	\$5,386,000.00	\$6,613,600.00
Alt. # 1: Provide Humidity Sensor in every Classroom	\$90,720.00	\$80,000.00	\$80,000.00	\$105,600.00
Alt. # 2: Demolish existing drywall ceiling in lobby area and replace with acoustical ceiling tile and grid. Remove all existing lights, exit signage, emergency fixtures, and any other ceiling devices in this area and reconfigure to fit new ceiling grid.	\$24,818.00	\$16,000.00	\$0.00	\$22,000.00
TOTAL:	\$7,983,538.00	\$6,116,000.00	\$5,466,000.00	\$6,741,200.00
Addendum # 1	X	X	X	X
Addendum # 2	X	X	X	X
Addendum # 3	X	X	X	X
Addendum #4	X	X	X	X
Bid Bond	X	X	X	X
Bidder's Affidavit				
MBE Utilization Affidavit and Fair Solicitation Affidavit	X	X	X	X
MBE Participation Schedule	X	X	X	X

APPROVAL OF CONTRACTS

LEA: Cecil County

PSC No 07.043.19/20 LPC

Project Name: New Chesapeake City Elementary

Bid Opening: 5/3/19

Project Type: Replacement

Scope of Work: Contract #1 (1 contract)

Basis for Award of Contract: base bid plus alts. 1 - 6

Basis of Funding: 66% of eligible base bid plus alts. 1 - 6

Local Funds: \$17,513,400

State Funds: \$3,870,662

Total Contract: \$21,384,062

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Mullan Contracting Company	<u>\$21,384,062</u>
		<u>\$21,384,062</u>

- Notes: 1) Replacement school consisting of 65,837 sf.
2) Prevailing wage rates apply to this contract.
3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.
4) Project eligible for funding in a future fiscal year.

IAC Approval Date:

**CCPS PFP #19-13: Chesapeake City Elementary School -
School Replacement Project
Bid Tabulation
May 3, 2018 @ 2:00 PM, ET/Local Time**

Base Bid: The project consists of, but is not limited to, the construction of a 65,837 square foot new partial two story structure with the classroom wing being two floors. nstruction is basic slab on grade, structural steel floor, and roof framing with metal deck. Exterior is brick veneer with masonry backup and metal panel. Roofing is SBS built-up. Windows are punched opening with exterior and interior storefront. Interior framing is masonry and metal stud with drywall and acoustical ceilings. Flooring is VCT and carpet. Gym floor is wood. There is a single two-stop hydraulic elevator. Site work includes play areas, tennis courts, driveways, parking lots, and pedestrian walkways. The primary cooling plant is a chiller with heat recovery. Primary heating is a condensing boiler array. A new service and outdoor, pad mounted transformer and main switchboard will provide power. Distribution panel boards and stepdown transformers are installed throughout the building. Lighting is LED throughout. Fire alarm system, access control system, and surveillance systems are new. The building is to receive a complete fire suppression system. A new domestic water service and new sanitary service are to be provided. The project includes demolition of existing site improvements including buildings, utility structures, tennis courts, pavements and other site improvements. The building is to be certified as LEED™ Silver.

Contractors	Base Bid:	Alternates						TOTAL
		No. 1 - Four Classroom Additions	No. 2 - Fire Extinguishers	No. 3 - Generator	No. 4 - Projection Screens	No. 5 - Roller Shades	No. 6 - Cameras	
Whiting Turner	\$ 21,800,000.00	\$ 1,000,000.00	\$ 6,000.00	\$ 200,000.00	\$ 63,000.00	\$ 30,000.00	\$ 105,000.00	\$ 23,204,000.00
Bancroft	\$ 20,889,000.00	\$ 975,557.00	\$ 6,000.00	\$ 206,000.00	\$ 50,000.00	\$ 28,900.00	\$ 106,000.00	\$ 22,261,457.00
Towson Mechanical	\$ 21,100,000.00	\$ 830,000.00	\$ 2,300.00	\$ 225,000.00	\$ 7,000.00	\$ 4,500.00	\$ 85,000.00	\$ 22,253,800.00
Commonwealth Construction	\$ 20,658,155.00	\$ 849,000.00	\$ 6,000.00	\$ 237,000.00	\$ 19,200.00	\$ 26,700.00	\$ 82,000.00	\$ 21,878,055.00
Mullan	\$ 20,244,934.00	\$ 802,000.00	\$ 3,445.00	\$ 199,516.00	\$ 12,696.00	\$ 20,029.00	\$ 101,442.00	\$ 21,384,062.00
North Point Builders	\$ 20,738,000.00	\$ 948,000.00	\$ 5,300.00	\$ 192,000.00	\$ 46,000.00	\$ 21,800.00	\$ 102,000.00	\$ 22,053,100.00

APPROVAL OF CONTRACTS

LEA: Frederick County

PSC No 10.014.19 SR

Project Name: Woodsboro Elementary

Bid Opening: 5/21/18

Project Type: Systemic Renovation

Scope of Work: Boiler Replacement

Basis for Award of Contract: proposal dated 5/21/18 utilizing State of Maryland Contract #DGS-07-EPC-IDC-7.0 performance contract

Basis of Funding: 64% of eligible proposal up to the amount of maximum allocation

Local Funds: \$161,000

State Funds: \$217,000

Total Contract: \$378,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Johnson Controls, Inc.	<u>\$378,000</u>
		<u>\$378,000</u>

Notes: 1) Replacement of two (2) boilers, piping, pumps and fresh air louver, replacement of glass area with masonry in the north wall to eliminate water leaks into the boiler room, and replacement of boiler room lighting.
2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:



Baltimore MD Common Branch
 60 LOVETON CIR
 SPARKS, MD 21152-9237
 Phone: 866-899-9960
 Fax: 866-680-8104

Proposal

TO: Frederick County Public Schools
 191 South East Street
 Frederick, MD 21701

Date: May 21, 2018
 Project: Woodsboro Elementary School
 Boiler Replacement
 Proposal Ref: FCPS ESPC Phase I

We propose to furnish the materials and/or perform the work described below for the net price of:
 \$378,000.00

THREE HUNDRED SEVENTY-EIGHT THOUSAND AND 00/100 DOLLARS

For the above price this proposal includes:

- **Mechanical:** Demolition of the existing cast iron sectional boilers to enable the replacement with new cast iron sectional boilers as identified hereinbelow.
- Disconnect/reconnect the steam/condensate, hydronic and fuel oil piping at the existing boiler valves to enable the replacement of the boilers. No other new piping/valving is included.
- Extend the new relief valve piping from each boiler to within 6" of the existing floor.
- The existing boiler breeching to each boiler shall be disconnected and reconnected at the boiler. All existing boiler flues, except at the immediate connect to the new boiler, shall remain as is. No new or replacement boiler flues are included as part of this scope of work.
- The new boilers are to be located on the existing housekeeping pads.
- Existing fuel oil tanks will be used.
- Insulation: new hydronic hot water heating piping shall be insulated in accordance with Table C403.2.1 of the 2015 International Energy Conservation Code with fiberglass insulation with ASJ. New fittings shall be insulated with PVC jacketed fittings similar to "Zeston" coverings. Existing boiler flues that are uninsulated shall remain uninsulated.
- General: new piping shall be identified with "Brady" type self-adhesive pipe markers.

Electrical:

- Disconnect and reconnect the existing electrical power and control wiring for each boiler.
- Provide a new boiler sequencing control panel.

Building	Location	System Served	Proposed					
			Fuel 1	Name	Manufacturer	Model Number	Heating Input – Light Oil (MBH)	Gross Heating Output (MBH)
Woodsboro ES	Boiler Rm	HW Heat	Fuel Oil #2/NG	Boiler 2	Weil-McLain 88 Series 2	588	1,315	1,126
Woodsboro ES	Boiler Rm	HW Heat	Fuel Oil #2/NG	Boiler 1	Weil-McLain 88 Series 2	588	1,315	1,126

Woodsboro Elementary School – Controls Work

Replace Existing Boilers

Integrate controls from new boilers onto existing BMS. The table below identifies the existing boilers that will be replaced with two (2) new boilers.

Equip ID	Location	Manufacturer	Model	MBH
B-1	Boiler Room	H.B. Smith	450L Mills	1,603
B-2	Boiler Room	H.B. Smith	450L Mills	1,603

BAS Operational Improvement:

Modify the existing Metasys DDC controls programming on the equipment identified hereinafter. Verify the operation of new control strategies after implementation. JCI shall provide a list of deficiencies per system to FCPS for corrective evaluation. Deficiencies that cause the system to not be able to operate or generate the savings as proposed must be corrected prior to project acceptance or the guarantee with be adjusted accordingly. See Appendix 5 for the associated Sequence of Operations.

Equipment	Quantity	Configuration	Area served
RTU-1	1	CVRH, DX	Southeast Wing
RTU-2	1	CVRH, DX, electric preheat	North Wing
RTU-3	1	CVRH, DX	West Wing
ACU-4	1	CVSZ, HW, DX, remote condensing unit	Offices

Sequences to be implemented on the equipment in the above table (Refer to Appendix 5 for explanations on the listed strategies):

RTUs 1 - 3

- Time-of-day scheduling
- Morning Warm-up
- Optimal Start
- Summer setback/scheduling
- Economizer Operation
- Nighttime, Weekend setback

ACU-4

- Time-of-day scheduling
- Morning Warm-up

APPROVAL OF CONTRACTS

LEA: Harford County

PSC No 12.006.19/20 SR

Project Name: Aberdeen Middle

Bid Opening: 5/15/19

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: proposal dated 5/15/19 utilizing NJPA EZIQ Contract #MD05GC02-031417-CCE

Basis of Funding: 63% of eligible proposal up to the amount of maximum allocation

Local Funds: \$1,340,560

State Funds: \$2,222,000

Total Contract: \$3,562,560

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Centennial Contractors Enterprises	<u>\$3,562,560</u>
		<u>\$3,562,560</u>

- Notes: 1) Replacement of 112,000 sf of built-up roofing installed in 1998 and 1990 and skylights and point up and waterproof exterior walls.
2) Prevailing wage rates apply to this contract.
3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:



15 May 2019
VIA EMAIL

Harford County Public Schools
Facilities Management Department
102 South Hickory Avenue
Bel Air, MD 21014

Attention: Chuck Grebe

Re: 73780-0016 Roof Replacement, Aberdeen Middle School
Proposal

Dear Mr. Grebe,

Enclosed please find our preliminary cost proposal for the replacement of the various roof sections at Aberdeen Middle School.

Centennials pricing is based on the following documentation:

- Centennial Scope of Work, dated 5/13/19
- Gilbert Architects, Inc. design drawings entitled "Roof Replacement For: Aberdeen Middle School", Rev 6, dated 02/08/2019 (A4.0, A4.1, A4.2, A4.3, A4.4, and A5.1), as amended by Centennial Contractors, Gordian, and Harford County Public Schools (5/9/19, 6 pages).
- Gilbert Architects, Inc. project manual entitled "Roof Replacement For: Aberdeen Middle School", Rev 6, dated 02/25/2019, as amended by Centennial Contractors, Gordian, and Harford County Public Schools (5/9/19, 392 pages).
- Preliminary Schedule, dated 5/9/2019

Upper Roof Subtotal: \$ 1,327,119.80
(One Million Three Hundred Twenty Seven Thousand One Hundred Nineteen Dollars and Eighty Cents)

Lower Roof Subtotal: \$ 2,112,362.99
(Two Million One Hundred Twelve Thousand Three Hundred Sixty Two Dollars and Ninety Nine Cents)

Masonry Point Up: \$ 102,974.01
(One Hundred Two Thousand Nine Hundred Seventy Four Dollars and One Cent)

Payment and Performance Bond: \$ 20,103.15
(Twenty Thousand One Hundred Three Dollars and Fifteen Cents)

Total Cost of This Project: \$ 3,562,559.95
(Three Million Five Hundred Sixty Two Thousand Five Hundred Fifty Nine Dollars and Ninety Five Cents)

Centennial Contractors Enterprises
15209 Marlboro Pike Suite 203
Upper Marlboro MD 20772

Phone 240 510-5042
Fax 240 510-5046

www.cce-inc.com

WE CREATE. WE CARE. WE CAN.
WE MAKE IT WORK.

APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No 15.158.20 ASP

Project Name: Quince Orchard High

Bid Opening: 3/28/19

Project Type: ASP

Scope of Work: Wall Replacement

Basis for Award of Contract: quote dated 3/28/19 utilizing Bid #9018.7

Basis of Funding: ASP

Local Funds: \$8,025

State Funds: \$95,000

Total Contract: \$103,025

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	R. J. McCarville Associates, Ltd.	<u>\$103,025</u>
		<u>\$103,025</u>

Notes: 1) Replacement of the gym divider wall.
2) Eligible for funding available within FY 2020 ASP allocation for LEA at time of reimbursement request.

IAC Approval Date:



R.J. McCARVILLE ASSOCIATES, LTD.

"EXPERIENCE THE QUALITY DIFFERENCE"

May 28, 2019

TO:

Montgomery County Public Schools
Wayne Massey

PROJECT:

Quince Orchard High School
Folding Panel Partitions
102239

REVISION #3

Appreciating the opportunity to serve you. We submit the following proposal to sell the material, equipment, or repair work as described and priced herein. Subject to all the terms and conditions stated herein. Terms: Net 15 days.
All material remains property of RJ McCarville Associates, Ltd. until final payment is received.

SCOPE:

1. Remove and dispose of (1) Holcomb & Hoke Electrically Operated Partition including all track, panels, jambs, and accessories
2. Furnish and install (1) Panelfold Moduflex Operable Partition per specifications including:
 1. (1) Moduflex 540GWE Electrically Operated, Bi-Fold, Operable Partition @ 105'4"W x 23'9"H.
 2. Standard Ribtex Carpet panel finishes (Customer to choose color from Ribtex Wallcovering Collection).
 3. 1HP/208V/3Phase motor with key controls (2) and SafetyFlex Crosswalk Detectors
 4. Self Compensating Bottom Seals:
 5. Fixed Top Seals
 6. STC 52 (Sound Transmission Class).
 7. Type 5 Steel Track and Trolley System with hanger rod attachment.
 8. Pass Doors by Panelfold with ADA compliant hardware and self-luminescent exit signs
 9. Standard Panelfold design, construction, and hardware.

Continued on next page

*FOLDING PARTITIONS * OPERABLE WALLS * DIVIDER CURTAINS
GYMNASIUM SEATING * BASKETBALL BACKSTOPS
GYMNASIUM EQUIPMENT * WALL PADDING
PORTABLE OUTDOOR GRANDSTANDS*

NOTES (CLARIFICATIONS/EXCEPTIONS):

1. We have not included, unless specified, the following:
 1. Supporting steel will be reused.
 2. Sound Baffles above track system.
2. Any color selection other than the standard colors listed above will result in an upgrade and will incur additional costs.
3. We are bidding equipment as manufactured by Panelfold, Inc., Miami, FL.
4. We have included complete Shipping, Delivery, and Freight.
5. Order will be subject to current lead times as determined by the manufacturer at the time of order. (Currently 10-12 weeks)
6. Completion on or before August 31, 2019
7. Construction Sign per Appendix I is included
8. Existing bulkhead will be repaired as required to provide acceptable finish where disturbed as a result of the replacement.


GUARANTEE: We hereby guarantee all labor and material supplied to complete the work as specified above for a period of (2) years; Providing any damage is not the result of abuse or misuse of this equipment and providing this equipment is maintained per the manufacturer's recommendations.

SCHEDULE OF BIDS: ***** \$103,025.00

Submitted by: Brian R. Jacobs


BRJ

Accepted by:


19-1032483
ASP 20
5-22-19



Price is based on acceptance on or before May 28, 2019.
Building progress and construction to permit delivery and installation before December 31, 2019.
Title of material remains property of RJ McCarville Associates, Ltd. until final payment is received.
Price based on normal working hours of Monday through Friday from 7:30 a.m. to 4:30 p.m.
Past due balances subject to 1-1/2% monthly Finance Charge.
Cancellation charges may apply if order is cancelled.

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.002.09/18 SR

Project Name: Eleanor Roosevelt High

Bid Opening: 11/5/18

Project Type: Systemic Renovation

Scope of Work: Elevator

Basis for Award of Contract: base bid plus alt. 1 utilizing IFB #DCP18-24 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid plus alt. 1 up to the amount of maximum allocation

Local Funds: \$219,510

State Funds: \$180,000

Total Contract: \$399,510

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Nichols Contracting, Inc.	<u>\$399,510</u>
		<u>\$399,510</u>

- Notes: 1) Upgrade one (1) 1974 elevator.
2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
3) Ineligible Contingency Allowance (\$15,000) and A/E and FF & E fees (\$34,170).
4) The project delivery method is Design-Build utilizing IFB #DCP18-24 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION:

IFB DCP18-24 Elevator Replacement Project at Seven (7) Schools

<p>Bid Opening: November 5, 2018</p> <p>FY 18 Eleanor Roosevelt High School Elevator Replacement Project PSC. 16.002.18 SR</p>	<p>Nichols Contracting</p>
<p># Bids Received: < 1 ></p>	<p>Awarded Contractor</p>
<p>Total Base Bid Project Cost for All General Construction</p>	<p>\$348,820.00</p>
<p>Contingency Allowance (included in base bid)</p>	<p>\$15,000.00</p>
<p>Architectural and Engineering Services (included in base bid)</p>	<p>\$34,170.00</p>
<p>New Equipment (included in base bid)</p>	<p>\$182,070.00</p>
<p>BASE TOTAL</p>	<p>\$348,820.00</p>
<p>Alternate 1: Replacement of piston and cylinder</p>	<p>\$50,690.00</p>
<p>Alternate 2: Provide new stainless steel cladding at existing hoistway entrances</p>	<p>\$0.00</p>
<p>Alternate 3: Conversion to hole-less pit system (if applicable)</p>	<p>\$0.00</p>
<p>Total Base with Alternates</p>	<p>\$399,510.00 ✓</p>

Prince George's County Public Schools
Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.011.15 SR

Project Name: Largo High

Bid Opening: 11/5/18

Project Type: Systemic Renovation

Scope of Work: Elevator Replacement

Basis for Award of Contract: base bid plus alt. 1 utilizing IFB #DCP18-24 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid plus alt. 1 up to the amount of maximum allocation

Local Funds: \$212,640

State Funds: \$180,000

Total Contract: \$392,640

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Nichols Contracting, Inc.	<u>\$392,640</u>
		<u>\$392,640</u>

- Notes:** 1) Upgrade one (1) 1970 elevator.
 2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 3) Ineligible Contingency Allowance (\$15,000) and A/E and FF & E fees (\$34,170).
 4) The project delivery method is Design-Build utilizing IFB #DCP18-24 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION:

IFB DCP18-24 Elevator Replacement Project at Seven (7) Schools

<p>Bid Opening: November 5, 2018</p> <p>FY 18 Largo High School Elevator Replacement Project PSC. 16.011.18 SR</p>	<p>Nichols Contracting</p>
<p># Bids Received: <1></p>	<p>Awarded Contractor</p>
<p>Total Base Bid Project Cost for All General Construction</p>	<p>\$341,950.00</p>
<p>Contingency Allowance (included in base bid)</p>	<p>\$15,000.00</p>
<p>Architectural and Engineering Services (included in base bid)</p>	<p>\$34,170.00</p>
<p>New Equipment (included in base bid)</p>	<p>\$182,070.00</p>
<p>BASE TOTAL</p>	<p>\$341,950.00</p>
<p>Alternate 1: Replacement of piston and cylinder</p>	<p>\$50,690.00</p>
<p>Alternate 2: Provide new stainless steel cladding at existing hoistway entrances</p>	<p>\$0.00</p>
<p>Alternate 3: Conversion to hole-less pit system (if applicable)</p>	<p>\$0.00</p>
<p>Total Base with Alternates</p>	<p>\$392,640.00</p>

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Prince George's County Public Schools
Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.014.15 SR

Project Name: Laurel High

Bid Opening: 11/5/18

Project Type: Systemic Renovation

Scope of Work: Elevator Replacement

Basis for Award of Contract: base bid plus alt. 1 utilizing IFB #DCP18-24 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid plus alt. 1 up to the amount of maximum allocation

Local Funds: \$222,920

State Funds: \$172,000

Total Contract: \$394,920

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Nichols Contracting, Inc.	<u>\$394,920</u>
		<u>\$394,920</u>

- Notes: 1) Upgrade one (1) 1973 elevator on the east side of the building.
2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
3) Ineligible Contingency Allowance (\$15,000) and A/E and FF & E fees (\$32,910).
4) The project delivery method is Design-Build utilizing IFB #DCP18-24 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION:

IFB DCP18-24 Elevator Replacement Project at Seven (7) Schools

<p>Bid Opening: November 5, 2018</p> <p>FY 18 Laurel High School Elevator Replacement Project PSC. 16..014.18 SR</p>	<p>Nichols Contracting</p>
<p># Bids Received: < 1 ></p>	<p>Awarded Contractor</p>
<p>Total Base Bid Project Cost for All General Construction</p>	<p>\$345,120.00</p>
<p>Contingency Allowance (included in base bid)</p>	<p>\$15,000.00</p>
<p>Architectural and Engineering Services (included in base bid)</p>	<p>\$32,910.00</p>
<p>New Equipment (included in base bid)</p>	<p>\$182,000.00</p>
<p>BASE TOTAL</p>	<p>\$345,120.00</p>
<p>Alternate 1: Replacement of piston and cylinder</p>	<p>\$49,800.00</p>
<p>Alternate 2: Provide new stainless steel cladding at existing hoistway entrances</p>	<p>\$0.00</p>
<p>Alternate 3: Conversion to hole-less pit system (if applicable)</p>	<p>\$0.00</p>
<p>Total Base with Alternates</p>	<p>\$394,920.00</p>

Prince George's County Public Schools
Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.039.18 SR

Project Name: Mount Rainier Elementary

Bid Opening: 5/8/19

Project Type: Systemic Renovation

Scope of Work: Cooling Tower

Basis for Award of Contract: base bid plus alts. 1 & 2 utilizing IFB #060-15 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid plus alts. 1 & 2 up to the amount of maximum allocation

Local Funds: \$352,944

State Funds: \$213,000

Total Contract: \$565,944

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Hot & Cold Corporation	<u>\$565,944</u>
		<u>\$565,944</u>

- Notes:** 1) Replacement of one (1) 1999 cooling tower, eight (8) 1997 heat pump units and integration with energy management system.
 2) Prevailing wage rates apply to this contract.
 3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 4) Ineligible Contingency Allowance (\$10,000) and A/E and FF & E fees (\$15,580).
 5) The project delivery method is Design-Build utilizing IFB #060-15 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION: JOC 060-15, Task Order JOC-003

Bid Opening: May 8, 2019 FY 18 Mount Rainier Elementary School Cooling Tower & Heat Pump Replacement Design Build Services PSC. 16.039.18 SR	Hot & Cold Corporation
# Bids Received: < N/A RFQ >	Awarded Contractor
Total Base Bid Project Cost for All General Construction	\$389,501.30
Contingency Allowance (included in base bid)	\$10,000.00
Architectural and Engineering Services (included in base bid)	\$15,580.00
BASE TOTAL	\$389,501.30
Alternate 1: Replace (2) existing packaged heat pumps at Multi-Purpose Room	\$61,902.89
Alternate 2: Replace (6) existing package heat pumps located in ceiling	\$114,539.97
Total Base with Alternates	\$565,944.16

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Prince George's County Public Schools
 Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.051.08/15 SR

Project Name: Rogers Heights Elementary

Bid Opening: 11/5/18

Project Type: Systemic Renovation

Scope of Work: Elevator

Basis for Award of Contract: base bid utilizing IFB #DCP18-24 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid up to the amount of maximum allocation

Local Funds: \$165,910

State Funds: \$178,000

Total Contract: \$343,910

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Nichols Contracting, Inc.	<u>\$343,910</u>
		<u>\$343,910</u>

Notes: 1) Upgrade one (1) 1978 elevator.

