

IAC MEETING AGENDA

Thursday, November 14, 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

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BALTIMORE, MD 21201
410-767-0617

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Meeting Minutes October 10, 2019

Call to Order:

Dr. Karen Salmon called the meeting of the Interagency Commission on School Construction to order at 9:02 a.m.

Members in Attendance:

Dr. Karen Salmon, State Superintendent of Schools, Chair
Denise Avara, Appointee of the Governor, via teleconference
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
Dick Lombardo, Appointee of the Governor
Michael Bayer, Designee for Secretary Robert S. McCord, Maryland Department of Planning

Members Not in Attendance:

Brian Gibbons, Appointee of the Speaker of the House
Todd Schuler, Appointee of the Speaker of the House

Revisions to the Agenda:

None

Public Comment:

Jake Smithwick, Board Member, Center for Procurement Excellence spoke on developing standards for best practices for best-value procurement, including training sessions for those involved in the procurement process.

I. Consent Agenda

Motion Carried

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

A. Approval of September 12, 2019 Minutes

To approve the minutes of the September 12, 2019 Interagency Commission on School Construction Meeting.

B. Approval of Contracts

To approve contract procurement as presented.

C. Closed Projects

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

D. Approval of Revisions to Previously Approved Contracts

To approve the revisions to previously approved IAC item to accurately reflect the project scope.

II. Adoption of a Final COMAR Revisions

Motion Carried

Cassandra Viscarra, Programs Support Administrator, presented the final adoption of proposed Code of Maryland Regulations (COMAR) revisions, originally approved by the IAC at their May 9, 2019 meeting. The proposed motion included one non-substantive change to revise a cross reference to the correct regulation.

Upon a motion by Mr. Lombardo, seconded by Mr. Bayer, the members voted unanimously to adopt the final COMAR Revisions as published in the August 16, 2019 Maryland Register (Volume 46; Issue 17; Pages 746-753) with non-substantive changes presented.

III. School Safety Grant Program Administrators Procedures Guide Revisions

Motion Carried

Cassandra Viscarra, Programs Support Administrator, presented an agenda item to approve revisions to the School Safety Grant Program Administrative Procedures Guide. The IAC received two applications for projects at a single school operated by a local board of education but located in a privately-owned facility. In reviewing the request, staff noted that the administrative procedures guide (APG) for the program is silent on the eligibility of projects in privately-owned facilities. IAC staff recommended that funding for privately owned facilities be limited to movable equipment that could be retained by the LEA in the event of a lease termination.

Upon a motion from Secretary Churchill and a second by Mr. Bayer, the motion to approve revisions to the School Safety Grant Program Administrative Procedures Guide as attached, pending non-substantive edits by staff.

IV. FY 2020 Healthy School Facility Fund Allocation Adjustments

Motion Carried

Joan Schaefer and Arabia Davis presented revisions to Healthy School Facility Fund (HSFF) allocations, originally approved by the IAC at their meeting on September 12, 2019. Funding was available for reallocation to projects based on the LEA's demonstrating the severity of the immediate life, safety or health environmental risks. It was identified that there were inconsistencies with the funding allocations, specifically for gymnasium air conditioning projects. Staff recommended revisions to exclude

gymnasium air conditioning, with one exception due to special education program requirements. Staff recommended subsequent funding revisions to utilize available funding as a result of the gymnasium project reductions.

Upon a motion by Mr. Bayer and a second by Mr. Lombardo, the motion to approve fiscal year 2020 Healthy School Facility Fund allocation adjustments as presented, with a final total revised allocation of \$30,000,000, carried unanimously.

V. FY 2018 Qualified Zone Academy Bond Program Motion Carried

Shauntia Gray, Funding Program Assistant, presented a motion to approve FY 2018 Qualified Zone Academy Bond (QZAB) funding for one project in Garrett County and one project in Montgomery County.

Upon a motion by Mr. Lombardo, seconded by Mr. Kasemeyer, the members voted unanimously to approve an increase to the original allocation for one existing FY 2018 Qualified Zone Academy Bond (QZAB) project in Garrett County and to approve a new allocation for one FY 2018 QZAB project in Montgomery County.

VI. Change Order Approvals Informational Only

Clarence Felder, Program Manager, Department of General Services, presented Change Order Approvals. For projects funded in the FY 2019 CIP or earlier, LEAs were given the option, in accordance with the transitional change order policy approved by the IAC in October 2018, to request State review of change orders for eligibility and State participation or to request all change orders be considered local responsibility and not require State review.

VII. Baltimore City E15M HVAC Project Status Report Informational Only

Jamie Bridges, Baltimore City Project Manager, presented a status report on the Baltimore City E15M HVAC allocation.

VIII. FY 2019 Round II SSGP Applications Informational Only

Joan Schaefer, Deputy Director of the IAC, presented a status report on the applications submitted for the Fiscal Year 2019 Round II School Safety Grant Program (SSGP).

Adjournment:

Upon a motion by Secretary Churchill, seconded by Mr. Lombardo and unanimously approved, the meeting of the Interagency Commission on School Construction was adjourned at 09:38 a.m.

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>Frederick County</u>				
1.	Urbana Elementary PSC #10.022.16/19/20 LPC Replacement - Contract #2 (6 contracts)	\$1,763,065	\$0	\$1,763,065
	9B - L & R Enterprises, Inc.	\$280,900		
	9C - Durex Coverings, Inc.	\$379,995		
	9D - Corridor Flooring Associates	\$374,270		
	9E - Cochran & Mann, Inc.	\$269,000		
	11A - 11400, Inc.	\$382,000		
	11B - TJ Distributors, Inc.	\$76,900		
2.	Rock Creek School PSC #10.080.11/20 LPC Replacement - Contract #1 (18 contracts)	\$40,056,687	\$1,702,976	\$38,353,711
	3A - Sody Concrete Construction, Inc.	\$1,024,000		
	4A - Bragunier Masonry Contractors, Inc.	\$4,474,764		
	5A - Kinsley Construction, Inc.	\$2,990,000		
	6A - William F. Klingensmith, Inc.	\$2,746,000		
	2A - Accubid Civil Construction, Inc.	\$11,478,000		
	7A - Simpson Unlimited, Inc.	\$2,775,311		
	8A - Engineered Construction Products, Ltd.	\$1,128,900		
	9A - J. A. Argetakis Contracting Company, Inc.	\$1,614,267		
	9B - Atlascopco Construction Company, Inc.	\$378,000		
	9C - Solara Flooring Group, Inc.	\$172,900		
	9D - Master Care Flooring, Inc.	\$72,120		
	9E - Durex Coverings, Inc.	\$213,150		
	9F - NLP Enterprises, Inc.	\$285,000		
	11A - 11400, Inc.	\$171,900		
	13A - Paddock Swimming Pool Company	\$344,975		
	15A - R. W. Warner, Inc.	\$5,771,000		
	15B - Brewer & Company of WV, Inc.	\$280,500		
	16A - Westmoreland Electric Services, LLC	\$4,135,900		
<u>Garrett County</u>				
3.	Southern High PSC #11.005.18 QZ QZAB - Roof Replacement Hite Associates, Inc.	\$253,800	\$253,800	\$0
		\$253,800		
<u>Harford County</u>				
4.	Fallston High PSC #12.001.18/20 ASP ASP - Wall Repair Baltimore Contractors, Inc.	\$176,888	\$176,888	\$0
		\$176,888		

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

		<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Prince George's County</u>				
5.	Glassmanor Elementary PSC #16.141.18 SR Systemic Renovation - Window Replacement Hot & Cold Corporation	\$1,102,375 \$1,102,375	\$599,996	\$502,379
6.	Glassmanor Elementary PSC #16.141.15/18 SR Systemic Renovation - HVAC Replacement Hot & Cold Corporation	\$3,178,600 \$3,178,600	\$1,208,000	\$1,970,600
<hr/>				
7.	North Forestville Elementary PSC #16.145.19 SR Systemic Renovation - Roof Replacement Paige Industrial Services, Inc.	\$1,141,386 \$1,141,386	\$722,000	\$419,386
<hr/>				
<u>St. Mary's County</u>				
8.	Esperanza Middle PSC #18.010.19 ASP ASP - PA System Replacement LayerOne Technology Solutions Corporation	\$108,075 \$108,075	\$50,074	\$58,001
<hr/>				
Summary Totals				
Total Projects: 8	Total Contracts: 30	\$47,780,876	\$4,713,734	\$43,067,142

APPROVAL OF CONTRACTS

LEA: Frederick County

PSC No 10.022.16/19/20 LPC

Project Name: Urbana Elementary

Bid Opening: 2/26/19

Project Type: Replacement

Scope of Work: Contract #2 (6 contracts)

Basis for Award of Contract: base bid plus alt. 5B

Basis of Funding: 64% of eligible base bid plus alt. 5B

Local Funds: \$1,763,065

State Funds: \$0

Total Contract: \$1,763,065

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>
9B	L & R Enterprises, Inc.	\$280,900
9C	Durex Coverings, Inc.	\$379,995
9D	Corridor Flooring Associates	\$374,270
9E	Cochran & Mann, Inc.	\$269,000
11A	11400, Inc.	\$382,000
11B	TJ Distributors, Inc.	\$76,900
		<u><u>\$1,763,065</u></u>

- Notes: 1) Replacement school on the same site with 98,178 sf, and demolition of 64,133 sf.
2) Prevailing wage rates apply to this contracts.
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 additional funding in a future fiscal year.

IAC Approval Date:

APPROVAL OF CONTRACTS

LEA: Frederick County

PSC No 10.080.11/20 LPC

Project Name: Rock Creek School

Bid Opening: 8/7/19

Project Type: Replacement

Scope of Work: Contract #1 (18 contracts)

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

Basis of Funding: 64% of eligible base bid plus alt. 1 up to the amount of maximum allocation

Local Funds: \$38,353,711

State Funds: \$1,702,976

Total Contract: \$40,056,687

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>
3A	Sody Concrete Construction, Inc.	\$1,024,000
4A	Bragunier Masonry Contractors, Inc.	\$4,474,764
5A	Kinsley Construction, Inc.	\$2,990,000
6A	William F. Klingensmith, Inc.	\$2,746,000
2A	Accubid Civil Construction, Inc.	\$11,478,000
7A	Simpson Unlimited, Inc.	\$2,775,311
8A	Engineered Construction Products, Ltd.	\$1,128,900
9A	J. A. Argetakis Contracting Company, Inc.	\$1,614,267
9B	Atlascopco Construction Company, Inc.	\$378,000
9C	Solara Flooring Group, Inc.	\$172,900
9D	Master Care Flooring, Inc.	\$72,120
9E	Durex Coverings, Inc.	\$213,150
9F	NLP Enterprises, Inc.	\$285,000
11A	11400, Inc.	\$171,900
13A	Paddock Swimming Pool Company	\$344,975
15A	R. W. Warner, Inc.	\$5,771,000
15B	Brewer & Company of WV, Inc.	\$280,500
16A	Westmoreland Electric Services, LLC	\$4,135,900
		<u><u>\$40,056,687</u></u>

- Notes:** 1) Replacement school consisting of 79,474 sf new construction and demolition of the entire existing 55,214 sf facility.
2) Prevailing wage rates apply to this contract.
3) Project eligible for additional funding in a future fiscal year.

IAC Approval Date:

APPROVAL OF CONTRACTS

LEA: Garrett County

PSC No 11.005.18 QZ

Project Name: Southern High

Bid Opening: 6/5/18

Project Type: QZAB

Scope of Work: Roof Replacement

Basis for Award of Contract: base bid

Basis of Funding: QZAB

Local Funds: \$0

State Funds: \$253,800

Total Contract: \$253,800

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>
	Hite Associates, Inc.	<u>\$253,800</u>
		<u>\$253,800</u>

Notes: 1) Replacement the roof on the Media Center and Band Hallway with new tapered insulation, 4 ply roof system and gravel surface.
 2) Davis Bacon wage determinations apply to this contract.

IAC Approval Date:

GARRETT COUNTY PUBLIC SCHOOLS
 40 SOUTH SECOND STREET
 OAKLAND, MARYLAND 21550

BID TABULATION

PROJECT: Southern High Media/Band Roof Replacement

BID OPENING: June 5, 2018

CONTRACTOR	BASE BID	ADD ALT #1	ADD ALT #2	^{MBE} ADD ALT #3	BID BOND
Hite Associates	\$252,000	\$1,800		✓	✓

TABULATOR: William Swift
 [Signature]

WITNESS: Lisa Nowbray
 [Signature]

APPROVAL OF CONTRACTS

LEA: Harford County

PSC No 12.001.18/20 ASP

Project Name: Fallston High

Bid Opening: 9/23/19

Project Type: ASP

Scope of Work: Wall Repair

Basis for Award of Contract: quote dated 9/23/19

Basis of Funding: ASP

Local Funds: \$0

State Funds: \$176,888

Total Contract: \$176,888

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>
	Baltimore Contractors, Inc.	<u>\$176,888</u>
		<u>\$176,888</u>

Notes: 1) Repair of the exterior masonry wall.
2) Eligible for funding available within FY 2020 ASP allocation for LEA at time of reimbursement request.

IAC Approval Date:

**HARFORD COUNTY PUBLIC SCHOOLS
 102 SOUTH HICKORY AVENUE
 BEL AIR, MD 21014**

QUOTE FORM

RFQ #20-03-DS

Fallston High Masonry Repairs

All quotes must be submitted properly executed. Quotes may be mailed, faxed or e-mailed to Denise Semenkow, at 102 S. Hickory Avenue, Bel Air, MD 21014 or 410-809-6158 or Denise.Semenkow@hcps.org. All quotes are due **2:30 pm local time, on September 23, 2019**, at the Purchasing Department of Harford County Public Schools by one of the methods mentioned in the previous statement.

In compliance with the request for quote, and the established Terms and Conditions of the Harford County Public School bid# 19-JHS-013, the undersigned offers and agrees to cover the furnishing of all necessary permits, plant, labor, equipment, material, supervision tools and all related incidentals required to complete the masonry repairs at Fallston High School.

DESCRIPTION	AMOUNT
Total Price for: The Masonry Repair Project **Note – Attach full breakdown including labor and materials based on the pricing established in the Harford County Public Schools Bid #19-JHS-013	\$ 168,888
Add Alternate #1: Installation of a new reinforced masonry wall in lieu of installing aluminum railings and ancillary work as indicated on the drawings	\$ 8,000 ⁰⁰

ANY ALTERATIONS ON THE COST DATA ON THE QUOTE FORM MUST BE INITIALED BY THE PERSON SIGNING THE QUOTE.

Baltimore Contractors, Inc.

