



IAC MEETING AGENDA

Thursday, January 13, 2022

Virtual Meeting
9:00 a.m.

Live and archived streams of IAC meetings are available at <https://mdschoolconstruction.org>
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Introduction

- Meeting called to order
- Roll Call
- Revisions to the Agenda
- Public Comment

		Presenter	Page
1	Consent Agenda A. Approval of December 16, 2021 Minutes B. Contract Awards C. AACPS Old Mill Middle School South Site Approval D. AACPS West County Elementary School Site Approval Informational E. Allegany Change of Educational Function F. Delegated Extension Request Approval G. Baltimore City E15M HVAC Project Status Report	Bob Gorrell, Executive Director	2* 5* 17* 19* 21 22 23
2	Revision of FY 2021 Healthy School Facility Fund Schedule	Arabia Davis, Funding Programs Manager	25*
3	10 Year Average "Freeze"	Alex Donahue, Deputy Director for Field Operations	26*
4	Built to Learn Act Project Status Report	Bret Waskiewicz, Senior Regional Facilities Manager	27
5	Update on the Workgroup on the Assessment and Funding of School Facilities	Bob Gorrell, Executive Director	31

Announcements

DRAFT Meeting Minutes – December 16, 2021

Call to Order:

Chair Kasemeyer called the video-conference meeting of the Interagency Commission on School Construction to order at 9:03 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
Secretary Robert S. McCord, Maryland Department of Planning

Members Not in Attendance:

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

Revisions to the Agenda:

Cassandra Viscarra, IAC Acting Deputy Director of Administration, requested **Item 5 – Cecil County Public Schools FY22 CIP Revision** to be removed from the agenda to allow IAC staff to resolve minor issues.

Public Comment:

There was no public comment.

IAC Correspondence:

There was no IAC correspondence

1. Consent Agenda – [Motion Carried]

Upon a motion by Ms. Lawlah, seconded by Superintendent Choudhury, the IAC voted unanimously to approve the consent agenda.

A. Approval of the November 18, 2021 Minutes

To approve the minutes of the November 18, 2021 Interagency Commission on School Construction Meeting.

B. Summary of Contract Awards

To approve contract procurement as presented.

C. Approval of Revisions to Previously Approved Contracts

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

D. St. Mary's County Easement – [Informational Only]

2. Capital Improvement Program Overview Presentation – [Informational Only]

Ms. Viscarra presented an overview of the Capital Improvement Program (CIP) and its administrative process.

3. FY 2023 Capital Improvement Program 75% Project Approvals – [Motion Carried]

Arabia Davis, IAC Funding Programs Manager, presented IAC staff recommendations for 75% of the preliminary school construction allocation for the FY 2023 CIP. Staff recommended the approval of 10 planning requests and 75 funding requests, totaling \$156,000,000, for the 75% allocation round based on the Governor’s Preliminary Capital Budget.

The following LEAs submitted written appeals of staff recommendations:

- I. Baltimore County
- II. Cecil County
- III. St. Mary’s County
- IV. Washington County
- V. Wicomico County

The following LEAs presented their appeals of staff recommendations:

- I. Baltimore City
- II. Calvert County
- III. Carroll County
- IV. Charles County
- V. Frederick County
- VI. Maryland School for the Blind
- VII. Montgomery County
- VIII. Prince George’s County

IAC members noted that it appeared from LEA testimony that Career and Technical Education (CTE) schools cost more money to construct and are in a greater need across the state. IAC and MSDE staff explained that the State’s Gross Area Baseline allocates additional square feet per student for CTE program students to determine the maximum state allocated funding for comprehensive schools with CTE programs and CTE schools.

Upon a motion by Ms. Eberhart, with a second by Secretary Churchill, the IAC voted unanimously to approve the Fiscal Year 2023 75% Capital Improvement Program allocations and Planning Approvals for each school system and the Maryland School for the Blind as shown in the presented Summary of Project Requests and Recommendations and to authorize IAC staff to make adjustments to project allocations to avoid over and under funding of a project. Funding allocations to projects with a funding status of “U” are contingent upon resolution of outstanding issues.

4. Baltimore City Extra \$15 Million for HVAC Project Status Report – [Informational Only]

Jamie Bridges, IAC Planning Manager, provided an update that 16 of the 19 schools are operational with anticipated completion dates for the remaining three schools in the summer and fall of 2022. Funds have been fully allocated to the projects, 90% have been contracted, and 67% have been expended.

5. Cecil County Public Schools FY22 Capital Improvement Program (CIP) Revision – [Item Removed]

This item was removed for further review by IAC staff.

6. Unspent State Allocations – [Informational Only]

Bret Waskiewicz, IAC Senior Regional Facilities Manager, presented a report showing a total of \$246.7 million of unspent state authorizations from prior fiscal years. A majority of the LEAs hold less than \$125,000 of unspent allocations. Two LEAs – Prince George’s County and Baltimore City – hold 83% of unspent allocations. Queen Anne’s unspent funding is from an approved roofing project in which the bids came in significantly higher than anticipated due to the pandemic. They were forced to rescind the project and they are bidding again early in 2022 in hopes of a more favorable result. Upon questions from Commission members regarding Howard County’s unspent allocations, IAC staff explained that there are two Howard County projects currently under construction and reimbursement requests are expected to be submitted in the near future.

7. Update on the Workgroup on the Assessment and Funding of School Facilities Presentation – [Item Postponed]

Chair Kasemeyer postponed the item due to the absence of Executive Director Gorrell.

Announcements:

There were no announcements.

Adjournment:

Upon a motion by Secretary Churchill, with a second by Ms. Eberhart, the IAC voted unanimously to adjourn the meeting at 10:32 AM.



