



IAC MEETING AGENDA

Thursday, October 14, 2021

Virtual Meeting
9:00 a.m.

Live and archived streams of IAC meetings are available at <https://mdschoolconstruction.org>
Please visit <https://mdschoolconstruction.org> to sign up for public comment.

Introduction

- Meeting called to order
- Roll Call
- Revisions to the Agenda
- Public Comment
- Correspondence
 - Howard County Letter re: Built To Learn

	Presenter	Page
1 Consent Agenda	Bob Gorrell, Executive Director	
A. Approval of September 9, 2021 Minutes		5*
B. Contract Awards		10*
C. Project Closeouts		13*
D. Built to Learn Allocation Revisions		15*
E. Property Easements		26*
2 Property Disposition - Harford County	Michael Bayer, MDP	27*
3 Washington County Western Heights Roof Replacement Contract Cancellation	Ben Kaplan, Regional Facilities Manager	28*
4 FY 21 Maintenance Report Information Follow Up	Alex Donahue, Deputy Director for Field Operations	32
5 Baltimore City E15M HVAC Project Status Report	Jamie Bridges, Regional Facilities Manager for Baltimore City	36
6 IAC Programs and Funding Factors	Cassandra Viscarra, Chief of Staff	38

Announcements



HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2013 Voice/Relay

Calvin Ball
Howard County Executive
cball@howardcountymd.gov

www.howardcountymd.gov
FAX 410-313-3051

September 2, 2021

Mr. Robert Gorrell
Executive Director
The Interagency Commission on School Construction
200 W. Baltimore St., Suite 200
Baltimore, MD 21201

Dear Mr. Gorrell,

First and foremost, I would like to thank you for your ongoing support of Howard County's school construction efforts, which were supported by over \$33 million in State funding in our FY2022 Capital Budget. Our future success as we work to ensure our students and educators have access to state of the art learning centers is dependent on your continued support in FY2023 and beyond.

School construction and renovation has been a priority of our Administration since taking office, with an average of over \$58 million in County funding being provided per year to support school capital efforts. This level of funding represents an average annual increase of nearly 25 percent over the previous four years, allowing our top three priority projects – New High School #13, Talbott Springs Elementary School, and Hammond High School, to begin construction.

Support from the Interagency Commission on School Construction (IAC) has been critical in advancing each of these projects into the construction phase, with nearly \$67 million (High School #13: \$43 million, Talbott Springs Elementary School: \$16.9 million, Hammond High School: \$6.9 million) combined provided to these priority projects over the past several years. Due to our collaborative efforts, the Talbott Springs Elementary School replacement project is projected to be completed in September 2022, the High School #13 project is projected to be completed in September 2023, and the Hammond High School renovation and addition project is projected to be completed in December 2023. When completed, these critical projects will provide additional capacity for nearly 2,400 students combined by the end of 2023.

I would also like to thank you for your efforts to implement the Built to Learn Act. Over the next ten years, this important legislative action will provide an estimated \$1.8 billion to school construction and renovation projects statewide, with \$118.8 million allocated to Howard County projects.

However, I am concerned that the IAC may be limiting the scope of systemic renovation efforts that this funding can support by restricting its use to projects valued at \$4 million or greater. For just FY2023, our school system is currently estimating a need for over \$30 million in systemic renovation support for more than a dozen projects, with an additional \$5 million estimated for roofing projects. Over the next six years, the need for systemic renovation support is estimated at nearly \$170 million, with an additional \$26 million estimated for roofing projects.

If the IAC excludes all systemic renovation projects valued below \$4 million, critical renovation projects like the Guilford Elementary School exterior windows/doors project, boiler replacement projects at Jeffers Hill, Forest Ridge and Atholton Elementary Schools and several roofing projects would likely be disqualified from Built to Learn program funding.

Additionally, the absence of additional State funding streams to support systemic renovations disproportionately impacts some of the County's most vulnerable students. Oakland Mills Middle School and High School, which have amongst the highest rate of students who receive free and reduced meals (FARM) in Howard County, have not received significant system renovations in years, with the original core systems and HVAC installed in 1973 still in place at Oakland Mills High School. Providing optimal facility conditions at these two schools, as many parents and educators at those schools have noted, is vital to ensure the successful education of our students.

I would like to request that the IAC continue supporting our school construction and renovation efforts, and consider reducing or eliminating the restriction of Built to Learn funding to systemic renovation projects valued at \$4 million or greater. Any expansion of eligibility of Built to Learn funding to include projects valued at less than \$4 million will allow Howard County to address its growing list of needed systemic renovations more quickly, ensuring that our students are able to experience their education in environments that are conducive to learning.

I am grateful for your continuing support of Howard County and our school construction and renovation efforts. Our collaborative efforts to date have yielded tremendous support for school capital efforts in Howard County, and I am hopeful that our continued partnership will provide our students with the facilities they need to be successful.

Thank you for your attention to this matter.



Calvin Ball
Howard County Executive

Cc: Howard County Delegation
Howard County Council
Howard County Board of Education
HCPSS Superintendent Dr. Michael J. Martirano

September 23, 2021

Calvin Ball
Howard County Executive
Howard County Office of County Executive
3430 Courthouse Drive
Ellicott City, MD 21043
cball@howardcountymd.gov

Dear Mr. Ball,

Thank you for your letter, dated September 2, 2021, regarding your concerns about Built to Learn Act (BTL) funding for Howard County Public Schools. We encourage all LEAs to approach funding their projects holistically, considering each of the various funding sources that the IAC administers when making project funding decisions. Howard County, with 6.6% of the total available BTL revenue bonds, is expected to have access to \$145.2 million in BTL funding, available for use over the next ten years. Howard County also receives more than \$30 million annually through the Capital Improvement Program (CIP) and Enrollment Growth and Relocatable Classroom allocations. Finally, the County is eligible for funding through the IAC's additional programs, including the School Safety Grant Program and Healthy School Facility Fund.

In the Built to Learn Program, as in the CIP, systemic projects below the minimum value can be bundled to reach the minimum project cost. This bundling can occur by combining multiple systemics at a single facility, or by bundling like systems at multiple facilities. While not eligible for BTL funding on their own, systemic renovation projects valued below \$4 million such as exterior windows/doors at Guilford Elementary School and boiler replacements at Jeffers Hill, Forest Ridge, and Atholton Elementary Schools, could be bundled to become eligible for BTL funding and are currently eligible for funding through the Capital Improvement Program.

The IAC is committed to continue our support of school construction and renovation efforts in Howard County. IAC staff is available to you to address any questions about eligibility of projects for our active programs.

Regards,



Robert A. Gorrell
Executive Director
Interagency Commission on School Construction

Cc: Michael J. Martirano, HCPS Superintendent of Schools
Edward J. Kasemeyer, IAC Chairperson
Daniel Lubeley, HCPS Acting Director of Capital Planning & Construction

DRAFT Meeting Minutes – September 9, 2021

Call to Order:

Edward Kasemeyer, Chair of the Interagency Commission on School Construction (IAC), called the video-conference meeting of the IAC to order at 9:00 a.m.

Members in Attendance:

Edward Kasemeyer, Appointee of the President of the Senate, Chair
Superintendent Mohammed Choudhury, Maryland State Department of Education
Secretary Ellington Churchill, Department of General Services
Linda Eberhart, Appointee of the Speaker of the House
Gloria Lawlah, Appointee of the President of the Senate
Dick Lombardo, Appointee of the Governor
Secretary Robert S. McCord, Maryland Department of Planning

Members Not in Attendance:

Denise Avara, Appointee of the Governor
Brian Gibbons, Appointee of the Speaker of the House

Revisions to the Agenda:

Robert Gorrell, Executive Director of the IAC, requested that Agenda Item 4 be moved before Consent Agenda in order to follow the correspondence between Governor Hogan, Superintendent Choudhury, and Director Gorrell on the same topic.

Public Comment:

There was no public comment.

IAC Correspondence:

Director Gorrell referred members to correspondence provided in the agenda from Governor Hogan, dated September 1, 2021. Director Gorrell explained that the letter expressed concerns regarding air conditioning and ventilation in Maryland schools and early student dismissals due to lack of air conditioning in Baltimore City Schools.

Director Gorrell explained that of the 31 schools where students were dismissed due to air conditioning, 10 were due to mechanical maintenance issues in city schools which have been corrected and noted that additional information would be provided in the Item 4 report on the Baltimore City HVAC extra \$15 million funding program.

Director Gorrell noted that the IAC issued a survey to Local Education Agencies (LEAs) on air ventilation several weeks prior to the Governor's letter with a deadline to respond of September 15. Responses will be compiled into a report that can be shared with the Members after all responses are received. Director Gorrell also explained that air ventilation is critical in school facilities, and that the IAC's COVID-19 risk reduction strategies, released in 2020, provide recommendations for minimum air quality standards.

Superintendent Choudhury expressed the importance of ventilation, not only for COVID-19. School systems have been doing a wide variety of things to improve air quality. Every HVAC project, in some sense, improves ventilation. The Superintendent noted that LEAs have received unprecedented amounts of funding to support mitigating and accelerating learning loss and taking on projects such as infrastructure needs. 20% of American Rescue Plan funds must be dedicated to learning loss, but the other 80% can be used on other things and have been used to replace HVAC systems, outdoor learning space, and other projects or expenses to support teaching and learning.

The Superintendent also expressed that the capability of LEAs to complete projects vary greatly across Counties. Baltimore City Public School System (BCPSS) has a dedicated web page for years that discloses all of the schools lacking adequate air conditioning or heating, and BCPSS has protocols for early dismissal based upon temperatures. He also noted the progress being made by BCPSS on air conditioning and suggested that ventilation could be a standing topic of discussion for the IAC.

Ms. Eberhart noted that she and Director Gorrell received an update on BCPSS air conditioning by letter the evening before the meeting and asked that the IAC staff distribute that letter to all IAC members. Director Gorrell confirmed that staff would distribute the letter. He further explained that BCPSS started using vertical package units (VPUs) in each of the classrooms where it wasn't feasible to renovate the entire school to add air conditioning and improve ventilation (drawing outside clean air into the classroom). According to BCPSS, the installation of both VPUs and window AC units in classrooms require extensive electrical upgrades. But while window AC units only cool the classrooms, VPUs also heat and ventilate them – and are expected to last much longer than window AC units. To date, the VPUs have been effective and have established a best practice for other LEAs in the state in similar facilities situations.

1. Baltimore City E15M HVAC Project Status Report – [Informational Only]

Jamie Bridges, Planning Manager for the IAC, explained that in 2018 the General Assembly provided an extra \$15 million for HVAC in BCPSS schools after a winter where a number of schools were closed due to lack of heat. The report in the IAC agenda focuses specifically on this funding. Baltimore City Schools prioritized and submitted proposed projects to the IAC for review. 19 projects were approved for participation in the \$15M HVAC program. 16 of the 19 are operational, 2 are under construction and one is in design. A full report of the status of the program was provided and is included in the IAC meeting agenda.