 COMPANY

890 Airport Park Rd., #100

 ADDRESS

Glen Burnie, MD 21061

410.276.2800

 TELEPHONE

j.rouse@baltimorecontractors.com

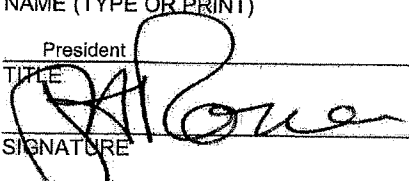
 E-MAIL ADDRESS

John H. Rouse

 NAME (TYPE OR PRINT)

President

 TITLE



 SIGNATURE

September 23, 2019

 DATE

33-1089296

 FEDERAL TAX ID NUMBER

APPROVAL OF CONTRACTS

LEA: Prince George's County
 Project Name: Glassmanor Elementary
 Project Type: Systemic Renovation
 Scope of Work: Window Replacement
 Basis for Award of Contract: base bid
 Basis of Funding: 63% of eligible base bid

PSC No 16.141.18 SR
 Bid Opening: 5/24/19

Local Funds: \$502,379
 State Funds: \$599,996
 Total Contract: \$1,102,375

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>16.141.2018</u>	<u>\$125,004</u>
Increase Contingency Amount:	<u>40.000.2018</u>	<u>\$125,004</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>\$1,102,375</u>
		<u>\$1,102,375</u>

- Notes:** 1) Replacement of all 42 exterior windows, nine (9) storefronts including doors, and two (2) window walls, installed between 1960 and 1994.
 2) Prevailing wage rates apply to this contract.
 3) Combined Total Contract \$4,280,975 with Glassmanor Elementary - HVAC Replacement \$3,178,600 (16.141.15/18 SR).
 4) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
 5) Ineligible Contingency Allowance (\$150,000).

IAC Approval Date:



BID TABULATION: IFB #DCP19-21 GLASSMANOR ES

Due Date: May 24, 2019 Due Time: 2:00 p.m. Best and Final	RSC	Hot & Cold Corp
# Bids Received: < 2 >	1	2
Total Base Bid Project Cost for All General Construction		
TOTAL BASE: Building Envelope	\$1,225,000.00	\$1,102,375.00
TOTAL BASE: HVAC	\$3,508,300.00	\$3,178,600.00
COMBINED TOTAL	\$4,733,300.00	\$4,280,975.00
Verify Bid Attachments "X"		
1. Two (2) Original Bid Forms	X	X
2. Two (2) Bid Security	X	X
3. Two (2) Anti-Bribery Affidavit	X	X
4. Two (2) Copies of valid Business License	X	X
5. Two (2) Attachment A – Certified Minority Business Enterprise Utilization and Fair Solicitation Affidavit	X	X
6. Two (2) Attachment B – MBE Participation Schedule	X	X

APPROVAL OF CONTRACTS

LEA: Prince George's County
Project Name: Glassmanor Elementary
Project Type: Systemic Renovation
Scope of Work: HVAC Replacement
Basis for Award of Contract: base bid

PSC No 16.141.15/18 SR
Bid Opening: 5/24/19

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

Local Funds: \$1,970,600
State Funds: \$1,208,000
Total Contract: \$3,178,600

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>\$3,178,600</u>
		<u>\$3,178,600</u>

- Notes:** 1) Installation of a chiller, and replacement of components installed between 1960 and 1994, including two (2) steam boilers with hot water boilers, heating and cooling piping, 18 unit ventilators, eight (8) convectors, two (2) fan coil units, and the controls system, replacement of 2 fin tube radiators. Rooftop units on the 1994 addition and multipurpose room will remain.
2) Prevailing wage rates apply to this contract.
3) Combined Total Contract \$4,280,975 with Glassmanor Elementary - Window Replacement \$1,102,375 (16.141.18 SR).
4) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.
5) Ineligible Contingency Allowance (\$150,000).

IAC Approval Date:



BID TABULATION: IFB #DCP19-21 GLASSMANOR ES

Due Date: May 24, 2019 Due Time: 2:00 p.m. Best and Final	RSC	Hot & Cold Corp
# Bids Received: < <u>2</u> >	1	2
Total Base Bid Project Cost for All General Construction		
TOTAL BASE: Building Envelope	\$1,225,000.00	\$1,102,375.00
TOTAL BASE: HVAC	\$3,508,300.00	\$3,178,600.00
COMBINED TOTAL	\$4,733,300.00	\$4,280,975.00
Verify Bid Attachments "X"		
1. Two (2) Original Bid Forms	X	X
2. Two (2) Bid Security	X	X
3. Two (2) Anti-Bribery Affidavit	X	X
4. Two (2) Copies of valid Business License	X	X
5. Two (2) Attachment A – Certified Minority Business Enterprise Utilization and Fair Solicitation Affidavit	X	X
6. Two (2) Attachment B – MBE Participation Schedule	X	X

APPROVAL OF CONTRACTS

LEA: Prince George's County PSC No 16.145.19 SR
 Project Name: North Forestville Elementary Bid Opening: 3/29/19
 Project Type: Systemic Renovation
 Scope of Work: Roof Replacement
 Basis for Award of Contract: base bid plus alt. 1 utilizing IFB #005-14 Pre-Qualified JOC Contractors
 Basis of Funding: 70% of eligible base bid plus alt. 1 up to the amount of maximum allocation

Local Funds: \$419,386
 State Funds: \$722,000
 Total Contract: \$1,141,386

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>
	Paige Industrial Services, Inc.	<u>\$1,141,386</u>
		<u>\$1,141,386</u>

- Notes:** 1) Replacement of the 35,184 sf 1954 built-up roof.
 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 (\$45,000) and A/E and FF & E fees (\$34,000).
 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 DCP19-009

Bid Opening: March 29, 2019 FY 19 North Forestville Elementary School Roof Replacement Design Build Services PSC. 16.145.19 SR, Priority #19	Paige Industrial Services, Inc.
# Bids Received: < N/A RFQ >	Awarded Contractor
Total Base Bid Project Cost for All General Construction	\$1,137,086.47
Contingency Allowance (included in base bid)	\$45,000.00
Architectural and Engineering Services (included in base bid)	\$34,000.00
BASE TOTAL	\$1,137,086.47
Alternate 1: Replace all power roof ventilators	\$4,300.00
Total Base with Alternates	\$1,141,386.47

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

APPROVAL OF CONTRACTS

LEA: St. Mary's County

PSC No 18.010.19 ASP

Project Name: Esperanza Middle

Bid Opening: 4/29/19

Project Type: ASP

Scope of Work: PA System Replacement

Basis for Award of Contract: base bid

Basis of Funding: ASP

Local Funds: \$58,001

State Funds: \$50,074

Total Contract: \$108,075

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>
	LayerOne Technology Solutions Corporation	<u>\$108,075</u>
		<u>\$108,075</u>

Notes: 1) Replacement of the PA system.
2) Eligible for funding available within FY 2019 ASP allocation for LEA at time of reimbursement request.

IAC Approval Date:

RFP #SMCPS-2019-08-DSS-DC

Indefinite Quantity Contract for Installation of Life Safety Communications Systems

		<u>LayerOne Technology Solutions</u>			<u>ARK Systems, Inc.</u>			
Item No.	Qty	Product Description	Telecor e-Series	Unit Price List Total	Lump Sum Proposal for EMS	Bogen Nyquist E7000 Series	Unit Price List Total	Lump Sum Proposal for EMS
1	1	Total Integrated System (EMS)	1	\$12,633.27	\$108,074.64	1	\$12,985.57	\$257,669.00
		Total Bid			\$108,074.64			\$257,669.00

Item I. C. Closed Projects

Motion:

To approve the final State 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 staff 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. Westchester Elementary 03.130.2015 03.130.2016	Addition	\$800,000 494,117	<u>\$1,294,117</u>
<u>CECIL COUNTY</u>			
2. Perryville High 07.013.2018	Boiler	541,233	<u>\$541,233</u>
3. Rising Sun Elementary 07.026.2015	Boiler	285,257	<u>\$285,257</u>
4. Cecil Manor Elementary 07.030.2018	Roof	554,893	<u>\$554,893</u>
5. Providence Special School 07.033.2018	Roof	163,296	<u>\$163,296</u>
<u>GARRETT COUNTY</u>			
6. Southern Middle 11.008.2018	Fire Safety	98,564	<u>\$98,564</u>
<u>HOWARD COUNTY</u>			
7. Elkridge Elementary 13.020.2012	Roof	499,000	<u>\$499,000</u>
8. Swansfield Elementary 13.023.2017 13.023.2018	Renovation/Addition	7,539,000 157,000	<u>\$7,696,000</u>
9. Centennial High 13.036.2016	Roof	1,321,418	<u>\$1,321,418</u>

<u>Project Name</u>	<u>Project Type</u>	<u>Approved Contracts Form 306.6</u>	<u>Final State Project Cost</u>
<u>HOWARD COUNTY (cont'd)</u>			
10. Deep Run Elementary	Renovation/Addition		
13.042.2012		1,839,402	
13.042.2015		4,499,807	
13.042.2016		1,215,791	<u>\$7,555,000</u>
11. Wilde Lake Middle	Replacement		
13.060.2016		13,303,000	
13.060.2017		2,056,000	<u>\$15,359,000</u>
<u>QUEEN ANNE'S COUNTY</u>			
12. Stevensville Middle	Renovation/Addition		
17.006.2011		25,310	
17.006.2014		4,112,690	
17.006.2015		4,010,000	<u>\$8,148,000</u>
<u>SOMERSET COUNTY</u>			
13. Crisfield High	Renovation/Addition		
19.004.2017		1,771,000	<u>\$1,771,000</u>
14. Crisfield High	Gym Lighting		
19.004.2012 SA		22,070	<u>\$22,070</u>
15. Crisfield High	Stage Lighting		
19.004.2012 SA		6,275	<u>\$6,275</u>
<u>WASHINGTON COUNTY</u>			
16. Boonsboro Elementary	HVAC		
21.027.2017		1,132,000	<u>\$1,132,000</u>
17. Fountaindale Elementary	HVAC		
21.046.2018		1,819,000	<u>\$1,819,000</u>
18. Jonathan Hager Elementary	New		
21.055.2015		6,135,534	
21.055.2016		4,938,000	
21.055.2017		364,505	<u>\$11,438,039</u>
<u>WORCESTER COUNTY</u>			
19. Snow Hill High	Renovation		
23.005.2011		24,737	
23.005.2014		4,642,263	
23.005.2016		72,000	<u>\$4,739,000</u>

Item I. D. Project Allocation Reversions

Motion:

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

Background Information:

The LEA requested the project contingency reserved for potential eligible change orders be reverted and that all change orders for this project will be funded at the local level. Staff recommends that the IAC approve the reversion of the unused balances as identified below.

Project Information:

<u>Project Name</u>	<u>Project Number</u>	<u>Project Type</u>	<u>Amount</u>
<u>HOWARD COUNTY</u>			
Hanover Hills Elementary	13.089.2018	New	\$363,614
HOWARD COUNTY TOTAL:			\$363,614
<hr/>			
GRAND TOTAL:			\$363,614

Item I. E. Approval of Revisions to Previously Approved Contracts

Motion:

To approve the revisions to a previously approved contract award to accurately reflect the acceptance of an alternate by the LEA.

Background Information:

The following project needs revision to update the eligible State participation in the total contract for the acceptance of an alternate by the LEA after the original award of contract.

June 13, 2019 – Approval of Contracts

Prince George’s County – Riverdale Elementary

PSC# 16.079.10/15 SR

Project Type: RTU/AHU Replacement

Change Local Funding from \$110,265 to \$119,973

Change State Funding from \$98,289 to \$114,819

Change Total Contract from \$208,554 to \$234,792

Change Account to Decrease from \$43,711 to \$27,181

Change Basis of Award of Contract from base bid utilizing IFB #060-15 Pre-Qualified JOC Contractors to base bid plus alt. 1 utilizing IFB #060-15 Pre-Qualified JOC Contractors

Change Basis of Funding from 63% of eligible base bid to 63% of eligible base bid plus alt. 1

Add Note:

- 5) Increase in Total Contract due to LEA acceptance of Alternate #1

February 12, 2019 – Approval of Contracts

Anne Arundel County – Richard Henry Lee Elementary

PSC# 02.022.20/20EGRC LPC

Project Type: Renovation/Addition

Contract #1 (16 contracts)

Change Local Funding from \$21,810,503 to \$21,882,503

Change Total Contract from \$27,637,503 to \$27,709,503

Change Total Contract #15A (Myco Mechanical, Inc.) from \$4,840,000 to \$4,912,000

Change Basis of Award of Contract from base bid to base bid plus alt. 9

Change Basis of Funding from 63% of eligible base bid to 63% of eligible base bid plus alt. 9

Add Note:

- 7) Increase in Total Contract due to LEA acceptance of Alternate #9

Item I. F. Cecil County Public Schools — ASP Extension Request

Motion:

To approve Cecil County's request to extend the reimbursement deadline for the FY 2019 ASP to December 31, 2019.

Background Information:

Cecil County requested an extension to the deadline to request reimbursement for two FY 19 Aging School ADA lift projects at Bainbridge Elementary (07.034.19 ASP) and Cecil Manor Elementary (07.030.19 ASP) Schools. The LEA ordered the equipment; however, the delivery and installation of the equipment has been delayed. They have been assured by the vendors that the equipment is on its way.

Item II. Workgroup on the Assessment and Funding of School Facilities Preliminary Report

Motion:

This item is informational only and does not require IAC action.

Background Information:

Section 3 of HB 1783 (2018 Md. Laws, Chap. 14) created the Workgroup on the Assessment and Funding of School Facilities to:

(1) After the initial school facility assessment required by § 5-310(e) of the Education Article is completed, the Workgroup shall:

(i) consider how the relative condition of public school facilities within the educational facilities sufficiency standards and the facility condition index should be prioritized, taking into account local priorities and in consultation with local jurisdictions, including whether the prioritization should be by category and by local jurisdiction or statewide;

(ii) determine whether the results should be incorporated into school construction funding decisions; and

(iii) if the Workgroup determines that the assessment results should be incorporated into school construction funding decisions, determine how the assessment results should be incorporated into school construction funding.

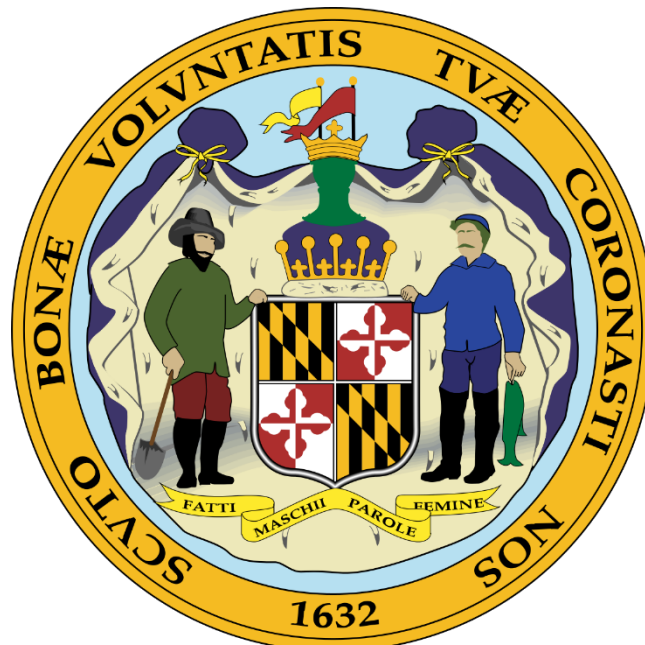
(2) The Workgroup shall also consider whether the State should provide funding incentives for local jurisdictions that reduce the total cost of ownership of public school facilities.

The Workgroup on the Assessment and Funding of School Facilities began meeting in June and has its last meeting scheduled for November 19, 2019. Attached, you will find the draft preliminary report of the Workgroup, which is to be submitted to the Governor and the General Assembly by December 1, 2019 as required by HB 1783.