Item 1B. 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>Allegany County</u>				
2.	Center for Career & Tech Education PSC #01.027.2022 Systemic Renovation - Roof Replacement Phase 2	\$464,000	\$412,960	\$51,040
	1 - Hitte Associates, Inc. 12/07/2021	\$464,000		
<u>Montgomery County</u>				
4.	Bethesda ES PSC #15.015.21 SR Systemic Renovation - Roof Replacement	\$1,463,300	\$364,362	\$1,098,938
	1 - Citiroof Corporation	\$1,463,300		
6.	Westland Middle PSC #15.215.2021 SR Systemic Renovation - Roof Replacement	\$2,946,450	\$558,000	\$2,388,450
	1 - Cole Roofing Co, Inc.	\$2,946,450		

	<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Baltimore City</u>				
8.	George Kelson ES (Sandtown Winchester Academy) PSC #30.056.22 ASP Systemic Renovation - Concrete & Asphalt Replacemen	\$143,725	\$143,725	\$0
	1 - P. Flanigan & Sons, Inc	\$143,725		
10.	#054 Barclay PK-8 PSC #30.260.2021 Systemic Renovation - Roof Replacement	\$1,657,774	\$1,267,000	\$390,774
	1 - Allstate Contractor	\$1,657,774		
<u>Summary Totals</u>				
Total Projects: 5	Total Contracts: 5	\$6,675,249	\$2,746,047	\$3,929,202

APPROVAL OF CONTRACTS

LEA: Allegany County

PSC No. 01.027.2022

Project Name: Center for Career & Tech Education

Bid Opening: 12/7/2021

Project Type: Systemic Renovation

Scope of Work: Roof Replacement Phase 2

Basis for Award of Contract: Base Bid

Basis of Funding: 89% of eligible base bid

Local Funds: \$51,040

State Funds: \$412,960

Total Contract: \$464,000

State Contingency for Change Orders:

	Account No.	Amount
Transfer State Funds:		
Decrease Project Amount:		<u>\$25,040</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Hitte Associates, Inc.	<u>\$464,000</u>
		<u>\$464,000</u>

Notes: (1) Replacement of the 1991 EPMD roof. (2) Prevailing wage rates apply to this contract.

IAC Approval Date:

APPROVAL OF CONTRACTS

LEA: Montgomery County

Project Name: Bethesda ES

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 24.9% of eligible base bid

Local Funds: \$1,098,938

State Funds: \$364,362

Total Contract: \$1,463,300

PSC No. 15.015.21 SR

Bid Opening: 10/5/2021

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Citiroof Corporation	<u>\$1,463,300</u>
		<u>\$1,463,300</u>

Notes: (1) Replace the 76,900 sf 1999 built-up roof. (2) Prevailing wage rates required; project bid with non-prevailing wage rates therefore State participation in this contract is calculated at 24.9%

IAC Approval Date: _____

Bethesda Elementary School
Roof Replacement

BIDDERS	¹ Citiroof Corporation	⁴ Cole Roofing Co., Inc.	² Interstate Corporation	³ Orndorff & Spaid, Inc.			
Base Bid	\$ 1,463,300	\$ 2,395,000	\$ 1,750,000	\$ 1,892,889			
Lightweight Concrete	\$ 30.00	\$ 32.50	\$ 30.00	\$ 30.00			
Metal Deck	\$ 12.00	\$ 13.25	\$ 15.00	\$ 12.00			
Wood Deck	\$ 12.00	\$ 11.25	\$ 15.00	\$ 10.00			
Tectum Deck	\$ 30.00	\$ 24.50	\$ 35.00	\$ 35.00			
MBE Forms A & B	x	x	x	x			
Bid Bond Included	x	x	x	x			
Addenda	x	x	x	x			

APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.215.2021 SR

Project Name: Westland Middle

Bid Opening: 10/7/2021

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 24.9% of eligible base bid

Local Funds: \$2,388,450

State Funds: \$558,000

Total Contract: \$2,946,450

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Cole Roofing Co, Inc.	<u>\$2,946,450</u>
		<u>\$2,946,450</u>

Notes: (1) Replace the 82,800 sf 1996 built-up roof. (2) Prevailing wage rates required; project bid with non prevailing wage rates therefore State participation in this contract is calculated at 24.9%.

IAC Approval Date:

Westland Middle School
Roof Replacement

3

1

2

4

BIDDERS	Citiroof Corporation	Cole Roofing Co., Inc.	Interstate Corporation	Orndorff & Spaid, Inc.			
Base Bid	\$ 3,691,370	\$ 2,946,450	\$ 3,450,000	\$ 3,863,201			
		2,946,450					
Lightweight Concrete	\$ 30.00	\$ 32.50	\$ 30.00	\$ 30.00			
Metal Deck	\$ 12.00	\$ 13.25	\$ 15.00	\$ 12.00			
Wood Deck	\$ 12.00	\$ 11.25	\$ 15.00	\$ 12.00			
Tectum Deck	\$ 30.00	\$ 24.50	\$ 35.00	\$ 35.00			
MBE Forms A & B	X	X	X	X			
Bid Bond Included	X	X	X	X			
Addenda	X	X	X	X			

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.056.22 ASP

Project Name: George Kelson ES (Sandtown Winchester Academy) Bid Opening: 4/21/2021

Project Type: Systemic Renovation

Scope of Work: Concrete & Asphalt Replacemen

Basis for Award of Contract: Base Bid

Basis of Funding: 100% of eligible base bid.

Local Funds: \$0

State Funds: \$143,725

Total Contract: \$143,725

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	P. Flanigan & Sons, Inc	<u>\$143,725</u>
		<u>\$143,725</u>

Notes: (1) Replace concrete sidewalks and resurface asphalt surfaces including parking lot. (2) Prevailing wage rates do not apply. (3) Eligible for funding available within FY 2022 ASP allocation for LEA at time of reimbursement request.

IAC Approval Date:

**Baltimore City Public Schools
Facility Operations Department
Proposals Received**

**Contract:#157 Sandtown-Winchester Achievement Academy(George Kelson)
Asphalt & Concrete Replacement**

Proposals Received

No.	Company Name	Addendum(s)	Proposal Forms	Insurance	MBE & WBE Forms	Total Lump Sum Price
1	ATC					\$178,742.50
2	Flanigan					\$143,725.00
3						
4						
5						
6						
7						
8						
9						
10						

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.260.2021

Project Name: #054 Barclay PK-8

Bid Opening: 11/11/2021

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 96% of base bid

Local Funds: \$390,774

State Funds: \$1,267,000

Total Contract: \$1,657,774

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Allstate Contractor	<u>\$1,657,774</u>
		<u>\$1,657,774</u>

Notes: (1) Replace the 33,276 sf of 1985 built up roof with a TPO roof. (2) Prevailing wage rates apply to this contract. (3) IAC contract approval is contingent on BOE approval on 1/25/2022.

