IAC MEETING AGENDA
Thursday, July 14, 2022

Virtual Meeting
9:00 a.m.

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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 June 8, 2022 Minutes B. Contract Awards C. Project Closeouts D. Baltimore City West Baltimore Middle School Property Transfer Informational E. Delegated Program Extension Requests F. Baltimore City E15M Status Report G. Informational Facility Status Changes H. Built To Learn Project Status Report	Alex Donahue, Acting Executive Director	 2 6 74 86 87 88 90 91	 * * * *
2	Baltimore City Gilmor School Transfer Amendment	Heidi Dudderar, Assistant Attorney General	93	*
3	Frederick Douglass - Joseph Briscoe High Schools EAP	Gricel Muñoz, Regional Facilities Manager	95	*
4	FY 2024 Cost Per Square Foot Adoption	Tom Lockman, Chief Financial Officer	288	*
5	FY 2024 Capital Improvement Program Timeline	Arabia Davis, Funding Programs Manager	289	
6	FY 2023 School Safety Grant Program	Arabia Davis, Funding Programs Manager	290	*
7	COMAR Revisions	Cassandra Viscarra, Deputy Director for Administration; Alex Donahue, Acting Executive Director	309	*
8	Executive Session: Personnel Matter, §3-305(b)(1) of the General Provisions Article of the Anno. Code of Md.			

Announcements

Note: Joseph Jakuta, Lead Volunteer for the Climate Parents of Prince George's, public comment testimony shared during the meeting is included in this document on pages 316-318. Updated 7/14/2022

*Action Item

Interagency Commission on School Construction

Larry Hogan
Governor
Edward J. Kasemeyer
Chairperson
Alex Donahue
Acting Executive Director

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Baltimore MD 21201
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DRAFT Meeting Minutes – June 8, 2022

Call to Order:
Chair Kasemeyer called the video-conference meeting of the Interagency Commission on School Construction to order at 1:00 p.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
Michael Darenberg, Appointee of the Governor
Linda Eberhart, Appointee of the Speaker of the House
Brian Gibbons, 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:
None

Revisions to the Agenda:
Cassandra Viscarra, IAC Deputy Director for Administration, recommended that the **2022 Update to the October 8, 2021 Report on the Status of Air Conditioning in Maryland's School Facilities** be added to the agenda prior to the Executive Session.

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 Mr. Darenberg, the IAC voted unanimously to approve the consent agenda. Superintendent Choudhury, Mr. Gibbons, and Mr. Lombardo were absent for the vote.
   A. **Approval of the May 11, 2022 Minutes**
      To approve the minutes of the May 11, 2022 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 revisions to one previously approved contract award to accurately reflect the correct PSC number for the Washington County Technical High School Electrical Upgrades Contract.

D. **Project Allocation Reversion**
To approve the reversion of the amounts identified below to the appropriate statewide contingency accounts.

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

F. **Delegated Extension Request Approval - Baltimore County Featherbed Lane ES - [Informational Only]**

G. **Built to Learn Act Project Status Report – [Informational Only]**

H. **Baltimore City E15M Report – [Informational Only]**

I. **Montgomery County School Name Change – [Informational Only]**

2. **Appointment of Vice-chair – [Motion Carried]**
Chair Kasemeyer recommended Secretary Churchill to be appointed as Vice-chair of the IAC.

Upon a motion by Secretary McCord, seconded by Mr. Gibbons, the IAC voted unanimously to approve the appointment of Secretary Churchill as Vice-chair of the Interagency Commission on School Construction.

3. **Queen Anne's County Public Schools – Rescission of four and Amendment of two Projects to FY 2023 Capital Improvement Program – [Motion Carried]**
Bret Waskiewicz, IAC Senior Regional Facilities Manager, presented Queen Anne's County Public Schools' (QACPS) request to rescind four and amend two projects to the FY 2023 CIP. The Sudlersville Elementary School Chiller Replacement and Fire Alarm Replacement projects received bids that were close to their original budget and will be amended into the FY 2023 CIP and start construction in the summer of 2022. The Kent Island High School Roof project's bid results were double the estimate; the project is expected to be included in the FY 2024 CIP request. The Bayside Elementary School Window/Door replacement project did not receive any bids; the LEA is investigating why no bids were received and will make a decision on how to proceed based on that investigation.

Upon a motion by Ms. Lawlah, seconded by Ms. Eberhart, the IAC voted unanimously:
1. To approve the rescission of four (4) Queen Anne's County Schools FY 2021 Capital Improvement Program projects;
2. Transfer the State allocation totaling $2,491,000 to the LEA's Reserved Prior Year Appropriations Account;
3. Amend the FY 2023 CIP to include two (2) Queen Anne's County Schools projects;
4. Apply $303,000 from the Reserved Prior Year Appropriations Account to the FY 2023 CIP for the two (2) projects.

4. **Projects that were Rescinded/Rescinded and Amended in FY 2022 – [Informational Only]**
Mr. Waskiewicz presented a report on the FY 2021 projects that were rescinded this year due to a failure to be contracted by the May 30, 2022 deadline. 14 projects totaling over $60 million in State funding were rescinded in FY 2022. Several factors contribute to a rescission of a project including when a project receives bids that are higher than anticipated and additional funding is not available

from either the County or the State, and when a project was not planned or designed in a manner that allowed the project to meet the two-year deadline. Commission members requested an explanation on the time it takes for projects to develop and be presented to the market and IAC staff explained that LEAs have been receiving higher bids than what was anticipated when planning two years beforehand due to factors including supply, demand and inflation. These higher bids contributed to LEAs having to scramble for additional funding necessary to proceed with the project, and some projects were unable to secure the necessary funding.

5. **Cecil County request to Rescind LP for North East Middle School Replacement – [Motion Carried]**
Eileen Gladd, IAC Regional Facilities Manager, presented Cecil County Public Schools' (CCPS) request to rescind local planning (LP) approval for the North East Middle School replacement project. CCPS updated the project scope to include a co-located replacement High School. This updated North East Middle/High School Replacement scope was granted LP approval in the FY 2023 CIP and $4 million in design funding; the LP approval is no longer required for the middle school only project.

   Upon a motion by Secretary McCord, seconded by Mr. Lombardo, the IAC voted unanimously to approve the rescission of Cecil County Public School's (CCPS) FY21 Local Planning (LP) approval for the North East Middle School Replacement Project (#07.044.21LP).

   Note: Chair Kasemeyer and Alex Donahue, IAC Acting Executive Director, recognized Perry Willis, CCPS Executive Director for Support Services, for his 25 years of service to CCPS and the State of Maryland. They wished him a farewell and good fortune in his retirement.

6. **HB1290 and FY 2023 Budget Presentation - [Informational Only]**
Ms. Viscarra presented an overview of HB 1290 and the FY 2023 Budget for the IAC.

7. **Proposed COMAR Amendments - [Motion Carried]**
Ms. Viscarra presented the proposed revisions to COMAR 14.39.02.05 State Cost Share, which were designed to comply with the changes to the State cost share in HB 1290.

   Upon a motion by Secretary McCord, seconded by Ms. Eberhart, the IAC voted unanimously to approve amendments to COMAR 14.39.02.05 as presented in this item and to authorize staff to make additional technical edits as necessary. The proposed COMAR revisions will be published in the Maryland Register and will be open for public comment for a period of at least 30 days before returning to the IAC for final approval.

8. **Procedures on Pass-Through Capital Grant Funding - [Motion Carried]**
Ms. Viscarra provided a summary of the draft proposal for the Pass-Through Grant Administrative Procedures Guide and available funding for FY 2023. Commission members commented that the allocation of the $2 million of pass-through funding to certain LEAs on enrollment basis was different compared to the gross area baseline used to allocate the rest of the funding. Commission members suggested if further funding is provided in the future, the funds should be allocated in a consistent manner.

   Upon a motion by Secretary McCord, seconded by Ms. Eberhart, the IAC voted unanimously:
   1. To approve the FY 2023 SB 291 Pass-Through Grant Administrative Procedures Guide, pending non-substantive edits by staff;

2. To approve the allocation of $2 million of pass-through funding to certain Local Education Agencies as provided by the capital budget on an enrollment basis as presented in this item and the Pass-Through Grant Administrative Procedures Guide Appendix 1;
3. To direct staff to solicit Pass-Through Grant project applications from LEAs with a maximum total allocation of $237,000,000 in accordance with the FY 2023 State capital budget; and
4. To delegate authority to approve eligible projects within the total LEA allocation to IAC staff and IAC designees, with a report of project allocations submitted to the IAC periodically at regularly scheduled meetings.

2022 Update to the October 8, 2021 Report on the Status of Air Conditioning in Maryland's School Facilities – [Informational Only]

Gricel Muñoz, IAC Regional Facilities Manager, provided an update to the report on the "Status of Air Conditioning in Maryland's School Facilities". As of June 1, 2022, 28 schools in use remain unairconditioned, including 21 schools in Baltimore City and 7 schools in Garrett County. 100% of these schools that are owned by the LEAs and planned for continued use as educational spaces for students are currently under construction for HVAC projects or have slated HVAC projects to be completed. The exceptions are number 12, Baltimore City Mount Washington, which is not owned by City Schools and a few other schools in both Baltimore City and Garrett that are either only used as temporary swing space or are planned for closure. Additionally, 10 schools in Baltimore City that are experiencing maintenance issues are under repair to sufficiently provide cool air on high temperature days to avoid closures/ early dismissal of students.

9. **Executive Session – [Motion Carried]**

Pursuant to § 3-305(b)(1) of the General Provisions Article, Annotated Code of Maryland, and with unanimous agreement by all members present, the Interagency Commission met in closed session on Wednesday, June 8, 2022 to discuss personnel matters. All members were present at the closed session. Also in attendance was Heidi Dudderar, Assistant Attorney General for the IAC, and Ms. Viscarra. The Executive Session commenced at 1:41 p.m.

The Executive Session concluded at 2:10 p.m. Chair Kasemeyer explained that the closed session was to receive an update from the Executive Director Selection Committee.

Announcements:

Chair Kasemeyer announced that the IAC will discuss the matter of returning to in-person meetings at the September 8, 2022 IAC meeting.

Adjournment:

Upon a motion by Superintendent Choudhury, with a second by Mr. Lombardo, the IAC voted unanimously to adjourn the meeting at 2:11 p.m.

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.

		Bid Opening	Total Contract	State Funds	Local Funds
Allegany County					
1.	Braddock MS PSC #01.035.23 System Renovation - Elevator Addition		**$1,028,600**	$900,000	$128,600
	1 - Harbel Inc	06/02/2022	$1,028,600		
Calvert County					
2.	Career Technology Academy PSC #04.025.22 HSFF Systemic Renovation - Partial roof replacement		**$1,549,632**	$808,245	$741,387
	1 - Garland/DBS	03/14/2022	$1,549,632		
Charles County					
3.	Arthur Middleton ES PSC #08.011.22 ASP Systemic Renovation - Switchgear Replacement		**$197,000**	$197,000	$0
	1 - J.A. Scheibel Inc.	05/16/2022	$197,000		
4.	Matthew Henson MS PSC #08.016.22 Systemic Renovation - HVAC Replacement		**$720,000**	$325,000	$395,000
	1 - ASN General Contracting, INC	04/28/2022	$720,000		

		Bid Opening	Total Contract	State Funds	Local Funds
Charles County - Cont'd					
5.	T.C. Martin ES PSC #08.040.23C Construction - Renovation/Addition		**$40,451,886**	$10,229,500	$30,222,386
	1 - J.A. Scheibel Construction, Inc.	04/26/2022	$40,451,886		
Dorchester County					
6.	Choptank ES PSC #09.016.22 HSFF Systemic Renovation - Roof/HVAC Replacement -Materials-		**$665,436**	$545,658	$119,778
	1 - Apex Business Solutions, LLC	04/08/2022	$665,436		
7.	Choptank ES PSC #09.016.22 HSFF Systemic Renovation - Roof/HVAC Replacement -Labor-		**$1,117,454**	$916,312	$201,142
	1 - Apex Business Solutions	04/08/2022	$1,117,454		
Frederick County					
8.	Thurmont ES PSC #10.015.22 Limited Renovation - Eductional Program enhancements		**$11,279,195**	$4,333,312	$6,945,883
	1 - MCN Build, Inc.	03/14/2022	$11,279,195		
9.	Orchard Grove ES PSC #10.052.22 ASP Systemic Renovation - Fire Alarm Replacement		**$249,494**	$182,622	$66,872
	1 - Johnson Controls, Inc.	06/01/2022	$249,494		
Kent County					
10.	Kent County HS PSC #14.007.23 SR System Renovation - Roof Replacement		**$7,016,000**	$2,074,000	$4,942,000
	1 - D Project, Inc	03/24/2022	$7,016,000		

		Bid Opening	Total Contract	State Funds	Local Funds
Washington County					
11.	Western Heights MS PSC #21.003.21 SR Systemic Renovation - Roof Replacement		**$2,582,980**	$1,051,000	$1,531,980
	1 - Patuxent Roofing & Contracting LLC	05/04/2022	$2,582,980		
Baltimore City					
12.	#045 Federal Hill Prep PK-5 PSC #30.023.21 SR SR - Roof Replacement		**$2,780,000**	$2,296,000	$484,000
	1 - Autumn Contracting , Inc	04/07/2022	$2,780,000		
13.	#045 Federal Hill Prep PK-5 PSC #30.023.18 Systemic Renovation - Elevator		**$247,940**	$238,022	$9,918
	1 - Nichols Contracting Inc.	04/07/2022	$247,940		
14.	#053 Margaret Brent PK-8 PSC #30.029.22 HSFF Design - Window/Door Replacement Design		**$49,967**	$33,600	$16,367
	1 - George Vaeth Associates, Inc.	02/23/2022	$49,967		
15.	#083 William Paca ES PSC #30.042.21 HSFF Design - Door/Window Replacement		**$37,715**	$31,200	$6,515
	1 - Harris-Kupfer Architects, Inc.	03/18/2022	$37,715		
16.	#454 Carver Vo-Tech High PSC #30.113.22 ASP Plumbing - Contract #1		**$125,450**	$125,450	$0
	1 - Denver-Elek	05/01/2021	$125,450		

		Bid Opening	Total Contract	State Funds	Local Funds
Baltimore City - Cont'd					
17.	#012 Lakeland PK-8 PSC #30.179.22 HSFF Design - Window & Door Replacement		**$170,000**	$120,000	$50,000
	1 - Grimm & Parker Architects	04/13/2022	$170,000		
18.	#207 Curtis Bay PK-8 PSC #30.248.18 SR SR - Window/Door Replacement		**$2,080,000**	$1,298,000	$782,000
	1 - E. Pikounis Construction Co., Inc.	04/13/2022	$2,080,000		
19.	#007 Cecil Elementary PSC #30.250.22 HSFF Systemic Renovation - Window/Door Replacement - Design		**$33,750**	$26,400	$7,350
	1 - Frederick Ward Associates, Inc.	02/23/2022	$33,750		
Summary Totals					
	Total Contracts: 19		**$72,382,499**	**$25,731,321**	**$46,651,178**

APPROVAL OF CONTRACTS

LEA: Allegany County
PSC No. 01.035.23
Project Name: Braddock MS
Bid Opening: 06/02/22
Project Type: System Renovation
Scope of Work: Elevator Addition
Basis for Award of Contract: Base bid
Basis of Funding: 90% of eligible base bid

Local Funds: $128,600
State Funds: $900,000
Total Contract: $1,028,600

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Harbel Inc	$1,028,600
		$1,028,600

Notes: (1) A Approval of partial funding to install a new elevator with three (3) landings. The school plans to construct a gym lobby off the building where a new masonry shaft will be constructed. (2) Prevailing Wage Rates apply to this contract. (3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

BUSHEY FEIGHT MORIN ARCHITECTS

BID TABULATION

BFM Project No. 21072

PSC Project No. 01.035.23 SR

Board of Education of Allegany County
BRADDOCK MIDDLE SCHOOL - ELEVATOR REPLACEMENT
909 Holland Avenue, Cumberland, MD 21502

Bids Received @ Allegany County Board of Education
108 Washington St., Cumberland, MD 21502

DATE: June 6, 2022 @ 2:00 PM

Addenda Issued:
No. 1 - May 20, 2022
No. 2 - May 27, 2022
No. 3 - June 1, 2022
No. 4 - June 2, 2022
No. 5 - June 3, 2022

CONTRACTOR	Acknowledge Receipt of Addenda (5)	BASE BID	ATTACHMENTS		COMMENTS
			5% Bid Bond	Affifavit of Qualification	
1. Baltimore Contractors	X	$1,427,888.00	X	X	MBE paperwork is included.
2. Harbel, Inc.	X	$1,028,600.00	X	X	MBE paperwork is included.

APPROVAL OF CONTRACTS

LEA: Calvert County **PSC No.** 04.025.22 HSFF

Project Name: Career Technology Academy **Bid Opening:** 03/14/22

Project Type: Systemic Renovation

Scope of Work: Partial roof replacement

Basis for Award of Contract: Base bid

Basis of Funding: 53% of eligible base bid

Local Funds: $741,387
State Funds: $808,245
Total Contract: $1,549,632

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Garland/DBS	$1,549,632
		$1,549,632

Notes: (1) The 45,900 SF B.U.R. system will be removed and replaced with a TPO roofing system with an R-value of R30. All internal drains, metal coping, and fascia systems will be replaced and all rooftop equipment heights will be modified to accommodate the required flashing heights. (2) Prevailing Wage Rates apply to this contract. (3) Eligible for funding available within FY 2022 HSFF allocation for LEA at time of reimbursement request (4) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

BID TABULATION

CAREER TECHNOLOGY ACADEMY-PARTIAL ROOF REPLACEMENT

PSC #04.025.22 HSFF

Minority Business Participation 7%

Date Bids Opened: MARCH 14, 2022

Prevailing Wages: Yes x No _____

NAME OF BIDDER List in receding order lowest to highest	BASE BID	ALTERNATES/INFORMATIONAL PRICES (indicate which) NO ALTERNATES FOR THE PROJECT											
		Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 5	Alt. 6						
GARLAND/DBS, INC.	1,549,632*												

* UTILIZATION OF OMNIA PARTNERS CONTRACT – ROOFING SUPPLIES AND SERVICES, WATERPROOFING, AND RELATED PRODUCTS AND SERVICES (CONTRACT #PW1925)

Description of Alternates: (Indicate cost of each as per the low bidder)
N/A

Site Development Cost: State $_____ Local $_____ Total Construction Cost $_____

Building Cost: State $808,245 Local $741,387 Total Construction Cost $ 1,549,632

APPROVAL OF CONTRACTS

LEA: Charles County **PSC No.** 08.011.22 ASP

Project Name: Arthur Middleton ES **Bid Opening:** 05/16/22

Project Type: Systemic Renovation

Scope of Work: Switchgear Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 100% of eligible base bid.

Local Funds:	$0
State Funds:	$197,000
Total Contract:	$197,000

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	J.A. Scheibel Inc.	$197,000
		$197,000

Notes: (1) Replacement of switchgears. (2) Prevailing wage rates do not apply to construction contracts less than $250,000 – No note will be required on item. (3) Eligible for funding available within FY 20XX ASP allocation for LEA at time of reimbursement request.

IAC Approval Date:

CHARLES COUNTY PUBLIC SCHOOLS

BID TABULATION

Arthur Middleton Elementary School-Switchgear Replacement

Alban Engineering Inc.
303 International Circle, #450
Hunt Valley, Maryland 21030

Bid Date:
5/16/2022
Annex I1 Building,
2:00 PM

Bid Number: AMESSGR 1-2022

CONTRACTOR	Keller Brothers, Inc.	Scheibel Construction
Addendum No. 1	x	x
Addendum No. 2	x	x
Bid Bond	x	x
Letter from Bonding Company	x	x
Affidavit/Bribery & Non-Collusion	x	x
Part II- MBE Utilization and Affadavit & MBE Schedule	x	x
Part III- MBE Participation Schedule	x	x
Part IV- Signature	x	x
Percentage of MBE Goal 5%	5.00%	5.00%
MBE Subgoals African-American 0% Asian 0%	x	x
Total Base Bid	**$208,800.00**	**$197,000.00**

APPROVAL OF CONTRACTS

LEA: Charles County

PSC No. 08.016.22

Project Name: Matthew Henson MS

Bid Opening: 4/28/22

Project Type: Systemic Renovation

Scope of Work: HVAC Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 65% of base bid

Local Funds: $395,000
State Funds: $325,000
Total Contract: $720,000

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	ASN General Contracting, INC	$720,000
		$0
		$720,000

Notes: (1) Replacement of the entire HVAC system. (2) All changes orders are local responsibility; change orders are not required to be submitted for State review. (3) Final State funding is evaluated at time of project close-out. (4) David-Beacon rates apply to this contract.

IAC Approval Date:

CHARLES COUNTY PUBLIC SCHOOLS

BID TABULATION

Mattthew Henson Middle School- HVAC Replacement

Alban Engineering Inc.
303 International Circle, #450
Hunt Valley, Maryland 21030

Bid Date:
4/28/2022
Annex II Building,
2:00 PM

Bid Number:MHMSHR 1-2022

CONTRACTOR	ASN General Contracting	Combustioneer	Hot & Cold Corporation	WE Bowers	WL Gary
Addendum No. 1	x	x	x	x	x
Addendum No. 2	x	x	x	x	x
Bid Bond	x	x	x	x	x
Letter from Bonding Company	x	x	x	x	x
Affidavit/Bribery & Non-Collusion	x	x	x	x	x
Part II- MBE Utilization and Affadavit & MBE Schedule	x	x	x	x	x
Part III- MBE Participation Schedule	x	x	x	x	x
Part IV- Signature	x	x	x	x	x
Percentage of MBE Goal 7%	7.00%	7.00%	7.00%	7.00%	7.00%
MBE Subgoals African-American 0% Asian 0%	x	x		x	x
Total Base Bid	**$720,000.00**	**$1,142,242.00**	**$989,160.00**	**$1,094,724.00**	**$1,328,000.00**
Alternate No. 1	$47,500.00	$99,959.00	$8,000.00	$88,582.00	$34,400.00
Total Base Bid Plus Alternate	**$767,500.00**	**$1,242,201.00**	**$997,160.00**	**$1,183,306.00**	**$1,362,400.00**

APPROVAL OF CONTRACTS

LEA: Charles County **PSC No.** 08.040.23C

Project Name: T.C. Martin ES **Bid Opening:** 04/26/22

Project Type: Construction

Scope of Work: Renovation/Addition

Basis for Award of Contract: Base bid

Basis of Funding: 66% of eligible base bid

Local Funds: $30,222,386
State Funds: $10,229,500
Total Contract: $40,451,886

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	J.A. Scheibel Construction, Inc.	$40,451,886
		$40,451,886

Notes: (1) A Approval of partial funding. Planning was approved in FY 21. The request is for a renovation of 44,346 sf, including cooperative use space, and an addition of 23,167 sf, including cooperative use space, for 656 students. (2) Prevailing Wage Rates apply to this contract. (3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

CHARLES COUNTY PUBLIC SCHOOLS

BID TABULATION

T.C. Martin Elementary School Renovation/Addition

GWWO Architects, Inc.
800 Wyman Park Drive, Suite 300
Baltimore, Maryland 21211

Bid Date: 4/26/2022
Starkey Building,
JASB Board Room
2:00 PM

Bid Number: TCMES 1-2022

CONTRACTOR	Dustin Construction	Keller Brothers	Scheibel Construction	
Addendum No. 1		X	X	
Addendum No. 2	NO	X	X	
Addendum No. 3		X	X	
Addendum No. 4		X	X	
Addendum No. 5		X	X	
Addendum No. 6	BID	X	X	
Bid Bond	RECEIVED	X	X	
Letter from Bonding Company		X	X	
Affidavit/Bribery & Non-Collusion		X	X	
Part II- MBE Utilization and Affadavit & MBE Schedule		X	X	
Part III- MBE Participation Schedule		X	X	
Part IV- Signature		X	X	
Percentage of MBE Goal 18%		**18.00%**	WAIVER-	
MBE Subgoals African-American 0% Asian 0%		**MET**		
Total Base Bid		**$48,409,000.00**	**$41,933,000.00**	
Alternate No. 1		$30,000.00	$31,000.00	
Alternate No. 2		$452,700.00	$38,500.00	
Alternate No. 3		$125,000.00	$176,000.00	
Alternate No. 3A		$46,700.00	$66,000.00	
Total Alternates		***$654,400.00***	**$311,500.00**	
Total Base Bid Plus Alternates		**$49,063,400.00**	**$42,244,500.00**	

APPROVAL OF CONTRACTS

LEA: Dorchester County **PSC No.** 09.016.22 HSFF

Project Name: Choptank ES **Bid Opening:** 4/8/22

Project Type: Systemic Renovation

Scope of Work: Roof/HVAC Replacement -Materials-

Basis for Award of Contract: Base bid

Basis of Funding: 82% of eligible base bid

Local Funds: $119,778
State Funds: $545,658
Total Contract: $665,436

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Apex Business Solutions, LLC	$665,436
		$665,436

Notes:
IAC Approval Date:

Chris Hauge Bid Opener
Nancy Harrington Bid Recorder

CES Roof Replacement Bid Tabulation

4/14/22

Bidder	Total Cost Base Bid (Cold Applied)	Alternate 1 (Hot Applied Total Cost)	Alternate 2 Metal Deck Unit Cost/SF
Flynn MidAtlantic	$2,153,855.00	$2,675,000.00	$18.00
Apex Business Solutions	☑ $1,782,889.74	$1,867,689.23	☑ $26.00
Tecta America East	$1,814,880.00	$1,799,965.00	$11.50
Raintree Services (for information only. This bid was received after bid opening time.	$2,350,000.00	$2,300,000.00	$8.50
Roof Budget Estimate from 9/3/21		$1,989,000	
* The material is being purchased directly by the school system under a separate contract. The material costs are shown to illustrate total project cost.			

APPROVAL OF CONTRACTS

LEA: Dorchester County **PSC No.** 09.016.22 HSFF

Project Name: Choptank ES **Bid Opening:** 4/8/22

Project Type: Systemic Renovation

Scope of Work: Roof/HVAC Replacement -Labor-

Basis for Award of Contract: Base bid

Basis of Funding: 82% of eligible base bid

Local Funds: $201,142
State Funds: $916,312
Total Contract: $1,117,454

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Apex Business Solutions	$1,117,454
		$1,117,454

Notes: (1) Replace the original (1997) flat roof system, flashings, roof metal and all roof accessories. Replace all of the roof top equipment (1997), with more modern and efficient equivalent energy recovery units. This equipment includes 3-460V Energy Recovery Units, 3 460V Rooftop Watersource Geothermal Heat Pump units, split system compressors and multiple exhaust fans. (2) Prevailing Wage Rates apply to this contract. (3) Eligible for funding available within FY 20XX HSFF allocation for LEA at time of reimbursement request. (4) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

Chris Hauge Bid Opener
Nancy Harrington Bid Recorder

CES Roof Replacement Bid Tabulation

4/14/22

Bidder	Total Cost Base Bid (Cold Applied)	Alternate 1 (Hot Applied Total Cost)	Alternate 2 Metal Deck Unit Cost/SF	Material*	Labor
Flynn MidAtlantic	$2,153,855.00	$2,675,000.00	$18.00		
Apex Business Solutions	☑ $1,782,889.74	$1,867,689.23	☑ $26.00	☑ $665,436.00	☑ $1,117,453.74
Tecta America East	$1,814,880.00	$1,799,965.00	$11.50		
Raintree Services (for information only. This bid was received after bid opening time.	$2,350,000.00	$2,300,000.00	$8.50		
Roof Budget Estimate from 9/3/21		$1,989,000			

* The material is being purchased directly by the school system under a separate contract. The material costs are shown to illustrate total project cost.

APPROVAL OF CONTRACTS

LEA: Frederick County **PSC No.** 10.015.22

Project Name: Thurmont ES **Bid Opening:** 3/14/22

Project Type: Limited Renovation

Scope of Work: Eductional Program enhancements

Basis for Award of Contract: Base bid

Basis of Funding: 64% of eligible base bid

Local Funds: $6,945,883
State Funds: $4,333,312
Total Contract: $11,279,195

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	MCN Build, Inc.	$11,279,195
		$11,279,195

Notes: (1) The request is for a LP limited renovation of 24,000 sf, including cooperative use space, for 291 students. The request includes selected educational program enhancements and selected system upgrades.
(2) Prevailing Wage Rates apply to this contract.
(3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.
(4) EGRC FY 22 funds of $2,894,000 are being used.

IAC Approval Date:

MCN BUILD - BID SUMMARY

PROJECT: Thurmont Elementary School Limited Renovation

Bid Pkg.: 02A Demolition and Abatement

DATE/TIME: 14-Mar-22

SELECTED BIDDER: Potomac

SELECTED PRCING: $198,806

SUBCONTRACTORS

DESCRIPTION	Potomac	ODI	ASI	Goel Services
	Matthew Graboski	Tim Hudak	Michael Cantaneo	Tor Bjerknes
	(410) 730-6888	(410) 870-1366	(443) 250-6783	(443) 975-1153
	Contact Email	Contact Email	Contact Email	Contact Email
		MBE P $108,125	MBE P $64,400	MBE P $75,000
BASE BID / ITEMS	**$163,806**	**BAFO $360,500**	**BAFO $368,000**	**$375,000**
## Building Demolition				
## - Interior Building Demolition	Included	Included	Included	Included
## - Partitions, Ceilings, Doors, and Frames	Included	Included	Included	Included
## - Removal of Existing Windows per Drawings	Included	Included	Included	Included
## - Removal of Existing Flooring Systems - per Drawings	Included	Included	Included	Included
## - Removal of Existing MEP Systems	Included	Included	Included	Included
##				
##				
## Structural Demolition				
## - Demolition of Existing Interior Bearing Walls	Included	Included	Included	Included
## - Shoring and Scaffolding for the Work	Included	Included	Included	Included
## - Removal window openings and oversize openings	Included	Included	Included	Included
##				
##				
## Hazardous Abatement of Existing Materials	Included	Included	Included	Included
##				
## Dumpsters for the Work	Included	Included	Included	Included
##				
##				
##				
## Move and Store School Furniture / Belongings - ALLOWANCE	A $35,000	A $35,000	A $35,000	A $35,000
Wage Scale	Y	Y	Y	Y
TOTAL BASE BID	**$198,806**	**$395,500**	**$403,000**	**$410,000**
Add for Bond	$0	$0	$0	$0
BASE BID: ADJUSTED TO INCLUDE BOND	**$198,806**	**$395,500**	**$403,000**	**$410,000**
COST TO COMPLETE ITEMS ######### **N/A**				
##				
##				
## N/A				
TOTAL BID PACKAGE	**$198,806**	**$395,500**	**$403,000**	**$410,000**
VOLUNTARY ALTERNATES				
##				
##				
##				
TOTAL BID PACKAGE w/ Alternates	**$198,806**	**$395,500**	**$403,000**	**$410,000**
SCHEDULE				
## Meet MCN/Southway Established Schedule				

MCN BUILD - BID SUMMARY

PROJECT: **Thurmont Elementary School Limited Renovation**

Bid Pkg.: **03A Cast-in-Place Concrete**

DATE/TIME: **14-Mar-22**

SELECTED BIDDER	**MK Concrete**
SELECTED PRICIN	$52,921

SUBCONTRACTORS							
DESCRIPTION	**MK Concrete** Justin Lachat (301) 712-6248 Contact Email		**GLB** Gary Beck (410) 526-6707 Contact Email		**District Constr** Stjepan Sostaric (202) 528-5461 Contact Email		**BLG & Assoc** Brian Guyer (301) 508-0150 Contact Email
BASE BID / ITEMS		**$52,921**		**$134,650**		**$27,950**	
## Cast-in-Place Concrete							
## - Layout	Y		Y		Y		
## - Column Spead Footings	Y		Y		Y		
## - Slab on Grade	Y		Y		Y		
## - Ramp on Grade	Y		Y		Y		
## - Set Anchor Bolts and Leveling Plates (by others)	Y		Y			$13,850	
## - Slab on Grade - Stone Base and Vapor Barrier	Y		Y		Y		
## - Rebar for the Work	Y		Y		Y		
## - Curbs at Storefront / curtainwall	Y		Y			$33,975	
##							
##							
##							
## Structural Repair and trench infill	Y		Y			$46,685	
## Flatwork for Waterline Installation	Y		Y			$18,560	
## MEP Housekeeping Pads - ALLOWANCE	A	$4,500	A	$4,500	A	$4,500	
##							
##							
##							
Wage Scale	Y		Y				
TOTAL BASE BID		**$57,421**		**$139,150**		**$145,520**	**$0**
Add for Bond		$0		$0			$0
BASE BID: ADJUSTED TO INCLUDE BOND		**$57,421**		**$139,150**		**$145,520**	**$0**
MINORITY PARTICIPATION **GOALS** **N/A**							.
## Total MBE Participation: 15%							$0
							$0
#########							
TOTAL BID PACKAGE		**$57,421**		**$139,150**		**$145,520**	**$0**
ALTERNATES							
##							
##							
##							
VOLUNTARY ALTERNATES							
##							
##							
##							
##							
TOTAL BID PACKAGE w/ Alternates		**$57,421**		**$139,150**		**$145,520**	**$0**
SCHEDULE							
Meet MCN Established Schedule							Yes

MCN BUILD - BID SUMMARY

PROJECT: **Thurmont Elementary School Limited Renovation**

Bid Pkg.: **04A Masonry and Cast Stone**

DATE/TIME: **14-Mar-22**

SELECTED BIDDER	**Bragunier Masonry**
SELECTED PRCINC	$177,000

SUBCONTRACTORS

DESCRIPTION	**Bragunier** Beth (301) 842-3700 Contact Email	**Tricord** Mike Shearer (202) 805-0801 Contact Email	**CSI** Contact Person Contact Phone # Contact Email	**GT Masonry** Contact Person (240) 723-3632 Contact Email
BASE BID / ITEMS	$177,000	$90,746	$297,874	
## Interior Masonry				
## - Demo Page AD.1 item 4.2 - 5 locations ~ 128 SF	Included	Included	Included	
## - Existing CMU System Repair	Included	Included	Included	
## - Lintels and Supports	Included	Included	Included	
## - Masonry infills ~ 596 SF	Included	Included	Included	
## - Erect New Masonry Walls - Wall type 1.01 & 1.03	Included	$58,500	Included	
##				
## Exterior Masonry Point-up				
## - Scaffolding for the Work	Included	Included	Included	
## - Repoint Existing Masonry Façade - 5% of Exterior ~	Included	Included	Included	
## 755 SF of brick Veneer INC R&R of 50 Brick	Included	Included	Included	
## - Demo 14 Exterior window openings	Included	Included	Included	
## Remove Brick & CMU to create/ enlarge openings	Included	Included	Included	
##				
## Demolition Item 4.1, 4.2 & 4.3	Included	$47,000	Included	
##				
##				
Wage Scale	Included	Included	Included	
TOTAL BASE BID	**$177,000**	**$196,246**	**$297,874**	**$0**
Add for Bond	0.0% $0	0.0%	$0	0.0%
BASE BID: ADJUSTED TO INCLUDE BOND	**$177,000**	**$196,246**	**$297,874**	**$0**
COST TO COMPLETE ITEMS **N/A**				
##				
##				
## N/A				
#########				
TOTAL BID PACKAGE	**$177,000**	**$196,246**	**$297,874**	**$0**
VOLUNTARY ALTERNATES				
##				
##				
##				
TOTAL BID PACKAGE w/ Alternates	**$0**	**$196,246**	**$297,874**	**$0**
SCHEDULE				
## Meet MCN/Southway Established Schedule				

MCN BUILD - BID SUMMARY

PROJECT: Thurmont Elementary School Limited Renovation

Bid Pkg.: 05B Miscellaneous Metals

DATE/TIME: 14-Mar-22

SELECTED BIDDER	**Boldmark**
SELECTED PRCINC	$74,542

SUBCONTRACTORS				
DESCRIPTION	**Boldmark** Marwan (443) 509-5651 Contact Email	**Maryland Iron** Michael Lagoey (410) 766-1800 Contact Email	**Ernest Maier Inc.** Nelson Proulx (301) 590-1744 Contact Email	**Company Name** Contact Person Contact Phone # Contact Email
BASE BID / ITEMS	**$42,062**	**$36,875**		
## Misc. Metals				
## - Lintels/Supports @ New Windows	F Only Included	F Only Included		
## - Steel and Metal Supports at New Openings	F & I Included	F & I Included		
## - Angles at New RTU	F & I Included	F & I Included		
## - Structural Steel supports and columns	F & I Included	F & I Included		
## - Detail at Parapet 6/AC.2	F & I $32,480	F & I $34,125		
##				
## Miscellaneous Metals				
## - Steel Pipe Rail A7.5	Included	$17,240		
##				
##				
##				
##				
##				
##				
##				
##				
TOTAL BASE BID	**$74,542**	**$88,240**	**$0**	**$0**
Add for Bond	0.0% $0	2.0% $1,765	0.0% $0	
BASE BID: ADJUSTED TO INCLUDE BOND	**$74,542**	**$90,005**	**$0**	**$0**
COST TO COMPLETE ITEMS **N/A**				
##				
##				
## N/A				
#########				
TOTAL BID PACKAGE	**$74,542**	**$90,005**	**$0**	**$0**
VOLUNTARY ALTERNATES				
##				
##				
##				
TOTAL BID PACKAGE w/ Alternates	**$74,542**	**$90,005**	**$0**	**$0**
SCHEDULE				
## Meet MCN/Southway Established Schedule				

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: Thurmont Elementary School Limited Renovation

Bid Pkg.: 06A General Trades

DATE/TIME: 14-Mar-22

SELECTED BIDDER MCN Build

SELECTED PRCING $1,232,957

SUBCONTRACTORS				
DESCRIPTION	**MCN Build** Wade (202) 746-5542 Contact Email	**Regional** Beverly Contact Phone # Contact Email	**Company Name** Contact Person Contact Phone # Contact Email	**Company Name** Contact Person Contact Phone # Contact Email
BASE BID / ITEMS	**$1,232,957**	**$1,450,000**		
1 Rough Carpentry - MCN Build				
2 Architectural Wood Casework	included	included		
3 - Roof Related Blocking - by Roofing subcontractor	included	included		
4				
5 Door, Frames, Hardware - Furnish				
6 - Labor to Install Doors, Frames, & Hardware	included	included		
7 - Receive/Stock/Handle HM Frames, Doors	included	included		
8 - Access Doors	included	included		
9				
10 Division 10 - All Specialties	included	included		
11				
12 Division 11 - Residential Appliances	included	included		
13				
14 Division 12 - Furnishings - Less FF&E	included	included		
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
TOTAL BASE BID	**$1,232,957**	**$1,450,000**	**$0**	**$0**
#########				
Add for Bond	0.0% $0.00	0.0% $0.00	$0	$0
BASE BID: ADJUSTED TO INCLUDE BOND	**$1,232,957**	**$1,450,000**	**$0**	**$0**
MINORITY PARTICIPATION **GOALS** **N/A**				
## Total MBE Participation: 18%				
##		$0		
## N/A				
WORKFORCE DEVELOPMENT Requested				
## Total Hours		0% $0		
## New Hires		0% $0		
TOTAL BID PACKAGE	**$1,232,957**	**$1,450,000**	**$0**	**$0**
ALTERNATES				
##				
##				
##				
VOLUNTARY ALTERNATES				
##				
##				
##				
##				
TOTAL BID PACKAGE w/ Alternates	**$1,232,957**	**$1,450,000**	**$0**	**$0**
SCHEDULE				
## Meet MCN/Southway Established Schedule	Yes	Yes		

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: Thurmont Elementary School Limited Renovation

Bid Pkg.: 07A Roofing & Waterproofing

DATE/TIME: 14-Mar-22

SELECTED BIDDER: Flynn Companies

SELECTED PRCING: $1,557,000

SUBCONTRACTORS				
DESCRIPTION	**Flynn Companies** Ed Taylor (240) 636-1038 Contact Email	**CHU Contr** Sean Kim (703) 378-8190 Contact Email	**New Century** Rico Santiago 410799-5860 Contact Email	**Cole Roofing** Dennis Cush (443) 744-0315 Contact Email
		MBE $501,000		MBE P $419,700
BASE BID / ITEMS	**$1,557,000**	**$1,310,000**	**$1,083,190**	**$2,798,000**
## Prevailing Wages				
## TPO Membrane Roofing	Included	Included	Included	Included
## Penetrations, Access's, Termination Bars, Pitch Pockets, Etc..	Included	Included	p $51,800	Included
## Metal Coping, Counterflashing,	Included	Included	p $206,500	Included
## Parapet work Detail 6/AC.2	Included	Included	p $66,780	Included
##				
## Metal wall panels	Included	$138,000	p $138,000	Included
## Gutters & downspouts	Included	Included	p $38,400	Included
## Wood Blocking	Included	Included	p $76,600	Included
##				
## Asphalt Shingles on sloped roof	Included	$92,000	p $92,000	Included
##				
## Vapor Barrier	Included	$101,000	p $101,000	Included
##				
## Sub board over Metal Deck	Included	$29,000	p $29,000	Included
##				
## Wage Scale	Included	Included	Included	Included
TOTAL BASE BID	**$1,557,000**	**$1,670,000**	**$1,883,270**	**$2,798,000**
Add for Bond	0% $0	0% $0	0% $0	0% $0
BASE BID: ADJUSTED TO INCLUDE BOND	**$1,557,000**	**$1,670,000**	**$1,883,270**	**$2,798,000**
MINORITY PARTICIPATION GOALS N/A				
## Total MBE Participation: 30%	$0	$0	$0	$0
## African-American Participation: 7%	$0	$0	$0	$0
## N/A				
WORKFORCE DEVELOPMENT #########				
## Total Hours 35%		$0		
## New Hires		0		
TOTAL BID PACKAGE	**$1,557,000**	**$1,670,000**	**$1,883,270**	**$2,798,000**
ALTERNATES				
##				
##				
##				
VOLUNTARY BID BREAKDOWN				
##				
##				
##				
##				
##				
TOTAL BID PACKAGE w/ Alternates	**$1,557,000**	**$1,670,000**	**$1,883,270**	**$2,798,000**
SCHEDULE				
## Meet MCN/Southway Established Schedule	Yes	Yes	Yes	Yes

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: **Thurmont Elementary School Limited Renovation**