PRELIMINARY REPORT OF THE WORKGROUP ON THE ASSESSMENT AND FUNDING OF SCHOOL FACILITIES

The Findings and Recommendations of Maryland's [Assessment and Funding](#) Workgroup [on the Assessment and Funding of School Facilities](#) established under the 21st Century School Facilities Act (HB 1783)



DECEMBER 1, 2019

MESSAGE FROM THE CHAIR

The establishment of this Workgroup provided an opportunity for stakeholders from all around the State to consider the substantial challenges that we face as we seek to provide educationally sufficient facilities for students in every school in Maryland. The recommendations from this group points towards the future.

We must move forward by working together to sustain our facilities in a fiscally-responsible manner, with an eye on long-term outcomes by considering total cost of facility ownership. Identifying the most severe school facility needs across the State is the first step to reaching a comprehensive facilities portfolio that allows the State to maximize effectiveness in its role, and to provide local school systems with the tools they need to provide educational sufficiency.

I look forward to continuing the innovative discussions and providing further comprehensive recommendations as the statewide assessment data becomes available.

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MEMBERS & AFFILIATIONS

KAREN B. SALMON, PH.D.

WORKGROUP CHAIR AND STATE SUPERINTENDENT OF SCHOOLS, MARYLAND STATE DEPARTMENT OF EDUCATION (MSDE)

SENATOR BILL FERGUSON

APPOINTEE OF THE PRESIDENT OF THE SENATE

SENATOR DOUGLAS J.J. PETERS

APPOINTEE OF THE PRESIDENT OF THE SENATE

DELEGATE MARC KORMAN

APPOINTEE OF THE SPEAKER OF THE HOUSE

DELEGATE GERALDINE VALENTINO-SMITH

APPOINTEE OF THE SPEAKER OF THE HOUSE

THE HONORABLE NANCY K. KOPP

STATE TREASURER

JAN H. GARDNER

REPRESENTATIVE OF THE MARYLAND ASSOCIATION OF COUNTIES (MACO) AND FREDERICK COUNTY EXECUTIVE

BRAD W. YOUNG

REPRESENTATIVE OF THE MARYLAND ASSOCIATION OF BOARDS OF EDUCATION (MABE) AND PRESIDENT OF THE FREDERICK COUNTY BOARD OF EDUCATION

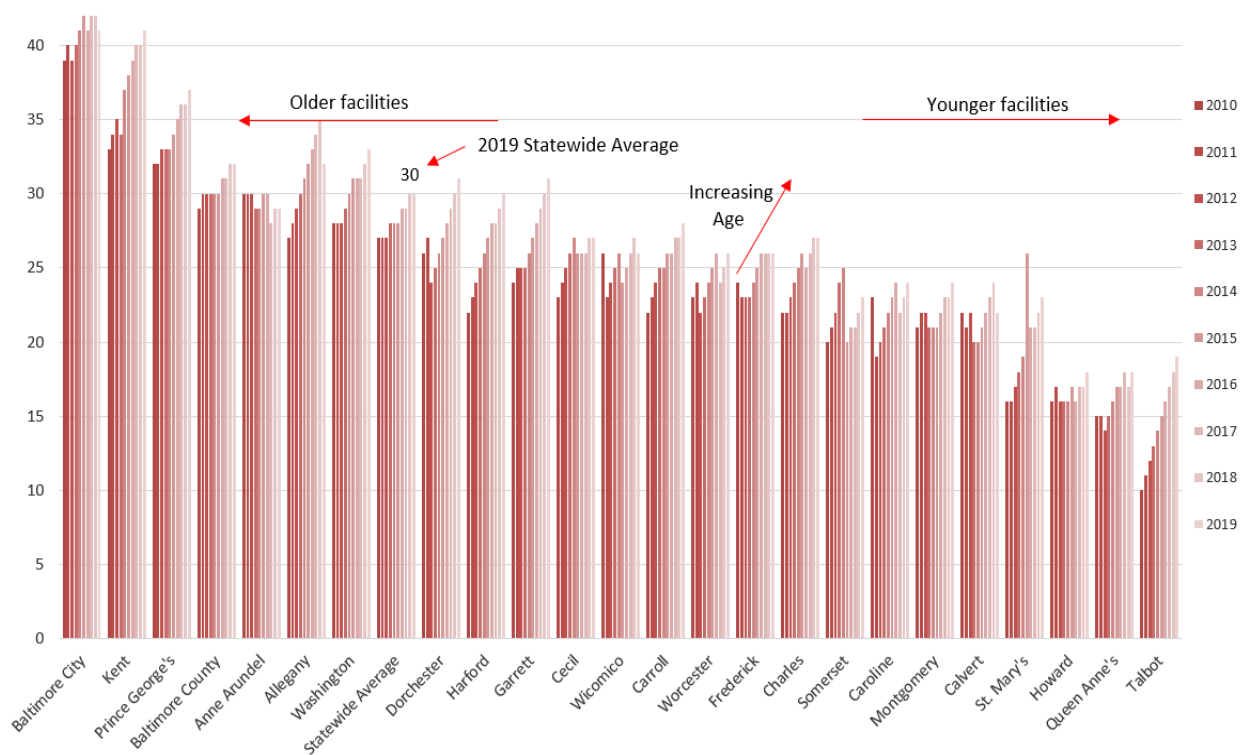
PERRY WILLIS

REPRESENTATIVE OF THE PUBLIC SCHOOL SUPERINTENDENTS ASSOCIATION OF MARYLAND (PSSAM) AND EXECUTIVE DIRECTOR FOR SUPPORT SERVICES FOR CECIL COUNTY PUBLIC SCHOOLS

EXECUTIVE SUMMARY

In this report, the Workgroup on the Assessment and Funding of School Facilities (“the Workgroup”) provides its recommendations to the Governor and the General Assembly of Maryland as required in 2018’s House Bill 1783. 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 and comparable (average age).

Average Age of LEA Facilities 2010 - 2019



The relative age difference between LEAs has remained status quo, but overall the remaining expected life of facilities has almost uniformly declined within each LEA.

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

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 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* (2018 Md. Laws, Chap. 14).

The Act created the Workgroup on the Assessment and Funding of School Facilities to review the results of the statewide assessment of all school facilities and to subsequently use the information to determine how to prioritize schools based upon the assessment and whether or not to use assessment information ~~to~~in determining State funding participation.

Maryland has contributed more than \$8 billion to school construction projects since the inception of the Public School Construction Program since its first year of funding in 1972. Based upon information from the National Center for Education Statistics (NCES), the state contribution is on average only around 25% of the total spending on educational facilities in the State. Decision makers at the local and State level continue to study and analyze school facilities needs and effective spending best practices in order to improve school facilities conditions. Since the creation of the Public School Construction program, a number of task forces, workgroups, and commissions have studied school construction funding and practices, with the Kopp Commission in the early 2000s and the Knott Commission (2016 to 2018) being the most recent. The 21st Century School Facilities Act included a goal that "as soon as practicable and within the current debt affordability guidelines, the State should provide at least \$400 million each year for public school construction."

With this level of funding and attention from decision-makers at all levels, Maryland is poised to become a leader in school construction practices across the nation. It will be imperative that all aspects of facility management are considered, starting with the earliest prioritization and planning of facility projects and through the ownership and eventual renewal or disposition of a facility. This kind of cradle-to-grave analysis and planning requires that both the educational suitability of a school and the affordability of the facility to own over time are carefully considered. With the right processes and programs put in place now, and tweaked incrementally over time as necessary, Maryland can ensure that every child in every seat in a Maryland School has a sufficient place to learn.

Unfortunately, due to delays in procurement, the results of the statewide school facilities assessment were not available when the Workgroup began to meet in June, 2019. In lieu of this, IAC staff developed a model of hypothetical schools, with ten scenarios demonstrating different facility and educational sufficiency components, to provide a general understanding of how the decisions of the Workgroup could impact the scoring methodology proposed by IAC staff.

With this model, the Workgroup was able to begin its work without the results of the assessment. However, the Workgroup deferred making decisions on some recommendations and emphasized that their recommendations should be reconsidered once the results of the assessment are available and the implications of their decisions can be understood in the

context of existing school facilities. The Workgroup adopted a recommendation to extend the Workgroup so that it can finalize its recommendations after the assessment results are available and oversee any pilot program, incentives, or other efforts put in place as a result of these recommendations.

~~Early on, the Workgroup made it clear that any standards-based funding based upon the results of the assessment must be with new money, and that the current Capital Improvement Program (CIP) must continue in order to provide support to LEAs for their school facility projects.~~

MAJOR DISCUSSION AREAS

Standards-Based Funding

Early on, the Workgroup made it clear that any standards-based funding based upon the results of the assessment must be with new money, and that the current Capital Improvement Program (CIP) must continue in order to provide support to LEAs for their school facility projects.

At the Workgroup's first meeting, staff proposed a separate funding program based upon the results of the [S](#)statewide assessment. This "standards-based" funding program would use the results of the assessment, which would be weighted for prioritization, to determine a score for each school facility, known as the Maryland Condition Index (MDCI). The score would describe the condition of the bricks-and-mortar elements of a school facility as well as the ability of the school facility to serve its educational function, as measured against the [Maryland Public School Facilities Educational Sufficiency Standards](#) adopted by the IAC on May 31, 2018. For additional information about how the MDCI is generated, please see Appendix 2 "DRAFT Maryland Condition Index (MDCI): How it is Calculated".

Staff proposed that, once MDCI scores are generated for each of Maryland's nearly 1,400 school facilities, those scores could be compared against one another and school facilities ranked from the highest (poorest condition) to the lowest (best condition). Those that ranked highest would be eligible for funding consideration for a new, renewal, or replacement project under a standards-based program. Staff proposed the application of the State and Local Cost Share for the program, but also recommended that additional project expenditures be eligible under the program, such as design fees and expenditures for furniture, fixtures, and equipment (FF&E).

The Workgroup considered various components of the proposed standards-based program, modified some weighting factors and other program aspects, and recommended the implementation of a pilot program with at least \$50 to \$60 million in addition to the IAC's current funding programs. Members of the Workgroup noted that legislation introduced but not

passed in 2019, HB 727, included funding for a Public School Facilities Priority Fund which and would have required that \$40 million be appropriated to the program in fiscal years 2022 through 2025, subsequently and increasing to \$80 million beginning in fiscal year 2026.

The Workgroup ~~also~~ recognized that standard and comparable facility information provided by the statewide assessment will be valuable to the LEAs as they prioritize and plan their future projects regardless of funding source.

Total Cost of Ownership

Taken in isolation, neither the up-front cost of a construction project nor the long-term cost to own and operate a facility provides sufficient information with which to make informed portfolio- and facility-management decisions. Typically, a facility can last approximately 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 under consideration. With this in mind, the Workgroup discussed potential incentives to encourage LEAs to reduce total cost of ownership of their school facilities. Reducing the total cost of ownership of a facility would free up both State and local dollars for other needs.

Maintenance

After a facility is built, it must then be operated and maintained properly if the total costs of ownership are to be effectively controlled. While the Workgroup primarily focused on prioritization and funding of school construction projects, it also recognized that construction projects and facility ownership cannot be separated from one another. Inadequate maintenance shortens the life of the facility, which then results in additional costs to taxpayers and facility conditions that are not suitable for the education of children. Because maintenance includes both routine maintenance and the periodic replacement of building systems that wear out (capital maintenance), the Workgroup noted that LEAs and the State would benefit from having data on the actual life spans of building systems. Such data would enable LEAs and the State to continually improve their management of their facilities and extract greater value from the dollars spent on facilities.

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 3 of the Act established the Workgroup and charged the Workgroup with taking the following actions:

(f) (1) After the initial school facility assessment required by §5-310(e) of the Education Article is completed, the Workgroup shall:

- 1) Consider how the relative condition of public school facilities within the educational facilities sufficiency standards and the facility condition index should be prioritized, taking into account local priorities and in consultation with local jurisdictions, including whether the prioritization should be by category and by local jurisdiction or statewide;
- 2) Determine whether the results should be incorporated into school construction funding decisions;
- 3) If the Workgroup determines that the assessment results should be incorporated into school construction funding decisions, determine how the assessment results should be incorporated into school construction funding;
- 4) Consider whether the State should provide funding incentives for local jurisdictions that reduce the total cost of ownership of public school facilities.
- 5) On or before December 1, 2019, report its findings and recommendations to the Governor, and, in accordance with § 2-1246 of the State Government Article, the General Assembly.

The Workgroup met for six half-day meetings between June 20, 2019 and November 19, 2019. Each meeting was held in the Senate Budget and Taxation Committee Room in Annapolis. Meetings were live streamed and archived video is available on the [General Assembly's website](#) and can be linked from the [Interagency Commission on School Construction \(IAC\) website](#).

After the first meeting on June 20th, IAC staff conducted four webinars available to the Members and the public to provide foundational information on school facilities management best

Educationally Effective + Fiscally Sustainable



practices. The Webinars covered topics such as facility-portfolio management, total cost of ownership, maintenance effectiveness, and educationally sufficient facilities. The webinars and webinar slides are available to view and download on the [IAC's website](#).

FACILITY MANAGEMENT PROCESS FLOW



Figure 2. The Strategic Goal of the Workgroup on the Assessment and Funding of School Facilities

Throughout their meetings, the members discussed a primary objective of Maryland’s school construction program—to support LEAs in providing [or maintaining] portfolios of school facilities that are educationally effective and fiscally sustainable. This was the framework initially adopted by the Workgroup on Educational Development Specifications, which began meeting in November of 2018.

To facilitate their conversation, a discussion matrix 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.

FINDINGS AND RECOMMENDATIONS

Statutory Charge - Prioritization

"The Workgroup shall consider how the relative condition of public school facilities within the educational facilities sufficiency standards and the facility condition should be prioritized, taking into account local priorities and in consultation with local jurisdictions, including whether the prioritization should be by category and by local jurisdiction or statewide.

Reviewing Decisions when Assessment Data is Available

Although the Workgroup utilized the hypothetical schools model to understand the impact of certain weighting decisions, the members also recognized that their recommendations should be applied to the assessment data and the resulting school facilities scores should be reviewed and analyzed before weighting or funding decisions are finalized. The Workgroup therefore recommended that the Workgroup on the Assessment and Funding of school facilities be extended or that a standing public school facilities oversight workgroup be established to adopt the final weightings and program recommendations upon completion of the statewide facilities assessment and to evaluate the results of a pilot standards-based funding program.

Prioritization through Weighting

Throughout its discussions, the Workgroup focused heavily on the importance of various educational facility components and their proportional impact on teaching and learning. Staff provided a proposed list of nine categories into which a given facility system or attribute could be grouped. The repair values of those systems and attributes could then be weighted by a corresponding category weight value to ensure that the facility conditions that most affect teaching and learning are factoring most heavily into the Maryland Condition Index (MDCI) score of each facility. The Workgroup revised the staff proposal, resulting in draft categories as identified in Figure 3, in which immediate threats to life, safety, or health are weighted the most heavily (3.5 x repair value) and space deficiencies for essentially unhoused students are also weighted very heavily (3.0 x repair value).

The Workgroup agreed that the proposed category weights are appropriate, but also noted that special programmed schools (such as alternative, charter, or CTE schools) must be assessed differently than those that provide education via traditional methods since traditional space requirements as defined by the Maryland Sufficiency Standards may not be applicable to these

methods of educational delivery. The Workgroup also agreed that relocatable facilities should be weighted higher than originally proposed.