2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.

3) Ineligible Contingency Allowance (\$15,000) and A/E and FF & E fees (\$34,710).

4) The project delivery method is Design-Build utilizing IFB #DCP18-24 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION:

IFB DCP18-24 Elevator Replacement Project at Seven (7) Schools

Bid Opening: November 5, 2018 FY 18 Rogers Heights Elementary School Elevator Replacement Project PSC. 16.051.18 SR	Nichols Contracting
# Bids Received: < 1 >	Awarded Contractor
Total Base Bid Project Cost for All General Construction	\$343,910.00
Contingency Allowance (included in base bid)	\$15,000.00
Architectural and Engineering Services (included in base bid)	\$34,170.00
New Equipment (included in base bid)	\$183,900.00
BASE TOTAL	\$343,910.00
Alternate 1: Replacement of piston and cylinder	\$0.00
Alternate 2: Provide new stainless steel cladding at existing hoistway entrances	\$0.00
Alternate 3: Conversion to hole-less pit system (if applicable)	\$0.00
Total Base with Alternates	\$343,910.00

Prince George's County Public Schools
 Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.071.18 SR

Project Name: Langley Park/McCormick Elementary

Bid Opening: 11/5/18

Project Type: Systemic Renovation

Scope of Work: Elevator

Basis for Award of Contract: base bid utilizing IFB #DCP18-24 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid

Local Funds: \$147,198

State Funds: \$165,992

Total Contract: \$313,190

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>16.071.2018</u>	<u>\$13,008</u>
Increase Contingency Amount:	<u>40.000.2018</u>	<u>\$13,008</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Nichols Contracting, Inc.	<u>\$313,190</u>
		<u>\$313,190</u>

- Notes:** 1) Upgrade one (1) 1978 elevator.
 2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 3) Ineligible Contingency Allowance (\$15,000) and A/E and FF & E fees (\$34,710).
 4) The project delivery method is Design-Build utilizing IFB #DCP18-24 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION:

IFB DCP18-24 Elevator Replacement Project at Seven (7) Schools

<p>Bid Opening: November 5, 2018</p> <p>FY 18 Langley Park-McCormick Elementary School Elevator Replacement Project PSC. 16.071.18 SR</p>	<p>Nichols Contracting</p>
<p># Bids Received: < 1 ></p>	<p>Awarded Contractor</p>
<p>Total Base Bid Project Cost for All General Construction</p>	<p>\$313,190.00</p>
<p>Contingency Allowance (included in base bid)</p>	<p>\$15,000.00</p>
<p>Architectural and Engineering Services (included in base bid)</p>	<p>\$34,170.00</p>
<p>New Equipment (included in base bid)</p>	<p>\$139,200.00</p>
<p>BASE TOTAL</p>	<p>\$313,190.00</p>
<p>Alternate 1: Replacement of piston and cylinder</p>	<p>\$0.00</p>
<p>Alternate 2: Provide new stainless steel cladding at existing hoistway entrances</p>	<p>\$0.00</p>
<p>Alternate 3: Conversion to hole-less pit system (if applicable)</p>	<p>\$0.00</p>
<p>Total Base with Alternates</p>	<p>\$313,190.00</p>

Prince George's County Public Schools
 Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.074.18 SR

Project Name: Arrowhead Elementary

Bid Opening: 4/5/19

Project Type: Systemic Renovation

Scope of Work: HVAC Replacement

Basis for Award of Contract: base bid plus alts. 2 & 4 utilizing IFB #060-15 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid plus alts. 2 & 4 up to the amount of maximum allocation

Local Funds: \$828,112

State Funds: \$1,068,000

Total Contract: \$1,896,112

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Hot & Cold Corporation	<u>\$1,896,112</u>
		<u>\$1,896,112</u>

- Notes:** 1) Provide air conditioning to the school by replacing 25 1996 heating only unit ventilators with heating and cooling unit ventilators, three (3) 1978 air handling units, one (1) 1966 air handling unit, and removing window air conditioning units, and replacing 15 1966 fin tube radiators and one (1) 1966 fan coil unit, and all controls.
 2) Prevailing wage rates apply to this contract.
 3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 4) Ineligible Contingency Allowance (\$100,000) and A/E and FF & E fees (\$86,500).
 5) The project delivery method is Design-Build utilizing IFB #060-15 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION: JOC 060-15, Task Order DCP19-008

Bid Opening: April 5, 2019 FY 18 Arrowhead Elementary School HVAC Replacment Design/Build Services PSC. 16.074.18 SR	Hot & Cold Corporation
# Bids Received: < N/A RFQ >	Awarded Contractor
Total Base Bid Project Cost for All General Construction	\$1,828,661.74
Contingency Allowance (included in base bid)	\$100,000.00
Architectural and Engineering Services (included in base bid)	\$86,500.00
BASE TOTAL	\$1,828,661.74
Alternates - 1 - Split condensers in lieu of packaged unit ventilators	\$0.00
Alternates - 2: Package rooftop units in lieu of steam fired AHU for multipurpose room and gymnasium	\$36,200.00
Alternates - 3: n/a.	\$0.00
Alternates - 4: Replacement of heat exchanger in boiler room	\$31,250.00
Total Base with Alternates	\$1,896,111.74

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Prince George's County Public Schools
 Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.075.18 SR

Project Name: Springhill Lake Elementary

Bid Opening: 2/27/19

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: base bid utilizing IFB #005-14 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid up to the amount of maximum allocation

Local Funds: \$671,291

State Funds: \$852,000

Total Contract: \$1,523,291

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Brown & Root, LLC	<u>\$1,523,291</u>
		<u>\$1,523,291</u>

- Notes:** 1) Replacement of 48,222 sf of 1993 built-up roof on the 1966 and 1969 sections and 7,243 sf of 1998 built-up roof on the 1998 section.
2) Prevailing wage rates apply to this contract.
3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
4) Ineligible Contingency Allowance (\$40,000) and A/E and FF & E fees (\$17,500).
5) The project delivery method is Design-Build utilizing IFB #005-14 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION: JOC 005-14, Task Order DCP19-005

Bid Opening: February 27, 2019 FY 18 Springhill Lake Elementary School Roof Replacement Design Build Services PSC. 16.075.18 SR	Brown and Root LLC
# Bids Received: < N/A RFQ >	Awarded Contractor
Total Base Bid Project Cost for All General Construction	\$1,523,291.44
Contingency Allowance (included in base bid)	\$40,000.00
Architectural and Engineering Services (included in base bid)	\$17,500.00
BASE TOTAL	\$1,523,291.44
Alternates - Not Included	\$0.00
Total Base with Alternates	\$1,523,291.44

Prince George's County Public Schools
 Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.080.15 SR

Project Name: Hyattsville Elementary

Bid Opening: 11/5/18

Project Type: Systemic Renovation

Scope of Work: Elevator

Basis for Award of Contract: base bid utilizing IFB #DCP18-24 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid up to the amount of maximum allocation

Local Funds: \$164,770

State Funds: \$177,000

Total Contract: \$341,770

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Nichols Contracting, Inc.	<u>\$341,770</u>
		<u>\$341,770</u>

- Notes:** 1) Upgrade one (1) 1979 elevator.
 2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 3) Ineligible Contingency Allowance (\$15,000) and A/E and FF & E fees (\$34,710).
 4) The project delivery method is Design-Build utilizing IFB #DCP18-24 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION:

IFB DCP18-24 Elevator Replacement Project at Seven (7) Schools

<p>Bid Opening: November 5, 2018</p> <p>FY 18 Hyattsville Elementary School Elevator Replacement Project PSC 16.080.18 SR</p>	<p>Nichols Contracting</p>
<p># Bids Received: < 1 ></p>	<p>Awarded Contractor</p>
<p>Total Base Bid Project Cost for All General Construction</p>	<p>\$341,770.00</p>
<p>Contingency Allowance (included in base bid)</p>	<p>\$15,000.00</p>
<p>Architectural and Engineering Services (included in base bid)</p>	<p>\$34,170.00</p>
<p>New Equipment (included in base bid)</p>	<p>\$164,600.00</p>
<p>BASE TOTAL</p>	<p>\$341,770.00</p>
<p>Alternate 1: Replacement of piston and cylinder</p>	<p>\$0.00</p>
<p>Alternate 2: Provide new stainless steel cladding at existing hoistway entrances</p>	<p>\$0.00</p>
<p>Alternate 3: Conversion to hole-less pit system (if applicable)</p>	<p>\$0.00</p>
<p>Total Base with Alternates</p>	<p>\$341,770.00</p>

Prince George's County Public Schools
Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.090.16 SR

Project Name: Chillum Elementary

Bid Opening: 11/5/18

Project Type: Systemic Renovation

Scope of Work: Elevator

Basis for Award of Contract: base bid utilizing IFB #DCP18-24 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid

Local Funds: \$141,941

State Funds: \$162,269

Total Contract: \$304,210

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>16.090.2016</u>	<u>\$13,731</u>
Increase Contingency Amount:	<u>40.000.2016</u>	<u>\$13,731</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Nichols Contracting, Inc.	<u>\$304,210</u>
		<u>\$304,210</u>

- Notes: 1) Upgrade one (1) 1978 elevator.
2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
3) Ineligible Contingency Allowance (\$15,000) and A/E and FF & E fees (\$31,640).
4) The project delivery method is Design-Build utilizing IFB #DCP18-24 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION:

IFB DCP18-24 Elevator Replacement Project at Seven (7) Schools

<p>Bid Opening: November 5, 2018</p> <p>FY 18 Chillum Elementary School Elevator Replacement Project PSC. 16.090.18 SR</p>	<p>Nichols Contracting</p>
<p># Bids Received: < 1 ></p>	<p>Awarded Contractor</p>
<p>Total Base Bid Project Cost for All General Construction</p>	<p>\$304,210.00</p>
<p>Contingency Allowance (included in base bid)</p>	<p>\$15,000.00</p>
<p>Architectural and Engineering Services (included in base bid)</p>	<p>\$31,640.00</p>
<p>New Equipment (included in base bid)</p>	<p>\$140,480.00</p>
<p>BASE TOTAL</p>	<p>\$304,210.00</p>
<p>Alternate 1: Replacement of piston and cylinder</p>	<p>\$0.00</p>
<p>Alternate 2: Provide new stainless steel cladding at existing hoistway entrances</p>	<p>\$0.00</p>
<p>Alternate 3: Conversion to hole-less pit system (if applicable)</p>	<p>\$0.00</p>
<p>Total Base with Alternates</p>	<p>\$304,210.00</p>

Prince George's County Public Schools
Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.124.15/16 SR

Project Name: Nicholas Orem Middle

Bid Opening: 5/24/19

Project Type: Systemic Renovation

Scope of Work: Window/Door Replacement

Basis for Award of Contract: base bid utilizing IFB #DCP19-22 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid

Local Funds: \$886,435

State Funds: \$1,339,065

Total Contract: \$2,225,500

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>16.124.2016</u>	<u>\$791,935</u>
Increase Contingency Amount:	<u>40.000.2016</u>	<u>\$791,935</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	A & S Unlimited, LLC	<u>\$2,225,500</u>
		<u>\$2,225,500</u>

- Notes:** 1) Replacement of all 320 windows, 119 Tech Fab panels, and 45 exterior doors at the 1962 portion of the school.
 2) Prevailing wage rates apply to this contract.
 3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 4) Ineligible Contingency Allowance (\$100,000).
 5) The project delivery method is Design-Build utilizing IFB #DCP18-24 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



BID TABULATION: IFB #DCP19-22
PROJECT: Windows & Doors Replacement
at Nicholas Orem Middle School
PSC No: 16.124.18

Due Date: May 24, 2019 Due Time: 2:00 PM	Cain Contracting	A&S Unlimited	E. Pikounis
# Bids Received: < 3 >	1	2	3
Total Base Bid Project Cost for All General Construction	\$2,750,000.00	\$2,225,500.00	\$2,277,000.00
Total Base Bid	\$2,750,000.00	\$2,225,500.00	\$2,277,000.00
MBE Adjustment	\$275,000.00		
Total Base Bid with MBE Adjustments	\$2,475,000.00	✓ \$2,225,500.00	\$2,277,000.00
Verify Bid Attachments "X"			
1. Two (2) Cost Breakdown	X	X	X
2. Two (2) Bid Security	X	X	X
3. Two (2) Business License	X	X	X
4. Two (2) Debarment Certificate (Section 00450)	X	X	X
5. Two (2) State of Maryland Anti-Bribery Affidavit (Section 00451)	X	X	X
6. Two (2) Sales Tax Certification (Section 00452)	X	X	X
7. Two (2) Attachment A – Certified Minority Business Enterprise Utilization and Fair	X	X	X
8. Two (2) Attachment A – Certified Minority Business Enterprise Utilization and Fair	X	X	X
9. Two (2) Attachments B – MBE Participation Schedule	X	X	X

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.133.18 SR

Project Name: Kingsford Elementary

Bid Opening: 2/25/19

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement

Basis for Award of Contract: base bid plus alt. 3 utilizing IFB #060-15 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid plus alt. 3

Local Funds: \$281,626

State Funds: \$273,497

Total Contract: \$555,123

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>16.133.2018</u>	<u>\$81,503</u>
Increase Contingency Amount:	<u>40.000.2018</u>	<u>\$81,503</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Hurley Company	<u>\$555,123</u>
		<u>\$555,123</u>

- Notes:** 1) Replacement of one (1) 1994 chiller, replacement of 1994 pneumatic controls and integration with energy management system.
 2) Prevailing wage rates apply to this contract.
 3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 4) Ineligible Contingency Allowance (\$60,000) and A/E and FF & E fees (\$61,000).
 5) The project delivery method is Design-Build utilizing IFB #060-15 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.

IAC Approval Date:



Kingsford ES Chiller Replacement RFQ 060-15, Task Order DCP19-04

Job Order Contract (RFQ 060-15 Task Order DCP19-04) Kingsford Elementary School Chiller Replacement Project PSC No. 16.133.18 SR - Priority No. 19 Construction Services Opening Date: February 25, 2019		Hurley Co.
DESCRIPTION	Bidder #1	
Base Bid Proposal Fee	\$541,718.00	
Architectural and Engineering Services (included in base bid)	\$61,000.00	
Asbestos Abatement (included in base bid)	\$0.00	
Furnish and Install:		
Replacement/Rework of Boiler Room Piping (included in base bid)	\$220,152.00	
Chiller Replacement (included in base bid)	\$134,776.00	
Two (2) Mechanical Room Pumps (included in base bid)	\$19,660.00	
Valves, Dampers, Sensors, Actuators, Safety Controls, etc. (included in base bid)	\$30,176.00	
Fully Open Tridium/Niagra System (version 4.0) with HOA Control Switch, for plant controls (included in base bid)	\$6,624.00	
Contingency Allowance (included in base bid)		
No. 1 – Peer Review and/or Third Party Review Services	\$15,000.00	
No. 2 – Third Party Inspection Program Services	\$15,000.00	
No. 3 – Demolitions, Alterations, Renovations and Additions, etc.	\$30,000.00	
Cost of Builder’s all Risk Insurance (included in base bid)	\$9,330.00	
TOTAL BASE BID	\$541,718.00	
Alternate:	N/A	
No. 1 – Replace all control and isolation valves at terminal units (i.e. UVs, VAVs, RTUs, etc.).	\$296,466.00	
No. 2 – Provide a complete replacement of controls [Tridium/Niagra System (version 4.0)] throughout the school. Cost should be for the balance of work above that of which is in base bid.	\$628,823.00	
No. 3 – Rental chiller installation, electrical and chilled water piping hookup, first month’s rent, and disconnection and removal.	\$13,405.00	
TOTAL ALTERNATES	\$938,694.00	
GRAND TOTAL BASE BID AND ALTERNATES	\$1,480,412.00	
N/A		
No. 1 – Monthly Rental Chiller Fee	\$7,432.00	

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No 16.197.15/16EGRC/18/18EGR
C SR

Project Name: Andrew Jackson Academy

Bid Opening: 5/29/19

Project Type: Systemic Renovation

Scope of Work: HVAC Replacement - Phase I

Basis for Award of Contract: base bid utilizing IFB #060-15 Pre-Qualified JOC Contractors

Basis of Funding: 63% of eligible base bid

Local Funds: \$106,928

State Funds: \$139,498

Total Contract: \$246,426

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Hot & Cold Corporation	<u>\$246,426</u>
		<u><u>\$246,426</u></u>

- Notes:** 1) Phase 1 - Cooling Tower and Heat Pump Replacement
 2) Prevailing wage rates apply to this contract.
 3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 4) Ineligible Contingency Allowance (\$25,000).
 5) The project delivery method is Design-Build utilizing IFB #060-15 Pre-Approved JOC Contractors. Bidder selected by technical evaluation and price proposal. State reimbursement is contingent upon DGS review of the design before LEA proceeds to the next stage of design or begins construction. If the design is found to be inadequate to State standards and is not corrected at local expense then funding for this project may be cancelled. Final adjustment of the State's participation shall be made at project closeout.
 6) Retain \$9,691,502 for additional contracts.

IAC Approval Date:



BID TABULATION: JOC 060-15, Task Order DCP19-12

<p>Bid Opening: May 29, 2019</p> <p>FY 18 Andrew Jackson Academy HVAC Replacement - Phase 1 Cooling Tower Design/Build Services PSC. 16.197.18 SR</p>	<p>Hot & Cold Corporation</p>
<p># Bids Received: < <u>N/A RFQ</u> ></p>	<p>Awarded Contractor</p>
<p>Total Base Bid Project Cost for All General Construction</p>	<p>\$246,425.66</p>
<p>Contingency Allowance (included in base bid)</p>	<p>\$25,000.00</p>
<p>New Equipment (included in base bid)</p>	<p>\$190,500.00</p>
<p>BASE TOTAL</p>	<p>\$246,425.66</p>
<p>Alternates - Not Applicable</p>	<p>\$0.00</p>
<p>Total Base with Alternates</p>	<p>\$246,425.66</p>

Prince George's County Public Schools
Department of Capital Programs Procurement Section

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No 30.072.19 BC HVAC

Project Name: #215 Highlandtown PK-8

Bid Opening: 5/15/19

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement - Design Contract

Basis for Award of Contract: proposal dated 5/15/19 utilizing BCPSS RFP #16-005

Basis of Funding: 100% of eligible proposal

Local Funds: \$0

State Funds: \$79,600

Total Contract: \$79,600

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>40.014.2019</u>	<u>\$44,600</u>
Increase Contingency Amount:	<u>30.072.2019</u>	<u>\$44,600</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Min Engineering, Inc.	<u>\$79,600</u>
		<u>\$79,600</u>

Notes: 1) Design Contract - To provide design services for the chiller replacement.
2) Retain \$350,000 for construction contract.

IAC Approval Date:

**Baltimore City Public School
Request for Fee Proposal
Engineering Design Consultant Services
HVAC Replacement Design Services at
Highlandtown PK-8 School #215
Contract IFB-19102
Company Name: Min Engineering, Inc.
Due Date: Wednesday, May 15, 2019, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call engineering consultant to submit a fee proposal for HVAC Replacement Design Services at Highlandtown PK-8 School #215.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at SAFeldman@bcps.k12.md.us.

Scope of Work:

City Schools is asking selected on-call engineering consulting firm to submit a fee proposal for HVAC Replacement Design Services at Highlandtown PK-8 School #215. Work will be performed under existing on-call Contract RFP-16005. The scope and requirements of this project are outlined in the following pages.

Total Lump Sum Price = \$ Seventy Nine Thousand Six Hundred (\$ 79,600)

Note: Attached MBE form for project shall be returned to City Schools together with fee proposal on a due date for review by the Minority Office on compliance with contract requirements.

For any additional information related to this request, please contact Ms. Cynthia Smith at csmith03@bcps.k12.md.us or call (410) 361-9212.