IAC Approval Date:

BALTIMORE CITY PUBLIC SCHOOLS
IFB-22048
ROOF REPLACEMENT AT BARCLAY PRE-K TO 8 SCHOOL #054
BID DUE DATE: THURSDAY, NOVEMBER 11, 2021, 12:00 P.M. LOCAL TIME

	Responding Vendor	Item #1	Item #2	Item #3	Grand Total
1	Allstate Contractor	\$1,602,774.00	\$20,000.00	\$35,000.00	\$1,657,774.00
2	Autumn Contracting	\$1,928,000.00	\$50,000.00	\$110,000.00	\$2,088,000.00
3	Cole Roofing	\$2,593,742.00	\$20,125.00	\$58,250.00	\$2,672,117.00
4					
5					
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12					
13					
14					
15					

Bids Opened By: Stuart Feldman

Date 11/11/2021

Bids Recorded By: Patricia Graff

Date 11/11/2021



Item 1C. Site Approval – Anne Arundel County Public Schools – Old Mill Middle School South

Motion:

To approve the acquisition and use by the Anne Arundel County Board of Education (AACBOE) of 25.3 acres of land at 8224 Oakwood Road, Millersville, MD, 21108 (Parcels 1 and 3 of Tax I.D. #02-03-004772207, Liber 3510, Folio 873), from the Anne Arundel County Government, for the construction of replacement for Old Mill Middle School South, with a scheduled completion in Fall 2024; adhering to the actions identified in the state clearinghouse review, state identifier 20210826-0700.

Background Information:

The Anne Arundel County Board of Education (AACBOE) is requesting site approval from the IAC to construct Old Mill Middle School South on a former AACBOE-owned site at the intersection of Oakwood Road and Old Mill Road in Millersville.

The site was transferred to the Anne Arundel County Government in 1982 for use as open space and a neighborhood park known as Southgate Old Mill Park. Upon IAC approval, the property would be conveyed back to the AACBOE and a portion of the existing recreational use and park space would remain on an approximately nine-acre residual parcel that would be created through an administrative plat during the property transfer process.

Anne Arundel County Public Schools (AACPS) has approved educational specifications for the 159,000 square-foot project to serve 1,199 students in grades six through eight at an approved budget of \$87.2 million. The existing Old Mill Middle School South shares a site with Old Mill Middle School North at 610 Patriot Lane in Millersville and houses the school district's STEM program. The replacement school is being planned as part of the overall Old Mill Master Plan, and AACPS likely will undertake some redistricting in the process.

State Clearinghouse review was completed in October 2021. AACBOE approved the site on April 15, 2020.

Land Use and Infrastructure:

- The site is in the County's PFA.
- Current zoning is Open Space. Properties surrounding the site are zoned R-5 and R-15, Single Family Residential.
- Public water, sewer, natural gas and electric service do not exist at the site but will be brought in from existing services along Oakwood and Old Mill roads.
- Some road frontage improvements will be required to provide access to the site.

- Stormwater around the site is conveyed via a combination of overland flow and a closed storm drain system. Most of the closed storm drains convey water under the access road and walkways on the site.
- The site includes two historic cemeteries that have been fenced and will not be disturbed during the construction process.

Environmental and Natural Settings:

- The site is not located within a 100-year floodplain.
- Some tidal and non-tidal wetlands are located on and adjacent to the site. A wetlands assessment and jurisdictional determination are being completed.
- No known rare, threatened, or endangered species of plant or animals or habitats are known to exist on or near the site.
- No steep slopes on the site will be disturbed.
- The site is partially forested and will be partially cleared during the construction process. No Forest Conservation Easements currently exist at the site; however, a Forest Stand delineation is underway and forest conservation plans will be required as part of the development process.



Item 1D. Site Approval – Anne Arundel County Public Schools – West County Elementary School

Motion:

To approve the acquisition and use by the Anne Arundel County Board of Education (AACBOE) of 37.5 acres of land at 2694-2734 Conway Road, Odenton, MD, 21122 (Tax Map 36, Grid 15, Parcel 29), from the Anne Arundel County Government, for the construction of a new West County Elementary School to serve the Odenton area, with a scheduled completion in Fall 2024; adhering to the actions identified in the state clearinghouse review, state identifier 20210826-0699.

Background Information:

The Anne Arundel County Board of Education (AACBOE) is requesting site approval from the IAC to construct West County Elementary School.

The site is located along Conway Road in rural Odenton and is owned by the Anne Arundel County Government. The parcel is divided by a BGE high power transmission line into two non-contiguous areas of land. The northern portion is completely forested, while the southern portion, at 10.26 acres, contains a vacant structure (a former barn and shop building) with forested areas and grasslands and is the proposed site for West County Elementary School.

Upon IAC approval, the property would be conveyed to the AACBOE.

Anne Arundel County Public Schools (AACPS) has approved educational specifications for the 81,000 square-foot facility to serve 506 students in pre-kindergarten through fifth grade at an approved budget of \$39.5 million to serve enrollment growth in the Odenton area.

As noted below, the Maryland Department of Planning has been working with the Anne Arundel County of Office of Planning and Zoning to review required map changes to the County's Priority Funding Area (PFA) to include the school site within the PFA, pending adoption of an amendment to the County Master Plan for Water Supply and Sewerage Systems that is expected to be completed later in 2022

State Clearinghouse review was completed in October 2021. The AACBOE approved the site on April 15, 2020.