Category #	Description	Weight	Category #	Description	Weight
1	Immediate Code/Life/Health Threat Used only for critical issues that pose immediate threats to the life, health, or safety of persons within the facility. <ul style="list-style-type: none"> • Obvious friable asbestos • Unprotected exit corridors • Electrical hazards <i>Ex: Severe HVAC deficiencies requiring closure of a school</i>	3.5	6	Grandfathered or State/District Standards: Systems or deficiencies that are "grandfathered" code issues or specific to the local agency. <ul style="list-style-type: none"> • Fire Sprinklers • Flooring consistent with local architectural standards 	.5
2	Sufficiency Deficiency – Space Deficiencies that are related to sufficiency standards for inherent space-based issues in the facility. <ul style="list-style-type: none"> • Not enough classrooms • Lacking square-footage requirements • Missing mission-critical space 	3.0	7	Sufficiency Deficiency – Facility Deficiencies that are related to sufficiency standards for inherent parts of the facility. <ul style="list-style-type: none"> • ADA Issues • Insufficient Parking • Fixed Equipment (such as serving kitchens) 	1.0
3	Mitigate Additional Damage: Systems or deficiencies that require repairs to mitigate additional damage. <ul style="list-style-type: none"> • Leaking roof • Poor ventilation causing moisture buildup <i>Ex: HVAC deficiencies that could result in damage to the facility, such as leaks</i>	2.0	8	Sufficiency Deficiency – Equipment Deficiencies that a related to sufficiency standards for non-fixed equipment. <ul style="list-style-type: none"> • Missing playgroup equipment 	.5
4	Degraded w/ Potential Mission Impact Systems or deficiencies that are mission critical and beyond useful life, or most systems beyond 200% expected life. <ul style="list-style-type: none"> • Fire alarm system beyond 200% • Severely damaged walls • Systems past 200% life expectancy 	1.5	9	Normal/Within Life Cycle Systems that are within the expected life cycle and do not require replacement. <ul style="list-style-type: none"> • Functioning, new lighting • A 20 year old system with a 25 year life cycle <i>Ex: HVAC within normal lifecycle and fully functioning</i>	.25
5	Beyond Expected Life: Systems or deficiencies that are 100% to 200% beyond expected life and show no signs of required repairs. <ul style="list-style-type: none"> • Expired portable buildings • Many interior finishes without damages 	.25 to 1.5			

Figure 3. Draft Category Weights for MDCI Calculation

Statutory Charge – State Funding Using Assessment Results

“The Workgroup shall determine whether—and, if so, how—the assessment results should be incorporated into State decisions about school-construction funding.”

Pilot Standards-Based Funding Program

The Workgroup recommends that a standards-based funding program be created and piloted to direct new state funding to the highest new, renewal, or replacement school needs as measured by the statewide facilities assessment. The standards-based program should be one of a mix of solutions for improving school conditions, including the continuance of the current Capital Improvement Program (CIP) and the implementation of various incentives. The standards-based program should include funding for all project commitments except for land acquisition, offsite expenditures, and items with a median expected life span of less than 15

years. Final funding prioritization should only be determined after the data from the statewide facilities assessment is available.

Using Assessment Data to Fund Additional Programs

The Workgroup recognized that data from the assessment could be used to identify needs that could be funded through additional programs. For example, Facility Condition Index information could be used to compare needs and prioritize funding to address needs in specific category of building systems such as roofs. However, the Workgroup recommends postponing consideration of such programs until assessment results are available and specific needs can be identified based upon analysis of assessment data.

Capital and Routine Maintenance Funding

The Workgroup also recognized that data from the assessment could be used to identify where LEAs have obtained building-system life spans that are greater than the expected life spans. The data could be used as the basis for allocating additional funding that would incentivize maintenance practices that save local and State dollars by directing some of the State's savings to the LEA. However, the Workgroup recommends postponing a decision on a capital maintenance incentive program until assessment data is available.

The Workgroup also acknowledges that the Kirwan Commission is currently considering a dedicated maintenance funding stream for routine operational maintenance and recommends that the Workgroup and the Kirwan Commission coordinate and appropriately fund maintenance operations.

Statutory Charge - Total Cost of Ownership (TCO) Incentive

"The Workgroup shall consider whether the State should provide funding incentives for local jurisdictions that reduce the total cost of ownership of public school facilities."

The Workgroup on Educational Development Specifications outlined a potential incentive that would provide for additional State share percentage points that correspond to percentage reductions in the estimated facility total cost of ownership (TCO) for new, replacement, and fully renovated school facilities when compared to the baseline total cost of ownership. Total cost of ownership includes the costs of building, operating, and maintaining facilities over 30 years. The Ed Specs Workgroup discussed the incentive proposal in detail at their April 10th meeting, and full details of the proposed incentive are available on the [IAC's website](#).

The Assessment and Funding Workgroup recommends implementation of the incentive as described in Scenario G [of the October 7 meeting material](#), to provide a ¾% State share incentive for each 1% reduction in the estimated TCO. LEAs with a State share of 89% or more

would receive a 1% State share incentive for each 1% reduction in estimated TCO. Each reduction resulting in a State share above 100% would result in a $\frac{3}{4}$ % increase to State share (regardless of LEA State share percentage) and could be used for any LEA educational facility project purpose. The Workgroup further recommends that the incentive be evaluated after a period of time and modified as necessary.

Although the TCO incentive will likely encourage consideration of facilities solutions like net-zero energy efforts and the use of energy efficient materials in schools, the 21st Century School Facilities Act of 2018 also required the IAC to establish incentives for the construction of net-zero school buildings and the use of energy efficient of other preferred materials in public school construction (Education Article, §5-309(c)).

The Ed Specs Workgroup Recommendations

Throughout the course of its work earlier in 2019, the Ed Specs Workgroup made several additional recommendations for consideration by the Assessment and Funding Workgroup. After review, the Workgroup on the Assessment and Funding of School Facilities concurred with the recommendations of the Ed Specs workgroup, and in some instances refined those recommendations. The recommendations of the [Assessment and Funding](#) Workgroup are as follows:

1. The IAC should create and maintain life-cycle-cost-analysis standards and measures to be used as part of a tool to estimate the total cost of ownership of potential projects. \
2. The IAC should implement post-occupancy evaluations (POEs) of new and renovated facilities utilizing a standard template that will facilitate collection and availability of comparable information for all LEAs. Further, the POEs should be conducted by State employees rather than by third-party vendors. Information gleaned from the POEs shall not be used to retroactively modify funding for projects.
3. The State should adopt and implement the National Council on School Facilities' "Definitions of Key Facilities Data Elements" in the financial reporting that LEAs provide to the Maryland State Department of Education (MSDE) for activities related to the total cost of ownership of school facilities.
4. The IAC should explore the practice of funding the use by LEAs of a standard web-based comprehensive maintenance management system (CMMS) to that would support LEAs' facility operations, maintenance, and capital-renewal activities and enable data analysis and reporting to State and local stakeholders. Any system selected must include preventive maintenance, work-order management, and utility management.

5. The IAC should explore the implementation of real-time utilities metering for each facility. Each new, renewed, or replacement school that utilizes any State funding should be fitted with standardized measurement and verification (M&V) equipment and any associated costs should be treated as an eligible cost of the project.

Other Considerations

The Workgroup recognized that, for optimal planning, LEAs need predictable funding, but that, because the current CIP allocations are not formulaic, they are neither predictable nor easily understood by the public. After considering information provided by staff, the Workgroup ~~found agreed~~ that a formulaic approach to allocating CIP funds ~~could [Workgroup Recommendation]~~ merits further consideration, and directed staff to ~~provided additional information regarding potential formula-based CIP funding to the extended Workgroup when it begins meeting after the assessment data is available.~~

Conclusion and Next Steps

With an estimated asset value of \$56 billion, the size of the statewide school facilities portfolio in Maryland is second only to the State's portfolio of roads. In order for LEAs to successfully deliver education programs and services to Maryland's nearly 900,000 public K-12 students, the state's 1,400 public school facilities must remain perpetually in sufficient condition. For this to take place, planning, funding, and maintenance practices must be consistently and persistently effective.

State and local funding levels and allocation practices to date have not been sufficient to avoid a substantial decline in the condition of the overall Statewide school facilities portfolio. Although the average age of square footage—the only currently available comparable measure of facility condition— is insufficient to accurately convey the condition of an individual school facility, it does provide an order-of-magnitude representation of the overall condition of the portfolio of schools. The increase in the average age of Maryland's school facilities from 24 years in 2005 to 30 years in 2019 indicates that facility conditions are worsening across the State. The completion of the statewide school facilities assessment will provide invaluable information for school construction planning and funding and will provide measures that can be reviewed longitudinally over time to provide decision makers with information needed to determine appropriate funding levels and practices.

This report contains the draft recommendations of the Workgroup on the Assessment and Funding of School Facilities, many of which should be reviewed by the Workgroup once facility

assessment data becomes available, ~~either by the Workgroup or by some other body~~. It is clear that the current approach to school facility funding in Maryland is insufficient to create a positive learning environment for every student in every seat in a Maryland School. The completion of the Statewide assessment is critical and will provide a foundation upon which good planning practices can drive decision making in order to achieve a school facilities portfolio that is both educationally sufficient and fiscally sustainable.

Requirements of Ed. Art. §5-310 and 2018 Md. Laws, Chap. 14

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

1. Statutory Requirement: The Workgroup shall consider how the relative condition of public school facilities within the educational facilities sufficiency standards and the facility condition should be prioritized, taking into account local priorities and in consultation with local jurisdictions, including whether the prioritization should be by category and by local jurisdiction or statewide.

Background Information: The statewide school facilities assessment will assess both facility condition and educational sufficiency components (including available space for projected enrollment).

Potential Solutions	Pros	Cons	Draft Workgroup Recommendations
A. <u>Recommend extension of Assessment and Funding Workgroup, or standing Public School Facilities oversight Workgroup, to adopt final weightings and program recommendations upon completion of the Statewide facilities assessment and to guide and evaluate the pilot program(s).</u>	<ul style="list-style-type: none"> <u>Allows continuous improvement of policies, practices, and procedures.</u> <u>Increases transparency and expands stakeholder input to high-level decision makers</u> 	<ul style="list-style-type: none"> <u>Requires additional member and staff time and effort.</u> 	<u>Workgroup recommends that draft recommendations proceed but that final decisions regarding assessment category weights and prioritization be postponed until assessment results become available.</u>
B. Adopt weights for categories of deficiencies (except relocatables) to ensure that schools with the highest educational-sufficiency needs are prioritized to recognize deficiencies that have the greatest impact on teaching and learning.	<ul style="list-style-type: none"> The needs-based ranking of schools based upon the assessment results provides a clear and comparable picture of facilities needs throughout the State. Valuable data becomes available, including data on both facility condition and educational sufficiency. Even if a ranking is not generated, this information is critical to impartially support school facilities planning decisions. Provides independent, unbiased justification of needs and priorities. Provides more accurate estimates of future capital needs for planning purposes and as required by the Capital Debt Affordability Committee (CDAC). 	<ul style="list-style-type: none"> State prioritization may not take into account all local programmatic requirements or standards. Local and State priorities may not always align perfectly. 	<p>There is agreement that the proposed category weightings are appropriate.</p> <p><i>Staff are directed to consider a separate category weighting for relocatables. Please note that special programmed schools (such as alternative, charter, or CTE schools) will be assessed differently than those that provide education via traditional methods as traditional space requirements as defined by the Maryland Sufficiency Standards may not be applicable to these methods of educational delivery.</i></p>
C. For relocatables, adjust the proposed weights. Under the original proposal, relocatables would be weighted first at .25 (Category 9) and then progress to a range between .25 and 1.5 weight (-Category 5) when they exceed twice their expected life span. Staff recommends quadrupling the initial weight to 1.0 (Category 7- Sufficiency Deficiency)) and then progressing to 3.0 (Category 2) when they exceed twice their expected life span.	<ul style="list-style-type: none"> Puts a higher priority on relocatables Applies weight that is less than the 3.0 weight for unhoused students 	<ul style="list-style-type: none"> Although students in relocatables are in less than ideal conditions, heavily weighting relocatables could draw funds from other educational sufficiency needs. Will compete, in some cases, with unhoused students 	<p><u>The Workgroup agrees that relocatables should be weighted higher than originally proposed.</u></p> <p><u>Staff is directed to provide the Workgroup with additional options for weighting relocatables.</u></p>
<u>C1. Relocatable Option A: Relocatables be weighted as Category 2 (weight of 3.0) regardless of age.</u>	<ul style="list-style-type: none"> <u>Students housed in relocatables are not differentiated from students that are essentially unhoused.</u> 	<ul style="list-style-type: none"> <u>Students housed in relocatables are not differentiated from students that are essentially unhoused.</u> 	

Requirements of Ed. Art. §5-310 and 2018 Md. Laws, Chap. 14			
The Workgroup shall report its findings and recommendations to the Governor and General Assembly on or before December 1, 2019			
Potential Solutions	Pros	Cons	Draft Workgroup Recommendations
<u>C2. Relocatable Option B: Relocatables begin as a Category 7 (weight of 1.0) until end of expected life and increase to category 4 (weight of 1.5) until twice expected life, at which point they are category 2 (weight of 3.0).</u>	<ul style="list-style-type: none"> • <u>Puts a higher priority on relocatables</u> • <u>Applies weight that is less than the 3.0 weight for unhoused students</u> 	<ul style="list-style-type: none"> • <u>Although students in relocatables are in less than ideal conditions, heavily weighting relocatables could draw funds from other educational sufficiency needs.</u> • <u>Will compete, in some cases, with unhoused students</u> 	
D. From the assessment, produce two reports– one with all schools in the state compared one against another and a second showing the schools in each county compared against only those within that county.	<ul style="list-style-type: none"> • Same pros as listed for A1 above. 	<ul style="list-style-type: none"> • State prioritization may not take into account all local programmatic requirements or standards. • Local and State priorities may not always align perfectly. 	<u>The Workgroup recommends implementation of this solution.</u>
E. Create a separate category or categories with higher weighting for issues/deficiencies found in selected building systems such as HVAC systems.	<ul style="list-style-type: none"> • Earmarks resources for building systems chosen [by the State] for special attention. Categories are able to account for the relevant needs of any building system without specific modification. • Weighting allows escalation of educational deficiency relevancy. 	<ul style="list-style-type: none"> • The proposed categories already inherently account for the impact of HVAC issues because the proportionally high cost per square foot of HVAC systems ensures that HVAC needs greatly affect a facility’s overall MDCI score. • Assigning one category and weight to all deficiencies pertaining to a given building system regardless of their effects on teaching and learning would preclude the progressive weighting of issues that the proposed categories enable. 	<i>The Workgroup directed Staff to consider how certain building systems, such as HVAC, could have a higher weighting than the default categories.</i>
F. Adopt a system to prioritize facilities needs by category— considering specific project types (such as roofs, which can be easily compared and prioritized based upon the facility condition index of the roof system).	<ul style="list-style-type: none"> • A component of the sufficiency index calculations is the facility condition index, which can identify and prioritize high category needs. • Provides independent, unbiased justification of priorities. • Can be utilized either statewide or locally. • 	<ul style="list-style-type: none"> • Needs priorities would not recognize preemptive scheduled systems replacements. 	Adoption of this proposed solution is unnecessary because all data is available by default to be sorted in various ways and available if there is a need to generate information for a future program or other identified need.

Items in italics are not recommendations of the Workgroup but represent directions to staff.