Jamie explained, as a general context, that in 2017 there were 75 BCPSS buildings without air conditioning. BCPSS developed a plan to get air conditioning into all schools within four years. However, the cost of the vertical package unit solution was about twice what was expected due to significant electrical upgrades that were needed. Because of this, some additional time was needed to complete all necessary air conditioning projects.

Regarding the 31 schools referenced in the Governor's letter, Jamie stated that in 2019, there were 60 buildings without A/C. To date, between Capital Improvement Program (CIP) funding, Healthy Schools Facilities Fund, and the 2018 \$15M program, City Schools report \$63.6M in A/C projects which have been completed. \$15.1M of planned projects are in construction. \$27M of planned projects are estimated and in design. This does not include major projects which have been completed through the CIP or other funding programs.

On August 31, 30 BCPSS programs were released early due to lack of adequate air conditioning. Of those, 9 are in buildings with A/C that needed repairs, including one in a building which Baltimore City Schools does not own, and repairs have been completed in the other 8 schools. The 21 other schools that were dismissed

early are in buildings without air conditioning. Of those, one is in a building not owned by City Schools, and State allocations have been made to add or improve air conditioning at 12 programs through the extra \$15M for HVAC funding, the CIP, and the 21st Century Schools Program. State allocations are anticipated to add or improve air conditioning at 4 more through the CIP and the Built to Learn program. There are 4 programs without allocations for air conditioning improvements at this time. Some were dismissed due to no A/C, some with not enough ventilation, and some due to maintenance repair issues.

2. **Consent Agenda – [Motion Carried]**

Upon a motion by Mr. Lombardo, seconded by Ms. Eberhart, the IAC voted unanimously to approve the consent agenda.

A. **Approval of the August 12, 2021 Minutes**

To approve the minutes of the August 12, 2021 Interagency Commission on School Construction Meeting.

B. **Contract Awards**

To approve contract procurement as presented.

C. **Project Closeouts**

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

D. **Completed Project Allocations Reversions**

To approve the reversion of the amounts identified to the appropriate statewide appropriation account.

E. **Approval of Revisions to Previously Approved Contracts**

To approve the revisions to previously approved contract awards to accurately reflect adjustments to the State and local participation in the contract amounts.

3. **Fire Protection Survey – [Informational Only]**

Fred Mason, Chief of the School Facilities Branch of the Maryland State Department of Education, reported on a survey conducted by IAC staff regarding changes to fire protection sprinkler requirements for relocatables. A Section of the 2018 Life Safety Code was adopted without amendment and has the effect of requiring that new relocatable classroom buildings have either sprinklers or are less than 1,000 sq. ft. and located at least 30' away from other structures. Some school systems indicated that compliance with this code will increase costs or alter how they deploy relocatables. The IEC conducted a survey in July of 2021:

- Of 10 responses received, 8 from school systems using relocatables identified cost implications in the range of \$50k, not just for infrastructure, but for extending water service to support sprinklers and means to keep pipes from freezing.
- LEAs noted deploying smaller units that are more widely separated creates inefficiencies. Access such as stairs and ramps can't be shared, more space is needed on the site for relocatables, and relocatable classrooms which are connected to campus fire alarm systems. Fire losses to buildings have been identified but no injuries yet reported.

The State Fire Prevention Commission is the body that adopts the Fire and Life Safety Codes. They can hear appeals to their decisions and amend regulations.

4. **FY 2021 Annual Maintenance Report – [Motion Carried]**

Alex Donahue, Deputy Director for Field Operations, Scott Snyder, Assessment and Maintenance Group Manager, and Brooke Finneran, Assessment and Maintenance Group Administrator, presented on the new

Maintenance-Effectiveness Assessment that began in fiscal year (FY) 2021.

The new assessment focuses more on the LEAs' maintenance systems, processes, and accountability than the previous maintenance inspections did. 268 assessments were conducted in FY 2021. Of those assessed, 194 schools (approx. 72% of schools assessed in FY 2021) received a passing overall rating.

Nearly three-quarters of the assessed schools are being at least adequately maintained overall. However, 74 schools (approx. 28% of schools assessed in FY 2021) received either a Not Adequate or a Poor overall rating, which suggests the building systems or facilities will not achieve their full expected life spans if the level of maintenance is not improved. Scott described four new categories included under the Maintenance Management section in the new assessment. The IAC assessors found that many LEAs are not fully using key functionalities of their Computerized Maintenance Management System (CMMS) to ensure that needed maintenance activities are performed, asset repair costs are tracked, and repair histories are maintained. A CMMS is a crucially important tool for LEAs and needs to be fully used to oversee the operations and maintenance of their facilities. Superintendent Choudhury (in reviewing the HVAC section of the report) had two questions/comments regarding the report.

1. There were 72 minor deficiencies and 36% of schools which had a failing rating out of the 268 assessed. Since that is a high number, he inquired how that number was calculated in order to make the connection between the 72 and 36%.
2. What were the major areas of concern that led to the 36% to be rated poor on that scale? What were the things that we saw in those systems?

In response to questions from Commission members, Scott noted that assessments are a snapshot in time of what the IAC assessors observe – this is what leads to the percentage. Regarding observed HVAC major and minor deficiencies specifically, observed deficiencies included aged equipment, insufficient staff to perform maintenance of the systems, or inability to use the CMMS to maintain Preventive Maintenance (PM) programs. Other deficiencies included inoperable exhaust fans due to damage or missing drive belts, ungreased bearings, missing covers, disconnected wire harnesses, incorrectly installed filters which were collapsed, dirty, or missing, and other factors.

Members of the Commission requested that IAC staff provide, at a future date, a report of the 36% facilities that received failing ratings for maintenance in the HVAC category. Commission members also requested additional information regarding how schools are selected for assessment each year.

Upon a motion from Ms. Eberhart and a second from Secretary Churchill, the IAC voted unanimously to approve the final draft of the FY 2021 Report, *Maintenance of Maryland's Public School Buildings*, dated October 1, 2021, pending non-substantive edits by staff.

5. School Safety Grant Program Administrative Procedures Guide Revisions – [Motion Carried]

Arabia Davis, Funding Programs Manager, presented revisions to the School Safety Grant Program Administrative Procedures Guide to extend the deadline for submissions, to include a new appendix 3 to better align submissions between the IAC and the Maryland Center for School Safety, and to adjust the project review design levels. Upon a motion from Superintendent Choudhury and a second from Secretary McCord, the IAC voted unanimously to approve revisions to the School Safety Grant Program (SSGP) Administrative Procedures Guide (APG) to extend the submission deadline for project applications to September 30, 2021 and to provide clarity on eligible project categories as presented in the draft.

Announcements:

Chair Kasemeyer suggested that it would be helpful to members and the public for staff to provide a briefing at the end of future IAC meetings on various aspects of funding. He also noted that draft bylaws for IAC operation are being developed and that some subcommittees may need to be established for creation of bylaws and for developing parameters for the evaluation of the Executive Director of the IAC.

Adjournment:

Upon a motion from Secretary Churchill and a second from Superintendent Choudhury, the IAC meeting was adjourned at 10:15 a.m.

DRAFT

Item 1. 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>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Frederick County</u>				
1.	Walkersville Middle PSC #10.045.20 SR Systemic Renovation - Roof Replacement 1 - Garland/DBS, Inc.	\$238,922	\$124,000	\$114,922
	06/26/2021	\$213,922		
<hr/>				
Summary Totals				
Total Projects: 1		Total Contracts: 1	\$213,922	\$124,000
			\$114,922	

APPROVAL OF CONTRACTS

LEA: Frederick County

PSC No. 10.045.20 SR

Project Name: Walkersville Middle

Bid Opening: 06/26/2021

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: base bid

Basis of Funding: 64% of eligible base bid, up to max allocation

Local Funds: \$114,922

State Funds: \$124,000

Total Contract: \$238,922

State Contingency for Change Orders:

	Account No.	Amount
Transfer State Funds:		
Decrease Project Allocation:		<u>\$0</u>
Increase LEA Reserved Appropriation:		<u>\$0</u>
Decrease LEA Reserved Appropriation:		<u>\$0</u>
Increase Project Allocation:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Garland/DBS, Inc.	<u>\$213,922</u>
		<u>\$213,922</u>

Notes:

IAC Approval Date:



Garland/DBS, Inc.
 3800 East 91st Street
 Cleveland, OH 44105
 Phone: (800) 762-8225
 Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

**Frederick County Public Schools
 Walkersville Middle School
 55 W Frederick St
 Walkersville, MD 21793**

**Date Submitted: 06/29/2021
 Proposal #: 25-MD-210609
 MICPA # PW1925**

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). The line item pricing breakdown from Attachment C: Bid Form should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: Partial Roof Replacement

Cold Applied Two Ply Modified Flood Coat and Gravel Roof System

1. All labor, materials, services, and equipment necessary for the completion of the work described in the specifications to completely tear out and replace the existing roof system as per the written specifications including all low sloped roof sections indicated on roof plans (30 Year Warranty).

Walkersville Middle School - Partial Roof Replacement:

Proposal Price Based Upon Market Experience (Prior to Contingency):	\$ 213,922
ADD \$25,000.00 Contingency:	\$ 25,000
Proposal Price Based Upon Market Experience (Including Contingency):	\$ 238,922

Garland/DBS Price Based Upon Local Market Competition (Prior to Contingency):

Raintree Services, Inc.	\$ 213,922
Cole Roofing Company, Inc.	\$ 304,971
Simpson of Maryland, Inc.	\$ 321,254
Kalkreuth Roofing and Sheet Metal, Inc.	\$ 475,958

Item 1.C. Project Closeouts

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 in the attached report are complete and reimbursed. IAC staff recommends that the IAC approve the final State allocation, contract, and expenditure amounts as presented. This action by the IAC allows the projects to be removed from the active project detailed financial reports.



INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION (IAC)
PUBLIC SCHOOL CONSTRUCTION PROGRAM
REPORT OF CLOSED PROJECTS
As of September 27, 2021

PROJECT NAME PSC - #PID	PROJECT TYPE	CIP YEAR(S) IAC DATE	ALLOCATION	CONTINGENCY	CONTRACTED/ % CONTRACTED	EXPENDITURES/ % EXPENDED	UNCONTRACTED ALLOCATION	UNEXPENDED CONTRACT	DATE OF LAST CONTRACT ACTION	# OF MONTHS SINCE DATE OF LAST EXPENDITURE	PROJECT STATUS
Baltimore City											
#078 Harlem Park Elementary/Middle - SR-Boiler 30.274.2019BC HVAC -#10,065		2019 01/2019	\$19,630	\$0	\$19,630 100%	\$19,630 100%	\$-	\$-	12/2019	02/2021 7	● ● ●
<i>◆ IAC received Form 306.6 Closeout summary on 04/16/21, pending staff action.</i>											
#086 Lakewood Early Learning Center - SR-Roof 30.269.2017/2018 -#9,745		2017, 2018 07/2016	\$333,000	\$0	\$333,000 100%	\$333,000 100%	\$-	\$-	08/2018	06/2019 27	● ● ● ●
#105A Moravia Park PK-5 - SR-Fire Safety 30.057.2015 -#9,269		2015 07/2014	\$204,665	\$0	\$204,665 100%	\$204,665 100%	\$-	\$-	06/2016	09/2017 48	● ● ● ●
#246 Beechfield Elementary - SR-HVAC 30.195.2013/2015 -#9,348		2015 07/2014	\$3,574,920	\$0	\$3,574,920 100%	\$3,574,920 100%	\$-	\$-	06/2016	10/2017 47	● ● ● ●
<i>◆ IAC received Form 306.6 Closeout summary on 02/22/21, pending staff action.</i>											
4 Active Projects	Baltimore City Total		\$4,132,215	\$0	\$4,132,215	\$4,132,215	\$0	\$0		3 Projects ready to Close	

SUMMARY OF STATEWIDE TOTALS			ALLOCATION	CONTINGENCY	CONTRACTED/ % CONTRACTED	EXPENDITURES/ % EXPENDED	UNCONTRACTED ALLOCATION	UNEXPENDED ALLOCATION	DATE OF LAST CONTRACT ACTION	# OF MONTHS SINCE DATE OF LAST EXPENDITURE	PROJECT STATUS
4 Active Projects	Statewide Totals		\$4,132,215	\$0	\$4,132,215	\$4,132,215	\$0	\$0		3 Projects Ready to Close	

Project Status:
 ● LP Approved ● Project Allocated ● Project contracted ● Project Expended ● Project %Contracted and %Expended =100%, Months since last expenditure is greater than 12. Submission of Form 306.6 is due.