Proposal Prepared by:	Min Engineering, Inc.
Company Name:	<u>10 Sudbrook Ln., Pikesville, MD 21208</u>
Company Address:	<u>Ryan Dimaano, PE, Vice President</u>
Individual Name & Title:	<u>410-486-4692</u>
Telephone:	<u>rdimaano@minengineering.com</u>
E-Mail:	

APPROVAL OF CONTRACTS

LEA: Baltimore City PSC No 30.090.16 SR
Project Name: #232 Thomas Jefferson Elementary Bid Opening: 2/21
Project Type: Systemic Renovation
Scope of Work: Vertical Packaged Classroom Air Conditioning Units
Basis for Award of Contract: base bid
Basis of Funding: 93% of eligible base bid up to the amount of maximum allocation

Local Funds: \$54,733
State Funds: \$727,167
Total Contract: \$781,900

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	J. F. Fischer, Inc.	<u>\$781,900</u>
		<u>\$781,900</u>

- Notes:** 1) Provide cooling, ventilation, and supplemental heating by installing vertical packaged air conditioning units in all 29 classrooms, including associated electrical service, and window modifications.
2) Prevailing wage rates apply to this contract.
3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

BALTIMORE CITY PUBLIC SCHOOLS

IFB-19079

HVAC SYSTEM RENOVATION AT THOMAS JEFFERSON ELEMENTARY/MIDDLE SCHOOL #232

BID DUE DATE: THURSDAY, FEBRUARY 21, 2019, 12:00 P.M. LOCAL TIME

	Responding Vendor	Grand Total
1	JF Fischer, Inc	\$ 781,900. — ✓
2	Chilmar Corp	\$ 968,396. —
3	Towson Mechanical	\$ 926,000. —
4	Denver Elek	\$ 1,035,000. —
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Bids Opened By: 

Date 02/21/19

Bids Recorded By: Patrick Hoff

Date 2/21/19

APPROVAL OF CONTRACTS

LEA: Baltimore City PSC No 30.274.19 BC HVAC
 Project Name: #078 Harlem Park Elementary/Middle Bid Opening: 1/29/19
 Project Type: Systemic Renovation
 Scope of Work: Boiler Replacement - Design Contract
 Basis for Award of Contract: proposal dated 1/29/19 utilizing BCPSS RFP #16-005
 Basis of Funding: 100% of eligible proposal

Local Funds: \$0
 State Funds: \$158,423
 Total Contract: \$158,423

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>40.014.2019</u>	<u>\$113,423</u>
Increase Contingency Amount:	<u>30.274.2019</u>	<u>\$113,423</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Johnson, Mirmiran, & Thompson, Inc. (JMT)	<u>\$158,423</u>
		<u>\$158,423</u>

Notes: 1) Design Contract - To provide design services for the boiler replacement.
 2) Retain \$450,000 for construction contract.

IAC Approval Date:

**Baltimore City Public School
 Request for Fee Proposal
 Engineering Design Consultant Services
 Boiler Replacement Design Services at Harlem Park Building
 #78 Contract IFB-19074
 Company Name: Johnson, Mirmiran & Thompson, Inc. (JMT)
 Due Date: Tuesday, January 29, 2019, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call engineering consultant to submit a fee proposal for Boiler Replacement Design Services at Harlem Park Building #78.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at safeldman@bcps.k12.md.us.

Scope of Work:

City Schools is asking selected on-call engineering consulting firm to submit a fee proposal for Boiler Replacement Design Services at Harlem Park Building #78, under existing Contract RFP-16005. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ One hundred fifty eight thousand, four hundred twenty three and 30/100 (\$158,423.30)

Note: Attached MBE form for project shall be returned to City Schools together with fee proposal on a due date for review by the Minority Office on compliance with contract requirements.

For any additional information related to this request, please contact Mr. Stuart Feldman at safeldman@bcps.k12.md.us or call (410) 361-9212.

Proposal Prepared by:

Company Name:

Company Address:

Individual Name & Title:

Telephone:

E-Mail:

Johnson, Mirmiran & Thompson
40 WIGHT AVENUE, HUNT VALLEY 21030
Philip Maddox, Section Head
410-316-2382
PMADDOX@jmt.com

Item I.C. Approval of Accounting Adjustments – Closed Projects

Motion:

To approve the final project costs as presented and to remove the projects from the active project detailed financial report.

Background Information:

The projects identified below are complete and closed out. IAC recommends that the IAC approve the closeouts. Action by the IAC allows the projects to be removed from the active project detailed financial report.

Project Information:

<u>Project Name</u>	<u>Project Type</u>	<u>Approved Contracts Form 306.6</u>	<u>Final State Project Cost</u>
<u>BALTIMORE COUNTY</u>			
1. Padonia International Elementary	Renovation/Addition		
03.069.2017		\$970,000	
03.069.2018		1,569,000	<u>\$2,539,000</u>
2. Kingsville Elementary	Air Conditioning		
03.080.2014 ACI		127,000	
03.080.2016 EGRC		1,782,700	<u>\$1,909,700</u>
3. Pleasant Plains Elementary	Air Conditioning		
03.139.2012		1,000,000	
03.139.2016		1,132,000	<u>\$2,132,000</u>
<u>CARROLL COUNTY</u>			
4. Westminster Elementary	Roof		
06.003.2016		674,164	<u>\$674,164</u>
5. Manchester Elementary	HVAC		
06.033.2011		445,262	
06.033.2015		1,786,522	<u>\$2,231,784</u>
<u>GARRETT COUNTY</u>			
6. Southern Middle	Roof		
11.008.2013		77,244	
11.008.2018		1,082,656	<u>\$1,159,900</u>
<u>MONTGOMERY COUNTY</u>			
7. Springbrook High	Roof		
15.186.2018		359,886	<u>\$359,886</u>

Item I.D. Approval of Revisions to Previously Approved Allocation Reversions

Motion:

To approve the revisions to previously approved allocation reversions to accurately reflect the adjusted State participation.

Background Information:

Projects ready to be financially closed out that have small balances remaining are presented to the IAC to have the unused balances reverted. The balance listed below was reported to be reverted in error and should remain within the current project.

June 13, 2019 – Completed Project Allocation Reversions

Garrett County – Southern Middle

PSC# 11.008.16 SR

Project Type: Fire Safety

Change Amount Reverted from \$2,404 to \$0

Item I.E. Anne Arundel County - Cancellation of Contract Award

Motion:

To approve the cancellation of the award of contract to Simpson of Maryland, Inc. for the Renovation/Addition project at Manor View Elementary (02.074.17/17EGRC/18 LPC).

On June 28, 2017, the IAC approved a contract between Anne Arundel County Public Schools (AACPS) and Simpson of Maryland, Inc. in the amount of \$1,877,900 for the Renovation/Addition project at Manor View Elementary (PSC #02.074/17/17EGRC/18 LPC). AACPS has requested cancellation of the contract approval for convenience effective November 5, 2018. AACPS has rebid the contract through a competitive bid process to complete the approved scope of work.

Staff recommends IAC approval of the cancellation of the contract.

There have been no State funds expended to Simpson of Maryland, Inc. for this project. To date, only local funds have been paid to the contractor.



Facilities Division

9034 Fort Smallwood Road | Pasadena, MD 21122 | 410-255-2535

June 7, 2019

Dr. Robert Gorrell
Executive Director
Interagency Commission on Public School Construction
200 West Baltimore Street, 2nd Floor
Baltimore, Maryland 21201

Subject: Manor View ES Revitalization Project -PSCP# 02.074.16/17/18
Simpson of Maryland, Inc.: Contract Termination

Dear Mr. Gorrell:

This letter is to inform your office that Anne Arundel County Public Schools terminated Simpson of Maryland, Inc.'s contract for convenience, in accordance with Section 14.4 of the Board of Education Supplementary General Conditions of the Contract for Construction, AIA Document A201-1997 Edition. Please see the attached termination letter from Ms. Childs, Supervisor of Purchasing, dated November 5, 2018.

The Contract amount including all applicable approved change orders is \$1,846,189.00. To date, Simpson of Maryland has been paid \$634,433.06 (upon final application of payment an additional \$31,721.65 of retainage will be released).

In order to complete this project, we have rebid the project and the requisite information required will be sent shortly.

If you have any questions or require additional information please contact me, at (410) 439-5658 or by email at lseaman-crawford@aacps.org.

Sincerely,

Lisa Seaman Crawford, AIA, LEED AP
Director of Facilities

LSC/js
Attachment
cc: Alex L. Szachnowicz
Mary Jo Childs, Esq.
Laurie Pritchard, Esq.
Darren Burns, Esq.
Karen Dacre



November 5, 2018

Simpson of Maryland, Inc.
7476 Candlewood Road
Hanover, MD 21076
Attn: Dennis Patrick, President

Sent via certified mail and email dpatrick@simpsonofmd.com

Re: **Notice of Termination for Convenience**
Roofing for Manor View Elementary School Revitalization and Addition
Anne Arundel County Public Schools (AACPS) Contract No. 17CN-073, 7A

Dear Mr. Patrick:

You are notified that AACPS Contract No. 17CN-073, 7A, Roofing for Manor View Elementary School Revitalization and Addition, (hereinafter "Contract"), is terminated in its entirety for the convenience of Anne Arundel County Public Schools as provided in the General Conditions of the Contract at Section 14.4. **The termination is effective as of November 7, 2018.**

Pursuant to Section 14.4.2 of the General Conditions of the Contract, Simpson of Maryland, Inc. (hereinafter "Simpson") shall immediately discontinue the work and place no further orders or subcontracts for materials, equipment, services, or facilities. Simpson shall promptly make every effort to procure cancellation, upon terms satisfactory to AACPS, of all orders and subcontracts. Simpson may do only such work as may be necessary to preserve and protect the work already in progress and to protect materials, plant, and equipment on the Site or in transit thereto.

Pursuant to Section 14.4.3 of the General Conditions of the Contract, Simpson is entitled to be paid the costs of work properly done by Simpson to the date of termination to the extent not previously paid for, less sums already received by Simpson on account of the work performed. Simpson shall submit their final application for payment in accordance with Article 5 of the Contract. The application will be processed with the standard approvals and documentation required by the Contract.

Simpson shall give prompt attention to the actions required under this Termination Notice and the applicable terms of the Contract. Please contact the CM project manager, Ryan Fox, or the AACPS project manager, Rick Jones, if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary Jo Childs".

Mary Jo Childs, Esq., CPCM, CPPO
AACPS Supervisor of Purchasing

Dennis Patrick
Page 2 of 2
November 5, 2018

cc: Rick Jones, AACPS
Kim Salamy, AACPS
Vince O'Brien, AACPS
Darren Burns, Esq.
Kyle Ruef, AACPS
Ryan Fox, Whiting Turner
Hudson Insurance Company

Item I. F. FY 2020 Senator James E. “Ed” DeGrange Nonpublic Aging Schools Program Establish Specific Project Allocations

Motion:

To approve the establishment of specific project allocations for the FY 2020 Senator James E. “Ed” DeGrange Nonpublic Aging Schools Program as presented, totaling \$1,042,000, pending staff review and approval of each individual project scope and request for reimbursement.

Background Information:

The FY 2020 Capital Budget contained \$4,000,000 for the Senator James E. “Ed” DeGrange Nonpublic Aging Schools Program. The legislature designated certain grant amounts for projects at the following seven (7) schools. The Nonpublic Aging Schools Program, jointly administered by the Maryland State Department of Education and the Interagency Commission on School Construction, provides grants of general obligation bond proceeds to nonpublic schools to renovate and improve school facilities. These grants fund projects in buildings at least 16 years of age. Nonpublic schools participating in MSDE’s Aid to Nonpublic Schools Textbook Loan Program are eligible for the grants. The remainder of the \$4,000,000 allocation will be assigned to nonpublic schools in February 2020 after applications have been reviewed.

School Name	ID Number	County	Allocation
The Human Development Corporation T/A The Summit School	09-02-4436	Anne Arundel	\$100,000
Mother Seton Academy	09-30-9017	Baltimore City	\$100,000
St. Elizabeth School, Inc.	09-30-1118	Baltimore City	\$200,000
Torah Institute of Baltimore	09-03-9160	Baltimore County	\$125,000
The Kent School	09-14-6220	Kent	\$142,000
The Ivymount School, Inc.	09-15-6460	Montgomery	\$125,000
Bishop McNamara High School	09-16-2066	Prince George’s	\$250,000
		Total	<u>\$1,042,000</u>

MARYLAND STATE DEPARTMENT OF EDUCATION

RA07.02 INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION (Statewide)

- (A) Aging Schools Program. Provide additional grants for capital improvements, repairs, and deferred maintenance work at existing public school buildings. Grants shall be distributed to local boards of education in proportion to grants received under § 5-206 of the Education Article 6,109,000
(B) Public School Construction Program. Provide funds to construct public school buildings and public school capital improvements, including providing grants to local boards of education for federal E-rate-eligible special construction such as fiber and broadband infrastructure projects for E-rate-eligible applicants in accordance with Title 5, Subtitle 3 of the Education Article 280,000,000 251,800,000
(C) Senator James E. "Ed" DeGrange Nonpublic Aging Schools Program. Provide funds to be distributed as grants to nonpublic schools in Maryland for expenditures eligible under the Aging Schools Program established in § 5-206 of the Education Article, including school security improvements. Provided that grants may only be provided to nonpublic schools eligible to receive Aid to Non-Public Schools R00A03.04 (for the purchase of textbooks or computer hardware and software for loans to students in eligible nonpublic schools) or nonpublic schools that serve students with disabilities through the Nonpublic Placement Program R00A02.07 Subprogram 0762, excluding preschools in fiscal 2020, with a maximum amount of \$100,000 and a minimum amount of \$5,000 per eligible school.

Further provided that:

- (a) An Unless a school serves students through the Nonpublic Placement Program, an eligible school may apply and qualify for a grant as specified below based on the following criteria:
(1) At least 20% of the school's students are eligible for free or reduced price meal programs;

- (2) Tuition charged to students is less than the statewide average per pupil expenditure for public schools as calculated by the Maryland State Department of Education; and
 - (3) The school has a facility with an average age of 50 years or more; and
- (b) If a school meets:
- (1) All three of the criteria specified above, or serves students through the Nonpublic Placement Program, the school may receive up to \$100,000;
 - (2) Two of the three criteria specified above, the school may receive up to \$75,000; and
 - (3) One of the three criteria specified above, the school may receive up to \$25,000.

Further provided that if more eligible schools apply and qualify for grants than the total authorizations, the Maryland State Department of Education shall prorate the grants based on the total authorization amount. Further provided that the funds shall be administered by the Maryland State Department of Education and the Interagency Commission on School Construction.

Further provided that grants made to nonpublic schools shall be expended within 3 years of the date that funding for the grants became available. Any funding for grants that is unexpended following 3 years of having become available shall be transferred to the Unreserved Statewide Contingency Account for public school construction.

Notwithstanding the requirements above, ~~\$942,000~~ \$1,042,000 of this authorization shall be provided as grants for the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of school facilities for the following recipients in the following amounts:

(a)	<u>The Board of Directors of Bishop McNamara High School, Inc. (Prince George’s County).....</u>	<u>250,000</u>	
(b)	<u>The Board of Trustees of the St. Elizabeth School, Inc. (Baltimore City)</u>	<u>200,000</u>	
(c)	<u>The Board of Trustees of the Kent School (Kent County).....</u>	<u>142,000</u>	
(d)	<u>The Board of Directors of the Torah Institute of Baltimore, Inc. (Baltimore County)</u>	<u>125,000</u>	
(e)	<u>The Board of Directors of The Ivymount School, Inc. (Montgomery County).....</u>	<u>125,000</u>	
(f)	<u>The Board of Directors of the Mother Seton Academy, Inc. (Baltimore City)</u>	<u>100,000</u>	
(g)	<u>The Board of Directors of the Human Development Corporation (Anne Arundel County).....</u>	<u>100,000</u>	3,500,000 <u>4,000,000</u>

(D) Supplemental Capital Grant Program for Local School Systems. Provide funds to local school systems with enrollment growth that over the last 5 years exceeds 150% of the statewide average or with 300 or more relocatable classrooms. These funds shall be administered in accordance with § 5–313 of the Education Article and can be used for grants to local boards of education for federal E–rate–eligible special construction such as fiber and broadband infrastructure projects for E–rate–eligible applicants, provided that notwithstanding § 5–313 of the Education Article, \$28,200,000 of this authorization shall be distributed as follows:

Item II. Innovation Incentive Pilot Program Administrative Procedures Guide (APG) Revisions

Motion:

To approve revisions to the Innovation Incentive Pilot Program Administrative Procedures Guide at attached, pending non-substantive edits by staff.

Background Information:

The IAC approved the Innovation Incentive Pilot Program Administrative Procedures Guide version 1.0 on May 9, 2019.

The attached revised version, which shows changes in blue text, has been updated to update language to clarify that the IAC approval includes contract approval and to include guidelines for contract approval and closeout have been included as well.



Innovation Incentive Pilot Program Administrative Procedures Guide

Interagency Commission on School Construction

Innovation Incentive Pilot Program

Record of Changes

<u>Date</u>	<u>Version</u>	<u>Description</u>	<u>IAC Approval Date</u>
05/1/2019	1.0	Initial Document	05/09/2019
6/25/2019	1.1	Added additional language and section for procurement	

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1 Glossary

Definition of terms and acronyms used in this document:

Term or Acronym	Definition
CIP	Capital Improvement Program
Construction Cost	The cost of constructing a building, including the cost of appropriate site work.
IAC	Interagency Commission on School Construction
IIPP	Innovation Incentive Pilot Program
LEA	Local Education Agency or its Designees
Project Cost	The cost of constructing a building, including all associated costs for design, survey, permits, furniture, furnishings and equipment (FF&E), financing, move-in and storage, and other project-related costs.
Rolling State Average of Public School Construction	The average State cost per student for public school construction projects and capital improvements over the previous three fiscal years.

2 Purpose

The purpose of the Innovation Incentive Pilot Program (IIPP) is to encourage local school systems in Harford, Prince George’s, and Washington counties to pursue innovative public school facility construction projects. Projects that qualify for the program receive additional state funding for eligible project construction costs and are exempted from certain statutory and regulatory requirements.

3 Background

The Innovation Incentive Pilot Program (IIPP) was established by SB92 (Md. Laws, Chap. 398) in 2018 and is administered by the Interagency Commission on School Construction (IAC). The funds for this program are within the annual Capital Improvement Program (CIP) and are administered by the IAC and distributed in accordance with Education Article §5-323.

4 General

1. The program takes effect July 1, 2018, and terminates June 30, 2023, providing opportunity for the participation of projects during the FY 2020 through FY 2024 CIP cycles.
2. For each fiscal year, the IAC will calculate the Rolling State average per student of public school construction costs for elementary, preK-8, middle, and high schools.
3. For projects approved by the IAC to participate in the program, an incentive is added to the State maximum construction allocation for the project.

5 Eligibility

1. The IAC determines eligibility based on the following factors:
 - a. The project is a public school construction project in Harford, Prince George's, or Washington counties; and
 - b. The project has an estimated cost per student that is lower than the Rolling State Average cost per student for the fiscal year and appropriate school type by 30% or more.
2. IAC staff re-evaluates project construction costs upon the submission of construction contract and upon submission of the closeout package. If the actual total project cost per student is not at least 30% below the calculated Rolling State Average cost per student, the IAC shall rescind the incentive portion of the allocation awarded as part of the IIPP.

6 Statutory and Regulatory Requirements

1. Education Article §5-323 exempts projects approved for the IIPP from statutory and regulatory requirements related to public school construction, except:
 - a. The State and local cost-share percentages, but with an incentive as approved under the IIPP;
 - b. The Maximum State construction allocation for each project;
 - c. The approval of funding by the Interagency Commission on School Construction; [including contract approval](#);
 - d. Smart Growth Requirements;
 - e. Minority Business Enterprise Requirements;
 - f. Prevailing Wage Requirements;
 - g. Environmental Requirements; and
 - h. A procurement process that includes public notice and results in the most advantageous proposal.
2. Statutory and regulatory exemptions do include:
 - a. Exemption from Education Article §2-303(f), Annotated Code of Maryland, which requires approval of the State Superintendent for purchase or sale of school sites, plans or specifications of projects over \$350,000, plans or specifications for new schools, and change orders over \$25,000;
 - b. Project specific regulations of the IAC;
 - c. Design reviews;
 - d. Exempt from the Emergency Shelter Compliance Process;
 - e. Exempt from site approval by the IAC;

- f. Exempt from approval of alternative project delivery methods; and
 - g. Exempt from procurement requirements except in §5-323 of the Education Article, Annotated Code of Maryland.
3. Participation in the Incentive Program does not prohibit the public school system from utilizing any other source of financing or system of bidding under current law to fund a public school facility construction project.

7 Procedural Steps

A. Rolling Statewide Average

1. “Rolling State Average of Public School Construction” means the average State cost per student for public school construction projects and capital improvements over the previous three fiscal years.
 - a. The Rolling State average per student cost is calculated using actual bids and the proposed enrollment figures for new construction, major renovation, and replacement projects including site development. The cost of systemic renovation projects will not be included.
 - i. For each project bid in the last three fiscal years, the per student construction cost is the quotient of the project construction costs divided by the proposed enrollment. The results are averaged by school type to develop the Rolling State Average Cost of Public School Construction.
 - ii. School types include:
 - a) Elementary
 - b) Middle
 - c) Pre-K-8
 - d) High.

Middle/High and Career/Technology project cost will not be included in determining any of the average cost figures.
2. Annually, the IAC will determine the Rolling State Average per student based on the average of construction cost including site for the previous three fiscal years. The rolling state average and threshold amounts (30% below the average) by school type will be published on the IAC website at www.iac/programs/IIPP.

B. Submission

1. For each fiscal year, if considering the IIPP, the LEA should use the appropriate CIP submission form (Form IIPP 102) for the project to be reviewed for the additional funding incentive.
2. The IAC staff will determine project eligibility, including IIPP eligibility, in accordance with the Administrative Procedures Guide pertaining to the Capital Improvement Program and this IIPP Administrative Procedures Guide.