Bid Pkg.: **08C Glazing**

DATE/TIME: **14-Mar-22**

SELECTED BIDDER: **Exterior Tech**

SELECTED PRCING: $337,407

SUBCONTRACTORS				
DESCRIPTION	**Exterior Tech** Brian Guyer (347) 529-6309 Contact Email	**Caplan Brothers** Elya Caplan (410) 685-0402 Contact Email	**Emmitsburg** Rick Wright (301) 447-2245 Contact Email	**Company Name** Contact Person Contact Phone # Contact Email
BASE BID / ITEMS	**$320,332**	**$465,800**	**$483,700**	
## Exterior Glass and Glazing Systems				
## - Exterior Curtainwall System (main entry)	Included	Included	Included	
## - New windows in new & existing openings	Included	Included	Included	
## - Miscellaneous Films, Frits, Details, Coping	Included	Included	Included	
## - Exterior Storefront Leaves	Included	Included	Included	
## - Automatic Operators				
##				
## Interior Glass and Glazing				
## - Interior Storefront Glazing - Assume 8' Tall	Included	Included	Included	
## - Interior Windows	Included	Included	Included	
## *** Interior rated glass	Included	Fire	Smoke	
##				
## Forklift / Hoist to be Provided By Others	$3,225	Included	Included	
##				
## Curb Covers	$13,850	Included	Included	
## Payment Schedule System Restrictive				
##				
Wage Scale	Included	Included	Included	
TOTAL BASE BID	**$337,407**	**$465,800**	**$483,700**	**$0**
Add for Bond	0.0% $0	0.0% $0.00	0.0% $0	$0
BASE BID: ADJUSTED TO INCLUDE BOND	**$337,407**	**$465,800**	**$483,700**	**$0**
COST TO COMPLETE ITEMS **N/A**				
##				
##				
## N/A				
#########				
TOTAL BID PACKAGE	**$337,407**	**$465,800**	**$483,700**	**$0**
VOLUNTARY ALTERNATES				
##				
##				
##				
TOTAL BID PACKAGE w/ Alternates	**$337,407**	**$465,800**	**$483,700**	**$0**
SCHEDULE				
## Meet MCN/Southway Established Schedule				

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: Thurmont Elementary School Limited Renovation

Bid Pkg.: 09A Gypsum Board Assemblies and Acoustics

DATE/TIME: 14-Mar-22

SELECTED BIDDEI	M3
SELECTED PRCINC	$738,000

SUBCONTRACTORS				
DESCRIPTION	**M3**	**JP Industries**	**Argetakis**	**Calderon Group**
	Chris Mcbrien	William	Andy	Carlos Calderon
	(443) 717-0551	(301) 338-5428	(443) 463-8369	(301) 614-0715
	Contact Email	Contact Email	Contact Email	Contact Email
			MBE P $117,750	MBE
BASE BID / ITEMS	**$738,000**	**$757,036**	**$785,000**	**$994,586**
## Drywall Systems				
## - Interior Drywall Partitions Including Insulation, Full Height	Included	Included	Included	Included
## - Interior Furred Walls Including Insulation, Full Height	Included	Included	Included	Included
## - Gypsum Ceiling Systems Including Framing, Hangers	Included	Included	Included	Included
## - Gypsum Soffits, Bulkheads, Fascias, Etc.	Included	Included	Included	Included
## - High Impact Drywall at Corridors	Included	Included	Included	Included
## - Cement Board at All Ceramic Tile and Wet Walls	Included	Included	Included	Included
## - Parapet knee wall & air-barrier	Included	Included	Included	N
##				
##				
## Acoustical Panel Systems Grid & Tile	Included	Included	Included	Included
##				
##				
##				
##				
##				
## Furnish / Install expansion joint for Drywall	Y	Y	Y	Y
##				
## Wage Scale	Y	Y	Y	Y
TOTAL BASE BID	**$738,000**	**$757,036**	**$785,000**	**$994,586**
Add for Bond	0.0%	0.0% $0	0.0% $0	0.0% $0
BASE BID: ADJUSTED TO INCLUDE BOND	**$738,000**	**$757,036**	**$785,000**	**$994,586**
MINORITY PARTICIPATION **GOALS** **N/A**				
## Total MBE Participation: 30%				
## African-American Participation: 7%				
## N/A				
WORKFORCE DEVELOPMENT #########				
## Total Hours 35%				
## New Hires				
TOTAL BID PACKAGE	**$738,000**	**$757,036**	**$785,000**	**$994,586**
ALTERNATES				
##				
##				
##				
VOLUNTARY BID BREAKDOWN				
##				
TOTAL BID PACKAGE w/ Alternates	**$738,000**	**$757,036**	**$785,000**	**$994,586**
SCHEDULE				
## Meet MCN/Southway Established Schedule				

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: Thurmont Elementary School Limited Renovation

Bid Pkg.: 09C Resilient Flooring & Tile

DATE/TIME: 14-Mar-22

SELECTED BIDDER	All Star
SELECTED PRCINC	$207,885

SUBCONTRACTORS								
DESCRIPTION	All Star		Elevation Flooring		L&R Enterprises		MET Painters	
	John Errigo		Contact Person		Anthony Crisalli		Contact Person	
	(202) 430-1427		(240) 531-2194		(301) 927-2030		Contact Phone #	
	Contact Email		Contact Email		Ext 106		Contact Email	
BASE BID / ITEMS	**$170,085**		**$254,334**		**$341,700**		$365,094	
## Prevailing Wages	Included		Included		Included			
## Flashpatching at VCT	$16,650		Included		Included			
## Rubber Base, Transitions Strips, etc	Included		Included		Included			
## Resinious Flooring	Included		Included		Included			
## Ceramic Tile Floors & Walls	Included		Included		Included			
## Carpet Tile	Included		Included		Included			
## Entrance Walkoff Mats	Included		Included		Included			
## Additional Floor Prep to meet manufacturer requirements	Included		Included		Included			
##								
## Waterproofing for CT	$2,450		Included		Included			
##								
## Temp Protection	$18,700		$20,350		Included			
##								
## Attic Stock per Specifications	Included		Included		Included			
##								
##								
##								
TOTAL BASE BID	**$207,885**		**$274,684**		**$341,700**		**$365,094**	
Add for Bond	0.0%	$0.00	0.0%	$0.00	0.0%	$0.00	0.0%	$0.00
BASE BID: ADJUSTED TO INCLUDE BOND	**$207,885**		**$274,684**		**$341,700**		**$365,094**	
MINORITY PARTICIPATION **GOALS** **N/A**								
## Total MBE Participation: 30%								
## African-American Participation: 7%								
## N/A								
WORKFORCE DEVELOPMENT #########								
## Total Hours 35%								
## New Hires								
TOTAL BID PACKAGE	**$207,885**		**$274,684**		**$341,700**		**$365,094**	
ALTERNATES								
##								
##								
##								
VOLUNTARY BID BREAKDOWN								
##								
TOTAL BID PACKAGE w/ Alternates	**$207,885**		**$274,684**		**$341,700**		**$365,094**	
SCHEDULE								
## Meet MCN/Southway Established Schedule								

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: **Thurmont Elementary School Limited Renovation**

Bid Pkg.: **09F Painting & Coatings**

DATE/TIME: **14-Mar-22**

SELECTED BIDDER	**Argetakis**
SELECTED PRCING	$116,000

SUBCONTRACTORS				
DESCRIPTION	**Argetakis**	**MET Painters**	**Crown**	**Galvan Group**
	Andy	Contact Person	Kimber Sylvestor	Ramiro Cespedes
	(443) 463-8369	(202) 709-3509	(301) 582-1665	(703) 932-2737
	Contact Email	Contact Email	Contact Email	Contact Email
BASE BID / ITEMS	**$116,000**	**$109,450**	**$245,000**	
## - Interior Partitions, Ceilings, Soffits, Bulkheads, Etc.	Included	Included	Included	
## - Interior Exposed Ceilings at Gymnasium, Etc.	Included	Included	Included	
## - Doors, Frames, and Hardware	Included	Included	Included	
## - Stairs, Railings, Guardrails	Included	Included	Included	
## - Exposed MEP Systems	Included	Included	Included	
##				
## Exterior Painting - w/ Site Work	Included	p $600	p $600	
##				
## Touch-up for the Work	Included	p $8,585	p $8,585	
##				
## Scaffolding, Lifts, Access	Included	Included	Included	
##				
##				
##				
##				
##				
TOTAL BASE BID	**$116,000**	**$118,635**	**$254,185**	**$0**
Add for Bond	0.0% $0.00	0.0% $0.00	0.0% $0.00	0.0% $0.00
BASE BID: ADJUSTED TO INCLUDE BOND	**$116,000**	**$118,635**	**$254,185**	**$0**
MINORITY PARTICIPATION **GOALS** **N/A**				
## Total MBE Participation: 30%				
## African-American Participation: 7%				
## N/A				
WORKFORCE DEVELOPMENT #########				
## Total Hours 35%				
## New Hires				
TOTAL BID PACKAGE	**$116,000**	**$118,635**	**$254,185**	**$0**
ALTERNATES				
##				
##				
##				
VOLUNTARY BID BREAKDOWN				
##				
TOTAL BID PACKAGE w/ Alternates	**$116,000**	**$118,635**	**$254,185**	**$0**
SCHEDULE				
## Meet MCN/Southway Established Schedule				

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: **Thurmont Elementary School Limited Renovation**

Bid Pkg.: **21A Fire Suppression Sprinkler System**

DATE/TIME: **14-Mar-22**

SELECTED BIDDER	**Reliance Fire**
SELECTED PRCING	$319,700

SUBCONTRACTORS

DESCRIPTION	**Reliance Fire** Chez Kukus (443) 989-3000 Contact Email	**Comunale** Melvin Grupp (330) 604-4070 Contact Email	**VSC** Dave Floer (443) 677-1266 Contact Email	**Anderson Fire Protection** Steve Contact Phone # Contact Email
BASE BID / ITEMS	**$319,700**	**$352,000**	**$418,380**	**$479,980**
## Prevailing Wages	Included	Included	Included	
## Installation of wet Fire Sprinkler System	Included	Included	Included	
## Steel Mains & Branches	Included	Included	Included	
## Brass Heads @ Exposed Ceiling Areas	Included	Included	Included	
## Shop Drawings, Hydraulic Calculations	Included	Included	Included	
##				
## Dry Pipe System	Included	Included	Included	
##				
##				
##				
##				
##				
##				
##				
##				
##				
TOTAL BASE BID	**$319,700**	**$352,000**	**$418,380**	**$479,980**
Add for Bond	0.0% $0.00	0.0% $0.00	0.0% $0.00	0.0% $0.00
BASE BID: ADJUSTED TO INCLUDE BOND	**$319,700**	**$352,000**	**$418,380**	**$479,980**
COST TO COMPLETE ITEMS **N/A**				
##				
##				
## N/A				
#########				
TOTAL BID PACKAGE	**$319,700**	**$352,000**	**$418,380**	**$479,980**
VOLUNTARY ALTERNATES				
##				
##				
##				
TOTAL BID PACKAGE w/ Alternates	**$319,700**	**$352,000**	**$418,380**	**$479,980**
SCHEDULE				
## Meet MCN/Southway Established Schedule				

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: Thurmont Elementary School Limited Renovation

Bid Pkg.: 23A Mechanical & Plumbing

DATE/TIME: 14-Mar-22

SELECTED BIDDER: Temp Air

SELECTED PRCING: $3,268,000

SUBCONTRACTORS								
DESCRIPTION		Temp Air Ronald Logue (410) 358-8078 Contact Email		Denver Elek Dan Shanahan (410) 808-0424 Contact Email		WG Tomko Jack Barry (724) 344-9778 Contact Email		Warner Mechanical Dave Dolbow (301) 662-5387 Contact Email
				MBE P	$314,250			MBE P $416,500
BASE BID / ITEMS			**$3,268,000**		**$3,659,000**		**$3,706,000**	**$4,140,000**
## Prevailing Wages			Included		Included		Included	Included
## Shop Drawings and Submittals			Included		Included		Included	Included
## Complete HVAC System			Included		Included		Included	Included
## Sheet Metal and Accessories			Included		Included		Included	Included
## Complete Pumbing System			Included		Included		Included	Included
## Piping			Included		Included		Included	Included
## Rigging			Included		Included		Included	Included
## Equipment Package			Included		Included		Included	Included
## Certified Testing and Balancing			Included		Included		Included	Included
## Saw Cut and trench underground work			Included		Included		Included	Included
## backfill and Patch Back Concrete			Included		Included		Included	Included
##								
## Replace all existing Mechanical Units with New			Included		Included		Included	Included
##								
##								
## **Johnson Controls Base Bid**	$398,000.00		Included		Included		Included	Included
## - ADD Alt Exterior Lighting BAS Interface	$6,500.00							
## - ADD Alt PC workstation and printer	$3,200.00							
TOTAL BASE BID			**$3,268,000**		**$3,659,000**		**$3,706,000**	**$4,140,000**
Add for Bond		0.0%	$0.00	0.0%	$0.00	0.0%	$0.00	0.0% $0.00
BASE BID: ADJUSTED TO INCLUDE BOND			**$3,268,000**		**$3,659,000**		**$3,706,000**	**$4,140,000**
COST TO COMPLETE ITEMS	**N/A**							
##								
##								
##	N/A							
#########								
TOTAL BID PACKAGE			**$3,268,000**		**$3,659,000**		**$3,706,000**	**$4,140,000**
VOLUNTARY ALTERNATES								
##								
##								
##								
TOTAL BID PACKAGE w/ Alternates			**$3,268,000**		**$3,659,000**		**$3,706,000**	**$4,140,000**
SCHEDULE								
## Meet MCN/Southway Established Schedule								

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: Thurmont Elementary School Limited Renovation

Bid Pkg.: 26A Electrical and Communications

DATE/TIME: 14-Mar-22

SELECTED BIDDER: Tissa Enterprises

SELECTED PRCING: $1,420,180

SUBCONTRACTORS								
DESCRIPTION		Tissa Enterprises Frank Murphy (240) 674-4036 Contact Email		Arco Elect D Ritter (301) 703-1993 Contact Email		Total Electric Debi Marosy (301) 390-4800 Contact Email		BoMark Ryan Miller (443) 629-6803 Contact Email
				MBE P	$216,000			
BASE BID / ITEMS		**$1,414,180**		**$1,365,900**		**$1,057,287**		**$1,693,150**
1 Prevailing Wages		Included		Included		Included		Included
2 Temp Service - Trailer and Site		Included		Included		Included		Included
3 Temp Lighting		Included		Included		Included		Included
4 Furnish and Install Lighting Fixture Package		Included		Included		Included		Included
4 Power Distribution, Mech Unit Hookups		Included		Included		Included		Included
5 Fire Alarm		Included		Included		Included		Included
6								
7 Replace all existing Mechanical Units with New		Included		Included		Included		Included
8								
9 Low Voltage - Move MDF Room		Included		Included		$590,411		Included
9 - Fiber optic		Included		Included		Included		Included
10 - Access Control		Included		Included		Included		Included
11 - Intrusion Detection		Included		Included		Included		Included
12 - CCTV		Included		Included		Included		Included
13 - Intercom/PA system		Included		Included		Included		Included
14 - IT Wiring & Termination		Included		Included		Included		Included
15 - DAS		Included	P	$61,400		Included		Included
Utility consumption	ALLOWANCE	P $6,000	P	$6,000	P	$6,000	P	$6,000
TOTAL BASE BID		**$1,420,180**		**$1,433,300**		**$1,653,698**		**$1,699,150**
Add for Bond		0.0% $0	0.0%	$0	0.0%	$0	0.0%	$0
BASE BID: ADJUSTED TO INCLUDE BOND		**$1,420,180**		**$1,433,300**		**$1,653,698**		**$1,699,150**
MINORITY PARTICIPATION	**GOALS** **N/A**							
## Total MBE Participation:	30%							
## African-American Participation:	7%							
##	N/A							
WORKFORCE DEVELOPMENT	#########							
## Total Hours	35%							
## New Hires								
TOTAL BID PACKAGE		**$1,420,180**		**$1,433,300**		**$1,653,698**		**$1,699,150**
ALTERNATES								
##								
##								
##								
VOLUNTARY BID BREAKDOWN								
##								
##								
##								
##								
TOTAL BID PACKAGE w/ Alternates		**$1,420,180**		**$1,433,300**		**$1,653,698**		**$1,699,150**
SCHEDULE								
## Meet MCN/Southway Established Schedule								

MCN BUILD / SOUTHWAY BUILDERS LLC - BID SUMMARY

PROJECT: **Thurmont Elementary School Limited Renovation**

Bid Pkg.: **33A Utility Services**

DATE/TIME: **14-Mar-22**

SELECTED BIDDER	**Trenton**
SELECTED PRCINC	$126,220

SUBCONTRACTORS				
DESCRIPTION	**Trenton** James Ruby Contact Phone # Contact Email	**Company Name** Contact Person Contact Phone # Contact Email	**Company Name** Contact Person Contact Phone # Contact Email	**Company Name** Contact Person Contact Phone # Contact Email
BASE BID / ITEMS	**$97,420**			
1 Prevailing Wages	Included			
2				
3 New Water Service				
4 - Provide trench repair & paving per detail	Included			
4 - Provide new Concrete Curb and Gutter where demoed	Included			
5 - Patch roadway as required per detail	Included			
6 - all sawcutting for your work	Included			
7 - replacement of concrete sidewalk and Concrete slab	By others			
8 at loading dock area by others. (Concrete sub)				
9				
9				
10				
11 Rock Excavation - ALLOWANCE	A $28,800			
12				
13				
14				
15				
TOTAL BASE BID	**$126,220**	**$0**	**$0**	**$0**
Add for Bond	$0	$0	$0	$0
BASE BID: ADJUSTED TO INCLUDE BOND	**$126,220**	**$0**	**$0**	**$0**
COST TO COMPLETE ITEMS **N/A**				
##				
##				
## N/A				
#########				
TOTAL BID PACKAGE	**$126,220**	**$0**	**$0**	**$0**
VOLUNTARY ALTERNATES				
##				
##				
##				
TOTAL BID PACKAGE w/ Alternates	**$126,220**	**$0**	**$0**	**$0**
SCHEDULE				
## Meet MCN/Southway Established Schedule				

APPROVAL OF CONTRACTS

LEA: Frederick County **PSC No.** 10.052.22 ASP

Project Name: Orchard Grove ES **Bid Opening:** 6/1/22

Project Type: Systemic Renovation

Scope of Work: Fire Alarm Replacement

Basis for Award of Contract: Quote

Basis of Funding: 100% of eligible quote up to maxium allocation

Local Funds: $66,872
State Funds: $182,622
Total Contract: $249,494

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Johnson Controls, Inc.	$249,494
		$249,494

Notes: (1) Replace the original 1996 fire alarm system with current code complaint equipment providing strobes and voice evacuation

IAC Approval Date:

Purchase Order

Frederick Co. Public Schools

Purchasing - 2nd Floor
191 South East Street
Frederick MD 21701
United States

Purchase Order	Date	Revision	Page
FCPS1-0000262672	06/16/2022		1
Payment Terms	**Freight Terms**		**Ship Via**
30 Days	Destination		Best Way
Requestor: Smith, Tammie S		**Currency Code:** USD	

Supplier: 0000007112
JOHNSON CONTROLS FIRE PROTECTION LP
195 LIMEKILN ROAD
NEW CUMBERLAND PA 17070
PHONE:717/610-8100
Fax: 717/610-8101

Ship To: CONST
FCPS Construction Management -1st Floor
191 South East Street
Frederick MD 21701
United States
301/644-5176

Bill To: **Frederick County Public Schools**
Accounting 2nd Floor
191 South East Street
Frederick MD 21701
United States
Accounts.Payable@fcps.org

Tax Exempt? Y **Tax Exempt ID:** 526000941

Line-Sch	Item/Description	Quantity	UOM	PO Price	Extended Amt

ORCHARD GROVE ELEMENTARY - REPLACE FIRE ALARM PER PROPOSAL 650117670 DATED JUNE 1, 2022.

BID #NJPA RFP 031517-JHN

1- 1	STATE FUNDING	1.00	EA	182,622.00	182,622.00
	Item Total				182,622.00
2- 1	LOCAL FUNDING	1.00	EA	66,872.00	66,872.00
	Item Total				66,872.00
				Total PO Amount	249,494.00

Unauthorized

Johnson Controls Fire Protection LP
195 Limekiln Rd
New Cumberland , PA 17070
240-625-2592

Johnson Controls Fire Protection LP Quotation

To:
Frederick Co Schools - Orchard Grove Elementary
5898 Hannover Drive
IJAMSVILLE, MD 21754

Project: FCPS Orchard Grove ES FAS Upgrade - CPQ-117670
Johnson Controls Reference: 650117670
Proposal #: 1
Date: 06/01/2022

Johnson Controls is pleased to offer for your consideration this quotation for the above project

Scope of Work

Contact Information:

Patrick Goodrich
Electronic System Sales Representative
240-625-2592 Cell Phone
patrick.goodrich@jci.com

Scope of Work

Johnson Controls Fire Protection LP (JCI) *is pleased to provide the following proposal for the project known as:*
FCPS Orchard Grove Elementary School Fire Alarm System Upgrade

- *For this proposal,* **JCI** *will only be responsible for the material and equipment necessary to meet this design. It is JCI's understanding that the Scope represents the work to be accomplished in its entirety and no additional work or materials is expected or required.*

- **JCI Scope of Work: JCI to provide labor and material to install a complete new Simplex fully addressable voice fire alarm system throughout existing school and portable classroom buildings. Existing system will be removed (devices removed, cable removed, blank plate installed over unused device boxes. Existing raceways to remain) upon acceptance of new system. JCI to prepare system installation drawings and submit to MSFMO for review. Work to be performed after 2:30 pm during work days (supersedes section 8).**

- **Price:** See below

Johnson Controls Fire Protection LP
195 Limekiln Rd
New Cumberland , PA 17070
240-625-2592

- This proposal covers direct costs only and we reserve the right to claim for impact and consequential costs.

- **THIS PROPOSAL INCLUDES ONLY THOSE ITEMS DENOTED BY "[X]":**
  - **[ ]** Prevailing Wage Rates
  - **[x]** Equipment as listed
  - **[x]** Freight (F.O.B. shipping point)
  - **[x]** Shop Drawings: **AUTO CAD FILES, WITH FIRE ALARM DEVICES SHOWN, MUST BE PROVIDED AT NO ADDITIONAL COSTS TO JCI**
  - **[x]** Installation of equipment, cable, raceway and boxes
  - **[x]** Installation of FACP
  - **[x]** Installation of Fire Alarm Devices
  - **[x]** Device terminations
  - **[x]** Panel terminations
  - **[ ]** PE Sealed Drawings
  - **[x]** Technical support including software programming
  - **[x]** Frederick County fire alarm permit and inspection
  - **[ ]** Payment/Performance Bonds
  - **[x]** 1 functional certification test of new devices
  - **[x]** 1 AHJ test
  - **[x]** Standard operation and maintenance training
  - **[x]** Project coordination meetings
  - **[x]** Close out documentation
  - **[ ]** Interface to non-JCI provided equipment: na
  - **[x]** TWO YEAR standard parts, equipment and labor warranty (supersedes section 24 term)
  - **[ ]** Fire Watch
  - **[ ]** Multi-phase project (# of phases)
  - **[X]** 5% MBE participation

- **Clarifications:**
  - The expected start date for this project is June 2022**.**
  - All work is to be performed after 2:30 PM Monday through Friday excluding company holidays.
  - Quotation is valid for a period of 30 days ONLY unless modified in writing by JCI.
  - No asbestos or lead paint abatement is identified, expected or included in this contract.

Johnson Controls Fire Protection LP
195 Limekiln Rd
New Cumberland , PA 17070
240-625-2592

- **Schedule Milestones:**
  - If submittals or shop-drawings are required: 20 business days to develop after booking.
  - A call will be generated to the customer and equipment will be released once booked in our system.

- **Delays, Costs and Extensions of Time: JCFP's time for performance of the Work shall be extended for such reasonable time as JCFP is delayed due to causes reasonably beyond JCFP's control, whether such causes are foreseeable or unforeseeable, including pandemics such as coronavirus (provisionally named SARS-CoV-2, with its disease being named COVID-19) including, without limitation, labor, parts or equipment shortages. To the extent JCFP or its subcontractors expend additional time or costs related to conditions or events set forth in this provision, including without limitation, expedited shipping, hazard pay associated with site conditions, additional PPE requirements, additional time associated with complying with social distancing or hygiene requirements, or additional access restrictions, the Contract Sum shall be equitably adjusted.**

Your P.O. or contract will need to reference this proposal # and amount. This proposal and its terms and condition shall take precedence. Your Purchase Order or contract is subject to review and must be mutually agreeable.

I trust that the above is understandable and to your satisfaction. Should you have any questions, please do not hesitate to contact me. Thank you for the opportunity to be of service.

Sincerely yours,

Patrick Goodrich

APPROVAL OF CONTRACTS

LEA: Kent County **PSC No.** 14.007.23 SR

Project Name: Kent County HS **Bid Opening:** 03/24/22

Project Type: System Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base bid + alt 1

Basis of Funding: 50% of eligible base bid + alts

Local Funds: $4,942,000
State Funds: $2,074,000
Total Contract: $7,016,000

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	D Project, Inc	$7,016,000
		$7,016,000

Notes: (1) A Approval of partial funding to replace 189,626 sf 1995 roof. (2) Prevailing Wage Rates apply to this contract. (3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

Kent County Public Schools

Growing a Community of Leaders

Purchasing Bid Report

Project Number:	PSC No: 14.007.23
Bid Title:	KCHS Roof Replacement Project Contracting Services Proposal
Date of Bid Opening:	3/24/2022
Date of Bid Advertisement:	2/15/2022
Advertising Method:	EMaryland Market Place/KCPS Website
Description of Bid:	General Contracting Services for Kent County High School Roof Replacement Project

Bid Tabulation

Contractor Name	Base Bid #1	Base Bid Alternate #1	Add Alternate #1
D Project, Inc.	$6,987,000.00	$38,000.00	$29,000.00
Island Contracting, Inc.	$6,297,000.00	$6,797,000.00	$210,400.00
Cole Roofing Co., Inc.	$10,879,000.00	$12,679,000.00	$60,000.00
Patuxent Roofing	$8,560,464.00	$9,152,300.00	$375,642.00
Northeast Contracting Corporation	$7,964,000.00	$7,942,000.00	$195,000.00
Simpson Unlimited, Inc.	$7,199,880.00	$7,805,000.00	$62,000.00
Apex Solutions, LLC	$7,150,000.00	$7,200,000.00	$73,349.00

Procurement Officer _____
Signature

APPROVAL OF CONTRACTS

LEA: Washington County
PSC No. 21.003.21 SR
Project Name: Western Heights MS
Bid Opening: 5/4/22
Project Type: Systemic Renovation
Scope of Work: Roof Replacement
Basis for Award of Contract: Base bid
Basis of Funding: 79% of eligible base bid

Local Funds: $1,531,980
State Funds: $1,051,000
Total Contract: $2,582,980

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Patuxent Roofing & Contracting LLC	$2,582,980
		$2,582,980

Notes: Contract had a previous reversion of funds.
IAC Approval Date:

Bid 2022-06 Western Heights Middle School Roof Replacement
Bid Tab

	Patuxent Roofing and Contracting, LLC	SGK Contracting, Inc.
Base Bid	$ 2,582,980.00	$ 3,089,000.00
Unit Price 1: Repair Deck per SF	$ 12.00	$ 18.00
Unit Price 2: Replace Deck per SF	$ 25.00	$ 18.00
Unit Price 3: Metal Deck per SF	$ 8.00	$ 18.00
Unit Price 4: Blocking per SF	$ 8.00	$ 3.50
Unit Price 5: Roof/Overflow Drain per	$ 3,000.00	$ 3,000.00
Acknowledgement of Addenda	✓	✓
Bid Affidavit	✓	✓

APPROVAL OF CONTRACTS

LEA: Baltimore City **PSC No.** 30.023.21 SR

Project Name: Federal Hill Prep PK-5 **Bid Opening:** 4/7/22

Project Type: SR

Scope of Work: Roof Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 96% of eligible base bid.

Local Funds: $484,000
State Funds: $2,296,000
Total Contract: $2,780,000

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Autumn Contracting , Inc	$2,780,000
		$2,780,000

Notes: (1) Replace the 43,010 sf 1977 built up roof with a TPO roof and investigate and repair cracks in the exterior walls. (2) Prevailing wages rates apply. (3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

BALTIMORE CITY PUBLIC SCHOOLS
IFB-22152
ROOF REPLACEMENT AT FEDERAL HILL PREP PRE-K TO 8 SCHOOL #045
BID DUE DATE: THURSDAY, APRIL 7, 2022, 12:00 P.M. LOCAL TIME

	Responding Vendor	Grand Total
1	Autumn Contracting, Inc.	$2,780,000.00
2	Cole Roofing Company, Inc.	$3,259,000.00
3	Ruff Roofing & Sheet Metal, Inc.	$2,882,578.00
4	SKG Contracting, Inc.	$2,598,000.00
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15		

Bids Opened By: Stuart Feldman Date 4/7/2022

Bids Recorded By: Suzanne Addington Date 4/7/2022

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.023.18

Project Name: #045 Federal Hill Prep PK-5

Bid Opening: 04/07/22

Project Type: Systemic Renovation

Scope of Work: Elevator

Basis for Award of Contract: Base bid

Basis of Funding: 96% of eligible base bid.

Local Funds:	$9,918
State Funds:	$238,022
Total Contract:	$247,940

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:	40.000.18	($207,978)
Increase Contingency Amount:	30.023.18	$207,978
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Nichols Contracting Inc.	$247,940
		$247,940

Notes: (1) Approval of funding to upgrade 1974 elevator and machine room. (2) Prevailing wage rates do not apply to contracts less than $250,000 – No note will be required on item. (3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

BALTIMORE CITY PUBLIC SCHOOLS
IFB-22151

ELEVATOR REPLACEMENT AT FEREDAL HILL PREP PRE-K TO 8 SCHOOL #045

BID DUE DATE: THURSDAY, APRIL 7, 2022, 12:00 P.M. LOCAL TIME

	Responding Vendor	Item #1	Item #2	Item #3	Grand Total
1	A. R. Marani, Inc.	$429,785.00	$4,003.00	$8,000.00	$441,788.00
2	Chilmar Corporation	$305,396.00	$1,000.00	$3,000.00	$309,396.00
3	Nichols Contracting, Inc.	$247,940.00	$2,040.00	$0.00	$249,980.00
4					
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Bids Opened By: Stuart Feldman Date 4/7/2022

Bids Recorded By: Suzanne Addington Date 4/7/2021

APPROVAL OF CONTRACTS

LEA: Baltimore City **PSC No.** 30.029.22 HSFF

Project Name: #053 Margaret Brent PK-8 **Bid Opening:** 02/23/22

Project Type: Design

Scope of Work: Window/Door Replacement Design

Basis for Award of Contract: Base Bid

Basis of Funding: 96% of eligible base bid

Local Funds: $16,367
State Funds: $33,600
Total Contract: $49,967

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	George Vaeth Associates, Inc.	$49,967
		$49,967

Notes: (1) Design services for the replacement of windows & doors. (2) Prevailing Wage Rates do not apply to this contract. (3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out. (4) Eligible for funding available within FY 2022 HSFF allocation for LEA at time of reimbursement request.

IAC Approval Date:

Baltimore City Public School
Request for Fee Proposal
Architectural Design Consultant Services
Window & Exterior Door Replacement Design Services at
Margaret Brent Pre-K to 8 School #53
Contract: RFP-20007
Solicitation: IFB-22086
Company Name: George Vaeth Associates, Inc.
Due Date: Wednesday, February 23, 2022, by 11:00 a.m.

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window & Exterior Door Replacement Design Services at Margaret Brent Pre-K to 8 School #53.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at safeldman@bcps.k12.md.us.

Scope of Work:

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window & Exterior Door Replacement Design Services at Margaret Brent Pre-K to 8 School #53, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = $ Forty nine thousand nine hundred sixty seven dollars and and zero cents ($49,967.00)

Note: Attached MBE form for project shall be returned to City Schools together with fee proposal on a due date for review by the Minority Office on compliance with contract requirements.

For any additional information related to this request, please contact Ms. Cynthia Smith at csmith03@bcps.k12.md.us or call (410) 361-9212.

The City Schools design project manager for this project will be Fafo Asres. Please contact him at fasres@bcps.k12.md.us for existing building information or to set up site visits.

Proposal Prepared by:

Company Name:	GVA Architecture Interior Design
Company Address:	5501 Twin Knolls Rd.
Individual Name & Title:	Stuart L. Rehr, Principal
Telephone:	410-997-1000
E-Mail:	srehr@gvaarchitects.com

AGREEMENT
BETWEEN
THE BALTIMORE CITY BOARD OF SCHOOL COMMISSIONERS
AND
Harris-Kupfer Architects, Inc.

THIS AGREEMENT ("Agreement") is made as of this 30 day of September 2020, by and between the Baltimore City Board of School Commissioners ("the Board"), and Harris-Kupfer Architects, Inc. (the "Consultant").

WHEREAS, the Baltimore City Public School System ("City Schools") needs the technical assistance of Consultant with regard to providing architectural consulting services and;

WHEREAS, Consultant employs individuals who possess the necessary experience, skills, and talent to assist the Board in providing such services.

NOW, THEREFORE, the parties agree as follows:

1. Term. This Agreement shall be for a period of performance beginning October 1, 2020 and, unless sooner terminated as provided in this Agreement or extended with the approval of the Board, will end on the earlier of September 30, 2023 or when the monetary amount of the Agreement is fully expended, or when the services are no longer needed. No services shall be performed before the Board approves the contract or after it ends.
2. Services. During the term of this Agreement Consultant shall provide the services which are set forth in the attached document which is entitled Scope of Services, which is a part of this Agreement (Attachment I to this Agreement). Such services are to be provided in coordination with the Director of Facilities Design and Construction.
3. Contract Documents. This Agreement, together with the Request for Proposal RFP-20007 and the Response to the Solicitation for On-Call Architectural Consulting Services constitute the Contract Documents. In the event of a conflict between the terms and conditions of any of the Contract Documents, the controlling terms and conditions shall be, in this order, those of:
    A. This Agreement; then
    B. RFP-20007, including any attachments, exhibits, and addenda; then

C. AIA Document B101-2017; then

D. The Response.

4. Payment. Consultant recognizes that this is a requirements contract and the Board shall have no obligation to purchase any goods or services under this Agreement. Should the Board purchase any goods or services under this Agreement, it agrees to pay the Consultant, and Consultant agrees to accept, as full compensation for Consultant's services under this Agreement, an aggregate amount up to but not to exceed $1,000,000.00 during the Three (3) year contract term. The Board may order from the consultant all supplies or services specified in the schedule that are required to be purchased by the Board at the Consultant's bid rates for architectural services in accordance with RFP-20007, and attached Budget (Attachment II) which is a part of this Agreement. The Consultant shall submit an invoice on a monthly basis detailing the services provided and the actual costs incurred. Payment shall be made within 30 days after the date of submission of an invoice to the Board's Accounts Payable Office (Attachment III). The Board shall have no obligation to pay for services performed before the Board approves the Agreement or after it ends. The Board shall have no obligation to pay for services in excess of the monetary amount of the Agreement. The Board shall have no obligation to pay for services before a purchase order is obtained from the Office of Procurement formerly the Procurement Office.

5. Contract Monitor. Communications for the purposes of billing, payment and submission of documentation required by this Agreement shall be between the Board's Contract Monitor who is as follows:

For the Board:	For the Consultant:
Cynthia Smith, Director, Design & Construction	Leslie Harris
Name	Name
200 East North Avenue	422 N. Howard Street
Address	Address
Baltimore, MD 21202	Baltimore, MD 21201
City, State, Zip Code	City, State, Zip Code
410-361-9212	410.244.8255
Phone Number	Phone Number
csmith03@bcps.k12.md.us	Leslie@harriskupferarchitects.com
Email Address	Email Address
	74-3117313
	Tax Identification Number

With a copy to:
Director of Procurement
200 E. North Avenue, 4th Floor
Baltimore, Maryland 21202

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement as of the day first written above.

BALTIMORE CITY BOARD
OF SCHOOL COMMISSIONERS

DocuSigned by:
33C6198E0E19467...

Sonja B. Santelises, Ed. D.
Chief Executive Officer

CONSULTANT

By:

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
THIS 12/20/2020 | 9:08:21 AM PST OF _____, 20__

DocuSigned by:
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Office of Legal Counsel

APPROVAL DIRECTOR OF PROCUREMENT

DocuSigned by:
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APPROVAL OF CONTRACTS

LEA: Baltimore City **PSC No.** 30.042.21 HSFF

Project Name: #083 William Paca ES **Bid Opening:** 3/18/22

Project Type: Design

Scope of Work: Door/Window Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 96% of eligible base bid up to max allocation

Local Funds: $6,515
State Funds: $31,200
Total Contract: $37,715

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Harris-Kupfer Architects, Inc.	$37,715
		$37,715

Notes: (1) Design fees for the replacement of windows and doors. (2) Prevailing Wage Rates do not apply to this contract. (3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out. (4) Eligible for funding available within FY 2021 HSFF allocation for LEA at time of reimbursement request.

IAC Approval Date:

APPROVAL OF CONTRACTS

LEA: Baltimore City **PSC No.** 30.113.22 ASP

Project Name: #454 Carver Vo-Tech High **Bid Opening:** 5/01/2021

Project Type: Plumbing

Scope of Work: Contract #1

Basis for Award of Contract: Quote

Basis of Funding: 100% of eligible quote

Local Funds: $0
State Funds: $125,450
Total Contract: $125,450

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Denver-Elek	$125,450
		$125,450

Notes: Replace existing drain tile. 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

No.	Contract:Carver #454 Plumbing Replacement					
	Proposals Received Under IFB - 18009					
	Company Name	Addendum(s)	Proposal Forms	Insurance	MBE & WBE Forms	Total Lump Sum Price
1	**Denver Elek**					**$125,450.00**
2	BMC					$129,351.00
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APPROVAL OF CONTRACTS

LEA: Baltimore City **PSC No.** 30.179.22 HSFF

Project Name: #012 Lakeland PK-8 **Bid Opening:** 4/13/22

Project Type: Design

Scope of Work: Window & Door Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 96% of eligible base bid

Local Funds:	$50,000
State Funds:	$120,000
Total Contract:	$170,000

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Grimm & Parker Architects	$170,000
		$170,000

Notes: (1) Design fees for the replacement of windows & doors. (2) Prevailing Wage Rates do not apply to this contract. (3) Eligible for funding available within FY 2022 HSFF allocation for LEA at time of reimbursement request. (4) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

AGREEMENT
BETWEEN
THE BALTIMORE CITY BOARD OF SCHOOL COMMISSIONERS
AND
Grimm & Parker Architects

THIS AGREEMENT ("Agreement") is made as of this 30 day of September 2020, by and between the Baltimore City Board of School Commissioners ("the Board"), and Grimm & Parker Architects (the "Consultant").

WHEREAS, the Baltimore City Public School System ("City Schools") needs the technical assistance of Consultant with regard to providing architectural consulting services and;

WHEREAS, Consultant employs individuals who possess the necessary experience, skills, and talent to assist the Board in providing such services.

NOW, THEREFORE, the parties agree as follows:

1. Term. This Agreement shall be for a period of performance beginning October 1, 2020 and, unless sooner terminated as provided in this Agreement or extended with the approval of the Board, will end on the earlier of September 30, 2023 or when the monetary amount of the Agreement is fully expended, or when the services are no longer needed. No services shall be performed before the Board approves the contract or after it ends.
2. Services. During the term of this Agreement Consultant shall provide the services which are set forth in the attached document which is entitled Scope of Services, which is a part of this Agreement (Attachment I to this Agreement). Such services are to be provided in coordination with the Director of Facilities Design and Construction.
3. Contract Documents. This Agreement, together with the Request for Proposal RFP-20007 and the Response to the Solicitation for On-Call Architectural Consulting Services constitute the Contract Documents. In the event of a conflict between the terms and conditions of any of the Contract Documents, the controlling terms and conditions shall be, in this order, those of:
    A. This Agreement; then
    B. RFP-20007, including any attachments, exhibits, and addenda; then

C. AIA Document B101-2017; then

D. The Response.

4. Payment. Consultant recognizes that this is a requirements contract and the Board shall have no obligation to purchase any goods or services under this Agreement. Should the Board purchase any goods or services under this Agreement, it agrees to pay the Consultant, and Consultant agrees to accept, as full compensation for Consultant's services under this Agreement, an aggregate amount up to but not to exceed $1,000,000.00 during the Three (3) year contract term. The Board may order from the consultant all supplies or services specified in the schedule that are required to be purchased by the Board at the Consultant's bid rates for architectural services in accordance with RFP-20007, and attached Budget (Attachment II) which is a part of this Agreement. The Consultant shall submit an invoice on a monthly basis detailing the services provided and the actual costs incurred. Payment shall be made within 30 days after the date of submission of an invoice to the Board's Accounts Payable Office (Attachment III). The Board shall have no obligation to pay for services performed before the Board approves the Agreement or after it ends. The Board shall have no obligation to pay for services in excess of the monetary amount of the Agreement. The Board shall have no obligation to pay for services before a purchase order is obtained from the Office of Procurement formerly the Procurement Office.

5. Contract Monitor. Communications for the purposes of billing, payment and submission of documentation required by this Agreement shall be between the Board's Contract Monitor who is as follows:

For the Board:	**For the Consultant:**
Cynthia Smith, Director, Design & Construction	Kieran Wilmes
Name	Name
200 East North Avenue	11720 Beltsville Dr. Suite 600
Address	Address
Baltimore, MD 21202	Calverton, MD 20705
City, State, Zip Code	City, State, Zip Code
410-361-9212	240.965.0733
Phone Number	Phone Number
csmith03@bcps.k12.md.us	kwilmes@gparch.com
Email Address	Email Address
	26-1611439
	Tax Identification Number

With a copy to:
Director of Procurement
200 E. North Avenue, 4th Floor
Baltimore, Maryland 21202

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement as of the day first written above.