Notes: 1. Yellow highlighting indicates project has not been contracted within two years of the CIP allocation, per Education Article Section 5-303-(j)(3)(i).
 2. Green highlighting indicates project has been contracted within the last 6 months, however no expenditures have been processed by the IAC.



Item 1.D. Built to Learn Allocation Revisions

Motion:

To approve the revision of Built to Learn (BTL) Maximum State Allocations as shown in the presented worksheets.

Background Information:

Based upon revisions to Worksheets to include funding for planning and design and/or furniture, fixtures, and equipment, or due to changes in worksheets due to revised scope or legal interpretations, IAC staff submit the attached revisions to approved BTL project allocations. If these items are approved, total IAC BTL funding will be:

LEA	Project	Total Est. Project Cost	Est. Max BTL Project Allocation
Anne Arundel	Hillsmere ES Replacement	\$ 37,965,000	\$ 15,706,000
Anne Arundel	Old Mill West HS New	\$ 161,769,000	\$ 70,789,000
Anne Arundel	Rippling Woods ES Replacement	\$ 47,519,000	\$ 23,760,000
Balt County	Bedford ES Replacement	\$ 50,350,000	\$ 22,787,000
Balt County	Northeast Area MS New	\$ 103,450,000	\$ 49,086,000
Balt County	Pine Grove MS Renovation / Addition	\$ 36,850,000	\$ 18,007,000
Balt County	Summit Park ES Replacement	\$ 50,350,000	\$ 22,510,000
Carroll	Westminster East MS Replacement	\$ 59,958,000	\$ 23,818,913
Charles	J. P. Ryon ES PreK & K Addition	\$ 4,219,000	\$ 2,340,000
Charles	Malcolm ES PreK & K Addition/Renovation	\$ 4,668,000	\$ 2,595,000
Charles	Maurice J. McDonough HS Renovation/Addition	\$ 17,836,000	\$ 11,594,000
Frederick	Waverley ES Replacement	\$ 63,273,945	\$ 13,753,062
Howard	Hammond HS Renovation/Addition	\$ 106,554,000	\$ 34,901,360
Montgomery	DuFief ES Replacement	IAC to cancel Project per LEA	
Montgomery	Woodward HS Replacement	\$ 159,699,000	\$ 80,122,173
IAC Approved Projects Totals		\$ 904,460,945	\$ 391,770,508

IAC staff anticipate recommending additional BTL project allocations at the November, 2021 IAC meeting.



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022
(Amounts rounded to the nearest 1,000)**

PSC No.:	02.084		Priority #	7 (LP) & 8 (F)	
Project Type:	Replacement	Hillsmere Elementary		CIP and/ or BTL Project	X

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	Elementary	335	x 140.30	= 47,000		50%
	Special ED Elem	10	x 39.70	= 397		
				47,397		
143% GSF Above GAB				* 67,778		

ADDITION						
New GSF	47,397	x	341.00		16,162,000	8,081,000
GSF Above GAB Per Statute	20,256	x	341.00		6,907,000	3,454,000
Cooperative-Use Space (GSF)	125	x	341.00		43,000	22,000
Site Development		x	19%		4,391,000	2,196,000
Design Cost		x	10%		2,750,000	1,375,000
Furniture and Fixtures		x	5%		1,156,000	578,000
					31,409,000	15,706,000

RENOVATION						
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
40 & older		0	x 341.00	x 100%	= 0	
31-39		0	x 341.00	x 85%	= 0	
26-30		0	x 341.00	x 75%	= 0	
21-25		0	x 341.00	x 65%	= 0	
16-20		0	x 341.00	x 50%	= 0	
0-15		0	x 341.00	x 0%	= 0	
		0				0
Cooperative-Use Space (GSF)		x	341.00			0
Site Development			5%			0
Design Cost			10%			0
Furniture, Fixtures and Equipment			5%			0
						0

TOTAL COST	31,409,000	15,706,000
<i>Less Prior State Funds for Related Projects</i>		
MAXIMUM STATE CONSTRUCTION ALLOCATION		15,706,000
<i>Less CIP Allocations for the Project</i>		
ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION		0
<i>Less CIP Allocations for the Project</i>		
BALANCE		15,706,000

Additional Notes :	Date Planning Approved:	07/08/21
The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.	Date Revised:	09/02/21
Project consists of 67,988 sf new and demolition of entire existing 45,885 sf facility per CD Submission.	Date of State Approval:	07/08/21



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022
(Amounts rounded to the nearest 1,000)**

PSC No.:	02.003	Rippling Woods Elementary	Priority #	7 (LP) & 8 (F)
Project Type:	Replacement		CIP and/ or BTL Project	X

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	Elementary	703	113.88	= 80,058		50%
	Special ED Elem	20	66.12	= 1,322		
				81,380		
126% GSF Above GAB				* 102,539		

ADDITION						
New GSF	81,380	x	341.00		27,751,000	13,876,000
GSF Above GAB Per Statute	18,159	x	341.00	* GSF will not exceed what is actually being built.	6,192,000	3,095,500
Cooperative-Use Space (GSF)	3,000	x	341.00		1,023,000	511,500
Site Development		x	19%		6,644,000	3,322,000
Design Cost		x	10%		4,161,000	2,081,000
Furniture, Fixtures and Equipment		x	5%		1,748,000	874,000
					47,519,000	23,760,000

RENOVATION						
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
40 & older		0	x 341.00	x 100%	= 0	
31-39		0	x 341.00	x 85%	= 0	
26-30		0	x 341.00	x 75%	= 0	
21-25		0	x 341.00	x 65%	= 0	
16-20		0	x 341.00	x 50%	= 0	
0-15		0	x 341.00	x 0%	= 0	
		0			0	
Cooperative-Use Space (GSF)		x	341.00		0	0
Site Development			5%		0	0
Design Cost			10%		0	0
Furniture, Fixture and Equipment			5%		0	0
					0	0

TOTAL COST	47,519,000	23,760,000
-------------------	-------------------	-------------------

Less Prior State Funds for Related Projects		
MAXIMUM STATE CONSTRUCTION ALLOCATION		23,760,000

Less CIP Allocations for the Project		
--------------------------------------	--	--

ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION		0
---	--	----------

Less CIP Allocations for the Project		
--------------------------------------	--	--

BALANCE		23,760,000
----------------	--	-------------------

Additional Notes :
 The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.
 Project consists of 102,834 sf new and demolition of the entire existing 76,500 sf facility per CD Submission.

Date Planning Approved: 05/21 - FY '22
 Date Revised: 09/02/21
 Date of State Approval: 07/08/21



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022**
(Amounts rounded to the nearest 1,000)

PSC No.:	02.136		Priority #	7 (LP) & 8 (F)
Project Type:	New	Old Mill West H - New	CIP and/ or BTL Project	X

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	High	1,250	156.00	= 195,000		50%
	Special ED High	30	44.00	= 1,320		
	CTE	136	54.00	= 7,344		
				203,664		
150% GSF Above GAB			*	305,496		

ADDITION						
New GSF	203,664	x	341.00		69,449,000	34,725,000
GSF Above GAB Per Statute	98,832	x	341.00	* GSF will not exceed what is actually being built.	33,702,000	16,851,000
Cooperative-Use Space (GSF)	3,000	x	341.00		1,023,000	512,000
Site Development		x	19%		19,793,000	9,897,000
Design Cost		x	10%		12,397,000	6,199,000
Furniture, Fixtures and Equipment		x	5%		5,209,000	2,605,000
					141,573,000	70,789,000

RENOVATION						
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
40 & older		0	x 341.00	x 100%	= 0	
31-39		0	x 341.00	x 85%	= 0	
26-30		0	x 341.00	x 75%	= 0	
21-25		0	x 341.00	x 65%	= 0	
16-20		0	x 341.00	x 50%	= 0	
0-15		0	x 341.00	x 0%	= 0	
		0			0	
Cooperative-Use Space (GSF)			x 341.00			0
Site Development				5%		0
Design Cost				10%		0
Furniture, Fixture and Equipment				5%		0
					0	0

TOTAL COST		141,573,000	70,789,000
Less Prior State Funds for Related Projects			

MAXIMUM STATE CONSTRUCTION ALLOCATION	70,789,000
Less CIP Allocations for the Project	

ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION	0
Less CIP Allocations for the Project	

BALANCE	70,789,000
----------------	-------------------

Additional Notes:

The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.
Project consists of 309,637 sf new per CD submission.

Date Planning Approved: 05/21 - FY '22
Date Revised: 09/02/21
Date of State Approval: 07/08/21



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022**
(Amounts rounded to the nearest 1,000)

PSC No.:	03.089	Bedford Elementary		Priority #	4 (F)
Project Type:	Replacement			CIP and/ or BTL Project	X

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	<i>Elementary</i>	725	x 113.00	= 81,925		57%
	<i>Special ED Elem</i>	20	x 67.00	= 1,340		
				83,265		

ADDITION						
<i>New GSF</i>	83,265	x	341.00		\$ 28,393,000	\$ 16,184,000
<i>Cooperative-Use Space (GSF)</i>	3,000	x	341.00		\$ 1,023,000	\$ 583,000
<i>Site Development</i>			19%		\$ 5,589,000	\$ 3,186,000
<i>Design Cost</i>			10%		\$ 3,501,000	\$ 1,996,000
<i>Furniture, Fixtures and Equipment</i>			5%		\$ 1,471,000	\$ 838,000
					\$ 39,977,000	\$ 22,787,000

RENOVATION						
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
40 & older		0	x 341.00	x 100%	= 0	
31-39		0	x 341.00	x 85%	= 0	
26-30		0	x 341.00	x 75%	= 0	
21-25		0	x 341.00	x 65%	= 0	
16-20		0	x 341.00	x 50%	= 0	
0-15		0	x 341.00	x 0%	= 0	
		0			\$ -	
<i>Cooperative-Use Space (GSF)</i>			x \$ 341.00		\$ -	\$ -
<i>Site Development</i>			5%		\$ -	\$ -
<i>Design Cost</i>			10%		\$ -	\$ -
<i>Furniture, Fixtures and Equipment</i>			5%		\$ -	\$ -
					\$ -	\$ -

TOTAL COST	\$ 39,977,000	\$ 22,787,000
-------------------	---------------	---------------

Less Prior State Funds for Related Projects _____

MAXIMUM STATE CONSTRUCTION ALLOCATION	\$ 22,787,000
--	---------------

Less CIP Allocations for the Project _____

ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION	\$ -
---	------

Less CIP Allocations for the Project _____

BALANCE	\$ 22,787,000
----------------	---------------

Additional Notes:
 The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.
 Project consists of 102,262 sf new and demolition of the entire existing 45,745 sf facility per DD submission.

