

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION



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Meeting Minutes November 15, 2018

Call to Order:

Dr. Karen Salmon called the meeting of the Interagency Commission on School Construction to order at 9:19 a.m.

Members in Attendance:

Dr. Karen Salmon, State Superintendent of Schools, Chair

Denise Avara, Appointee of the Governor

Secretary Ellington Churchill, Department of General Services

Brian Gibbons, Appointee of the Speaker of the House

Gloria Lawlah, Appointee of the President of the Senate, participating via telephone

Michael Bayer, Designee for Secretary Robert S. McCord, Maryland Department of Planning

Todd Schuler, Appointee of the Speaker of the House

Members Not in Attendance:

Barbara Hoffman, Appointee of the President of the Senate

Dick Lombardo, Appointee of the Governor

I. Consent Agenda

Motion Carried

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

A. Approval of October 9, 2018 Minutes

To approve the minutes of the October 9, 2018 Interagency Commission on School Construction Meeting.

B. Approval of Contracts

To approve contract procurement as presented.

C. Completed Project Allocation Reversions

To approve, subject to final audit, the reversions of the amounts identified to the appropriate statewide contingency account.

D. Approval of Closed Projects

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

II. 21st Century School Buildings Program

A. 21st Century School Buildings Plan Process

Information Only

Gary McGuigan, Senior Vice President, Capital Project Development Group, Maryland Stadium Authority, Eric Johnson, Vice President, Capital Projects Development Group, Maryland Stadium Authority, and Cynthia Hahn, Assistant Attorney General for the Maryland Stadium authority explained to the Commission the relationship between the MSA and the IAC in the 21st Century School Buildings Plan Process. An MOU governs the roles and responsibilities of the four partners in this process: the MSA, Baltimore City Public Schools, Baltimore City Government, and the Interagency Commission on School Construction. The IAC's role in the program differs from its role in the Capital Improvement Program. In the 21st Century School Buildings program, the IAC reviews and comments on various plans; monitors adherence to utilization rate targets; considers progress toward maintenance performance metrics; and approves Enhanced Approval Packages (EAPs), which include the feasibility study, educational specifications, and preliminary conceptual and schematic design elements for 21st Century School Building projects.

Secretary Churchill expressed an interest in understanding MSA's use of the Computerized Maintenance Management System. Ms. Lawlah asked for a clarification of the Patterson High School EAP, which was presented for approval, but deferred, at the October 9, 2018 IAC meeting. Mr. Gorrell explained that because the Patterson High School EAP had been approved by the IAC in 2016, the MSA has authority to modify the budget and schedule as needed to address the environmental remediation required at the site. Mr. Johnson clarified that a study of Patterson was done by an independent consultant who found that the EPA site has been contained. The project includes measures such as a vapor mitigation system, reworking of uncapped site areas, and the stripping and replacement of the top foot of soil in areas that will be left exposed.

Dr. Salmon and Director Gorrell introduced representatives of Baltimore City who were present at the meeting and commended them for the amount and quality of work they're doing to improve Baltimore City schools' facilities.

B. EAP - #237 Highlandtown Elementary/Middle School

Motion Carried

Fred Mason, Chief, School Facilities Branch, Maryland State Department of Education, referred IAC members to a chart behind (labeled Item II. B). providing comparable information for each EAP considered for approval.

Upon a motion by Mr. Schuler with a second by Mr. Gibbons, the IAC voted unanimously to approve Highlandtown Elementary/Middle School #237 as a 10-year plan (21st Century Buildings Program) project and to approve the Enhanced Approval Package in accordance with the MOU so that the project may proceed into design as an addition project to increase the capacity of the school from 536 students to 914 students in grades Pre-K through 8 with an addition area of up to 35,140 gross square feet.