BALTIMORE CITY BOARD
OF SCHOOL COMMISSIONERS

DocuSigned by:
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Sonja B. Santelises, Ed. D.
Chief Executive Officer

CONSULTANT

By: KIERAN WILMES, PRINCIPAL/VP

APPROVED AS TO FORM AND LEGAL SUFFICIENCY 1/14/2021 | 1:56:51 PM EST
THIS DocuSigned by: OF _____, 20__

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Office of Legal Counsel

APPROVAL DIRECTOR OF PROCUREMENT

DocuSigned by:
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APPROVAL OF CONTRACTS

LEA: Baltimore City **PSC No.** 30.248.18 SR

Project Name: #207 Curtis Bay PK-8 **Bid Opening:** 4/13/22

Project Type: SR

Scope of Work: Window/Door Replacement

Basis for Award of Contract: Base bid + alts 1-4

Basis of Funding: 93% of eligible base bid + alternates 1-4 (corrected)

Local Funds: $782,000
State Funds: $1,298,000
Total Contract: $2,080,000

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	E. Pikounis Construction Co., Inc.	$2,080,000
		$2,080,000

Notes: (1) To replace all 6,972 sf 1964 windows and all 12 exterior doors. (2) Prevailing Wage Rates apply to this contract. (3) All change orders are local responsibility; change orders are not required to be submitted for State review. Final State funding is evaluated at time of project close-out. (4) Project was approved for funding in FY21, however FY 18 funds are being used.

IAC Approval Date:

BALTIMORE CITY PUBLIC SCHOOLS
IFB-22153
WINDOW AND DOOR REPLACEMENT AT CURTIS BAY ELEMENTARY SCHOOL #207
BID DUE DATE: THURSDAY, APRIL 13, 2022, 12:00 P.M. LOCAL TIME

	Responding Vendor	Item #1	Item #2	Item #3	Item #4	Item #5	Item #6	Item #7	Item #8	Grand Total
1	CAM Construction	$2,145,758.00	$24,800.00	$4,300.00	$22,800.00	$46,300.00	$227.00	$780.00	$76.00	$2,243,958.00
2	E. Pikounis Construction Co.	$1,957,000.00	$12,500.00	$13,500.00	$21,000.00	$76,000.00	$250.00	$660.00	$35.00	$2,080,000.00
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Bids Opened By: Stuart Feldman Date 4/13/2022

Bids Recorded By: Patricia Graff Date 4/13/2022

APPROVAL OF CONTRACTS

LEA: Baltimore City **PSC No.** 30.250.22 HSFF

Project Name: #007 Cecil Elementary **Bid Opening:** 02/23/2022

Project Type: Systemic Renovation

Scope of Work: Window/Door Replacement - Design

Basis for Award of Contract: Base bid

Basis of Funding: 96% of eligible base bid

Local Funds: $7,350
State Funds: $26,400
Total Contract: $33,750

State Contingency for Change Orders:

Transfer State Funds:	**Account No.**	**Amount**
Decrease Project Amount:		$0
Increase Contingency Amount:		$0
Decrease Contingency Amount:		$0
Increase Project Amount:		$0

Contract #	**Contractor**	**Total Contract**
1	Frederick Ward Associates, Inc.	$33,750
		$33,750

Notes: (1) To replace all the existing windows and doors. (2) Prevailing Wage Rates do not apply to this contract. (3) All change orders are local responsibility; change orders are not required to be submitted to the State for review. (4) Final State funding is evaluated at time of project Close-Out.

IAC Approval Date:

Baltimore City Public School
Request for Fee Proposal
Architectural Design Consultant Services
Window & Exterior Door Replacement Design Services at
Cecil Elementary School #7
Contract: RFP-20007
Solicitation: IFB-22098
Company Name: Frederick Ward Associates, Inc.
Due Date: Wednesday, February 23, 2022, by 11:00 a.m.

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window & Exterior Door Replacement Design Services at Cecil Elementary School #7.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at safeldman@bcps.k12.md.us.

Scope of Work:

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window & Exterior Door Replacement Design Services at Cecil Elementary School #7, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = $ Thirty three thousand seven hundred fifty 00/100 ($ 33,750 00)

Note: Attached MBE form for project shall be returned to City Schools together with fee proposal on a due date for review by the Minority Office on compliance with contract requirements.

For any additional information related to this request, please contact Ms. Cynthia Smith at csmith03@bcps.k12.md.us or call (410) 361-9212.

The City Schools design project manager for this project will be Fafo Asres. Please contact him at fasres@bcps.k12.md.us for existing building information or to set up site visits.

Proposal Prepared by:
Company Name: Frederick Ward Associates Inc.
Company Address: 5 S. Main St. Bel Air, MD 21014
Individual Name & Title: Cassie Hays, Marketing/BD Manager
Telephone: 410-838-7900
E-Mail: chays@fredward.com

FREDERICK WARD ASSOCIATES

5 South Main Street
P.O. Box 727
Bel Air, Maryland 21014
410-838-7900

www.frederickward.com

February 22, 2022

Mr. Stuart Feldman
safeldman@bcps.k12.md.us
Baltimore City Public Schools
Baltimore, MD

RE: Baltimore City Public School
Request for Fee Proposal
Architectural Design Consultant Services
Window and Exterior Door Replacement Design Services at the
Cecil Elementary School #7
Contract RFP-20007; Solicitation IFB-22098

Dear Mr. Feldman;

Thank you for the opportunity to allow Frederick Ward Associates, Inc. to present this proposal for architectural services for the installation of new windows and doors at Cecil Elementary School #7.

This project is to replace all of the existing windows and doors in the building. The existing doors, windows and frames are original to the 2000 renovation of the school, and are past their useful life. The request is to replace all 1,500 SF of existing windows with new pre-finished aluminum windows/frames and hardware, and all exterior doors with FRP doors, pre-finished aluminum frames and hardware, all in the existing masonry openings. The work shall meet City Schools' design standards regarding security, energy efficiency and maximum clarity of the combination thermal and security glazing. The windows at grade level shall be protected by security screening. Interior and exterior walls, including sills and lintels, shall be repaired where damaged near windows, and new window shades installed at all windows. Replacing the windows will provide a watertight environment for learning as well as increase the building's insulation values for thermal comfort.

The construction budget currently estimated for this project is $275,000

We have reviewed the scope of the project as noted and we have developed a scope of services and fee as outlined below:

Basic Services:

A. Full Service Design, Bidding and Construction Administration services for space as indicated in the project description above.
B. One (1) field survey / site visit of existing school to document conditions.
C. Perform a Code Analysis.
D. Coordination of window/door sizes, locations, etc.
E. Coordination of all design disciplines.

Phase 1 - Schematic Design:

A. Perform field survey of school to verify existing conditions and create a set of field measured

drawings for the project to continue through Schematic Design.

B. We have budgeted one meetings as a kick-off meeting for this phase of the project.

Phase 2 – 60% Submission - Design Development for review and IAC submission (if applicable):

A. We will provide an Arch/Struct DD submission package for review by client, comments and relevant changes will be incorporated into the next submission.
B. Project Specifications in Outline or Mark-up Draft form for all major sections, materials, fabrications and equipment used.
C. We will provide 3 copies of drawings, specifications and cost estimate. We have budgeted one meeting to review the 60% submission to move into the 95% CD phase.

Phase 3 – 95% Submission - Construction Documents:

A. Full set of 95% construction documents and book format specifications for review and approval. 2 copies of drawings, specifications and cost estimate.
B. We have budgeted one meeting to review the 95% submission to move into the 100% CD phase.
C. IAC/DGS Submission:
    a. 1 copies of signed and sealed drawing;
    b. 1 copies of bound specifications;
    c. 1 copies of cost estimate;
    d. Signed and sealed drawings in PDF format. Electronic signatures are acceptable per DGS;
    e. Specifications in PDF format with bookmarks;
    f. Cost estimate forms, signed, in PDF format;
    g. Design calculations.

Phase 4 – 100% Submission - Construction Documents for Permit and Bid:

Full set of 100% construction documents and book format specifications for Permit Submission:

A. Architect/engineer shall file for permit with the City;
B. PDF drawings will be submitted electronically by the architect/engineer to the City;
C. Permit application will be completed;
D. Permit application fee will be included in the design fee;
E. Signed and sealed permit drawings per the City requirements.

Bid Submission:

A. Drawings in PDF format;
B. Specifications in PDF format with bookmarks;
C. Specifications in Microsoft Word format;
D. Drawings in CAD format;

E. Final cost estimate;
F. 4 sets full size drawings;
G. 2 sets half size drawings;
H. 4 sets specifications.
I. Record documents
    a. Record drawings in PDF based on contractor's redline markups
    b. Specifications in Word format
    c. Drawings in CAD format with field changes

Anticipated Project Schedule:

a. Assumed NTP/PO: March 2, 2022
b. Project Kick-off meeting: March 9, 2022
c. 60% Submission: June 1, 2022
d. 95% and DGS Submission: August 3, 2022
e. Bid Documents Submission: September 21, 2022

Additional Services:

Additional services can be performed on an hourly basis or by a mutually agreed upon fixed fee during any of the above phases if the scope of the project changes. Examples of additional services would be:

- Making revisions to previously approved drawings or specifications;
- LEED Certification, Energy Modeling;
- Variance or Code Modification requests;
- Value Engineering-Related Design Revisions;
- Participation in any Value Engineering, Cost Remediation, or similar activities;
- Asbestos Abatement Investigation and Testing;
- Commissioning or Retro-commissioning Services other than indicated in the base scope;
- Presentations to or Coordination with Planning Councils, Commissions, or local jurisdictions;
- Any items not mentioned in scope of services above.

Reimbursable Costs:

All reimbursable costs of the project including, without limitation, building permit fees, blueprints, mileage, color renderings, copies, postage, overnight and day courier deliveries, etc. are included in the fee schedule included with this submission.

Professional Fees:

Our fee does not include bidding and construction administration, however, should you need these services we will provide a fee. Billing rates, terms and conditions, billing procedures, etc. are per contract with Baltimore City Public Schools. Thank you for the opportunity to present this proposal. Please feel free to contact me at your convenience to discuss any portion for this proposal. We look forward to working with you to create a successful project. Please indicate your acceptance by signing

and returning one copy of this proposal to our office.

MBE Participation:

The level of effort for this project is somewhat high compared to the estimated construction budget of and in order to keep our design fee down, we have eliminated MBE participation on this projects and have only a minor WBE participation percentage. To off-set this reduced MBE and WBE participation, we have overachieved our MBE and WBE percentages on the recently submitted Wolfe Street Roof Replacement proposal. Additionally, as of this proposal, we will be at 34.96% of our MBE goals and 10.10% of our WBE goals on our overall contract, thus we are still meeting these requirements. The appropriate MBE waiver forms have been completed and are included within this proposal.

Respectfully submitted,
FREDERICK WARD ASSOCIATES, INC.

Barry A. Miller, AIA
Principal Architect / Director of Architecture

Item 1C. 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 ACTIVE STATE CIP PROJECTS FOR CLOSEOUT
As of June 30, 2022

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
Cecil County											
Leeds Elementary - SR-Boiler 07.041.2021 -#10,196		**2021** **06/2020**	$311,520	$0	$311,520 **100%**	$311,520 **100%**	$-	$-	05/2021	11/2021	**7**
						◆*IAC received Form 306.6 Closeout summary on 06/22/22, pending staff action.*					
1 Active Projects	**Cecil County Total**		**$311,520**	**$0**	**$311,520**	**$311,520**	**$0**	**$0**		**1 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.

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
Dorchester County											
Cambridge/ South Dorchester High - C-Security Vestibule 09.009.2020 -#10,083		**2020** **07/2019**	$106,065	$0	$106,065 **100%**	$106,065 **100%**	$-	$-	06/2020	10/2020	**20**
◆*IAC received Form 306.6 Closeout summary on 06/01/22, pending staff action.*											
Mace's Lane Middle - C-Security Vestibule 09.015.2020 -#10,084		**2020** **07/2019**	$88,590	$0	$88,590 **100%**	$88,590 **100%**	$-	$-	08/2020	10/2020	**20**
◆*IAC received Form 306.6 Closeout summary on 06/01/22, pending staff action.*											
2 Active Projects	**Dorchester County Total**		**$194,655**	**$0**	**$194,655**	**$194,655**	**$0**	**$0**	**2 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.

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
Frederick County											
Ballenger Creek Middle - SR-Roof 10.041.2021EGRC -#10,259		**2021** **06/2020**	$361,600	$0	$361,600 **100%**	$361,600 **100%**	$-	$-	07/2021	01/2022	**5**
1 Active Projects		**Frederick County Total**	**$361,600**	**$0**	**$361,600**	**$361,600**	**$0**	**$0**		**1 Projects ready to Close**	

IAC received Form 306.6 Closeout summary on 12/14/21, pending staff action.

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.

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
Prince George's County											
Benjamin Tasker Middle - SR-Roof 16.185.2015 -#9,243		**2015** **07/2014**	$1,238,000	$0	$1,238,000 **100%**	$1,238,000 **100%**	$-	$-	06/2016	11/2017	**55**
IAC received Form 306.6 Closeout summary on 03/04/22, pending staff action.											
1 Active Projects	**Prince George's County Total**		**$1,238,000**	**$0**	**$1,238,000**	**$1,238,000**	**$0**	**$0**	**1 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.

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
Queen Anne's County											
Bayside Elementary - SR-Generator 17.021.2018 -#9,868		**2018** **07/2017**	$139,871	$0	$139,871 **100%**	$139,871 **100%**	$-	$-	06/2019	03/2020	**27**
IAC received Form 306.6 Closeout summary on 11/02/21, pending staff action.											
Grasonville Elementary - C-Addition 17.009.2018 -#9,664		**2017 LP** **2018** **07/2017**	$1,014,267	$0	$1,014,267 **100%**	$1,014,267 **100%**	$-	$-	10/2019	11/2019	**31**
IAC received Form 306.6 Closeout summary on 10/27/21, pending staff action.											
2 Active Projects	**Queen Anne's County Total**		**$1,154,138**	**$0**	**$1,154,138**	**$1,154,138**	**$0**	**$0**	**2 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.

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
St. Mary's County											
Great Mills High - SR-Roof 18.020.2019/2020 -#10,032		**2019, 2020** **07/2018**	$1,129,342	$0	$1,129,342 **100%**	$1,129,162 **100%**	$-	$180	06/2022	06/2022	**0**
						◆*IAC received Form 306.6 Closeout summary on 09/07/21, pending staff action.*					
Park Hall Elementary - SR-Roof/HVAC 18.029.2016/2017/2018/2019/2020 -#9,869		**2018, 2019, 2020** **07/2017**	$4,031,556	$0	$4,031,556 **100%**	$4,031,556 **100%**	$-	$-	06/2022	05/2020	**25**
						◆*IAC received Form 306.6 Closeout summary on 08/31/21, pending staff action.*					
2 Active Projects	**St. Mary's County Total**		**$5,160,898**	**$0**	**$5,160,898**	**$5,160,718**	**$0**	**$180**	**2 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.

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
Wicomico County											
West Salisbury Elementary - C-Replacement 22.029.2015/2017/2018/2019 -#9,675	**2017 LP** **2017, 2018, 2019** **07/2016**		$14,772,105	$0	$14,772,105 **100%**	$14,772,105 **100%**	$-	$-	03/2022	03/2019 **39**	●●●●
											◆*IAC received Form 306.6 Closeout summary on 08/05/21, pending staff action.*
1 Active Projects	**Wicomico County Total**		**$14,772,105**	**$0**	**$14,772,105**	**$14,772,105**	**$0**	**$0**		**1 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.

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-Vertical **Packaged Classroom Air Conditioning Units** 30.274.2012/2016/2020 -#10,124		**2020** **07/2019**	$2,264,550	$0	$2,264,550 **100%**	$2,264,550 **100%**	$-	$-	04/2020	10/2020	**20**
◆*IAC received Form 306.6 Closeout summary on 06/06/22, pending staff action.*											
#212 Garrett Heights Elementary - SR-HVAC 30.210.2019 -#10,036		**2019** **07/2018**	$4,047,000	$0	$4,047,000 **100%**	$4,047,000 **100%**	$-	$-	12/2019	11/2020	**19**
◆*IAC received Form 306.6 Closeout summary on 06/10/22, pending staff action.*											
#250 Dr. Bernard E. Harris, Sr. Elementary - SR-Exterior Site 30.204.2012SA -#10,044		**2019** **08/2018**	$19,995	$0	$19,995 **100%**	$19,995 **100%**	$-	$-	06/2022	12/2020	**18**
◆*IAC received Form 306.6 Closeout summary on 05/23/22, pending staff action.*											
3 Active Projects	**Baltimore City Total**		**$6,331,545**	**$0**	**$6,331,545**	**$6,331,545**	**$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.

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
13 Active Projects Statewide Totals	$29,524,461	$0	$29,524,461	$29,524,281	$0	$180		13 Projects Ready to Close	

This report includes by project the State portion of the allocation, contract and expenditures.
The data is extracted from the Capital Financial Accounting System (CFAS).
Please report any discrepancies to:
iac.pscp@maryland.gov

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.

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION (IAC)
REPORT OF ACTIVE STATE HSFF PROJECTS FOR CLOSEOUT
As of 5/31/2022

PSC/HSFF #	Project Name	Scope - Description	LEA Project Estimate	HSFF $ Requested	HSFF $ Approved	Expenditures	Date of Last Expenditure
Baltimore County							
03.089.20	Bedford Elementary	VPUs - Install Vertical Packaged Air Conditioning Units in 19 classrooms. The cost of the gymnasium will be at local expense.	$3,510,000	$1,965,600	$625,520	$625,520	11/17/20
03.194.20	Catonsville Center for Alternative Studies	VPUs - Install Vertical Package Air Conditioning Units in 12 classrooms. The cost to install the VPUs in the gymnasium will be at local expense.	$1,803,000	$1,009,680	$510,832	$510,832	11/05/21
03.133.20	Dulaney High School	VPUs - Install Vertical Package Air Conditioning Units in 50 classrooms. The cost to install the VPUs in the gymnasium will be at local expense.	$7,815,000	$4,376,400	$3,554,703	$3,554,703	07/22/21
03.168.20	Hampton Elementary	Boilers - Replace the 1998 boilers.	$535,000	$299,600	$175,682	$175,682	05/28/21
		Batlimore County Totals	**$13,663,000**	**$7,651,280**	**$4,866,737**	**$4,866,737**	

Date Printed: 5-31-22

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION (IAC)
REPORT OF ACTIVE STATE HSFF PROJECTS FOR CLOSEOUT
As of 6/30/2022

PSC/HSFF #	Project Name	Scope - Description	LEA Project Estimate	HSFF $ Requested	HSFF $ Approved	Expenditures	Date of Last Expenditure
Baltimore City							
30.069.20	Mt. Royal PK-8 #66	VPUs - Install Vertical Packaged Air Conditioning Units in 42 classrooms.	$2,100,000	$1,953,000	$1,508,460	$1,508,460	12/18/20
		Baltimore City Totals	**$2,100,000**	**$1,953,000**	**$1,508,460**	**$1,508,460**	

Date Printed: 6-30-22

Item 1D. Approval of Property Transfer – Baltimore City – Former West Baltimore Middle School Disposal

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Motion:

To approve the transfer of the former West Baltimore Middle School (Building #80), 201 N. Bend Road, Baltimore, MD, 21229, from the Baltimore City Public Schools Board of Commissioners (BOC) to the Mayor and City Council of Baltimore, as approved by the BOC on January 11, 2022, and in accordance with the *Memorandum of Understanding for the Construction and Revitalization of Baltimore City Public Schools* dated December, 2016, with the agreement that the city government will reimburse the state the outstanding bond debt service in the amount of $1,972,850.05, by the scheduled dates that will be determined by the State Treasurer's Office. The Baltimore City Government shall obtain approval of the Interagency Commission before transferring any right, title, or interest to any portion of the property.

Background Information:

Building Data:	
Size:	26.98 acres
Acres involved in transaction:	26.98 acres
Original Construction Date:	1963
State Rated Capacity:	1460
State Investment:	TBD
Outstanding State Bond Debt:	$1,972,850.05
Debt Service Payment Schedule:	TBD

On January 11, 2022, the Baltimore City Public Schools' Board of Commissioners voted to add the building to Exhibit 6 of the 21st Century Buildings Plan and expedite the surplus date of the facility from summer 2022 to the spring of the 2021-22 school year after determining that it is no longer needed for educational purposes.

The original school was constructed in 1963 at 191,836 square feet, and a 52,845-square foot addition was built in 1969. The middle school was closed in 2010, and the building has been occupied by a variety of programs since then. The future use of the building has not been determined.

Upon completion of the transfer, Baltimore City Schools and Baltimore City officials will complete a property boundary adjustment and subdivision process to transfer the land containing athletic fields into a parcel occupied by North Bend Elementary School at 181 N. Bend Road, which is located directly to the east and southeast of the former middle school, enabling the fields to be used by North Bend students.

Further action by the IAC will be required once the details of the boundary adjustment have been determined.

Item 1E. Delegated Program Extension Requests

Motion:
This item is informational and does not require IAC action.

Background Information:

The IAC has delegated authority to approve project extensions for projects funded through the Aging Schools Program, Healthy School Facility Fund, and School Safety Grant Program to the Executive Director until November 30, 2022, with any granted extensions reported to the IAC at its next meeting:

LEA	Program	Project	Extension	Status
Howard County	Aging Schools Program (FY22)	Centennial Lane Elementary School - Playground Replacement Project (13.005.22 ASP)	6 months	Approved by IAC Acting Executive Director 6/28/22

Item 1F. Baltimore City Extra $15 Million for HVAC Project Status Report

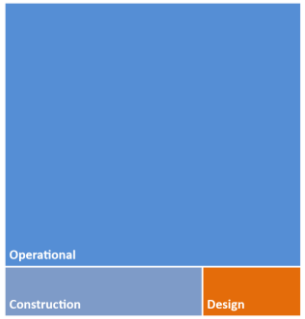
Motion:
This item is informational and does not require IAC action.

Background Information:
Please see the attached report dated as of June 29, 2022 – ***Baltimore City E15M HVAC Status Report.***

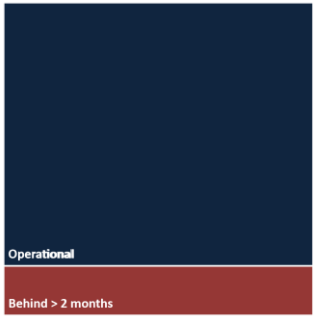
Baltimore City E15M HVAC Status Report

			Project Schedule		Project Phase					Project Status						Contract Status					
																Design Contracts			Construct Contracts		
SchoolName	ScopeOfWork	Allocation	Approved	FinishConstruct	Procurement	Design	Procurement	Construct	CurrentTask	Behind > 2months	Behind < 2 months	Behind < 1 month	On-Time	Ahead	Operational	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	$67,965	-	-	-
Callaway ES #251	Unit vent replacement	$1,611,887	02/12/19	07/01/23					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	$72,451	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	$146,100	08/13/20	$1,000,000	$1,000,000
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	08/01/22					CONSTRUCTION	●						03/12/20	$35,000	$35,000	02/11/21	$679,392	$621,772
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	08/01/22					CONSTRUCTION	●						08/28/19	$180,000	$144,000	02/11/21	$2,450,000	$2,280,789
Source: Baltimore City Public Schools, 2022-06-29		**$15,000,000**			**0**	**1**	**0**	**2**		**3**	**0**	**0**	**0**	**0**	**16**		**$1,269,745**	**$1,026,241**		**$12,230,255**	**$11,997,201**

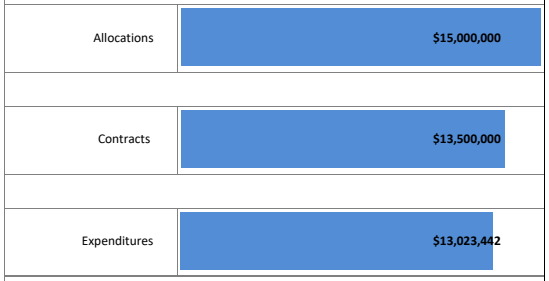
Project Phase



Project Status



Contract Status



Item 1G. Informational Facility Status Changes

Motion:
This item is informational and does not require IAC action.

Background Information:

LEA	School	Change	Effective Date
Baltimore City	Claremont School	Change of educational functions to relocate the Claremont School #307 program to the new 21st century space on the Patterson High School #405 campus and retain the Claremont building for non-educational purposes.	January 11, 2022
Baltimore City	Baltimore International Academy West	Change of educational function to expand its grades K - 2 and 6 - 8 to K - 3 and 6 - 8.	April 20, 2022
Baltimore City	Clay Hill Public Charter School	Change of educational function to expand its grades from K - 3 to K - 4.	April 20, 2022
Baltimore City	Calverton building	Change of name to Katherine Johnson Global Academy.	May 25, 2021
Baltimore City	James Mosher building	Change of name to Billie Holiday Elementary School.	April 13, 2021
Frederick	Sabillasville Elementary School	Change of educational function to convert Sabillasville Elementary School to a public charter school named Sabillasville Environmental School A Classical Charter. The charter school will open in August 2022.	August 17, 2022

Item 1H. 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 July 6, 2022 - ***Built to Learn Act Project Status Report.***

BTL Project Status Report Key

This 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:

- **O/B**: Owner / Builder. 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 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 - 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

LEA	Project	Delivery	Design	Constr	Punchlist	Notes
Anne Arundel	Hillsmere ES Replacement	O/B	100%	44%	0%	
Anne Arundel	Old Mill West HS New	O/B	100%	40%	0%	
Anne Arundel	Rippling Woods ES Replacement	O/B	100%	46%	0%	
Anne Arundel	West County ES New	O/B	100%	3%	0%	
Balt County	Bedford ES Replacement	O/B	100%	0%	0%	These projects have been requested since FY19 and didn't receive State funding so Design was delayed until funding secured.
Balt County	Northeast Area MS New	O/B	100%	7%	0%	
Balt County	Pine Grove MS Renovation / Addition	O/B	100%	1%	0%	
Balt County	Summit Park ES Replacement	O/B	100%	4%	0%	
Balt County	Lansdowne HS Replacement	O/B	97%	0%	0%	
Carroll	Westminster East MS Replacement	CMAR	100%	17%	0%	Project delayed in permitting but now underway.
Charles	J. P. Ryon ES PreK & K Addition	DBB	100%	0%	0%	LEA delayed project for MSA MOU.
Charles	Malcolm ES PreK & K Addition/Renovation	DBB	100%	4%	0%	LEA delayed project for MSA MOU.
Charles	McDonough HS Renovation/Addition	DBB	100%	0%	0%	LEA delayed project for MSA MOU.
Frederick	Waverley ES Replacement	O/B	100%	90%	0%	
Frederick	Brunswick ES Replacement	CMAR	100%	9%	0%	
Frederick	Green Valley ES Replacement	CMAR	20%	0%	0%	
Frederick	Valley ES Replacement	CMAR	20%	0%	0%	
Harford	Homestead Wakefield ES Replacement	O/B	99%	0%	0%	
Howard	Hammond HS Renovation/Addition	O/B	100%	66%	0%	
Montgomery	Clarksburg Cluster ES #9 New	CMAR	100%	20%	0%	
Montgomery	South Lake ES Renovation / Addition	CMAR	100%	20%	0%	
Montgomery	Burnt Mills ES Replacement	CMAR	100%	20%	0%	
Montgomery	Woodlin ES Replacement	CMAR	100%	20%	0%	
Montgomery	Woodward HS Replacement	CMAR	100%	40%	0%	After initial bid, project went through a redesign.
Montgomery	Stonegate ES Renovation / Addition	CMAR	100%	20%	0%	
Montgomery	Neelsville MS Replacement	CMAR	100%	5%	0%	
Montgomery	Poolesville HS Renovation / Addition	CMAR	100%	16%	0%	
Montgomery	Page ES Addition	DBB	100%	10%	0%	
Wicomico	Mardela MS/HS Addition / Renovation	CMAR	100%	0%	0%	

Reported as of 07/06/2022

Item 2. Baltimore City Gilmor School Transfer Amendment

Motion:

1. To amend the action of the IAC on August 22, 2019, approving the closure and transfer of Gilmor Elementary School by the Baltimore City Board of School Commissioners to the Mayor and City Council of Baltimore, to suspend the obligation of the City government to reimburse the State the outstanding bond debt service for so long as the building is used as a public school building, including a public charter school authorized under the laws of Maryland. This action does not affect the IAC's prior approval of the closure and transfer of the building from City Schools to the City government, nor the City government's obligation to obtain approval of the IAC before transferring any right, title, or interest to any portion of the property.
2. To approve a request by the Mayor and City Council of Baltimore to lease the former Gilmor Elementary School building, located at 1311 N. Gilmor St., Baltimore, MD 21217, to New Song Community Learning Center, Inc., the operator of a public charter school known as New Song Academy, which entered into a Charter School Agreement with the Baltimore City Board of School Commissioners effective July 1, 2020 through June 30, 2025. This approval will be retroactive to the date of the lease entered into on October 27, 2021, by and between the Mayor and City Council of Baltimore and the New Song Community Learning Center, Inc. The lease has a term of 25 years and New Song Community Learning Center, Inc. has the option of three (3) successive 5-year extensions.

Background Information:

On August 22, 2019, the IAC approved the following motion:

> *To approve the closure and transfer of the Gilmor Elementary School #107, located at 1311 N. Gilmor St., Baltimore, MD, 21217, by the Baltimore City Board of Commissioners (BOC) to the Mayor and City Council of Baltimore, approved by the BOC on January 8, 2019, and in accordance with the Memorandum of Understanding for the Construction and Revitalization of Baltimore City Public Schools dated October, 2013 and amended August 2017, with the agreement that the city government will reimburse the state the outstanding bond debt service in the amount of $824,736.94 by the scheduled dates provided by the State Treasurer's Office. The Baltimore City Government shall obtain approval of the Interagency Commission before transferring any right, title, or interest to any portion of the property.*

After this approval occurred, the City Government entered into a lease with a Charter School. Because COMAR does not require the repayment of outstanding state bond debt for facilities used for educational purposes, IAC staff recommend approval of this proposed motion.

May 5, 2022

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

Re: Gilmor Elementary School #107

Dear Mr. Gorrell:

Gilmor Elementary School #107, located at 1311-1221 N. Gilmor Street in Baltimore, was transferred from the Baltimore City Board of School Commissioners to the inventory of Mayor and City Council of Baltimore (the "City") following approval by the City's Board of Estimates on December 19, 2019.

Subsequent to this transfer, the City was approached by the New Song Community Learning Center which wanted to lease the former Gilmore Elementary School building for its educational programs. The New Song Community Learning Center is chartered by the Baltimore City Board of School Commissioners. The City entered into the lease with the New Song Community Learning Center on October 27, 2021. The New Song Charter and the Lease Agreement are attached. It is my understanding that no debt service repayment is due to be paid by the City to the State of Maryland so long as the building is used by a public charter school.

Please let me know if I can be of any further assistance. Thank you for your consideration.

Very truly yours,

JoAnn E. Levin, Chief Solicitor

Cc: Heidi Dudderar, Assistant Attorney General

Item 3. Enhanced Approval Package – Frederick Douglass - Joseph Briscoe High Schools

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Motion:
To approve the Enhanced Approval Package (EAP) for Frederick Douglass-Joseph Briscoe Renovation and Addition Project under the 21st Century Schools Buildings (21CSB) Program, contingent upon approval of the 10-year plan amendment by the Baltimore City Board of School Commissioners (BOSC) to add Douglass-Briscoe as a Renovation and Addition Project under the 21st Century Schools Buildings Program per the MOU process and procedures. Tentative approval date to be determined by City Schools.

Background Information on Project:
The EAP package includes the revised Feasibility Study updated on June 8, 2021 and Educational Specifications updated on August 10, 2021.

The proposed option #2 plan for the Douglass-Briscoe co-located high school academy is a complete renovation of the existing 252,371 Gross Square Foot (GSF) building which would include the following work resulting in a total area of 237,841 GSF:

- Demolish 13,715 GSF
- Abandon 23,071 GSF of basement space
- Add 22,256 GSF

The renovated building would have a proposed capacity of 1,193 students and a projected enrollment of 1,015 students. The updated cost of construction is projected to be $117.6 million dollars.

Background Information on Processes & Procedures:

- On Jan. 19, 2022, IAC received verbal notification at the Baltimore City-City Schools Coordinating Committee Meeting and again on Jan. 24, 2022 at the 21CSB Process Coordination meeting that Baltimore City planned to shift the Douglass-Briscoe project from the Built to Learn program to the 21CSB program.
- At the April 25, 2022 Process Coordination meeting, the IAC was informed that the MSA Board had approved on April 19, 2022 an Amended Comprehensive Finance Plan that added the Douglass-Briscoe project to the 21CSB program and involved new borrowing of $76M to generate $130.7M for the project.
- At the May 23, 2022 Process Coordination meeting, MSA reported that, “[b]y agreement between MSA and City Schools, Douglass/Briscoe is considered to be a 21st Century Plan Year 3 school funded by bonds issued by MSA.”

- On May 27, 2022, BCPSS delivered the EAP for the project to IAC for review and approval under the 21CSB program with a request to place the item on the June IAC agenda.
- On July 6, 2022, the Maryland Stadium Authority (MSA) fourth series of bonds (2022 Program Bonds) was approved by the Board of Public Works (BPW) which includes dedicated financing for the Douglass-Briscoe project under the 21CSB.

To date the IAC has not received a BOSC approved amendment to the 10-year plan or plan amendments to add Douglass-Briscoe as a Renovation and Addition Project under the 21CSB program MOU procedures.

Contingent on this item, IAC staff recommend the conditional approval of the EAP for Douglass-Briscoe to allow the design procurement processes to progress as scheduled.

May 27, 2022

Mr. Alex Donahue
Acting Executive Director
Interagency Commission on School Construction
200 West Baltimore Street, 2nd Floor
Baltimore, Maryland 21201

RE: Frederick Douglass – Briscoe Renovation and Addition Project; 21st Century Buildings Program Enhanced Approval Package

Dear Mr. Donahue:

Please find enclosed the Baltimore City Public Schools ("City Schools") Enhanced Approval Package (EAP) for the Frederick Douglass – Joseph Briscoe Renovation and Addition Project under the 21st Century Buildings Program.

In accordance with the 21st Century Program Memorandum of Understanding ("MOU") and included in the submitted EAP is the Feasibility Study for the project, the large-scale drawings for the study, the Educational Specifications, and the 102.1 form.

The Baltimore City Board of School Commissioners approved the EAP by vote on August 24, 2021.

We, with our partners in the 21st Century Buildings Program, would request that the EAP approval item for this project be included on the June IAC agenda.

Should you have any questions or concerns, please contact Cyndi Smith, csmith03@bcps.k12.md.us. Thank you for your consideration in this matter.

Sincerely,

Dr. Lynette K. Washington
Chief Operating Officer

Cc: Cynthia Smith, Director, Facilities Design & Construction
Michael McBride, Interim Executive Director, 21st Century Buildings

APG Public School Construction Program: Capital Improvement Program / Built to Learn Act Form 102
Request for Planning and/or Funding for Major School Construction Projects

IAC Interagency Commission on School Construction

PSC No.:	30.111	Did this project receive prior funding?	No	FUNDING PROGRAM:	CIP PROJECT		BUILT TO LEARN PROJECT		21C Program
LEA:	Baltimore City Public Schools			REQUEST TYPE:	PLANNING	X	FUNDING	X	
SCHOOL NAME:	Frederick Douglass HS #450 and Joseph C. Briscoe SPED MH #345 @ Bldg #451			FY:	2023		Date Submitted:		
ADDRESS:	2301 Gwynns Falls Parkway			PRIORITY #:			Revised Date:		
PROJECT TYPE:	NEW		ADDITION X	REPLACEMENT		RENEWAL/RENOV.: X	LIMITED RENOVATION		
							STATE-OWNED RELOCATABLES		
COOPERATIVE USE	X	PROTOTYPE DESIGN				COST SHARE %	STATE 100%	LOCAL 0%	
HIGH PERFORMANCE	X								
SCHOOL NUMBER	450 & 345	GRADES	9-12	SRC	1496				

		EXPECTED FIVE-YEAR PROGRAM FUNDING REQUESTS								TOTAL:
CURRENT FUNDING REQUEST:		FY2024	$0	FY2025	$0	FY2026	$0	FY2027	$0	FY2028	$0	$0
TOTAL PRIOR STATE FUNDS:	$0											
DATE PLANNING APPROVED:												

1. SITE: Acreage 32.70 | Date IAC Approved | MHT Category # | Date of MHT Review | In PFA | Water | Sewer

2. EXISTING FACILITY:

	Gross SF	Date	RENOVATED Gross SF	RENOVATED Date	DEMOLISHED Gross SF	DEMOLISHED Date	TOTAL Gross SF
ORIGINAL	220,318	1927	205,769	1983			220,318
ADDITION	32,053	1954	23,887	1983			32,053
ADDITION			7,749	2000			-
ADDITION			8,166	2001			-
ADDITION			6,800	2010			-
TOTAL	252,371		252,371		-		252,371

LEA Proposed Scope for Renovation/Demolition

GSF to be Renovated	GSF to be Demolished	Cooperative-Use Space
-	-	-

3. PROPOSED SCOPE:

a. State Scope Previously Approved: FY

Gross Square Footage: New | Approved Enrollment | Addition | Renovation | Demolition

Cooperative-Use Space GSF: **WITHIN** above GSF: New | CUS Addition | CUS Renovation

b. State Scope Currently Proposed:

Proposed Enrollment: 1015

Gross Square Footage: New | Addition | Renovation: - | Demolition: -

Cooperative-Use Space GSF: **WITHIN** above GSF: New | CUS Addition | CUS Renovation

c. LEA Scope:

Proposed Capacity: 1193

Gross Square Footage: New | Addition: 22256 | Renovation: 215,585 | Demolition: 13,715

Cooperative-Use Space GSF: **WITHIN** above GSF: New | CUS Addition: 0 | CUS Renovation: 3,000

IAC
Interagency Commission on School Construction

4. DESCRIPTION & JUSTIFICATION: (What do you wish to accomplish with this project)

SQUARE FOOTAGE CALCULATIONS

Existing Building	**252,371**
Demolition	**(13,715)**
Abandoned/Not Renovated	**(23,071)**
New Additions	**22,256**
NEW TOTAL SF	**237,841**

5. ENROLLMENT PROJECTIONS (Requested and Adjacent Schools)	Year→	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	Difference
	SRC	Current Enrollment	FTE	FTE	FTE	FTE	FTE	FTE	FTE	SRC-FTE
Frederick Douglass High School #450 (Requested)	1,276	759	921	921	921	921	921	921	921	355
Joseph C. Briscoe MH #345 (Requested)	220	58	94	94	94	94	94	94	94	126
										0
										0
										0
										0
TOTAL:	1,496	817	1,015	1,015	1,015	1,015	1,015	1,015	1,015	481

Proposed Enrollment based on SRC and 7-year FTE.
Note: To determine the proposed enrollment for a new school, enter the SRC and 7 year enrollments for the Adjacent School(s). **1,015**

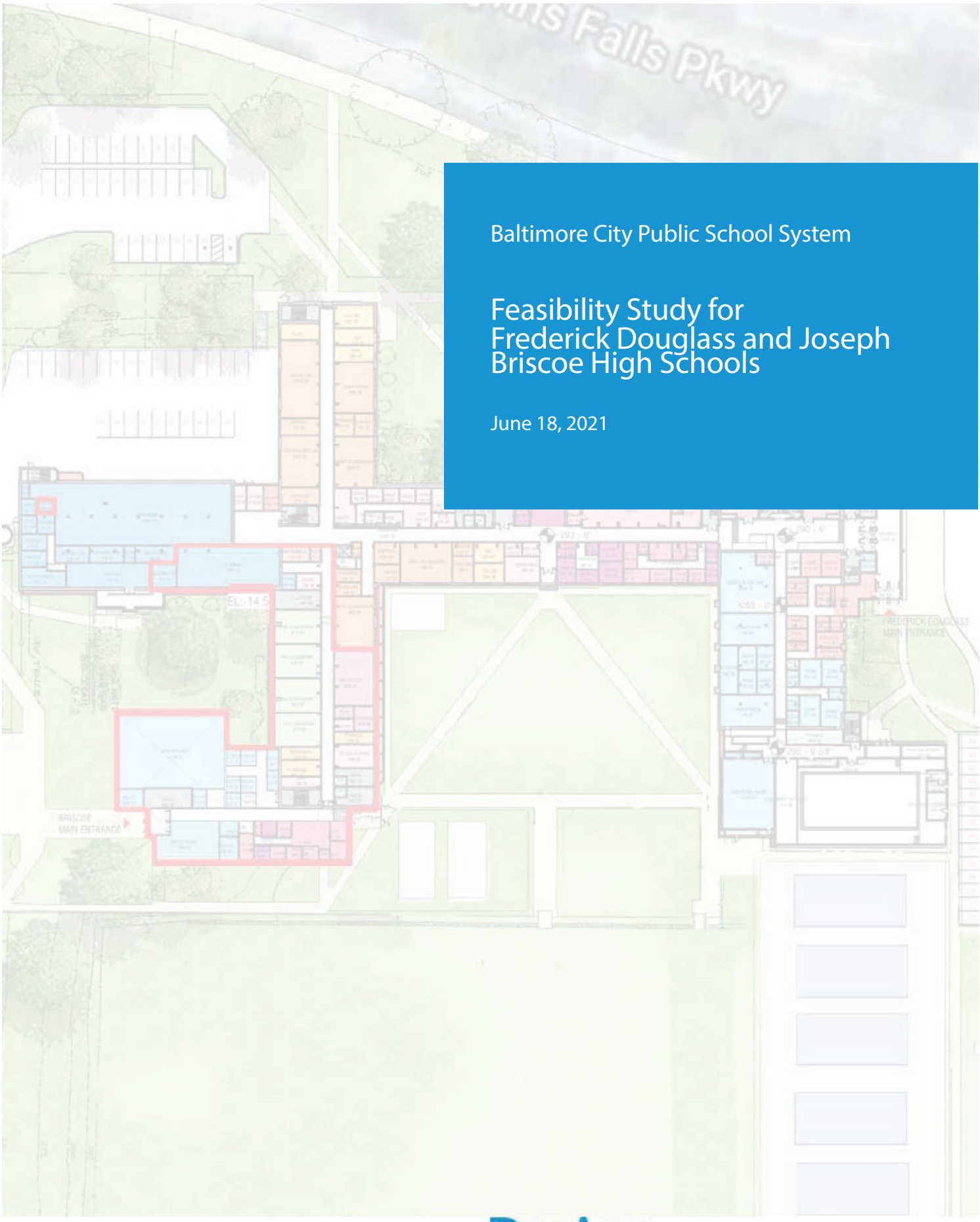
6. BUDGET:	**Total Estimated Project Budget**	**Estimated Local Funds**	**Estimated Net State Funding**
Design	$ 7,473,187	-	$ -
Building	$ 82,481,445	$ -	$ -
Site Development	$ 4,436,668	$ -	$ -
Other (Furniture and Fixtures, etc.)	$ 7,441,711	$ -	$ -
Total Construction Cost	**$ 101,833,011**	**$ -**	$ -
Contingency	$ 14,127,747	$ -	$ -
High Performance Costs (Administrative only)	$ 1,738,000	$ -	$ -
Total	**$ 117,698,758**	**$ $ -**	$ -

7. SCHEDULE:

Feasibility Study:	6/18/21	Ed Spec:	8/10/21	Estimated Bid:	TBD
Schematic Design:	TBD	Design Development	TBD	Estimated Construction:	TBD
Const. Document:	TBD			Est. Project Completion:	TBD

Actual Bid:	
Actual Construction:	
Actual Project Compl.:	

Revised 7/2021



Baltimore City Public School System

Feasibility Study for Frederick Douglass and Joseph Briscoe High Schools

June 18, 2021

Design Collective

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TABLE OF CONTENTS


ACADEMY
OF
INNOVATION

SECTION A.