Date Planning Approved: 07/08/21
 Date Revised: 09/27/21
 Date of State Approval: 07/08/21



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022**

(Amounts rounded to the nearest 1,000)

PSC No.:	03.093		Priority #	5 (LP) & 6 (F)
Project Type:	Replacement	Summit Park Elementary	CIP and/ or BTL Project	X

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	Elementary	697	x 114.18	= 79,583		57%
	Special ED Elem	40	x 65.82	= 2,633		
				82,216		

ADDITION

New GSF	82,216	x	341.00		\$ 28,036,000	\$ 15,981,000
Cooperative-Use Space (GSF)	3,000	x	341.00		\$ 1,023,000	\$ 583,000
Site Development		x	19%		\$ 5,521,000	\$ 3,147,000
Design Cost		x	10%		\$ 3,458,000	\$ 1,971,000
Furniture, Fixtures and Equipment		x	5%		\$ 1,453,000	\$ 828,000
					\$ 39,491,000	\$ 22,510,000

RENOVATION

Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost		
40 & older		0	x 341.00	x 100%	= 0		
31-39		0	x 341.00	x 85%	= 0		
26-30		0	x 341.00	x 75%	= 0		
21-25		0	x 341.00	x 65%	= 0		
16-20		0	x 341.00	x 50%	= 0		
0-15		0	x 341.00	x 0%	= 0		
		0			\$ -		
Cooperative-Use Space (GSF)			x \$ 341.00			\$ -	\$ -
Site Development				5%		\$ -	\$ -
Design Cost				10%		\$ -	\$ -
Furniture, Fixture & Equipment				5%		\$ -	\$ -
						\$ -	\$ -

TOTAL COST

					\$ 39,491,000	\$ 22,510,000
--	--	--	--	--	----------------------	----------------------

Less Prior State Funds for Related Projects

MAXIMUM STATE CONSTRUCTION ALLOCATION	\$ 22,510,000
--	----------------------

Less CIP Allocations for the Project

ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION	\$ -
---	-------------

Less CIP Allocations for the Project

BALANCE	\$ 22,510,000
----------------	----------------------

Additional Notes:

The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.

Project consists of 97,103 sf new and demolition of the entire existing 48,167 sf facility per DD Submission.

Date Planning Approved:	07/08/21
Date Revised:	09/27/21
Date of State Approval:	07/08/21



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022**
(Amounts rounded to the nearest 1,000)

PSC No.:	03.221	Northeast Area M	Priority #	7 (LP) & 8 (F)
Project Type:	New		CIP and/or BTL Project	X

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	Middle	1,408	x 128.00	= 180,224		57%
	Special ED Middle	50	x 52.00	= 2,600		
				182,824		

ADDITION						
New GSF	182,824	x	341.00		\$ 62,343,000	\$ 35,536,000
Cooperative-Use Space (GSF)	3,000	x	341.00		\$ 1,023,000	\$ 583,000
Site Development		x	19%		\$ 12,040,000	\$ 6,863,000
Design Cost		x	10%		\$ 7,541,000	\$ 4,298,000
Furniture, Fixtures and Equipment		x	5%		\$ 3,168,000	\$ 1,806,000
					\$ 86,115,000	\$ 49,086,000

RENOVATION						
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
40 & older		0	x 341.00	x 100%	= 0	
31-39		0	x 341.00	x 85%	= 0	
26-30		0	x 341.00	x 75%	= 0	
21-25		0	x 341.00	x 65%	= 0	
16-20		0	x 341.00	x 50%	= 0	
0-15		0	x 341.00	x 0%	= 0	
		0			\$ -	
Cooperative-Use Space (GSF)		x	\$ 341.00		\$ -	\$ -
Site Development			5%		\$ -	\$ -
Design Cost			10%		\$ -	\$ -
Furniture, Fixtures and Equipment			5%		\$ -	\$ -
					\$ -	\$ -

TOTAL COST	\$ 86,115,000	\$ 49,086,000
-------------------	----------------------	----------------------

Less Prior State Funds for Related Projects _____

MAXIMUM STATE CONSTRUCTION ALLOCATION	\$ 49,086,000
--	----------------------

Less CIP Allocations for the Project _____

ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION	\$ -
---	-------------

Less CIP Allocations for the Project _____

BALANCE	\$ 49,086,000
----------------	----------------------

Additional Notes :

The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.
Project consist of 205,479 sf new per CD submission.

Date Planning Approved:	07/08/21
Date Revised:	09/27/21
Date of State Approval:	07/08/21



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022**
(Amounts rounded to the nearest 1,000)

PSC No.:	03.001		Priority #	9 (LP) & 10 (F)
Project Type:	Renovation/Addition	Pine Grove Middle	CIP and/ or BTL Project	X

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	Middle	1,281	128.38	= 164,455		57%
	Special ED Middle	40	51.62	= 2,065		
				166,520		

ADDITION						
New GSF	13,795	x	341.00	=	\$ 4,704,000	\$ 2,681,000
Cooperative-Use Space (GSF)		x	341.00	=	\$ -	\$ -
Site Development		x	19%	=	\$ 894,000	\$ 510,000
Design Cost		x	10%	=	\$ 560,000	\$ 319,000
Furniture, Fixtures and Equipment		x	5%	=	\$ 235,000	\$ 134,000
					\$ 6,393,000	\$ 3,644,000

RENOVATION						
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
40 & older	1974	105,295	x 341.00	x 100%	= 35,905,595	
31-39		0	x 341.00	x 85%	= 0	
26-30		0	x 341.00	x 75%	= 0	
21-25		0	x 341.00	x 65%	= 0	
16-20		0	x 341.00	x 50%	= 0	
0-15		0	x 341.00	x 0%	= 0	
		105,295			\$35,905,595.0	
Cooperative-Use Space (GSF)	2,000	x	\$ 341.00		\$ 682,000	\$ 389,000
Site Development			5%		\$ 1,829,000	\$ 1,043,000
Design Cost			10%		\$ 3,659,000	\$ 2,086,000
Furniture, Fixtures and Equipment			5%		\$ 1,829,000	\$ 1,043,000
					\$ 43,905,000	\$ 25,027,000

TOTAL COST	\$ 50,298,000	\$ 28,671,000
-------------------	----------------------	----------------------

Less Prior State Funds for Related Projects		
	FY '14 SI Camera Surveillance	N/A
	FY '14 SI Security Communications	N/A
	FY '19 SI/ASP Surveillance & Security	N/A
	FY '10 Limited Renovation	(670,000)
	FY '10 Structural	N/A

MAXIMUM STATE CONSTRUCTION ALLOCATION	\$ 28,001,000
--	----------------------

Less CIP Allocations for the Project	
--------------------------------------	--

ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION	\$ 18,007,000
---	----------------------

Less CIP Allocations for the Project	
--------------------------------------	--

BALANCE	\$ 18,007,000
----------------	----------------------

Additional Notes:
 The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.
 Project consists of renovation of 105,295 sf and an addition of 19,313 sf per the CD submission.
 Existing facility is 152,725 sf.

Date Planning Approved: 07/08/21
 Date Revised: 09/27/21
 Date of State Approval: 07/08/21



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022**
(Amounts rounded to the nearest 1,000)

PSC No.:	06.004			Priority #	3 (LP) & 4 (F)		
Project Type:	Replacement	Westminster East Middle			CIP and/ or BTL Project	X	
GROSS AREA BASELINE in GSF		Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
		Middle	671	x 143.16	= 96,060		59%
		Special ED MS - LFI	10	x 36.84	= 368		
		Special ED MS - BEST/BI	50	x 36.84	= 1,842		
		SE MS - BEST/BI GAB VAR	50	x 54.80	= 2,740		
					101,010		
ADDITION							
	New GSF	101,010	x	341.00	BTL Target Allocation is \$23,818,913	\$ 34,444,000	\$ 20,322,000
	Cooperative-Use Space (GSF)	1,008	x	341.00		\$ 344,000	\$ 203,000
	Site Development			x 19%		\$ 6,610,000	\$ 3,900,000
	Design Cost			x 10%		\$ 4,140,000	\$ 2,443,000
	Furniture, Fixtures and Equipment			x 5%		\$ 1,739,000	\$ 1,026,000
						\$ 47,277,000	\$ 27,894,000
RENOVATION							
	Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
	40 & older		0	x 341.00	x 100%	= 0	
	31-39		0	x 341.00	x 85%	= 0	
	26-30		0	x 341.00	x 75%	= 0	
	21-25		0	x 341.00	x 65%	= 0	
	16-20		0	x 341.00	x 50%	= 0	
	0-15		0	x 341.00	x 0%	= 0	
			0			\$ -	
	Cooperative-Use Space (GSF)		x	\$ 341.00		\$ -	\$ -
	Site Development			5%		\$ -	\$ -
	Design Cost			10%		\$ -	\$ -
	Furniture, Fixtures and Equipment			5%		\$ -	\$ -
						\$ -	\$ -
TOTAL COST							
						\$ 47,277,000	\$ 27,894,000
<i>Less Prior State Funds for Related Projects</i>							
MAXIMUM STATE CONSTRUCTION ALLOCATION							
							\$ 27,894,000
<i>Less CIP Allocations for the Project</i>							
ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION							
							-
<i>Less CIP Allocations for the Project</i>							
BALANCE							
							\$ 27,894,000
Additional Notes :						Date Planning Approved:	07/08/21
The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.						Date Revised:	09/16/21
Project consists of a 127,275 sf replacement school and demolition of the 120,400 sf existing facility per CD submission.						Date of State Approval:	07/08/21



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022**
(Amounts rounded to the nearest 1,000)

PSC No.:	08.009	Priority #	6 (F)
Project Type:	Renovation/Addition	CIP and/ or BTL Project	X

Maurice J. McDonough High

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	High	1,250	156.00	= 195,000		65%
	Special ED High	20	44.00	= 880		
	CTE	120	54.00	= 6,480		
				202,360		

ADDITION

New GSF	12,927	x	341.00	=	4,408,000	2,865,000
Cooperative-Use Space (GSF)		x	341.00	=	0	0
Site Development		x	19%	=	838,000	545,000
Design Cost		x	0%	=	0	0
Furniture, Fixtures and Equipment		x	0%	=	0	0
					5,246,000	3,410,000

RENOVATION

Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost		
40 & older	1977	35,161	x 341.00	x 100%	= 11,989,901		
31-39		0	x 341.00	x 85%	= 0		
26-30		0	x 341.00	x 75%	= 0		
21-25		0	x 341.00	x 65%	= 0		
16-20		0	x 341.00	x 50%	= 0		
0-15		0	x 341.00	x 0%	= 0		
		35,161			11,989,901		
Cooperative-Use Space (GSF)			x 341.00			0	0
Site Development			5%		600,000	390,000	
Design Cost			0%		0	0	
Furniture, Fixtures and Equipment			0%		0	0	
					12,590,000	8,184,000	

TOTAL COST

	17,836,000	11,594,000
--	-------------------	-------------------

Less Prior State Funds for Related Projects

MAXIMUM STATE CONSTRUCTION ALLOCATION

11,594,000

Less CIP Allocations for the Project

ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION

0

Less CIP Allocations for the Project

BALANCE

11,594,000

Additional Notes :

The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders. Project consists of 12,927 gsf of new addition and 35,161 gsf of renovation per CD submission. Existing facility is 174,315 sf.