3. Preliminary approval of a project for participation in the IIPP will be included in the annual CIP publication.

8 Allocations

1. Projects approved for IIPP on or before December 31, 2019 will be eligible for 20% incentive when construction cost per student is 30% below the Rolling State Average cost per student figure published in accordance with Section 7 Procedural Steps in this APG.
2. The *State Eligible Construction Funding* is the product of the *Construction Cost* multiplied by the *State Cost Share Percentage*. The *Incentive Funding* is the product of the *State Share of the eligible construction funding* multiplied by 20%. The sum of the *State share of the eligible construction*, plus the *incentive funding* results in the total *Net State Funding* for the project as approved by the IAC.

Construction Cost x State Cost Share %= State Eligible Construction Funding

State Eligible Construction Funding x 20% = Incentive Funding

State Eligible Construction Funding + Incentive Funding = Net State Funding

3. Projects approved for the IIPP program on or after January 1, 2020, will be eligible for 10% incentive when the construction cost per student is 30% below the Rolling State Average cost per student figure published in accordance with this procedure guide as approved by the IAC.
4. The Net State Funding shown on the worksheets that accompany the annual CIP are an estimate of the maximum State allocation for projects and may be reduced based on the costs of the approved contract and ineligible items. The IAC staff will continue to review project eligibility at contract award and at final project closeout. If the actual construction cost of the approved project is not equal to or 30% lower than the Rolling State Average Cost of Public School Construction; the project is not eligible for the Incentive funding.

9 Procurement, Contract Award, Payment and Close-Out

A. Procurement & Contract Award

1. At the time of request for Contract approval, submit to the IAC a copy of the final Request for Proposal and/or Bid Solicitation documents. It is recommended, but not required, that solicitation documents be provided to the IAC prior to or concurrent with release of the solicitation.
2. After solicitation of bid by the LEA, a copy of the low bidder proposal and all corresponding documents shall be submitted to the IAC for review and official approval of the contract award – see sections 303.4 Minority Business Enterprise Program and 303.5 Approval for Construction Contract Award in the IAC Administrative Procedures Guide.

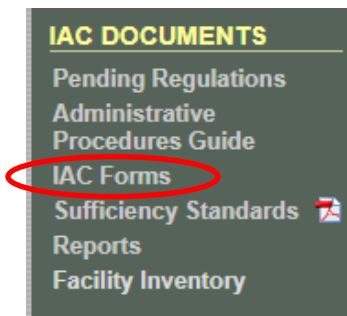
B. Payment & Close-Out

1. Refer to Section 405 – Finance of the IAC Administrative Procedures Guide concerning requirements for submission Requests for Payment and Project Close-Out.
- 5-2. The IIPP Bonus allocation will not be reimbursed to the LEA until 100% project completion and submission of the Final Contractor Requisition. An evaluation of the actual final construction cost per student will be performed to certify the LEA has met all program requirements. At this time, the LEA can request reimbursement of the additional State funding. If the LEA did not meet the program requirement, the additional State funding will be rescinded.

10 Step by Step

A. Forms

1. Access the IIPP Forms on the IAC website: iac.maryland.gov
2. Navigate to *IAC Documents*, and select *IAC Forms*

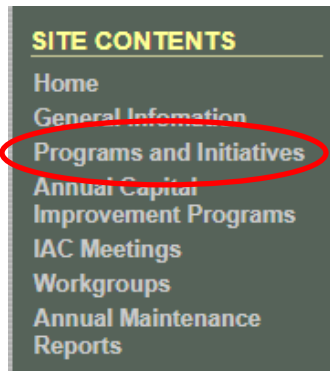


3. Click on *IIPP*



4. Select "IIPP Form 102" to download Form and complete request per the instructions in the form as well as the Administrative Procedures Guide pertaining to the IIPP and the Capital Improvement Program.

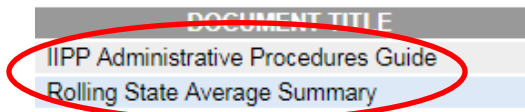
5. To access the IIPP APG, navigate to *Site Contents* click on *Programs and Initiatives*



6. Select *IIPP*



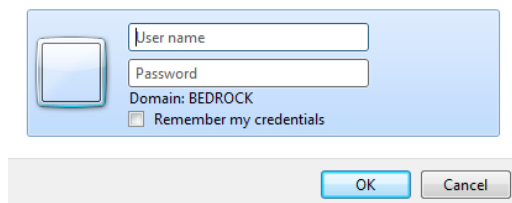
7. The section titled Innovation Incentive Pilot Program Documents contains the IIPP APG as well as summary details for the Rolling State Average and Threshold amounts.



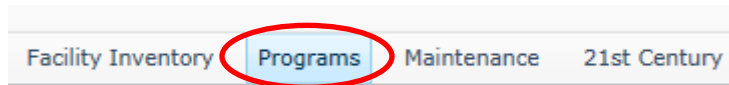
B. Submit Form via SharePoint

Once IIPP form is complete and ready for submission to the IAC, please submit via IAC SharePoint site.

1. Contact IAC Staff at iac.msde@maryland.gov or (410) 767-0617 to obtain a username and password for the SharePoint site; (if you do not already have one).
2. When using SharePoint, ****You must use Internet Explorer****
3. Open Internet Explorer, navigate to the IAC SharePoint site : www.sp1.pscp.state.md.us
4. Enter the username and password provided by IAC Staff.



5. Select the *Programs* tab.

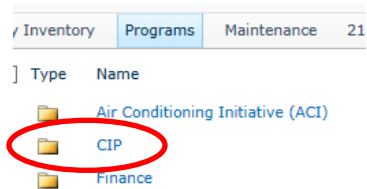


6. Under the *Lists* sidebar on the left, select *LEAs*



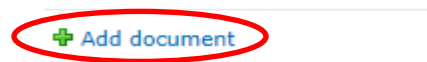
7. Select the proper LEA folder

8. Choose the *CIP* folder



9. Navigate to the folder for the appropriate fiscal year

10. Click on *Add document*



11. Click on *Browse* to select document

The screenshot shows a dialog box titled "Upload Document". It has three main sections: "Upload Document", "Destination Folder", and "Version Comments". In the "Upload Document" section, there is a "Name:" field and a "Browse..." button circled in red. Below it is a checked checkbox for "Add as a new version to existing files". The "Destination Folder" section shows a "Folder:" field with the path "/14 - Kent/CIP/FY 2020/" and a "Choose Folder..." button. The "Version Comments" section has a text area for "Version Comments:". At the bottom, there are "OK" and "Cancel" buttons, with the "OK" button circled in red.

Click *OK* once complete

12. Once IIPP submission is received by IAC staff, form will be reviewed and LEA will be notified if there is information missing or additional questions about the project details.

END OF DOCUMENT

Procedures prepared by:

Interagency Commission on School Construction

200 West Baltimore Street

Baltimore, MD 21201

iac.maryland.gov

iac.msde@maryland.gov

Item III. Baltimore City E15M HVAC Project Status Report

Motion:

This item is informational and does not require IAC action.

Background Information:

Please see attached table: Baltimore City E15M HVAC Project Status Report

Baltimore City E15M HVAC Project Status Report

PSC #	School Name	Scope of Work	EDesignCost	EConstructCost	TotalRequest	TotalAllocation	FiDesign	StConstruction	FiConstruction	Procure Design	Procure Construct	Status	Health
30.186	Armistead Gardens EM	Chiller, cooling tower	\$ 43,000	\$ 430,000	\$ 473,000	\$ 473,000	06/01/19	10/29/19	10/28/20			DESIGN DEVELOPMENT	
30.099	Benjamin Franklin HS	Boiler	\$ 40,000	\$ 400,000	\$ 440,000	\$ 440,000	06/01/19	10/29/19	04/29/20			DESIGN DEVELOPMENT	
30.257	Callaway ES 251	Unit vent	\$ 150,000	\$ 1,500,000	\$ 1,650,000	\$ 1,650,000	08/01/19	12/29/19	12/28/20			DESIGN START	
30.017	Commodore John Rodgers EM	Chiller, cooling tower, air handler	\$ 120,000	\$ 1,000,000	\$ 1,120,000	\$ 1,120,000	05/15/19	10/12/19	10/11/20			DESIGN DEVELOPMENT	
30.248	Curtis Bay EM	Unit vent	\$ 45,000	\$ 450,000	\$ 495,000	\$ 495,000	08/01/19	12/29/19	12/28/20			PROCURE DESIGN	
30.249	Diggs Johnson BLDG	Air handler, unit vent	\$ 57,500	\$ 575,000	\$ 632,500	\$ 632,500	08/01/19	12/29/19	12/28/20			PROCURE DESIGN	
30.204	Dr. Bernard E. Harris ES	Air handler	\$ 60,000	\$ 600,000	\$ 660,000	\$ 660,000	08/01/19	12/29/19	12/28/20			PROCURE DESIGN	
30.148	Fallstaff ES	Boiler	\$ 65,000	\$ 500,000	\$ 565,000	\$ 565,000	05/15/19	10/12/19	04/12/20			DESIGN DEVELOPMENT	
30.111	Frederick Douglass HS	Water heater installation	\$ -	\$ 43,520	\$ 43,520	\$ 43,520	N/A	05/01/19	06/01/19			OPERATIONAL JUNE 2019	
30.111	Frederick Douglass HS	Boiler	\$ 70,000	\$ 700,000	\$ 770,000	\$ 770,000	06/01/19	10/29/19	10/28/20			DESIGN DEVELOPMENT	
30.261	Gwynns Falls ES	Boiler section replacement	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	N/A	03/07/19	04/06/19			OPERATIONAL APR 2019	
30.274	Harlem Park BLDG	Boiler section replacement	\$ -	\$ 19,630	\$ 19,630	\$ 19,630	N/A	02/05/19	03/05/19			OPERATIONAL MAR 2019	
30.274	Harlem Park BLDG	Boiler	\$ 45,000	\$ 450,000	\$ 495,000	\$ 495,000	08/01/19	12/29/19	12/28/20			CONTRACT APPROVAL	
30.072	Highlandtown EM #215	Condenser pipes	\$ -	\$ 127,000	\$ 127,000	\$ 127,000	N/A	04/15/19	04/22/19			OPERATIONAL JUNE 2019	
30.072	Highlandtown EM #215	Chiller	\$ 35,000	\$ 350,000	\$ 385,000	\$ 385,000	08/01/19	12/29/19	12/28/20			PROCURE DESIGN	
30.194	Leithwalk EM	BAS upgrade	\$ -	\$ 46,000	\$ 46,000	\$ 46,000	N/A	04/15/19	06/01/19			FINALIZE CONTRACT	
30.135	Liberty ES	Cooling tower, unit vent, controls	\$ 100,000	\$ 1,000,000	\$ 1,100,000	\$ 1,100,000	05/15/19	10/12/19	10/11/20			DESIGN DEVELOPMENT	
30.067	Lockerman Bundy ES	Water heater installation	\$ -	\$ 55,000	\$ 55,000	\$ 55,000	N/A	04/15/19	05/15/19			OPERATIONAL MAY 2019	
30.029	Margaret Brent PK-8	Cooling tower, pipe replacement	\$ 66,800	\$ 1,000,000	\$ 1,066,800	\$ 1,066,800	05/15/19	10/12/19	10/11/20			DESIGN DEVELOPMENT	
30.144	Tench Tilghman PK-8	Chiller, air handler replacement	\$ 154,000	\$ 750,000	\$ 904,000	\$ 904,000	06/01/19	10/29/19	04/29/21			DESIGN DEVELOPMENT	
30.044	Thomas Johnson EM	Air handler	\$ 35,000	\$ 350,000	\$ 385,000	\$ 385,000	08/01/19	12/29/19	12/28/20			PROCURE DESIGN	
30.082	Westport PK-8	Boiler, air handler	\$ 138,000	\$ 1,200,000	\$ 1,338,000	\$ 1,338,000	06/01/19	10/29/19	10/28/20			SCHEMATIC DESIGN	
30.045	Windsor Hills EM	Chiller	\$ 180,000	\$ 1,800,000	\$ 1,980,000	\$ 1,980,000	08/01/19	12/29/19	12/28/20			PROCURE DESIGN	
	All Projects		\$ 1,704,300	\$ 16,421,150	\$ 18,125,450	\$ 14,825,450						6/25/2019	

Project Health	Design
Behind > 2 months	
Behind < 2 months	
Behind < 1 month	
Not behind	
Ahead > 1 month	

Project Health	Construct
Behind > 2 months	
Behind < 2 months	
Behind < 1 month	
Not behind	
Ahead > 1 month	
Operational	

Item IV. Baltimore City Vertical Package Unit (VPU) Project Report

Motion:

This item is for information only and does not require IAC action.

Background Information:

In a letter (attached) dated January 21, 2019 Sonja Brookins Santelises, PhD., Chief Executive Officer of Baltimore City Public Schools (BCPSS), provided an update to the plan to install air conditioning units in all BCPSS classrooms without air conditioning. According to BCPSS, when the original plan was developed and delivered to BPW in January 2017, the scope and cost associated with the electrical upgrades needed to install air conditioning units were unknown.

The update provides and justifies, based on the last 24 months of plan implementation, a revised cost estimate and timeline for plan implementation. According to BCPSS, the unit cost of a classroom vertical package unit (VPU) is around \$20,000. However, based on actual bids / contracts on VPU projects, the total installation cost per classroom is \$40,000-\$55,000 — with most of the added cost attributable to the electrical upgrades needed to power the VPUs. Despite the additional cost, BCPSS still considers VPUs to be preferable over window AC units — which would require the same electrical upgrades — because:

- VPUs both cool AND heat
- VPUs meet codes and standards requirements (ASHRAE standard for ventilation and fresh air intake, for example)
- VPUs have lower total cost of ownership (given a lower cost to operate, and a longer functional life)

In response to the letter, IAC staff met with the BCPSS team to determine how to complete the mission-critical VPU projects for the students as soon as possible, and at the lowest possible cost.

On March 21, the IAC approved a request from BCPSS to cancel 13 VPU projects in prior CIPs, and use funds once allocated to the cancelled projects to fund seven of the VPU projects in the current CIP. And on June 13, the IAC approved a similar request to cancel one VPU project in a prior CIP, and to use the funds once allocated to the project, and additional funds reserved for Baltimore City, to fund the project in the current CIP. Despite the difference between the estimated costs and the actual costs of the VPU projects, with its work with Baltimore City and with its approvals in March and June, the IAC has helped to keep the completion of eight (8) projects to improve conditions for students in 329 classrooms on schedule; and in the process has saved about \$470,000¹ in state funds.

Overall, the IAC has approved and allocated \$23,871,339 to 19 VPU projects in the three most recent CIPs. The projects are summarized in tables 1-3.

Per a recent update to the Baltimore City Council, BCPSS plans to request construction funds for up to 12 additional VPU projects in future CIP submissions. The anticipated projects are summarized in tables 3-5. Also, All approved and anticipated projects are summarized in Table 6.

¹ Assumes one (1) year of slippage, with an annual escalation cost of 4%, for each of eight (8) projects.

APPROVED VPU PROJECTS, BY FISCAL YEAR			TABLE 1
Fiscal Year	Projects	Classrooms	Allocation
2018	4	292	\$3,006,422
2019	1	26	\$234,238
2020	14	570	\$20,419,917
ALL	19	888	\$23,871,339

APPROVED VPU PROJECTS, BY PROJECT STATUS			TABLE 2
Project Status	Projects	Classrooms	Allocation
Design	8	291	\$10,295,560
Construction	9	379	\$11,280,272
Operational	2	218	\$2,295,507
ALL	19	888	\$23,871,339

APPROVED VPU PROJECTS, BY CHANCE OF CANCELLATION			TABLE 3
*Chance of Cancellation	Projects	Classrooms	Allocation
**No	9	493	\$9,835,412
***Little – No	3	128	\$4,856,367
****Little	6	241	\$8,734,560
*****Some	1	26	\$445,000
ALL	19	888	\$23,871,339
<i>* estimated based on BCPSS report to Baltimore City Council, May 28, 2019.</i> <i>** reported as complete, operational, or in construction phase.</i> <i>*** reported as in pre-construction phase.</i> <i>**** reported as in design phase, with approved allocation based on \$50,000 cost per classroom estimate.</i> <i>***** reported as in design phase, with approved allocation NOT based on \$50,000 cost per classroom estimate.</i>			

ANTICIPATED VPU PROJECTS, BY FISCAL YEAR			TABLE 4
Fiscal Year	Projects	Classrooms	Estimated Cost
ALL	12	588	\$29,400,000

ANTICIPATED VPU PROJECTS, BY PROJECT STATUS			TABLE 5
Project Status	Projects	Classrooms	Estimated Cost
Planning	6	310	\$15,500,000
Design	6	278	\$13,900,000
ALL	12	588	\$29,400,000

ALL VPU PROJECTS, BY APPROVAL STATUS			TABLE 6
Approval Status	Classrooms	Average Building Age	Square Feet
Approved Projects	888	60	3,059,570
Anticipated Projects	588	71	1,629,002
ALL	31	64	4,688,572

Baltimore City Public Schools' Air-Conditioning Plan: Update

While approximately 60 of Baltimore's public school buildings lack air-conditioning, this is only one area of concern with respect to City Schools' buildings portfolio. The district's buildings overall are the oldest of any school district in the state, and numerous buildings are in need of significant system upgrades or complete replacement. City Schools does not have sufficient funds to address these needs or even to perform necessary basic and preventative maintenance with the frequency recommended under industry standards, including to critical mechanical, plumbing, electrical, and security systems. It is also the case that heating is a bigger concern than air-conditioning, with students losing more days of instruction due to lack of adequate, reliable heating than to lack of cooling.

In response to concerns raised in December 2016 by Governor Larry Hogan and Comptroller Peter Franchot and subsequent withholding of \$5 million in funding because of the lack of air-conditioning, City Schools developed a plan in January 2017 to ensure that all buildings would be air-conditioned by the 2022-23 school year. That plan proposed installing window units and split systems at an estimated cost of \$29.7 million plus costs for necessary electrical upgrades and other steps related to installation to ensure safe, healthy operation of the units. (See the appendix for an overview of the January 2017 plan.)

As the district proceeded to plan implementation of the original January 2017 plan for window units, it determined that installing vertical package units (VPUs) is the better approach, as outlined in the rationale provided on subsequent pages of this report. The plan for VPUs has been reviewed by the district's ad hoc facilities advisory group, consisting of professionals from leading construction and development firms brought together by City Schools CEO Sonja Santelises to advise and make recommendations based on their expert knowledge of industry best practices. The advisory group agrees that in the absence of sufficient funds to install complete central HVAC systems in all buildings, VPUs are not only the better approach but ultimately the more cost effective.

At the time of development of the original January 2017 plan, full costs associated with electrical upgrades were unknown. As plan implementation has proceeded, the extensive scope of those required upgrades due to the age and poor condition of the district's buildings has now been established, with bids for electrical work averaging \$20,000 to \$30,000 per classroom. These costs raise the overall expense of the project to such an extent that completion by 2022-23 is no longer possible given available funds. It is important to note that these added costs and delay would occur regardless of whether VPUs or window units were installed, as the electrical upgrades would be necessary with either approach.

The date for completion of the revised plan is subject to availability of resources, with costs to be included among the district's extensive list of priorities included in annual requests for Capital Improvement Program (CIP) funds.

Rationale

- **VPU provide both heating and cooling.**
City Schools students lose more days of instruction due to lack of adequate, reliable heating than to lack of air-conditioning. Unlike window units, VPUs provide heat as well as cooling.
- **VPU have longer life spans than window units, and are therefore more cost efficient.**
VPUs are designed for nonresidential use in settings such as classrooms, whereas window units are designed to cool smaller rooms in residential settings. In those settings, window units may have life spans of 10 or more years; however, when they are installed in large rooms routinely occupied by 30 or more people, that life span declines to an estimated one or two years, meaning that frequent replacement of window units must be factored into overall cost estimates. VPUs, built for classroom-sized rooms, have a lifespan of 25 or more years.
- **VPU are more energy efficient than window units.**
The U.S. Department of Energy has ruled that VPUs have an energy efficiency ratio (EER) rating of 10 or above. Window units typically have lower EER ratings.
- **Unlike window units, VPUs meet building codes to which City Schools must adhere.**
Unlike widespread reliance on window units, installation of VPUs would enable City Schools to adhere to the following (as initially adopted, with modifications, by Ordinance 15-547, effective December 1, 2015):
 - Maryland Building Performance Standards (January 2015)
 - International Building Code (2015)
 - National Electrical Code (2014)
 - International Fuel Gas Code (2015)
 - International Mechanical Code (2015)
 - International Plumbing Code (2015)
 - International Property Maintenance Code (2015)
 - International Fire Code (2015)
 - International Energy Conservation Code (2015)
 - International Green Construction Code (2012)
- **Unlike window units, VPUs meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards.**
The International Building Code (which includes the International Mechanical Code for mechanical systems) references ASHRAE as the applicable standard to follow. ASHRAE does not allow for window units because they do not provide the ventilation and fresh-air intake required for classrooms.
- **Over the long term, VPUs will be more cost effective.**
Considering that they address both heating and cooling, are more energy efficient, and have a longer life span, VPUs will ultimately be more cost effective than window units because of lower maintenance, energy, and replacement costs. The Interagency Commission on Public School Construction requires a full life cycle cost analysis to verify the most appropriate system type, including initial, operating, replacement, and maintenance costs.

Cost estimate

Based on bids for systems being installed in the current school year (2018-19), VPUs will cost approximately \$40,000 to \$50,000 per classroom (1,500 square feet or less), including

- Design
- Electrical upgrades (may include underground electrical duct banks, new transformers, new subpanels, etc.)
- Vertical package unit (including security grille)
- Louver installation

The VPUs themselves cost approximately \$20,000 per unit. In the bids received to date for VPUs to be installed in the current school year, most of the remaining \$20,000 to \$30,000 per-classroom cost results from the need for electrical construction and upgrades due to the age and poor condition of the district's buildings. As previously noted, these upgrades would be required regardless of whether VPUs or window air-conditioning units were installed. Note that cost estimates in both the 2017 plan and this updated plan do not include demolition or abatement of hazardous material, which is often encountered in Baltimore's school buildings.