EXECUTIVE SUMMARY

The feasibility study for the co-location of Frederick Douglass High School and Joseph C. Briscoe Academy is being developed in conjunction with other City Schools high school feasibility studies. Baltimore City Schools is focusing on high schools to maximize the impact to as many students, across as many communities as possible. It also increases the ability to offer robust academic programming that leads to college and career readiness. The funding for the projects is tied to the Built to Learn Act of 2020 (HB1/SB1). After all the studies are finalized, a decision will be made as to which building(s) and option(s) move forward. The purpose of the feasibility study is to determine the optimal location of all program elements within the building footprint, and on the site to serve as the basis for the design and for use in establishing the budget. The feasibility concept options will be developed based on the educational specification program prepared by 21st Century School Buildings program.

The co-location of Joseph C. Briscoe with Frederick Douglass aligns with City Schools focus on the inclusion of our separate public day schools to ensure these students have access to quality and healthy buildings. The plan is to relocate the Joseph C. Briscoe Academy to be housed in a renovated Douglass facility designed for a shared campus for two separate schools. The two programs must remain as separate schools, thus this project is a co-location and not a merger.

The 21st Century School Buildings Plan is the collective effort of Baltimore City Public Schools, the Maryland Stadium Authority, the City of Baltimore, and Maryland's Interagency Committee on School Construction. Their mission focuses on building adaptable, sustainable and high-quality schools that inspire learning, support educational success and engage the community through recreational opportunities and school partnership programs. This is a direct result of the facility operations management and cost-effective, timely school design and construction process that incorporates new education programs, student-based learning opportunities and local hiring. The plan makes an effort to be good stewards of Maryland taxpayer dollars and champions for education, economic development and neighborhood revitalization in the City of Baltimore.

A feasibility study allows the design team to recommend a design strategy by studying existing conditions, producing site specific design options and analyzing the feasibility of those options based on compliance with the educational specifications, construction cost and logistics and phasing.

There are three feasibility design options. The first, a strategic renovation, proposes to perform targeted renovations to all spaces in order to improve the teaching/learning environment while making the least physical impact on the existing building. This approach meets state requirements by improving the existing mechanical, electrical, plumbing, fire safety, life safety, telecommunications, IT and security systems. It also includes an enhancement of all existing interior finishes, both aesthetic and functional, and the building's envelope.

The second, modernization, proposes a complete renovation of the existing facility with the construction of new spaces where needed. This option requires the entire existing building undergo extensive renovations to include life safety code compliance upgrades, accessibility compliance upgrades, compliance with the educational specifications and replacement of all systems, finishes and equipment. Site design will be addressed in order to resolve traffic patterns, parking, stormwater management and requirements for athletic fields.

The final option in a feasibility study is typically replacement, proposes to construct an entirely new facility on the existing site. However due to the historic nature of the existing Frederick Douglass building this option was not pursued for this study. Instead, a third, modernization with major additions, proposes a complete renovation of the existing facility with the construction of new spaces to bring the existing building up to the current educational specifications. This option requires the entire existing building undergo extensive renovations to include life safety code compliance upgrades, accessibility compliance upgrades, compliance with the educational specifications and replacement of all systems, finishes and equipment. Site design will be addressed in order to resolve traffic patterns, parking, stormwater management and requirements for athletic fields.


17:58
HOME
GUEST
PERIOD
PLAYER FOUL
FOULS
SCORE
MATCH
30
SMASH

SECTION B.

SUMMARY EDUCATIONAL SPECIFICATIONS

DRAFT - 03.12.21- CTE Revisions		450 FREDERICK DOUGLASS H								345 JOSEPH BRISCOE MH								Comments
	ROOM/SPACE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	
01 ADMINISTRATION																		
01.01 Main Office						2,345								1,595				
01 01.01	GENERAL-RECEPTION		1	600	600						1	400	400					
01 01.02	CONFERENCE		1	250	250						1	250	250					
01 01.03	WORKROOM		1	250	250						1	150	150					
01 01.04	STORAGE		1	150	150						1	100	100					
01 01.05	SECURE STORAGE		1	75	75						1	75	75					
01 01.06	PRINCIPAL		1	200	200						1	200	200					
01 01.07	ADMINISTRATIVE ASSISTANT		1	100	100						0	100	0					
01 01.08	FLEX OFFICE		2	100	200						1	100	100					
01 01.09	COAT CLOSET		1	20	20						1	20	20					
01 01.10	ATTENDANCE OFFICE		1	100	100						0	100	0					
01 01.11	FINANCIAL SECRETARY		1	100	100						0	100	0					
02 01.12	PARENT SUPPORT SPACE		1	150	150						1	200	200					off of the reception area
02 01.13	CUMULATIVE STORAGE		1	150	150						1	100	100					
01.02 Distributed Administration						600								150				
01 02.01	VICE PRINCIPAL / ADMINISTRATOR		4	150	600						1	150	150					spread out in building
01.03 Faculty Support						400								250				
01 03.01	FACULTY LOUNGE		1	400	400						1	250	250					
02 STUDENT SERVICES																		
02.01 Guidance						1550								700				
02 01.01	OFFICE		5	100	500						2	100	200					
02 01.02	WAITING/RECEPTION		1	200	200						1	200	200					
02 01.03	CONFERENCE		1	250	250						0	200	0					
02 01.04	CAREER CENTER		1	250	250						1	200	200					
02 01.05	STORAGE		1	100	100						1	100	100					
02 01.06	TESTING		1	100	100						0	100	0					
02 01.07	CUMULATIVE STORAGE		1	150	150						0	100	0					
02.02 Health Suite						1,045								900				
02 02.01	WAITING AREA		1	200	200						1	150	150					
02 02.02	EXAM ROOM/TREATMENT		2	100	200						2	100	200					
02 02.03	STUDENT REST AREA		2	150	300						2	150	300					
02 02.04	OFFICE		1	125	125						1	100	100					
02 02.05	STORAGE		1	70	70						1	50	50					
02 02.06	STUDENT TOILET - LARGE		1	100	100						1	100	100					
02 02.07	STUDENT TOILET		1	50	50						0	50	0					
02.03 Related Services						2660								2695				
02 03.01	PSYCHOLOGIST		3	100	300						3	100	300					
02 03.02	SOCIAL WORKER		3	100	300						3	100	300					
02 03.03	FLEX OFFICE		2	100	200						2	100	200					
02 03.04	RECORDS STORAGE		2	125	250						1	125	125					
02 03.05	CONFERENCE		1	200	200						1	200	200					
02 03.06	SPECIAL ED OFFICE		3	120	360						1	120	120					
02 03.07	WHOLENESS ROOM		2	400	800						1	400	400					
02 03.08	DE-ESCALATION ROOM		0	500	0						2	400	800					cluster with offices for oversight
02 03.09	RECEPTION		1	250	250						1	250	250					
02.04 Student Services						300								350				
02 04.01	SCHOOL STORE		1	175	175						1	175	175					near cafeteria
02 04.02	SGA STORAGE		1	125	125						1	175	175					
03 TEACHING AND LEARNING																		
03.01 Classrooms						18,000								0				
03 01.01	GENERAL	5	5	900	4500		125			0	0	850	0		0			
03 01.02	ELA	5	5	900	4500		125			0	0	850	0		0			
03 01.03	MATH	5	5	900	4500		125			0	0	850	0		0			
03 01.04	SOCIAL STUDIES	5	5	900	4500		125			0	0	850	0		0			
03.02 Shared Spaces						5,600								1,400				
03 02.01	COLLABORATIVE LEARNING AREA		5	400	2000						0	400	0					
03 02.02	RESOURCE		4	300	1200						2	200	400					
03 02.03	TEACHER PLANNING		4	300	1200						2	300	600					
03 02.04	STORAGE		4	300	1200						2	200	400					
04 SPECIAL EDUCATION																		
04.01 General						7,500								4,900				
04 01.01	CLASSROOM - MIDDLE	0	0	900	0				0	3	3	700	2100				30	
04 01.02	CLASSROOM - HIGH	8	8	900	7200				80	4	4	700	2800				40	
4.0 01.03	LIFESKILLS LAB									0	0	1000	0				0	
04 01.04	PRIDE SUPPORT	0	1	300	300													

DRAFT - 03.12.21- CTE Revisions		450 FREDERICK DOUGLASS H								345 JOSEPH BRISCOE MH								Comments
	ROOM/SPACE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	
05 SCIENCES																		
05.01 Science Labs						14,000								900				
05 01.01	BIOLOGY	4		1400	5600		100			0		900	0				0	
05 01.02	CHEMISTRY	3		1400	4200		75			1		900	900				10	
05 01.03	PHYSICS	3		1400	4200		75			0		900	0					
05.02 Science Support						1,700								450				
05 02.01	PREP		5	250	1250						2	150	300					
05 02.02	STORAGE		1	200	200						0	100	0					
05 02.03	CHEMICAL STORAGE		1	50	50						1	50	50					
05 02.04	GREENHOUSE		1	200	200						1	100	100					
06 FINE ARTS																		
06.01 Visual Art						2,800								1,250				
06 01.01	ART STUDIO	1	1	1200	1200		25			1	1	1000	1000		0		10	
06 01.02	ART STUDIO - 3D	1	1	1200	1200		25			0	0	1200	0		0		0	
06 01.03	GRAPHICS MEDIA STUDIO		0	1000	0		0				0	1000	0		0			
06 01.04	STORAGE		2	150	300						1	150	150					
06 01.05	KILN / CERAMIC STORAGE		1	100	100						1	100	100					
									0									
06.02 Music						3,265								275				
06 02.01	INSTRUMENTAL MUSIC	1	1	1500	1500		25			0	0	800	0				0	
06 02.02	VOCAL MUSIC	1	1	1000	1000		25			0	0	1000	0		0			
06 02.03	PRACTICE ROOM		2	60	120						0	60	0					
06 02.04	INSTRUMENT STORAGE		1	350	350						1	200	200					
06 02.05	UNIFORM STORAGE		1	220	220						0	100	0					
06 02.06	OFFICE		0	120	0						0	120	0					
06 02.07	LIBRARY / MUSIC STORAGE		1	75	75						1	75	75					
06.03 Drama						1,600								0				
06 03.01	BLACKBOX	1	1	1500	1500		25				0	900	0		0			share with dance studio
06 03.02	CONTROL ROOM		1	100	100						0	100	0					
06.04 Auditorium						8,250								0				
06 04.01	THEATER / AUDITORIUM		1	5000	5000						0	4500	0					
06 04.02	STAGE W/ MODIFIED ORCHESTRA PIT		1	2000	2000						0	2000	0					
06 04.03	TICKET BOOTH / OFFICE		1	100	100						0	100	0					
06 04.04	CONTROL ROOM		1	150	150						0	150	0					
06 04.05	COSTUME / PROP STORAGE / SET STOR		1	600	600						0	300	0					
06 04.06	DRESSING ROOMS		2	150	300						0	150	0					
06 04.07	STUDENT TOILET		2	50	100						0	50	0					
08 TECHNOLOGY EDUCATION																		
08.01 Technology Lab						2,900								0				
08 01.01	TECH LAB	1	1	900	900		25				0	800	0				0	
08 01.02	PROJECT / MATERIAL STORAGE		2	300	600						0	100	0					
08 01.03	MAKER SPACE	1	1	1400	1400		25			0	0	1000	0				0	
08.02 ROTC						2,900								0				
08 02.01	CLASSROOM	2	2	850	1700		50			0	0	850	0		0			
08 02.02	CHANGING ROOM		2	150	300						0	150	0					
08 02.03	UNIFORM STORAGE		1	240	240						0	240	0					
08 02.04	SUPPLIES		1	200	200						0	200	0					
08 02.05	ARMORY		1	100	100						0	100	0					
08 02.06	OFFICE		1	200	200						0	200	0					
08 02.07	BOOK STORAGE		1	20	20						0	20	0					
08 02.08	CADET OPERATIONS		1	140	140						0	140	0					
08.03 CTE - Junior Achievement						900								0				
08 03.01	CLASSROOM	1	1	900	900			20		0	0	900	0				0	
08 03.02	PROJECT / MATERIAL STORAGE		0	100	0						0	100	0					
08.04 CTE - Law & Leadership						1,500								0				
08 04.01	CLASSROOM + LAB	1	1	1500	1500			20		0	0	1500	0				0	
08.05 CTE - INDUSTRY PARTNERSHIP TO BE DETERMINED						1,800								0				
08 05.01	CLASSROOM	2	2	900	1800			40		0	0	900	0				0	
08 05.02	CONTROL ROOM		0	200	0						0	200	0					
08 05.03	STUDIO	0	0	900	0			0			0	900	0					
08 05.04	STORAGE		0	200	0						0	200	0					

DRAFT - 03.12.21- CTE Revisions		450 FREDERICK DOUGLASS H								345 JOSEPH BRISCOE MH								Comments
	ROOM/SPACE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	
08.06 CTE - Construction						0								3,000				
08 06.01	CLASSROOM + LAB	0	0	2000	0					1	1	2000	2000				10	shared between FDHS and Briscoe
08 06.02	TOOL STORAGE		0	200	0						1	200	200					
08 06.03	TEACHER OFFICE		0	700	0						0	100	0					
08 06.04	LOCKERS + CHANGING ROOMS		0	150							2	150	300					
08 06.05	MATERIAL STORAGE		0	500	0						1	500	500					
09 PHYSICAL EDUCATION																		
09.01 Physical Education						20,850								3,500				
09 01.01	GYMNASIUM	2	1	10000	10000		50				0	10000	0					
09 01.02	AUXILIARY GYM		0	3500	0					1	1	3500	3500				10	
09 01.03	WRESTLING	1	1	2000	2000		25				0	2500	0					
09 01.04	FITNESS/WEIGHT TRAINING	1	1	1500	1500		25				0	1500	0		0			
09 01.05	DANCE/ACTIVITY ROOM	0	0	1500	0		0			0	0	1500	0		0			
09 01.06	HEALTH CLASSROOM	1	1	850	850		25				0	850	0		0			
09 01.07	POOL (existing)		1	6500	6500		0				0	850	0		0			
09.02 Support						6,475								1,020				
09 02.01	LOCKER ROOMS		2	850	1700						2	100	200					
09 02.02	SHOWERS/TOILETS		2	200	400						2	100	200					
09 02.03	TEAM ROOMS		4	300	1200						0	300	0					
09 02.04	PE TEACHER/COACH OFFICE		2	200	400						0	200	0					
09 02.05	COACH LOCKERS/TOILET		2	90	180						0	90	0					
09 02.06	ATHLETIC DIRECTOR OFFICE		1	120	120						1	120	120					
09 02.07	TRAINING / WHIRLPOOL		1	120	120						0	120	0					
09 02.08	LAUNDRY / TOWELS		1	100	100						0	100	0					
09 02.09	CONCESSION / TICKETS		1	100	100						0	100	0					
09 02.10	OUTDOOR STORAGE		1	350	350						1	100	100					
09 02.11	INDOOR STORAGE		1	600	600						1	200	200					
09 02.12	ATHLETIC STORAGE		1	800	800						1	100	100					
09 02.13	ADAPTIVE PE STORAGE		1	125	125						0	125	0					
09 02.14	OFFICIALS LOCKERS		2	90	180						0	90	0					
09 02.15	INDIVIDUAL LOCKER ROOM		1	100	100						1	100	100					
10 MEDIA																		
10.01 Media Center						4,975								1,325				
10 01.01	MEDIA ROOM		1	4000	4000						1	1000	1000					
10 01.02	OFFICE / WORKROOM		1	225	225						1	125	125					
10 01.03	HEAD END ROOM		1	150	150						0	150	0					
10 01.04	GENERAL STORAGE		1	300	300						1	200	200					
10 01.05	PROJECT ROOM		3	100	300						0	100	0					
10.02 Communications						450								0				
10 02.01	TV / VIDEO STUDIO	0	0	800	0		0				0	800	0					
10 02.02	CONTROL / EDITING		0	150	0						0	150	0					
10 02.03	PUBLICATIONS LAB		1	450	450						0	450	0					
10 02.04	STORAGE		0	100	0						0	100	0					
10 02.05	GRAPHICS LAB	0	0	950	0		0			0	0	950	0			0		
11 FOOD SERVICES																		
11.01 Dining						5,000								1,900				
11 01.01	DINING		1	5000	5000						1	1800	1800					for Briscoe, install screen and projection system
11 01.02	FURNITURE STORAGE		0	200	0						1	100	100					
11.02 Food Service						2,770								350				
11 02.01	KITCHEN		1	800	800						0	800	0					
11 02.02	SERVING		2	250	500						1	250	250					
11 02.03	OFFICE		1	100	100						0	100	0					
11 02.04	WALK-IN FREEZER		1	175	175						0	175	0					
11 02.05	WALK-IN CHILLER		1	175	175						0	175	0					
11 02.06	DRY STORAGE		1	350	350						0	250	0					
11 02.07	DISH ROOM / TRAY RETURN		1	300	300						0	300	0					
11 02.08	SOAP STORAGE		1	50	50						0	50	0					
11 02.09	CAN WASH		1	50	50						0	50	0					
11 02.10	LOCKER / TOILET		1	120	120						0	120	0					
11 02.11	RECEIVING		1	150	150						1	100	100					

DRAFT - 03.12.21- CTE Revisions		450 FREDERICK DOUGLASS H								345 JOSEPH BRISCOE MH								Comments
	ROOM/SPACE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	
12 BUILDING SERVICES																		
12.01 Maintenance/Operations						2,370								1,040				
12 01.01	RECEIVING		1	200	200						0	200	0					
12 01.02	CENTRAL STORAGE		1	350	350						1	200	200					
12 01.03	OPERATIONS OFFICE		1	140	140						0	140	0					
12 01.05	SECURITY OFFICE		1	120	120						1	120	120					
12 01.06	CUSTODIAL CLOSET		6	60	360						2	60	120					
12 01.07	RECYCLING		1	200	200						0	200	0					
12 01.08	OUTDOOR STORAGE		1	100	100						1	100	100					
12 01.09	CUSTODIAL STORAGE CLOSET		2	100	200						2	100	200					
12 01.10	ATTIC STOCK STORAGE		1	600	600						1	200	200					
12 01.11	LACTATION ROOM		1	100	100						1	100	100					
12.02 Toilet						500								300				
12 02.01	STAFF TOILET		10	50	500						6	50	300					
13 COMMUNITY SPACE																		
13.01 Family Resource Suite						400								670				
13 01.01	FAMILY RESOURCE ROOM		1	225							1	495						Briscoe - allows for culinary use (DW, Refrig, Stove, Sink, Counter space), locate near HS classrooms w/ easy route to front office
					225								495					
13 01.02	COMMUNITY SCHOOLS COORD. OFF		1	125	125						1	125	125					
13 01.03	TOILET		1	50	50						1	50	50					
13.02 Others						275								0				
13 02.01	ALUMNI OFFICE		1	200	200						0	100	0					
13 02.02	ALUMNI STORAGE		1	75	75						0	50	0					
13.03 Service						400								400				
13 03.01	PANTRY		1	200	200						1	200	200					
13 03.02	PERSONAL CARE		1	100	100						1	100	100					
13 03.03	LAUNDRY		1	100	100						1	100	100					
13.04 Undesignated space						855								0				
13 04.01	TBD		1	855	855						0	0	0					
	Total Capacity								**1,083**							**110**		
	Total Teaching Stations					56								11				
	Total Net Square Footage				126,935									29,320				
	GROSS AREA PER SCHOOL				177,709									41,048				
	TOTAL AREA + CAPACITY				**218,757**	*area*								**1,193**	*capacity*			

*While the capacity of the school is designed per the numbers above, furniture should be estimated and purchased assuming a use of 30 students per classroom.

Notes:

1. Gold highlight indicates program elements shared between Frederick Douglass and Joseph Briscoe.

SECTION C.

PROPOSED BUDGET

FREDERICK DOUGLASS HIGH SCHOOL ADDITION/ RENOVATION JOSEPH BRISCOE ACADEMY CO-LOCATION

Project Summary:

This project includes 3 options of selective renovation and addition of the existing Frederick Douglass Facility.

Building Area Summary:

GSF option 1: 254,416 SF

GSF option 2: 260,912 SF

GSF option 3: 279,227 SF

Site Acres:

All Options: 28.90 Acres

1.OVERVIEW

The subject submission provides estimates of hard construction costs. Given the progress nature of the information provided, technical scope interpretations have been made in order to account for all of the costs necessary to deliver a completed facility. We have assumed construction operations will be confined to the contract limits of the subject project. Our labor costs are based on the Baltimore City prevailing wage scale. We have added a Cost Escalator to adjust for the inflationary effects that will occur between now and the time of bid. There are numerous soft costs and secondary scope issues with cost implications associated with a construction project, today. For further information on these, please refer to the Special Notes and Additional Notes and Clarifications sections of this report.

2.SPECIAL NOTES

1. HAZMAT abatement is included, see line item in each estimate.

2. Assume all existing floor finishes are to be replaced. Removal of existing finish floors includes removal of 1927 wood flooring under 1983 VCT tile. New finish floors include lightweight concrete infill under VCT tile. Corridors are assumed to be terrazzo under VCT tile. Corridor terrazzo will be exposed, repaired, and restored.

3. Assume all ceiling systems are to be replaced. Existing classroom and corridor ceilings are ACP type ceilings suspended beneath original plaster ceilings. Demolition will include both ceiling systems. The original plaster classroom ceilings are assumed to require abatement.

4. Assume replacement of all roof surfaces with new TPO system.

5. Assume all aluminum window systems are to remain. Where P-TAC unit louvers have been installed within window units the unit will be removed and the window re-glazed. Additional cost for masonry and brick veneer repair at sills and other mechanical openings is included.

6. Assume standard spread footing foundations for additions.

7. All estimates include work to upgrade the pool and deck, including pool equipment and filtration replacement, floor and wall tile replacement, new pool accessories (lane lines, starting blocks, life saving equipment), and the addition of acoustic baffeling.

8. Two new pre-engineered greenhouses are included in all estimates.

9. All estimates include the cost for provisions to use the school as a MEMA shelter by means of a docking generator station. Actual MEMA requirements will be determined during design.

10. All estimates reflect the cost of new CCTV and access control systems.
11. Midpoint of construction assumed to be 5/1/2024.
12. We have assumed a CMR project delivery for all 3 options.

3.COST ESTIMATES

SCHEME 1

ADDITION FEASIBILITY COST ESTIMATE - BRISCOE / DOUGLASS HS - 16JUN21

MK CONSULTING ENGINEERS, LLC
3300 CLIPPER MILL ROAD
SUITE 201
BALTIMORE, MD 21211

DOUGLAS -BRISCOE HS - A RENOVATION
2301 Gynns Falls Parkway, Baltimore, MD 21217
Design Collective / Samaha
Date Prepared : 6/16/2021
Type of Estimate : Feasibility
GSF : 254416

MK Estimator:GEORGE BAKALYAR

Section	Description	Quantity	Unit	Total Price	Section Cost	Division Cost	
DIV 01 GENERAL CONDITIONS					-	5,785,000.00	22.92
01 00 00	General Requirements			-	5,785,000.00		-
	General Conditions (Supervision and General Requirements)	1.00	LS	5,785,000.00			-
DIV 02 EXISTING CONDITIONS - DEMOLITION						3,841,147.68	15.22
02 41 16	Structure Demolition			-	2,855,638.92		-
02 26 00	Hazardous Material Assessment			-	985,508.76		-
DIV 03 CONCRETE						644,776.87	2.55
03 30 00	Cast-in-Place Concrete			-	644,776.87		-
DIV 04 MASONRY						498,022.24	1.97
04 20 00	Unit Masonry			-	498,022.24		-
DIV 05 METALS						866,347.30	3.43
05 12 00	Structural Steel Framing			-	665,397.30		-
05 50 00	Metal Fabrications				65,050.00		-
05 51 00	Metal Stairs			-	135,900.00		-
DIV 06 WOOD, PLASTICS, AND COMPOSITES						328,653.38	1.30
06 10 00	Rough Carpentry			-	102,425.00		-
06 40 23	Interior Architectural Woodwork			-	226,228.38		-
DIV 07 THERMAL AND MOISTURE PROTECTION						2,865,749.36	11.36
07 13 00	Sheet Waterproofing			-	2,257.08		-
07 26 13	Above-Grade Vapor Retarders			-	3,111.00		-
07 27 36	Spray Polyurethane Foam Insulating Air Barrier System			-	2,395.56		-
07 54 00	Thermoplastic Membrane Roofing			-	2,719,230.72		-
07 84 00	Firestopping			-	61,100.00		-
07 90 05	Joint Sealants			-	77,655.00		-
DIV 08 OPENINGS						2,273,276.04	9.01
08 11 13	Hollow Metal Doors and Frames			-	176,114.68		-
08 43 13	Aluminum-Framed Storefronts			-	193,700.00		-
08 14 16	Flush Wood Doors			-	275,292.82		-
08 33 23	Overhead Coiling Doors			-	19,235.19		-
08 71 00	Door Hardware			-	814,050.00		-
08 44 13	Glazed Aluminum Curtain Walls			-	403,202.00		-
08 80 00	Glazing			-	363,441.36		-
08 91 00	Louvers			-	28,240.00		-
DIV 09 FINISHES						6,933,697.05	27.47
09 21 16	Gypsum Board Assemblies			-	3,183,315.00		-
09 83 11	Fixed Utility Sound Absorptive Panels			-	84,435.00		-
09 51 00	Acoustical Ceilings			-	934,027.75		-
09 30 00	Tiling			-	489,300.72		-
09 65 00	Resilient Flooring			-	860,164.60		-
09 67 23	Resinous Flooring				237,882.13		-
09 64 66	Wood Athletic Flooring			-	200,688.50		-
09 90 00	Painting and Coating			-	943,883.36		-
DIV 10 SPECIALTIES						1,097,548.10	4.35
10 11 00	Visual Display Services				240,000.00		-
10 14 00	Signage			-	119,685.00		-
10 21 13.19	Plastic Toilet Compartments			-	88,008.00		-
10 22 26	Operable Partitions		sf	-	158,440.00		-
10 28 13	Toilet Accessories				59,563.00		-
10 44 00	Fire Protection Specialties			-	15,732.50		-
10 51 00	Lockers			-	386,919.60		-
10 56 13	Metal Storage Shelving			-	29,200.00		-
DIV 11 EQUIPMENT						1,131,575.70	4.48
11 31 00	Residential Appliances				28,525.00		-
11 40 00	Foodservice Equipment			-	400,000.00		-
11 52 13	Projection Screens			-	35,660.00		-
11 61 00	Theater and Stage Equipment			-	434,236.70		-
11 66 23	Gymnasium Equipment			-	119,904.00		-
12 66 13	Telescoping Bleachers				113,250.00		-
DIV 12 FURNISHINGS						1,207,465.35	4.78
12 20 00	Window Treatments				116,553.78		-
12 32 16	Manufactured Plastic-Laminate-Clad Casework				979,611.57		-
12 35 51	Music Education Storage Casework			-	37,100.00		-
12 56 51	Library Furniture			-	74,200.00		-
DIV 13 Special Construction						537,106.00	2.13
13 34 13.13	Greenhouses			-	52,050.00		-
13 11 00	Swimming Pools			-	485,056.00		-
DIV 14 CONVEYING EQUIPMENT						343,550.00	1.36
14 21 00	Electric Traction Elevators			-	343,550.00		-
DIV 21 FIRE SUPPRESSION						1,213,564.32	4.81
21 05 00	Common Work Results for Fire Suppression				1,213,564.32		-
DIV 22 PLUMBING						4,072,110.84	16.14
22 05 00	Common Work Results for Plumbing				4,072,110.84		-

ADDITION FEASIBILITY COST ESTIMATE - BRISCOE / DOUGLASS HS - 16JUN21

MK CONSULTING ENGINEERS, LLC
3300 CLIPPER MILL ROAD
SUITE 201
BALTIMORE, MD 21211

DOUGLAS -BRISCOE HS - A RENOVATION
2301 Gynns Falls Parkway, Baltimore, MD 21217
Design Collective / Samaha
Date Prepared : 6/16/2021
Type of Estimate : Feasibility
GSF : 254416

MK Estimator:GEORGE BAKALYAR

Section	Description	Quantity	Unit	Total Price	Section Cost	Division Cost	
DIV 23	**HVAC**					12,632,385.44	50.05
23 05 00	Common Work Results for HVAC	-		-	12,632,385.44		-
DIV 26	**ELECTRICAL**					9,222,152.64	36.54
26 05 00	Common Work Results for Electrical				9,222,152.64		-
DIV 27	**COMMUNICATIONS**					1,748,590.84	6.93
27 20 00	Data Communications			-	539,361.92		-
27 30 00	Voice Communications			-	269,680.96		-
27 50 00	Intercom and Clock			-	404,521.44		-
27 55 00	Audio Visual And Sound System			-	535,026.52		-
DIV 28	**ELECTRONIC SAFETY AND SECURITY**					1,818,178.78	7.20
28 10 00	Electronic Access Control Center and Intrusion Detection			-	267,513.26		-
28 23 00	Video Surveillance			-	404,521.44		-
28 31 11	Fire Alarm Systems (Addressable Type)			-	1,146,144.08		-
DIV 31	**EARTHWORK**					815,893.60	3.23
31 10 00	Site Clearing				34,848.00		-
02 41 13	Selective Site Demolition			-	146,744.80		-
31 10 50	Erosion and Sediment Control			-	32,960.00		-
31 20 00	Earthwork			-	601,340.80		-
DIV 32	**EXTERIOR IMPROVEMENTS**					751,146.81	2.98
32 12 16	Asphalt Paving			-	462,520.47		-
32 13 13	Concrete Paving			-	143,827.35		-
32 92 00	Seeding and Sodding			-	75,000.00		-
32 00 00	Exterior Improvements			-	50,000.00		-
32 31 13	Chain Link Fences and Gates			-	19,798.99		-
DIV 33	**UTILITIES**					517,887.76	2.05
33 40 00	Storm Drainage Utilities				517,887.76		-
				61,145,826.10	61,145,826.10	61,145,826.10	242.29
	Design Contingency	15%		9,171,873.91		9,171,873.91	36.34
	Insurnce & Bond	3%		1,834,374.8		1,834,374.78	7.27
	Overhead & Profit	5%		3,057,291.3		3,057,291.30	12.11
				75,209,366.1		75,209,366.10	298.01
	Escalation to midpoint	12%		9,025,123.93		9,025,123.93	35.76
				84,234,490.0		84,234,490.03	333.77

Base Bid HVAC is a DOAS and VRF system
Alternate to supply 4 Pipe Chilled & Hot Water Heating System ADD $2,044,108

-

Corridor Walls 6" Stud 2 layers each face , Impact resistant	(140,000.00)	sf	(1,467,550.00)	
8" CMU	140,000.00	sf	2,260,650.00	
		Add	793,100.00	

SCHEME 2

ADDITION FEASIBILITY COST ESTIMATE - BRISCOE / DOUGLASS HS - 16JUN21

MK CONSULTING ENGINEERS, LLC
3300 CLIPPER MILL ROAD
SUITE 201
BALTIMORE, MD 21211

DOUGLAS -BRISCOE HS - B MODERNIZATION WITH MINOR ADDITION
2301 Gynns Falls Parkway, Baltimore, MD 21217
Design Collective / Samaha
Date Prepared : 6/16/2021
Type of Estimate : Feasibility
GSF : 260912

MK Estimator: GEORGE BAKALYAR

Section	Description	Quantity	Unit	Total Price	Section Cost	Division Cost	
DIV 01 GENERAL CONDITIONS					-	6,021,250.00	23.08
01 00 00	General Requirements			-	6,021,250.00		-
DIV 02 EXISTING CONDITIONS - DEMOLITION						3,913,361.12	15.00
02 41 16	Structure Demolition			-	2,927,852.36		-
02 26 00	Hazardous Material Assessment			-	985,508.76		-
DIV 03 CONCRETE						951,729.06	3.65
03 30 00	Cast-in-Place Concrete			-	951,729.06		-
DIV 04 MASONRY						1,359,222.90	5.21
04 20 00	Unit Masonry			-	1,359,222.90		-
DIV 05 METALS						2,091,483.30	8.02
05 12 00	Structural Steel Framing			-	1,854,533.30		-
05 50 00	Metal Fabrications				65,050.00		-
05 51 00	Metal Stairs			-	171,900.00		-
DIV 06 WOOD, PLASTICS, AND COMPOSITES						358,058.28	1.37
06 10 00	Rough Carpentry			-	122,910.00		-
06 40 23	Interior Architectural Woodwork			-	235,148.28		-
DIV 07 THERMAL AND MOISTURE PROTECTION						3,185,195.26	12.21
07 13 00	Sheet Waterproofing			-	26,410.66		-
07 26 13	Above-Grade Vapor Retarders			-	59,378.62		-
07 27 36	Spray Polyurethane Foam Insulating Air Barrier System			-	45,723.26		-
07 54 00	Thermoplastic Membrane Roofing			-	2,889,042.72		-
07 84 00	Firestopping			-	61,100.00		-
07 90 05	Joint Sealants			-	103,540.00		-
DIV 08 OPENINGS						2,696,906.04	10.34
08 11 13	Hollow Metal Doors and Frames			-	176,114.68		-
08 43 13	Aluminum-Framed Storefronts			-	792,200.00		-
08 14 16	Flush Wood Doors			-	275,292.82		-
08 33 23	Overhead Coiling Doors			-	19,235.19		-
08 71 00	Door Hardware			-	639,180.00		-
08 44 13	Glazed Aluminum Curtain Walls			-	403,202.00		-
08 80 00	Glazing			-	363,441.36		-
08 91 00	Louvers			-	28,240.00		-
DIV 09 FINISHES						6,908,435.15	26.48
09 21 16	Gypsum Board Assemblies			-	3,235,727.50		-
09 83 11	Fixed Utility Sound Absorptive Panels			-	84,435.00		-
09 51 00	Acoustical Ceilings			-	977,217.74		-
09 30 00	Tiling			-	489,300.72		-
09 65 00	Resilient Flooring			-	860,164.60		-
09 67 23	Resinous Flooring				237,882.13		-
09 64 66	Wood Athletic Flooring			-	200,688.50		-
09 90 00	Painting and Coating			-	823,018.98		-
DIV 10 SPECIALTIES						1,108,996.10	4.25
10 11 00	Visual Display Services				240,000.00		-
10 14 00	Signage			-	131,133.00		-
10 21 13.19	Plastic Toilet Compartments			-	88,008.00		-
10 22 26	Operable Partitions			-	158,440.00		-
10 28 13	Toilet Accessories				59,563.00		-
10 44 00	Fire Protection Specialties			-	15,732.50		-
10 51 00	Lockers			-	386,919.60		-
10 56 13	Metal Storage Shelving			-	29,200.00		-
DIV 11 EQUIPMENT						1,131,575.70	4.34
11 31 00	Residential Appliances				28,525.00		-
11 40 00	Foodservice Equipment			-	400,000.00		-
11 52 13	Projection Screens			-	35,660.00		-
11 61 00	Theater and Stage Equipment			-	434,236.70		-
11 66 23	Gymnasium Equipment			-	119,904.00		-
12 66 13	Telescoping Bleachers				113,250.00		-
DIV 12 FURNISHINGS						1,252,780.50	4.80
12 20 00	Window Treatments				123,244.08		-
12 32 16	Manufactured Plastic-Laminate-Clad Casework				1,018,236.42		-
12 35 51	Music Education Storage Casework			-	37,100.00		-
12 56 51	Library Furniture			-	74,200.00		-
DIV 13 Special Construction						537,106.00	2.06
13 34 13.13	Greenhouses			-	52,050.00		-
13 11 00	Swimming Pools			-	485,056.00		-
DIV 14 CONVEYING EQUIPMENT						343,550.00	1.32
14 21 00	Electric Traction Elevators			-	343,550.00		-
DIV 21 FIRE SUPPRESSION						1,244,550.24	4.77
21 05 00	Common Work Results for Fire Suppression				1,244,550.24		-
DIV 22 PLUMBING						3,879,946.62	14.87

ADDITION FEASIBILITY COST ESTIMATE - BRISCOE / DOUGLASS HS - 16JUN21

MK CONSULTING ENGINEERS, LLC
3300 CLIPPER MILL ROAD
SUITE 201
BALTIMORE, MD 21211

DOUGLAS -BRISCOE HS - B MODERNIZATION WITH MINOR ADDITION
2301 Gynns Falls Parkway, Baltimore, MD 21217
Design Collective / Samaha
Date Prepared : 6/16/2021
Type of Estimate : Feasibility
GSF : 260912

MK Estimator: GEORGE BAKALYAR

Section	Description	Quantity	Unit	Total Price	Section Cost	Division Cost	
22 05 00	Common Work Results for Plumbing				3,879,946.62		-
DIV 23	**HVAC**					12,952,898.08	49.64
23 05 00	Common Work Results for HVAC	-		-	12,952,898.08		-
DIV 26	**ELECTRICAL**					9,456,268.48	36.24
26 05 00	Common Work Results for Electrical				9,456,268.48		-
DIV 27	**COMMUNICATIONS**					1,797,683.68	6.89
27 20 00	Data Communications			-	553,133.44		-
27 30 00	Voice Communications			-	276,566.72		-
27 50 00	Intercom and Clock			-	414,850.08		-
27 55 00	Audio Visual And Sound System			-	553,133.44		-
DIV 28	**ELECTRONIC SAFETY AND SECURITY**					1,866,825.36	7.16
28 10 00	Electronic Access Control Center and Intrusion Detection			-	276,566.72		-
28 23 00	Video Surveillance			-	414,850.08		-
28 31 11	Fire Alarm Systems (Addressable Type)			-	1,175,408.56		-
DIV 31	**EARTHWORK**					815,893.60	3.13
31 10 00	Site Clearing				34,848.00		-
02 41 13	Selective Site Demolition			-	146,744.80		-
31 10 50	Erosion and Sediment Control			-	32,960.00		-
31 20 00	Earthwork			-	601,340.80		-
DIV 32	**EXTERIOR IMPROVEMENTS**					751,146.81	2.88
32 12 16	Asphalt Paving			-	462,520.47		-
32 13 13	Concrete Paving			-	143,827.35		-
32 92 00	Seeding and Sodding			-	75,000.00		-
32 00 00	Exterior Improvements			-	50,000.00		-
32 31 13	Chain Link Fences and Gates			-	19,798.99		-
DIV 33	**UTILITIES**					517,887.76	1.98
33 40 00	Storm Drainage Utilities				517,887.76		-
				65,142,750.04	65,142,750.04	65,142,750.04	249.67
	Design Contingency		15.0%	9,771,412.51		9,771,412.51	
	Insurnce & Bond		3.00%	1,954,282.5		1,954,282.50	
	Overhead & Profit		5.00%	3,257,137.5		3,257,137.50	
				80,125,582.5		80,125,582.55	307.10
	Escalation to midpoint		12.0%	9,615,069.91		9,615,069.91	
				89,740,652.5		89,740,652.45	343.95

Base Bid HVAC is a DOAS and VRF system
Alternate to supply 4 Pipe Chilled & Hot Water Heating System ADD $2,113,387

Corridor Walls 6" Stud 2 layers each face , Impact resistant	(145,000.00)	sf	(1,519,962.50)	-
8" CMU	145,000.00	sf	2,341,387.50	-
			821,425.00	

SCHEME 3

ADDITION FEASIBILITY COST ESTIMATE - BRISCOE / DOUGLASS HS - 16JUN21

MK CONSULTING ENGINEERS, LLC
3300 CLIPPER MILL ROAD
SUITE 201
BALTIMORE, MD 21211

DOUGLASS -BRISCOE HS - OPTION C -MOD - MAJOR ADDITION
2301 Gynns Falls Parkway, Baltimore, MD 21217
Design Collective / Samaha
Date Prepared : 6/16/2021
Type of Estimate : Feasibility
GSF : 279227