Land Use and Infrastructure:

- The site is not currently in the County's Priority Funding Area; however, the Maryland Department of Planning is working with the Anne Arundel County of Office of Planning and Zoning to complete the required map changes to include the school site within the

PFA, pending adoption of an amendment to the County Master Plan for Water Supply and Sewerage Systems that is expected to be completed later in 2022.

- Current zoning is Rural Agricultural (RA). Schools with fewer than 125 onsite parking spaces are permitted as a conditional use. The properties to the west, east, north and across Conway Road to the southeast are also zoned RA, while the property across Conway Road to the southwest is zoned R2-Residential.
- Public water, sewer, natural gas and electric service are available at the site.
- Some road frontage improvements will be required to provide access to the site.

Environmental and Natural Settings:

- The site is not located within a 100-year floodplain.
- Some tidal and non-tidal wetlands are located on and adjacent to the site.
- No known rare, threatened or endangered species of plant or animals or habitats are known to exist on or near the site.
- The site is located within a Department of Natural Resources (DNR) Targeted Ecological Area, defined as lands and watersheds of high ecological value that have been identified by the DNR for natural resource protection.
- Portions of the site are located within a Tier 4 area of the State's Biodiversity Conservation Network. Tier 4 includes areas designated as moderately significant for biodiversity conservation.
- A forest stand delineation and conservation plan will be required as part of the development process.
- No steep slopes will be disturbed.

Item 1E. Allegany County Public School Change of Educational Function

Motion:

This item is informational and does not require IAC action.

Background Information:

LEA	School	Change	Effective Date
Allegany	Westmar Middle School	Addition of pre-Kindergarten program, special education program, and a Judy Center	2022 - 2023 School Year
<p>Westmar Middle School is currently configured as a standard curriculum middle school for grades six to eight. The utilization of the school since its reconfiguration from a high school to a middle school in 2007 has been below 40%. Starting in the 2022-2023 school year, pre-Kindergarten programs for students ages three and four will be added to the school. A special education program for three and four year old students will also be included as well as a Judy Center.</p>			

Item 1F. Delegated Program Extension Requests

Motion:

This item is informational and does not require IAC action.

Background Information:

LEA	Program	Project	Extension	Status
Montgomery County	ASP FY21	Judith A. Resnik Elementary School - Gym Floor Replacement Project	1 year	Approved
Montgomery County	HSFF FY20	Water Fixture Replacement Project (Multiple Schools)	1 year	Approved

Item 1G. Baltimore City E15M HVAC Project Status Report

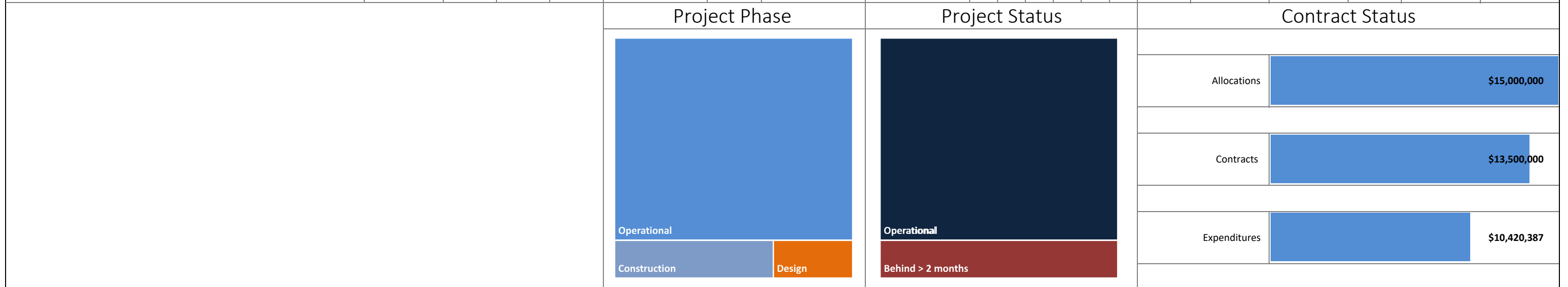
Motion:

This item is informational and does not require IAC action.

Background Information:

Please see the attached report dated as of December 30, 2021- ***Baltimore City E15M HVAC Status 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	07/01/22					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	\$120,000	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	07/01/22					CONSTRUCTION	●							03/12/20	\$35,000	\$35,000	02/11/21	\$679,392	\$8,629		
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	07/01/22					CONSTRUCTION	●							08/28/19	\$180,000	\$144,000	02/11/21	\$2,450,000	\$828,543		
Source: Baltimore City Public Schools, 2021-12-30		\$15,000,000			0	1	0	2		3	0	0	0	0	0	16		\$1,269,745	\$916,314		\$12,230,255	\$9,504,073		





Item 2. Revision of FY 2021 Healthy School Facility Fund Schedule

Motion:

To modify the Healthy School Facility Fund Administrative Procedures Guide Attachment 1 Schedule for Application and Approval of Project Funding for FY 21 HSFF funds to align with the schedule for FY 22 funding.

Background Information:

After consulting with the Department of Budget and Management, IAC staff recommends the below changes to the HSFF schedule for expenditure and reimbursement of FY 2021 HSFF allocations.

Due to budgetary concerns as a result of COVID-19, the IAC held FY 2021 HSFF funding and did not make allocations until November 2021. The adopted HSFF schedule for FY 2021 funding was compressed due to concerns about meeting bonding requirements. With additional conversation and clarification from DBM, staff recommends revising the deadlines to align with the schedule for FY 2022 funding. Please note that FY 21 and FY 22 projects were both awarded at the November 2021 IAC meeting.

Activity	Current Schedule	Proposed Schedule
IAC Approval of the Healthy School Facility Fund (HSFF) Administrative Procedures Guide & Release of Schedule and Application Instructions	08/12/2021	No change
Application Submissions Due	08/13/2021 – 09/10/2021	No change
IAC Staff Review Period	09/10/2021 – 10/22/2021	No change
IAC Approval of Projects and Allocations	11/18/2021	No change
All project funds to be encumbered	06/01/2022	06/01/2023
Deadline for Funds to be substantially expended	10/03/2022	10/03/2023
Last day to submit requests for reimbursement	05/01/2023	05/01/2024

Item 3. 10-Year Average “Freeze”

Motion:

To hold the IAC’s LEA CIP funding targets for fiscal years 2023, 2024, and 2025 at the amount provided to LEAs in FY 2023 based upon the proportional 10-year average from FY 2013 to FY 2022 and other appropriate factors which will hold harmless impacts to the target funding from other funding sources and allow the IAC, LEAs, and stakeholders time to develop an appropriate methodology to develop annual funding targets.