Date Planning Approved: 05/18 - FY '19
Date Revised: 09/30/21
Date of State Approval: 12/12/19



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET
For Estimating the State Allocation for FY 2022**
(Amounts rounded to the nearest 1,000)

PSC No.:	13.016		Priority #	3 (LP) & 4 (F)
Project Type:	Renovation/Addition	Hammond High	CIP and/ or BTL Project	X

GROSS AREA BASELINE in GSF	Educ. Type	Estimated Approved Projected Enrollment*	GSF per student**	Total GSF	Construction Cost	State Share
	High	1,634	154.00	= 251,636		
	Special ED High	10	46.00	= 460		
	CTE	160	56.00	= 8,960		
				261,056		55%

ADDITION						
New GSF	102,583	x	329.00		\$ 33,750,000	\$ 18,563,000
Cooperative-Use Space (GSF)	2,409	x	329.00		\$ 793,000	\$ 436,000
Site Development		x	19%		\$ 6,563,000	\$ 3,610,000
Design Cost		x	10%			\$ -
Furniture, Fixtures and Equipment		x	5%		\$ 2,055,000	\$ 1,130,000
					\$ 43,161,000	\$ 23,739,000

RENOVATION						
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
40 & older	1976	119,239	329.00	100%	= 39,229,631	
31-39		0	329.00	85%	= 0	
26-30		0	329.00	75%	= 0	
21-25	1998	11,466	329.00	65%	= 2,452,004	
16-20		0	329.00	50%	= 0	
0-15	2011	2,763	329.00	0%	= 0	
		133,468			41,681,635	
Cooperative-Use Space (GSF)			329.00			\$ -
Site Development			5%		\$ 2,084,000	\$ 1,146,000
Design Cost			10%			\$ -
Furniture, Fixtures and Equipment			5%		\$ 2,084,000	\$ 1,146,000
					\$ 45,850,000	\$ 25,217,000

TOTAL COST	\$ 89,011,000	\$ 48,956,000
Less Prior State Funds for Related Projects		FY '08 ASP Locker Room Replacement \$ (84,630)
MAXIMUM STATE CONSTRUCTION ALLOCATION		\$ 48,871,000
Less CIP Allocations for the Project		
ADJUSTED MAXIMUM STATE CONSTRUCTION ALLOCATION		\$ 41,795,944
Less CIP Allocations for the Project		05/21 - FY'22 \$ (6,894,584)
BALANCE		\$ 34,901,360

Additional Notes :	Date Planning Approved:	05/18 - FY '19
The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.	Date Revised:	10/07/21
Project consists of renovation of 133,468 sf, an addition of 104,992 sf and demolition of 63,555 sf per contract award.	Date of State Approval:	12/12/19
Includes FY '19 EGRC (\$1,016,727) and FY '22 EGRC Funds (\$3,279,777).		
* \$329 is the applicable cost per square foot as the project was bid 1/20.		

Item 1.E. Approval of Easements

Motion:

To approve the conveyance by the following Board of Education of the easements specified in the table below:

LEA	School	Type of Easement	Site Acreage	Easement Acreage
Anne Arundel County Public Schools	Brock Bridge Elementary School	Forest Conservation	55	2.092
Anne Arundel County Public Schools	Rippling Woods Elementary School	Forest Conservation	172.49	38.5
Baltimore County Public Schools	Ridgely Middle School	Utility Right-of-Way (Electric)	28.21	21.568
Baltimore County Public Schools	Westowne Elementary School	Utility Right-of-Way (Electric)	14.7	4.857
St. Mary's County Public*	Mechanicsville Elementary School	Utility Right-of-Way (Electric)	<1	< 1

*The St. Mary's County Board of Education is dedicating a utility easement to the Southern Maryland Electric Cooperative (SMECO) to change electric service to underground lines.

Item 2. Approval of Property Transfer and Disposal - Harford County - Lewis Lane Parcel

Motion:

To approve the transfer and disposal as surplus property by the Harford County Board of Education (HCBOE) of a 1.814-acre parcel, at 401 Lewis Lane, Havre de Grace, MD, 21078, known as Parcel 1 (Tax Map 602, a portion of Parcel 2276), adjacent to Havre de Grace Middle School, to the Harford County Government, for future disposition to Amtrak to become part of the Susquehanna River Rail Bridge realignment project.

Background Information and Building Data:	
Size:	N/A
Acres involved in transaction:	1.814 acres
Original Construction Date:	N/A
State Rated Capacity:	
Approval History:	
State Investment:	N/A
Outstanding State Bond Debt:	
Debt Service Payment Schedule:	

The Maryland Department of Transportation (MDOT) is working to improve the Susquehanna River Rail Bridge between Havre de Grace and the Town of Perryville. As part of the planning of alternative alignments, it was determined that the preferred alternative would have permanent impacts to the Havre de Grace Middle School’s athletic fields. To mitigate the impacts, the parties determined that the best course of action was for Amtrak to acquire a portion of the land through fee simple acquisition following a property transfer to the Harford County Government. Future easements may also be required.

The Harford County Public Schools have been working with MDOT on this issue since 2016.

Upon state approval, the HCBOE will move forward with the transfer and coordinate with Harford County Government on the future disposition to Amtrak.

Item 3. Washington County - Western Heights Middle PSC #21.003.21 SR - Roof Contract Termination

Motion:

To approve the termination of the contract awarded to D Project Inc. for the Systemic Renovation project at Western Heights Middle (21.003.21 SR - Roof).

Background Information:

On April 6, 2021, the WCPS Board of Education approved a contract between Washington County Public Schools (WCPS) and D Project Inc. in the amount of \$1,333,000 for the Systematic Renovation - Roof project at Western Heights Middle (PSC #21.003.21 SR - Roof). The contract was executed by both parties on April 15, 2021.

On May 3, 2021, D Project, Inc (the Contractor) informed WCPS of supply chain issues and requested relief from the contract date. WCPS then agreed to split the project into two phases: Phase 1 to be completed Summer of 2021, and Phase 2 completed Summer of 2022.

On May 27, 2021, the IAC approved the contract between Washington County Public Schools (WCPS) and D Project Inc.

In early July of 2021, the Contactor informed WCPS that suppliers were not honoring agreed upon pricing and that they could no longer meet the schedule of the first phase of the project at the contracted price.

WCPS decided their best course of action was to terminate this contract for convenience, pay the Contractor for the administrative costs incurred (\$46,000) and then competitively re-bid the project again at a later date. IAC Staff met with WCPS and recommended that they advise the Contractor to reduce the administrative fees or the Contractor's Bid Bond will be executed. This recommendation was not followed.

The WCPS Board of Education met on August 3, 2021 and voted to rescind the Contract and pay all administration costs presented from the Contractor. IAC staff was notified of this action through correspondence on August 26, 2021. WCPS advised that they intend to rebid this project at a later date.

Staff recommends IAC approval of the termination of contract.

August 26, 2021

Mr. Robert A. Gorrell
Executive Director
Public School Construction Program
200 West Baltimore Street
Baltimore, Maryland 21201

Re: Rescindment of Contract
Replacement Roof at Western Heights Middle School
PSC No. 21.003.21SR

Dear Mr. Gorrell:

On August 3, 2021, the Board of Education of Washington County (the "Board") voted to rescind the contract for the Replacement Roof at Western Heights Middle School for convenience (see attached record of motion and vote). This contract was approved by the Interagency Commission on School Construction (IAC) at its May 27th meeting. This letter seeks the IAC'S cancellation of the contract so that Washington County Public Schools (WCPS) can competitively rebid the project in the future.

The Board awarded a contract to DProject, Inc. (the "Contractor") for the replacement of the roof at Western Heights Middle School on April 6, 2021, in the amount of \$1,330,000. The contract was executed on April 15, 2021. On May 3, 2021, the contractor informed WCPS that supply chain issues would delay the delivery of materials needed for the completion of the project, and requested relief from the contractual completion date. After consideration and consultation with the project architect, WCPS granted the requested schedule relief and agreed to allow the project to be completed in two phases, one starting in the summer of 2021, and another to continue and finish the project during the summer of 2022. Subsequently, in July the contractor informed WCPS that its material suppliers were no longer honoring agreed upon pricing and completion of the project would be further impacted by continuing and increasing delays in the delivery of materials. The contractor also stated that it could no longer meet the deadline for the first phase of the project nor complete the project for the Board-approved contract amount based on these delays and volatile supplier price increases. After consideration of this information, and in consultation with the project architect and legal counsel, WCPS concluded that the changes to the cost of materials and further delayed delivery dates are beyond what the contractor could have reasonably expected when it formulated its bid and executed the contract to perform the work. Due to the scale (in dollars and time) of this change, WCPS recommended, and the Board approved, the termination for convenience of the contract with the contractor and for the project be re-bid at the appropriate time to ensure that any increased costs are tempered and tested by open competition in the free market.

Page 2

No State funds have been expended on this project to date, and it is requested that the full \$1,051,000 that was allocated within the FY2021 CIP be reserved to be used when the project is rebid. Please let me know if you have any questions or require more information.

Thanks for your attention to this matter.

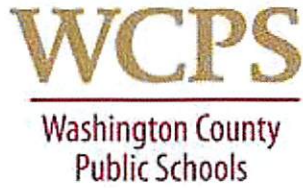
Regards,



Robert H. Rollins III
Director, Facilities Planning and Development

cc: Jeffrey Proulx, Chief Operating Officer
Scott Bachtell, Purchasing Supervisor
Leslie Winkler, WCPS Project Manager

Attachment



Agenda Item Details

Meeting	Aug 03, 2021 - Business Meeting, 6:00 p.m.
Category	4. New Business
Subject	4.02 Rescind Contract for the Replacement Roof at Western Heights Middle School
Type	Action
Recommended Action	To rescind the contract approval of April 6, 2021 to DProject, Inc for the replacement of the roof at Western Heights Middle School in the amount of \$1,330,000 except to allow staff to determine the appropriate compensation to the vendor for costs already incurred.