MK Estimator: GEORGE BAKALYAR

Section	Description	Quantity	Unit	Total Price	Section Cost	Division Cost	
DIV 01 GENERAL CONDITIONS					-	6,257,500.00	22.41
01 00 00	General Requirements			-	6,257,500.00		-
DIV 02 EXISTING CONDITIONS - DEMOLITION						3,961,561.12	14.19
02 41 16	Structure Demolition			-	2,976,052.36		-
02 26 00	Hazardous Material Assessment			-	985,508.76		-
DIV 03 CONCRETE						1,759,927.88	6.30
03 30 00	Cast-in-Place Concrete			-	1,759,927.88		-
DIV 04 MASONRY						1,889,097.64	6.77
04 20 00	Unit Masonry			-	1,889,097.64		-
DIV 05 METALS						2,511,483.30	8.99
05 12 00	Structural Steel Framing			-	2,274,533.30		-
05 50 00	Metal Fabrications				65,050.00		-
05 51 00	Metal Stairs			-	171,900.00		-
DIV 06 WOOD, PLASTICS, AND COMPOSITES						374,577.32	1.34
06 10 00	Rough Carpentry			-	122,910.00		-
06 40 23	Interior Architectural Woodwork			-	251,667.32		-
DIV 07 THERMAL AND MOISTURE PROTECTION						3,647,998.64	13.06
07 13 00	Sheet Waterproofing			-	33,177.16		-
07 26 13	Above-Grade Vapor Retarders			-	108,885.00		-
07 27 36	Spray Polyurethane Foam Insulating Air Barrier System			-	83,844.60		-
07 54 00	Thermoplastic Membrane Roofing			-	3,231,566.88		-
07 84 00	Firestopping			-	61,100.00		-
07 90 05	Joint Sealants			-	129,425.00		-
DIV 08 OPENINGS						3,263,468.06	11.69
08 11 13	Hollow Metal Doors and Frames			-	179,448.60		-
08 43 13	Aluminum-Framed Storefronts			-	891,950.00		-
08 14 16	Flush Wood Doors			-	287,619.36		-
08 33 23	Overhead Coiling Doors			-	19,235.19		-
08 71 00	Door Hardware			-	667,800.00		-
08 44 13	Glazed Aluminum Curtain Walls			-	825,733.55		-
08 80 00	Glazing			-	363,441.36		-
08 91 00	Louvers			-	28,240.00		-
DIV 09 FINISHES						7,213,875.76	25.84
09 21 16	Gypsum Board Assemblies			-	3,319,827.50		-
09 83 11	Fixed Utility Sound Absorptive Panels			-	84,435.00		-
09 51 00	Acoustical Ceilings			-	1,057,295.00		-
09 30 00	Tiling			-	489,300.72		-
09 65 00	Resilient Flooring			-	915,629.10		-
09 67 23	Resinous Flooring				237,882.13		-
09 64 66	Wood Athletic Flooring			-	228,670.70		-
09 90 00	Painting and Coating			-	880,835.62		-
DIV 10 SPECIALTIES						1,110,268.10	3.98
10 11 00	Visual Display Services				240,000.00		-
10 14 00	Signage			-	132,405.00		-
10 21 13.19	Plastic Toilet Compartments			-	88,008.00		-
10 22 26	Operable Partitions			-	158,440.00		-
10 28 13	Toilet Accessories				59,563.00		-
10 44 00	Fire Protection Specialties			-	15,732.50		-
10 51 00	Lockers			-	386,919.60		-
10 56 13	Metal Storage Shelving			-	29,200.00		-
DIV 11 EQUIPMENT						1,131,575.70	4.05
11 31 00	Residential Appliances				28,525.00		-
11 40 00	Foodservice Equipment			-	400,000.00		-
11 52 13	Projection Screens			-	35,660.00		-
11 61 00	Theater and Stage Equipment			-	434,236.70		-
11 66 23	Gymnasium Equipment			-	119,904.00		-
12 66 13	Telescoping Bleachers				113,250.00		-
DIV 12 FURNISHINGS						1,337,774.28	4.79
12 20 00	Window Treatments				136,624.68		-
12 32 16	Manufactured Plastic-Laminate-Clad Casework				1,089,849.60		-
12 35 51	Music Education Storage Casework			-	37,100.00		-
12 56 51	Library Furniture			-	74,200.00		-
DIV 13 Special Construction						537,106.00	1.92
13 34 13.13	Greenhouses			-	52,050.00		-
13 11 00	Swimming Pools			-	485,056.00		-
DIV 14 CONVEYING EQUIPMENT						438,950.00	1.57
14 21 00	Electric Traction Elevators			-	438,950.00		-
DIV 21 FIRE SUPPRESSION						1,331,912.79	4.77
21 05 00	Common Work Results for Fire Suppression				1,331,912.79		-
DIV 22 PLUMBING						4,152,825.60	14.87

ADDITION FEASIBILITY COST ESTIMATE - BRISCOE / DOUGLASS HS - 16JUN21

MK CONSULTING ENGINEERS, LLC
3300 CLIPPER MILL ROAD
SUITE 201
BALTIMORE, MD 21211

DOUGLASS -BRISCOE HS - OPTION C -MOD - MAJOR ADDITION
2301 Gynns Falls Parkway, Baltimore, MD 21217
Design Collective / Samaha
Date Prepared : 6/16/2021
Type of Estimate : Feasibility
GSF : 279227

MK Estimator: GEORGE BAKALYAR

Section	Description	Quantity	Unit	Total Price	Section Cost	Division Cost	
22 05 00	Common Work Results for Plumbing				4,152,825.60		-
DIV 23	**HVAC**					13,856,560.18	49.62
23 05 00	Common Work Results for HVAC	-		-	13,856,560.18		-
DIV 26	**ELECTRICAL**					10,116,341.08	36.23
26 05 00	Common Work Results for Electrical				10,116,341.08		-
DIV 27	**COMMUNICATIONS**					1,923,874.03	6.89
27 20 00	Data Communications			-	591,961.24		-
27 30 00	Voice Communications			-	295,980.62		-
27 50 00	Intercom and Clock			-	443,970.93		-
27 55 00	Audio Visual And Sound System			-	591,961.24		-
DIV 28	**ELECTRONIC SAFETY AND SECURITY**					1,997,869.19	7.16
28 10 00	Electronic Access Control Center and Intrusion Detection			-	295,980.62		-
28 23 00	Video Surveillance			-	443,970.93		-
28 31 11	Fire Alarm Systems (Addressable Type)			-	1,257,917.64		-
DIV 31	**EARTHWORK**					815,893.60	2.92
31 10 00	Site Clearing				34,848.00		-
02 41 13	Selective Site Demolition			-	146,744.80		-
31 10 50	Erosion and Sediment Control			-	32,960.00		-
31 20 00	Earthwork			-	601,340.80		-
DIV 32	**EXTERIOR IMPROVEMENTS**					751,146.81	2.69
32 12 16	Asphalt Paving			-	462,520.47		-
32 13 13	Concrete Paving			-	143,827.35		-
32 92 00	Seeding and Sodding			-	75,000.00		-
32 00 00	Exterior Improvements			-	50,000.00		-
32 31 13	Chain Link Fences and Gates			-	19,798.99		-
DIV 33	**UTILITIES**					517,887.76	1.85
33 40 00	Storm Drainage Utilities				517,887.76		-
				70,899,474.83	70,899,474.83	70,899,474.83	253.91
	Design Contingency	15%		10,634,921.22		10,634,921.22	
	Insurnce & Bond	3%		2,126,984.24		2,126,984.24	
	Overhead & Profit	5%		3,544,973.74		3,544,973.74	
				87,206,354.04		87,206,354.04	312.31
	Escalation to midpoint	12%		10,464,762.48		10,464,762.48	
				97,671,116.53		97,671,116.53	349.79

Base Bid HVAC is a DOAS and VRF system

Alternate to supply 4 Pipe Chilled & Hot Water Heating System ADD $2,261,738

Corridor Walls 6" Stud 2 layers each face , Impact resistant	(145,000)	sf	(1,519,962.50)
8" CMU	145,000	sf	2,341,387.50
			821,425.00

4.ADDITIONAL NOTES AND CLARIFICATIONS

There are numerous soft costs and secondary scope issues with cost implications associated with a construction project today. The following can be a useful way to help verify that all of your project costs have been addressed. Unless noted otherwise, none of the costs listed below have been included in our computations.

A. PROJECT & CONTRACT MANAGEMENT

- Project / contract management costs and expenses
- Communications, telephones, cell phones, web services, facsimile expenses, email, long distance telephone expenses, etc.
- Travel, parking, courier services, office equipment, office supplies, security fees and expenses
- Reprographics expenses
- Messenger and overnight expenses

B. FINANCIAL

- Financial feasibility analyses
- Construction and interim financing fees, expenses and interest
- Permanent financing fees, expenses, interest, bonds
- Fees and expenses related to special government programs
- Accounting both internal and external
- Appraisal fees

C. INSURANCE

Note that the limits and types of insurance will need to be determined as part of the MOU required by HB-1 2020

- General liability insurance
- Professional liability insurance
- Excess liability or umbrella insurance
- Bonds, builder's risk insurance
- Moving and storage insurance
- Title insurance
- Worker's compensation insurance
- Auto insurance
- Pollution, hazardous materials liability insurance

D. LEGAL

- Legal services related to partnership and joint venture agreement preparations
- and reviews
- Legal services related to financing
- Legal services related to contract preparation and reviews

E. REGULATORY PROCESSES

- Site and building permit fees & expenses
- Fees and expenses pertaining to special zoning and uses
- Primary water, sewer, gas, power, communications service connection fees and expenses
- On and off site improvements mandated by regulatory agencies as a condition of their approvals.

F. DESIGN FEES & EXPENSES

- Field surveys
- Architecture, Engineering, and consultant professional service fees
- Testing and inspections
- Permit expeditor

G. OPERATIONS & MAINTENANCE

- Operations and maintenance costs

H. MARKETING, PUBLIC RELATIONS & ADVERTISING

- Consultant's fees for market analyses, strategies, public relations, advertising and merchandizing
- Expenses related to promotional photography, graphics, reproduction, postage, signage, etc.
- Promotional events, hearings, fundraisers, etc.

I. MOVING & STORAGE COSTS

- Moving and storage fees and expenses
- Hauling and disposal expenses that can occur during and following a move

J. TEMPORARY FACILITIES

- Temporary owner/user office facility leases or purchases
- Temporary owner/user utilities fees and charges, etc.
- Temporary owner/user furniture, fixture & equipment

K. MISCELLANEOUS

- Construction Contingency: This contingency budgets for change orders and / or additional costs charged by the contractor after the construction contract award. No construction contingency has been included.
- Owner Paid Inspections and Testing: We have not included inspections and testing costs called for in the specifications. Owners can require additional inspections and testing over and above those required of the contractor.
- Undelineated Issues: Unless noted otherwise, we have not included costs that have not be specified or delineated on the subject documents.
- Existing Conditions: Unless noted otherwise, we have not included costs pertaining to wetland issues, geotechnical issues, archeological finds or hazardous materials.
- Furniture, fixtures & equipment [F.F. and E.]: We have not included owner or user required items that are not permanently attached or fastened to the facility or part of the general contract for construction.
- AV / IT costs related to the secondary package, DAS system, and end user devices purchased outside of the primary infrastructure installed as part of the construction project are not included.

5.OPINION OF PROBABLE COST

Controlling cost, schedule and quality requires on going processes that commence at the programmatic phase and continue through to final acceptance and building occupancy. It should be noted that we exercise no control over fluctuating market conditions. We have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual costs will not vary from the opinions we have provided.

6. EXECUTIVE SUMMARY

OPTION 1

New addition, 2,045 GSF + sitework
Renovation, 252,371 GSF
Option 1 Total, 254,416 GSF $84,234,490.03

OPTION 2

Demolition, 13,715 GSF
New addition, 22,256 GSF + sitework
Renovation, 238,656 GSF
Option 2 Total , 260,912 GSF $89,740,652.45

OPTION 3

New addition, 26,856 GSF + sitework
Renovation, 252,371 GSF
Option 3 Total , 279,227 GSF $97,671,116.53


CENTER
THE TUSKEGEE
AIRMEN
WORLD
PLANAR
PLANAR


"I would unite
with anybody to
do right and
with nobody
to do
wrong."

SECTION D.

EXISTING INVENTORY DATA

1. CURRENT ENROLLMENT & BUILDING USE

Current enrollment for Frederick Douglass is 850, with a state rated capacity of 1,245. Current enrollment for Joseph C. Briscoe is 80. The new Frederick Douglass high school will house grades nine through twelve, with a state rated capacity of 1,083. The new Joseph C. Briscoe Academy will house grades six through twelve, with a state rated capacity of 110.

Frederick Douglass High school is in the Mondawmin neighborhood of Baltimore City. The school shares its site with Robert W. Coleman Elementary School. To the west of the site is Coppin State University. The school is accessible from Gwynn Falls Parkway via a bus loop to the east of the school building. There is a parking lot accessed off of the bus loop, a parking lot at the northwest corner of the site accessible from N. Warwick Avenue, and a smaller lot to the south of here along with building services and loading. There are a total of 108 existing parking spaces on site. The athletic fields and stadium are new and will remain as is for the purposes of this study.

The existing Douglass building is a four-story masonry structure originally built in 1927. Two additions were added in 1955 bringing the total square footage of the school to 210,585. The original 1927 structure is an H shaped plan with three levels above grade and one level partially below grade. The main level in the 1927 building steps down to the level of the auditorium and then steps down again to the level of the locker rooms. Above this the second level of the main building steps down to the level of the music classrooms and gymnasium. The exiting pool facility added in 1955 steps down from the level of the locker rooms, non ADA compliant ramps get students from the locker rooms to the pool. The ROTC wing added in 1955 is a two story structure that also steps down from the main level and ground level of the building. ADA compliant ramps and/or elevators will need to be added to the project to make the building fully accessible.

The main level of the existing building houses the administration suite, health suite, and counseling suite in the Northwest wing, science and classrooms in the Southwest wing, CTE spaces in the ROTC wing, the cafeteria and kitchen in the west wing, CTE classrooms in the central wing, the auditorium in the Northeast wing, and PE space and the pool in the Southeast wing.

The ground level of the existing building is partially below grade and houses CTE spaces in the Northwest wing, Art classrooms in the Southwest wing, CTE spaces in the ROTC wing, and mechanical and electrical rooms in the West wing.

The second level of the existing building houses the media center in the Northwest wing, science classrooms and classrooms in the Southwest wing, the counseling suite and classrooms in the central wing, music classrooms in the Northeast wing, and the gymnasium and fitness rooms in the Southeast wing.

The third level of the existing building houses science classrooms, classrooms, and CTE spaces.

The fourth level of the existing building is only accessible by stair and is located in the tower over the original main entrance. The space has been abandoned as it is not located on an accessible route. There is a single large classroom with original skylights, wall finishes, blackboards, and flooring; all of which are in terrible condition. There are also two small storage rooms, and a 'winterized' single use toilet room. There is a second egress via a circular stair that discharges through a closet door into what is currently the law classroom on the third level.

The historic main entrance into the central wing of the building is no longer used as the main entrance. Inside this entrance is a statue of Thurgood Marshall and various paintings that will be preserved. The current main entrance is at the Northeast corner of the Northwest wing of the school with a secure vestibule into the main administration suite. The student entrance for morning arrival is to the east of the building off of the bus loop. Students enter the building here and go through security to get into the rest of the building. Most of the students walk to the school or ride the bus. The student entrance is also used for after hours access to the gym and auditorium.

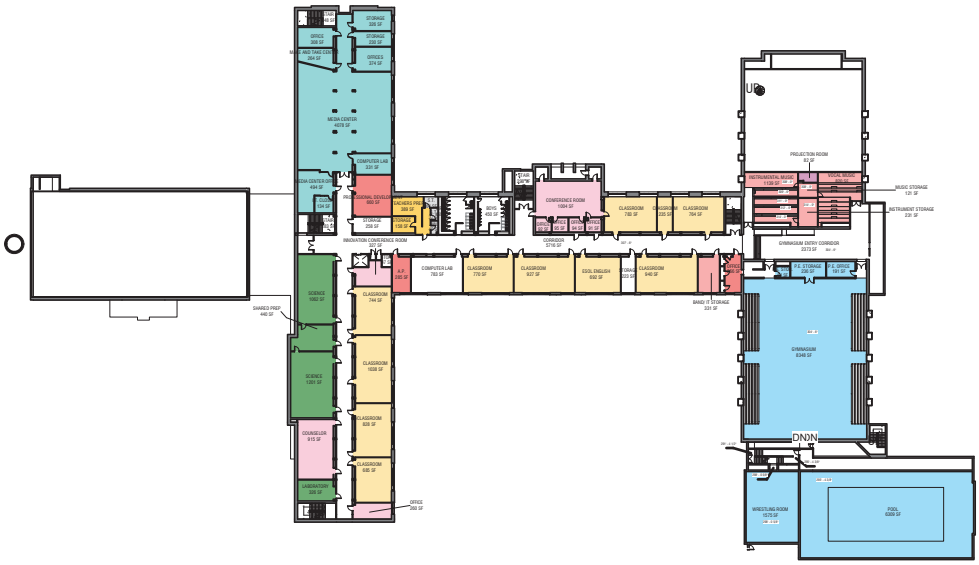
Existing inventory information is not provided for the existing Joseph Briscoe Academy as the program will be co-located within the Frederick Douglass building.

2. AREA (GROSS SF)

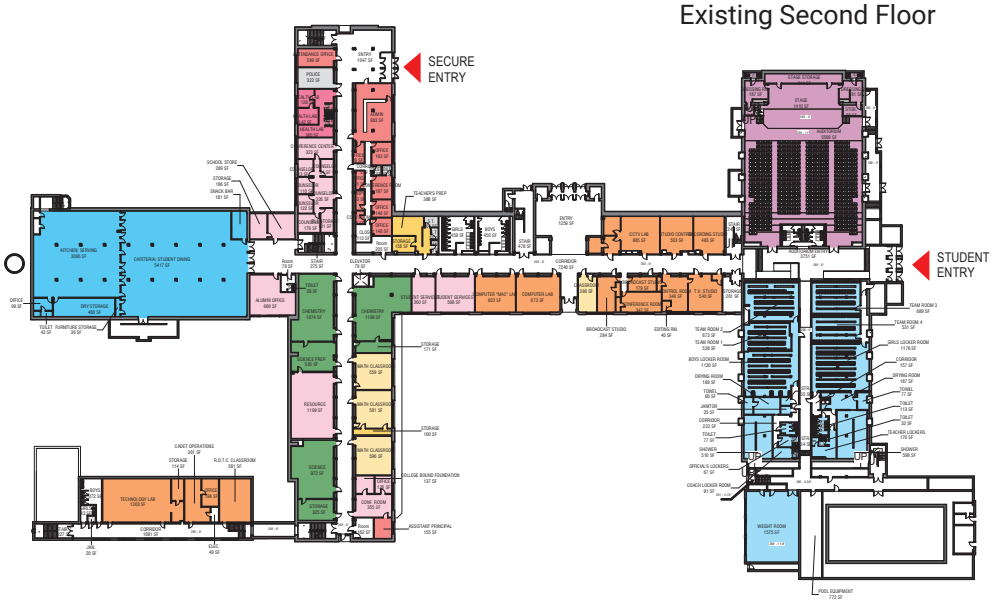
	AREA (GSF)						
WING	BASEMENT	GROUND	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL
CAFETERIA	6,607	12,575	12,575	-	-	-	31,757
R.O.T.C.	316	6,777	5,436	-	-	-	12,529
WEST	-	22,252	22,252	22,252	22,252	-	89,008
CENTRAL	-	-	16,229	16,229	16,229	2,566	51,253
EAST	-	-	23,726	22,442[a]	-	-	46,168
POOL ('54)	-	-	10,828	10,828	-	-	21,656
TOTAL	6,923	41,604	91,046	71,751	38,481	2,566	252,371

Notes:

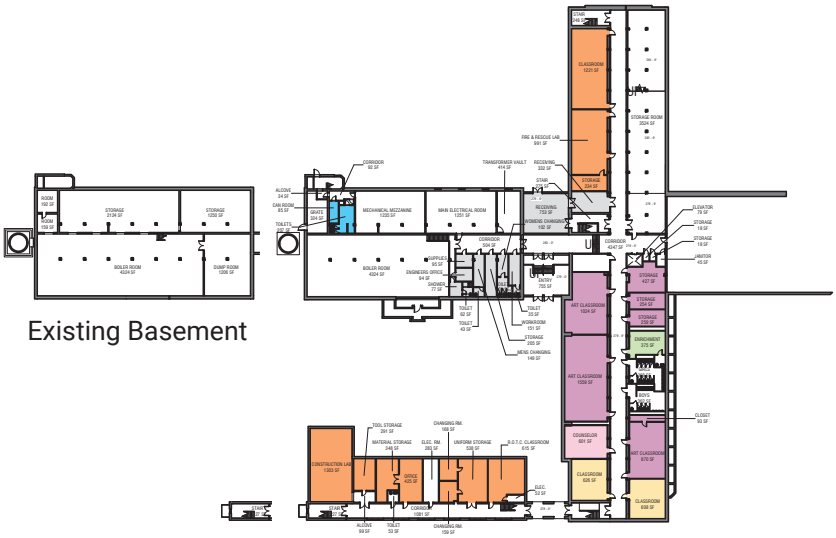
a. Gross square footage includes enclosed areas of upper auditorium and gymnasium spaces totaling 15,941 sf.



Existing Second Floor

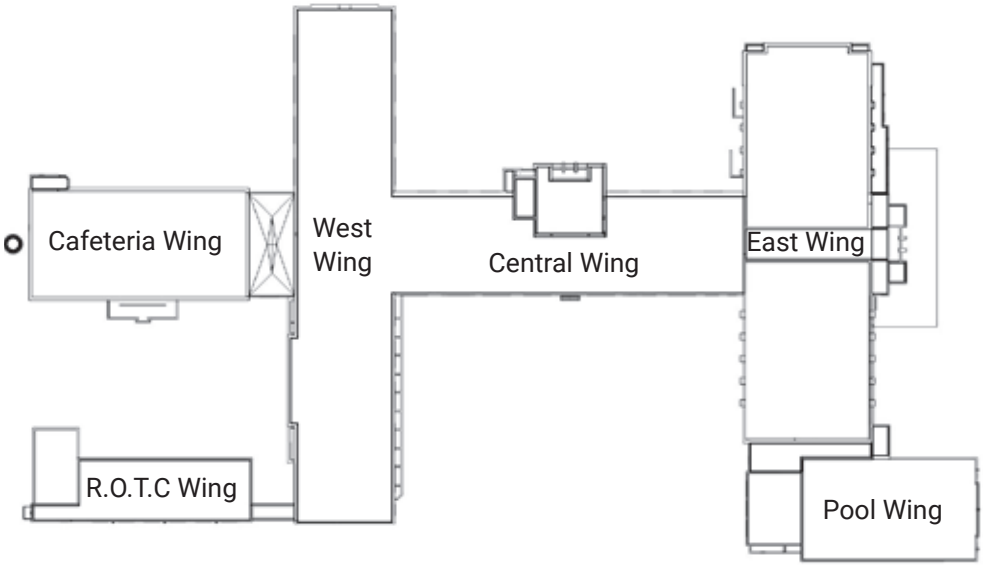


Existing First Floor

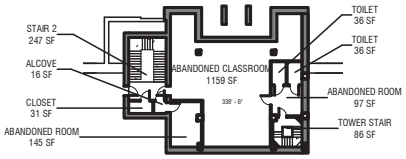


Existing Basement

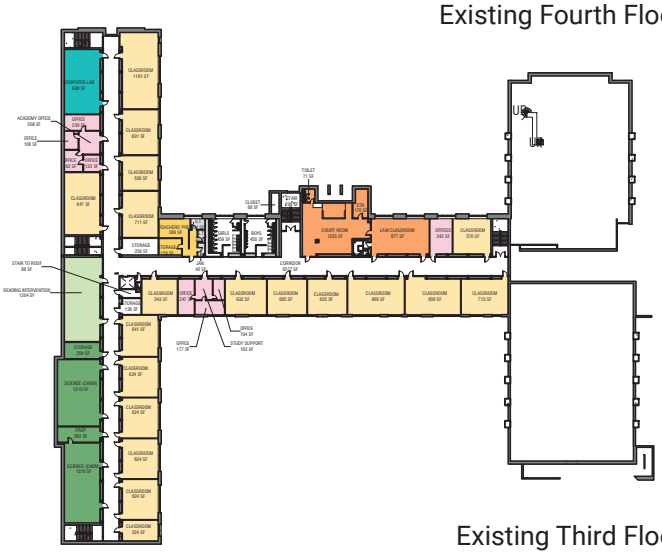
Existing Ground Floor



Existing Roof Plan



Existing Fourth Floor



Existing Third Floor

- Administration
- Health Suite
- Guidance
- Teaching and Learning
- Support / Collaborative
- Special Education
- Sciences
- Visual Arts
- Music
- Foreign Languages
- Technology Educations
- Physical Education
- Media
- Food Services
- Building Services
- Community Space

3. HISTORIC SIGNIFICANCE

The building has been reviewed by Maryland Historical Trust and they have conclude that the building has limited architectural significance and confirmed that the school at this location is not on the historic register. However, the property is a designated Baltimore City Landmark due to it's significance in association with two historic and groundbreaking city schools (Western High School 1926-54 and Frederick Douglass High School 1954-present) and for it's architecture. A full copy of the CHAP designation report is available at chap.baltimorecity.gov/landmark-list. Alteration work and additions are subject to CHAP review.

4. PREVIOUS STATE FUNDED WORK

Previous state-funded projects and dated work completed at Frederick Douglass are as follows:

CAPITAL IMPROVEMENT PROGRAM (CIP) FUNDED (CFAS)

Construction Renovation - Interior Academic Spaces	1983
Construction Renovation - Science Classrooms	2000
Systemic Renovation - Boiler Replacement	2000
Construction - TIMS	2001
Systemic Renovation - Roof Replacement	2007
Systemic Renovation - Windows	2009
Systemic Renovation - Elevator	2014
Systemic Renovation - Grease Traps	2017
Systemic Renovation - Hot Water Heater and Boiler	2019
Systemic Renovation - Air Conditioning (Classrooms Only)	2020

AGING SCHOOLS PROGRAM (ASP) FUNDED

Flooring replacement	1998
Exterior Doors Replacement	2000
Bleacher Replacement	2000
Gymnasium Flooring Repairs and Refinishing	2003
Interior Painting - Complete Interior	2005
Sidewalk and Parking Lot Repairs	2013
Tennis Court Replacement / Refurbishment	2013
Sidewalk and Site Wall repairs	2014
Sidewalk Repairs	2018
Security Initiative (SI) Funded	
CCTV System Replacement	2014
Access Control System - New Visitor Plus System	2014
Site Improvements- Exterior Lighting	2014
Access Control - Add Metal Detectors	2019
CCTV Upgrades	2019
Security - Additional Directional Signage	2019

QUALIFIED ZONE ACADEMY BOND PROGRAM (QZAB) FUNDED

Renovation - Locker Rooms	2001
Renovation - Library	2006

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SECTION E.

EXISTING CONDITION OF SITE & BUILDING COMPONENTS

1. BUILDING STRUCTURE

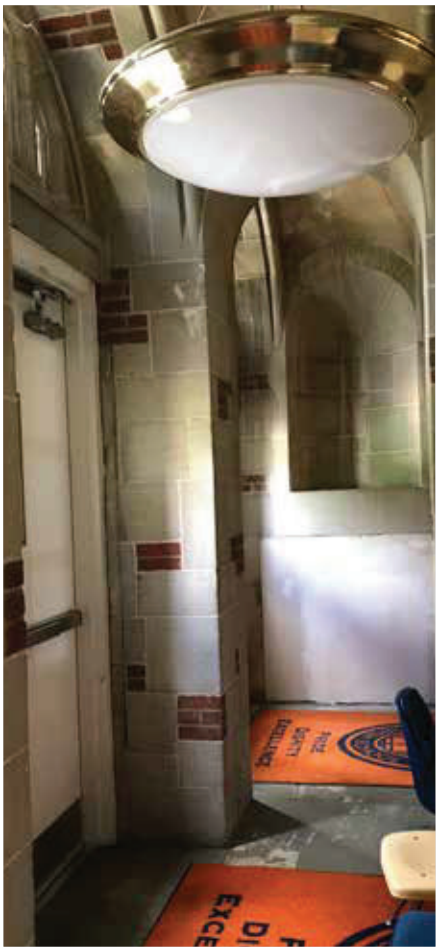
The original 1927 building consisted of three stories with an additional lower level below the West end. An addition in 1954 included a new natatorium on the east wing and a new R.O.T.C. wing off of the west.

The original structure consists of concrete beams supported by interior concrete columns and exterior load bearing masonry walls. This framing was used for the floor and roof levels. The concrete beams are spaced approximately 6'-0" on center and span from the exterior wall to the supporting beams along each side of the corridor. No information regarding building foundations could be found on existing drawings or observed from site visits.

The gymnasium generally consists of load bearing masonry exterior walls supporting concrete roof deck panels spanning to interior steel girders at first floor and open web steel bar joists and metal roof deck spanning to interior steel trusses at the roof level. The gym floor is supported on a concrete framed podium level with beam and slab layout similar to the 1927 building. The auditorium structure consists of steel trusses supported on exterior masonry bearing walls. Access to the pool area was not available so no information regarding the framing was observed.

Most of the building's interior structural framing was concealed. Some water damage was noted in the auditorium roof with some minor corrosion of the steel trusses. However, this is not an area of immediate structural concern. In general, the portions of the structure that were visible appeared to be in good condition. There were no visible signs of significant structural distress, deficiencies and/or settlement.

Frederick Douglass School



Vaulting

Concrete Frame

Bearing Wall at Tower Entry

2. BUILDING ENVELOPE

The exterior building envelope components of Frederick Douglass High School are in generally excellent condition. The original 1927 and 1954 brick skin is well-maintained, exhibiting minimal damage and wear. Isolated areas of the main entry tower require some repointing due the effects of weathering, as do several areas of the limestone window traceries in various areas, but none is considered an urgent repair and can be performed at the time of the renovation. Also, it is suggested that the existing, but functionally obsolete, masonry chimney stack from the original boiler room be demolished as part of the project. The stack shows signs of deterioration and will continue to be the source of maintenance and liability for what is now an unnecessary building component.

All exterior doors were replaced in 2000 and all windows were replaced in 2009. New aluminum storefront and operable window units, with energy-efficient insulated glass was used throughout and remain in excellent aesthetic and functional condition. Aluminum louvers have been used at several areas to accommodate the installation of P-TAC HVAC units at the same time. The locations of these louvers in many areas appear random and unplanned, based solely upon the required locations of the P-TAC units. As part of a comprehensive renovation, including ducted central air and heating, the temporary P-TAC units can be removed. This will allow the replace-

Main Entry

School Plaque


Site Looking North

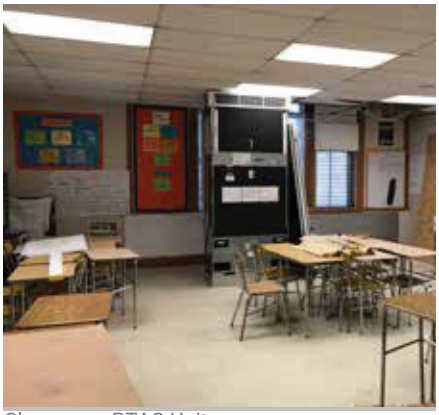

West Elevation


Site Looking West


North Elevation

ment of glazed window units into the louvered openings, providing more natural light and views, as well as a more consistent and original building appearance.

The roof of the building was largely replaced in 2005. It remains in excellent condition and under the 20-year warranty enacted at the time of installation. Given the proposed timeline for the renovation project, it is expected that the warranty will expire in 2025, when the project is under construction. In order to maintain a consistent warranty period across the existing building roofs and any proposed additions, it is suggested that the entire roof be replaced as part of the project with a new TPO membrane roof, consistent with the Baltimore City Schools / MSA roofing standards


Classroom PTAC Unit


Make up Air Duct in Existing Window


Fourth Level Skylights

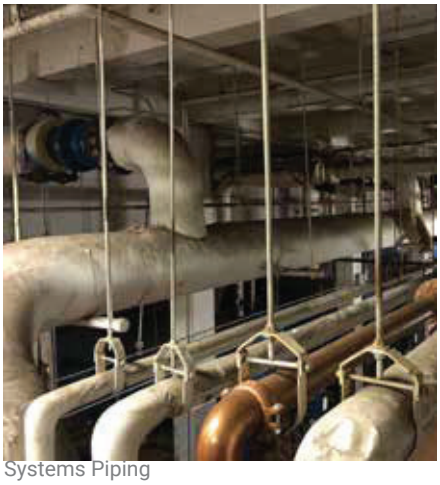

Auditorium Window Tracery Above Ceiling


Science Classroom


Moot Court Classroom

3. MECHANICAL SYSTEMS

EXISTING CONDITIONS


Systems Piping

The existing Frederick Douglas High School is a multi-story, approximately 250,000 square foot building located within the Baltimore City Public School system. The school was originally constructed in 1927, with an addition in 1955, a major renovation in 1983 and several other minor renovations over the years. The facility houses several classrooms, an administration area, a cafeteria, kitchen, auditorium, gymnasium, locker rooms, shops area and a pool.

The existing boiler plant consists of four (4) gas fired boilers located in the basement level. These boilers were replaced in 2019 and consist of three cast iron hot water boiler and one small steam boiler. Hot water is circulated throughout most of the building to air handling units and unit ventilators. The steam boiler serves the kitchen make-up air unit and the pool air handling unit.


Kitchen Make up Air Unit

Air conditioning is present in portions of the school through a variety of system types and ages. In 1983 a split air-cooled chiller was added to serve the administration area. The chiller produces chilled water which is pumped to unit ventilators in the administration area via a series of dual temperature pipes. The auditorium is also equipped with air conditioning via a split DX air handling unit installed under the 1983 project. In 2009, a renovation occurred in the media center which provided air conditioning to the space. Split system unit ventilators were installed with remote condensing units on the roof. Recently (i.e. 2020) a major air conditioning project took place which added vertical heat pumps to approximately 50 class-

rooms. The heat pumps sit at the perimeter of the room and contain DX cooling, an energy recovery wheel and back-up electric resistance heat. Several window air conditioners also exist throughout the building in various offices and classrooms. Split systems and small VRF systems are present in the building as well to serve IT rooms and the video production space. The remainder of the building is not equipped with air conditioning.

Several of the classrooms (other than the 50 rooms recently equipped with vertical packaged heat pumps) are served by heating only unit ventilators. The locker rooms and gym are equipped with large indoor heating and ventilating units. Approximately 60 exhaust fans are located throughout the school. All of this equipment was included in the 1983 renovation.


Auditorium Roof Top Unit


Media Center Unit Ventilator


Vertical Packaged Heat Pump (Classroom)


Gym Heating and Ventilation Unit

The building is served by an 8” gas main and 6” water main. Both services enter the boiler room at the north side of the building. Domestic water piping is routed from the boiler room through a pipe tunnel at the basement level. The piping and associated plumbing fixtures were installed during the 1983 renovation. The gas fired domestic water heater was replaced under the 2019 boiler replacement project. The majority of the building is not equipped with a sprinkler system.

As mentioned above, the majority of the HVAC and plumbing equipment dates back to 1983 and has exceed the typical life expectancy. It is recommended that all of this equipment be replaced and/or demolished. The boilers and vertical heat pumps were recently installed. The goal for this project is to provide a central / consistent air conditioning system throughout the school which means the vertical heat pumps will likely be re-purposed to another location in the city. The boilers will be considered for re-use under this project.

PROPOSED MECHANICAL

GENERAL

This project consists of a renovation and possible addition to the Frederick Douglass High School located in the Baltimore City Public School (BCPS) system. At the completion of the project, this facility will house the Frederick Douglass High School program, as well as, the Joseph C. Briscoe program. These programs will be rated for 1,083 students and 110 student respectively. Three options are under consideration at this time with varying levels of renovation and addition sizes. In general, the mechanical system recommendations are very similar across all three options with possible variations to where the equipment is located. One major factor when considering appropriate HVAC systems is the floor to floor heights / plenum space available. In general, the floor to floor heights are very limited, especially in the pool area and ROTC addition. The 1927 building has floor to floor heights that vary from as low as 11'-0" in the locker rooms and PE corridor to as much as the typical condition of 13'-0" in corridors and classrooms whereas new school construction typically starts at a 14'-0" floor to floor dimension. The 1955 ROTC addition has a floor to floor of 12'-0" for each level. For this reason, systems requiring large ductwork were not considered.

The mechanical systems are anticipated to be designed in accordance with the following applicable local, state and federal codes/standards. The version / year of each code will be determined when the design process begins.

International Building Code (IBC)
International Mechanical Code (IMC)
International Energy Conservation Code (IECC)
International Plumbing Code (IPC)
International Fire Code (IFC)
National Fire Protection Agency (NFPA) Standards
USGBC / LEED
Maryland Department of General Services (DGS)
Baltimore City Green Building Standard
Baltimore City Public Schools Design Standards

UTILITIES

The building will be connected to an anticipated BGE medium pressure gas main located adjacent to the project site. The existing gas service size will be evaluated and the system be upgraded as required. A new fire protection water service will be provided to accommodate a wet pipe sprinkler system throughout the building. The existing 6" domestic water service will be considered for re-use / replacement after evaluation of size and pipe condition. Domestic water, sanitary and storm systems will be extended five (5) feet past the building wall. Extension of services beyond this point be provided under the Civil Division.

It should be noted that under Option 1 (Strategic Renovation), the existing boiler room and pump room will be relocated. Under this option, these spaces will become an Auxiliary Gym for the Joseph C. Briscoe program. The new boiler room will move across the corridor to the north side of the building. This change may require new locations for the incoming services. Under Option 2 (Renovation / Modernization) and Option 3 (Modernization), the existing boiler room and location of incoming services are anticipated to remain.

HEATING, VENTILATING AND AIR CONDITIONING

GENERAL

After discussion with the project stakeholders, two HVAC systems are currently under consideration for this project. These two systems are an air cooled VRF system (system option 1) and a four pipe fan coil unit system (system option 2). Both of these systems will utilize dedicated outside air units (i.e. DOAS units) to meet the ventilation needs of the school. Several factors including plenum space available, building layout, BCPS familiarity, first cost and energy efficiency led the design team to focus on these two systems. It should be noted that the Joeseph C. Briscoe program will be designed to operate independently from the main Frederick Douglass HVAC system. If desired, other systems can be considered under the design phase of the project.

- **System Option 1** – Air Cooled VRF System: Cooling and heating will be provided by a heat recovery air cooled variable refrigerant flow (VRF) system. VRF is a refrigerant based system with multiple zones comprised of outdoor condensing units coupled with a series of indoor terminal units provided in each space for individual room control. The VRF system will be coupled with independent dedicated outside air (DOAS) units with energy recovery to provide the required ventilation air to each occupied space. Under this option, packaged DX (i.e. refrigerant based) rooftop units will be provided to service the large group spaces (i.e. gym, cafeteria, auditorium, etc.).

- **System Option 2** – Four-pipe Fan Coil Unit System: This option will include an air cooled chiller and gas fired boilers as the main cooling and heating sources for the building. Chilled and heating water will be circulated throughout the building to serve fan coil units (FCUs) in each classroom. The FCUs will be re-circulating units providing heating and cooling to each occupied space. Ventilation air will be provided through rooftop DOAS (dedicated outside air system) units with energy recovery. The gymnasium, cafeteria and auditorium will be served by four-pipe single zone rooftop units. The administration area and media center will likely be equipped with air cooled VRF systems to allow for cooling during summer months if the chiller is de-energized.

HVAC DESIGN CRITERIA

The HVAC system is anticipated to be designed in accordance with the Baltimore City Public Schools Design Standards (indicated below):

Outdoor Temperature:	Summer Winter	95°F db / 78°F wb 0 °F
Indoor Temperature:	Summer Winter	76°F / 50% RH 70F°F
Ventilation:	International Mechanical Code Compliant	

COOLING SYSTEM

System Option 1: As mentioned above, cooling will be provided by a variable refrigerant flow (VRF) system. VRF is a refrigerant based system with multiple zones comprised of outdoor condensing units coupled with a series of indoor console type terminal units provided in each space for individual room control. The air distribution section later in this narrative will describe the system zoning and indoor terminal unit types for each space.

The VRF system is anticipated to be a heat recovery system which provides simultaneous heating and cooling along with heat recovery to maximize zone control and energy conservation. Multiple VRF systems / zones will be provided due to the maximum system capacity, as well as, scheduling flexibility. Under this option, the systems will be design such that the Joseph C. Briscoe VRF systems are independent from the Frederick Douglass systems. The VRF system will utilize environmentally friendly refrigerant (no CFC's will be utilized). The VRF system will provide the thermal comfort for each space and independent rooftop dedicated outside air (DOAS) units will provide the required ventilation air to each occupied space. DOAS units will include DX cooling as well as energy recovery, in the form of an energy recovery wheel or fixed plate heat exchanger.

The large group spaces, such as the gymnasium(s), cafeteria, auditorium and pool, will be served by packaged DX rooftop units. These large volume spaces typically are not a good application for VRF systems. The pool will be equipped with a specialized packaged unit design to meet the specific humidity requirements.

System Option 2: The cooling source will include two (2) high efficiency outdoor air cooled chillers. The outdoor machines will utilize screw compressors and will be located at the roof level. Under options 2 and 3, the chillers will be strategically located on an addition roof and the structural system will be designed accordingly. Under option 1, the chillers will need to be located on an existing roof and significant structural reinforcement may be required. The chillers will utilize environmentally friendly refrigerants (no CFC refrigerants will be utilized) and a sound mitigation system will be provided to reduce noise impact to the school and neighboring properties.

The chilled water system will serve all areas of the building except for the administrative/health spaces, media center and the pool. These areas will be equipped with an independent cooling source so that the central plant can be de-energized during the summer. This will be in the form of air cooled VRF systems coupled with air cooled packaged DX DOAS units. The pool will be equipped with a specialized packaged DX unit design to meet the specific humidity requirements.

Two chilled water pumps (primary and standby) will circulate chilled water to four-pipe fan coil units serving each classroom, as well as, air handling units serving the gymnasium(s), cafeteria and auditorium. Chilled water pumps will be base mounted end suction type with inertia pads and vibration isolation to minimize vibration transmission to the building structure. The chilled water pumps will be provided with variable frequency drives to maximize energy conservation. The chilled water system will be provided with a chemical treatment system. In addition, all chilled water piping will be insulated and exterior piping will be provided with heat trace.

Independent rooftop dedicated outside air (DOAS) units will provide the required ventilation air to each occupied space served by the fan coil units. DOAS units will packaged DX type with hot gas reheat (for dehumidification) and will include a include a form of energy recovery (i.e. energy recovery wheel or fixed plate heat exchanger).

HEATING SYSTEM

System Option 1: Under this option, the existing cast iron boilers will remain and serve as one of the primary heating sources of the building. The heat recovery VRF system will serve as the main heating source for the classrooms and admin areas. However, the boilers will be retained to serve the DOAS unit heating coils, packaged rooftop units and miscellaneous heaters throughout the building. Since the VRF system will handle the classroom heating load, the existing boiler capacity is anticipated to be sufficient, even if a building addition is included in the project.

The recently installed heating water pumps will also be evaluated for re-use during the design phase. As noted above, this equipment will need to be relocated if Option 1 (Strategic Renovation) is selected. The steam boiler system serving the pool and kitchen make-up air unit will be considered for re-use and upgraded as required due to the high ventilation air flow rates and freezing potential at these units.