Background Information:

In order to create consistent funding expectations and to encourage proper and timely planning and design implementation, in 2017 the IAC began to use each LEA’s 10-year average CIP allocation as a target for CIP funding.

IAC staff understand that due to the influx of funding from various sources – most notably the Built to Learn Act funding, but also smaller programs like the Healthy School Facility Fund – each LEA is working diligently to implement their highest priority projects and maximize available funding for the benefit of their students. We have heard concerns that changes to each LEA’s 10-year average allocation could result in LEAs receiving less State funding in the future because of recent variability.

In response to these concerns, IAC staff recommend that the IAC “freeze” the 10-year average based upon the average from FY 2013 to FY 2022 for the CIP cycles in fiscal years 2023, 2024, and 2025 while we work with LEAs and other stakeholders to determine a more appropriate and consistent way to target available funding.



Item 4. Built to Learn Act Project Status Report

Motion:

This item is informational and does not require IAC action.

Background Information:

Please see the details regarding BTL allocations, report key, attached report dated as of January 6, 2022 - ***Built to Learn Act Project Status Report.***

Total BTL Allocations

As of January 4, 2022, calculated total allocations and estimated maximum allocations for approved BTL projects by LEA to date are as follows:

6 LEAs receive a statutory percentage of BTL funds.

LEA	Statutory Percentage	Calculated Allocation Based on \$2.0 billion* Bond Proceeds	Approved Allocation	Remaining Allocation
Anne Arundel	12.5%	\$250,000,000	\$110,255,000	\$139,745,000
Baltimore City	21.0%	\$420,000,000	\$0	\$420,000,000
Baltimore	21.0%	\$420,000,000	\$198,979,000	\$221,021,000
Frederick	5.1%	\$102,000,000	\$33,657,062	\$68,342,938
Howard	6.6%	\$132,000,000	\$34,901,360	\$97,098,640
Montgomery	21.0%	\$420,000,000	\$144,676,173	\$275,676,173
Total		\$1,744,000,000	\$522,468,595	\$1,221,883,751

* \$2.0 billion in bond proceeds is based upon the [fiscal and policy note for the Built to Learn Act of 2020](#) as provided by the Maryland General Assembly.

17 LEAs share 11.5% of the estimated available bond proceeds. Allocations are capped proportional to the LEA’s September 2019 enrollments. The numbers shown below are as presented to the IAC at the May 2021 IAC Meeting, based upon the best available estimate at the time of \$1.8 billion in funds availability. These are a rough guideline and each LEA may receive more or less than the amount identified depending upon the availability of shovel-ready projects in the next five years and bond fund availability.

LEA	Percentage	Calculated Allocation Based on \$1.8 billion Revenue Bonds	Approved Allocation	Remaining Allocation
Allegany	3.67%	\$7,589,054	\$0	\$7,589,054
Calvert	7.18%	\$14,860,199	\$0	\$14,860,199
Caroline	2.54%	\$5,253,025	\$0	\$5,253,025
Carroll	11.51%	\$23,818,913	\$23,818,913	\$0
Cecil	6.72%	\$13,920,540	\$0	\$13,920,540
Charles	12.25%	\$25,355,517	\$16,529,000	\$8,826,517
Dorchester	2.06%	\$4,260,660	\$0	\$4,260,660
Garrett	1.67%	\$3,460,281	\$0	\$3,460,281
Harford	17.24%	\$35,685,083	\$31,454,000	\$4,231,083
Kent	0.83%	\$1,717,381	\$0	\$1,717,381
Queen Anne's	3.46%	\$7,159,530	\$0	\$7,159,530
St. Mary's	7.90%	\$16,349,104	\$0	\$16,349,104
Somerset	1.24%	\$2,561,404	\$0	\$2,561,404
Talbot	2.05%	\$4,243,250	\$0	\$4,243,250
Washington	10.06%	\$20,825,122	\$0	\$20,825,122
Wicomico	6.67%	\$13,815,508	\$13,815,508	\$0
Worcester	2.96%	\$6,125,429	\$0	\$6,125,429
Total		\$207,000,000	\$85,617,421	\$121,382,579

BTL Project Status Report Key

The following report displays the current status of BTL projects that have been approved by the IAC.

The Delivery column indicates the type of project delivery method:

- **CMA:** Construction Management Agency. The LEA acts as the prime at-risk construction manager (general contractor) and directly contracts with the trade contractors. The LEA may engage a not-at-risk construction manager to act as its agent to assist with the management of the project.
- **CMAR:** Construction Management At-Risk. The LEA engages an at-risk construction manager that will become the prime general contractor before the schematic design phase begins to gain the value-added benefits of ensuring design/construction viability and design cost effectiveness and for a turn-key project delivery within a guaranteed maximum price (GMP).

- **DBB:** Design-Bid-Build. The LEA utilizes the “traditional” sealed bid delivery method where the successful at-risk prime general contractor delivers the project turn-key for a fixed price based upon fully complete project documents.

The percentage within each box indicates the level of project progress of that phase and the color indicates the degree to which the activities in that phase are/were on schedule based upon the LEA’s initially submitted project schedule (generally from the schematic-design submission).

%	Phase completed or on track to be completed ahead of scheduled date.
%	Phase completed or on track to be completed within 2 months of scheduled date.
%	Phase completed or on track to be completed between 2 and 4 months of scheduled date.
%	Phase completed or on track to be completed more than 4 months after scheduled date.