Requirements of Ed. Art. §5-310 and 2018 Md. Laws, Chap. 14			
The Workgroup shall report its findings and recommendations to the Governor and General Assembly on or before December 1, 2019			
<p>2. Statutory Requirement: The Workgroup shall determine whether—and, if so, how—the assessment results should be incorporated into State decisions about school-construction funding</p> <p>Background Information: Current state school-construction funding more or less follows LEAs’ prioritizations, with mid- to large-sized LEAs receiving roughly the same proportional allocation each year and smaller LEAs receiving funding for projects in years when they have projects. Maryland school facilities have a current asset value of \$55.3 billion and more than 140 million gross square feet. Despite combined state and local funding averaging \$1.9 billion per year, facility conditions have not drastically improved and the average age of our facilities has risen significantly.</p>			
Potential Solutions	Pros	Cons	Draft Workgroup Recommendations
<p>A. Do not use assessment ranking information in State or local funding decisions.</p>	<ul style="list-style-type: none"> Protects the autonomy of counties. 	<ul style="list-style-type: none"> Does not focus available resources on ensuring sufficiency for all students. Does not maximize limited State and local resources. 	<p>Consider various options to utilize assessment results in State funding decisions.</p> <ul style="list-style-type: none"> Use assessment data in ways yet to be determined (potentially as described in B, C, and D below) for allocating new funding but do not take away from existing funding.
<p>B. Create a pilot program using new funding to prioritize State funding to the highest new, renewal, or replacement school needs, as measured by the assessment. The prioritized program would be only one of a mix of solutions for improving school conditions and the majority of funding to the existing CIP program would <u>must</u> be maintained to fund LEA priorities (often system replacements). The Pilot Program can include funding for all project commitments except for land acquisition, offsite expenditures, and items with a median expected life span of less than 15 years.</p> <p>Adopted weightings can be reevaluated by the Workgroup (if extended) or by a similar advisory group after completion of the pilot program.</p>	<ul style="list-style-type: none"> Prioritized (standards-based) funding would maximize limited State and local resources to most efficiently improve the overall facility condition of the statewide portfolio, which will reduce the cost to own and operate the statewide portfolio over time. Promotes sufficient facilities for every child in the State of Maryland. Pilot program allows stakeholders to monitor and evaluate the effectiveness of a prioritized program while the IAC’s traditional funding programs remain in place. 	<ul style="list-style-type: none"> Without incentives for good maintenance, could potentially “reward” poor maintenance practices since schools with highest needs are funded first. 	<ul style="list-style-type: none"> Fund a standards-based pilot program with new money only for new, renewal, or replacement schools. Funding prioritization for the pilot program should only be determined after the data from the statewide facilities assessment is available.

Items in italics are not recommendations of the Workgroup but represent directions to staff.

Requirements of Ed. Art. §5-310 and 2018 Md. Laws, Chap. 14			
The Workgroup shall report its findings and recommendations to the Governor and General Assembly on or before December 1, 2019			
Potential Solutions	Pros	Cons	Draft Workgroup Recommendations
C. Allocate funds through additional funding programs for certain systemic needs, such as roofs, to compare and fund projects across the state in a systematic and prioritized way.	<ul style="list-style-type: none"> Comparable and critical systems can be prioritized for need and addressed quickly, reducing the need for reactive maintenance on failed systems and subsequently reducing the facility's cost of ownership while improving the overall health of the facilities portfolio. Allows targeting of specific needs. Funding could have sunset dates. 	<ul style="list-style-type: none"> Issue-focused funding will not meet the overall facilities needs of the state. Issue-focused funding programs are difficult to manage unless tied to specific needs that are mutually exclusive and objectively measurable and comparable. Does not improve statewide portfolio health as efficiently as new, renewal, or replacement projects. Primarily protects capital assets but does not necessarily address educational sufficiency needs. 	<u>The Workgroup recommends postponing consideration of this potential solution until assessment results are available and specific needs can be identified based upon the provided data.</u>
<p>D. [Potential Incentive – Capital Maintenance (Systemics)] Calculate, from each year's assessment information, the number of systems in a facility that are beyond their expected life and by what amount. Correspondingly provide for an increase to the LEA's State Cost Share to incentivize good maintenance practices.</p> <p><u>Each year the assessment will provide the savings/loss percentages resulting from extended/reduced life cycles for each school facility and each LEA portfolio. The Incentive could increase the LEA's State share for the following year by ¼% for each percentage point increase of extended life of the LEA portfolio.</u></p>	<ul style="list-style-type: none"> Encourages good maintenance practices that extend the life of systems in facilities. Rewards counties that have consistently maintained their schools. Counterbalances for prioritized (standards-based) funding, which when unchecked, could potentially encourage poor facilities maintenance by funding schools with the highest needs. 	<ul style="list-style-type: none"> Understaffed and underfunded counties are likely to benefit to a much lesser degree than highly staffed and more well funded counties 	<u>The Workgroup recommends postponing a decision on this proposal until assessment data is available.</u>
D.E. <u>Collaborate with the Kirwan Commission, who are currently considering a dedicated maintenance funding stream, to coordinate efforts to incentivize and appropriately fund maintenance operations.</u>	<ul style="list-style-type: none"> <u>Recognizes the interlinked nature of operational funding (for routine maintenance) and capital funding (for capital maintenance [systemics])</u> <u>Works with the proposed Capital incentive (2. D.) to appropriately fund and incentivize good maintenance practices.</u> 	<ul style="list-style-type: none"> 	<u>The Workgroup recommends collaboration with the Kirwan Commission, who are currently considering a dedicated maintenance funding stream, to coordinate efforts to incentivize and appropriately fund maintenance operations.</u>

Items in italics are not recommendations of the Workgroup but represent directions to staff.

Requirements of Ed. Art. §5-310 and 2018 Md. Laws, Chap. 14

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

3. Statutory Requirement: The Workgroup shall consider whether the State should provide funding incentives for local jurisdictions that reduce the total cost of ownership of public school facilities.

Background Information: The costs of owning and operating a facility for 30 years can exceed the initial cost to construct the facility and those operational costs compete directly with teachers and supplies for operational funding. According to Industry standards, facility owners should annually invest an average of 2% of the initial construction cost in maintenance and operations (heating, cooling, custodial, grounds, etc.) and an additional 2% of the initial construction cost in replacement of building systems (capital maintenance).

Potential Solutions	Pros	Cons	Draft Workgroup Recommendations
A. The Workgroup on Educational Development Specifications outlined a potential incentive that would provide for additional State share percentage points that correspond to percentage reductions in the facility Total Cost of Ownership (TCO) when compared to the baseline.	<ul style="list-style-type: none"> Immediately rewards small but powerful cost-saving decisions by LEAs in school construction. Encourages LEAs not only to look at total square footage and space use, but also to look at efficiencies that can be gained by the selection of certain efficient systems or materials. Moves the conversation away from lower first-costs of construction that may ultimately cause higher total costs over the life of the facility. Produces savings for the LEA both immediately and over time, but also would result in savings for the State over time as the need for systemic replacements is reduced. Focuses local attention on total cost of ownership, laying the groundwork for greater fiscal capacity to support school construction over time. Encourages renovations and use of existing facilities. Incentivizes good and fiscally sustainable design. 	<ul style="list-style-type: none"> May require additional-up front State funding. (See Item # 5, below for information regarding Ed Spec Workgroup recommendation). Will require additional resources to accurately analyze the estimated total cost of ownership requires additional resources. Could reduce the emphasis on aesthetics. 	<p><u>The Workgroup recommends implementation of this incentive, as described in Scenario G of the Workgroup materials, to provide a ¼% State share incentive for each 1% reduction in TCO. LEAs with a State share of 89% or more shall receive a 1% State share incentive for each 1% reduction in TCO. Each reduction resulting in a State share above 100% will result in a ¼% increase to State share (regardless of LEA State share percentage) and may be used for any LEA educational facility project purpose.</u></p> <p><u>The incentive should be evaluated after a period of time and modified as necessary.</u></p>

Recommendations of the Ed Specs Workgroup for the Workgroup on the Assessment and Funding of School Facilities

Ed Specs Workgroup Recommendations	Pros	Cons	Draft Workgroup Recommendations
4. 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 (available at http://www.pscp.state.md.us/Workgroups/EDSW/EDSWindex.cfm))			<p>This item is a statutory charge and a recommendation of the Workgroup on Educational Development Specifications. Please see item #3 for more detail.</p>

Recommendations of the Ed Specs Workgroup for the Workgroup on the Assessment and Funding of School Facilities			
Ed Specs Workgroup Recommendations	Pros	Cons	Draft Workgroup Recommendations
<p>5. Create and maintain life-cycle-cost-analysis standards and measures to be used as part of a tool to estimate the total cost of ownership of potential projects.</p> <p>This recommendation is a component of the Total Cost of Ownership Incentive described in item #3. In order to estimate the cost of ownership of a designed facility to qualify for an incentive, comparable standards and measures of the life-cycle costs of various building systems must be developed.</p>	<ul style="list-style-type: none"> Supports reasonable and comparable total cost of ownership analysis, which is essential to making critical project decisions. Could support the implementation of a TCO incentive as described in item 3. 	<ul style="list-style-type: none"> Creation of the LCCA standards and measures, as well as the tool to estimate TCO, will require some State resources. 	<p><u>The Workgroup recommends implementation of this solution.</u></p>
<p>6. Implement post-occupancy evaluations of new and renovated facilities utilizing a standard template that will facilitate collection and availability of comparable information for all LEAs.</p>	<ul style="list-style-type: none"> Post-occupancy evaluations analyze and report on best practices and lessons learned in school facility design and construction projects. Through the standard documentation and reporting of project successes and lessons learned, LEAs can learn from one another to increase the success of every project in the State. 	<ul style="list-style-type: none"> Post-occupancy evaluations require funding for a third-party vendor to conduct the evaluation. 	<p><u>The Workgroup recommends implementation of this state-provided solution. The Workgroup further recommends that Post Occupancy Evaluations be performed by State employees rather than third party vendors. Information gleaned from POEs shall not be used to retroactively modify funding for projects.</u></p>
<p>7. Implement the National Council on School Facilities’ “Definitions of Key Facilities Data Elements” for activities related to facilities that make up the total cost of ownership that LEAs report to MSDE and track the cost of ownership.</p>	<ul style="list-style-type: none"> Standard definitions of activities related to facilities enable better analysis and reporting of facilities costs so that best practices can be measured and understood. 	<ul style="list-style-type: none"> Before the full benefits of the resulting data could be obtained, MSDE would need to replace its COBOL-based finance data system, which cannot accommodate further modifications. Reporting requirements must be carefully considered to ensure that an additional burden is not placed on the LEAs. 	<p><u>The Workgroup recommends implementation of this solution.</u></p>
<p>8. 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> <p>Staff recommends that certain components required for effective maintenance management and comparable effective maintenance metrics be purchased by the State, which will be offered to every LEA without cost. LEAs should not be required to utilize the system, but could purchase additional components if desired.</p>	<ul style="list-style-type: none"> Almost every LEA currently uses a common computerized maintenance management system (CMMS) to track work orders, preventive maintenance logs, cost information, and other maintenance activities. Implementation of a Statewide system would have scale advantages, decreasing the cost to taxpayers to support isolated systems in each LEA, and would provide valuable information to the State for analysis and the dissemination of best practices information. Shifts the financial burden of the maintenance management system from the LEAs to the State 	<ul style="list-style-type: none"> Shifts the financial burden of the maintenance management systems from the LEAs to the State Some LEAs may want to use a different CMMS. Some LEAs may not want the State to see their data. 	<p><u>The Workgroup recommends implementation of this state-funded solution to include preventive maintenance, work order management, and utility management. The Workgroup further recommends that the system and data collection reside within the purview of the IAC.</u></p>

Items in italics are not recommendations of the Workgroup but represent directions to staff.

Recommendations of the Ed Specs Workgroup for the Workgroup on the Assessment and Funding of School Facilities			
Ed Specs Workgroup Recommendations	Pros	Cons	Draft Workgroup Recommendations
9. Explore the implementation of real-time utilities metering for each facility.	<ul style="list-style-type: none"> Real-time utilities metering monitors energy consumption over time and can identify efficiency improvements, such as controls adjustments, to ensure that facilities efficiency meets design expectations. Supports both accountability of facility systems performance and occupant behavior. Provides basis for continuous improvement and best practices. Provides the opportunity for information to be included in curriculum. 	<ul style="list-style-type: none"> Funding is required to support real-time utilities metering. 	<p><i>The Workgroup recommends implementation of this potential solution, initially with each new, renewed, or replacement schools that utilize any State funding be fitted with standardized M&V and that any associated costs be treated as an eligible cost of the project.</i></p>

Optional Considerations			
Potential Solutions	Pros	Cons	Draft Workgroup Recommendations
10. Adopt a methodology for LEA CIP (Capital Improvement Program) funding allocations so that LEAs receive a formula-driven allocation (primarily based upon enrollment) each year. Revise ineligible items to more fully fund project obligations, and use existing Revolving Fund to “bank” or “advance” them as needed by each LEA, so that each LEA eventually receives their annual allocation but so that the full allocation does not have to be used by each LEA every year.	<ul style="list-style-type: none"> LEAs know what funding to anticipate for local priorities and can develop better plans based upon anticipated funding levels. State participates more fully in project costs, decreasing the burden on LEAs that struggle to fund their share of CIP projects. Utilizes revolving fund to its maximum benefit. LEAs without funding needs in a given year can “bank” and combine multiple annual allocations to fund complete projects. 	<ul style="list-style-type: none"> Will not completely eliminate the potential that in some years there will not be sufficient dollars banked for every need unless additional money is added to the Revolving Fund. 	<p><i>Staff is directed to provide additional information and recommendations regarding formulaic CIP funding to the Workgroup.</i></p>

Items in italics are not recommendations of the Workgroup but represent directions to staff.

Appendix II: Maryland Condition Index (MDCI) How It Is Calculated

Education Article, §5-310 requires the Interagency Commission on School Construction (IAC) to assess and maintain a database of the physical and educational sufficiency facility conditions of each public PK-12 school facility. A fiscally sustainable school-facilities portfolio requires actionable and reliable metrics to support efficient and effective facility management. Good facilities management begins with good planning based upon empirical data and ends with effective maintenance that maximizes the investment. A school facility is made up of a long list of quantifiable physical, spatial, and environmental attributes.

The Facility Condition Index (FCI) is used to quantify physical attributes, commonly referred to as the “bricks and mortar” of a school facility. The FCI quantifies the depleted life and value of a facility’s primary building systems and components such as roofs, windows, walls, and HVAC systems. FCI metrics are useful for estimating levels of spending necessary to achieve and maintain a specific level of physical condition. **Lower scores are better**, as facilities with lower FCI scores have fewer building-system deficiencies, are more reliable, and will require less maintenance spending on systems replacement and mission-critical emergencies.

The Maryland Educational Facilities Sufficiency Standards define the **minimum attributes** necessary to support the delivery of State-required education curricula and programs within safe and healthy environments. The attributes required by the standards are specific to the grades served and the number of students attending an existing facility and those projected to attend the facility within five years (see page 3 for additional information regarding enrollment projections).

The proposed Maryland Condition Index (MDCI) is a metric representing how far a PK-12 school is from being a perfectly educationally sufficient school facility and can be used to compare each school against all others. As with the FCI, lower MDCI scores are better. The MDCI incorporates the weighted correction value of each Sufficiency Standards need with each FCI correction value. Each value is categorized into one of nine types (see page 6) and weighted to differentiate needs that significantly impede or prohibit learning from lesser needs. For example, missing or undersized facilities or space, and safety, health, and learning-climate issues such as a failing roof or HVAC system are weighted more heavily and therefore will yield a higher score than a building system that is old but still functioning.

