Workgroup on Educational Development Specifications

Meeting #3
Jan. 4, 2019—9:00am to 4:00pm
200 West Baltimore St., 7th floor Board Room
Baltimore, MD 21201

AGENDA

9:00 - 9:15 — Introduction/Orientation: Summary of topics to be covered today and the documents provided to support the discussions.

9:15am – 4:00pm — The Workgroup will deliberate key points and questions related to the HB 1783 charges described below, with a 30-minute lunch break beginning at noon. Please refer to the accompanying discussion matrix for detailed information. We will cover the topics listed in the discussion matrix in the following order:

1. **Topic #2: State-Rated Capacity (SRC)**
   a. Primer on State-Rated Capacity (Michael Bayer)
   b. Chuck Boyd of the Maryland Dept. of Planning will provide a briefing on Adequate Public Facilities Ordinances (APFOs) and how the SRC supports their use as a growth management tool to estimate school capacity for development decisions. (See also [http://smartgrowth.umd.edu/APFOBaltimore.html](http://smartgrowth.umd.edu/APFOBaltimore.html))

DOCUMENTS:

- Primer on APFOs and how the SRC is used to estimate school capacity for decisions regarding housing developments. [To be e-mailed by Jan. 3]

2. **Topics #1 & #3: MSDE Facilities Design Guidelines and IAC Square Footage Allocations (Maximum Gross Area Allowances (MGAAs) and proposed State Funding Participation Baselines (SFPBs))**

DOCUMENTS:

- Definitions of Key Facilities Data Elements (NCSF, 2015)
- Life-Cycle Cost Analysis from (NIBS, 2010) as an example of a life-cycle analysis tool used in calculating Total Cost of Ownership (TCO).
- Recent Life-cycle Cost Studies 2014-2017 (MSDE, 2017) to show examples of the costs of construction vs. operations and maintenance.
Arkansas Code section requiring that LEAs spend nine percent of operating funds on maintenance and operations of public-school facilities.

- APG Appendix 202.1: “Educational specifications describe the proposed educational programs, activities, area requirements, and the performance expectations of the proposed capital project.”

- COMAR sections requiring gymnasiums and health suites in schools.

- List of spaces typically found in high schools but not in elementary and middle schools, and percentage estimates of such space.

3. **Topic #4: Regional Cost per Square Foot of School Construction**
   a. Recommendation to close out this topic.

4. **Topic #5: Cost per Student of School Construction**

**DOCUMENTS:**

- Methods for Calculating Cost per Student (Options 1-3), revised to include figures for cost both including and excluding site costs.

- Cost analysis on sample set of projects from School Planning & Management Magazine.