The heating water piping loop is anticipated to be replaced due to its age and potential sizing discrepancies. Heating water will be piped for reverse return where achievable and provided with a chemical treatment system. All heating piping will be insulated throughout.

System Option 2: Under this option, the existing cast iron boilers will remain and serve as the main heating source of the building. The capacity of the boilers will be evaluated against the new equipment load to verify additional heat is not required. The recently installed heating water pumps will also be evaluated for re-use during the design phase. As noted above, this equipment will need to be relocated if Option 1 (Strategic Renovation) is selected.

The administrative/health spaces and the media center will be equipped with an independent heating source in the form of air cooled VRF systems coupled with DOAS units. Hot water perimeter heat served by the boilers will also likely be provided in these areas.

Heating water will be provided to four-pipe fan coil units serving each classroom, as well as, air handling units serving the gymnasium, cafeteria and auditorium. The DOAS units serving the classrooms will also be equipped with heating water coils.

The steam boiler system serving the pool and kitchen make-up air unit will be considered for re-use and upgraded as required due to the high ventilation air flow rates and freezing potential at these units.

The heating water piping loop is anticipated to be replaced due to its age and potential sizing discrepancies. Heating water will be piped for reverse return where achievable and provided with a chemical treatment system. All heating piping will be insulated throughout.

AIR DISTRIBUTION SYSTEM

System Option 1: Conditioned air will be distributed to the classroom and administration spaces via a series of indoor VRF terminal units provided in each space for individual room control. Ceiling cassette type terminal units will likely be provided. The classrooms will likely be provided with two cassette units each while the offices will be equipped with one (depending on size and load of space).

Re-circulating packaged DX air handling units will provide conditioned and ventilated air to the gymnasium, cafeteria and auditorium. The air handling units will be double wall construction and equipped with a supply fan, heating water coil, DX cooling coil, 30% and 85% (MERV 7 and 13) efficient filters, as well as access sections for maintenance accessibility to all coils, filters, etc. Air handling units will likely be located at the roof level. These units will be equipped with dehumidification controls to limit relative humidity levels and will have air side economizer capabilities. Painted double wall spiral ductwork will be provided in spaces without ceilings.

Dedicated outside air (DOAS) units will be provided to meet the ventilation needs of the classrooms and any areas where a VRF system is implemented. These units will be located on the roof and equipped with supply/exhaust fans, heating/cooling source (see sections above), 30% and 85% (MERV 7 and 13) efficient filters, as well as, access sections for maintenance accessibility to all coils, filters, etc. These units will also be equipped with energy recovery. The DOAS units will distribute tempered ventilation air to each classroom through low pressure ductwork.

Roof mounted, direct drive, exhaust fans will be provided to ventilate the toilet rooms and janitors closets within the facility. Electrical and telecommunications rooms will be provided with dedicated DX cooling units as required to maintain temperature requirements.

System Option 2: Under this option, the classrooms will be equipped with individual fan coil units located above the ceiling. Low pressure ductwork will be extended from these units to serve louvered type supply air diffusers in each classroom. All low pressure ductwork will be equipped with sound lining to help achieve the noise level goals of the spaces.

Re-circulating four-pipe handling units will provide conditioned and ventilated air to the gymnasium, cafeteria and auditorium. The air handling units will be double wall construction and equipped with a supply fan, heating water coil, chilled water coil, 30% and 85% (MERV 7 and 13) efficient filters, as well as access sections for maintenance accessibility to all coils, filters, etc. Air handling units will likely be located at the roof level. These units will be equipped with dehumidification controls to limit relative humidity levels and will have air side economizer capabilities. Painted double wall spiral ductwork will be provided in spaces without ceilings.

The administration area will be served by a VRF system, likely in the form of ceiling mounted cassette units in each space. The media center will be served by a similar VRF system.

Dedicated outside air (DOAS) units will be provided to meet the ventilation needs of the classrooms and any areas where a VRF system is implemented. These units will be located on the roof and equipped with supply/exhaust fans, heating/cooling source (see sections above), 30% and 85% (MERV 7 and 13) efficient filters, as well as, access sections for maintenance accessibility to all coils, filters, etc. These units will also be equipped with energy recovery. The DOAS units will distribute tempered ventilation air to each classroom through low pressure ductwork.

Roof mounted, direct drive, exhaust fans will be provided to ventilate the toilet rooms and janitors closets within the facility. Electrical and telecommunications rooms will be provided with dedicated DX cooling units as required to maintain temperature requirements.

ENERGY CONSERVATION/SUSTAINABILITY MEASURES

The following energy conservation/sustainability features may be incorporated, where feasible, into the design of the mechanical systems. The team will meet with BCPS early in the design phase to establish energy and LEED goals for the project.

1. High efficiency cooling equipment (chiller or VRF)
2. High efficiency pumping systems (2-way valves with VFD's)
3. Heat recovery VRF system
4. Air-side economizer cycle for all air handling unit systems
5. Enhanced energy management through the DDC control system
6. Demand controlled ventilation
7. Energy recovery in DOAS units
8. Outdoor air delivery monitoring
9. Indoor pollutant source control
10. Refrigerant management (use of HFC refrigerants only)
11. Water use reduction utilizing low flow fixtures

SOUND TREATMENT / NOISE CONTROL

The mechanical systems will be designed to produce sound levels in the occupied areas in accordance with noise criteria as outlined by LEED prerequisites (where applicable). Sound attenuators will be provided to mitigate airborne noise to achieve the appropriate sound levels. In addition, all mechanical equipment will be provided with vibration isolation as required to minimize the transmission of noise and vibration to the building structure. Vibration isolation measures will include internally isolated AHU fans, chiller isolation pads, pump isolation springs and inertia bases. If system option 2 is chosen to serve the school, chiller sound treatment will be evaluated and will likely include an acoustical enclosure.

AUTOMATIC TEMPERATURE CONTROLS

Automatic temperature controls will be direct digital control (DDC) type with electric actuation. Each control function and associated control point of all mechanical equipment shall be incorporated into the building temperature control system.

All new temperature control work will interface with the current Johnson Controls Metasys energy management control system (EMCS). Acceptable control vendors will be coordinated with BCPS during the design phase.

Each learning space (classrooms, etc.) will be considered a temperature control zone and will be provided with independent temperature controls. It is also anticipated that each office will have independent temperature control via individual terminal units (i.e. VRF terminal units,).

All major mechanical equipment items (chillers, boilers, air handling units, pumps, etc.), as well as all terminal units (i.e VRF or FCUs), temperature sensors, filter status, etc., will be capable of being controlled and/or monitored locally at the building and through the central EMCS.

SYSTEM RECOMMENDATION

Both system options are appropriate for this building type and usage. It is our understanding that BCPS has had recent success and maintenance familiarity with VRF systems on past 21st century schools. With that in mind, coupled with slight advantages in energy efficiency, the design team would recommend the VRF system be used for this school.

PLUMBING

Plumbing systems will be designed in accordance with the International Plumbing Code, as well as sustainability guidelines for water use reduction. Handicapped requirements will comply with the Americans with Disabilities Act (ADA) and ANSI Standards.

The existing domestic water incoming service size and location will be evaluated for re-use and upgraded as required. The domestic water service will be provided with a reduced pressure backflow preventer assembly. A flow test will be performed early in the design phase to determine the pressure available. A minimum pressure of 25 psi will be provided at the highest occupied level and pressure reducing valve(s) will be provided, if required, to ensure a maximum pressure of 80 psi to the building.

The existing gas service will be evaluated for re-use and upgraded as required to accommodate the heating and domestic hot water requirements of the building. Connection will be made to the low pres-

sure side of the gas meter to be provided by BGE.

The gas fired domestic water heater, which was installed in 2019, will be retained and relocated as required. A supplemental water heater may be provided to serve the Joseph C. Briscoe portion of the building.

All plumbing fixtures in the building are anticipated to be replaced. Low water use fixtures will be utilized to maximize water conservation. Low flow fixtures are anticipated to include 1.28 gallon per flush (gpf) water closets, 0.125 gpf urinals as well as 0.5 gpm sinks and lavatories. Flush valve types will be coordinated with BCPS during design. This building is anticipated to include locker rooms. Shower types will be coordinated with BCPS during design, however, 1.5 gpm shower heads are anticipated.

All domestic water piping is anticipated to be replaced. Piping materials will be CPVC in compliance with current BCS standard specifications. In addition, all piping will be insulated in accordance with 2015 IECC and a hot water recirculation system will be provided. All domestic water distribution will be above grade, with the exception of trap priming lines.

Isolation valves will be provided throughout the domestic water system to allow maintenance to occur with minimal impact to other areas of the building. Access panels/doors will be provided for all components that require maintenance.

Sanitary piping mains will be evaluated for re-use and replaced as required. Piping will be extended five (5) feet beyond the building wall for connection under the Civil Division. All waste and drainage piping materials will be PVC in compliance with current BCS standard specifications.. All toilet rooms and mechanical rooms shall be provided with floor drains. All drains will include a trap primer.

All roof drains are anticipated to be replaced under this project. The associated storm water distribution system will be evaluated for re-use and replaced as required. This piping will be extended five (5) feet beyond the building wall for connection under the Civil Division. A secondary storm water drainage system will be provided parallel to the primary system to meet the secondary drainage requirements. The secondary system type will be coordinated with BCPS during design.

An elevator sump pump (minimum 50 gpm) will be provided as required to meet the state elevator code.

FIRE PROTECTION

The building will be provided with a wet pipe fire protection sprinkler system in accordance with NFPA and the local authority having jurisdiction, including a double-check backflow preventer at the incoming service.

Sprinkler zones will be coordinated with the Fire Marshal during the design phase and will not exceed 52,000 square feet. Each sprinkler zone assembly will consist of a monitored valve, flow switch and a test drain connection.

Recessed type sprinkler heads will be utilized in all areas except storage rooms, mechanical rooms, etc. Where piping is exposed, upright heads will be provided.

A flow test will be performed early in the design phase to determine the available pressure to the building. Calculations will be performed to determine if a fire pump will be required.

4. ELECTRICAL SYSTEMS

EXISTING CONDITIONS

The existing electrical system has been recently modified, the previous system consisted of two BGE services: A 240V, 3Ph, 4W delta service with center-tapped ground, and a 208/120V, 3Ph, 4W service. The 240V system additionally served a 300kVA, 240-480/277V distribution panel via a step-up transformer. A separate transformer vault, located adjacent the main electrical room previously housed the BGE transformers for these services.

Following completion of the 2018 Classroom Air Conditioning upgrade designed by AECOM, the electrical system will be served by a single BGE transformer at 480/277V, 3Ph, 4W via new 3000A switchboard "MDS" with outdoor main circuit breaker section and indoor distribution sections. The existing 240V system serving elevators and other equipment will remain, served via the existing 300kVA transformer, re-connected as a step-down transformer and served from switchboard MDS. The existing 1200A switchboard serving the remaining electrical system throughout the building will remain and be re-fed from new switchboard MDS via a new 500kVA transformer. New switchboard MDS will also serve new air conditioning panels throughout the building to provide power to the new vertical heat pump units installed in approx. 50 classrooms. The existing BGE transformer vault adjacent the main electrical room will be abandoned at the completion of this construction, with the new service being provided form a pad-mounted BGE transformer located outside the building.

The majority of the remaining electrical equipment serving the building appears to be well past its expected useful life and is recommended for replacement. Additional existing distribution equipment in the main electrical serves communications systems owned by Nextel and Sprint. This equipment is to remain.


300kVA-480-240V Transformer

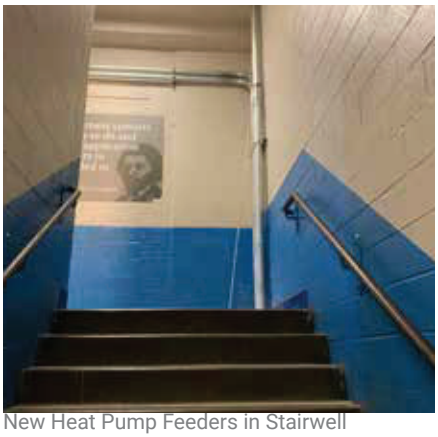

Existing BGE Metering


Existing 1200A Switchboard

Note that feeder conduit & wiring serving the new heat pump panels was designed and installed with routing through the central egress stair. This is not code compliant as these are not permitted within the stairwell enclosure. It is recommended that these feeders be relocated or enclosed in appropriate fire rated construction per applicable building code.

The 1981 Sulton, Campbell, & Associates drawings provided to the design team indicate an existing 22.5kW emergency generator located in the Boiler Room. During site survey, the design team was not able to access this room due to ongoing hazardous materials abatement, but an existing automatic

New Heat Pump Feeders in Stairwell


New Heat Pump Feeders in Stairwell

New Heat Pump Feeders in Stairwell

transfer switch (ATS) was observed in the main electrical room serving panels “EDP” and “EXIT”.

Existing lighting throughout the building was observed to be recessed acrylic 2x4 fixtures with T8 fluorescent lamps. Lighting controls consist of manual switching, with some outdated relay panels observed in the main electrical room.l


Existing Classroom Lighting


ATS and Panel EDP


Lighting Relay Panel

Some lightning protection system components were observed on the existing building, but it could not be confirmed if this system is covered by a current UL Master Label.

Existing fire alarm equipment is by Simplex, with new control panel by Notifier/Honeywell. Notification appliances consist of visual strobes and audible chime/bells. It is anticipated that this system is well beyond its expected useful life and will be replaced with a code compliant voice evacuation system.


Lightning Protection Components

Notifier FACP


Existing FACP

PROPOSED ELECTRICAL

This project consists of a renovation and possible addition to the Frederick Douglass High School located in the Baltimore City Public School system. At the completion of the project, this facility will house the Frederick Douglass High School program, as well as, the Joseph C. Briscoe program.

It is anticipated that the new switchboard MDS will remain, along with the 500kVA transformer. The existing 1200A switchboard appears to be well past its expected useful life and will be replaced with a new switchboard of 2000A capacity with main circuit breaker and distribution sections as required to serve new downstream equipment. The existing 240V system will be removed, inclusive of related 300kVA transformer. This assumes the equipment served by this system, including elevator equipment, will be replaced with new 480V or 208V equipment. Existing panelboards and related feeders throughout the building will be removed and replaced with new as detailed below.

EMERGENCY POWER

Although the design team was not able to survey the existing emergency generator, it is anticipated that this equipment is beyond its useful life and is undersized for the expected load. This generator will be replaced with new equipment. Due to current code requirements surrounding the installation of indoor generator sets and the probable size of the new equipment, it is anticipated that the new emergency generator will be located outside the building.

The new generator will be 480/277V, and located in a weatherproof, sound attenuating enclosure with a critical grade exhaust silencer. The generator will be diesel fueled with a double wall sub-base fuel tank sized to provide a minimum 24 hours of full load operation. Final run time to be coordinated.

NFPA 110 requires that a separate emergency electrical room be provided when service equipment is rated at or above 1000A at 480/277V. It is anticipated that the existing abandoned BGE transformer vault adjacent the main electrical room may be repurposed to serve as the emergency electrical room to meet this requirement. Two new three-pole, 480/277V automatic transfer switches and their associated distribution panelboards and dry type transformers will be located in this emergency electrical room. One ATS will serve the life safety loads and the second will serve the optional standby loads. All emergency and optional standby feeders will be routed back to this emergency electrical room.

The following emergency loads will be connected to the life safety branch and must be operational within ten (10) seconds:

- Egress and exit lighting.
- Fire detection and alarm system (also provided with integral battery backup).
- Security and access control system (also provided with integral battery backup).
- Generator auxiliary systems.
- Intercom/PA system.
- Miscellaneous receptacles to service the emergency distribution equipment.

It is anticipated that the following optional standby loads will be connected to the optional standby branch (final loads to be coordinated with BCS during design):

- Refrigerators/Freezers.
- Sump Pumps (where applicable).
- Heat trace/Freeze Protection.
- Telecomm Equipment (MDF and IDF Rooms).
- One Elevator.

- HVAC for Telecomm Rooms and MDF Room.

The following loads will NOT be connected to the generator (final loads to be coordinated with BCS during design):

- Building air conditioning system.
- General receptacles and lighting.

SHORT CIRCUIT CALCULATIONS

Preliminary short-circuit and coordination studies will be performed by the design engineer to confirm ratings specified on drawings. All life safety protective devices shall be fully coordinated per NEC 700 requirements.

A final short-circuit, coordination, and arc-flash study will be performed as part of the contractor requirements based on the short circuit capacity available at the BGE transformer. The maximum available short circuit capacity at the main service points will be calculated based on the available utility short circuit capacity and any notable contributions from motor loads.

MARYLAND EMERGENCY MANAGEMENT AGENCY REQUIREMENTS

IAC regulations require that this project be coordinated with the Maryland Emergency Management Agency (MEMA) to determine what areas of the building will be designated for public shelter use in the event of an emergency. If required, the necessary provisions will be included in the electrical distribution system to accommodate the connection of a temporary generator to power, as a minimum, designated portions of the school. This will be further coordinated with Baltimore City Schools 21st Century Schools MEMA requirements during design.

FEEDERS AND BRANCH CIRCUITS

Feeder and branch circuit wiring will be replaced, using materials and methods in compliance with Baltimore City Schools 21st Century Schools specifications. A non exaustive list of typical materials is as follows:

- Interior concealed branch circuit wiring,dry locations (EMT).
- Final connections to light fixtures. (MC Cable)
- Exposed interior branch circuits (Rigid galvanized steel / EMT)
- Wiring installed in exterior and wet locations (Rigid metal conduit)
- Underground conductors (PVC conduit.)
- Underground service and generator conductors (Concrete encased PVC ductbanks.)
- Conductors (Copper w/ THHN, THHW, or XHHW insulation.)
- All feeders and branch circuits will be provided with a separate green insulated equipment grounding conductor. Conductor sizes #10 and smaller shall be solid; conductor sizes #8 and larger shall be stranded.

GROUNDING

A complete grounding electrode system and equipment grounding system will be provided in accordance with NFPA 70, National Electrical Code, local codes and regulations, and Baltimore City Schools 21st Century Schools specifications. The grounding system will be specified to have a maximum overall resistance of 10 ohms to ground.

DISTRIBUTION EQUIPMENT

The distribution equipment will consist of lighting panels, receptacle panels, computer power panels and power (mechanical equipment) panels. Dry type distribution transformers will be provided for the 208Y/120 volt system. 480Y/277 volt lighting and 208Y/120 volt receptacle panelboards will be provided as necessary to serve the lighting and receptacle branch circuits. These panels will be located in electric closets at strategic locations throughout the building. Panelboards located in accessible locations (i.e. kitchen) will be lockable. 480Y/277 volt power distribution panels and dry type transformers will be located within the main electrical room and remote electrical closets. Individual combination magnetic motor starters and motor circuit protectors will be provided in the mechanical and boiler rooms for support of the mechanical equipment. Transformers serving computer power panelboards will be K-13 rated with electrostatic shielding or as specified in the Baltimore City Schools 21st Century Schools specifications.

Variable frequency drives (VFD's) will be provided for all motors that require adjustable speed operation. VFD's will be required to meet harmonic limits as specified in IEEE 519, and will be provided with a minimum of 5% input reactors. Additionally, VFD's will be provided with bypasses where redundant motors are not provided. At minimum, any VFD serving a motor of 100 horsepower or greater shall be minimum 12-pulse.

To accommodate MEMA requirements, a generator docking station may be required, connected to the existing switchboard. This may require modification of the existing switchboard. BCS and the AE team will need to work closely together during project design to determine all applicable MEMA requirements specific to this facility and design a compliant system.

Motors will be controlled using individual full voltage, non-reversing, combination motor starters with NEMA rated contactors and motor circuit protector disconnects. Localized disconnect switches will be provided for all motor-driven equipment. Motors rated 3/4 horsepower or greater will be 480V, three phase, smaller motors will be 120 volt, single phase. Manual motor starters will be provided for all 120V single phase. All three phase motor starters will contain a solid-state overload protection device with integral single-phase protection.

Conductor materials shall comply with Baltimore City Schools 21st Century Schools specifications

LIGHTING

The lighting design for the building will be in accordance with the Baltimore City Schools 21st Century Schools specifications. Requirements and the usage of each space. Point-by-point calculations shall be performed for each space or representative space utilizing effective reflectance of ceiling, wall, floor, and light loss factor to maintain the recommended light level at the working surfaces. IES recommended footcandle levels will be maintained throughout the building.

All interior and exterior light fixtures will be replaced with LED to meet current energy codes. Fixture types in the major areas will generally be as follows (exact fixture types to be defined during future design development and shall comply with Baltimore City Schools 21st Century Schools specifications.):

- General areas with acoustical lay-in grid hung ceilings including corridors, offices, reception area, storage, cafeteria and administration areas: Recessed 2'x2' and 2'x4' volumetric troffers.
- Larger open areas such as the media center and cafeteria: Direct/indirect pendant mounted fixtures.
- Collaboration areas: LED fixtures with automatic adjustable color temperature will be investigated for use.
- Gymnasium: 2'x4' high performance fixture with semi diffuse lens (for glare control) and wire guard (pending coordination with ceiling type).
- Mechanical/electrical/utility spaces: 4' linear fixture with acrylic diffuser.
- Building perimeter light fixtures: LED wallpack type fixture mounted on the exterior wall of the school.
- Exterior site lighting (pedestrian and parking lot): Square LED luminaire mounted on pole with 24" high (above finished grade) foundation with recessed side mounted junction box located in foundation.

As per NFPA Life Safety Code, the proper number of egress lights and exit signs with battery backup will be provided.

All building lighting will be connected to a distributed digital type lighting control system unless noted otherwise below. Exact configuration and sequences of operation will be coordination during design.

Egress and exit lighting will be provided in accordance with NFPA Life Safety Codes. Select lighting fixtures in corridors, stairs, and other egress paths, including all exit signs will be wired as unswitched night-lights, and will be served from the life-safety distribution system. Select lighting fixtures in classrooms will also be connected to the life safety system and provided with generator transfer devices to allow control from the local lighting control system.

RECEPTACLES

General convenience receptacles will be provided throughout the school and will be tamperproof where required. All receptacles will be specification grade, duplex, NEMA 5-20R. Ground fault circuit interrupter (GFCI) receptacles will be provided for all outdoor or damp locations, as well as indoor locations when located within 6 ft. of a sink and in kitchens as required by code.

Exterior GFCI receptacles will be provided within 25'-0" of all mechanical equipment in accordance with NEC requirements.

Special system receptacles will be provided in NEMA configurations as required to coordinate with the equipment being served.

Device plates will be provided for all outlets in quantity of gangs to accommodate associated device. All device plates in interior finished areas will be brushed stainless steel with a Type 302 finish. All receptacles installed exterior to the building will be provided with in-use covers.

LIGHTNING PROTECTION

An Underwriters Laboratories (UL) Master Label lightning protection system will be specified for the building. If not present, a new Type 1 surge protection device will be provided within switchboard MDS. Down leads will be connected to the building's grounding system. Existing lightning protection system components may be re-used if determined to be suitable. Materials used shall be coordinated with existing and new construction and Baltimore City Schools 21st Century Schools specifications. All grounding connections will be exothermic welds.

FIRE ALARM

A new voice evacuation type, addressable, electrically supervised, microprocessor-based fire alarm and detection system will be provided. Initiating devices will include manual stations, smoke detectors, thermal detectors, duct type smoke detectors, interface modules for sprinkler flow switches and OS&Y valve position switches. Indicating devices will include combination speaker/strobe devices and supplementary visual devices. Auxiliary devices will include control modules for remote signaling and control. All fire alarm circuits will be installed in conduit. The fire alarm control panel will be located in the main electrical room. A fire alarm annunciator panel with voice handset, speaker zone controls and control switches for mechanical systems will be provided at the main entrance. Additional annunciator stations with voice handsets will be provided as required by the Authority Having Jurisdiction.

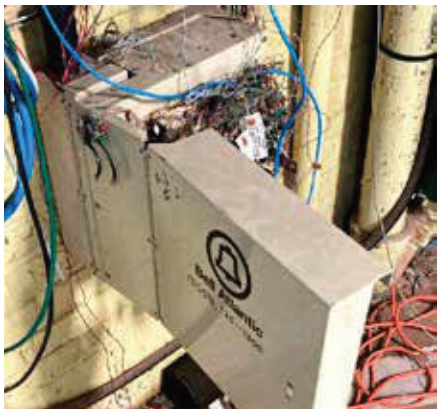
Corridor lighting controls will be interfaced with the fire alarm system to override lighting controls and turn all egress path lighting on to 100% upon activation of the fire alarm system as applicable pending final lighting control sequence coordination.

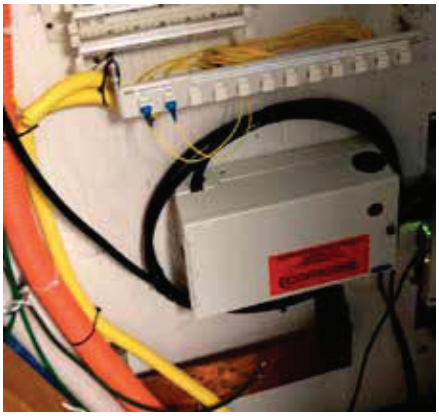
The fire alarm system design will comply with the following codes: NFPA 101, IBC, NFPA 72, Maryland Accessibility Code 05.02.02 and the Maryland State Elevator Code.

5. IT / AV SYSTEMS

GENERAL INFORMATION

The IT/AV/Security Systems Site Assessment was conducted by Educational Systems Planning at the Frederick Douglass High School complex on April 14, 2021 as part of the Feasibility Study. Most of the voice, video and data communications infrastructure is of the vintage of the Technology in Maryland Schools (TIMS) installed in the 1990's. The communications infrastructure is designed in the traditional star configuration with a central Equipment Room or "ER" and seven (7) intermediate Telecommunication Rooms or "TRs". The overall installation or rack, cabinets, cabling and pathways in all telecommunications rooms is fair but outdated and in need of conditioning. Cabling is generally routed above the suspended ceilings or through closed pathways in the corridors, but much of it is exposed and subject to casual damage.

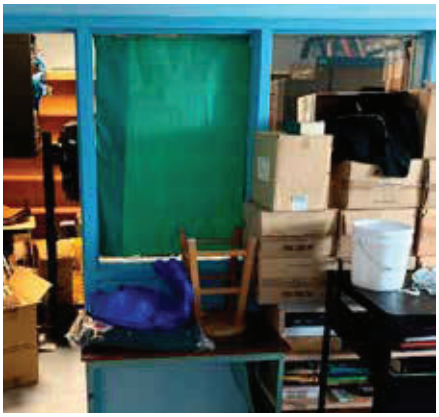




EXISTING CONDITIONS

SERVICE ENTRY

Service provider trunk cabling appears to emerge into the complex in the Main Electrical Room in the Basement level. It terminates on a wall-mounted backboard and appears in fair condition. Cabling appears to extend to a storage room across from the elevator where a dated telephone system head end is mounted on the wall. Coaxial cabling emerges from the front sidewalk of the building and enters at the second-floor media center suite, terminating in the ER on the 2nd Floor.



EQUIPMENT ROOM OR “ER”

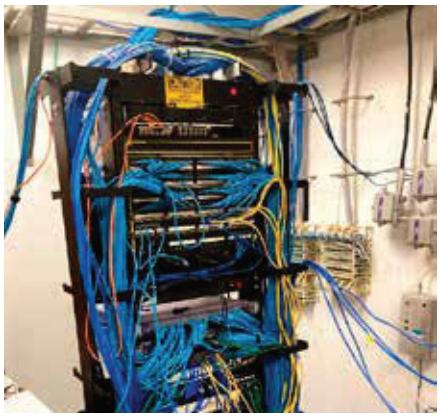
The Equipment Room is located in a secondary room in the Media Center Office. The 12’ x 12’ room has air conditioning but it may not be functional or sufficient. The room is also not up to City School Standards for bonding/grounding equipment, lighting, and power conditioning.

The ER contains:

- Fiber distribution hub and Router
- 48-port patch panels for copper distribution cabling
- 48-port data switches
- Core Data switch and stackables
- Data Servers
- CATV Headend Cabinet
- UPS Power Protection Equipment
- Main Telecom Equipment Grounding Bar

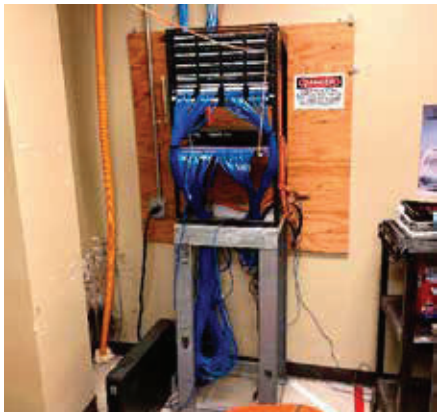
TELECOMMUNICATIONS ROOMS (TRs)

Telecommunication Rooms are located on all floors throughout the school and are generally located in storage rooms or offices. Most floors have 2 IDFs and there appear to be 7 TRs served from the ER. Telecom Rooms are connected back to the ER with fiber optic, multipair and trunk coaxial cabling. Few TRs meet the current standards for City Schools for lighting, security and HVAC conditions. Some of the UPS equipment appears non-functional and outdated.



Each TR contains:

- Fiber patch panel and distribution
- 48-port patch panels for copper distribution cabling
- 48-port data switches (stackables)
- Telephone backbone cabling and punchdown blocks
- UPS power protection equipment



DATA NETWORK

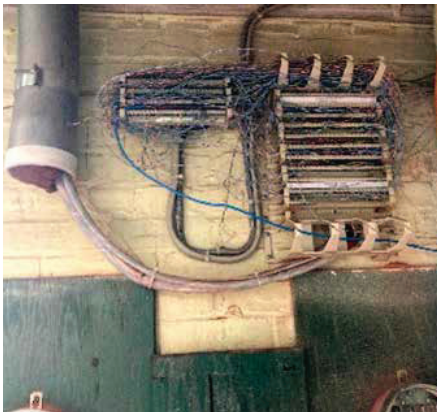
Much of the existing data network was installed under the TIMS program of 1998/99, and consists of category 5E UTP cabling in the horizontal and fiber optic backbone cabling. Category-5, -5e and -6 rated cabling was observed in the school. This cabling and the surface mounted Wiremold pathway is in disrepair and appears underutilized in the complex. Extreme Networks Switches are being utilized in the school's local area network (LAN) and can provide Gigabit Ethernet to the workstations. These switches utilize the fiber optic network to transport signals back to their respective ERs.

Most classrooms have 2 data outlets at the teaching station with multiple drops in the rear of the classroom for student workstations as per the old TIMS standards. Offices generally contain 2 data outlets per workstation. Some Category 6 UTP cabling was observed in the complex.

The wireless network in the school is functional but older wireless access points (WAPs) were observed during the walkthrough. In general, the WAPs are Aruba models and in good repair and appear to be widely used for connectivity.

TELEPHONE SYSTEM

Multiple phone systems were observed in the complex, although some appear to be legacy equipment and abandoned. Cisco IP Phones are located in most offices. Each classroom has an intercom handset but it was not apparent if this handset was cross-connected to the phone system. School personnel report that the system is operational. Fax lines and an emergency POTS line have been extended to the office areas from their respective telecom room. The cable plant consists of category 5E horizontal cabling and multi-pair UTP for backbone.



CATV DISTRIBUTION SYSTEM

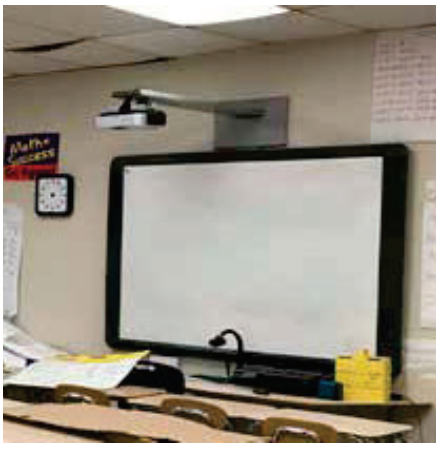
A CATV headend cabinet is located in the MDF within the Media Center Office. Trunk coaxial cabling from the service provider (Comcast) extends from this headend and is amplified and distributed by coaxial cables to outlets in each classroom. The cabling appears to be mostly unused and is in disrepair. An old Channel 1 receiver is also located in the MDF. It does not appear that this system is still in use.

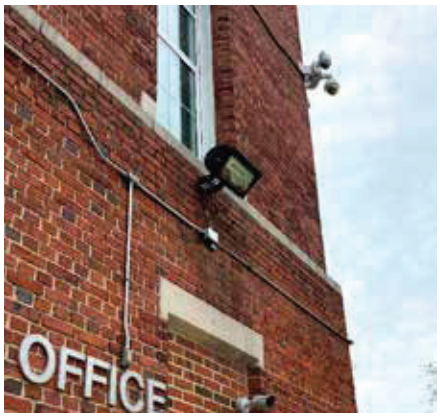
INTERCOM AND CLOCK SYSTEMS

The Main Office in Frederick Douglass HS contains a wall-mounted Bogen Multicom 2000 cabinet and TR B100 has two Bogen Multicom IP enclosures. The master clock headend is also located on the wall in TR B100. Copper UTP cabling is routed to this location and terminates directly in the cabinet. An administrative handset in the main office allows for two-way voice communications throughout the school. Intercom handsets and speakers in classrooms, corridors and offices throughout the school allow two-way communication from these locations. The system appears functional and in good working order.

CLASSROOM AUDIO-VISUAL

All classrooms have TIMS vintage high-low wall mounted AV harness with inputs near the teachers' desk with connectivity to a faceplate mounted high on the teaching wall. This "high-low" cabling appears to be abandoned and not in use. Newer SMART Interactive Projector/Whiteboards were located in most classrooms and appear to be the preferred classroom presentation devices.





CCTV SURVEILLANCE SYSTEMS

Multiple generations of video surveillance security cameras are installed in the school. Most entrances, exterior areas and corridors contain sufficient cameras to give significant coverage. The cameras are enclosed in wall or ceiling mounted smoked domes, generally. The CCTV Surveillance head end is in the Schools Police Office near the Main Entrance. Multiple monitors and Interlogix DVRs and an NVR are located in an equipment cabinet. Some of the cameras installed in the school are non-functional and create gaps in coverage.

INTRUSION DETECTION SYSTEM

The school is controlled by motion sensors and door contacts at various entrances. Not every entrance is controlled and some of the cabling is exposed or damaged. It was unclear whether the door contacts were functional. The motion sensors appeared operational. DSC keypad controllers were located in various locations throughout the complex.

PROPOSED IT / AV SYSTEMS

TELECOMMUNICATION ROOMS

A standard sized (10' x 10') Telecommunication Room should be provided for every 80,000 square feet of floor space. Existing TRs that share usage with offices or other non-IT program should be replaced with dedicated TRs that match up City Schools Standards. These rooms should be dedicated telecom spaces and contain good environmental conditioning including HVAC, telecommunications bonding equipment, emergency power-protected circuits, and good lighting. The main Equipment Room (or ER) should be sized according to City Schools standards for a more technology rich school and located near the Media Center.

STRUCTURED CABLING SYSTEM (TELEPHONE AND DATA)

Because the currently installed cabling system is co-located in programmed spaces (offices and storage areas), the cabling in place will most likely need to be removed and replaced with category 6 UTP cabling. Fiber optic backbone cabling should also be installed, connecting all telecom spaces back to equipment room corresponding to each school. Cabling from the service provider should be extended to each school's ER. A major renovation of the school that included new systemic upgrades would require replacement of the communications infrastructure systems. Wireless connectivity should be available throughout the building

VIDEO DISTRIBUTION

Due to the architectural changes of the facility, coaxial cable from the ER should be distributed to just a few key locations in the building for future use, in consultation with the principal/leadership team. Key locations may include the main office, cafeteria, and gym/auditorium. The coaxial distribution system should be capable of handling digital signals from local service providers. Cable television will be distributed to classrooms through an enterprise video distribution system over IP (not part of the modernization scope of work).

CLASSROOM TECHNOLOGY

Existing televisions in classrooms and labs should be replaced with the latest City Schools display devices which include interactive capability and sound enhancement. An AV cabinet should be located at the teacher's station or in the ceiling. An audio enhancement system with ceiling mounted speakers should be installed in all instructional areas to equalize sound levels. Each classroom should have a minimum of (6) data drops for computer connections including (4) student drops and wireless.

INTERCOM AND CLOCK SYSTEMS

Due to expected upgrades throughout the complex, existing cabling and end devices will need to be replaced. In order to realize system warranties, a new intercom and clock system should be provided for the complex. To allow for proper programming, multiple systems, according to the latest City Schools standards should be provided.

CCTV SURVEILLANCE SYSTEMS

Architectural changes (ceilings, entrances, etc) may necessitate the installation of new security cameras and cabling that will be current to BCPSS standards and include warranted equipment. New CCTV equipment shall include Sequrinet servers, network video recorders, digital video recorders and control software located in the new ER. Additional CCTV cameras shall be located strategically throughout the facility to monitor entry/egress, public spaces and sensitive areas. Outdated or cameras that cannot conform to the Sequrinet system shall be replaced. Camera infrastructure shall be Cat 6 UTP cables and dedicated switching/distribution equipment.

ACCESS CONTOL AND INTRUSION DETECTION SYSTEM

It may be necessary to install a new intrusion detection system to ensure proper warranty of new equipment with the expected building upgrades. The Intrusion Detection system shall consist of a DSC main panel with associated motion detection and perimeter door contacts sensors. Two and Four conductor cable shall be used to connected panels and sensors to monitor various zones of the facility. The system shall be locally and remotely monitored and accessed. The Access Control and Intrusion Detection system should allow/prevent access, track movement throughout the facility and provide an alarm signal on and offsite in the event of an unauthorized entry. The systems should be integrated and be controllable on and offsite to allow for efficient system management. The system shall consist of motion detectors, door and window contacts, card readers, door controllers, power supplies and intelligent software all connected to alarm panels throughout the facility. A separate video intercom security system should be located at each school's entrance, restricting access to the school.

6. SITE CONDITIONS

PROPERTY LOCATION

The subject site for Frederick Douglas High School is located at 2301 Gwynns Falls Parkway, Baltimore, MD 21217. The site is approximately 28.90 acres+/- and currently contains the high school building, several small out-buildings, bus & student drop-off loops, a teacher parking lot, athletic fields, tennis courts, football/soccer stadium, and track & field events. The property line was altered under design and construction of the adjacent Robert Coleman Elementary School at the southwest corner of the property. The tax account information is as follow Ward 15, Section 18, Block 3262E Lot - 001 as shown on tax map 15. The site is owned by the Mayor & City Council of Baltimore City. The property is bounded by Gwynns Falls Parkway to the North, N. Pulaski Street to the East, Windsor Avenue to the South and N Warwick Avenue to the East.

Aerial View

SITE CIRCULATION AND PARKING

The school bus entrance / exit curb cuts are found along Gwynns Falls Parkway (w/ 25 M.P.H. speed limit, photo enforced) which has a large landscaped and fenced median strip along the school property. This entrance also serves as access to an events parking lot south of the bus loop. Pedestrian crosswalks area limited to the Gwynns Falls Parkway / N. Pulaski Street intersection, the Gwynns Falls Parkway / N. Warwick Avenue intersection and mid-block, adjacent to the school bus entrance. A black picket fence is located along the median to prevent pedestrians from walking through the median toward the school property. There are numerous pedestrian sidewalks that enter the school property from the North.

N. Pulaski Street is found along the East side of the school property. The public road is in poor condition with clear evidence of pavement cracking due to subgrade issues. There are sidewalks on both sides of the public road and are in good condition, with several segments that are in need of repair or replacement. There are two sidewalks that enter the school property from the N. Pulaski Street right-of- way. One that passes though the northern portion of the school property, just outside the stadium fence. The second sidewalk with steps enters the school property near N. Pulaski Street / Elgin Avenue intersection. There is also one “controlled access” drive into the football / soccer stadium.

Windsor Avenue is found along the Southern portion of the school property. The public road is in very good condition with a number of traffic calming devices with recommended speed signs of 15 MPH. Sidewalks are found on both sides of the public road, with the North side sidewalk being newly installed. Two pedestrian sidewalks enter the school property, one sidewalk with steps is located near the Windsor Avenue / N. Smallwood Street intersection, the other sidewalk is located near the Windsor Avenue / N. Bentalou Street intersection.

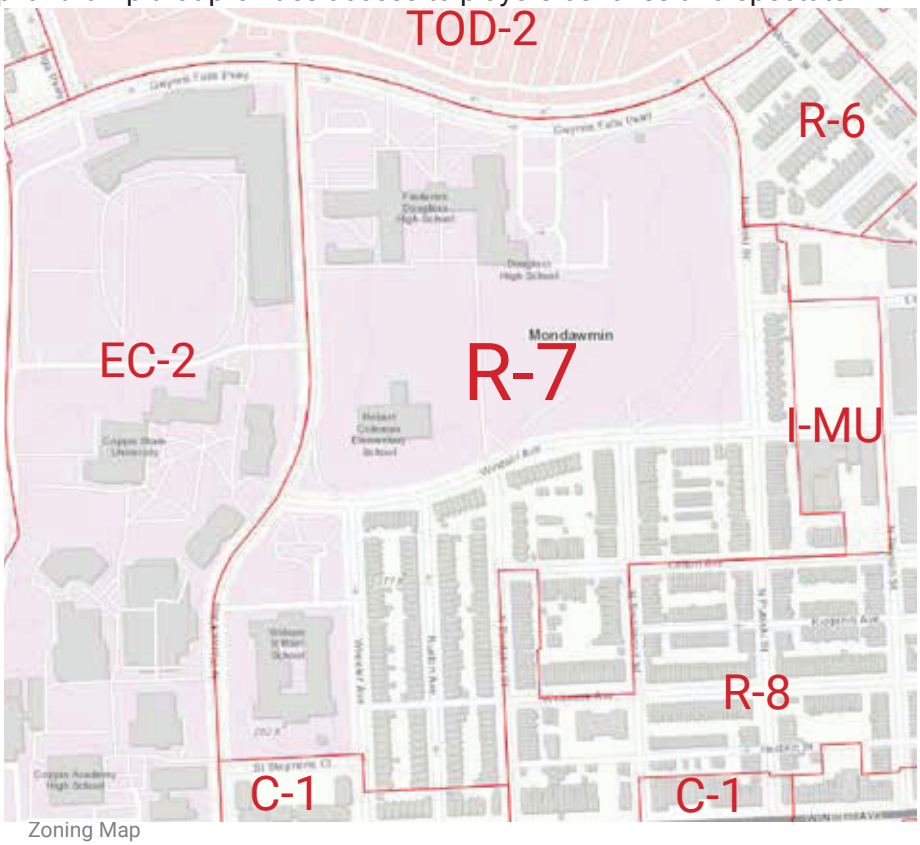
N. Warwick Avenue is found along the Western portion of the property. The public road is in good condition. Sidewalks are found on both sides of the public road and are in good condition. There are several sidewalks that enter the school property. The first sidewalk is located at the southwestern corner of the school building and travels along the building with several sets of steps leading up to the tennis courts. The second sidewalk enters a fenced lawn area on the west side of the building. The teacher parking lot / service entrance is located along the western side of the building. Parking spaces within this area are not marked due to recent utility and paving activities. The visitor/administration parking lot/ student drop loop entrance is located North of the teacher parking lot / service entrance. This parking lot contains approximately 25 standard parking spaces, 7 administration parking spaces and two ADA parking spaces.