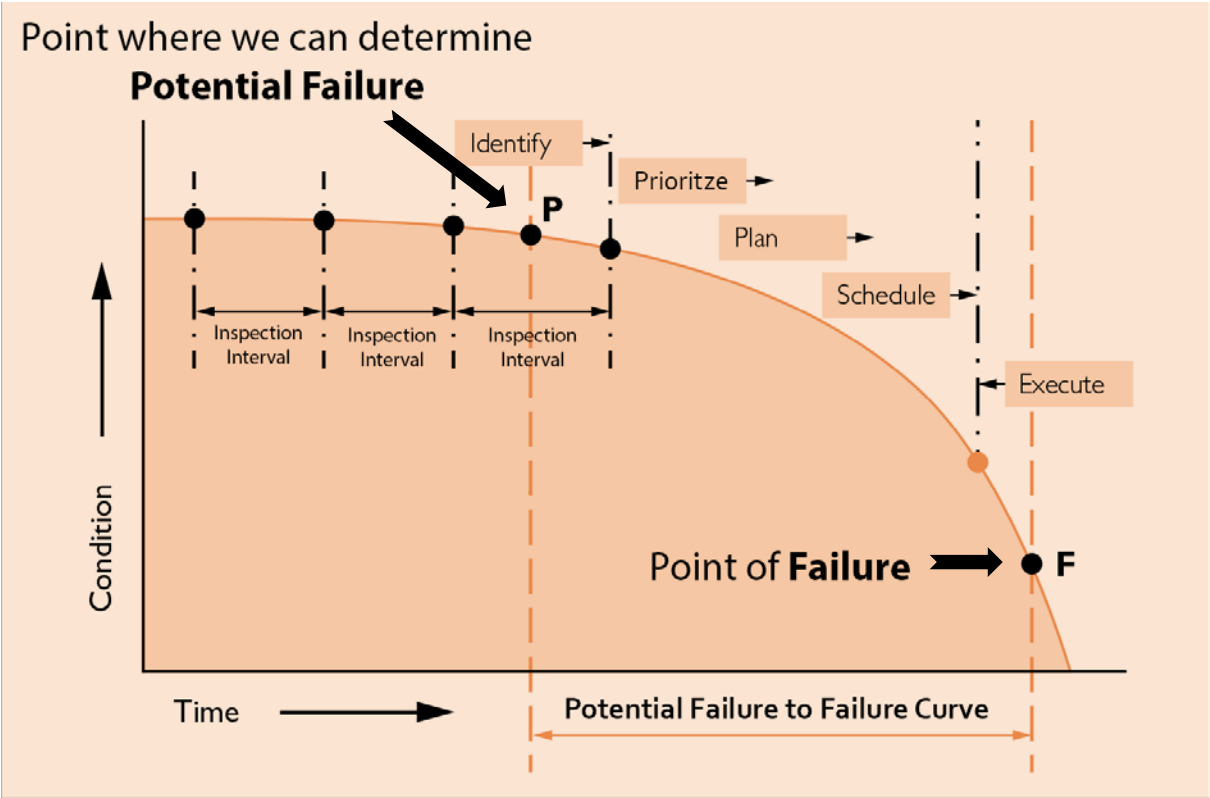
Data sources include field assessments, master-plan updates, student enrollments (current and five-year projections), and frequent LEA input. On-site facility assessments of each school will occur every three to four years and life-cycle renewal requirements required between the assessments will be automatically adjusted annually.

Calculations within the Maryland Condition Index

1. Life-cycle renewal requirements:

A life-cycle renewal requirement exists when a building system is in use beyond the average expected life of the system. Each building system is assessed against the original-installation or last-renovation date to determine the percent depleted based on Building Owners and Managers Association International (BOMA) and similar published mean life-cycle expectancy estimates. For example, a roof that has a 20-year life expectancy, installed in 2000, would be considered 100% used in the year 2020, unless observation during an assessment indicated that the Life-cycle renewal date (end-of-life date) should be adjusted. Life-cycle renewal requirements due to degradation can be estimated and recognized incrementally over time (see figure below) to approximate actual condition between assessments. At any time, if a system is determined to not be functioning effectively, the deficiency is placed into a higher weighted category (see page 6), which will increase the MDCl score.

$$\text{Percent Degraded} = \frac{(\text{Current age of system})^2}{(\text{System Expected Life})^2}$$



2. Growth Factor:

Example: The timeline below illustrates a change in population over a 5-year period. Student population increased from 547 students in School Year (SY) 2014-15 to 736 students in SY 2018-19, with an average increase of 7.79% per year.

School Year	2014-15	2015-16	2016-17	2017-18	2018-2019
School Population	547 Students	550 Students	596 Students	665 Students	736 Students

Assuming this same trend will continue for the next 5-year period, it can be predicted that this school will have a population of 1,071 students in SY 2024-25.

$$(1 + R)^5 \text{ Where } R = \text{Average Yearly Change of Growth Rate}$$

To find the average yearly change of growth rate for the past five years:

$$R = \frac{\Delta Y_2 + \Delta Y_3 + \Delta Y_4 + \Delta Y_8}{4}$$

$$R = \frac{31.16\%}{4} = 7.79\%$$

Note: Δ signifies differentiation in respect to the previous year

$$\text{Growth Factor} = (1 + 0.0779)^5 = 1.455$$

An increase in population from 736 students in SY 2018-19 to 1,071 students in SY 2024-25 would result in a 5-year straight line projected percent-increase of 45.5%, which translates to a Growth Factor (GF) of 1.455

In the MDCI calculations, each school is assigned a GF*. This factor acts as a multiplier against a school's current population to determine potential space needs 5 years out. In this particular example the school will be assigned a GF of 1.455. By multiplying this GF against school's current population we are able to arrive at an Expected Population.

$$\begin{aligned} \text{Expected Population} &= \text{Current Population} \times \text{Growth Factor} \\ &= 736 \times 1.455 = 1,071 \text{ Students} \end{aligned}$$

When the school's current square footage fails to meet sufficiency standards for the newly calculated Expected Population, Category 7 Space Deficiencies are generated in the database, which have an additional weight factor that has been listed in the hypothetical weightings as 3.0, just below the 3.5 immediate life-health-safety weighting.

*Schools that have a declining student population or a 0% increase will be assigned a GF of 1.0, signifying no growth; thus Expected Population is equal to the current-year population. In addition, when there is a sudden percent increase or decrease in a school's population causing a large difference in the GF from year to year, the GF is validated against the Cohort Survival Projection Method and manual adjustments may be appropriate.

3. Facility Condition Index (FCI):

By assessing the remaining life of each major building system of a school facility against the average expected life-cycle of each building system and aggregating the building systems that make up the school facility, we are able to score the school facility using the industry standard methodology of the Facility Condition Index (FCI). The FCI is the tool commonly used for the general condition comparative rating of buildings. Buildings with lower FCI average percentages are in better condition.

$$\text{FCI} = \frac{(\text{Value to Replace}) \times (\text{Percent Degraded})}{(\text{Value to Replace})}$$

It is important to note that this formula works for both individual building systems, as well as the entire facility. For our purposes, we need to find the FCI of each individual system in order to properly apply our weightings and calculate the MDCI.

4. Maryland Educational Facilities Sufficiency Standards:

A deviation from the Maryland Educational Facilities Sufficiency Standard exists when a facility fails to meet any Maryland Educational Facilities Sufficiency Standard. Formulas that represent each Sufficiency Standard automatically generate repair costs when the school fails to meet the standards required to serve its five-year projected student enrollment. A Growth Factor (GF) based upon the previous 5-year trend is used as a multiplier against each school's current population to determine space needs (see page 5).

The following list shows a few of the many data elements that are used in formulas to calculate whether a school meets Maryland Educational Facilities Sufficiency Standards.

- Number of Students
- Growth Factor
- Grades Served
- General Classroom Net Square Footage
- Admin Net Square Footage
- Art & Music Net Square Footage
- Computer Lab Net Square Footage
- Media Center Space
- Physical Education Space
- Science Net Square Footage

5. Maryland Condition Index (MDCI):

The MDCI is calculated from the base formula for the FCI but takes into account the value to correct deviations from the Maryland Educational Facilities Sufficiency Standards (based upon the 5-year projected enrollment, as described on page 6) and weighting applied to each component for direct relevancy in supporting the delivery of educational support functions. Please see the proposed categories and weights table on page 6 for category descriptions and their corresponding proposed weights. Correcting health and safety issues or the provision of sufficient space for required educational programs are weighted much higher than building systems that are old but still functioning effectively.

By combining the value of sufficiency deviations and facility condition, and weighting each component we can calculate the MDCI.

MDCI =

$$\begin{aligned} & (Category\ 1\ Component\ x\ 3.5) + (Category\ 2\ Component\ x\ 1.5) + \\ & (Category\ 3\ Component\ x\ 2) + (Category\ 4\ Component\ x\ .25\ to\ 1.5) + \\ & (Category\ 5\ Component\ x\ .5) + (Category\ 6\ Component\ x\ 1) + \\ & (Category\ 7\ Component\ x\ 3.0) + (Category\ 8\ Component\ x\ .5) + \\ & (Category\ 9\ Component\ x\ .25) \end{aligned}$$

Value to Replace

Please keep in mind that the attached category weights are only proposed weights at the time of this publication.

Item III. A. Approval of Property Disposal – Frederick County – Dearbought Parcel

Motion:

To approve the transfer of the Dearbought parcel, known and designated as “Parcel A” and shown on a subdivision plat as Plat 3, Phase 1, Dearbought, Parcel A, Block 3, located south of Maryland Route 26 and west of Sebastian Boulevard, Frederick, MD, 21701, from the Frederick County Public Schools Board of Education (BOE) to the Frederick County Government, as approved by the BOE on August 28, 2019, for an undetermined future county use.

Background Information and Building Data:

Size:	438,305 sf
Acres involved in transaction:	10.06
Original Construction Date:	N/A
State Rated Capacity:	N/A
Approval History:	N/A
State Investment	N/A
Outstanding State Bond Debt	N/A
Debt Service Payment	N/A

Schedule

The Frederick County Board of Education (BOE) recently directed staff to declare surplus two unused school site parcels. Both sites are too small for use as an elementary school site. The sites were also considered in Frederick County Public Schools’ site selection process for the Rock Creek school but were determined to be too small to support the programs required.

The Dearbought parcel is 10.062 acres and is located at the north end of Frederick City in the Dearbought development. Because of a number of utility easements and other encumbrances on the property, the developable area is less than 8 acres. This parcel is undeveloped and no state funds have been used to acquire or maintain the parcel.

Item III. B. Approval of Property Disposal – Frederick County – Linton Parcel at Tuscarora Elementary School

Motion:

To approve the transfer of the Linton parcel, a 4.593-acre parcel added to the Tuscarora Elementary School property, at 6321 Lambert Drive, Frederick, MD 21703, in 2016, from the Frederick County Public Schools Board of Education (BOE) to the Frederick County Government, as approved by the BOE on August 28, 2019, for an undetermined future county use.

Background Information and Building Data:

Size:	200,055 sf
Acres involved in transaction:	4.593
Original Construction Date:	N/A
State Rated Capacity:	N/A
Approval History:	N/A
State Investment	N/A
Outstanding State Bond Debt	N/A
Debt Service Payment	N/A

Schedule

The Frederick County Board of Education (BOE) recently directed staff to declare surplus two unused school site parcels. Both sites are too small for use as an elementary school site. The sites were also considered in Frederick County Public Schools' site selection process for the Rock Creek school but were determined to be too small to support the programs required.

The Linton parcel is 4.593 acres in the Linton development and was added to the Tuscarora Elementary School site south of Frederick City in 2016. The school has not been able to make use of the land due to the steep slope and tree line between the two parcels. This parcel is undeveloped and no state funds have been used to acquire or maintain the parcel. The site has ongoing maintenance costs for mowing and snow removal and was determined to have no current benefit to the Frederick County Public Schools.

Item III. C. Approval of Property Disposition – Dorchester County – 1103 Maces Lane, Lot 2

Motion:

To approve the disposal of 3.96 acres of land at 1103 Maces Lane, Lot 2, Cambridge, MD, 21613, adjacent to the Choptank Elementary School, by Dorchester County Council, for purposes of deeding the property to a community group that would rehabilitate a former school structure on the property into a community center.

Background Information and Building Data:

Size:	25,478 square feet
Acres involved in transaction:	3.96 acres
Original Construction Date:	1952
State Rated Capacity:	N/A
Approval History:	N/A
State Investment	\$0
Outstanding State Bond Debt	\$0
Debt Service Payment	\$0
Schedule	N/A

The Dorchester County Council seeks to dispose of 3.96 acres of land at 1103 Maces Lane, Lot 2, Cambridge, MD, 21613, adjacent to the Choptank Elementary School, so that a former school structure on the property can be conveyed to the Maces Lane Alumni Association and then renovated into a community center.

On December 21, 2005, Dorchester County Public Schools transferred the property to the County Council of Dorchester. The Council deeded the property to Bay Country Church on October 31, 2016. However, after the church was unable to renovate the structure for use as a church/community center, it deeded the property back to the Council on September 29, 2016.

The Council is seeking IAC approval of the disposition in order to transfer the property to the Maces Lane Alumni Association. The deed to the Association will include a reverter clause in case the Association fails to improve the property and use it as a community center.

Item III. D. Approval of Property Disposition – Dorchester County – E/S Jones Thicket Road

Motion:

To approve the disposition 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 Dorchester County Council to the Maryland Department of Natural Resources.

Background Information and Building Data:

Size:	N/A
Acres involved in transaction:	0.23 acres
Original Construction Date:	N/A
State Rated Capacity:	N/A
Approval History:	N/A
State Investment	\$0
Outstanding State Bond Debt	\$0
Debt Service Payment	\$0
Schedule	N/A

The Dorchester County Council seeks to dispose of 0.23 acres of vacant former school property on the East Side of Jones Thicket Road (Property Identification #01-010425, Tax Map 34, Parcel 0087), in Vienna, MD, 21869, to the Maryland Department of Natural Resources. There is no existing structure on the property and the property has not had any public use since the Board of Education conveyed it to the County on February 3, 2017. Dorchester County is in the process of selling the property to DNR and will complete the sale after IAC approval of the disposition.

The IAC approved the transfer of the property from the Dorchester County Board of Education to the County on June 13, 2019.

Item III. E. Informational Property Change Items

Motion:

These items are informational and do not require IAC action.

Background Information:

LEA	School	Change	Effective Date
Montgomery County	Pine Crest Elementary School	Easement (less than one acre)	August 2019
The Montgomery County Board of Education is granting a utility easement and right of way of 0.3 acres to the Washington Suburban Sanitary Commission to support a school building addition project at Pine Crest Elementary School, 201 Woodmoor Drive, Silver Spring, MD.			
St. Mary's County	Park Hall Elementary School	Easement (less than one acre)	July 2019
The St. Mary's County Board of Education is granting a utility easement and right of way of 0.0746 acres to the Southern Maryland Electric Cooperative, Inc., to install electric service in conjunction with current roof and systemic renovation project Park Hall Elementary School, at 20343 Hermanville Road, Park Hall, MD.			