Built to Learn Act Project Status Report

IAC Approved Built to Learn Act Projects						
LEA	Project	Delivery	Design	Constr	Punchlist	Notes
Anne Arundel	Hillsmere ES Replacement	CMA	100%	30%	0%	
Anne Arundel	Old Mill West HS New	CMA	100%	21%	0%	
Anne Arundel	Rippling Woods ES Replacement	CMA	100%	30%	0%	
Balt County	Bedford ES Replacement	CMA	95%	0%	0%	
Balt County	Northeast Area MS New	CMA	100%	0%	0%	
Balt County	Pine Grove MS Renovation / Addition	CMA	100%	0%	0%	
Balt County	Summit Park ES Replacement	CMA	100%	0%	0%	
Balt County	Lansdowne HS Replacement	CMA	90%	0%	0%	
Carroll	Westminster East MS Replacement	CMAR	100%	4%	0%	Project delayed in permitting
Charles	J. P. Ryon ES PreK & K Addition	DBB	100%	0%	0%	LEA is awaiting an approved MOU with MSA before bidding the projects. IAC Staff recommended issuing Bid Documents to bidders.
Charles	Malcolm ES PreK & K Addition/Renovation	DBB	100%	0%	0%	
Charles	McDonough HS Renovation/Addition	DBB	100%	0%	0%	
Frederick	Waverley ES Replacement	CMA	100%	78%	0%	
Frederick	Brunswick ES Replacement	CMAR	100%	0%	0%	
Harford	Homestead Wakefield ES Replacement	CMA	85%	0%	0%	
Howard	Hammond HS Renovation/Addition	CMA	100%	70%	0%	
Montgomery	Clarksburg Cluster ES #9 New	CMAR	100%	0%	0%	
Montgomery	South Lake ES Renovation / Addition	CMAR	100%	0%	0%	
Montgomery	Burnt Mills ES Replacement	CMAR	100%	0%	0%	
Montgomery	Woodlin ES Replacement	CMAR	100%	0%	0%	
Montgomery	Woodward HS Replacement	CMAR	100%	13%	0%	After initial bid, project went through a redesign.
Wicomico	Mardela MS/HS Addition / Renovation	CMAR	80%	0%	0%	

Item 5. Update on the Workgroup on the Assessment and Funding of School Facilities Presentation

Motion:

This item is informational and does not require IAC action.

Background Information:

Please see the attached presentation dated January 13, 2022 - ***Update on the Workgroup on the Assessment and Funding of School Facilities.***

Update on the Workgroup on the Assessment and Funding of School Facilities

Presentation to the Interagency Commission on School
Construction

January 13, 2022

Workgroup Charges

School Facilities Assessment

- Consider how the relative condition of public school facilities within the Educational Facilities Sufficiency Standards and the facility condition index should be prioritized, taking into account local priorities and in consultation with local jurisdictions;
- Whether the prioritization should be by category and by local jurisdiction or statewide; and
- Whether the results should be incorporated into school construction funding decisions
 - If yes, determine how the assessment should be incorporated into school construction funding decisions

Workgroup Charges

State and Local Cost Share Formula

- Update factors used in the State and local cost-share formula for each county to incorporate changes to the State's primary and secondary education funding formulas adopted in the Blueprint for Maryland's Future

Gross Area Baselines (GAB)

- Review and make recommendations regarding methods used to establish the GAB and the maximum State construction allocation for each public school construction project approved for State funding

Local Share Revolving Loan Fund

- Make recommendations regarding purpose and implementation of the Fund

Workgroup Charges

Incentive Funding

- Evaluate long-term effects of school construction decisions for public school facilities
- Recommend funding or other incentives for local jurisdictions within the school construction process that reduce the cost per student and the total cost of ownership of public school facilities

Purpose of the Statewide Facilities Assessment (SFA)

- Uniformly measure the current physical condition and educational sufficiency of all public Maryland school facilities
- Differentiate the facilities with highest needs from lower ones
- Observe and record the remaining useful lifespan of every major building system
- Generate a Facility Condition Index (FCI) score for each system and each facility overall
- Record if a building system has exceeded its typical expected lifespan or not
- Measure facilities against the IAC's Educational Facilities Sufficiency Standards
- Generate baseline data that are accurate, comparable, and updatable

Facilities Assessment Scores



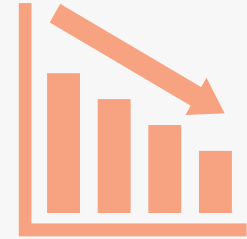
Physical Condition

Facility Condition Index
(FCI)



Educational Sufficiency

The usability of the
space for supporting
delivery of education



Combined Facility Score

Maryland Condition
Index (MDCI) score

Statewide Facilities Assessment Status Update

- Data collection from the 24 LEAs began November 2020
- On-site assessments began December 2020
- 1,383 active & holding school facilities assessed by June 2021
- Received comments on data from all LEAs
- Data provided to DLS, who is vetting information to support the work of the Workgroup

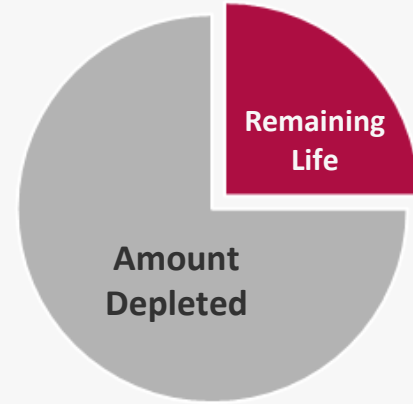
SFA Attributes

- Assessment differs from the typical assessment approach
- Uses remaining useful lifespan to calculate depleted value instead of the cost to repair
- Generates FCI score for each of 17 major building systems
- Aggregates and weights the system FCIs to create the facility-level FCI

Calculating a Facility Condition Index

Building-System Level

FCI 75% =
Amount Depleted
Lower is Better



Facility Level

$$\text{FCI \%} = \frac{\text{Depleted Value}}{\text{Replacement Value}}$$

Depleted Value

HVAC (FCI %) + Roof (FCI %) + Foundation (FCI %) + etc.