At the request of a member of the district's facilities advisory group, a third-party private construction company reviewed the bids for the first five schools to receive VPUs, and their estimates for these projects were within 10% (1 point) of the bids received.

The total estimated cost of the updated plan to install VPUs is as follows:

$$\begin{aligned} & [\$20,000 \text{ per unit} + \$20,000 \text{ to } \$30,000 \text{ for electrical upgrades}] \\ & \quad \times 1,353 \text{ classrooms}^* \\ & = \$54,120,000 \text{ to } \$67,650,000 \end{aligned}$$

Based on estimates now available for electrical upgrades, the cost of completing the original plan to install window units would be as follows:

$$\begin{aligned} & [\$9,700 \text{ per unit} + \$20,000 \text{ to } \$30,000 \text{ for electrical upgrades}] \\ & \quad \times 1,353 \text{ classrooms}^* \\ & = \$40,184,100 \text{ to } \$53,714,100 \text{ minimum}^{**} \end{aligned}$$

** The number of classrooms requiring air-conditioning has decreased from the 1,698 noted in the original plan because some HVAC projects have been completed, some buildings have been surplus, and some have been renovated or replaced through the 21st Century School Buildings Program. For the same reasons, the number of buildings to be addressed under the revised plan has dropped from 76 to 60.*

*** This range is a minimum, as larger classrooms would require installation of two units.*

While costs for the revised plan are higher than those of the original plan, the additional expense is both appropriate and necessary. The district cannot install units that do not meet applicable building codes and are not energy efficient. Further, over a 25-year period, the added cost of frequent replacement of window units would result in a total project cost exceeding that for installation of VPUs.

Plan implementation

VPU's will be installed in the following three schools no later than June 30, 2019, with approximately \$4.2 million in state and local funding.

School	No. of classrooms	Estimated cost
Lakewood Elementary School #86	9	\$464,200
Northern building #402 (Reginald F. Lewis High School #419)	22	\$1,114,300
Mergenthaler Vocational-Technical High School #410	84	\$2,661,396
Totals	141	\$4,236,896

VPU's will be installed in the following additional three schools by December 31, 2019, with approximately \$8.6 million in state and local funding. (Note that schedule delays at these schools have been beyond the control of City Schools, including historic requirements and bid protests.)

School	No. of classrooms	Estimated cost
Baltimore Polytechnic Institute #403	49	\$2,549,470
Western High School #407	42	\$2,085,930
Frederick Douglass High School #450	72	\$3,960,000
Totals	163	\$8,595,400

VPU's will be installed in the following ten schools (in six buildings) for \$14 million, with completion dates as noted. Because these are under-utilized buildings (< 60% full), City Schools receives no state funding for capital projects at these schools and will therefore use general funds.

School	No. of classrooms	Estimated cost	Estimated completion
Northern building #402 (Achievement Academy #413, Success Academy #855)	26	\$1,267,250	June 2019
Edmondson-Westside High School #400	31	\$1,791,300	Dec. 2019
Booker T. Washington building #130 (Booker T. Washington Middle School #130, Renaissance Academy #433)	50	\$2,854,260	Dec. 2019
Southside building #181 (New Era Academy #422)	23	\$1,309,840	Dec. 2019
Harlem Park building #78 (Augusta Fells Savage Institute #430, Bluford Drew Jemison STEM Academy #364)	56	\$3,254,213	Dec. 2019
Thurgood Marshall building #170 (currently houses Furley Elementary School #206, Vanguard Collegiate Middle School #374)	95	\$3,523,137	June 2022
Totals	281	\$14,000,000	

The below schools are scheduled for air-conditioning pending construction bids and, for the CIP projects, availability of funding allocations. (Note that the CIP project for Gilmore Elementary School has been canceled due to the Board of School Commissioners' decision to close the school effective June 2019.)

- *CIP projects*

School	Estimated Cost	Status
Baltimore City College #480	\$3,630,000	
Belmont Elementary School #217	\$1,320,000	in design
City Springs Elementary/Middle School #8	\$1,650,000	
Collington Square Elementary/Middle School #97	\$1,705,000	
Curtis Bay Elementary/Middle School #207	\$1,595,000	
Dickey Hill Elementary/Middle School #201	\$1,980,000	in design
Diggs Johnson building #162 (Southwest Baltimore Charter School #328)	\$1,870,000	in design
Dunbar MS building #133 (National Academy Foundation #421)	\$3,355,000	
Edgecombe Circle Elementary School #62	\$2,200,000	in design
Edgewood Elementary School #167	\$1,430,000	in design
Eutaw-Marshburn Elementary School #11	\$1,705,000	
Franklin Square Elementary/Middle School #95	\$1,595,000	
Graceland Park/O'Donnell Heights Elementary/Middle School #240	new building with central HVAC in construction	
Harlem Park Elementary/Middle School #35	\$1,265,000	
Hazelwood Elementary/Middle School #210	\$1,595,000	out for construction bids
Hilton Elementary School #21	\$1,485,000	out for construction bids
The Historic Samuel Coleridge-Taylor Elementary School #122		construction contract pending awarding by Board
Holabird Elementary/Middle School #229	new building with central HVAC in construction	
Johnston Square Elementary School #16	\$2,420,000	
Matthew A. Henson Elementary School #29	\$1,650,000	out for construction bids
Mount Royal Elementary/Middle School	\$2,310,000	in design

#66		
Thomas Hayes building #102 (houses National Academy Foundation #421)	\$1,650,000	
Thomas Jefferson Elementary/Middle School #232	\$1,595,000	in design
William S. Baer School #301		in design
Windsor Hills Elementary/Middle School #87	\$1,155,000	in design
Yorkwood Elementary School #219	\$1,375,000	

- *21st Century School Buildings Program*

The following schools will receive central HVAC systems as part of their renovation or replacement under the 21st-century program.

- Arlington Elementary School #234
- Calverton Elementary/Middle School #75
- Claremont School #307
- Cross Country Elementary/Middle School #247
- Govans Elementary School #213
- Lois T. Murray Elementary/Middle School #313
- Mary E. Rodman Elementary School #204
- Medfield Heights Elementary School #249
- Montebello Elementary/Middle School #44
- Northwood Elementary School #242
- Patterson High School #405
- Sharp-Leadenhall Elementary School #314

Appendix

Overview of January 2017 Air-Conditioning Plan

- City Schools had a total of 76 buildings without air-conditioning at the time of the original plan development [i.e., January 2017]. By the end of 2017, the district anticipated this number would drop to 66 buildings based on the following factors:
 - Buildings in construction with air-conditioning being installed
 - Buildings being surplus to the city as part of the 21st Century School Buildings Program
 - Buildings under construction as part of the 21st-century program and not currently housing students
- As of January 2017, plans were in place to air-condition an additional 18 facilities as part of the 21st-century program, as projects with approved funding for HVAC systems, or through pending closure.
- The cost to provide air-conditioning in the remaining 48 buildings through use of portable window units (1,698 classrooms and total of 2,450 window units needed) was estimated at \$29 million, based on a per-unit cost provided by the Department of General Services of \$9,700 each, including design, minor utility upgrades, ventilation, and installation. The Department of General Services noted that full costs for utility upgrades were a significant unknown, with variation expected from school to school.
- The January 2017 plan noted that the district was considering the inclusion of split systems instead of solely portable window units, at a cost of \$25,000 per classroom.
- The use of split systems would raise the total plan cost to \$29.7 million, based on the following assumptions:
 - Portable window units for 14 buildings housing middle/high and high schools
 - Split air-conditioning systems for 24 buildings housing elementary and elementary/middle schools
 - No air-conditioning installation in 10 schools that are being used as temporary locations for school programs whose buildings are in construction (“swing space”)
- Cost estimates were noted as subject to change based on scope of projects, facility condition, power upgrade needs, asbestos abatement, and contingency.
- The plan was noted to have considerable trade-offs in terms of deferring other critical projects including those related to fire safety, heating, elevator, roof, and window projects.

Seawall

Development Company

January 16, 2019

Board of Public Works
80 Calvert Street
Annapolis, Maryland 21401

Dear Members of the Board of Public Works:

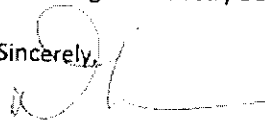
As members of City Schools' ad hoc advisory group on school facilities, we have reviewed the district's updated air-conditioning plan as the best available option for addressing climate control needs in Baltimore public school buildings that lack central air-conditioning systems.

Installation of central systems would be ideal, but because of time constraints and available funding, the district proposes, and we endorse, installation of vertical package units that provide both cooling and heating, the latter being a much more significant need than the former in the many buildings with aging and inadequate heating systems. While the cost of these units is higher than that for window air-conditioning units, longer term efficiencies will be realized through less frequent replacement, improved heating and cooling performance, and increased energy efficiency. The higher initial cost for purchasing and installing the units will mean that the overall installation schedule must be slowed down, with funds available to address needs in fewer buildings each year. Nevertheless, with the lower maintenance and replacement costs anticipated over the longer term and the added

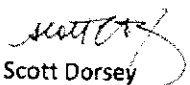
benefit of addressing heating needs, this approach remains far preferable to installation of portable window units.

The ad hoc advisory group was formed at the request of City Schools CEO Sonja Santelises to provide advice and recommendations based on knowledge of industry best practices.

Sincerely,



Donald Manekin
Founding Member Seawall Development Company



Scott Dorsey
Chairman/CEO Merritt Properties



Alicia Wilson
Senior Vice President of Impact Investments and Senior Legal Counsel
Port Covington Impact Team

Item V. Workgroup on Educational Development Specifications Final Report

Motion:

This item is informational and does not require IAC action.

Background Information:

On May 23rd, the Workgroup on Educational Development Specifications adopted their final report, which is attached for your information.

HB 1783 (2018) created the workgroup with specific tasks as follows:

(f) The Workgroup shall:

- (1) Review the square footage allocations that are currently used to calculate the State maximum allowable square footage for a project to identify any overly restrictive requirements and to determine if alternative methodologies or allocation could result in more efficient use of space in school buildings;*
- (2) Review the Maryland State Department of Education school design standards and guidelines to ensure that the standards and guidelines:
 - (i) Are aligned with the space allowance for each type of space, such as health suites, classrooms, and community use areas; and*
 - (ii) Are not overly specific;**
- (3) Examine the use of regional cost-per-square-foot figures in the State allowable cost-per-square foot figures that are established annually, which would reflect the different construction and labor markets in regions of the State;*
- (4) Review the State Rated Capacity process; and*
- (5) Review the cost per student of school construction projects for new or replacement schools and major renovations of existing school facilities and examine the differences in cost per student by type of school across local jurisdictions.*

(g) The Workgroup shall make recommendations regarding:

- (1) The square footage allocations that should be used to calculate the State maximum allowable square footage allocations, including recommendations on community use space in schools, especially in community schools and in schools with a high proportion of students eligible for free and reduced-price meals;*
- (2) The Maryland State Department of Education (MSDE) school design standards and guidelines;*
- (3) The use of regional cost-per-square-foot figures in the State allowable cost-per-square-foot figures;*
- (4) Updates to the State Rated Capacity process, including any updates necessary to address special programs and adjacent schools; and*
- (5) Options for increasing the State share of eligible school construction costs for projects with lower than average cost per student for each type of school.*

Appendix B outlines the recommendations of the Workgroup sorted by the responsible actor. On pages 22 and 23, you'll find recommendations the Workgroup made specifically for the Interagency Commission on School Construction. Additional detail on these recommendations can be found throughout the report and in Appendix A. The IAC has already taken action on some of these items. For example, the IAC adopted the revised Gross Area Baselines (GABs) to replace the Maximum Gross Area Allowances (MGAAs) at their meeting on May 9th.



Workgroup on Educational Development Specifications

The Findings and Recommendations of Maryland's ED Specs Workgroup
established under the 21st Century School Facilities Act (HB 1783)



July 1, 2019

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Members and Affiliations

Robert A. Gorrell, Workgroup Chair and Executive Director, Interagency Commission on School Construction (IAC)

Senator Bill Ferguson, Appointee of Senate President Thomas V. "Mike" Miller III

Senator Jim Rosapepe, Appointee of Senate President Thomas V. "Mike" Miller III

Delegate Jeff Ghrist, Appointee of House Speaker Michael Busch

Delegate Mark Chang, Appointee of House Speaker Michael Busch

Brian Gibbons, IAC Commission member and Knott Commissioner

Daniele Haley, Supervisor, Facilities and Planning, Somerset County Public Schools

Dick Lombardo, IAC Commission member and appointee of Governor Larry Hogan

Chris Parts, Architect, AIA Committee on Architecture for Education

Lisa Seaman-Crawford, Director of Facilities, Anne Arundel County Public Schools

Kathleen Sherrill, Architect and Knott Commissioner

Cynthia Smith, Director of Facilities Design and Construction, Baltimore City Public Schools

Robert Wilkinson, Director of Maintenance and Operations, Frederick County Public Schools

Workgroup Staff

Alex Donahue, IAC Manager of Special Projects

Fred Mason, Chief of School Facilities Branch, Maryland State Department of Education (MSDE)

Michael Bayer, Manager of Infrastructure and Development, Maryland Department of Planning (MDP)

Clarence Felder, Program Manager, Maryland Department of General Services (DGS)

Cassandra Viscarra, IAC Program Support Administrator

Robert Goetz, IAC Administrative Specialist

Melissa Wies, IAC Program Process Administrator

Christine Shenot, IAC Communications Officer

Executive Summary

In this report, the Workgroup on Educational Development Specifications (“the Workgroup”) provides its recommendations to the Governor and the General Assembly of Maryland as required in 2018’s House Bill 1783. In January 2016, the General Assembly established the 21st Century School Facilities Commission (Knott Commission) to review all aspects of the State’s school-construction funding process. The Commission held meetings and worked diligently for nearly two years to develop recommendations to improve the efficiency and cost-effectiveness of the process and issued its final report in January 2018. The recommendations of the Knott Commission provided the basis for 2018’s HB 1783, the *21st Century School Facilities Act*.

The Act created the Workgroup on Educational Development Specifications to review specific pieces of the process—those that relate to the early planning and funding processes involved in school construction—and to make recommendations to the Governor and General Assembly.

Ed Specs lay out a detailed project plan, with guidance on everything from the size of a school and its classrooms to lighting, acoustics, and temperature control; essentially, whatever is necessary to create comfortable and productive space for teaching and learning.

Equally important, Ed Specs establish a framework for Local Education Agencies (LEAs) and the State to set realistic funding targets. The workgroup focused on how to facilitate the full disclosure to county and city officials, school board members, school staff, and citizens, by describing in lay terms a facility’s function, purposes and its expected Total Cost of Ownership (TCO).

Maryland Schools Snapshot

- **Nearly 1,400 Facilities** across 24 local school systems and the Maryland School for the Blind.
- **896,845 students** enrolled in September 2018.
- **139 million gross square feet (GSF)** of building space and thousands of acres of land statewide, with a total public asset value of **\$56 billion** at a current replacement cost of \$400 per GSF.
- **The cost of maintenance and operations**, at **\$1.112 billion** a year, is up from average annual expenditures of \$1.097 billion in 1994 – 2013.
- **The cost of replacing facilities**, at the same level of **\$1.112 billion** a year, has climbed from an annual average of \$808 million in 1994 – 2013.

Maryland has reached a critical juncture in the effort to ensure that public schools are designed and built to achieve state and local education objectives while remaining affordable to own and operate over time. The State invests hundreds of millions of dollars in school construction each year, yet conditions do not appear to be improving based upon the measures currently available.

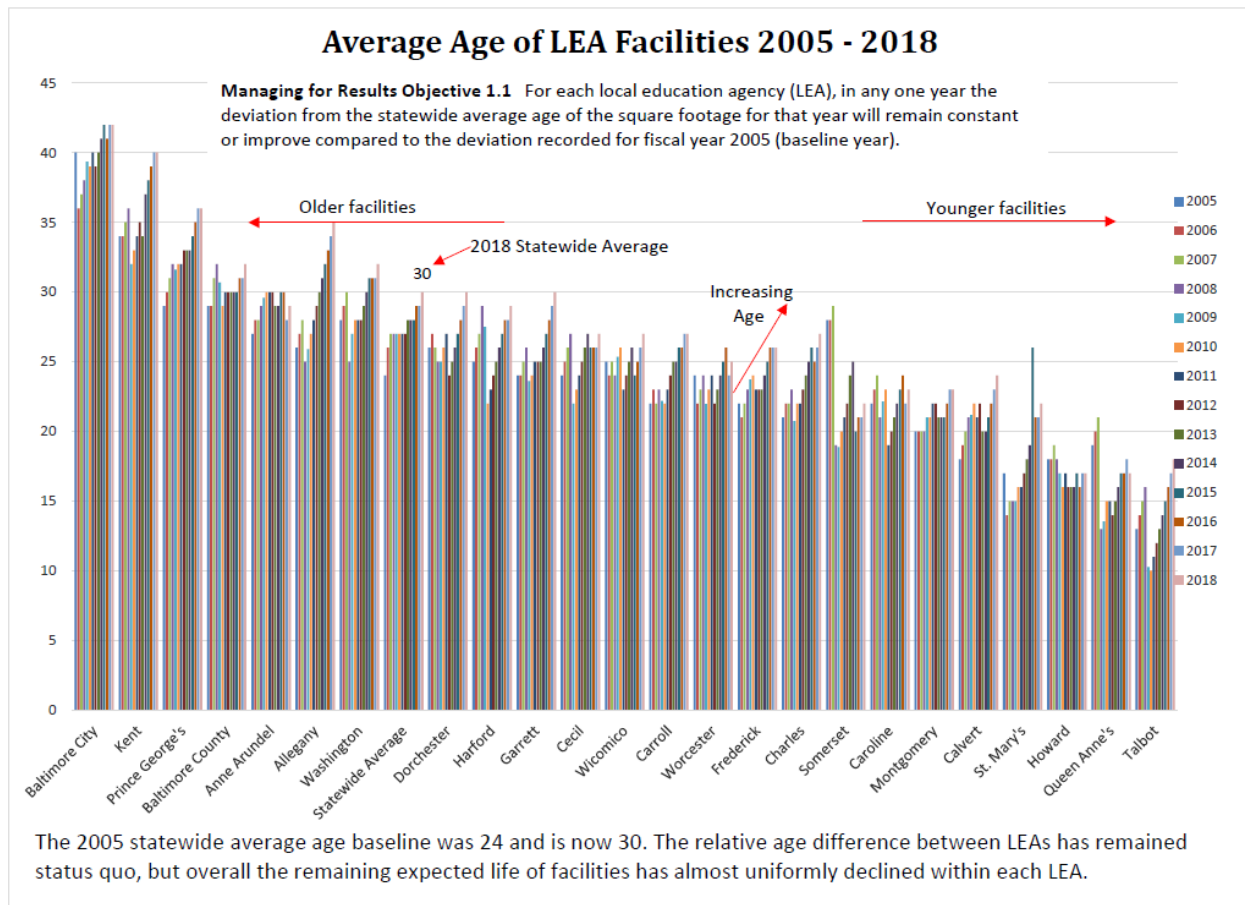


Figure 1. The IAC annually reports the average age of school facilities statewide.

The recommendations in this report reflect hours of analysis and deliberation by a body of elected officials and school-facilities professionals with a variety of experience, expertise and perspectives on how to fine-tune the way schools are designed, built, and operated such that our statewide school-facilities portfolio perpetually remains educationally sufficient and fiscally sustainable.

These consensus recommendations seek to lay the foundation for a new approach to school design and construction: one that enhances the partnership between local jurisdictions and the State and that both preserves local decision making and provides a path to fiscal sustainability.

Statutory Charges

The General Assembly of Maryland passed the [21st Century School Facilities Act](#) in the Spring 2018 Legislative Session, laying the groundwork to re-evaluate the State's approach to school construction funding based upon the work of the Knott Commission. Section 6 of the Act established the workgroup and outlined their charges.