The sidewalks within the school property are in good condition. A recently installed sidewalk runs from the main school building / special events parking lot westward to the Brooks Robinson baseball field. This sidewalk includes ADA compliant ramp that provides access to players benches and spectator bleachers.

ZONING INFORMATION

The property is currently zoned as R-7 – General Residential District. Please see Subtitle 10, R-7 General Residence District of the Baltimore City Zoning Code for more information.

The properties South of the school site are Zoned: R-7 (Gen. Residence Dist.). The properties East of the site are Zoned R-7 (Gen. Residence Dist.) and R-6 (Gen.
Residence Dist.), the property to the North is Zoned: TOD-2 (Transit-Oriented Dev. Dist.), and the properties West are Zoned: EC-2 (Educational Campus).



Zoning Map

The following specific development standards for the R-7 zone are provided for guidance only.

Bulk Zoning Regulations in an R-7 zone is as follows:

Parking	1 space per 1,000 SF. of office & public use areas
Maximum Building Height	35 Feet
Minimum lot area	3,000 SF
Maximum lot coverage	70%
Maximum Impervious Surface	N/A
Minimum setbacks:	
Front lot line	10 Feet
Rear lot line	25 Feet
Side lot lines	15 Feet
Street Corner Side	15 Feet

SITE SOILS, GEOLOGY AND TOPOGRAPHY

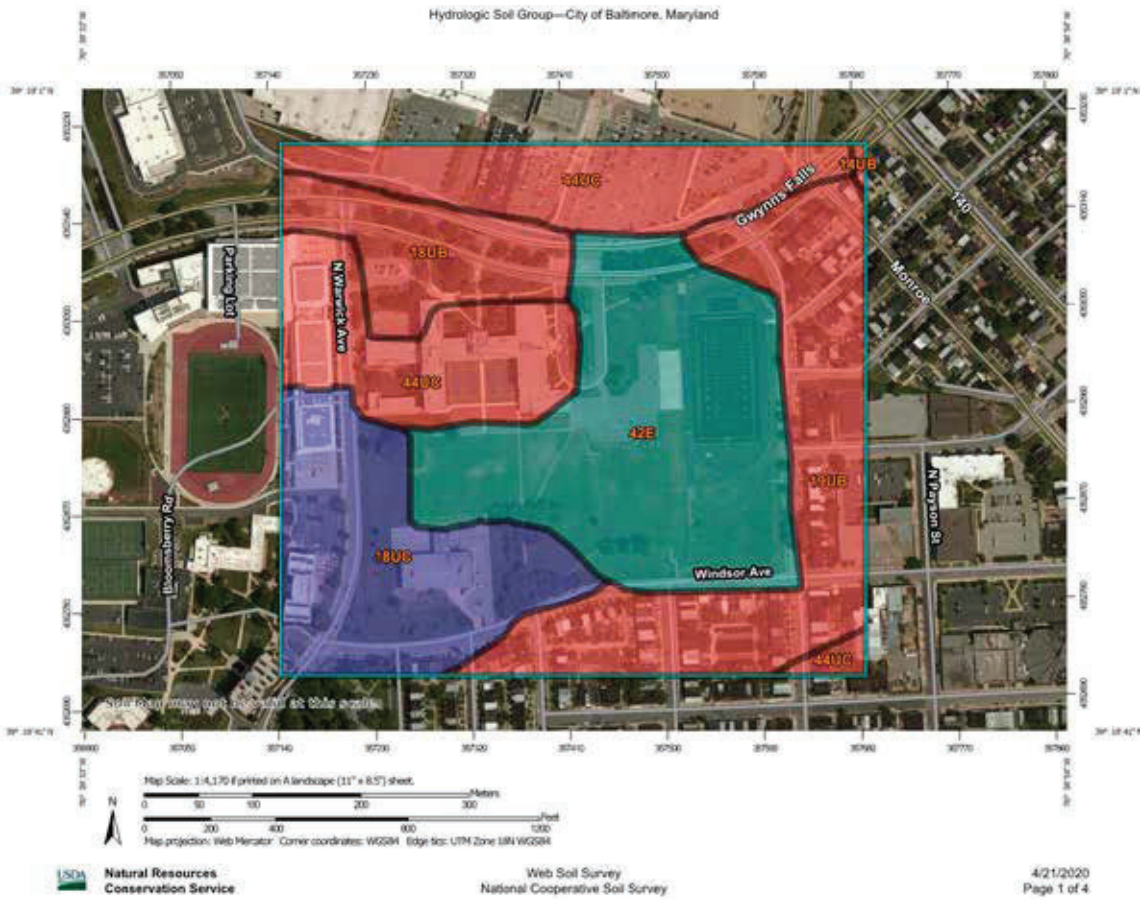
SITE SOILS

According to information obtained from the United States Department of Agriculture Natural Resources Conservation Service, the site falls into five (5) distinct soil groups:

- 18UB: Legore-Urban land complex, 0 to 8 percent slopes.
- 18UC: Legore-Urban land complex, 8 to 15 percent slopes.
- 19UB: Urban Land- Legore complex, 0 to 8 percent slopes.
- 42E: Udorthents, smoothed to 35 percent slopes.
- 44UC: Urban land complex, 0 to 15 percent slopes.

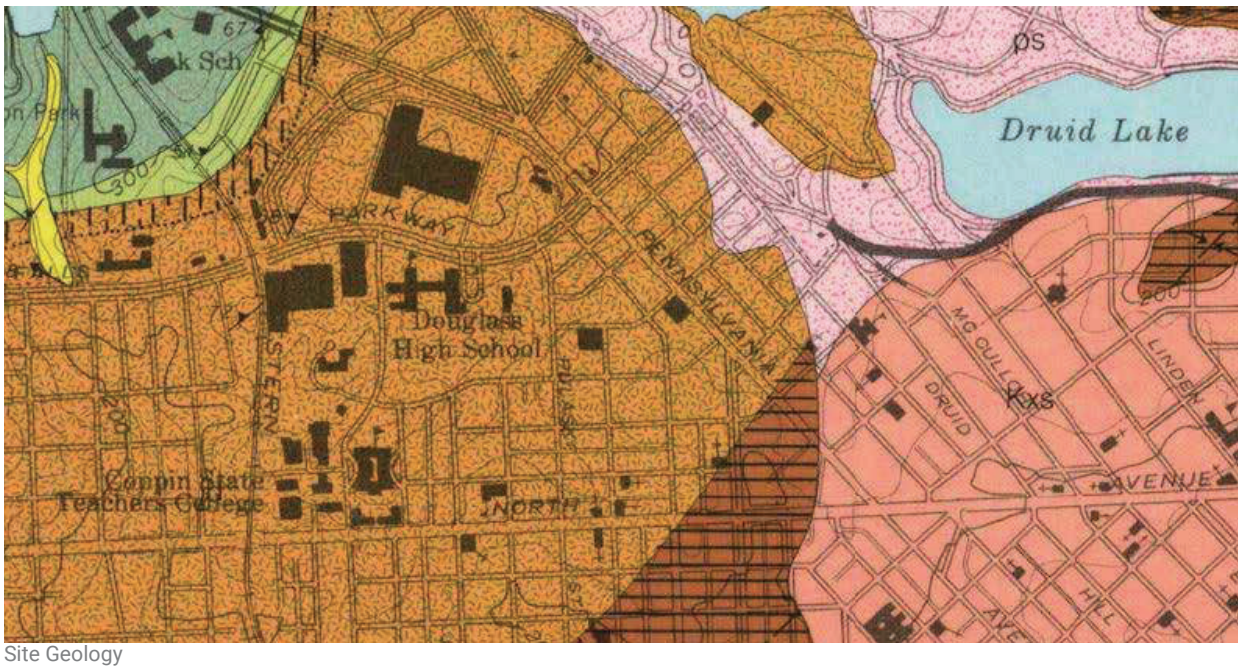
Additional information regarding these soils is identified in the table below:

Map Unit	Percent of Site Area	Hydrologic Soils Group	AASHTO Classification	Hydric Soils	Topsoil Source
18UB	10%	D	A-6	No	Fair
18UC	8.0%	B	A-6	No	Fair
19UB	2%	D	-	No	Not Rated
42E	60%	C	A-2-6	No	Poor
44UC	20%	D	-	No	Not Rated



SITE GEOLOGY

The Geologic Map of Baltimore County and City indicate that the Frederick Douglas High School site is found within the Laurel Belt, James Run Formation, which consists of Druid Hill Amphibolite, a fine to medium grained generally well foliated amphibolite. Please see USGS.gov for additional information

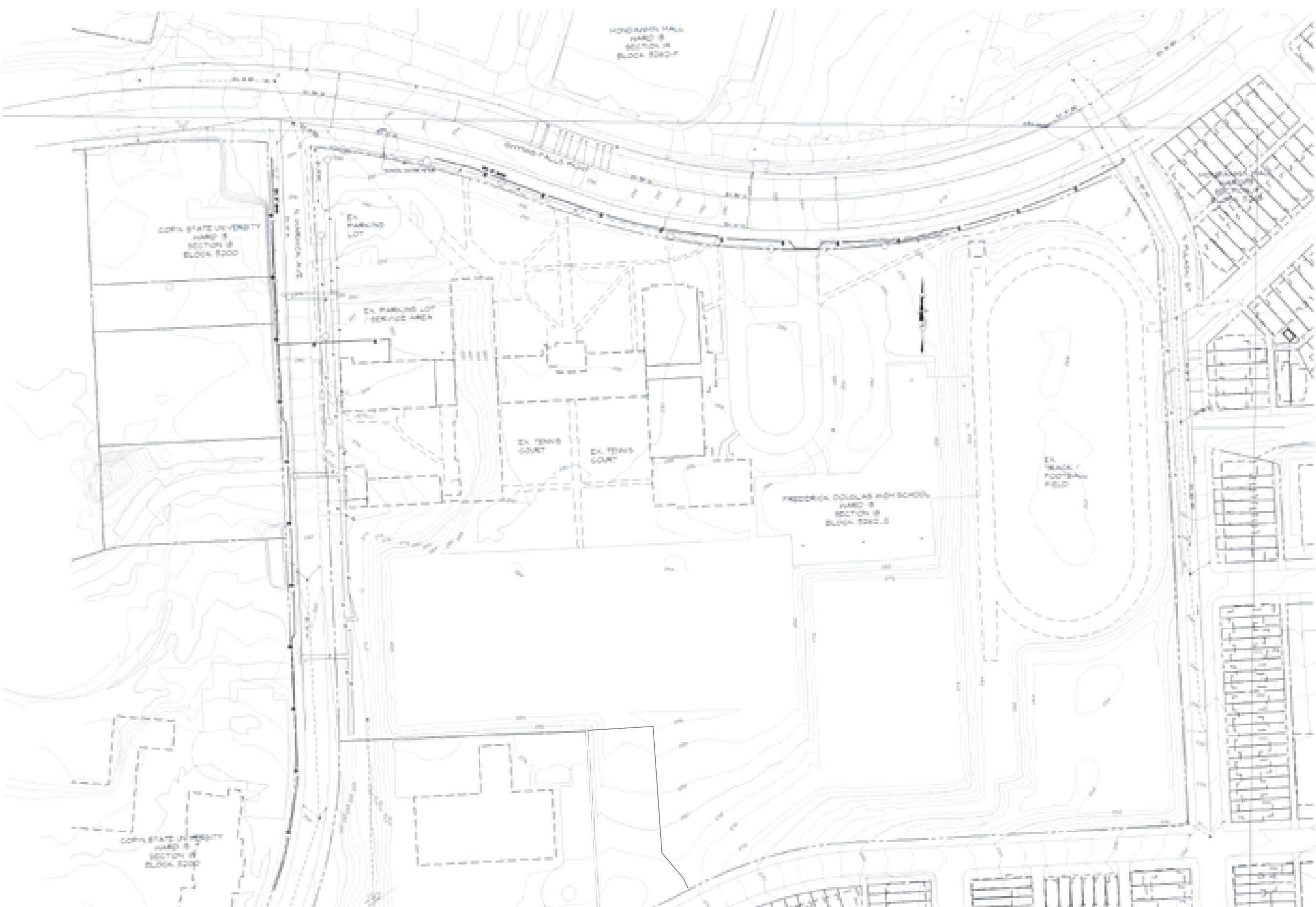


Site Geology

SITE TOPOGRAPHY

The site topography varies considerably, with several plateaus broken up into five areas. The first being the area consisting of the main building, tennis courts, visitor parking lot, events parking lot and bus loop. Along the Northern side of the school building, the general elevation is 292, with grades falling away to the East and West. The second area located along the Western side of the building consists of the teacher parking lot and service area with an elevation of 280, with grades falling Eastward into a storm drain inlet. The remaining three areas are located South and Southeast of the main building. These areas make up the various athletic fields including; baseball/softball fields with a general elevation of 284, the main football/soccer / track & field events stadium with a general elevation of 264.

The main bus entrance/exit are found along Gwynns Falls Parkway. The bus entrance has a centerline elevation of 285 and bus exit centerline elevation of 280. The bus loop grade rises to an elevation of 288+/- along the Eastern side of the main school building. The visitor entrance is found along N. Warwick Avenue, just south of the Gywnns Falls Parkway intersection. The visitor parking entrance has an elevation of 288, with grades rising to elevation 291.5, near the Northwestern corner of the main school building. The teacher parking lot / service area entrance is found South of the Visitor entrance, along N. Warwick Avenue, with a centerline elevation of 281.



Site Topography

PUBLIC / PRIVATE UTILITIES

WATER

The existing record documents (Dwgs: AA-20 & Dev. Agreement No. 10620) show three water mains along Gywnns Falls Parkway; a 6-inch C.I. water main located within the westbound travel lanes, a 36- inch C.I. water main located within the landscaped median, and a 10-inch C.I. water main, located within the eastbound travel lanes, which includes the 4-inch water meter for the school. Existing record documents (Dwgs: AA-20 & AA-21) show a 6-inch C.I. water main along N. Pulaski Street, a 10-inch C.I. water main along Windsor Avenue and 10-inch C.I. water main along N. Warwick Avenue. There are fire hydrants along all the surrounding public roads. The fire department connection is located at the northeastern corner of the main school building with a fire hydrant being located approximately 100 feet away at the school bus entrance.

SANITARY SEWER

The existing record documents show an 8-inch sewer main with terminal manhole near the northwest corner of the school property. The main school building's Sewer House Connection exits the Northwestern wing of the building and runs beneath the Visitor Parking Lot / Student Dropoff loop. An 8-inch sanitary sewer main is located along N. Pulaski Street, then turns eastward on Bryant Avenue. An 8-inch sanitary sewer main is located along the northern portion of N. Warwick Avenue. There are no public water or sewer service to the football / soccer stadium.

STORM DRAINS

Storm water around the site is conveyed via a combination of overland flow and closed storm drain systems that have various public storm drain systems along N. Pulaski Street, Windsor Avenue and N. Warwick Avenue. The public storm drain along Gwynns Falls Parkway is located along the westbound lanes with several inlets being location at the northwest corner of the school property. The Visitor Parking Lot / Student Dropoff loop drains into an inlet that discharges into the public storm drain system.

GAS & ELECTRIC

There are 6-inch gas mains along Gwynns Falls Parkway and N. Warwick Avenue. The existing school building currently has a 6-inch gas service coming in from N. Warwick Avenue and passes beneath the Teacher Parking Lot / Service Area. There are 4-inch gas mains in N. Pulaski Street and Windsor Avenue which serve the surrounding private residences. Primary and Secondary electrical service currently enters the site along N. Warwick Avenue and passes beneath the Teacher Parking Lot / Service Area.

STORMWATER MANAGEMENT

The site does not have any existing storm water management facilities on site. Any new construction that occurs will be required to meet the requirements established by the Maryland Stormwater Act of 2007 and Baltimore City Stormwater Management Manual, Dated February 2003. These guidelines establish a process by which new construction needs to utilize sustainable or environmental site design (ESD) to the maximum extent possible to satisfy water quality requirements. ESD's include but are not limited to micro-bioretention, dry and/or wet swales, rain gardens, etc. Attempts should be made to provide for impervious disconnects and to allow for adequate open space to construct multiple smaller facilities throughout the site to satisfy these requirements.

The site lies within the Gwynns Falls Watershed which is classified as an inner-jurisdictional watershed, therefore, quantity management for the 10- & 100-year storm events will be required.

The site is made up of predominately "C" and "D" soils, which have a "reduced or no" infiltration capacity, therefore, stormwater management facilities would most likely contain underdrains which may impact the storm drain outfall locations.

FLOODPLAINS, WETLANDS, AND WATERWAYS

There are no mapped streams or wetlands within close proximity to the school property. The site is located within the Gywnns Falls Watershed (Watershed #02130905).

The property is within Zone "X" per FEMA Floodplain map 2400870010E, dated February 2, 2012. FEMA's definition of "Zone "X"" is an area of 0.2% annual chance flood: areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 % annual chance flood.

FOREST CONSERVATION / LANDSCAPE REQUIREMENTS

The Frederick Douglass High School site is a large site comprised of the school building, parking areas, ball fields, open lawn area, and a track and field area. Although there are no areas that appear to qualify as forest, there are trees scattered throughout the site, some of which are specimen size trees. There are three areas on site that appear to have been planted with trees to enhance and create forested areas. Two of these areas are along the southern property line, one that provides supplemental planting to the area of mature trees along Windsor Avenue near the intersection with N Bentalou Street, and another triangular area near the intersection of N Pulaski Street and Windsor Avenue. A third area has been planted between the school drop off loop and the track and field area.

Since the project will disturb more than 40,000 square feet of area, forest conservation will be required. Any specimen trees that require removal will necessitate a variance request. Mitigation may be provided by on site planting, by a fee-in-lieu payment, or a combination of both.

Since the campus is 29.57 acres+/-, there is ample space to introduce shade trees, ornamental trees, and shrubs to create an aesthetically pleasing planting plan, provide outdoor educational classroom opportunities with native plants, and offset some of the forest conservation requirements or specimen tree removal mitigation planting.

RARE, THREATENED, AND ENDANGERED (RTE) SPECIES

A brief review of the MD DNR Sensitive Species Project Review Area database and the USFWS RTE database do not indicate a presence of RTE's within or near this site. This will need to be confirmed during the initial feasibility stages of this project by way of correspondence with MD DNR, USFWS, and on-site verification.

The site does not contain with high-quality natural resources that will limit the development of the site, but the site will require thorough natural resource mapping at the earliest possible stage of design in order to limit impacts to the existing natural resources and account for the permitting time that will be required for said resources.

ATHLETIC FIELDS / ATHLETIC COURTS

The high school athletic fields and courts are all located along the South and East property boundaries. The four (4) tennis courts are located adjacent to the main school building on the South side. The courts were upgraded in 2014 and are in very good condition.

There are two natural turf baseball/softball fields located Southwest of the main school building on a lower plateau with a field stone retaining wall separating the fields from a Green House / Gardening Area. These fields appear to be in need of maintenance due to the schools being closed.

A beautiful new artificial turf baseball field is located just East of the natural turf fields. The new field is dedicated to and named after Brooks Robison who played for the Baltimore Orioles. Funding for this project was provided by the Cal Ripken Sr. Foundation.

A new City Schools Funded artificial turf football / soccer / lacrosse field and stadium is found along the Eastern portion of the school property. The stadium has new bleachers situated along a slope on the Western side of the field. New track & field event surfaces have been incorporated into the stadium as well.

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Existing Entry Vestibule

SECTION F.

OTHER PLANNING & DESIGN CONSIDERATIONS

1. COMPLIANCE WITH ACCESSIBILITY CODES

Frederick Douglass High School was entirely constructed before the enactment of the Americans with Disabilities Act (ADA) and has not undergone an accessibility upgrade since 1983. Significant upgrades are necessary to make the building fully compliant with current accessibility standards. The building is four stories and does have a marked accessible route making entry and circulation feasible for mobility impaired individuals. There is an elevator that reaches the main corridor of all floors of the building but there are many variations across the building that are only accessible by ramp or stair. There are many elements of the building which are not accessible including toilet rooms, door hardware, signage, maneuvering clearances and clear floor areas at doors and fixtures.

2. COMPLIANCE WITH FIRE & LIFE SAFETY CODES

Because the footprint is large and there are numerous variations in levelthe current facility has been divided into fire areas that are each served with a minimum of two means of egress. The current facility generally meets the egress, height and area requirements of the code with these fire walls. As noted in Section E the building is not equipped with a sprinkler system and the fire alarm system dates back to the 1983 renovation work. Expansion of the school will necessitate compliance with requirements of Level 3 Alterations of the International Existing Building Code, including the incorporation of a sprinkler system.

Co-location of the Joseph C. Briscoe Academy within the Frederick Douglass building necessitates constructuion of fire separation between the two facilities, however there is not a clean means of providing a fire wall within the existing construction. Therefore, while the schools are meant to function independantly, the facility should be considered as one when evaluating life safety and fire code compliance.

3. HISTORICAL SIGNIFICANCE

As determined by Baltimore City Commission for Historical and Architectural Preservation (CHAP) in 2012, this property has been designated with CHAP Landmark Designation due to its significance for its association with two historic and groundbreaking City schools, and for its architecture. The Collegiate Gothic Revival-style school was designed by prominent Baltimore architect Joseph Evans Sperry for Western High School in 1926-1927. Western High School is the oldest existing public high school for girls in the United

States, established in 1844. The building was turned over to Frederick Douglass High School in 1954, and has served Douglass since, for close to sixty years. Frederick Douglass High School was the first high school established for African Americans in Baltimore City and the state of Maryland and will be celebrating its 130th anniversary in 2013. This building has played an important role in the histories of Western and Douglass High School, and desegregation of Baltimore City Schools. The architecture of the school is also significant as an excellent example of Collegiate Gothic Revival.

Alterations to the building should be sensitive to the historical significance of the building as well as interior art, sculpture, and other artifacts that tie to the buildings history.

4. COMPLIANCE WITH ENVIRONMENTAL REGULATIONS

Design will be required to comply with all Baltimore City Stormwater management Regulations and/ or Maryland Department of the Environment. Jurisdiction depends on ownership of the building. We have assumed this project will be an MSA project.

5. LOCAL COMPREHENSIVE LAND USE PLAN

Refer to Education Specifications Part III

6. POTENTIAL REUSE OF BUILDING

The existing building is in relatively sound structural shape and recommended to be modernized and reused. The original building was not designed to support additional floor levels and would require significant structural work to accommodate additional loads, as such the addition of floors was not looked at in this study.

The short spans of traditionally reinforced concrete columns and plank floors limit areas within the existing building that can accommodate high bay spaces such as gymnasia to existing two story spaces. There are more spaces in the ed specs that required double height space than what is currently existing in the building without using below grade non-accessible locations.

The sprawling layout of the building and changes in floor levels throughout the building make the co-location of the two schools in the existing building difficult. The combined desires to minimize the

number of stories in which the Joseph Briscoe program should be located on and maintain complete seperation between programs with the exception of food service facilities further limits the location of the Briscoe program to the west side of the building where portions of the lowest level (to be used for entrance) are not currently on fully accessible paths. For example, the ROTC wing is only accessible to the street via an egress door from a stair landing and the current mechanical spaces beaneath the cafeteria are only accessible by steps.

The Educational Specifications indicate a target SRC of approximately 1083 for Douglass and 110 for Briscoe with a utilization rate of 86%. While the existing building SRC at 1,254 students is higher than the proposed population of 1,193 and the Educational Specification anticipates the co-location of borth programs fitting into a smaller building than currently exists, it is recommended that a multistory replacement of the ROTC wing be added to the building. This new construction will add a small amount of overall square footage but will alleviate some of the challenges with the existing building while facilitating full support of the new programs spatial requirements and allow the building to operate in accordance with the City Schools vision for the schools.

7. OPTIONS FOR STUDENT RELOCATION DURING CONSTRUCTION PERIOD

Based on the amount of interior reconfiguration of space required to insert a second school into an existing building. City Schools has planned the usage of the former Northwestern High School building as a swing school for the duration of construction at the Frederick Douglass Facility. The former Northwestern High School building will be occupied by Cross Country Elementary Middle School until July of 2023, which coincides with the relocation date for Frederick Douglass.

Joseph Briscoe Students will remain at their current facility until the work at Frederick Douglass is complete.

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Frederick Douglass Auditorium

SECTION G.

PRELIMINARY DESIGN FLOOR + SITE PLANS

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OVERVIEW

The goal of the feasibility study is to determine which option best accomplishes the goals of the program. The feasibility analysis reviewed three options for the project:

-Option 1 is a Strategic Renovation that reworks the program within the existing building footprint, conditions, and constraints.

-Option 2 is a Renovation/Modernization that upgrades the existing building structure to meet adapting programmatic needs.

-Option 3 is a Modernization with an Addition that upgrades the exiting building structure to meet adapting programmatic needs and expanding the building footprint.

All three options look to improve the safety and security of the students throughout the site. All three options provide a clear separation for Frederick Douglass and Joseph C. Briscoe. The two schools will operate independently from one another while sharing a facility. The two schools' cafeterias will be co-located in the building so they can share one kitchen, however the access to the dining spaces will be separate. Easy, intuitive, and effective access and flow throughout the building will be provided in all options, in addition to improving the building and site accessibility.

New entrances will be provided for each school to give them each their own separate identity on site. The main entrance to Frederick Douglass will be relocated to East side of the building in the location of the current student entrance. The main administration suite will be relocated to this side of the building to provide controlled access to the building. A new secure vestibule will be added to the building to allow for morning arrival security procedures to take place and provide a secure vestibule into the main office for secure entry into the building during school hours. To give Briscoe its own identity on the existing Douglass site the new secure main entrance for the school will be provided facing North Warwick Avenue. The historic main entrance into Frederick Douglass will be maintained as a community space with the existing artwork and Thurgood Marshall statue to remain.

OPTION 1

In this option, 252,371 GSF of the existing building will be maintained and renovated, with a small 2,045 SF addition for the new secure main entrance to Frederick Douglass. The total project size will be 254,416 GSF. The state rated capacity of Douglass will be 1083 and 110 for Briscoe.

The existing building will be reorganized to accommodate both schools. Frederick Douglass will maintain the majority of the building with Briscoe occupying the Southwest wing of the building on the Ground and First floors.

Briscoe will be accessed off of North Warwick Avenue at street level into a secure vestibule. Student will proceed upstairs to the ground floor main administration suite and health suite, around the corner this floor will also house the middle school students, science lab and construction CTE program. The media Center will be located on the existing mechanical mezzanine and lead down to the Gymnasium in the existing boiler room space. The first floor will house the high school students, support spaces, art lab, and counseling suite, in addition to the co-located dining area and shared kitchen.

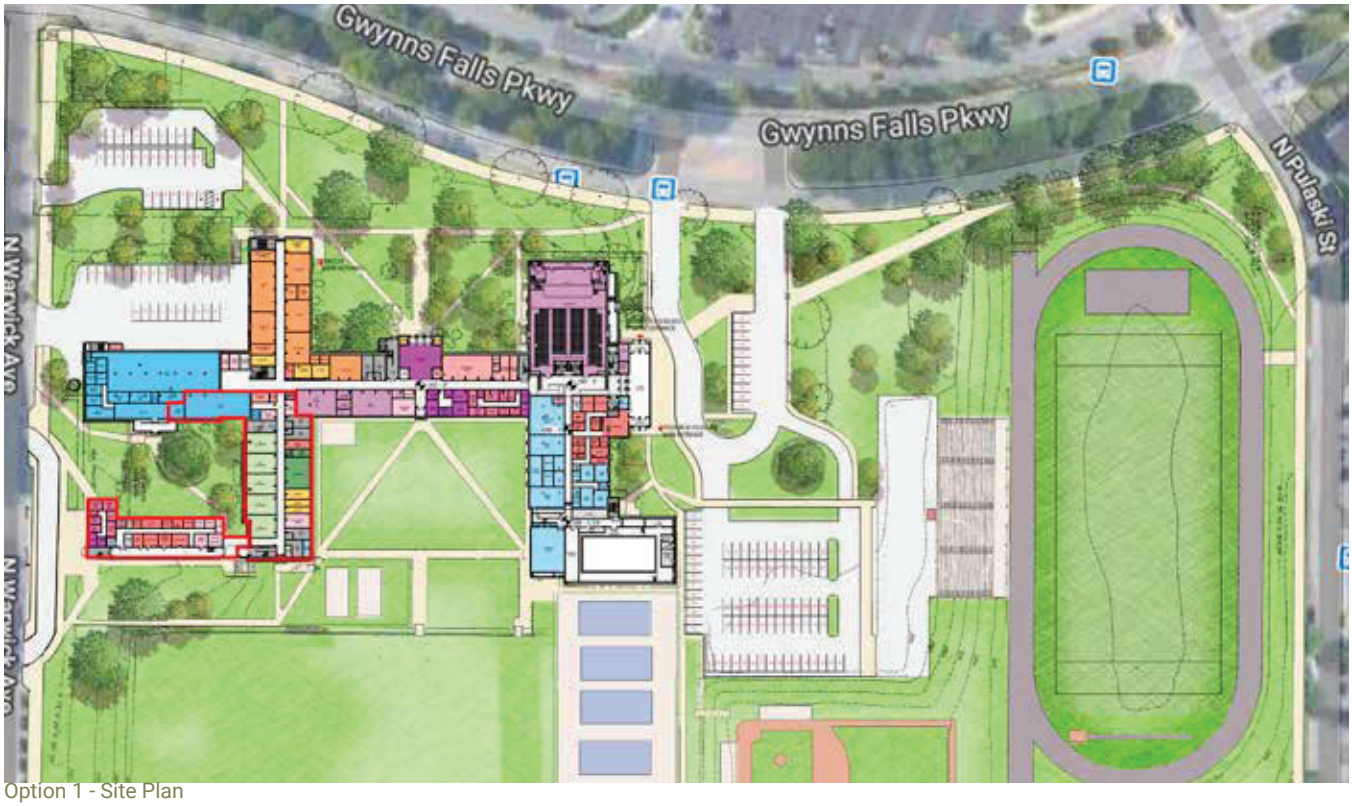
Frederick Douglass will be accessed off of Gwynns Falls Parkway at the first floor level of the auditorium. Students will proceed through the secure vestibule into the school passing the existing auditorium and new admin suite. The exiting pool, gymnasium, and fitness rooms will remain in their current locations. The existing locker rooms will be reconfigured in the same general location. The instrumental music room will be relocated adjacent to the auditorium. Also housed on the first floor will be the health suite, Art classrooms, CTE programs including Business, Ramp Media, and technology, and the collocated dining area and shared kitchen. The north wing on the ground floor will house the ROTC program with direct access to the exterior. The second level will house classrooms, support spaces, science labs, the counseling suite, and the vocal music room. The third level will house classrooms, support spaces, science labs, and the media center. The historic main entrance tower has a fourth-floor single classroom that will be converted into the law classroom. The ninth-grade academy will be located on the second level in the southwest wing.

PROS:

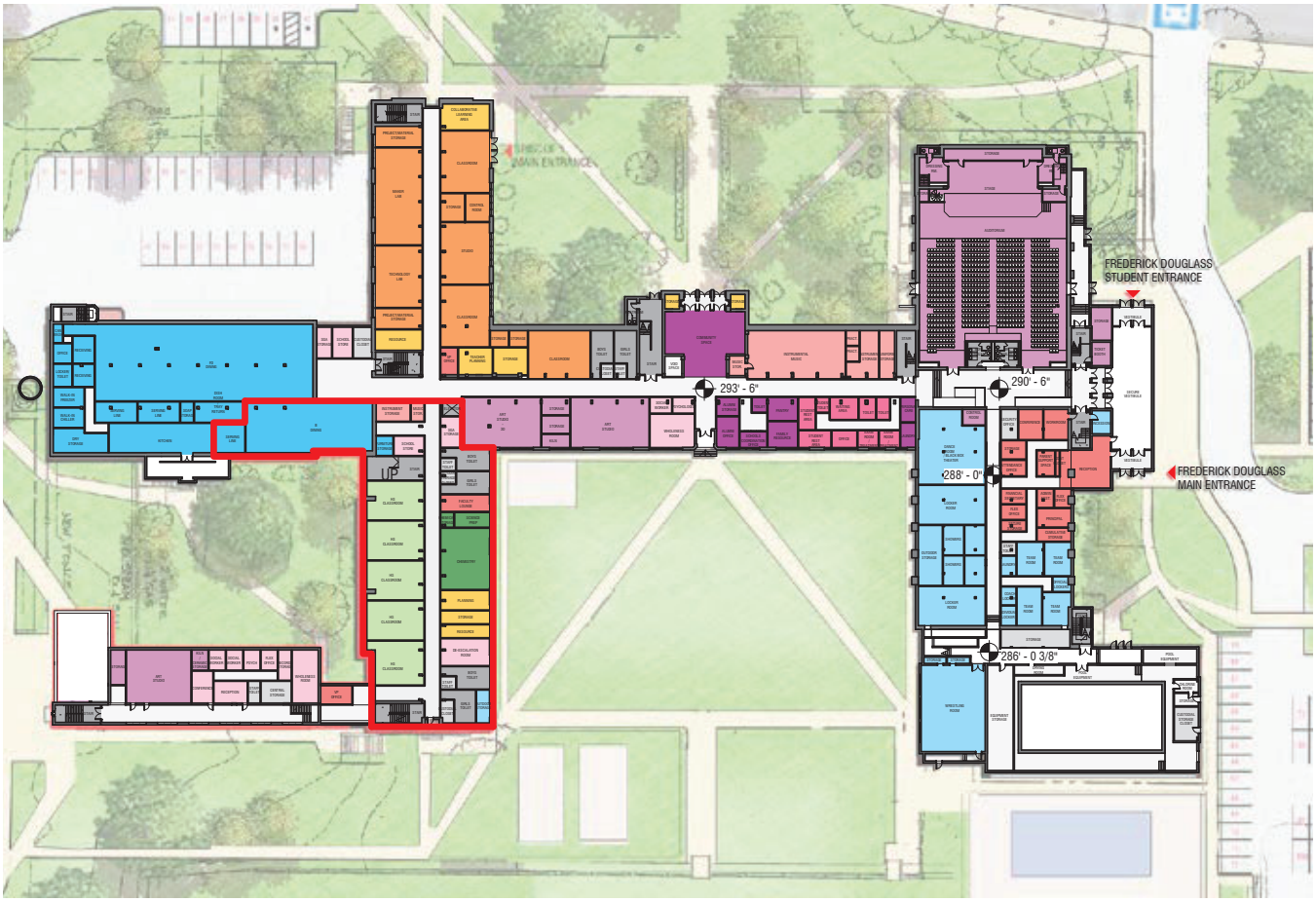
- Lower construction costs
- Single minor addition
- Briscoe spaces are stacked vertically in one wing which is ideal for HVAC zoning and distribution.

CONS:

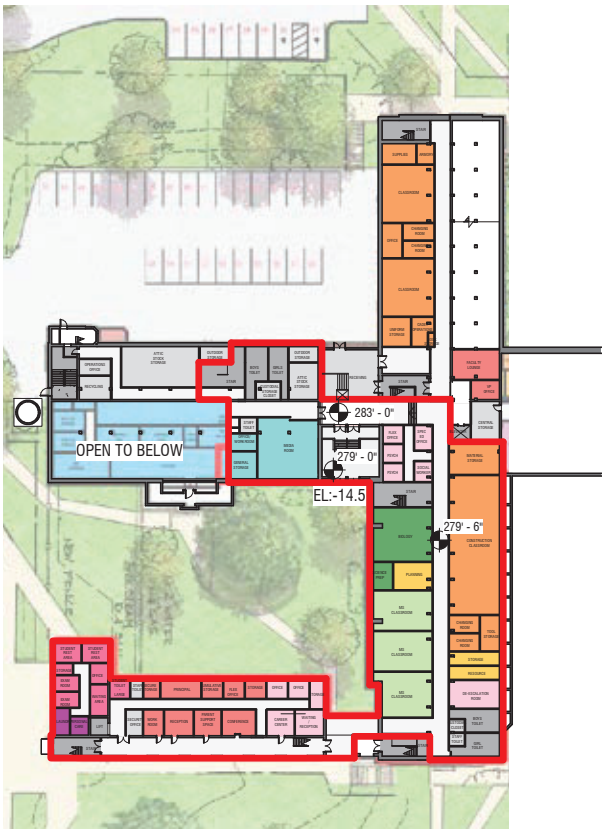
- Auditorium Stage and back of house dressing areas are undersized.
- Briscoe gym in basement will need structural redesign to eliminate the columns in the center of the space.
- Black Box theater and Dance fitness room combined into one shared space and only have 16’ floor to floor height.
- Non-compliant ADA access to PE spaces without adding lifts and significant renovation.
- Existing Frederick Douglass HS gymnasium is undersized.
- Limited swing space is available for phased work.
- Main mechanical and electrical room will be relocated /Reconfigured.
- New boilers would be relocated.
- Smaller mechanical rooms may limit HVAC system options.
- Underground utility work required to serve new mech room locations.
- Parking lot in not increased in size
- Undersized cafetera
- Second floor layout in existing building is inefficient due to existing building dimensions
- Does not meet all of the goals of the Ed Spec



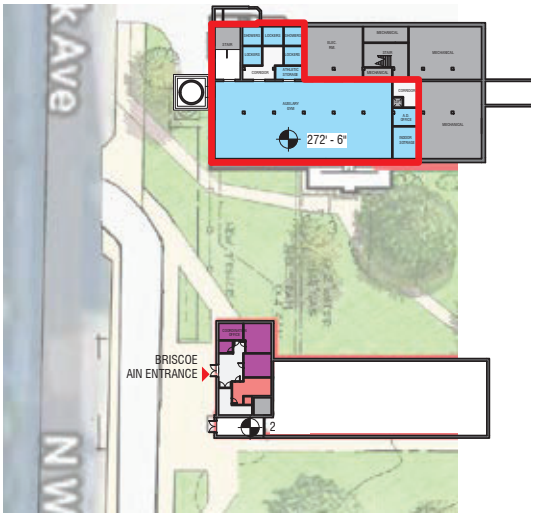
Option 1 - Site Plan



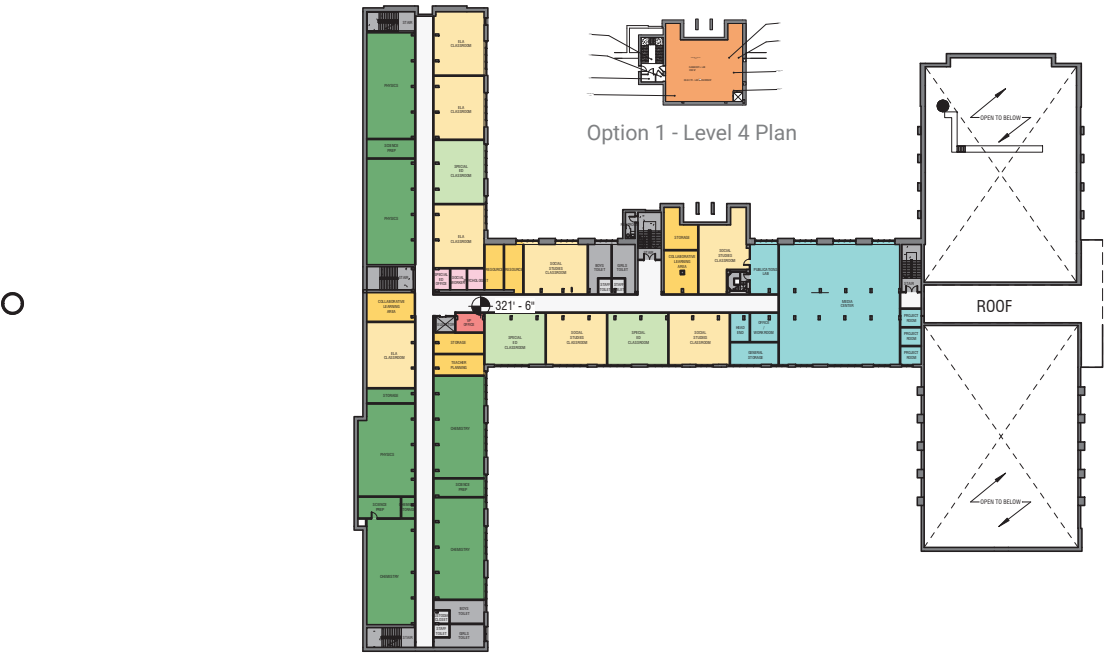
Option 1 - Level 1 Plan



Option 1 - Ground Level Plan



Option 1 - Sub Ground Level Plan



Option 1 - Level 3 Plan

Option 1 - Level 2 Plan

- Administration
- Health Suite
- Guidance
- Teaching and Learning
- Support / Collaborative
- Special Education
- Sciences
- Visual Arts
- Music
- Foreign Languages
- Technology Educations
- Physical Education
- Media
- Food Services
- Building Services
- Community Space
- Joseph Briscoe Academy
- Frederick Douglass 9th Grade Academy

OPTION 2

In this option, the 13,715 GSF ROTC wing will be demolished and replaced with a 20,211 GSF addition for Briscoe, the remaining 238,656 GSF portion of the existing building will be maintained and modernized, and a small 2,045 GSF addition for the new secure main entrance to Frederick Douglass will be added. The total project size will be 260,912 GSF The state rated capacity of Douglass will be 1,083 and 110 for Briscoe.

The existing building will be reorganized to accommodate both schools. Frederick Douglass will maintain the majority of the building with Briscoe occupying the Southwest wing of the building and a new addition in the location of the razed ROTC wing on the Ground and First floors.