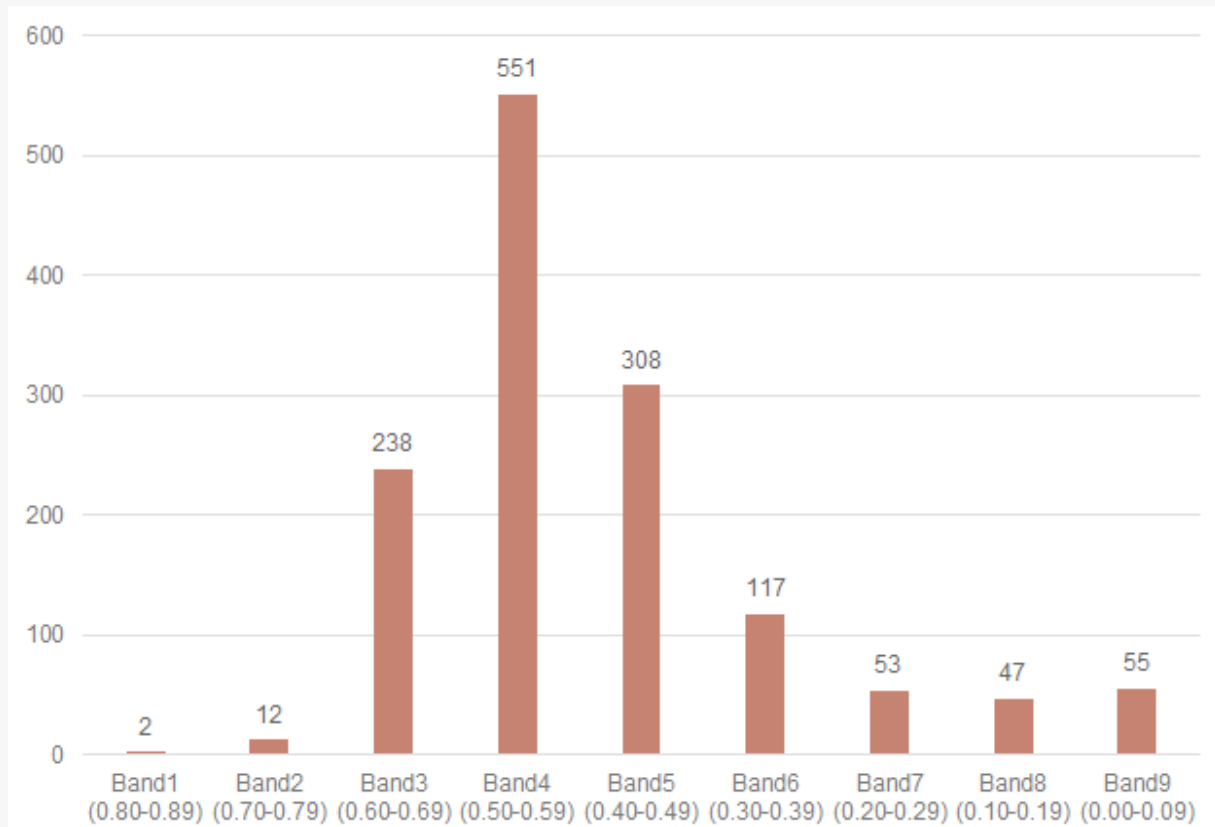
HVAC + Roof + Foundation + etc.

Replacement Value

Statewide Facility Condition Distribution by Band

- Facility Population of 1,383
- Arithmetic Mean of 48.4%
- Std Deviation of 14.9%

FCI	# Buildings	Percentage of Buildings
Band1 (0.80-0.89)	2	0%
Band2 (0.70-0.79)	12	1%
Band3 (0.60-0.69)	237	17%
Band4 (0.50-0.59)	551	40%
Band5 (0.40-0.49)	308	22%
Band6 (0.30-0.39)	117	8%
Band7 (0.20-0.29)	53	4%
Band8 (0.10-0.19)	47	3%
Band9 (0.00-0.09)	54	4%
Total	1,383	100%