(f) The Workgroup shall:

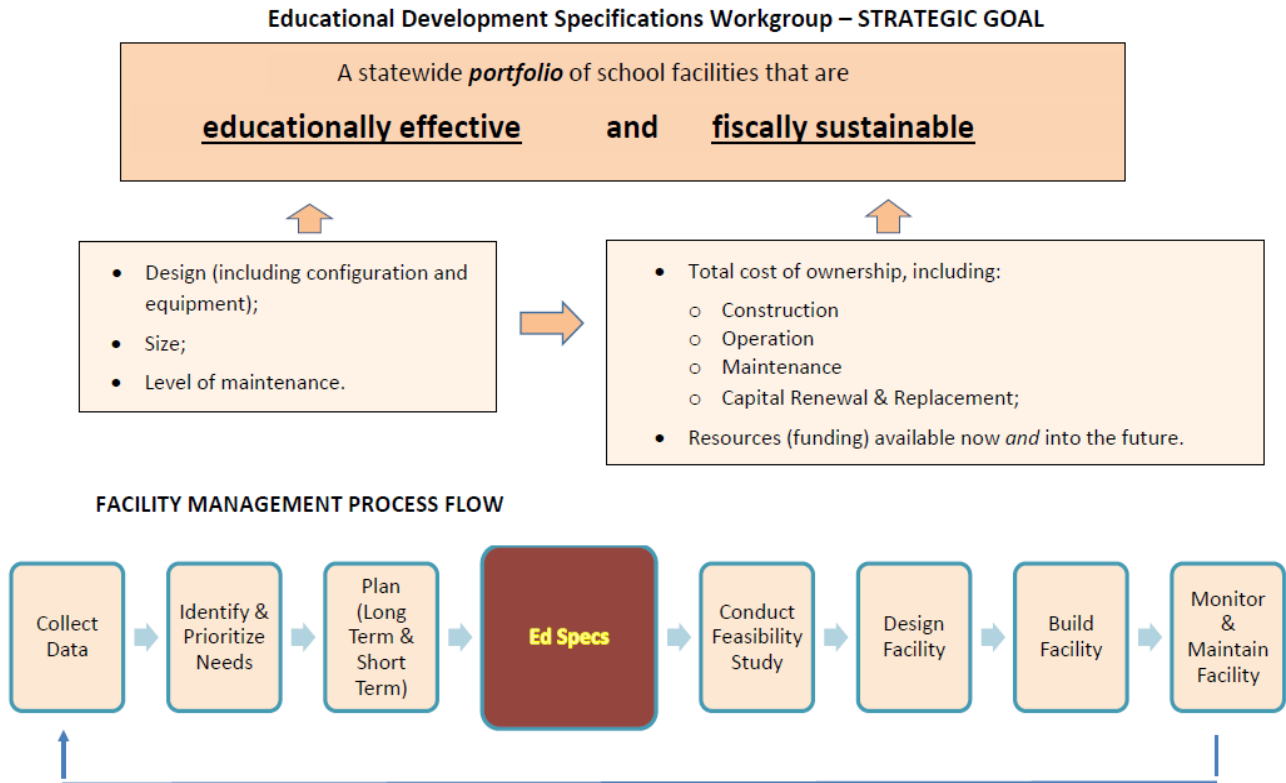
- (1) Review the square footage allocations that are currently used to calculate the State maximum allowable square footage for a project to identify any overly restrictive requirements and to determine if alternative methodologies or allocation could result in more efficient use of space in school buildings;
- (2) Review the Maryland State Department of Education school design standards and guidelines to ensure that the standards and guidelines:
 - (i) Are aligned with the space allowance for each type of space, such as health suites, classrooms, and community use areas; and
 - (ii) Are not overly specific;
- (3) Examine the use of regional cost-per-square-foot figures in the State allowable cost-per-square foot figures that are established annually, which would reflect the different construction and labor markets in regions of the State;
- (4) Review the State Rated Capacity process; and
- (5) Review the cost per student of school construction projects for new or replacement schools and major renovations of existing school facilities and examine the differences in cost per student by type of school across local jurisdictions.

(g) The Workgroup shall make recommendations regarding:

- (1) The square footage allocations that should be used to calculate the State maximum allowable square footage allocations, including recommendations on community use space in schools, especially in community schools and in schools with a high proportion of students eligible for free and reduced-price meals;
- (2) The Maryland State Department of Education (MSDE) school design standards and guidelines;
- (3) The use of regional cost-per-square-foot figures in the State allowable cost-per-square-foot figures;
- (4) Updates to the State Rated Capacity process, including any updates necessary to address special programs and adjacent schools; and
- (5) Options for increasing the State share of eligible school construction costs for projects with lower than average cost per student for each type of school.

Workgroup Process

The Workgroup met six times, typically for all-day meetings, between November 28, 2018 and May 23, 2019. Each meeting was held in the Nancy Grasmick Education Building located at 200 West Baltimore Street in Baltimore City. Meetings were live streamed and archived video is available on the Interagency Commission on School Construction’s (IAC) website at iac.maryland.gov. At their first meeting, the members of the Workgroup agreed upon their primary strategic framework—to achieve a statewide portfolio of school facilities that are educationally effective and fiscally sustainable.



Educational Specifications facilitate communication between educators and design professionals. Ed specs should also serve as FULL DISCLOSURE regarding the projected total cost of ownership for the facility across its expected lifespan.

To facilitate their conversation, a discussion matrix that identified the statutory charges and corresponding issues was utilized and updated based upon the Workgroup’s discussion at each meeting. The final discussion matrix is attached to this report as Appendix A.

Prominent Discussion Themes

While working to come up with specific recommendations to meet the statutory charges, several prominent themes emerged around which all of the workgroup recommendations were focused.

Sustainability of the Statewide School Facilities Portfolio

As the average age of school facilities continues to increase despite substantial financial investment into school facilities by the State and the local jurisdictions, the workgroup recognized early that the overarching objective must be to achieve a sustainable school facilities portfolio that maximizes the use of limited available resources. While decisions and information related to specific projects is critical, the workgroup recognized individual project choices must be to the benefit of the school facilities portfolio as a whole, resulting in a total statewide asset that is sufficient to educate every child in every seat in a Maryland school both today and in the future.

Reduced Total Cost of Ownership

Early on the workgroup identified that, in isolation, neither the up-front cost of a construction project nor the long-term cost to own and operate a facility provide sufficient information to make informed decisions. Typically, a facility can last around 30 years before a major renovation project is necessary to keep the facility up-to-date and in working condition. The cost to own and operate a facility for those 30 years often exceeds the initial cost to build the facility. Therefore, facility design decisions must be made both with up-front and long-term costs in mind.

The State's Role in School Facilities Construction and Management and LEA Flexibility

Another central theme emerged around the need for decision-making authority to stay with the decision makers who can make the best and most informed choices for their students and communities—the locals. It became clear that the State's role should be to support the LEAs by providing information, guidance, and best practices, without imposing unnecessary or overly restrictive requirements. School facilities are not one-size-fits-all, and the State's system and processes must be flexible enough to meet unique and constantly evolving educational needs.

Maintenance

While the Workgroup focused primarily on early and critical planning and design decisions that determine the size, cost, and other attributes of a facility, the members also knew that projects and ownership cannot be separated from one another. After a facility is built, it must then be used and maintained properly. Inadequate maintenance shortens the life of the facility, costing valuable taxpayer dollars, and results in facility conditions that are not suitable for the education of children. The Workgroup identified that promoting best practices in maintenance and maintenance reporting will be critical to the success of the statewide school facilities portfolio, and discussed potential incentives and requirements around maintenance efforts and spending to promote positive practices.

Findings and Recommendations

Statutory Charges I and III

Because charges I and III are tied so closely together, the Workgroup chose to consider them in tandem, with various subtopics that focused on specific aspects of the charges.

Statutory Charge I

Review to ensure that the standards and guidelines are aligned with the space allowance for each type of space – health suites, classrooms, community-use areas, etc. – and are not overly specific, and make recommendations as needed/appropriate.

Statutory Charge III

Review to identify overly restrictive elements and to determine if alternative methodologies or allocations could yield more efficient use of space. Make recommendations regarding the square footage allocations that should be used to calculate the State’s maximum allowable square footage allocations, including recommendations on community-use space in schools, especially in communities and schools with a high proportion of students eligible for free and reduced-price meals.

In its review, the Workgroup focused on two main issues: 1) there is a prominent misconception that the Maryland State Department of Education’s (MSDE) school-facilities guidelines are *requirements* rather than recommendations with regard to both design and use; and, 2) whether or not the IAC’s square-footage allocations used to determine State funding participation are sufficient to support state required educational programs.

LEA’s misinterpret MSDE’s “guidance” as requirements

With regard to design of spaces, Title 13A of the COMAR identifies programmatic requirements for educational facilities, which can be misinterpreted to require specific spaces. The Workgroup emphasized the need for local flexibility to meet educational requirements in innovative ways according to what is fiscally sustainable for the LEA. With regard to use of spaces, State requirements have at times been interpreted as not allowing multiple uses, such as serving lunch in the gymnasium. The Workgroup members agreed that the use of spaces should be a local decision. Greater utilization decreases space needs, which decreases the up-front cost to construct a facility as well as the ongoing cost of owning the facility.

Recommendations to clarify State role in design decisions

1. Clarify in Statute (Education Article § 2-303), MSDE’s Design Guidelines, COMAR, and the IAC Administrative Procedures Guide that the layout and design of school space fall under local control as long as they meet State programmatic requirements and building codes.
2. Align all State communications to acknowledge that facility design lies within the LEA’s purview.
3. Continue with implementation of HB 1783 and add IAC capacity as determined necessary by the IAC.

4. Review State Board of Education COMAR for implied space requirements and recommend that the State Board of Education adopt COMAR language stating that educational content standards shall not imply or specify the provision or use of school facility space. The use of space is a local decision.

Recommendations to clarify that multiple-use of spaces is a local decision

1. Review statutes, COMAR, and/or policies that impose State restrictions on use of space to clarify that use of space is a local decision.
2. Research and share information on multi-use best practices and models to LEAs and other stakeholders.

The IAC's Maximum Gross Area Allowances (MGAAs) are not aligned with State design guidelines

The IAC establishes Maximum Gross Area Allowances (MGAAs) for state funding participation that are based upon a formula that allows a certain number of square feet per student depending on the student's grade level. The IAC publishes these allowances in Appendix 102B of the IAC's [Administrative Procedures Guide](#). Over the course of a year, the IAC staff and MSDE School Facilities Branch Staff worked with LEAs and MSDE's program and content offices to review both the MGAAs and the State's facilities-design guidelines for each functional area of a school facility. Staff accordingly developed for consideration of the IAC and the Workgroup draft Gross Area Baselines (GABs) to replace the MGAAs. In most instances, the Baselines allow for a slight increase of eligible square footage over the MGAAs.

The purpose of a school facility is to properly support all educational programs. Because each school's combination of educational programs and environmental factors is unique, a standardized gross area formula will not always ensure sufficient space. The Workgroup accordingly recommended that the IAC adopt a variance process by which an LEA could request state funding participation for additional square footage beyond the GABs on a case-by-case basis, provided substantive evidence supports the need.

Recommendations to align IAC's gross area allowances with programmatic requirements

1. The IAC should adopt the Gross Area Baselines (GABs) to replace the MGAAs and, on a case by case basis, grant variances to increase space when appropriate.
2. The IAC should review and adjust the GABs as necessary and at least every two years.
3. Quantify and annually report on variances, trends, and goals – educational and legislative – that reflect growing demands for school space.

Statutory Charge II

Review the process to determine the State Rated Capacity (SRC) and make recommendations on any needed changes, including any updates necessary to address special programs and adjacent schools.

Supply Side – The SRC does not match LEAs’ calculations of facility capacity and does not recognize the spaces needed to deliver programs required to address the needs of special populations

The SRC calculation produces only a rough estimate of facility capacity. Facility capacity information is critical to efficient planning and early decision making and the SRC is not refined enough to be an accurate tool for either local decisions in planning and utilization or State decisions regarding the allocation of capital dollars to LEAs for school construction.

Recommendations to refine capacity information for use in facility planning and funding decisions

1. Transition the current SRC that is used for high-level decisions to the State Facility Capacity (SFC) that will replace the SRC over time with a more specific and accurate tool. The SFC is based upon an analysis of the projected utilization of all student-service spaces in a facility, both by seat and over the course of the hours in a typical week of operation. This analysis produces a more accurate description of student capacity of a facility than does the SRC. It will bring the capacity figures used in state-level funding decisions into closer alignment with the actual usage of the spaces within LEAs’ facilities.
2. Consider launching a joint State-Local effort to develop a system for maximizing use of school facilities between jurisdictions where there is an agreed upon joint programmatic opportunity.
3. Explore potential partnerships with groups that have GIS expertise, such as the Office of GIS within the State Department of Information Technology (DoIT) and the Eastern Shore GIS Cooperative through Salisbury University, which assists counties on the Eastern Shore.

Demand Side – The SRC does not provide necessary data to conduct neighborhood-level supply-demand analysis

When allocating funding and making planning decisions, the IAC utilizes county-level enrollment projections and recent year enrollment information for adjacent schools. Information regarding supply and demand at the neighborhood level is incomplete.

Recommendations for more accurate supply-demand analysis

1. Develop and devote resources of the IAC, Maryland Department of Planning (MDP) and DoIT’s Office of GIS to move toward data-driven systems for estimating and reporting current and projected demand by neighborhood.
2. Work with the LEAs to support more accurate long-range supply-demand analyses and portfolio-wide capacity planning that incorporates the impact of academic program characteristics and elements that affect demand, without regard to neighborhood.

Some existing facilities are underutilized

Unused or underutilized space increases operational costs for LEAs unnecessarily. Increased utilization of school facilities, either by eliminating unnecessary square footage or identifying administrative solutions for better utilization, results in lower facilities portfolio cost of ownership and maximizes the return on past investments in facilities and infrastructure.

Recommendations to increase utilization of school facilities

1. When projects are being planned that will increase the gross square footage of an LEA's facilities portfolio, prepare Total Cost of Ownership analyses that study alternate solutions to building additional space.
2. The legislature should determine a process and agency to address issues and opportunities to increase utilization of under-utilized space within the statewide school facilities portfolio, for both school and non-school purposes.

Statutory Charge IV

Regional Cost per Square Foot of School Construction – Examine the potential use of regional cost-per-square-foot figures in the State allowable cost-per-square-foot figures that are established annually, which would aim to reflect the different construction and labor markets in regions of the State. Make recommendations regarding the use of regional cost-per-square-foot figures in the State allowable cost-per-square-foot figures.

The IAC's single cost-per-square-foot measure does not reflect the variability in construction costs across the State

The Workgroup discussed this topic extensively, and ultimately decided that regional cost-per-square-foot figures were not a feasible solution. Construction cost variables are extensive and far more complex than can be addressed with regional figures. Additionally, data sets to determine regional cost-per-square-foot figures would be far too small to yield any accurate figures. Instead, the workgroup focused on allowing the IAC to have sufficient flexibility to participate in justifiable costs that exceed the standard cost-per-square-foot.

Recommendations to promote State participation in justifiable construction costs exceeding the standard cost-per-square-foot

1. Review and improve COMAR 23.03.02.07 to permit the IAC to increase State participation beyond the standard cost-per-square-foot in any county rather than only in "One Maryland" counties as defined by the regulation.
2. Set aside 2.5% of the annual total CIP new authorization allocation as an IAC contingency fund to be used case-by-case in instances where the actual cost-per-square-foot exceeds the cost-per-square-foot eligible for State funding participation, despite the LEA's best efforts to control costs. Remaining funding would revert to the next year's CIP for allocation.

Statutory Charge V

Review the cost per student of school construction projects for new or replacement schools and major renovations of existing school facilities and examine the differences in cost per student by type of school across local jurisdictions. Make recommendations regarding options for increasing the State share of eligible school construction costs for projects with lower than average cost per student for each type of school.

State is not actively incentivizing cost savings in school construction

The statutory charge specifically required the Workgroup to make recommendations for incentivizing lower project costs. The Workgroup identified early on that the total cost of ownership for a facility was far more critical than the up-front cost to build, as the costs of owning and operating a facility for 30 years can exceed the initial cost to construct the facility and those operational dollar compete directly with funding for teachers and supplies. For that reason, the Workgroup focused on recommendations to lower the total cost of ownership, including up-front costs, which are detailed later in this report. The workgroup also discussed that the IAC should promote innovative solutions to facilities needs outside of existing regulatory framework when the LEA can demonstrate fiscally advantageous solutions.

Recommendations to allow local flexibility to meet facility needs

Allow the purchase of buildings for renovation as part of a project's cost if feasibility studies demonstrate that it is the best solution.

Recommendations Outside of Direct Statutory Charges

Throughout the course of the Workgroup discussions, the Workgroup often identified issues or potential solutions that were outside of the specific scope of the statutory charges, but were consistent with the intention of the legislative language and the agreed upon strategic goal of the Workgroup to find solutions to achieve a Statewide portfolio of school facilities that are educationally effective and fiscally sustainable. These recommendations are scattered throughout the Discussion Matrix in the categories that prompted their initial discussion, but have been reorganized within this additional category for clarity in the Workgroup's final report.

Definitions of capital and maintenance spending on facilities are inconsistent and do not allow for comparable information across LEAs

Although LEAs report budget and expenditure information to MSDE, the cost definitions that are used make it difficult to separate facility capital and maintenance costs from other costs. For example, vehicle maintenance costs can be grouped together with facilities maintenance costs. Lack of comparable and clear data makes it impossible to properly analyze facilities spending.

Recommendations to improve maintenance spending data for analysis and further consideration

1. Implement the National Council on School Facilities' "Definitions of Key Facilities Data Elements" for budgets and expenditures that make up the total cost of ownership that LEAs report to MSDE. Adoption of these definitions would streamline data collections and limit manual information collection required by the LEA for several other Workgroup recommendations.

Total Cost of Ownership is not considered in State funding decisions

Total cost of Ownership (TCO) is the cost to build, own, and operate a facility over time. Although the first cost of constructing a facility is costly, the cost to own and operate the facility for 30 years can exceed the initial cost of construction. Limiting decision-making information with respect to design and construction to first project cost severely limits the ability of decision makers to make good decisions. In

discussing how to incentivize reducing the cost of a facility, the workgroup ultimately decided that it is far more important to incentivize building a facility that has a lower TCO, regardless of whether the up-front cost to build is more or less expensive. The workgroup further discussed that TCO should be discussed in terms of cost per student as well as cost per square foot, as the information is easier for the public to understand.

Recommendations to incentive a lower TCO for new, replacement, and fully renovated school facilities

1. Create Life Cycle Cost Analysis (LCCA) comparable standards and measures used in a tool for calculating the total cost of ownership.
2. Create an incentive that provides for additional State share percentage points that correspond to percentage reductions in the facility TCO when compared to the baseline. Industry standards show that for each year, facility cost of ownership equals 2% of the initial construction cost for maintenance and operations (including heating, cooling, custodial, grounds, etc.) plus 2% of the initial construction cost for systemic projects (capital maintenance). An incentive could reward LEAs who design a facility for which the estimate TCO of the facility is less than the baseline according to industry standards.
3. Develop incentives for LEAs to reduce total cost of ownership of independent facilities and to improve the fiscal sustainability of their entire facilities portfolio.

Recommendations to report or identify TCO to inform State and local decision makers

1. Implement post-occupancy evaluations utilizing a standard template that will facilitate collection and availability of comparable information for all LEAs.
2. Implement the use of the “Ed Spec Total Cost of Ownership Estimation” tool to capture and inform on the cost to build and operate facilities over time. The tool should include cost per student calculations and should be required beginning at the Educational Specifications submission to MSDE and should be updated at incremental design stages.
3. Explore the implementation of real time utilities metering for each facility.

Maintenance and operations activities are underfunded and funding competes with operational dollars

While capital dollars are accounted for and often derived from sources other than operational dollars, maintenance spending directly competes with other critical operational needs, including teachers and textbooks. This competition often results in an underfunding of operational maintenance.

Recommendations to ensure appropriate levels of maintenance funding

1. Explore the implementation of a standard maintenance management system to collect data on LEAs facility operations, maintenance, and capital-renewal activities. Analyze the data and provide reports to State and local stakeholders.
2. Consider legislation that requires a certain percentage of formula funding or a new funding source be dedicated to and spent on routine facilities maintenance and operations.
3. Request that the IAC recommend that the State Board of Education implement standard National Council on School Facilities (NCSF) definitions to clearly define facility ownership expenses that LEA's report to MSDE to enable the IAC to track facilities cost of ownership.
4. Recommend that the Kirwan Commission include a funding bonus or reward for meeting a certain level of maintenance effectiveness.

5. Consider incentives in which the state share of systemic projects would be increased where the system to be replaced has exceeded the lifespan expected.

Shared Use of Space

The workgroup identified that the cost of operating and maintaining space is often not understood by community organizations or the public and school systems often have to pay for the use of space for non-educational purposes. Although LEAs see value in building space for community partners to use, there should be a full understanding of the cost of owning these spaces. Separately, the workgroup also noted that current State funding practices do not allow the greatest level of flexibility for the LEA to work out innovative facilities solutions—in particular, the IAC will not participate in the cost of purchasing a facility that could be renovated to serve as a school.

Recommendations to promote clear shared-space agreements and practices

1. Research questions and resources related to cooperative use agreements, such as standardized leases and cost per square foot.
2. Provide technical assistance and best practices information on cooperative-use agreements for LEAs.
3. Develop an online toolkit highlighting information, resources, and practical tools such as the join-use School Facilities Cost Calculator created by the 21st Century School Fund's Building Educational Success Together collaborative.
4. Educate county governments and the public on cost of ownership.

Conclusion and Next Steps

The Workgroup on Educational Specifications is tasked with completing this report and submitting it to the Governor and the General Assembly by July 1, 2019. However, the submission of this report is only the first step in creating a State school-construction process that results in educationally sufficient and fiscally sustainable school facilities.

Some of the recommendations in this report can be almost immediately implemented by the Interagency Commission on School Construction. In fact, at their meeting on May 9, 2019, the IAC voted to replace the Maximum Gross Area Allowances with the proposed Gross Area Baselines (GABs), which better account for programmatic space requirements in school facilities. At the same meeting, the IAC voted to require preliminary estimated total cost of ownership information from LEAs when they submit their educational specifications to the IAC for review. The meeting agenda materials are available on the [IAC's website](#).

However, some recommendations require further discussion and deliberation. Ideas for potential funding-related incentives, for example, will now be passed on to the Workgroup on the Assessment and Funding of School Facilities (Funding Workgroup). The Funding Workgroup, created pursuant to Section 3 of HB 1783, is tasked with considering whether the State should provide funding incentives for local jurisdictions that reduce the total cost of ownership of public school facilities. The Funding Workgroup will also consider the results of the Statewide Assessment and how they should be used to guide State funding decisions. A brief summary of the Funding Workgroup membership and statutory changes is attached as Appendix C. The Funding Workgroup is anticipated to begin meeting later this summer.

The size of the statewide school facilities portfolio in Maryland is second only to the portfolio of its roads, with an asset value of \$56 billion. School facilities must remain perpetually in sufficient condition and the processes established for planning, funding, and maintaining these facilities must be persistent. Nearly 900,000 students attend just under 1,400 schools which must be in sufficient condition to enable those children to learn.

Blue shading indicates direct relation to statutory charges
Green shading indicates that recommendation will be presented to the Funding Workgroup for additional consideration
Yellow shading indicates that recommendation is outside of direct statutory charges

I. MSDE Facilities Design Standards and Guidelines — Review to ensure that the standards and guidelines are aligned with the space allowance for each type of space – health suites, classrooms, community-use areas, etc. – and are not overly specific, and make recommendations as needed/appropriate.