Jeffrey Proulx, Chief Operating Officer and Robert Rollins, Director of Facilities Planning and Development will request Board Approval to Rescind Contract for the Replacement Roof at Western Heights Middle School.

[Coversheet Rescind Contract for Replacement Roof @ WHMS 8.3.21 \(revised\) - J Proulx R Rollins.pdf \(185 KB\)](#)

Motion & Voting

To rescind the contract approval of April 6, 2021 to DProject, Inc for the replacement of the roof at Western Heights Middle School in the amount of \$1,330,000 except to allow staff to determine the appropriate compensation to the vendor for costs already incurred.

Motion by Darrell Evans, second by April Zentmeyer.

Final Resolution: Motion Carries

Yea: Stan Stouffer, Melissa Williams, Michael Guessford, Linda Murray, Darrell Evans, April Zentmeyer

Item 4. FY 2021 Annual Maintenance Information Report Follow-Up – Failing Ratings for HVAC in FY 2021 Maintenance-Effectiveness Assessments

Motion:

This item is informational and does not require IAC action.

Background Information:

It is well known that building systems -- particularly complex systems such as heating, ventilation, and air conditioning (HVAC) systems -- require appropriate and regular preventive and routine maintenance to ensure that they function effectively and continue to function for their expected lifespans. For HVAC systems, such maintenance includes changing air filters on a regular basis per the manufacturers' guidelines and generally as frequently as every three to six months. The great importance of effective maintenance is part of the motivation for the IAC having conducted maintenance assessments of LEA facilities every year since 2007.

In the IAC's maintenance-effectiveness assessment (MEA), the assessors assess and rate the HVAC systems in schools against the following criteria:

FY 2021 MEA Rubric (Excerpt)

HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	
Rating	Criteria
Superior	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good	<ul style="list-style-type: none"> • Evidence of systems functioning normally with no signs of corrosion, collapsed or missing filters, leaks, or activated alarm indicators; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate	<ul style="list-style-type: none"> • Evidence of systems functioning normally with few signs of corrosion, collapsed or missing filters, leaks, or activated alarm indicators; • Evidence of issues that may require repairs or cleanup but do not significantly affect structural integrity or intended uses; and • Evidence of regular competent custodial and maintenance practices.

Not Adequate	<ul style="list-style-type: none"> • System is not functioning as intended; • Evidence of significant signs of corrosion, collapsed or missing filters, leaking, or activated alarm indicators; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.
Poor	<ul style="list-style-type: none"> • System is nonfunctional or unsafe to operate; • Evidence of extensive signs of corrosion, collapsed or missing filters, leaking, or activated alarm indicators; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.

In addition to applying one of these category ratings to a given building system category, an assessor may also assess the following:

- 1) A **Minor Deficiency** if a building system or component poses a **potential** threat to the life, safety, or health of occupants; the delivery of educational programs or services; or the expected lifespan of the facility; or
- 2) A **Major Deficiency** if a building system or component poses an **immediate** threat to the life, safety, or health of occupants; the delivery of educational programs or services; or the expected lifespan of the facility.

A Deficiency is often applied when an assessor finds an issue that is consequential and needs quick remediation and/or is localized and is not sufficiently widespread in a facility to support a lower rating for the entire building system.

Results of FY 2021 MEAs with Regard to HVAC Systems

As reported in the IAC's FY 2021 [report](#) on its Maintenance-Effectiveness Assessments (MEAs), 97 schools received failing ratings (Not Adequate, Poor, or a Minor Deficiency) for HVAC systems. The number of schools by LEA are listed below. Note that, where a school has both a Deficiency and a Poor or Not Adequate rating, it is counted only once.

FY 2021 Failing Ratings in HVAC by LEA

LEA	Number of Schools Assessed	HVAC Ratings			Deficiencies	
		Not Adequate	Poor	% of Schools Assessed Receiving a Rating of Not Adequate or Poor	Minor Deficiencies Assessed	% of Schools Assessed Receiving a Minor Deficiency
Allegany	4	0	0	0%	2	50%
Anne Arundel	4	0	0	0%	0	0%
Baltimore City	43	14	1	35%	14	33%

LEA	Number of Schools Assessed	HVAC Ratings			Deficiencies	
		Not Adequate	Poor	% of Schools Assessed Receiving a Rating of Not Adequate or Poor	Minor Deficiencies Assessed	% of Schools Assessed Receiving a Minor Deficiency
Baltimore County	5	2	0	40%	0	0%
Calvert	7	0	0	0%	1	14%
Caroline	2	0	0	0%	0	0%
Carroll	12	0	0	0%	6	50%
Cecil	12	0	0	0%	2	17%
Charles	13	0	0	0%	3	23%
Dorchester	3	0	0	0%	0	0%
Frederick	40	0	0	0%	0	0%
Garrett	3	0	0	0%	0	0%
Harford	12	1	0	8%	0	0%
Howard	15	0	0	0%	3	20%
Kent	2	2	0	100%	1	50%
Montgomery	7	0	0	0%	4	57%
Prince George's	42	16	1	40%	25	60%
Queen Anne's	5	0	0	0%	3	60%
Somerset	3	0	0	0%	2	67%
St. Mary's	4	1	0	25%	0	0%
Talbot	2	0	0	0%	1	50%
Washington	16	1	0	6%	1	6%
Wicomico	9	0	0	0%	2	22%
Worcester	3	0	0	0%	2	67%
Total	268	37	2	15%	72	27%

Issues Causing Failing Ratings

Under the MEA rubric printed above, the range of potential issues that could lead to a failing rating of Poor or Not Adequate or to a Minor or Major Deficiency is broad and cannot be fully described in a single list. In the IAC's assessments during FY 2021, IAC assessors found that the majority of the failing ratings assessed can reasonably be attributed to the following general underlying causes:

- 1) A large amount of equipment that is aged, some of which has exceeded its expected lifespans, such that it requires increased levels of maintenance at a higher cost than when within the expected lifespan;
- 2) Not enough staffing to perform the needed maintenance on the systems that are in place; and/or
- 3) Failure by the LEA to fully utilize its existing CMMS system to ensure that needed preventive, routine, and corrective maintenance is performed on the HVAC systems.

Examples of Problems Found

- Inoperative exhaust fans due to cracked, loose, damaged, or missing drive belts, bad or ungreased bearings, missing covers, or disconnected wiring
- Filters installed wrong, collapsed, the wrong size, dirty, or missing
- Dirty evaporator coils and condensers
- Non-functioning compressors and exhaust fans
- Condensation leaks
- Dirty, missing, or clogged registers
- Missing or deteriorated insulation on pipes and ducts
- System controls that are disconnected in the walls or overhead, nonfunctional, or rely on manual operation, or with systems in alarm status
- Pest-control failures affecting the equipment
- Unusual or loud noises not normal to proper operation
- Damaged recovery wheels in energy recovery ventilation units
- Improperly functioning thermostats, resulting in rooms at varying temperatures, or too hot or too cold

Item 5. Baltimore City Extra \$15 Million for HVAC Project Status Report

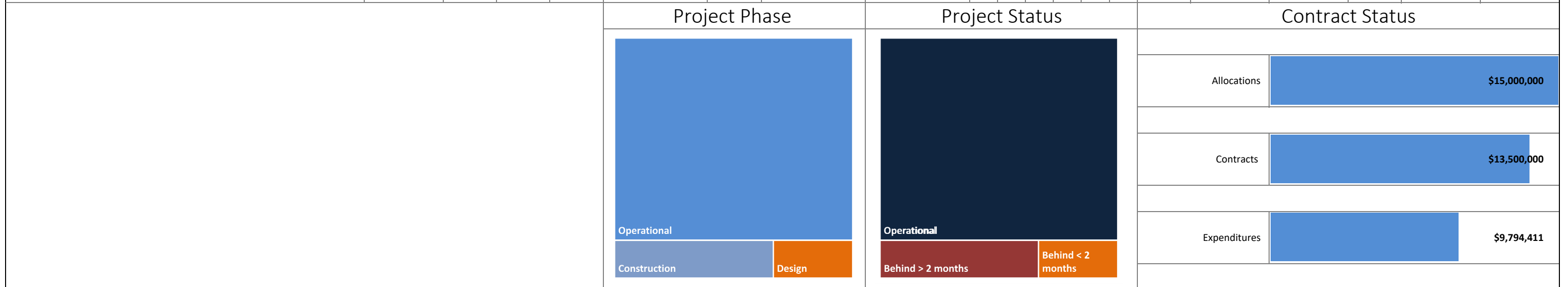
Motion:

This item is informational and does not require IAC action.

Background Information:

Please see the attached report

Baltimore City E15M HVAC Status Report			Project Schedule		Project Phase				Project Status						Contract Status									
			SchoolName	ScopeOfWork	Allocation	Approved	FinishConstruct	Procurement	Design	Procurement	Construct	CurrentTask	Behind > 2 months	Behind < 2 months	Behind < 1 month	On-Time	Ahead	Operational	Design Contracts			Construct Contracts		
																			Approved	Contracted	Expended	Approved	Contracted	Expended
Benjamin Franklin HS #239	Boiler replacement	\$67,965	02/12/19	08/01/20					OPERATIONAL 04/2020							●	09/12/19	\$67,965	\$0	-	-	-		
Callaway ES #251	Unit vent replacement	\$1,611,887	02/12/19	07/29/21					DESIGN	●							06/14/19	\$111,887	\$31,416	-	-	-		
Commodore John Rodgers EM #027	Chiller, cooling tower, air handler	\$1,120,000	02/12/19	10/02/20					OPERATIONAL 01/2021							●	06/14/19	\$120,000	\$108,897	04/09/20	\$1,000,000	\$1,000,000		
Fallstaff ES #241	Boiler replacement	\$100,000	02/12/19	08/31/20					OPERATIONAL 09/2020							●	-	-	-	03/12/20	\$100,000	\$100,000		
Frederick Douglass HS #450	Water heater installation	\$43,520	12/13/18	06/01/19					OPERATIONAL 04/2019							●	-	-	-	12/13/19	\$43,520	\$43,520		
Frederick Douglass HS #450	Boiler replacement	\$1,072,451	02/12/19	06/28/21					OPERATIONAL 01/2021							●	06/14/19	\$72,451	\$71,451	04/09/20	\$1,000,000	\$1,000,000		
Gwynns Falls ES #060	Boiler section replacement	\$67,711	02/12/19	04/06/19					OPERATIONAL 04/2019							●	-	-	-	12/13/19	\$67,711	\$67,711		
Harlem Park BLDG #078	Boiler section replacement	\$19,630	02/23/19	03/05/19					OPERATIONAL 03/2019							●	-	-	-	12/13/19	\$19,630	\$19,630		
Harlem Park BLDG #078	Boiler replacement	\$1,158,423	02/12/19	12/28/20					OPERATIONAL 08/2021							●	07/09/19	\$158,423	\$105,138	08/13/20	\$1,000,000	\$572,261		
Highlandtown EM #215	Condenser pipe replacement	\$127,000	02/12/19	04/22/19					OPERATIONAL 07/2019							●	-	-	-	12/13/19	\$127,000	\$127,000		
Highlandtown EM #215	Chiller replacement	\$829,600	02/12/19	12/28/20					OPERATIONAL 02/2021							●	07/09/19	\$79,600	\$68,210	04/09/20	\$750,000	\$750,000		
Leithwalk EM #245	BAS upgrade	\$46,000	02/12/19	06/01/19					OPERATIONAL 12/2019							●	-	-	-	10/15/20	\$46,000	\$46,000		
Liberty ES #064	Cooling tower, unit vent, controls	\$1,086,400	02/12/19	02/01/21					OPERATIONAL 04/2021							●	06/14/19	\$86,400	\$77,760	03/12/20	\$1,000,000	\$1,000,000		
Lockerman Bundy ES #261	Water heater installation	\$46,500	02/12/19	05/15/19					OPERATIONAL 05/2019							●	-	-	-	12/13/19	\$46,500	\$40,277		
Margaret Brent PK-8 #053	Cooling tower, pipe replacement	\$1,066,800	12/13/18	06/02/21					OPERATIONAL 11/2020							●	06/14/19	\$66,800	\$0	12/13/19	\$1,000,000	\$1,000,000		
Tench Tilghman PK-8 #013	Chiller, air handler replacement	\$1,854,000	12/13/18	08/29/21					OPERATIONAL 03/2021							●	06/14/19	\$153,498	\$153,162	03/12/20	\$1,700,502	\$1,700,502		
Thomas Johnson EM #084	Air handler replacement	\$714,392	02/12/19	07/14/21					CONSTRUCTION	●							03/12/20	\$35,000	\$35,000	02/11/21	\$679,392	\$0		
Westport PK-8 #225	Boiler, air handler replacement	\$1,337,721	02/12/19	05/18/21					OPERATIONAL 08/2021							●	06/14/19	\$137,721	\$110,177	06/25/20	\$1,200,000	\$1,200,000		
Windsor Hills EM #087	Chiller replacement	\$2,630,000	02/12/19	08/12/21					CONSTRUCTION		●						08/28/19	\$180,000	\$144,000	02/11/21	\$2,450,000	\$222,299		
Source: Baltimore City Public Schools, 2021-09-29		\$15,000,000			0	1	0	2		2	1	0	0	0	0	16		\$1,269,745	\$905,211		\$12,230,255	\$8,889,200		