Item IV. Preliminary Approval of COMAR Revisions - 14.39.02.05-.06 and 14.39.07.02

Motion:

To approve amendments to COMAR 14.39.02 regulations .05 through .06 and to 14.39.07.02 as presented.

Background Information:

IAC staff recommends revisions to three IAC regulations.

14.39.02.05 contains regulations detailing the State cost share calculation. At the September 12, 2019 IAC meeting, the IAC approved revisions to the calculation to revise the State cost share formula to conform with statutory changes to definitions of Tier I counties and to adopt a 24-month grace period for the unemployment rate and income level factors of the calculation. Because other COMAR revisions to the section were in the revision process, COMAR revisions to reflect this adopted change could not be approved at the September meeting. The attached revisions to 14.39.02.05 reflect changes approved by the IAC at the September meeting.

14.39.02.06 contains regulations regarding the calculation of the Maximum State Construction Allocation. At the May 9, 2019 IAC meeting, the IAC adopted Gross Area Baselines to replace the Maximum Gross Area Allowances used per COMAR 23.03.02.06 in calculating state construction allocations. The proposed revisions update the regulations to appropriately reference the Gross Area Baselines rather than the Maximum Gross Area Allowances.

14.39.07 is a new section of COMAR recently adopted (in effect as of November 4, 2019) that governs the use of the [Public School Facilities Educational Sufficiency Standards](#) adopted by the IAC at their May 31, 2018 meeting. The IAC has received a recommendation from an LEA that the section be revised to make it clear that the Sufficiency Standards are for assessment purposes only and are not requirements for school facility design or construction. This recommendation is consistent with the recommendation of the Workgroup on Educational Development Specifications that the IAC ensure its regulations clearly state that authority for school facility design decisions is the purview of the LEAs. IAC staff concurs and recommends the attached revisions for approval.

Title 14
INDEPENDENT AGENCIES
Subtitle 39 INTERAGENCY COMMISSION ON SCHOOL
CONSTRUCTION

14.39.02 Administration of the Public School Construction Program

Authority: Education Article, §§4-126, 5-112, and 5-303; State Finance and Procurement Article, §5-7B-07; Annotated Code of Maryland

.05 State Cost Share Percentage

- A. (text unchanged)
- B. Percentages
 - (1) (text unchanged)
 - (2) Reductions in the cost share that exceed -5% shall be phased in over [3] 2 years so that a 1-year reduction in the cost share percentage does not exceed -5%
 - (3) (text unchanged)
- C. Revisions to Percentages
 - (1) (text unchanged)
 - (2) (text unchanged)
 - (3) The IAC shall add the following amounts to calculate the recommended revised cost share amounts:
 - (a)—(c) (text unchanged)
 - (d) 5 percent if the county where the LEA is located is a [One Maryland] *Tier I* county that has an unemployment rate greater than [1.5 times the State average unemployment rate] *the average rate or number of percentage points identified in § 1-101 of the Economic Development Article or has met the average rate or number of percentage points identified in § 1-101 of the Economic Development Article at some time during the preceding 24 month period;*
 - (e) 5 percent if the county where the LEA is located is a [One Maryland] *Tier I* county that has a [per capita income] *a median household income level* below [67 percent of the State average per capita income] *the level identified in § 1-101 of the Economic Development Article or has had a median household income level below the level identified in § 1-101 at some time during the preceding 24 month period.*

.06 Maximum State Construction Allocation

- A.—D. (text unchanged)
- E. [Maximum Gross Area Allowance] *Gross Area Baselines*
 - (1) The [maximum gross area allowance] *Gross Area Baseline* is the product of the approved student enrollment and the [maximum gross area allowance] *baseline gross square footage* per student, *and may be adjusted by the IAC on a case-by-case basis, based upon presented evidence of program need.*
 - (2) The [maximum gross area allowance] *baseline gross square footage* per student is set by the IAC and may be adjusted by the IAC on a case-by-case basis, based upon presented evidence of program need.
- F. (text unchanged)
- G. New Construction. The maximum State construction allocation for new construction is calculated according to either:
 - (1) The following formula:
 - (a) Multiply the lesser of the [maximum gross area allowance] *gross area baseline* or the actual project gross area by the average Statewide per square foot school building cost, which is based on bids received for new school construction in the prior year and cost information derived from industry sources.
 - (b)—(c) (text unchanged)
 - (2) (text unchanged)
- H. Renovation
 - (1) The maximum State construction allocation for projects proposed to renovate buildings or portions of buildings, 16 years or older, is calculated according to either:
 - (a) The following formula:
 - (i) Beginning with the oldest portion of the building, and using the [maximum gross area allowance] *gross area baseline* as the upper limit, determine the eligible square footage of the renovation categorized according to the age group of the building portion containing the renovation;
 - (ii)—(vi) (text unchanged)
 - (b) (text unchanged)

- (2) Adjustments to the Maximum State Construction Allocation for Renovation Projects. The IAC may:
 - (a) (text unchanged)
 - (b) Adjust the maximum State construction allocation for renovation of a building that exceeds the [maximum gross area allowance] *gross area baseline*.
- (3) (text unchanged)
- I. (text unchanged)
- J. Addition. When a project involves an addition only, the IAC at its discretion may calculate the maximum State allocation according to either:
 - (1) The following formula:
 - (a) Subtract the existing square footage from the [maximum gross area allowance] *gross area baseline*; and
 - (b) text unchanged
- K.—L. (text unchanged)
- M. Forward-Funded Project. If the maximum State construction allocation for a forward-funded project is calculated according to the formulas in §G, H, or I of this regulation, the following factors shall be applied:
 - (1) [Maximum Gross area allowance] *Gross area baseline* that applied on the bid-opening date, using the 7-year enrollment projections applied as follows:
 - (a)—(b) (text unchanged)
 - (2)—(4) (text unchanged)

14.39.07 Public School Facilities Educational Sufficiency Standards

Authority: Education Article, §5-310, Annotated Code of Maryland

.02 General Requirements.

- A.—C. (text unchanged)
- D. *The Facilities Educational Sufficiency Standards are to be used for assessment purposes only and are not requirements for school facility design or construction.*

Item V. Baltimore City Public Schools — Cancellation of Seven FY 2018 Capital Improvements Program Projects

Motion:

To approve the cancellation of seven Baltimore City FY 2018 Capital Improvement Program projects; and in accordance with Education Article §5-303(j)(3)(i) transfer the allocation of \$23,102,000 to the Statewide Reserved Appropriation Account for Baltimore City Public Schools.

Background Information:

Education Article §5-303(j)(3)(i) requires that allocations uncontracted after two years be rescinded and that the funding remain reserved for the LEA to which it was allocated for an additional two years.

There are seven FY 2018 Capital Improvement Program (CIP) allocations to Baltimore City Public Schools (City Schools) that have not been contracted within the statutory timeframe. In accordance with Education Article §5-303(j)(3)(i) staff will transfer the \$23,102,000 to the Statewide reserved appropriation to be held for City Schools for the current year CIP or FY 2021 CIP, at the discretion of the LEA.

Because of the statutory timeline for rescission, these seven projects (see Table 1) will remain active projects with no allocations unless the project cancellations are approved by the IAC. Staff recommends cancellation of the seven projects based upon requests from the LEA.

In a letter dated October 2 (see attachment), Baltimore City Public Schools (City Schools) requested the cancellation of five (5) FY 2018 Capital Improvement Program (CIP) projects and provided justification for the cancellation of each project. According to City Schools, the two (2) projects at #206 Furley Elementary and #031 the Coldstream Park Building need to be cancelled due to insufficient funds; and the three (3) projects at #011 Eutaw Marshburn Elementary and #251 Callaway PK-5 need to be cancelled because more cost-effective solutions were identified.

Based on regular communication with City Schools on the entire portfolio of state-funded projects in Baltimore City; IAC staff has been aware of the need and intent of City Schools to cancel the five (5) projects for quite some time. And in the cases of #206 Furley Elementary and #031 the Coldstream Park Building, IAC staff has provided and will continue to provide technical assistance as needed in order to help City Schools identify the most cost-effective solutions.

The remaining two projects—the installation of air conditioning at #035 Harlem Park PK-8, and the installation of air conditioning and the replacement of windows/doors at #095 Franklin Square PK-8 — received partial allocations in the FY 2018 Capital Improvement Program (CIP), which was approved in May 2017. Both projects (see Table 1) were funded in full with allocations approved via an amendment to the FY 2018 CIP by the Board of Public Works in October 2017.

A motion to cancel the two projects was presented to the IAC in August 2019, but was tabled in order to allow time to meet with City Schools in order to better understand why City Schools needs to cancel the projects at #035 Harlem Park PK-8 and #095 Franklin Square PK-8, and to consider how the IAC can help reduce the need to cancel similar projects in the future.

Since then, a time to meet has been scheduled; and City Schools has requested funds for the two, mission-critical projects through the FY 2021 CIP.

TO CANCEL			TABLE 1
School Name	Project Type	Project Number	Amount
#206 Furley Elementary	HVAC	30.256.15/16 SR	\$2,257,000
#011 Eutaw Marshburn Elementary	HVAC	30.267.16 SR	\$4,825,000
#011 Eutaw Marshburn Elementary	Fire Safety	30.267.14 SR	\$1,160,000
#251 Callaway PK-5	HVAC	30.257.12/16 SR	\$4,029,000
#031 Coldstream Park Building	Roof, Windows	30.198.14/16 SR	\$1,855,000
#035 Harlem Park PK-8	Air Conditioning	30.277.08/17/18 SR	\$3,579,000
#095 Franklin Square PK-8	HVAC, Windows/Doors	30.243.14/18 SR	\$5,397,000
TO TRANSFER			\$23,102,000

BALTIMORE CITY PUBLIC SCHOOLS

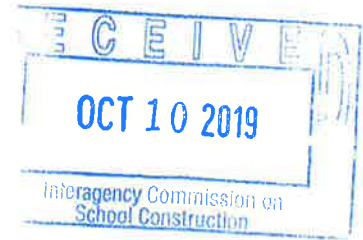
Bernard C. "Jack" Young
Mayor, City of Baltimore

Linda Chinnia
Chair, Baltimore City Board of
School Commissioners

Dr. Sonja Brookins Santelises
Chief Executive Officer

October 2, 2019

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



RE: Baltimore City Schools FY18 Capital Improvement Program (CIP)
Projects to Rescind Request

Dear Mr. Gorrell:

Baltimore City Public Schools (City Schools) requests that the funding for the CIP projects noted below be rescinded and the funds deposited in the reserve account for City Schools for assignment to other projects.

For each project below we have provided a justification as to why the project is being rescinded. We appreciate your consideration for our request. The total rescinded state CIP funds for the below projects is **\$14,126,000**.

1. #206 Furley Elementary HVAC PSC #30.256.18 SR \$ 2,257,000
 - a. Justification: The HVAC project at Furley must be construction in conjunction with or subsequent to the roof and structural project. The structural components of the building need to be repaired prior to the installation of new HVAC piping. Unfortunately, the roof and structural project came in significantly over budget earlier this year and had to be cancelled. The HVAC project also will need to be cancelled until such time as the roof and structure project receives additional funds to proceed.

2. #11 Eutaw Marshburn Elementary HVAC PSC #30.267.18 SR \$ 4,825,000

Fire Safety	PSC #30.267.18 SR	\$ 1,160,000
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 - a. Justification: This project has been submitted and approved by the IAC as a Vertical Packaged Classroom Air-Conditioning project in the FY20 CIP. City Schools submitted the VPU project as a more economical and expedited solution to get AC into the classrooms.

3. #251 Callaway PK-5 HVAC PSC #30.257.18 SR \$ 4,029,000
 - a. Justification: Replacement of the terminal units has been submitted and approved by the IAC under the \$15M HVAC funds for City Schools. The boilers and chiller in the building are only 6 years old, so replacement of terminal units was the most expeditious method to get heating and air conditioning to the classrooms.

10/2/19

4. #31 Coldstream Park Building Roof/Windows PSC #30.198.18 SR \$ 1,855,000
a. Justification: Roofing construction costs continue to increase, and it is becoming a state-wide problem for roof projects. The current estimate for the project is approximately \$1.5M more than the approved funds for the project.

Should you have any questions or concerns, please contact me. Thank you for your consideration in this matter.

Sincerely,



John Land
Acting Chief Operating Officer

Copy: Dr. Lynette Washington
Dr. Nichole Stewart
Cynthia Smith

Item VI. Baltimore City E15M HVAC Status Report

Motion:

This item is informational and does not require IAC action.

Background Information:

Please see attached table: Baltimore City E15M HVAC Status Report

Baltimore City E15M HVAC Status Report

School Name	Scope of Work	TotalAllocation	Allocated	FDesign	SConstruct	FConstruct	Adjusted	Bid Docs	SConstruct	FConstruct	Procure Design	Procure Construct	Current Task	Project Status						Contract Status									
														Behind > 2 months	Behind < 2 months	Behind < 1 month	On Time	Ahead > 1 month	Operational	Design Contract				Construct Contract					
														Approved	Amount	Expended	Expended %	Approved	Amount	Expended	Expended %								
Benjamin Franklin HS #239	Boiler	\$717,965	02/12/19	06/01/19	10/29/19	04/29/20	09/12/19	09/01/19	1/1/2020	07/02/20			DESIGN REVIEW									09/12/19	\$67,965	\$0	0%	-	-	-	-
Callaway ES #251	Unit vent	\$1,611,887	02/12/19	08/01/19	12/29/19	12/28/20	06/14/19	11/01/19	3/2/2020	03/02/21			DESIGN DEVELOPMENT									06/14/19	\$111,887	\$0	0%	-	-	-	-
Commodore John Rodgers EM	Chiller, cooling tower, air handler	\$1,120,000	02/12/19	05/15/19	10/12/19	10/11/20	06/14/19	11/01/19	03/02/20	03/02/21			PROCUREMENT									06/14/19	\$120,000	\$0	0%	-	-	-	-
Fallstaff ES	Boiler	\$100,000	02/12/19	05/15/19	10/12/19	04/12/20	09/12/19	10/01/19	12/01/19	04/01/20			PROCUREMENT									-	-	-	-	-	-	-	-
Frederick Douglass HS	Water heater installation	\$43,520	12/13/18	-	05/01/19	06/01/19	-	-	-	-			OPERATIONAL 04/2019									-	-	-	-	*	-	-	-
Frederick Douglass HS	Boiler	\$1,072,451	02/12/19	06/01/19	10/29/19	10/28/20	06/14/19	10/01/19	01/31/20	01/30/21			PROCUREMENT									06/14/19	\$72,451	-	-	-	-	-	-
Gwynns Falls ES	Boiler section replacement	\$75,000	02/12/19	-	03/07/19	04/06/19	-	-	-	-			OPERATIONAL 04/2019									-	-	-	-	*	-	-	-
Harlem Park BLDG	Boiler section replacement	\$19,630	02/23/19	-	02/05/19	03/05/19	-	-	-	-			OPERATIONAL 03/2019									-	-	-	-	*	-	-	-
Harlem Park BLDG	Boiler	\$1,158,423	02/12/19	08/01/19	12/29/19	12/28/20	07/09/19	11/01/19	03/02/20	03/02/21			DESIGN DEVELOPMENT									07/09/19	\$158,423	\$0	0%	-	-	-	-
Highlandtown EM #215	Condenser pipes	\$127,000	02/12/19	-	04/15/19	04/22/19	-	-	-	-			OPERATIONAL 07/2019									-	-	-	-	*	-	-	-
Highlandtown EM #215	Chiller	\$829,600	02/12/19	08/01/19	12/29/19	12/28/20	07/09/19	10/01/19	01/31/20	01/30/21			PROCUREMENT									07/09/19	\$72,451	\$0	0%	-	-	-	-
Leithwalk EM	BAS upgrade	\$46,000	02/12/19	-	04/15/19	06/01/19	-	-	-	-			CONSTRUCTION									-	-	-	-	*	-	-	-
Liberty ES	Cooling tower, unit vent, controls	\$1,086,400	02/12/19	05/15/19	10/12/19	10/11/20	06/14/19	09/15/19	01/15/20	01/14/21			DESIGN REVIEW									06/14/19	\$86,400	\$0	0%	-	-	-	-
Lockerman Bundy ES	Water heater installation	\$55,000	02/12/19	-	04/15/19	05/15/19	-	-	-	-			OPERATIONAL 05/2019									-	-	-	-	*	-	-	-
Margaret Brent PK-8	Cooling tower, pipes	\$1,066,800	12/13/18	05/15/19	10/12/19	10/11/20	06/14/19	08/15/19	12/15/19	06/20/21			PROCUREMENT									06/14/19	\$66,800	\$0	0%	-	-	-	-
Tench Tilghman PK-8	Chiller, air handler	\$1,854,000	12/13/18	06/01/19	10/29/19	04/29/21	06/14/19	09/15/19	01/15/20	07/21/21			PROCUREMENT									06/14/19	\$153,498	\$0	0%	-	-	-	-
Thomas Johnson EM	Air handler	\$385,000	02/12/19	08/01/19	12/29/19	12/28/20	-	-	-	-			PROCUREMENT									-	-	-	-	-	-	-	-
Westport PK-8	Boiler, air handler	\$1,337,721	02/12/19	06/01/19	10/29/19	10/28/20	06/14/19	10/01/19	01/31/20	01/30/21			DESIGN REVIEW									06/14/19	\$137,721	\$0	0%	-	-	-	-
Windsor Hills EM	Chiller	\$1,980,000	02/12/19	08/01/19	12/29/19	12/28/20	08/28/19	11/01/19	03/02/20	03/02/21			DESIGN DEVELOPMENT									08/28/19	\$180,000	\$0	0%	-	-	-	-
		\$14,686,397	97.9%											Source: Baltimore City Public Schools, October 26, 2019.				All Design Contracts	\$1,300,047	\$0	0%	All Construct Contracts	\$0	\$0	0%				
																All Contracts	\$1,300,047	\$0	0%										