C. EAP - #27 Commodore John Rodgers Elementary/Middle School

Motion Carried

Upon a motion by Mr. Gibbons, with a second by Secretary Churchill, the IAC voted unanimously to approve Commodore John Rodgers Elementary/Middle School #27 as a 10-year plan (21st Century Building

Program) project and to approve the Enhanced Approval Package in accordance with the MOU so that the project may proceed into design as an addition project to increase the capacity of the school from 619 students to 1,044 students in grades Pre-K through 8 with an addition area of up to 49,084 gross square feet.

D. EAP - #144 James Mosher Elementary School

Motion Carried

Upon a motion by Mr. Gibbons with a second by Mr. Schuler, the IAC voted unanimously to approve James Mosher Elementary School #144 as a 10-year plan (21st Century Building Program) project and to approve the Enhanced Approval Package in accordance with the MOU so that the project may proceed into design as a renovation and addition project with a projected capacity of 435 students in grades Pre-k through 2 with demolition of 5,000 gross square feet, renovation of 64,252 gross square feet, and addition of 17,000 gross square feet.

E. EAP - #142 Robert Coleman Elementary School

Motion Carried

Upon a motion by Mr. Gibbons, with a second by Mr. Schuler, the IAC voted unanimously to approve Robert Coleman Elementary School #142 as a 10-year plan (21st Century Building Program) project and to approve the Enhanced Approval Package in accordance with the MOU so that the project may proceed into design as a renovation and addition project with an unchanged capacity of 314 students in grades Pre-K through 5 with renovation of the existing 45,819 gross square feet building and small additions to improve the entry sequence and community access.

F. EAP - #242 Northwood Elementary School

Motion Carried

Dr. Salmon noted that a condition had been added to the motion. Director Gorrell explained that IAC staff needs additional information about the population at Northwood, to account for decreasing utilization at the facility. The condition moves the project forward but requires an overall look at schools in the area to ensure 90% utilization.

Upon a motion by Mr. Gibbons with a second by Ms. Avara, the IAC voted unanimously to approve Northwood Elementary School #242 as a 10-year plan (21st Century Building Program) project and to approve the Enhanced Approval Package in accordance with the MOU so that the project may proceed into design as a replacement project with a proposed State rated capacity of 704 students in grades Pre-K through 5 with an area of 98,091 gross square feet, as identified in the site specific educational specifications developed by Baltimore City Public Schools; and to add the condition that Baltimore City Public Schools will pursue boundary alignments and portfolio actions as needed to ensure that Northwood Elementary School attains and maintains the targeted enrollment of 90% state rated capacity.

III. School Safety

A. Survey Report

Information Only

Joan Schaefer, Deputy Director of the Interagency Commission on School Construction, explained that LEAs were surveyed on their highest security needs, with an emphasis on two best practices; classrooms with areas of visual refuge behind doors lockable from the inside and communication technology. Ms. Schaefer noted that an additional response was received after publication of the report, with the LEA citing door locks as their highest priority.

Ms. Schaefer referred the IAC to costs in the material that were reported by the LEAs. Mr. Schuler noted that the report indicates that the high cost for lockable doors is likely due to open space classrooms, and asked if IAC staff knows how many classrooms simply need locks, rather than renovations to be suitable? Ms. Schaefer responded that Staff does not have that level of detail. Mr. Gorrell noted that the solution would be different in every situation and that each would need to be considered on a case-by-case basis.

B. School Safety Grant Program (SSGP) Applications **Information Only**

Ms. Schaefer referred the IAC to a list of submitted SSGP applications. Because the IAC has expressed an interest in moving projects forward, the LEAs have been asked if there are obstacles to applying for funding. LEAs have reported different reasons, including the desire to wrap up their CIPs, the need for time to collect cost estimates, and the approval of local budgets without a local match for security projects. Ms. Schaefer also noted that HB 1072 (2018) required that the State Center for Child Abuse and Neglect (SCCAN) coordinate with the IAC to jointly develop guidelines and best practices for modification of facilities to reduce opportunities for child abuse. IAC staff met with SCCAN and learned that in some instances best practices for security can conflict with best practices to deter child sexual abuse. Having areas of visual refuge can enhance security, for example, but increase risks for abuse. IAC staff has asked SCCAN to look at outcomes with relevant best practices implemented in Florida to learn more.