Item 6. IAC Programs and Funding Factors Presentation

Motion:

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

Background Information:

Please see the attached presentation - *IAC Programs and Funding Factors: Presentation to the Interagency Commission on School Construction* dated October 14, 2021

IAC Programs and Funding Factors

Presentation to the Interagency Commission on School
Construction

October 14, 2021

Active IAC Programs

- Capital Improvement Program (CIP)
- Built to Learn Program (BTL)
- Aging Schools Program (ASP)
- School Safety Grant Program (SSGP)
- Healthy Schools Facilities Fund (HSFF)
- Nonpublic Aging Schools Safety Improvements (NPSI)
- Nonpublic Aging Schools Program (NASP)

- Formula is used for new, replacement, and renovation projects
- If the actual construction cost is less than the budgeted amount, the IAC's participation is reduced accordingly
- Systemic and limited renovation projects are based upon project estimates or contracts (if available at the time of allocation)
- Funding factors apply to the IAC's CIP and BTL programs, but may not apply to all other programs — see each program for specifics

Funding Factor Applicability

Funding Factors

ELIGIBLE
ENROLLMENT
PROJECTIONS



GAB
SQUARE
FOOTAGE



COST PER
SQUARE
FOOT



STATE COST
SHARE

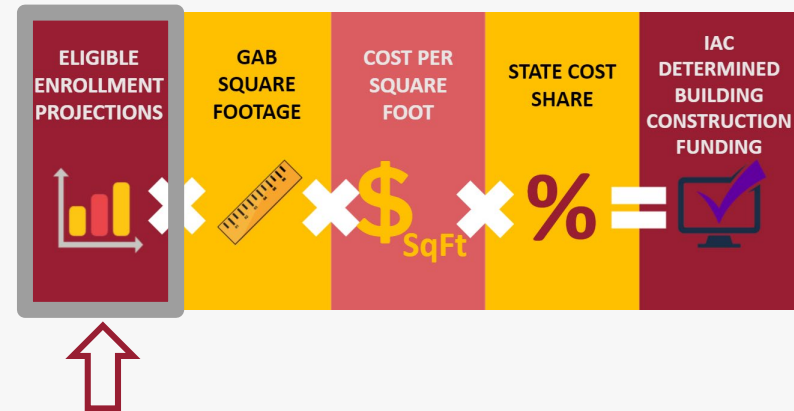


IAC
DETERMINED
BUILDING
CONSTRUCTION
FUNDING



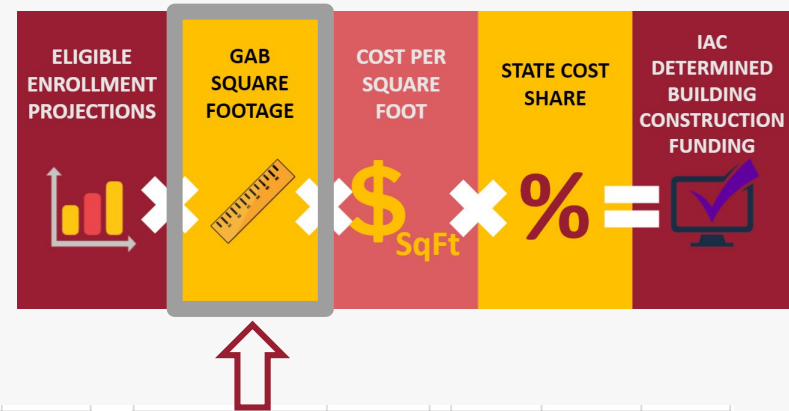
- IAC determines an eligible enrollment projection at each school
- Based upon:
 - Projected (5-7 years) enrollment at the project school, and
 - Available projected capacity (5-7 years) at adjacent schools
- Eligible enrollment is multiplied by the IAC's Gross Area Baseline (GAB) to determine project square footage eligible for State participation

Eligible Enrollment Projections



- Gross Area Baselines are used to determine the square footage of a project eligible for State participation - w/o Community Use Space
- Intended to support all of the spaces required to deliver State required programs in a traditional manner
- Variances from the Baseline are granted when an LEA demonstrates, on a case-by-case basis, that the baseline is not sufficient to support the State BOE required education programs; LEAs should contact IAC staff for more information

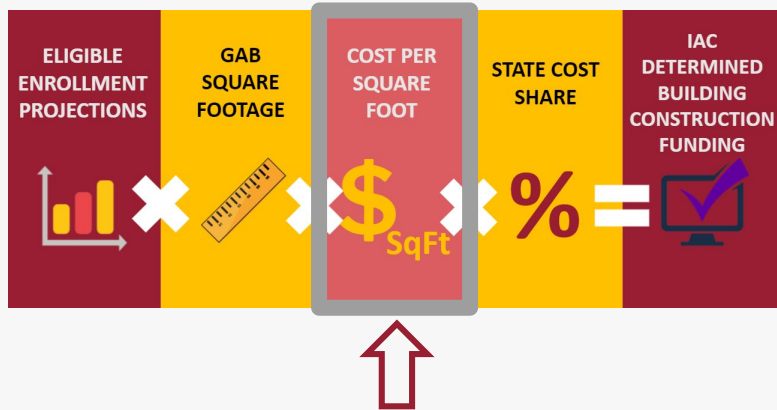
Gross Area Baselines



for Elementary Schools (Grades PK - 5)			for Middle Schools (Grades 6 - 8)			for High Schools (Grades 9 - 12)					
Est. Total Projected Enrollment	Baseline GSF per Student	Baseline Total Facility GSF	Est. Total Projected Enrollment	Baseline GSF per Student	Baseline Total Facility GSF	Est. Total Projected Enrollment	Baseline GSF per Student	Baseline Total Facility GSF	Est. Total Projected Enrollment	Baseline GSF per Student	Baseline Total Facility GSF
300 or fewer	141		600 or fewer	145		800 or fewer	160		1600	154	246,400
350	140	49,000	650	144	93,600	850	160	136,000	1650	154	254,100
400	136	54,400	700	142	99,400	900	159	143,100	1700	153	260,100
450	131	58,950	750	141	105,750	950	159	151,050	1750	153	267,750
500	127	63,500	800	140	112,000	1000	158	158,000	1800	153	275,400
550	122	67,100	850	138	117,300	1050	158	165,900	1850	153	283,050
600	120	72,000	900	136	122,400	1100	157	172,700	1900	152	288,800
650	117	76,050	950	135	128,250	1150	157	180,550	1950	152	296,400
700	114	79,800	1000	134	134,000	1200	157	188,400	2000	152	304,000
750	112	84,000	1050	133	139,650	1250	156	195,000	2050	151	309,550
800	110	88,000	1100	132	145,200	1300	156	202,800	2100	151	317,100
850	108	91,800	1150	131	150,650	1350	156	210,600	2150	151	324,650
900	106	95,400	1200	130	156,000	1400	155	217,000	2200	150	330,000
950	105	99,750	1250	129	161,250	1450	155	224,750	2250	150	337,500
1,000 or more	105		1,300 or more	128		1500	154	231,000	2300	150	345,000
						1550	154	238,700	2350 or more	149	

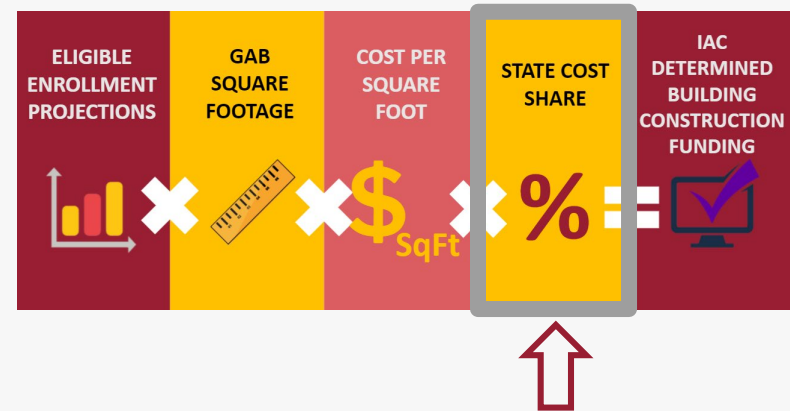


IAC Adopted Cost per Square Foot



- The GAB determined square footage (or approved square footage if a variance is granted) is multiplied by the IAC's Statewide cost-per-square-foot school building cost
- The cost-per-square-foot is established by July of the calendar year in which applications are submitted and is based on
 - Bids received for new school construction in the prior year
 - Cost information derived from industry resources
 - Adjustments made by the IAC to reflect market conditions before final CIP approval

State Cost Share Percentage



- The product of the GAB and the cost-per-square-foot is then multiplied by the LEA's cost share percentage
- The State cost share for any given LEA is established every 2 years by the IAC based upon a formula that includes factors such as:
 - LEA's Foundation program amount
 - LEA's FARMS percentage
 - LEA's median household income and unemployment rate
 - LEA's enrollment growth
 - LEA's outstanding debt and PAYGO
- Additional information on this calculation can be provided on request

Additional Elements of State Funding

- Project cost components may be added to the calculated construction amount, potentially increasing the State funding amount, when applicable
 - For site-development work
 - 5% of construction amount for renovation projects
 - Adds 19% for new or replacement projects
 - For planning, design, and other professional services
 - 10% beginning in FY 2023
 - For furniture, fixtures, & equipment
 - 5% beginning in FY 2023

Capital Improvement Program (CIP)

Provides state funding for eligible new, replacement, and capital maintenance (systemic) public school construction projects.