III. IAC Square Footage Allocations/Maximum Gross Area Allowances (MGAAs) — Review to identify overly restrictive elements *and* to determine if alternative methodologies or allocations could yield more efficient use of space. Make recommendations regarding the square footage allocations that should be used to calculate the State’s maximum allowable square footage allocations, including recommendations on community-use space in schools, especially in communities and schools with a high proportion of students eligible for free and reduced-price meals.

Issues	Potential Solutions	Pros	Cons	Draft Recommendations	Responsible Actor
A. The IAC’s <i>Maximum Gross Area Allowances</i> (MGAAs), used to set state funding participation, are too restrictive and do not align with MSDE’s <i>Design Guidelines</i> for space.	Adjust the IAC’s <i>Maximum Gross Area Allowances</i> (MGAAs) to better support educational sufficiency and to align with MSDE’s <i>Design Guidelines</i> .	Will align State funding with the State’s recommendations regarding facility spaces and size. Provides a reasonable funding boundary around facility size that supports educational sufficiency. Supports the provision of resource spaces and community spaces.	May perpetuate the perceived validity of a “required” size. There is scarce evidence showing that providing more space results in improved student academic performance. May produce significant costs of ownership unrelated to academics	1) IAC adopt the revised MGAAs proposed by IAC staff and convert MGAAs into-Gross Area Baselines (GABs) that describe the default outer boundaries of size in which the state will participate while allowing the IAC to grant variances on a case by case basis as appropriate. 2) The IAC will continue to review and adjust the GABs as it deems necessary and at least every 2 years.	<ul style="list-style-type: none"> IAC

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Issues	Potential Solutions	Pros	Cons	Draft Recommendations	Responsible Actor
<p>B. LEAs often misinterpret MSDE’s “guidance” on the design of space as a requirement, including multi-use of spaces, resulting in a perception of too much state micro-management.</p> <p>MSDE curriculum specialists must advise only on programmatic requirements, while facilities requirements must be left up to LEA authority.</p>	<p>Clarify in regulations that decisions on design of space have been and remain local decisions.</p> <p>Survey school districts to determine their needs and priorities and add value through additional technical assistance—and/or other state support – on design of facilities/spaces; bulk purchasing; public/private partnerships; and/or standardized agreements to attain educational sufficiency and fiscal sustainability (utilizing total cost-of-ownership analysis);</p> <p>Invest time and effort to develop and share well-documented best practices, tools, and training with LEAs, (e.g., through a resource library).</p>	<p>Facilitates partnerships between the State and local school districts to define and achieve shared educational goals.</p> <p>Retains LEA flexibility to meet State programmatic goals in ways that make the best use of limited resources and school facilities.</p>	<p>Requires IAC staff time and capacity.</p>	<ol style="list-style-type: none"> 1) Revise statutes, COMAR, and/or policies that impose State restrictions on use of space to clarify that use of space is a local decision. 2) Clarify in statute (Ed. Art. §2-303), MSDE’s Design Guidelines, COMAR, and APG that the layout and design of school space fall under local control as long as they meet State programmatic requirements and building codes. Include language stating that the IAC cannot withhold funding based solely on internal design elements. 3) Align all state communications to acknowledge that facility design lies within the LEAs’ purview. 4) Review State Board of Education COMAR for implied space requirements and recommend that the State Board of Education adopt COMAR language stating that educational content standards shall not imply or specify the provision or use of school facility space. The use of space is a local decision. 5) Research and share information on multi-use best practices and models to LEAs and other stakeholders. 	<ul style="list-style-type: none"> • IAC • State Board of Education • MSDE School Facilities Branch

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<p>C. Total Cost of Ownership is not weighed heavily enough in State funding decisions, despite the long-term impacts at the state <i>and</i> local levels. There are few incentives for LEAs to plan, design and build more efficiently and to factor in total cost of ownership.</p>	<p>Develop incentives to promote long-term planning and decision-making that are grounded in fiscal sustainability (affordability) through analyses of Total Cost of Ownership.</p>	<p>Incentivizes LEAs to lower their average portfolio Total Cost of Ownership every time they plan a new or renewal project. By focusing local attention on total cost of ownership, the State can lay the groundwork for greater fiscal capacity to support school construction over time.</p>	<p>To accurately determine the estimated total cost of ownership requires additional resources. Reconciling the projected total cost of ownership with the actual total cost of ownership – through Post-occupancy evaluations and facility monitoring – requires additional resources, such as accounting services.</p>	<p>1) Create incentives that encourage LEAs to analyze and plan/design for total cost of ownership for new, replacement, and fully renovated school facilities based on the costs of building, operating, and maintaining facilities over the full life of a project. (Incentives as Presented at the April 10 Ed Spec Workgroup Meeting to increase State participation by a percentage or a fraction of a percentage corresponding to the number of percentage points an LEA reduces the total cost of ownership under the baseline total cost of ownership; http://www.pscp.state.md.us/Workgroups/EDSW/EDSWindex.cfm)</p> <p>2) Create and maintain LCCA comparable standards and measures used in a tool for calculating total cost of ownership.</p> <p>3) Implement post-occupancy evaluations utilizing a standard template that will facilitate collection and availability of comparable information for all LEAs.</p> <p>4) Implement the National Council on School Facilities’ “Definitions of Key Facilities Data Elements” for budgets and expenditures that make up the total cost of ownership that LEAs report to MSDE and track the cost of ownership.</p> <p>5) Explore the implementation of a standard maintenance management system to collect data on LEAs’ facility operations, maintenance, and capital-renewal activities. Analyze the data and provide reports to State and local stakeholders.</p>	<ul style="list-style-type: none"> • Funding Workgroup • IAC
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Issues	Potential Solutions	Pros	Cons	Draft Recommendations	Responsible Actor
				6) Explore the implementation of real time utilities metering for each facility.	
<p>D. Some LEAs see value in allowing community partners to use school spaces.</p> <p>But the ongoing costs of owning and operating a school – including cooperative use spaces – can equal or exceed the original cost of construction and they fall almost entirely on the LEAs.</p> <p>There is not enough funding in LEA budgets to support both essential educational spaces and additional use spaces (e.g. for recreational, social, and health services).</p> <p>Members of the public feel that they should be able to use school spaces without paying for them, however, because they have already funded the construction with tax dollars. [They do not understand the ongoing cost of owning and operating school facilities.]</p>	<p>Develop standardized agreements to support fiscally prudent, cooperative use of school facilities.</p> <p>Provide a standardized calculator for use of LEA space that uses rates conducive to properly supporting the total cost of ownership for long-term fiscal sustainability.</p>	<p>In some cases, maximizing use of school space with Cooperative Use Agreements can encourage partners to provide “wrap around services,” (e.g. after-school care and/or student vaccinations.)</p> <p>The LEA can recover some of the costs to own and operate a school over its expected life, which is often equal to or greater than the original cost of construction.</p>	<p>Convenience of wrap-around services being offered in school facilities could be reduced or additional funding for those services may need to be developed to make LEA budgets whole.</p>	<p>1) Research questions and resources related to cooperative use agreements, such as standardized leases and cost per square foot.</p> <p>2) Provide technical assistance and best practices information on cooperative-use agreements for LEAs.</p> <p>3) Develop an online toolkit highlighting information, resources, and practical tools such as the joint-use School Facilities Cost Calculator [http://www.bestschoolfacilities.org/jointusecalc/] created by the 21st Century School Fund’s Building Educational Success Together collaborative.</p> <p>4) Educate county governments and the public on cost of ownership (which can be more than the original cost of construction).</p>	<ul style="list-style-type: none"> IAC
<p>E. Building above the baseline total cost of ownership shifts future state funding for systemic replacements from efficiently building LEAs to the overbuilding LEAs.</p>	<p>Disincentivize overbuilding by reducing State participation now or in the future.</p>	<p>State funds will more equitably address a greater set of facilities needs statewide.</p>	<p>Would require the development of a more robust and sophisticated database to track GABs at time of award.</p>	<p>1) Beginning in the FY 2021 CIP cycle, track eligible square footage for new or renewal projects and only participate in the same percentage of systemics built in the future, thereby disincentivizing overbuilding.</p> <p>2) Create a robust communications plan to inform districts of the changes.</p>	<ul style="list-style-type: none"> IAC

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II. State-Rated Capacity (SRC)—Review the process to determine SRC and make recommendations on any needed changes, including any updates necessary to address special programs and adjacent schools.

Issues	Potential Solutions	Pros	Cons	Draft Recommendations	Responsible Actor
<p>A. Supply Side: Maryland Department of Planning (MDP) and local governments use the SRC primarily for planning and growth management. The SRC does not match LEAs' calculations of facility capacity.</p> <p>LEAs report that the supply side of available student capacity in existing facilities, as calculated with the SRC, often differs from the availability calculated by utilization.</p> <p>IAC calculations of facility capacity do not adequately recognize the spaces needed to deliver programs required to address the needs of special populations.</p>	<p>Initiate the development of a new process and tools for decision-making at the neighborhood level.</p> <p>For decisions on capital allocation and project approvals, adopt a process for calculating facility capacity based on detailed information on populations served, programs delivered, and LEA policies.</p>	<p>Acknowledges that the SRC calculation produces only a rough estimate of facility capacity.</p> <p>Factors actual facility utilization into decision making on capital projects.</p> <p>Acknowledges the spaces required to deliver the programs that LEAs believe they must deliver (e.g., to meet the needs of special populations).</p>	<p>May require more information and involvement (staff time) from LEAs.</p> <p>Requires more staff time from the IAC and partner agencies to analyze justification of need.</p>	<p>1) Transition the current SRC that is used for high level decisions to the SFC that will replace the SRC over time with a more specific and accurate tool.</p> <p>2) Consider launching a joint State-Local effort to develop a system for maximizing use of school facilities between jurisdictions where there is an agreed-upon joint programmatic opportunity.</p> <p>3) Explore potential partnerships with groups that have GIS expertise, such as the Office of GIS within the State Department of Information Technology (DoIT) and the Eastern Shore GIS Cooperative through Salisbury University, which assists counties on the Eastern Shore.</p>	<ul style="list-style-type: none"> IAC MDP
<p>B. Demand Side: The IAC currently allocates capital funds without having the data required to conduct neighborhood-level, supply-demand analyses.</p>	<p>Encourage LEAs to use a GIS-based or similar system to analyze demand at the neighborhood level and share their data with the State.</p> <p>Develop a statewide GIS system to capture and share student mobility trends with LEAs to achieve greater accuracy in projecting populations of schools and communities.</p>	<p>Supports LEAs to improve their planning capacity by sharing valuable data.</p> <p>Allows the State to deploy state capital dollars more accurately to meet the current and projected needs.</p> <p>Hedges against over/under-building.</p>	<p>The State and the LEAs need more time and resources to develop systems and capacity to support more precise projections of facilities needs at the local level with accurate data.</p>	<p>1) Develop and devote resources of the IAC, MD Dept of Planning, and DoIT's Office of GIS to move toward data-driven systems for estimating and reporting current and projected demographic trends.</p> <p>2) Work with LEAs to support more accurate long-range, supply-demand analyses and portfolio-wide capacity planning that incorporates the impact of academic program characteristics and elements that affect demand.</p>	<ul style="list-style-type: none"> IAC MDP DoIT
<p>C. Some existing facilities are underutilized.</p>	<p>Incentivize administrative solutions for better utilization of existing facilities, such as support for converting them into magnet schools that draw from a larger area.</p>	<p>Results in lower facilities portfolio cost of ownership.</p> <p>Maximizes the return on past investments in facilities and infrastructure.</p>	<p>Possible increases in transportation costs.</p> <p>May require students to cross existing attendance zones within LEAs.</p>	<p>1) When projects are being planned that will increase the gross square footage of an LEA's facilities portfolio, prepare Total Cost of Ownership analyses that study alternate solutions to building additional space.</p> <p>2) Legislature should determine a process and agency to address issues and opportunities to increase utilization of underutilized space within the statewide school facilities portfolio.</p>	<ul style="list-style-type: none"> IAC General Assembly

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IV. Regional Cost per Square Foot of School Construction — Examine the [potential] use of regional cost-per-square-foot figures in the State allowable cost-per-square-foot figures that are established annually, which would aim to reflect the different construction and labor markets in regions of the State. Make recommendations regarding the use of regional cost-per-square-foot figures in the State allowable cost-per-square-foot figures.

Issues	Potential Solutions	Pros	Cons	Draft Recommendations	Responsible Actor
A. The IAC’s single cost-per-square-foot measure does not reflect the variability in construction costs across the state.	Maintain current annual cost and utilize the current IAC authority to make adjustments through the variance process.	<p>The goal – of adjusting state funding to more closely match the cost of construction in different regions of the state – is well-intentioned.</p> <p>The IAC has the discretion to increase the maximum State allocation.</p>	<p>Because construction costs vary greatly based on the specifics of each project, any attempt to develop cost figures from sample sets of the size available on a regional basis will not accurately represent future costs.</p> <p>Does not address issues of scale or market dynamics.</p> <p>Poses additional challenges to the variance process as follows:</p> <ul style="list-style-type: none"> • Determinations of cost efficiency are subjective. • The design of an actual project in a region in a given year may not necessarily be “efficient” or even reasonable. • The small sample set in some regions may not accurately represent the true cost of construction. • Requires more IAC staff capacity. <p>With no discretionary fund, changes to the maximum allocation are delayed by one year (to resolve, see Draft Recommendation #2).</p>	<p>1) COMAR 23.03.02.07 currently addresses this issue and can be reviewed for improvement.</p> <p>2) Set aside 2.5 percent of the annual total CIP allocation as an IAC contingency fund to be used in instances where the actual cost-per-square-foot exceeds the cost-per-square-foot eligible for State funding participation, despite best efforts to control costs. Remaining funding would revert to the next year’s CIP.</p> <p>3) Quantify and annually report on variances, trends, and goals – educational and legislative – that reflect growing demand for school space.</p>	<ul style="list-style-type: none"> • IAC

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V. Cost per Student of School Construction — Review the cost per student of school construction projects for new or replacement schools and major renovations of existing school facilities and examine the differences in cost per student by type of school across local jurisdictions. Make recommendations regarding options for increasing the State share of eligible school construction costs for projects with lower than average cost per student for each type of school.

Issues	Potential Solutions	Pros	Cons	Draft Recommendations	Responsible Actor
<p>A. The State is not actively incentivizing cost savings in school construction.</p> <p>The public can more easily understand dollars per student versus calculations in the current system.</p>	<p>Identify an average cost of construction <i>on a per-student basis</i> and provide additional funds to LEAs that build schools below that cost level (see, for e.g., Senate Bill 92)</p>	<p>Incentivizes value engineering and cost control on the part of LEAs.</p> <p>Could save the state money.</p> <p>Could allow LEAs to build more square footage if they can keep the cost per square foot low.</p>	<p>Low-enrollment capacity schools would be at a clear disadvantage and high-enrollment capacity schools would have a substantial scale advantage.</p> <p>Cost-per-student figures based on a small sample set of projects do not necessarily reflect actual facility costs within a constantly changing construction market.</p> <p>Cost-per-student figures do not take into account the characteristics of a given student population or its needs.</p> <p>May not disincentivize greater GSF, which generally predicts higher long-term costs of ownership that can be greater than the original cost of construction.</p> <p>Once the cost-per-student is adjusted to account for scale differences and special populations, the result is effectively the same as the IAC’s current funding calculations based on space size.</p> <p>There’s no incremental stretch goal (e.g. 30 percent reduction in cost) which would incentivize even minor reductions.</p>	<p>1) Allow the purchase of buildings for renovation as part of a project cost if feasibility studies demonstrate that it is the best solution.</p> <p>2) Implement the use of the ed spec total cost of ownership calculator to capture and inform on the cost to build and operate the facility over time.</p> <p>3) Require that LEAs provide both cost per square foot and cost per student, per the draft ed spec total cost of ownership estimating tool, beginning at the ed spec submission.</p>	<ul style="list-style-type: none"> IAC
<p>B. Maintenance and operations activities that include preventive maintenance and lower the total cost of ownership are reportedly underfunded. Maintenance funding competes with operational dollars.</p>	<p>Consider legislation requiring that a certain percentage of formula funding or a new funding source be dedicated to and spent on routine facilities maintenance and operations.</p>	<p>Will help to ensure sufficient funding to protect capital investments: ensure educationally sufficient environments; and minimize the total cost of ownership.</p>	<p>Unless additional operations funds are added, increases in maintenance funding may come at the cost of instructional, programmatic, and/or other operational functions.</p>	<p>1) Require that a certain percentage of formula funding or a new funding source be dedicated to and spent on routine facilities maintenance and operations.</p> <p>2) Request that the IAC recommend that the State Board of Education implement standard National Council on School Facilities (NCSF) definitions to clearly define facility ownership expenses.</p> <p>3) Recommend that the Kirwan Commission include a funding bonus or reward to LEAs for achieving a level of maintenance effectiveness.</p> <p>4) Consider incentives in which the state share of systemic projects would be increased where the system to be replaced has exceeded the lifespan expected.</p>	<ul style="list-style-type: none"> General Assembly Kirwan Commission IAC State Board of Education

Appendix B: Recommendations of the Ed Specs Workgroup Sorted by Responsible Actor

This is a companion document that sorts the recommendations from Appendix A Discussion Matrix into categories by the responsible actor. For details regarding issues, potential solutions, pros, and cons, please refer to the appropriate topic in Appendix A. For additional detail, please reference the Final Report.

General Assembly	
Topic	Recommendation
II. C.	Legislature should determine a process and agency to address issues and opportunities to increase utilization of underutilized space within the statewide school facilities portfolio.
V. B.	Require that a certain percentage of formula funding or a new funding source be dedicated to and spent on routine facilities maintenance and operations.

Kirwan Commission	
Topic	Recommendation
V. B.	Recommend that the Kirwan Commission include a funding bonus or reward to LEAs for achieving a level of maintenance effectiveness.

Workgroup on the Assessment & Funding of School Facilities	
Topic	Recommendation
I. & III. C.	Create incentives that encourage LEAs to analyze and plan/design for total cost of ownership for new, replacement, and fully renovated school facilities based on the costs of building, operating, and maintaining facilities over the full life of a project. (Incentives as Presented at the April 10 Ed Spec Workgroup Meeting to increase State participation by a percentage or a fraction of a percentage corresponding to the number of percentage points an LEA reduces the total cost of ownership under the baseline total cost of ownership; http://www.pscp.state.md.us/Workgroups/EDSW/EDSWindex.cfm)
I. & III. C.	Create and maintain Life Cycle Cost Analysis (LCCA) comparable standards and measures used in a tool for calculating total cost of ownership.
I. & III. C.	Implement post-occupancy evaluations utilizing a standard template that will facilitate collection and availability of comparable information for all LEAs.
I. & III. C.	Implement the National Council on School Facilities' "Definitions of Key Facilities Data Elements" for budgets and expenditures that make up the total cost of ownership that LEAs report to MSDE and track the cost of ownership.
I. & III. C.	Explore the implementation of a standard maintenance management system to collect data on LEAs' facility operations, maintenance, and capital-renewal activities. Analyze the data and provide reports to State and local stakeholders.
I. & III. C.	Explore the implementation of real time utilities metering for each facility.

Appendix B: Recommendations of the Ed Specs Workgroup Sorted by Responsible Actor

Maryland State Board of Education	
Topic	Recommendation
I. & III. B.	Revise statutes, COMAR, and/or policies that impose State restrictions on use of space to clarify that use of space is a local decision.
I. & III. B.	Recommend that the State Board of Education adopt COMAR language stating that educational content standards shall not imply or specify the provision or use of school facility space. The use of space is a local decision.

Interagency Commission on School Construction	
Topic	Recommendation
I. & III. A	1) IAC adopt the revised Maximum Gross Area Allowances (MGAAs) proposed by IAC staff and convert MGAAs into Gross Area Baselines (GABs) that describe the default outer boundaries of size in which the state will participate in while allowing the IAC to grant variances on a case by case basis as appropriate. 2) Continue to review and adjust the GABs as IAC deems necessary and at least every 2 years
I. & III. B.	Clarify in COMAR and the APG that layout and design of school space falls under local control as long as it meets State programmatic requirements and building codes. Include language stating that the IAC cannot withhold funding based solely on internal design elements.
I. & III. B.	Research and share information on multi-use best practices and models to LEAs and other stakeholders
I. & III. C.	Create and maintain LCCA comparable standards and measures used in a tool for calculating total cost of ownership.
I. & III. C.	Implement post-occupancy evaluations utilizing a standard template that will facilitate collection and availability of comparable information for all LEAs.
I. & III. C.	Implement the National Council on School Facilities' "Definitions of Key Facilities Data Elements" for budgets and expenditures that make up the total cost of ownership that LEAs report to MSDE and track the cost of ownership.
I. & III. C.	Explore the implementation of a standard maintenance management system to collect data on LEAs' facility operations, maintenance, and capital-renewal activities. Analyze the data and provide reports to State and local stakeholders.
I. & III. C.	Explore the implementation of real time utilities metering for each facility.
I. & III. D.	Research questions and resources related to cooperative use agreements, such as standardized leases and cost per square foot.
I. & III. D.	Provide technical assistance and best practices information on cooperative-use agreements for LEAs.
I. & III. D.	Develop an online toolkit highlighting information, resources, and practical tools such as the joint-use School Facilities Cost Calculator [http://www.bestschoolfacilities.org/jointusecalc/] created by the 21st Century School Fund's Building Educational Success Together collaborative.
I. & III. D.	Educate county governments and the public on cost of ownership (which can be more than the original cost of construction).