IV. Capital Improvement Program (CIP) Timeline and Process **Information Only**

Arabia Davis, Funding Program Manager for the Interagency Commission on School Construction, referred IAC members to the FY 2020 CIP timeline in the meeting agenda. Ms. Davis described the different requirements of the CIP and the timing of each requirement. She noted that the IAC is required to approve 75% of the governor's preliminary budget by December 31st.

Dr. Salmon noted that the approval of the CIP is one of the most important responsibilities of the IAC. Ms. Davis explained that the CIP team, which includes representatives from the Maryland Department of Planning, the Department of General Services, and the MSDE, reviews each CIP application to ensure consistency with State priorities and compliance with eligibility requirements.

V. FY 2020 Capital Improvement Program Preliminary Requests **Information Only**

Ms. Davis noted that the IAC has received CIP requests from all school systems and the Maryland School for the Blind. She referred the IAC to the draft working copy of the CIP recommendations, noting that the recommendations are subject to change based upon project eligibility, contingency funding, Enrollment Growth and Relocatable Classroom (EGRC) funding, and changes to the governor's preliminary capital budget. Ms. Davis explained that the 10-year Average New Funds were used as a consideration to allocate funding, and that the 10-year average is generally consistent with what would be each LEA's allocation if funding was distributed on a per-pupil basis. Ms. Davis explained that smaller LEAs see large variations in funding amounts year over year, as their needs for large projects exceed their average amount in some years, and when large projects are not being undertaken their needs are typically far lower than their average. Ms. Davis noted that IAC staff anticipates changes to funding for Prince George's County once project eligibility issues have been resolved.

Director Gorrell explained that IAC staff will distribute these preliminary recommendations to the LEAs in order to receive their feedback prior to distribution of the 75% recommendations in December. Staff hopes that by publishing anticipated 100% projections, projects will be able to move forward more quickly as the school systems will have a better understanding of expected State funding.

VI. Site Approvals

A. Frederick County East County North Area Elementary Motion Carried

Upon a motion by Secretary Churchill, with a second by Mr. Gibbons, the IAC voted unanimously to approve the use by the Frederick County Board of Education (FCBOE) of 15.0 acres on Gas House Pike, a half-mile east of McKaig Road (at Tax Map 69, Parcel 202), for the construction of a future elementary school to serve the eastern portion of Frederick County, in the Hamptons West neighborhood, part of the Lake Linganore Planned Unit Development project; adhering to the actions identified in the state clearinghouse review, state identifier MD20180917-0794.

B. Montgomery County Northeast Consortium Elementary #17 Motion Carried

Upon a motion by Mr. Gibbons, with a second by Ms. Avara, the IAC voted unanimously to approve the use by the Montgomery County Board of Education (MCBOE) of 10.95 acres at Saddle Creek Drive and Bentley Park Drive in Burtonsville, for the construction of a future elementary school to serve the Burtonsville area; adhering to the actions identified in the state clearinghouse review, state identifier MD 20180314-0174.

VII. Facility Status Changes

A. Property Transfer – St. Mary’s County – Mary McLeod Bethune Educational Center Motion Carried

Upon a motion by Mr. Gibbons, with a second by Secretary Churchill, the IAC voted unanimously to approve the transfer of the Mary McLeod Bethune Educational Center, 22975 Colton Point Road, Bushville, Maryland, from the St. Mary’s County Public Schools to the St. Mary’s County Government.

B. Facilities Status Changes – Informational Items Information Only

Michael Bayer, Manager of Infrastructure and Development at the Maryland Department of Planning, referred the IAC to informational facilities status changes.

Adjournment:

Upon a motion by Secretary Churchill, with a second by Ms. Avara, the meeting of the Interagency Commission on School Construction was adjourned at 10:31 a.m.