Application Period: Early October initial submission. Revisions due November/December.

Minimum Project Cost: \$200,000

Eligibility: New, replacement, or renovation projects, relocatables (transfer to another site or for temporary classrooms during construction), capital maintenance (systemic) projects.

Funding Allocation Methods:

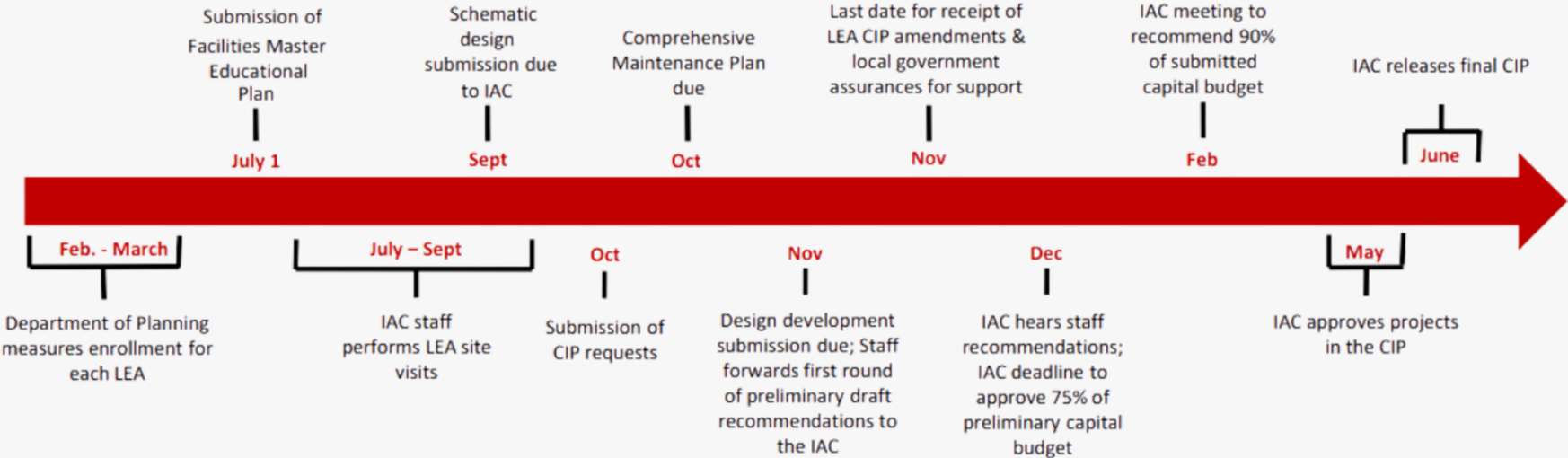
- Competitive application process
- Total LEA allocation roughly targets the LEA's 10-year average allocation and enrollments to provide predictability
- Annual allocation approved in the Capital Budget each FY
- Net State Funding for the project established in CIP, based upon the IAC's established funding factors
- IAC approves projects incrementally as required by statute
 - 75% of anticipated funding in December
 - 90% of Governor's preliminary budget before March 1
 - 100% of allocated budget after May 1

State/Local Participation: State/Local cost share % is applied.

IAC Meeting 10/14/2021

- 48 -

CIP Timeline



Built to Learn Program (BTL)

Provides school construction projects funded through special revenue bonds issued by the Maryland Stadium Authority (MSA) and provides for management of the IAC approved projects by MSA.

Enacted into law as part of the Built to Learn Act of 2020.

Application Period: Rolling basis.

Minimum Project Cost: \$4,000,000

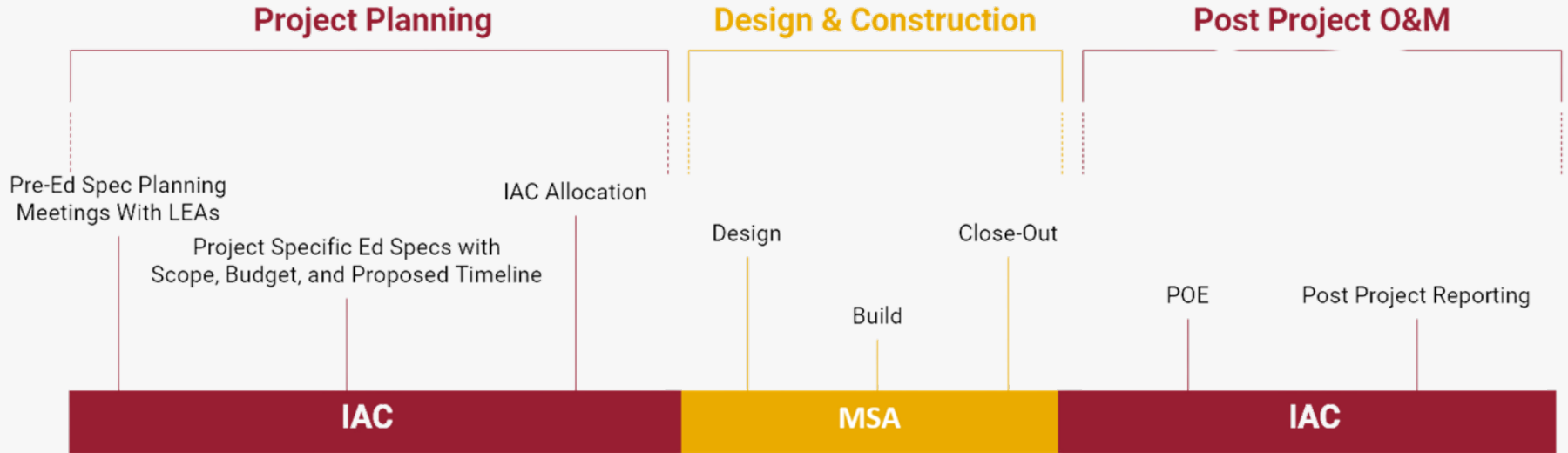
Eligibility: New, replacement, or renovation projects, capital maintenance (systemic) projects that exceed minimum project cost. Eligibility factors are the same as for the CIP.

Funding Allocation Methods:

- Allocations per LEA are based on estimated bond proceeds
- 6 LEAs receive a statutory percentage
- 17 LEAs share the remaining 11.5% estimated bond proceeds.
 - Allocations for the 17 LEAs have been temporarily capped based on enrollment until all LEAs project priorities have been identified
- Individual projects within total allocation are approved by the IAC

State/Local Participation: State/Local cost share % is applied.

BTL Projects



Aging Schools Program (ASP)

Provides State funding to address the needs of aging school buildings.

Application Period: Applications accepted at any time during the fiscal year of the allocation.

Minimum Project Cost: \$10,000

Eligibility: Capital improvement projects in existing facilities at least 16 years old. Projects that improve student safety and the condition of the building/site are eligible.

Funding Allocation Methods: Distributed in accordance with Edu. Article, Section 5-206(2)(ii) Distribution of Grants - Aging Schools Program. Project budget can be realigned up to max LEA allocation. Unexpended bond allocations remain with the LEA and are included in the following FY allocations.

State/Local Participation: 100% State funding up to maximum allocation.

Annual Statutory Allocations

County	Annual Allocation
Allegany County	97,791
Anne Arundel County	506,038
Baltimore City	1,387,924
Baltimore County	874,227
Calvert County	38,292
Caroline County	50,074
Carroll County	137,261
Cecil County	96,024
Charles County	50,074
Dorchester County	38,292
Frederick County	182,622
Garrett County	38,292
Harford County	217,379
Howard County	87,776
Kent County	38,292
Montgomery County	602,651
Prince George's County	1,209,426
Queen Anne's County	50,074
Somerset County	38,292
St. Mary's County	50,074
Talbot County	38,292
Washington County	134,904
Wicomico County	106,627
Worcester County	38,292

School Safety Grant Program (SSGP)

Provides grants to address school security improvements.

Application Period: Varies by year. Adopted by the IAC for each fiscal cycle.

Minimum Project Cost: \$3,000, unless special approval by IAC Executive Director.

Eligibility: Secure and lockable doors, creation of an area of safe refuge, surveillance systems, security communications, and others. Funds can be used to supplement another State funded project.

Funding Allocation Methods: Annual allocation in accordance with Edu. Article §5-317, Annotated Code of Maryland. Distribution of funding is based on LEAs proportionate share of the final FTE enrollment and total gross square footage.

State/Local Participation: Currently 100% state funding up to maximum allocation, but has varied across fiscal years.

Healthy School Facilities Fund (HSFF)

Addresses environmental health and safety needs in public school facilities.

Application Period: Varies by year. Adopted by the IAC for each fiscal cycle.

Minimum Project Cost: \$3,000, unless special approval by IAC Executive Director.

Eligibility: Air conditioning, heating, air quality, mold, lead, plumbing, windows, and roofs.

Required Funding: FY 20-22* - \$30m per year; FY 23-24 - \$40m per year; FY 21 through 24 - 50% available must be allocated to Baltimore City

Funding Allocation Methods: Competitive application process. Annual allocation approved in the Capital Budget each fiscal year. Net State Funding for project established at contract. Funding may be realigned amongst the approved projects.

State/Local Participation: State/Local cost share % is applied.

*Additional Federal funding allocated in FY 2022, resulting in an available allocation amount of \$70 million

IAC Meeting 10/14/2021

- 54 -

Nonpublic Aging Schools Safety Improvements (NPSI)

Provides grants for renovation and school facility improvements.

Application Period: Varies by year. Adopted by the IAC for each fiscal cycle. Typically October-December.

Minimum Allocation: \$5,000

Eligibility: Building or system at least 16 years old. Must be participating in MSDE's Aid to Nonpublic Schools Textbook Loan Program or be nonpublic special education schools.

Funding Allocation Methods: Reimbursement based. Qualifications are based on allocations.

State/Local Participation: N/A

Nonpublic Aging Schools Program (NASP)

Provides reimbursement for renovations and improvements to existing nonpublic schools.

Application Period: Varies by year. Adopted by the IAC for each fiscal cycle.

Minimum Allocation: \$5,000

Eligibility: Building or system at least 16 years old. Must be participating in MSDE's Aid to Nonpublic Schools Textbook Loan Program or be nonpublic special education schools.

Funding Allocation Methods: Reimbursement based. FY 2014 first funding per student allocation. FY 2015 Qualifications based allocations.

State/Local Participation: N/A

We'd love
to hear your questions