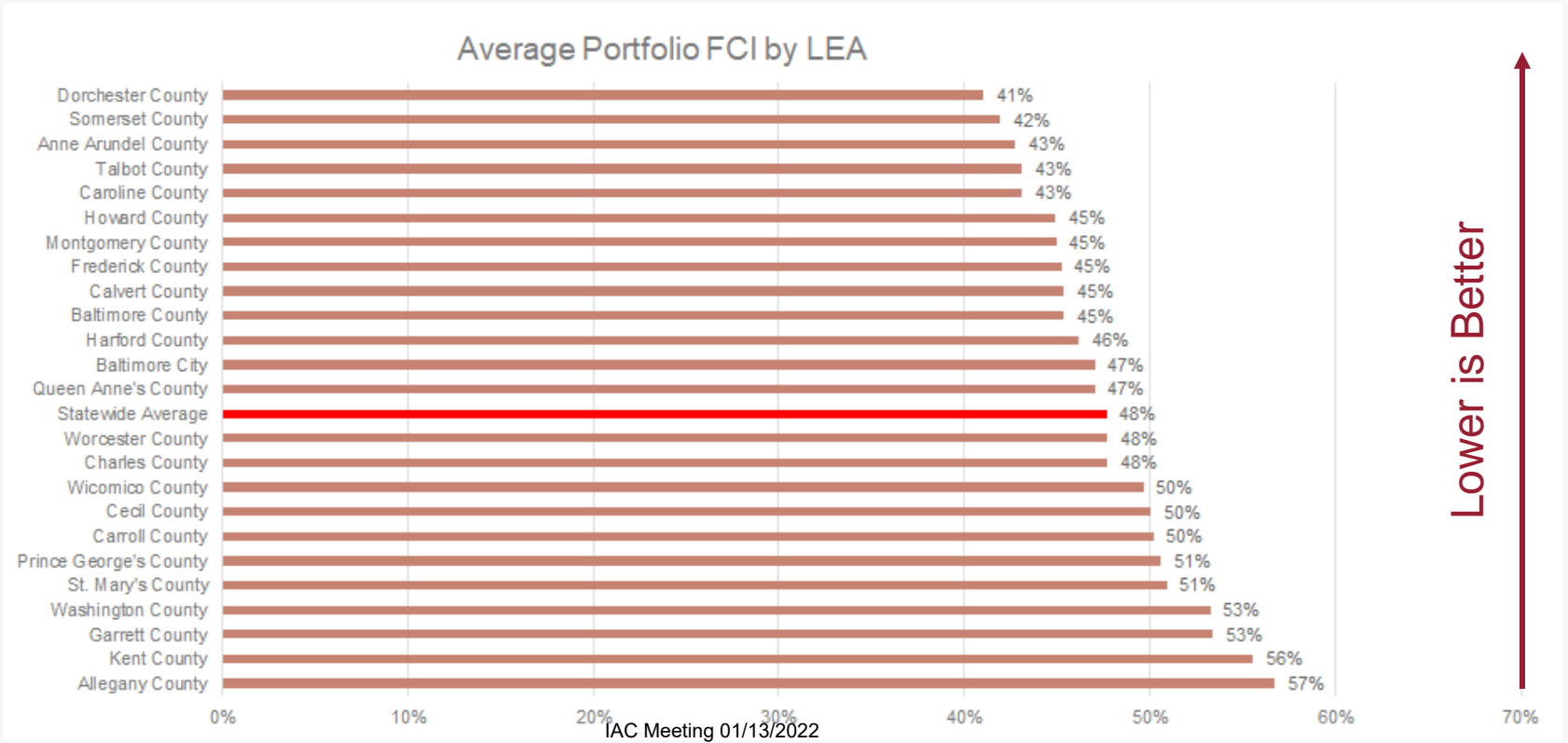


IAC Meeting 01/13/2022

Facility Condition Index Bands

FCI	Common first perceptions from parents, teachers, or students	Facility management perspective
15% and below	Feels like a new building!	Ensure maximum life by performing all preventive maintenance.
Between 15% and 30%	Good condition. Comfortable. Appears to be in good overall repair. Generally, everything operates as intended.	Ensure maximum life by performing all preventive maintenance. Plan routine maintenance and capital maintenance to sustain good conditions
Between 30% and 45%	Condition is satisfactory, although some repairs are needed. Does not generally feel uncomfortable anywhere in the occupied spaces of the facility.	Assess the overall facilities functional value and begin long term planning for renewal or replacement that will maximize ROI of existing facility - extend life as best as possible without throwing good capital after bad by conducting careful cost/benefit analysis for each capital maintenance project.
Between 45% and 60%	Visibly in need of repair. Conditions verge on uncomfortable with some areas of the facility worse than others. Building generally functions OK, but occasionally becomes unreliable.	45% FCI is the trip wire that something needs to be in the pipeline to improve conditions. Assess the overall facilities functional value and start project specific Ed Spec to be used in renewal or replacement decisions that will maximize ROI and minimize future total cost of ownership (TCO)
Above 60%	Building functions have become unreliable. Not esthetically or environmentally comfortable in some or all areas of the facility.	School should be considered for renewal or replacement. After 60% FCI, building systems degradation accelerates. The volume of maintenance work orders may have exceeded the capacity to timely perform them. Because of overall degraded systems, replacement should be considered in feasibility studies.

Average Facility FCI by LEA



- Delay Priority Fund until FY 27 (and extend HSFF until FY 26)
- IAC can use SFA data to inform but not determine funding decisions until May 1, 2026
- Create a new legislative workgroup in July 2024 to determine MDCI categories and weights
- Prohibit IAC from using draft MDCI calculations to inform or determine funding decisions
- Incorporate process for tracking:
 - Humidity, temperature, CO2, and acoustics
 - Lead paint/asbestos
 - Kitchen sanitary equipment
 - Lighting
 - Emergency communications
 - Health room attributes
 - Lab spaces
 - Potable water
- Incorporate maintenance data

Workgroup Recommendations

Statewide Facilities Assessment

Workgroup Recommendations

Local Share Revolving Loan Fund

- Rename the fund as the School Construction Revolving Loan Fund
- Clarify in statute that funds may be used to forward fund State and/or local shares of projects that have received planning approval from the IAC
- Recommend \$50 million in PAYGO allocation in FY 23, \$20 million in FY 24, \$10 million in FY 25, and \$10 million in FY 26
- Priority given to counties that have not forward funded and that have limited debt capacity
- Require repayment with no interest within five years of loan disbursement
- Loans support both CIP and BTL

- Update the formula's components to align with Blueprint (Foundation formula and Guaranteed Tax Base)
- No changes at County level to enrollment growth, Free and Reduced Price Meals (FRPM), "One Maryland," local effort, and current State share minimum/maximum (50%/100%)
- New project-level components for Concentration of Poverty schools
 - 10 percentage points for schools with 80% or more FRPM
 - 5 percentage points for schools between 55% and 80% FRPM
- Cap decrease at 5% per 2 year cycle

Workgroup Recommendations

Cost-share Formula

Workgroup Recommendations

Cost-share Formula Incentives (by project)

- Add 5 percentage points if the most recent school maintenance effectiveness assessment rating is Good or Superior *OR* if the rating is Adequate and the school's current SFA percent of expected useful life is 100% or greater
- Add 5 percentage points if the total cost of ownership is at least 15% below the State average
- Add 5 percentage point if the school will be a net-zero facility

- Recommend requiring IAC to establish guidelines that limit applicability of excess capacity in adjacent schools
 - Consider whether excess capacity is scattered among multiple schools
 - Consider setting a threshold (such as X% of school enrollment)
- Recommend requiring IAC to establish an appeal process specifically to appeal project enrollment projections (apart from the general IAC appeal process in COMAR 14.39.02.28)

Workgroup Recommendations

Projected Enrollments

Workgroup Recommendations

Gross Area Baselines

- Recommend that the IAC align sufficiency standards and square foot allowances with requirements for the Blueprint for Maryland's Future, including square footages for:
 - English-language learners
 - Community schools
 - Collaborative planning spaces for teachers
 - Break out spaces
 - Career and Technical Education

We'd love
to hear your questions