Appendix B: Recommendations of the Ed Specs Workgroup Sorted by Responsible Actor

Interagency Commission on School Construction	
Topic	Recommendation
I. & III. E.	1) Beginning in the FY 2021 CIP cycle, track eligible square footage for new or renewal projects and only participate in the same percentage of systemics built in the future, thereby disincentivizing overbuilding. 2) Create a robust communications plan to inform districts of the changes.
II. A.	Transition the current SRC that is used for high level decisions to the SFC that will replace the SRC over time with a more specific and accurate tool.
II. A.	Consider launching a joint State-Local effort to develop a system for maximizing use of school facilities between jurisdictions where there is an agreed-upon joint programmatic opportunity.
II. A.	Explore potential partnerships with groups that have GIS expertise, such as the Office of GIS within the State Department of Information Technology (DoIT) and the Eastern Shore GIS Cooperative through Salisbury University, which assists counties on the Eastern Shore.
II. B.	Develop and devote resources of the IAC, MD Dept of Planning, and DoIT's Office of GIS to move toward data-driven systems for estimating and reporting current and projected demographic trends.
II. B.	Work with LEAs to support more accurate long-range, supply-demand analyses and portfolio-wide capacity planning that incorporates the impact of academic program characteristics and elements that affect demand.
II. C.	When projects are being planned that will increase the gross square footage of an LEA's facilities portfolio, prepare Total Cost of Ownership analyses that study alternate solutions to building additional space.
IV. A.	1) Review COMAR 23.03.02.07 and revise for improvement. 2) Set aside 2.5 percent of an the annual total CIP allocation as an IAC contingency fund to be used in instances where the actual cost-per-square-foot exceeds the cost-per-square-foot eligible for State funding participation, despite best efforts to control costs. Remaining funding would revert to the next year's CIP. 3) Quantify and annually report on variances, trends, and goals – educational and legislative – that reflect growing demand for school space.
V. A.	Allow the purchase of buildings for renovation as part of a project cost if feasibility studies demonstrate that it is the best solution.
V. A.	Implement the use of the ed spec total cost of ownership calculator to capture and inform on the cost to build and operate the facility over time; and Require that LEAs provide both cost per square foot and cost per student, per the draft ed spec total cost of ownership estimating tool, beginning at the ed spec submission.
V. B.	Request that the IAC recommend that the State Board of Education implement standard National Council on School Facilities (NCSF) definitions to clearly define facility ownership expenses that LEA's report to MSDE to enable the IAC to track facilities cost of ownership.
V. B.	Consider incentives in which the state share of systemic projects would be increased where the system to be replaced has exceeded the lifespan expected.

Appendix B: Recommendations of the Ed Specs Workgroup Sorted by Responsible Actor

Maryland State Department of Education	
Topic	Recommendation
I. & III. B.	Revise policies that impose State restrictions on use of space to clarify that use of space is a local decision.
I. & III. B.	Clarify in MSDE's Design Guidelines that the layout and design of school space falls under local control as long as it meets State programmatic requirements and building codes.
I. & III. B.	Align all state communications to acknowledge that facility design lies within the LEA's purview
I. & III. C.	Implement the National Council on School Facilities' "Definitions of Key Facilities Data Elements" for budgets and expenditures that make up the total cost of ownership that LEAs report to MSDE and track the cost of ownership.

Maryland Department of Planning	
Topic	Recommendation
II. A.	Transition the current State Rated Capacity (SRC) that is used for high level decisions to the SFC that will replace the SRC over time with a more specific and accurate tool.
II. A.	Consider launching a joint State-Local effort to develop a system for maximizing use of school facilities between jurisdictions where there is an agreed-upon joint programmatic opportunity.
II. A.	Explore potential partnerships with groups that have GIS expertise, such as the Office of GIS within the State Department of Information Technology (DoIT) and the Eastern Shore GIS Cooperative through Salisbury University, which assists counties on the Eastern Shore.
II. B.	Develop and devote resources of the IAC, MD Dept of Planning, and DoIT's Office of GIS to move toward data-driven systems for estimating and reporting current and projected demographic trends.
II. B.	Work with LEAs to support more accurate long-range, supply-demand analyses and portfolio-wide capacity planning that incorporates the impact of academic program characteristics and elements that affect demand.

Maryland Department of Information Technology	
Topic	Recommendation
II. B.	Develop and devote resources of the IAC, MD Dept of Planning, and DoIT's Office of GIS to move toward data-driven systems for estimating and reporting current and projected demographic trends.

Workgroup on the Assessment and Funding of School Facilities

Members:

- Dr. Karen Salmon, State Superintendent of Schools - *Chair*
- Senator Douglas J.J. Peters, appointed by the President of the Senate
- Senator Bill Ferguson, appointed by the President of the Senate
- Delegate Marc Korman, appointed by the Speaker of the House
- Delegate Geraldine Valentino-Smith, appointed by the Speaker of the House
- The Honorable Nancy K. Kopp, State Treasurer (or designee)
- Jan H. Gardner, Frederick County Executive, representative of the Maryland Association of Counties (MACo)
- Brad Young, President of the Frederick County Board of Education, representative of the Maryland Association of Boards of Education (MABE)
- Perry Willis, Cecil County Public Schools, representative of the Public School Superintendents Association of Maryland (PSSAM)

Objectives:

After the initial facility assessment, the workgroup shall:

- Consider how relative facility condition within the facilities sufficiency standards should be prioritized
 - Take local priorities into account
 - Should prioritization be by category?
 - Should prioritization be by local jurisdiction or statewide?
- Determine if and how assessment results should be used in construction funding decisions
- Consider whether the State should provide funding incentives for local jurisdictions that reduce the total cost of ownership of public school facilities

Report:

The workgroup shall report its findings and recommendations to the Governor and General Assembly on or before **December 1, 2019**.

Item VI. Aging Schools Program (ASP) – Fiscal Year 2020 Allocations and Summary of Fiscal Year 2019 Projects

Motion:

This item is informational and does not require IAC action.

Background Information:

Funding allocations for each Local Education Agency (LEA) are set forth in Education Article § 5-206(f)(2). Beginning every July 1, allocations for the Aging Schools Program (ASP) are distributed to the LEAs.

ASP provides State funds to address the needs of public school buildings so that LEAs can improve the safety of students and staff as well as enhance the delivery of educational programs. These funds are used to improve, repair, maintain, and to address deferred maintenance work at existing public school buildings and sites serving students.

The minimum funding threshold for project request is \$10,000. The allocation should be no more than the total allocation established for the LEA, except as allowed in Section E of the administrative procedures guide. This program consists of bond proceeds; therefore, eligible projects are restricted to project types that have at least a 15 year anticipated lifespan.

All projects that receive funding allocations through this program are required to be placed under contract before the end of the fiscal year of the allocation. The contracted funds are required to be expended and reimbursed within six months following the end of the fiscal year in which the funds were allocated. Uncontracted funds are generally held in reserve and re-allocated to the LEA during the next fiscal year.

For the FY 2020 ASP Program, the 2019 Capital Budget Bill (HB 101; Chapter 14) included State General Obligation Bonds in the amount of \$6.109 million. In addition to the new authorization, \$646,553 from FY 2014, \$16,333 from FY 2016, \$412,663 from FY 2018 and \$126,658 from FY 2019 in unexpended ASP allocation balances has been redistributed. As with CIP allocations, the ASP balances are to be reserved for the specific LEAs to which they were originally allocated. Since the FY 2014 funds consist of bond proceeds, the allocations do not expire at the end of the fiscal year.

See Table 1 for Allocations for the last three (3) Fiscal Years.

Aging Schools Program Allocations and Expenditures						Table 1
Appropriation Year	Total Allocation	Total Reallocated Funds	Total Recycled Funds	Rounding Adjustment	Total Sum of Allocation	Total Sum of Expenditures
18	\$6,108,990.00	\$923,147.00	-\$412,663.00	\$10.00	\$6,619,484.00	4,767,841.05
19	\$6,108,990.00	\$435,034.00	-\$142,991.00	\$10.00	\$6,401,043.00	109,509.35
20	\$6,108,990.00	\$1,202,207.00		\$10.00	\$7,311,207.00	0.00
Grand Total	\$18,326,970.00	\$2,560,388.00	-\$555,654.00	\$30.00	\$20,331,734.00	4,877,350.40

Project scopes range from gym floor replacements, to the installation of new playground equipment to bleacher replacements. For a detailed summary of the pending and approved projects and the various project types, please see Attachment A.

To view the allocations by county, see Attachment B.

**Interagency Commission on School Construction
Public School Construction Program
Aging Schools Program
Fiscal Year 2020 Allocations**

LEA	FY 2020 ASP Allocation (1)	Prior FY 2014, FY 2016, FY 2018 and FY 2019 Unexpended Allocation (2)	Total Final Program Funding Available from All Applicable Fiscal Years
Allegany	\$97,791		\$97,791
Anne Arundel	\$506,038		\$506,038
Baltimore City	\$1,387,924		\$1,387,924
Baltimore	\$874,227	\$708,814	\$1,583,041
Calvert	\$38,292	\$690	\$38,982
Caroline	\$50,074	\$40	\$50,114
Carroll	\$137,261	\$3,970	\$141,231
Cecil	\$96,024	\$22,301	\$118,325
Charles	\$50,074	\$56,607	\$106,681
Dorchester	\$38,292		\$38,292
Frederick	\$182,622	\$6,759	\$189,381
Garrett	\$38,292		\$38,292
Harford	\$217,379	\$25,708	\$243,087
Howard	\$87,776		\$87,776
Kent	\$38,292	\$59,996	\$98,288
Montgomery	\$602,651		\$602,651
Prince George's	\$1,209,426	\$255,153	\$1,464,579
Queen Anne's	\$50,074	\$3,940	\$54,014
St. Mary's	\$50,074		\$50,074
Somerset	\$38,292	\$115	\$38,407
Talbot	\$38,292	\$47,066	\$85,358
Washington	\$134,904		\$134,904
Wicomico	\$106,627	\$11,034	\$117,661
Worcester	\$38,292	\$14	\$38,306
Totals	\$6,108,990	\$1,202,207	\$7,311,197

Notes:

- (1) Education Article, § 5-206(f)(2) Distribution of Grants – Aging Schools Program
- (2) Reallocation of prior year authorizations.

**Interagency Commission on School Construction
Aging Schools Program (ASP)
Fiscal Year 2020 Approved Projects Report
As of July 9, 2019**

LEA/ Project	PSC	Scope	FY 2020 Total Final Program Funding Available including Prior Year Funds	LEA Project Estimate	Requested Amount	Approved Amount
02 Anne Arundel County			\$506,038			
Oakwood ES	02.109.20	Main Distribution Center & Motor Control Center Replacement		\$305,000	\$260,000	Pending
Shipley's Choice ES	02.049.20	Folding Doors Replacement		\$70,000	\$46,000	Pending
Southern MS	02.042.20	Elevator Replacement		\$225,000	\$200,000	Pending
Remaining Balance			\$506,038	\$600,000	\$506,000	\$0
04 Calvert			\$38,982			
Plum Point MS	04.017.20	Partial Intercom Replacement		\$24,988	\$24,988	\$24,988
Mt. Harmony ES	04.007.20	Partial Intercom Replacement		\$13,994	\$13,994	\$13,994
Remaining Balance			\$0	\$38,982	\$38,982	\$38,982
06 Carroll			\$141,231			
Winters Mill HS	06.052.20	Track Repairs		\$34,040	\$34,040	\$34,040
Remaining Balance			\$107,191	\$34,040	\$34,040	\$34,040
07 Cecil			\$118,325			
Perryville ES	07.020.20	Playground Restoration		\$16,000	\$16,000	\$16,000
Cecilton ES	07.031.20	Classroom Floor Replacement		\$11,000	\$11,000	\$11,000
Thomson Estates ES	07.011.20	Classroom Floor Replacement		\$11,500	\$11,500	\$11,500
Holly Hall ES	07.037.20	Classroom Floor Replacement		\$12,500	\$12,500	\$12,500
Bainbridge ES	07.034.20	Sidewalk Replacement		\$13,000	\$13,000	\$13,000
Remaining Balance			\$54,325	\$64,000	\$64,000	\$64,000
08 Charles			\$106,681			
Piccowaxen Middle	08.015.20	Power Conditioning Panel		\$50,000	\$50,000	\$50,000
Remaining Balance			\$56,681	\$50,000	\$50,000	\$50,000
10 Frederick			\$189,381			
Thurmont Primary	10.064.20	Envelope Repair/Water Infiltration		\$145,000	\$145,000	\$145,000
Remaining Balance			\$44,381	\$145,000	\$145,000	\$145,000

**Interagency Commission on School Construction
Aging Schools Program (ASP)
Fiscal Year 2020 Approved Projects Report
As of July 9, 2019**

LEA/ Project	PSC	Scope	FY 2020 Total Final Program Funding Available including Prior Year Funds	LEA Project Estimate	Requested Amount	Approved Amount
15 Montgomery			\$602,651			
Highland View Elementary	15.101.20	Trash Compactor Replacement		\$11,267	\$11,267	\$11,267
Magruder High	15.045.20	Trash Compactor Replacement		\$14,576	\$14,576	\$14,576
Poolesville High	15.066.20	Trash Compactor Replacement		\$14,576	\$14,576	\$14,576
Sherwood High	15.135.20	Trash Compactor Replacement		\$14,576	\$14,576	\$14,576
Stone Mills Elementary	15.157.20	Trash Compactor Replacement		\$11,267	\$11,267	\$11,184
Rockwell Elementary	15.173.20	Asphalt Resurfacing		\$78,000	\$78,000	\$78,000
Cedar Grove Elementary	15.214.20	Asphalt Resurfacing		\$65,000	\$65,000	\$65,000
Piney Branch Elementary	15.249.20	Bleacher Replacement		\$44,900	\$44,900	\$44,900
Quince Orchard High	15.158.20	Gym Divider Wall Replacement		\$95,500	\$95,500	\$95,500
Shady Grove Middle	15.275.20	Water Heater Replacement		\$85,000	\$85,000	\$85,000
Watkins Mill High	15.166.20	Gym Divider Wall Replacement		\$95,500	\$95,500	\$95,500
Germantown Elementary	15.013.20	Gym Floor Replacement		\$72,572	\$72,572	\$72,572
Remaining Balance			\$0	\$602,734	\$602,734	\$602,651
17 Queen's Anne			\$54,014			
Kent Island High	17.023.20	PA Replacement		\$50,000	\$50,000	\$50,000.00
Remaining Balance			\$4,014	\$50,000	\$50,000	\$50,000
19 Somerset			\$38,407			
Crisfield High	19.004.20	Intercom Replacement/New VOIP System		\$18,017	\$18,017	\$18,017
Greenwood Elementary	19.014.20	Intercom Replacement/New VOIP System		\$17,415	\$17,415	\$17,415
Remaining Balance			\$2,975	\$35,432	\$35,432	\$35,432
22 Wicomico			\$117,661			
Wicomico Middle	22.015.20	Gym Floor Refinishing		\$28,711	\$28,711	\$28,711
Pinehurst Elementary	22.002.20	VCT Flooring		\$26,956	\$26,956	\$26,956
Parkside High School	22.001.20	VCT Flooring		\$22,684	\$22,684	\$22,684
Delmar Elementary	22.007.20	Bathrooms Epoxy Floor Finish		\$25,500	\$25,500	\$25,500
Remaining Balance			\$13,810	\$103,851	\$103,851	\$103,851

Interagency Commission on School Construction
Aging Schools Program (ASP)
Fiscal Year 2020 Approved Projects Report
As of July 9, 2019

LEA/ Project	PSC	Scope	FY 2020 Total Final Program Funding Available including Prior Year Funds	LEA Project Estimate	Requested Amount	Approved Amount
30 Baltimore City			\$1,387,924			
North Bend PK-8 #081	30.041.20	Installation of New Playground		\$43,200	\$43,200	\$43,200
Bragg Nature Study Center	30.276.20	CCTV Cameras		\$17,500	\$17,500	\$17,500
Barclay PK-8 #054	30.260.20	Gym Floor Replacement		\$78,074	\$78,074	\$78,074
Baltimore School for the Arts #415	30.178.20	Domestic Water Pumps Replacement		\$42,040	\$42,040	\$42,040
Harriet Tubman Building #138	30.150.20	Sidewalk Replacement		\$0	\$0	Pending
Beechfield ES #246	30.195.20	Not Specified		\$63,577	\$63,577	Not Specified
Remaining Balance			\$1,207,110	\$244,391	\$244,391	\$180,814

Item VII. Fiscal Year 2019 Round II School Safety Grant Program Applications Report

Motion:

This item is informational and does not require IAC action.

Background Information:

HB 1783 created the School Safety Grant Program (SSGP) (Education Article, §5-317).

\$20 million was allocated to the School Safety Grant Program in FY 2019 - \$10 million in Paygo funding and \$10 million from bond premiums allocated through the capital budget bill. The IAC approved release of procedures for applications and funding allocations to LEAs totaling \$10 million of the available \$20 million in August of 2018. At the March 21, 2019 IAC meeting, the IAC approved release of the 2nd round of FY 2019 applications and funding allocations to LEAs totaling \$10 million, making the full FY 2019 funding available to the LEAs.

Each LEA’s allocation is a combination of their calculated distribution of \$5 million based on their proportional total enrollment as of September 17, 2017 and their calculated distribution of \$5 million based on their proportional total facility square footage as extracted from the IAC Facility Database. For the 2nd round, application of the State/local cost share formula to project funding was removed and a minimum potential State allocation of \$200,000 for each LEA was approved.

As with the 1st round, the IAC delegated authority to approve eligible projects within the total LEA allocations to IAC staff, with a report of project allocations submitted to the IAC at regularly scheduled meetings. Projects are accepted and approved on a rolling basis.

A memo was distributed to all LEAs and the Maryland School for the Blind on April 3, 2019 announcing the beginning of the application period and providing direction on how to access the program procedures via our website and to submit applications via SharePoint. The Application Period is from April 1, 2019 to September 30, 2019.

As of June 25, 2019, applications for 180 security projects have been received and 30 have been approved. 150 applications for access control systems in Baltimore City were completed on June 25th and are under review. The following chart identifies the types of requested and approved projects.

Project Category	Projects Requested	Projects Approved	Amount Requested	Amount Approved
Site Improvements	1	1	\$204,000	\$204,000
Doors and Door Hardware				
Security Vestibules	5	5	\$1,134,383	\$1,134,383
Security Communications	15	15	\$199,987	\$199,987
Access Control System	155	5	\$383,600	\$200,000
Surveillance and Security Technology – Stand-alone or combinations of Cameras and Servers, Monitors, Video Door Security, Video Recorders, DVRs, CCTV and CCT Upgrades	4	4	\$111,439	\$111,439
Glass Security Film				
Security Window Covering (To create Areas of Visual Refuge)				
Total	180	30	\$2,033,409	\$1,849,809

See Attachments: FY 2019 Round II School Safety Grant Program Summary by LEA

Interagency Commission on School Construction
 FY 2019 School Safety Grant Program (SSGP) - Round II
 Summary by LEA

LEA#	LSS	(A) Allocation	Count Projects by Status			(B) SSGP\$ Requested	(C) SSGP\$ Approved	(D) Remaining Allocation (D)=(A)-(C)	Summary/Status of Request	Date Received
			# Approved	# Pending	# Cancelled					
1	Allegany	200,000	-	-	-	-	-	200,000		
2	Anne Arundel	776,000	3	-	-	776,000	776,000	-	Security Vestibule - Add a security vestibule at 3 schools	6/12/2019
3	Baltimore	1,005,000	-	-	-	-	-	1,005,000		
4	Calvert	200,000	-	-	-	-	-	200,000		
5	Caroline	200,000	-	-	-	-	-	200,000		
6	Carroll	242,000	-	-	-	-	-	242,000		
7	Cecil	200,000	-	-	-	-	-	200,000		
8	Charles	241,000	-	-	-	-	-	241,000		
9	Dorchester	200,000	15	-	-	199,987	199,987	13	Security Communications - Retrunk and reprogram bus and administrative radios to support 700 Mhz operations at 15 schools	6/3/2019
10	Frederick	386,000	-	-	-	-	-	386,000		
11	Garrett	200,000	-	-	-	-	-	200,000		
12	Harford	359,000	-	-	-	-	-	359,000		
13	Howard	504,000	-	-	-	-	-	504,000		
14	Kent	200,000	5	-	-	200,000	200,000	-	Access Control Systems - Upgrade card access system at 5 schools	5/10/2019
15	Montgomery	1,462,000	-	-	-	-	-	1,462,000		
16	Prince George's	1,138,000	-	-	-	-	-	1,138,000		
17	Queen Anne's	200,000	-	-	-	-	-	200,000		
18	St. Mary's	200,000	-	-	-	-	-	200,000		
19	Somerset	200,000	1	-	-	200,000	200,000	-	Security Vestibule - At the Alternative Learning Center in a portion of the original J.M. Tawes School, add a security vestibule with access control; double doors with access control features at both ends of main corridor; an additional egress corridor; and sidewalk to connect vestibule with bus loop.	4/12/2019
20	Talbot	200,000	-	-	-	-	-	200,000		
21	Washington	204,000	1	-	-	204,000	204,000	-	Site Improvements - At Smithsburg HS, enclose covered/open walkway between buildings, provide security fencing around another open walkway, and modify existing security vestibule for security pass-through window.	5/23/2019
22	Wicomico	200,000	1	-	1	158,383	158,383	41,617	Security Vestibule - Add a security vestibule at Northwestern HS (security vestibule cancelled at another school)	5/30/2019
23	Worcester	200,000	-	-	-	-	-	200,000		
30	Baltimore City	883,000	4	150	-	295,039	111,439	771,561	Surveillance and Security Technology - Replace security cameras at one school; provide interior and exterior CCTV system at 2 schools; and upgrade CCTV cameras and replace DVR at 1 school. Access Control System - Renew for 1 year the visitor pass system previously installed with state funding at 150 schools.	6/11/2019 6/25/2019
25	Md. School for the Blind	200,000	-	-	-	-	-	200,000		
Totals		10,000,000	30	150	1	2,033,409	1,849,809	8,150,191		
			180							