Baltimore City Active Project Report

135 Active Projects at 93 (of 157) Facilities		Fund Source	Active Projects	Facilities
		All Fund Sources	135	93
		CIP	53	41
		SSGP	30	30
		E15M	19	16
		21SC	17	17
		ASP	8	8
		HSFF	5	5
		SA	3	2
PRE-CONSTRUCTION 85		CONSTRUCTION 50		
Source: Baltimore City Public Schools, FY2021 CIP: Form 102.4, October 4, 2019.				

Item VII. Fiscal Year 2019 School Safety Grant Program Summary 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 were accepted and approved on a rolling basis.

The 2nd round Application Period was from April 1, 2019 to September 30, 2019. As of November 1, 2019, applications for 594 security projects from 24 LEAs and MSB have been received. Of those, all projects have been reviewed 586 projects have been approved and 8 projects were cancelled at the request of LEA's. The following chart identifies the requested and approved projects.

Project Category	Projects Requested	Projects Approved	Amount Requested	Amount Approved
Site Improvements	2	2	\$313,816	\$313,816
Doors and Door Hardware	56	52	*\$1,470,292	\$1,456,048
Security Vestibules	28	27	*\$5,308,715	\$4,401,215
Security Communications	166	166	\$1,056,154	\$1,055,708
Access Control System	173	172	*\$783,528	\$752,907
Surveillance and Security Technology – Cameras, CCTV, etc.	154	152	*\$1,667,992	\$1,667,992
Security Window Covering (Areas of Visual Refuge)	12	12	\$210,002	\$210,000
School Resource Officer (SRO) Office and other Interior Renovations	3	3	\$140,000	\$140,000
Total	594	586	*\$10,950,499	**\$9,997,686

*Note: Figures do not include 8 cancelled projects.

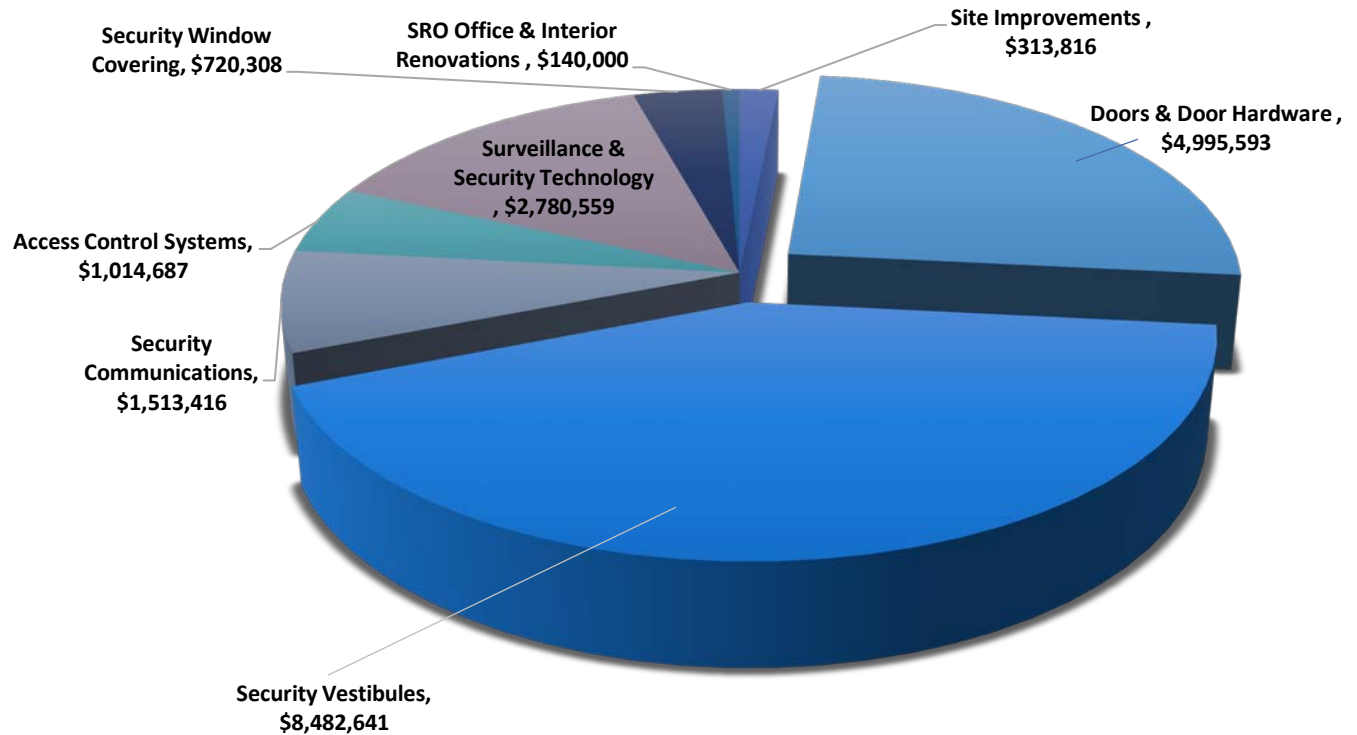
**\$2,314 total remaining to be reverted and redistributed in the following fiscal year

Note: Since the approval of 29 Baltimore City SSGP applications to install metal detectors in high school and combined middle schools will support the first district-wide use of metal detectors in the State of Maryland, Baltimore City – as a practice leader – has offered to provide a report on the installation and use of metal detectors after one year of use.

See Attachment: FY 2019 School Safety Grant Program (SSGP) – Round II Summary by LEA

IAC MEETING 11/14/2019

FY 2019 School Safety Grant Program Round I & II Totals



Project Category	Round I Projects Approved	Round II Projects Approved	Round I Amount Approved	Round II Amount Approved	Total Amount Approved for FY 19
Site Improvements	0	2	\$0	\$313,816	\$313,816
Doors and Door Hardware	89	139	\$3,539,545	\$1,456,048	\$4,995,593
Security Vestibules	36	62	\$4,081,426	\$4,401,215	\$8,482,641
Security Communications	55	221	\$457,708	\$1,055,708	\$1,513,416
Access Control System	11	183	\$261,780	\$752,907	\$1,014,687
Surveillance and Security Technology – Cameras, CCTV, etc.	107	258	\$1,112,567	\$1,667,992	\$2,780,559
Security Window Covering (Areas of Visual Refuge)	170	182	\$510,308	\$210,000	\$720,308
School Resource Officer (SRO) Office and other Interior Renovations	0	3	\$0	\$140,000	\$140,000
Total	468	586	*\$9,963,334	**\$9,997,686	\$19,961,020

*\$36,666 Remaining from Round 1

**\$2,314 Remaining from Round 2

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	Allegheny	200,000	2	-	-	200,000	200,000	-	APPROVED: <u>Security Vestibule</u> - Install a security vestibule at 2 schools	8/28/2019
2	Anne Arundel	776,000	3	-	-	776,000	776,000	-	APPROVED: <u>Security Vestibule</u> - Add a security vestibule at 3 schools	6/12/2019
3	Baltimore	1,005,000	86	-	2	1,005,000	1,005,000	-	APPROVED: <u>Surveillance and Security Technology</u> - Install security cameras at 86 schools; 2 projects were cancelled	9/30/2019
4	Calvert	200,000	28	-	-	200,000	200,000	-	APPROVED: <u>Security Vestibule</u> - Install a security vestibule at 1 school APPROVED: <u>Safety and Security Film</u> - Install on windows at 1 high school APPROVED: <u>Surveillance and Security Technology</u> - Install security cameras at 2 high schools APPROVED: <u>Surveillance and Security Technology</u> - Install a security monitoring station in office at 24 schools	7/30/2019
5	Caroline	200,000	4	-	-	200,000	200,000	-	APPROVED: <u>SRO Office</u> - Add SRO Office with pass-through window at 1 school, relocate SRO Office and install pass-through window at 1 school, and relocate Admin Office to front at 1 school APPROVED: <u>Doors and Door Hardware</u> - Install security doors at open space classrooms at 1 school	7/24-26/2019
6	Carroll	242,000	4	-	-	242,000	242,000	-	APPROVED: <u>Security Communications</u> - Bi-directional amplifiers to enhance radio communications at 4 schools	7/23/2019
7	Cecil	200,000	4	-	-	198,000	198,000	2,000	APPROVED: <u>Surveillance and Security Technology</u> - Install security cameras at 4 schools	7/23/2019
8	Charles	241,000	7	-	-	241,000	241,000	-	APPROVED: <u>Security Vestibule</u> - Install security vestibule at 1 school APPROVED: <u>Security Communications</u> - Provide handheld radios at 6 schools and the admin. building for direct communications with County's Emergency Communications Center	7/26/2019
9	Dorchester	200,000	17	-	-	200,000	200,000	-	APPROVED: <u>Security Communications</u> - Retrunk and reprogram bus and admin radios at 14 schools. APPROVED: <u>Access Control Systems</u> - Install network enabled access control at exterior doors at 1 school APPROVED: <u>Access Control Systems</u> - Install network enabled access control at exterior doors at 2 schools	6/3/2019 7/30/2019
10	Frederick	386,000	5	-	-	386,000	386,000	-	APPROVED: <u>Security Vestibule</u> - Install security vestibules at 5 schools	7/31/2019
11	Garrett	200,000	2	-	-	200,000	200,000	-	APPROVED: <u>Security Vestibules</u> - Install security vestibules at 2 schools	9/30/2019
12	Harford	359,000	17	-	-	359,000	359,000	-	APPROVED: <u>Doors and Hardware</u> - Replace door locks at 16 schools APPROVED: <u>Security Vestibule</u> - Install security vestibule at 1 school	7/30/2019
13	Howard	504,000	1	-	-	504,000	504,000	-	APPROVED: <u>Security Vestibule</u> - Install security vestibule at 1 school	9/30/2019
14	Kent	200,000	5	-	-	200,000	200,000	-	APPROVED: <u>Access Control Systems</u> - Upgrade card access system at 5 schools	5/17/2019
15	Montgomery	1,462,000	3	-	-	2,369,500	1,462,000	-	APPROVED: <u>Security Vestibules</u> - Install security vestibules at 3 schools	7/19/2019
16	Prince George's	1,138,000	32	-	4	1,152,244	1,138,000	-	APPROVED: <u>Doors and Hardware</u> - Replace door locks at 32 schools; 4 projects were cancelled	9/24/2019
17	Queen Anne's	200,000	5	-	-	200,000	200,000	-	APPROVED: <u>Surveillance & Security Technology</u> - Install security cameras at 3 schools APPROVED: <u>Security Vestibule</u> - Install security vestibules at 2 schools	9/30/2019
18	St. Mary's	200,000	11	-	-	200,002	200,000	-	APPROVED: <u>Surveillance & Security Technology</u> - Install on windows at 11 schools	7/2-11/2019
19	Somerset	200,000	1	-	-	200,000	200,000	-	APPROVED: <u>Security Vestibule</u> - 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	9	-	-	230,621	200,000	-	APPROVED: <u>Doors and Hardware</u> - Replace classroom door locks at 2 schools APPROVED: <u>Security Vestibule</u> - Install security vestibules at 4 schools APPROVED: <u>Access Control System</u> - Install campus security fencing at 3 schools	9/20/2019
21	Washington	204,000	1	-	-	204,000	204,000	-	APPROVED: <u>Site Improvements</u> - At 1 school, 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	17	-	1	200,000	200,000	-	APPROVED: <u>Security Vestibule</u> - Install a security vestibule at 1 school; 1 vestibule project was cancelled APPROVED: <u>Surveillance and Security Technology</u> - Upgrade security camera systems at 14 schools APPROVED: <u>Surveillance and Security Technology</u> - Upgrade and add additions to CCTV system at 2 schools	5/14/2019 8/13/2019
23	Worcester	200,000	16	-	-	199,686	199,686	314	APPROVED: <u>Security Communications</u> - Install Bi-Directional Amplifiers at 3 schools APPROVED: <u>Surveillance and Security Technology</u> - Install security camera systems at 13 schools	9/30/2019
30	Baltimore City	883,000	303	-	1	883,446	883,000	-	APPROVED: <u>Surveillance and Security Technology</u> - Replace security cameras at 1 school; provide interior and exterior CCTV system at 2 schools; and upgrade CCTV cameras and replace DVR at 1 school APPROVED: <u>Access Control System</u> - Renew for 1 year the visitor pass software at 132 schools; APPROVED: <u>Access Control System</u> - Install metal detectors at 29 schools; 1 project was cancelled APPROVED: <u>Security Communications</u> - Install directional signage at 138 schools	6/5/2019 6/11/2019 7/30/2019 9/23/2019
25	Md. School for the Blind	200,000	3	-	-	200,000	200,000	-	APPROVED: <u>Doors and Hardware</u> - Retrofit locks throughout facility APPROVED: <u>Site Improvements</u> - Install campus lighting APPROVED: <u>Security Communications</u> - Install cellular enhancement system on campus	7/31/2019
Totals		10,000,000	586	-	8	10,950,499	9,997,686	2,314		
			586							