Briscoe will be accessed off of North Warwick Avenue into a new main entrance in the addition at the ground level. The ground level addition will house the administration suite and gymnasium and be connected to the existing building which will house the middle school classrooms, science classroom, counseling suite, and construction CTE program. The first level addition will house the media Center and health suite and will be connected to the existing building which will house the high school students, support spaces, art lab, in addition to the co-located dining area and shared kitchen.

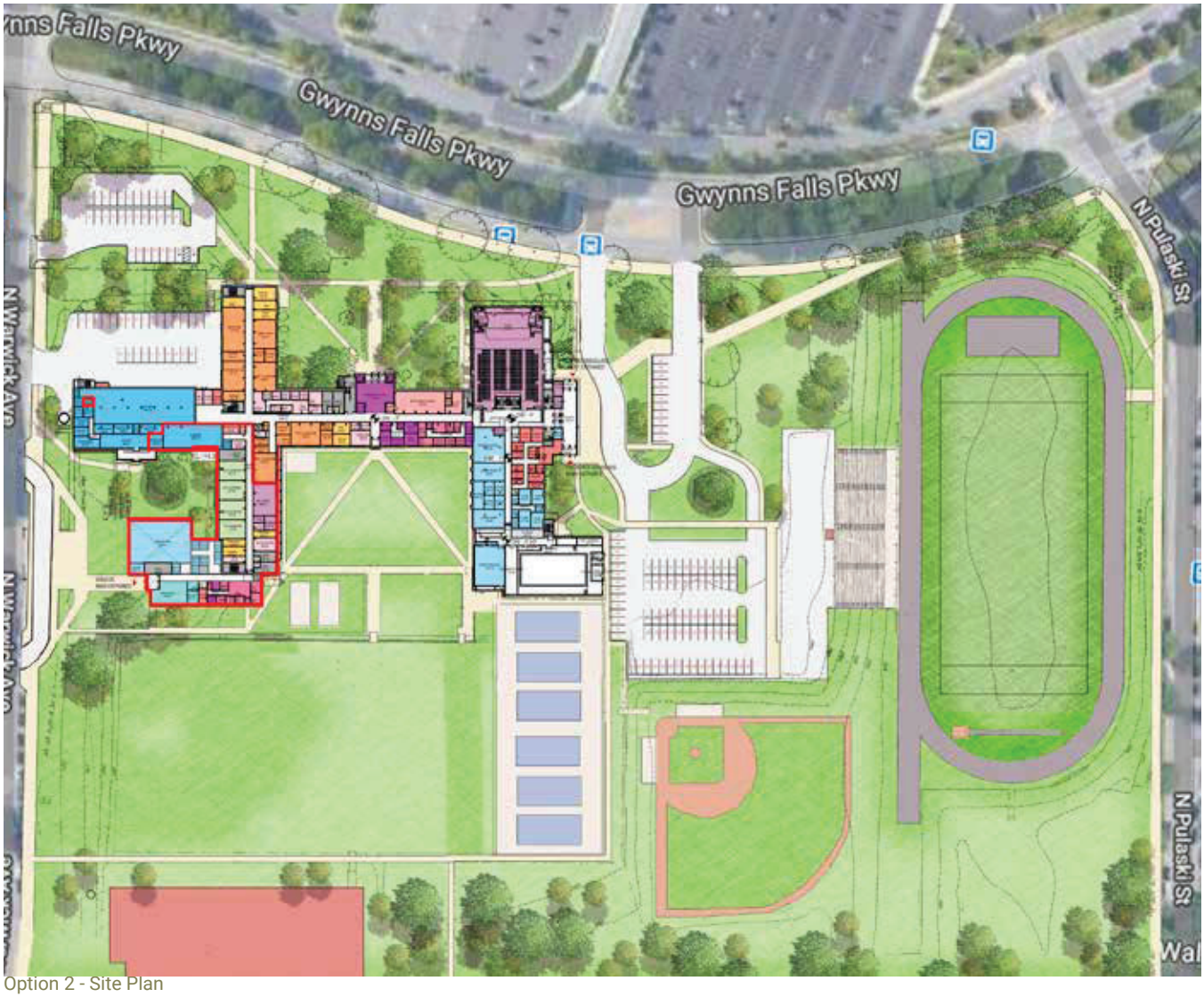
Frederick Douglass will be accessed off of Gwynns Falls Parkway at the first-floor level of the auditorium. Students will proceed through the secure vestibule into the school passing the existing auditorium and new admin suite. The exiting pool, gymnasium, and fitness rooms will remain in their current locations. The existing locker rooms will be reconfigured in the same general location. The instrumental music room will be relocated adjacent to the auditorium. Also housed on the first floor will be the health suite, CTE programs including Business, Ramp Media, ROTC, and the collocated dining area and shared kitchen. The second level will house classrooms, support spaces, science labs, the counseling suite, art classrooms, health classroom, technology CTE and the vocal music room. The third level will house classrooms, support spaces, science labs, and the media center. The historic main entrance tower has a fourth-floor single classroom that will be converted into the law classroom. The ninth-grade academy will be located on the second level in the southwest wing.

PROS:

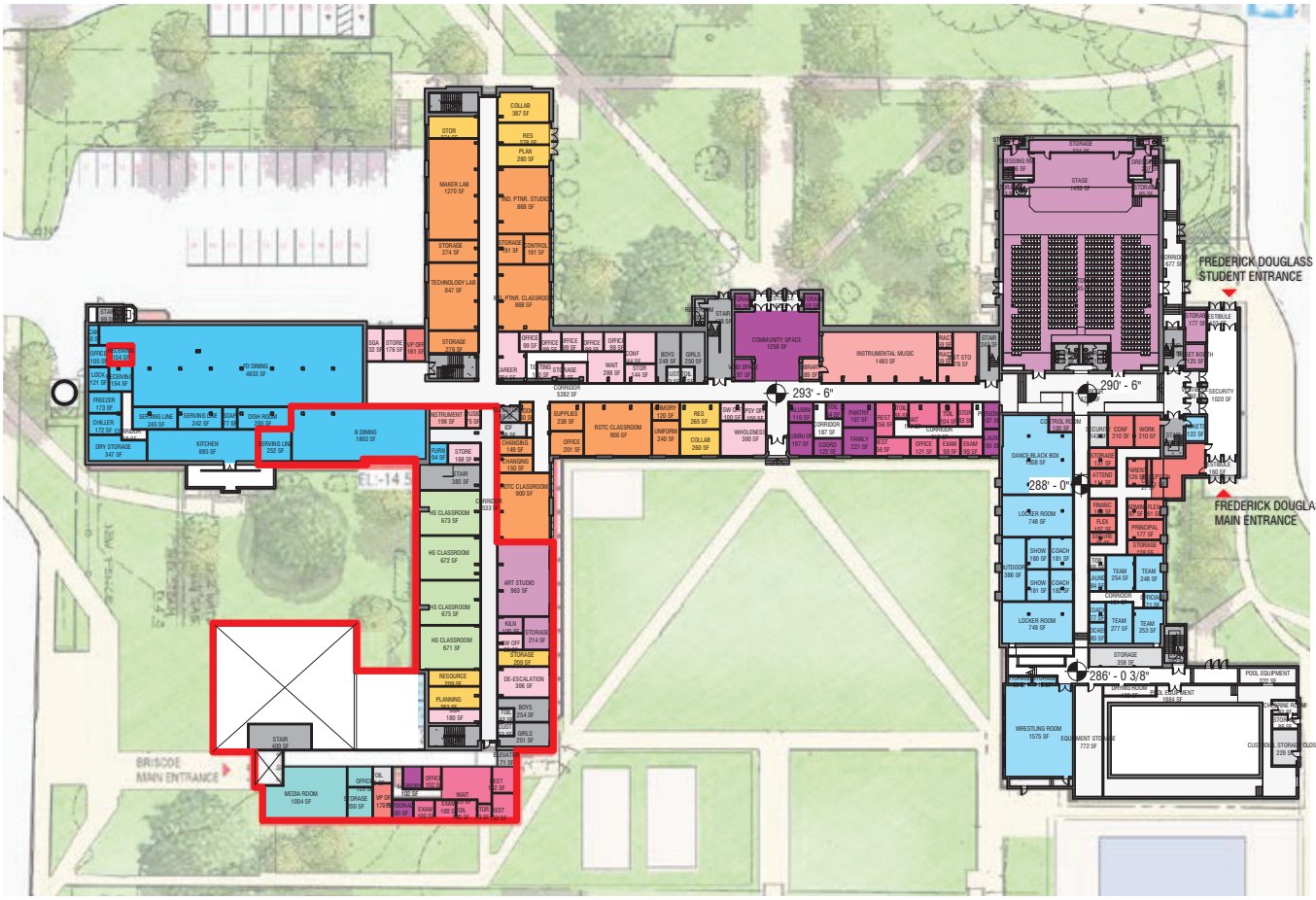
- All spaces listed in the Ed Spec provided
- ADA issues in the ROTC wing and PE wing will be resolved with the additions.
- New main entrance provided for Briscoe off North Warwick Ave
- Main mechanical room locations are retained.
- Roof space is available for HVAC equipment above auxiliary gym.

CONS:

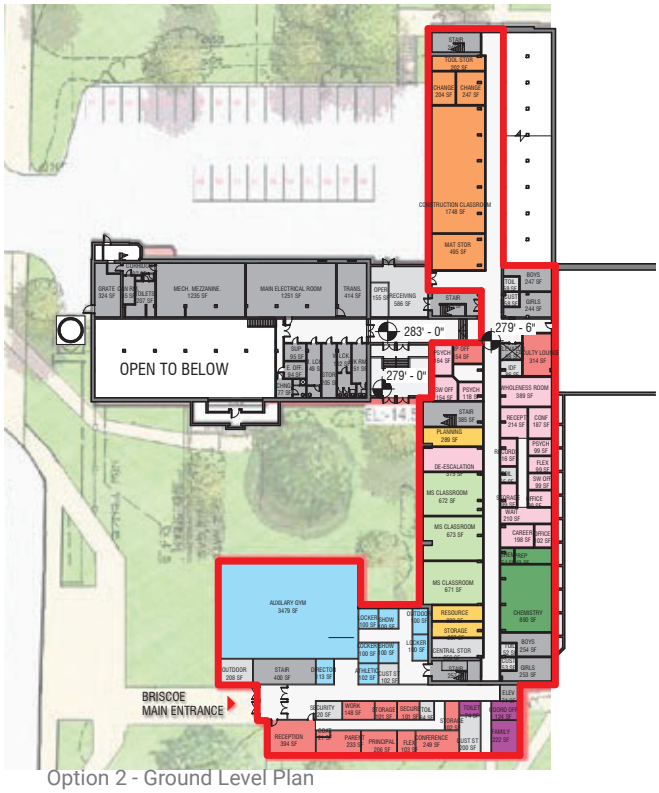
- Briscoe Entrance is remote from existing parking and bus loop.
- Existing Frederick Douglass HS gymnasium is undersized.
- Briscoe has several spaces that are partially below grade.
- Separation of HVAC systems and distribution to Briscoe are more difficult given the footprint and location.



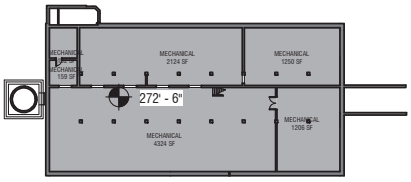
Option 2 - Site Plan



Option 2 - Level 1 Plan



Option 2 - Ground Level Plan



Option 2 - Sub Ground Level Plan

- Administration
- Health Suite
- Guidance
- Teaching and Learning
- Support / Collaborative
- Special Education
- Sciences
- Visual Arts
- Music
- Foreign Languages
- Technology Educations
- Physical Education
- Media
- Food Services
- Building Services
- Community Space
- Joseph Briscoe Academy
- Frederick Douglass 9th Grade Academy

Option 2 - Level 3 Plan

Option 2 - Level 2 Plan

OPTION 3

In this option, the 252,371 GSF exiting building will be maintained and modernized, with three additions totaling 26,856 GSF: including a small addition for the new secure main entrance to Frederick Douglass, a new gymnasium at Douglass, and a new gymnasium for Briscoe. The total project size will be 279,227 GSF. The state rated capacity of Douglass will be 1,083 and 110 for Briscoe.

The existing building will be reorganized to accommodate both schools. Frederick Douglass will maintain the majority of the building with an addition for a new gymnasium, with Briscoe occupying the Southwest wing of the building and a new addition attached to the ROTC wing on the Ground and First floors.

Briscoe will be accessed off North Warwick Avenue into a new main entrance in the addition at the ground level. The ground level addition will house the Construction CTE program and be connected to the existing building which will house the administration suite, health suite, middle school classrooms, science classroom, and counseling suite. The first level addition will house the new gymnasium and will be connected to the existing building which will house the high school students, support spaces, art lab, counseling suite, and media center in addition to the co-located dining area and shared kitchen.

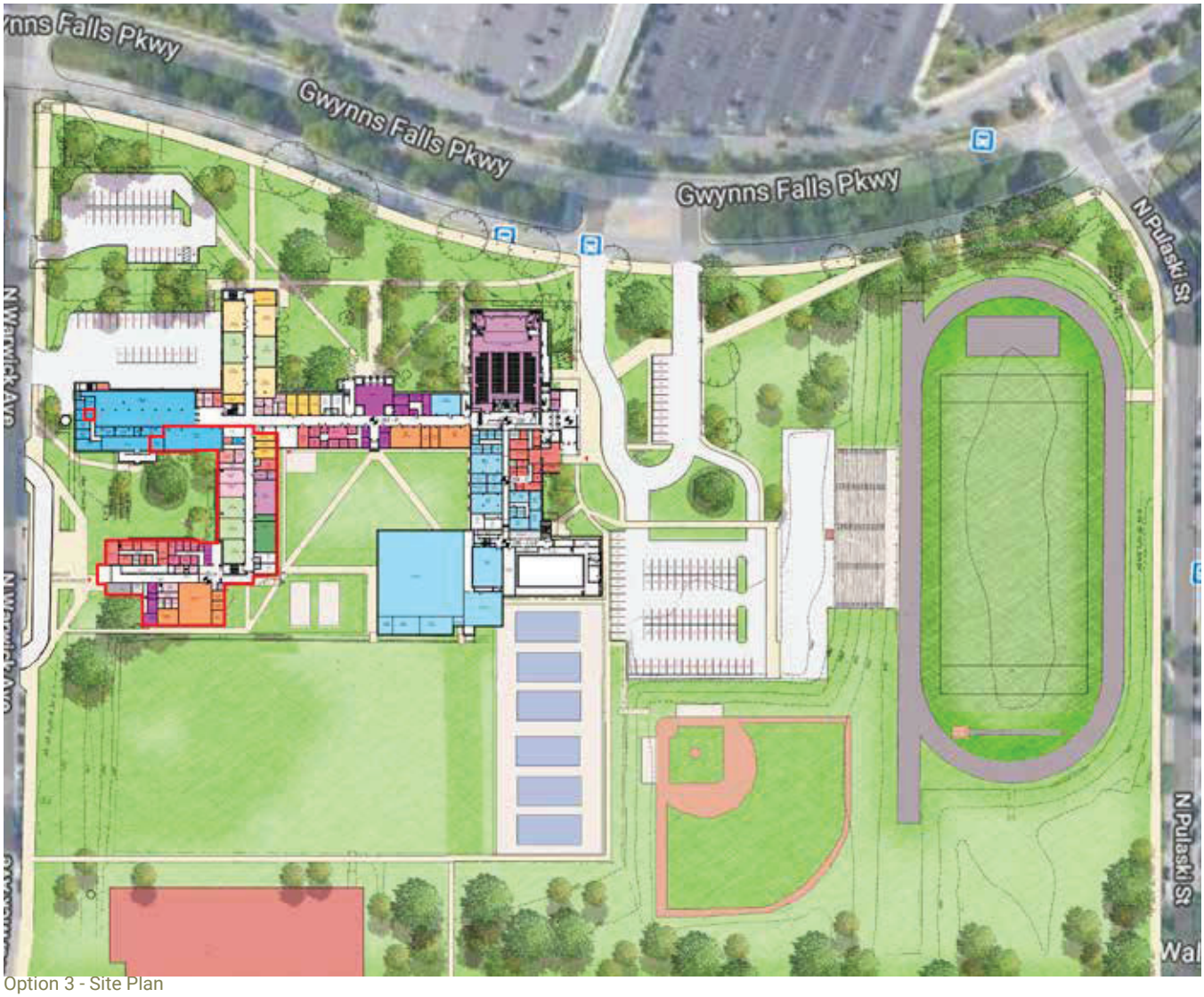
Frederick Douglass will be accessed off of Gwynns Falls Parkway at the first-floor level of the auditorium. Students will proceed through the secure vestibule into the school passing the existing auditorium and new admin suite. The exiting pool, and fitness rooms will remain in their current locations. The existing locker rooms will be reconfigured in the same general location. A new addition will be added to the West of the pool to house a new gymnasium that will meet the current ed specs size. Also housed on the first floor will be the health suite, health classroom, CTE Ramp Media, classrooms, and the collocated dining area and shared kitchen. The ground level will house CTE programs Business and technology and lead down to the ROTC program in the existing boiler room. The second level will house classrooms, support spaces, science labs, the counseling suite, art classrooms, and music classrooms, black box theater, and the media center. The third level will house classrooms, support spaces, and science labs. The historic main entrance tower has a fourth-floor single classroom that will be converted into the law classroom. The ninth-grade academy will be located on the second level in the southwest wing.

PROS:

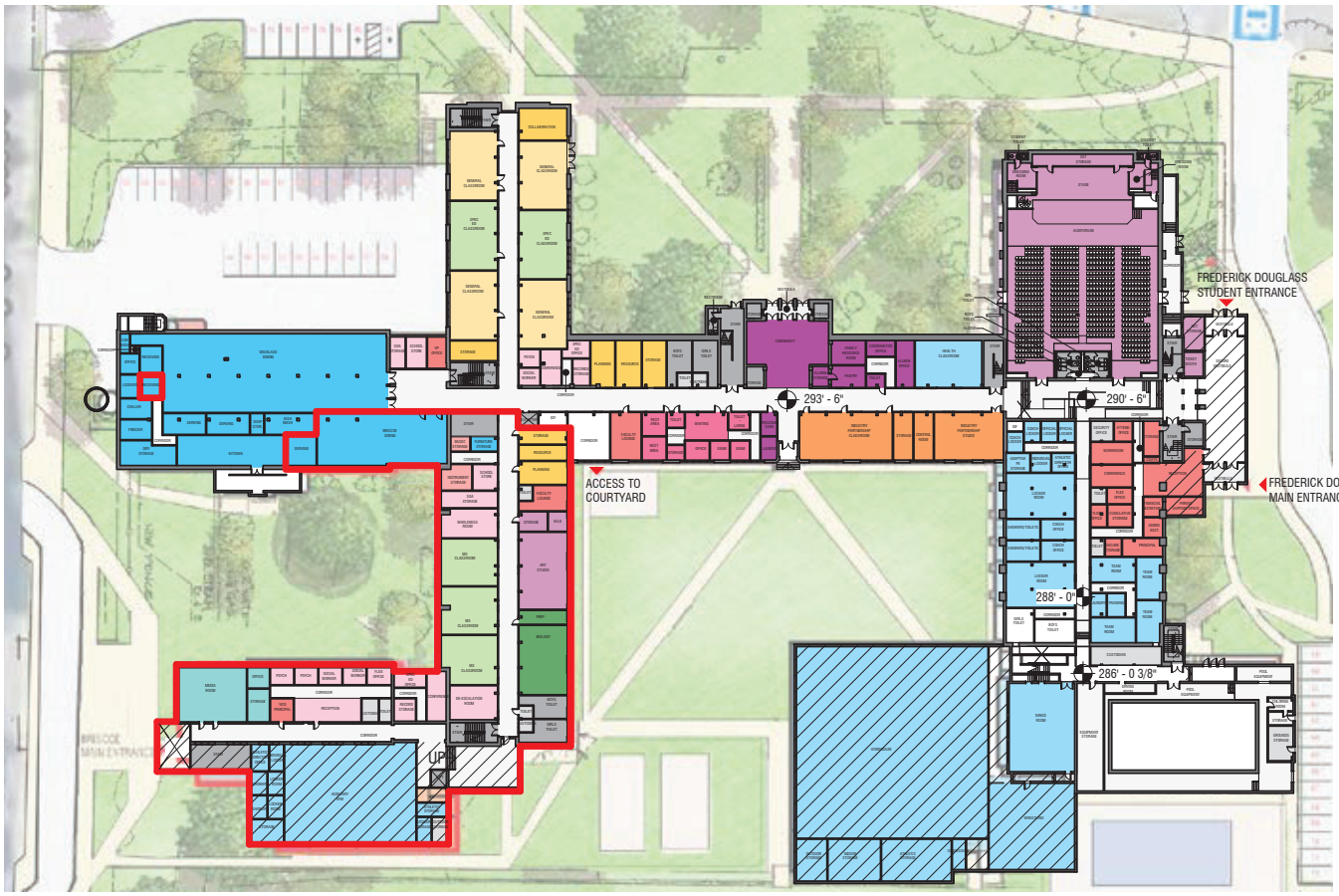
- A drop off loop has be added in front of Briscoe's Main Entrance
- New main entrance provided for Briscoe off North Warwick.
- All spaces in the Ed specs provided at the right size.
- ADA issues in the ROTC wing and PE wing will be resolved with the additions.
- FD Gym Right Sized
- Gym and locker rooms on the main level

CONS:

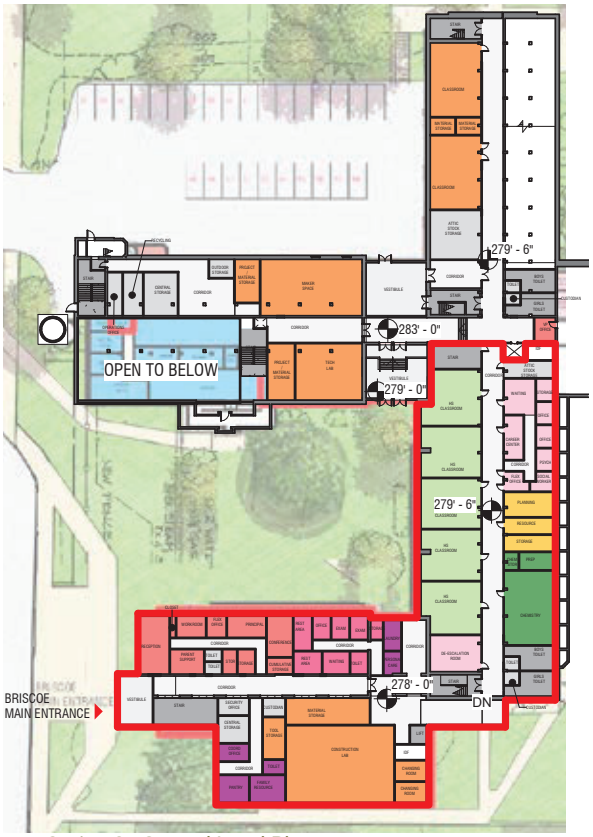
- Low floor to floor height in existing ROTC building
- Briscoe entrance is remote from existing parking.
- Higher construction costs due to additions.
- Separation of HVAC systems and distribution to Briscoe are more difficult given the footprint and location.
- mechanical systems



Option 3 - Site Plan



Option 3 - Level 1 Plan

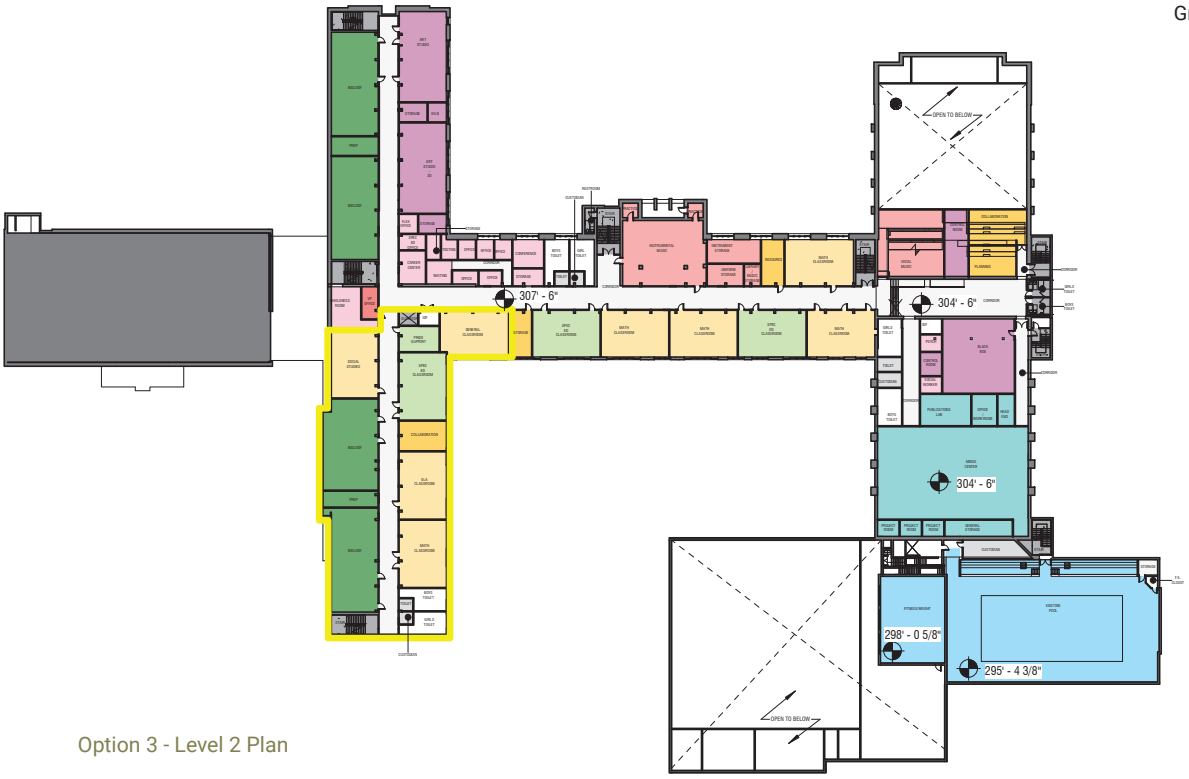


Option 3 - Ground Level Plan

Option 3 - Sub Ground Level Plan

- Administration
- Health Suite
- Guidance
- Teaching and Learning
- Support / Collaborative
- Special Education
- Sciences
- Visual Arts
- Music
- Foreign Languages
- Technology Educations
- Physical Education
- Media
- Food Services
- Building Services
- Community Space
- Joseph Briscoe Academy
- Frederick Douglass 9th Grade Academy

Option 3 - Level 3 Plan



Option 3 - Level 2 Plan

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SECTION H.

FORTY-YEAR LIFE CYCLE COST COMPARISONS

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FORTY-YEAR LIFE CYCLE COMPARISON

	Option 1 – Strategic Renovation	Option 2 – Renovation / Modernization	Option 3 - Modernization
Project Cost / SF	$ 329	$ 344	$ 350
Square Footage	254,416	260,912	279,227
Total Project First Cost	**$ 83,740,400**	**$ 89,740,650**	**$ 97,671,115**
Annual Operating Cost / SF	$ 4.00	$ 3.70	$ 3.60
Annual Maintenance Cost / SF	$ 1.50	$ 1.35	$ 1.30
Total O&M / SF	$ 5.50	$ 5.05	$ 4.90
Square Footage	254,416	260,912	279,227
Total Annual O&M	$ 1,399,288	$ 1,317,605	$ 1,368,212
40 Year O&M Cost	$ 55,971,520	$ 52,704,224	$ 54,728,492
Interest (5%)	$ 2,798,576	$ 2,635,211	$ 2,736,424
Total 40 Year O&M Cost	**$ 58,770,096**	**$ 55,339,435**	**$ 57,464,916**
Total Project First Cost	$ 83,740,400	$ 89,740,650	$ 97,671,115
Total 40 Year O&M Cost	$ 58,770,096	$ 55,339,435	$ 57,464,916
Total 40 Year LCCA Cost	**$ 142,510,496**	**$ 145,080,085**	**$ 155,136,031**

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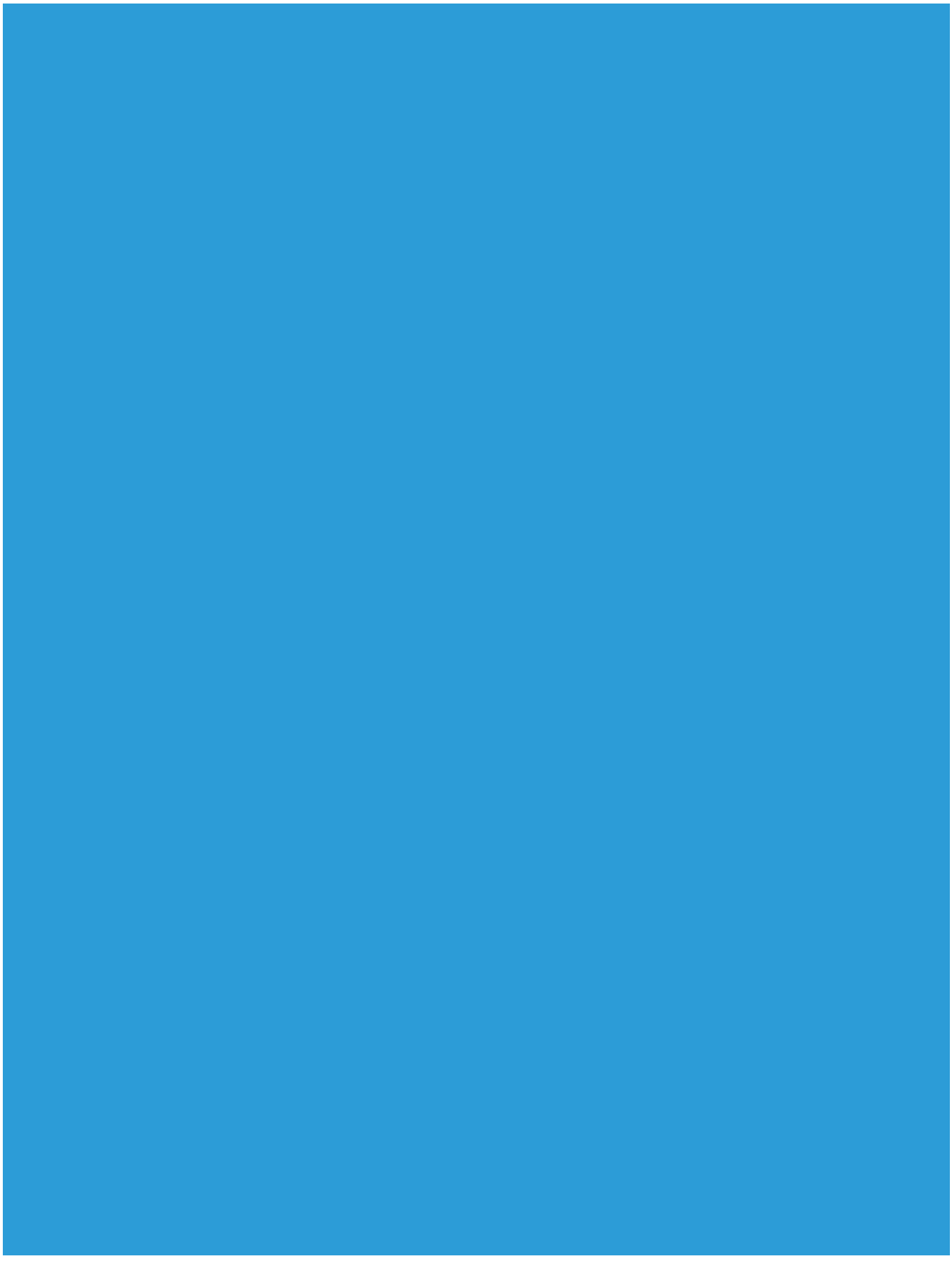
SECTION I.

CONSULTANT'S RECOMMENDATION

Option 2 is the preferred option for future development. This option provides an economical and effective use of space to bring the Frederick Douglass High School up to a 21st century learning environment. Modernizing the existing building maintains the historic character of the building. The co-location of Frederick Douglass High School and Joseph C. Briscoe in this option provide a clear distinction between the two schools with Douglass having its entrance off of Gwynns Falls Parkway and Briscoe having its entrance off of North Warwick Avenue. The two schools while sharing a building have a clear separation that allows them to function independently, but at the same time CTE spaces are co-located for possible sharing of programs between the two schools. The demolition of the ROTC wing in this option allows for the new addition to be more efficient, provide a new entrance for Briscoe, and align the corridors of the new addition with the main building resolving the existing accessibility concerns. The location of Briscoe's main entrances provides space for a drop off lane for buses and parents. While some of the existing spaces in this option are undersized, all spaces from the educational specifications are provided.



BALTIMORE CITY PUBLIC SCHOOLS
21ST CENTURY SCHOOL
BUILDINGS PROGRAM

FREDERICK DOUGLASS HIGH SCHOOL & JOSEPH C. BRISCOE ACADEMY

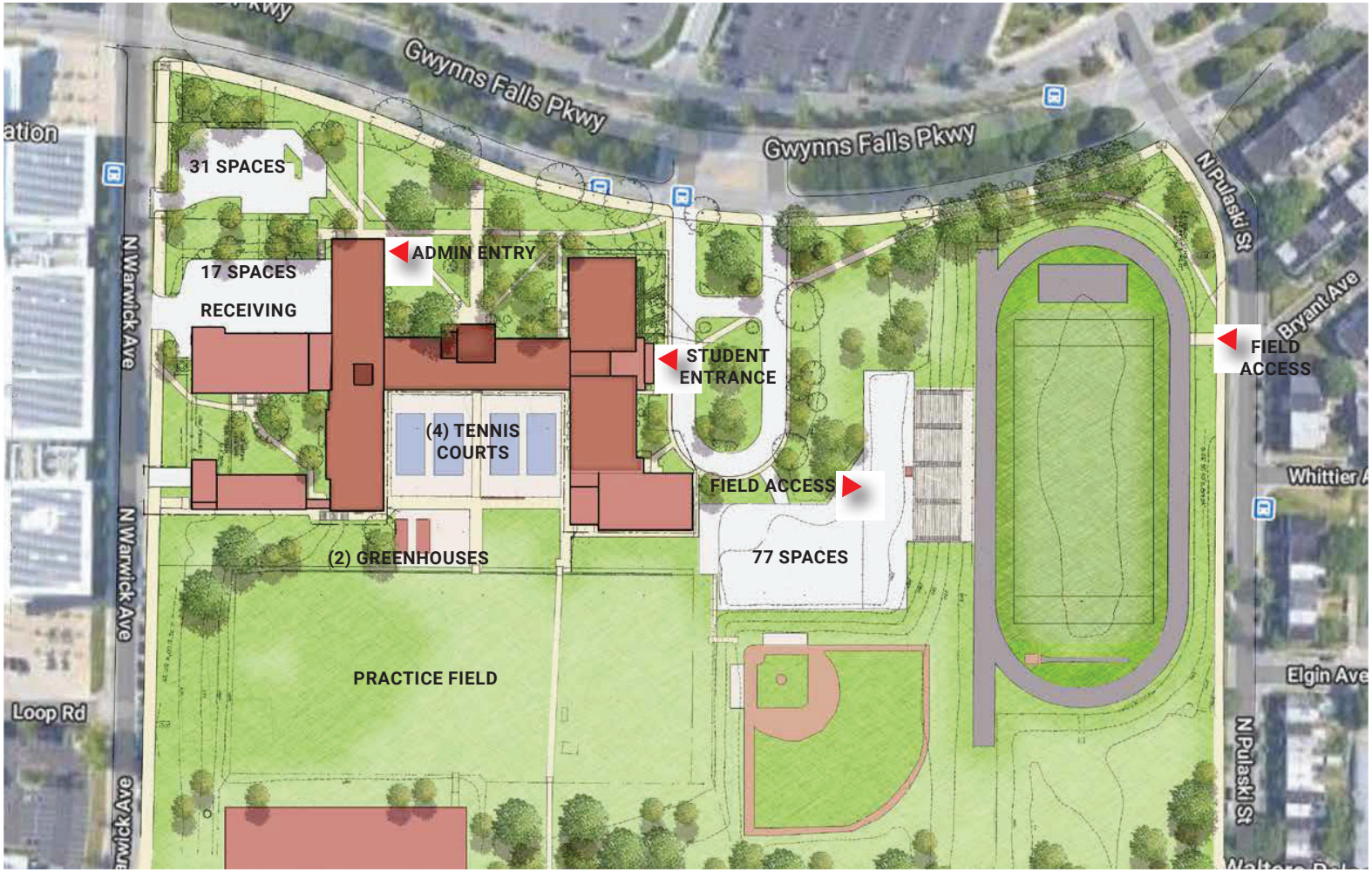
EAP PACKAGE
JUNE 21, 2021

Design Collective

IN ASSOCIATION WITH SAMAHA

CONTENTS

EXISTING BUILDING



EXISTING SITE PLAN

1" = 100'

4

IN ASSOCIATION WITH

EXISTING FLOOR PLAN- ENTRY LEVEL 1

1" = 50'

5

IN ASSOCIATION WITH

- ADMINISTRATION
- HEALTH SUITE
- GUIDANCE
- TEACHING AND LEARNING
- SUPPORT / COLLABORATIVE
- SPECIAL EDUCATION
- SCIENCES
- VISUAL ARTS
- MUSIC
- FOREIGN LANGUAGES
- TECHNOLOGY EDUCATIONS
- PHYSICAL EDUCATION
- MEDIA
- FOOD SERVICES
- BUILDING SERVICES
- COMMUNITY SPACE

EXISTING FLOOR PLAN - LEVEL 2

1" = 50'

6

IN ASSOCIATION WITH

- ADMINISTRATION
- HEALTH SUITE
- GUIDANCE
- TEACHING AND LEARNING
- SUPPORT / COLLABORATIVE
- SPECIAL EDUCATION
- SCIENCES
- VISUAL ARTS
- MUSIC
- FOREIGN LANGUAGES
- TECHNOLOGY EDUCATIONS
- PHYSICAL EDUCATION
- MEDIA
- FOOD SERVICES
- BUILDING SERVICES
- COMMUNITY SPACE

EXISTING FLOOR PLAN - LEVEL 3

1” = 50’

7

IN ASSOCIATION WITH

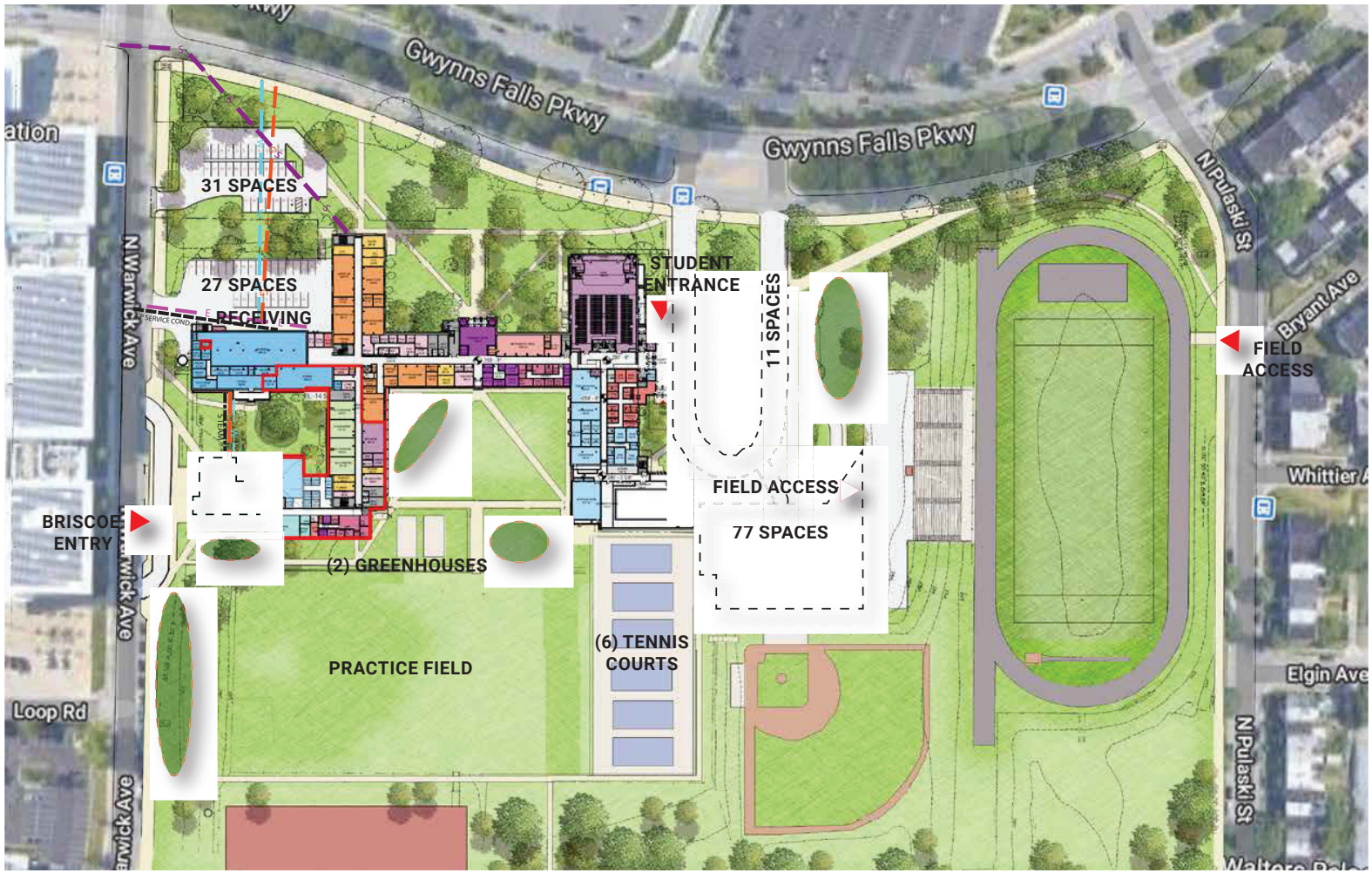
EXISTING FLOOR PLAN - GROUND LEVEL

1" = 50'

8

IN ASSOCIATION WITH

PROPOSED PLANS



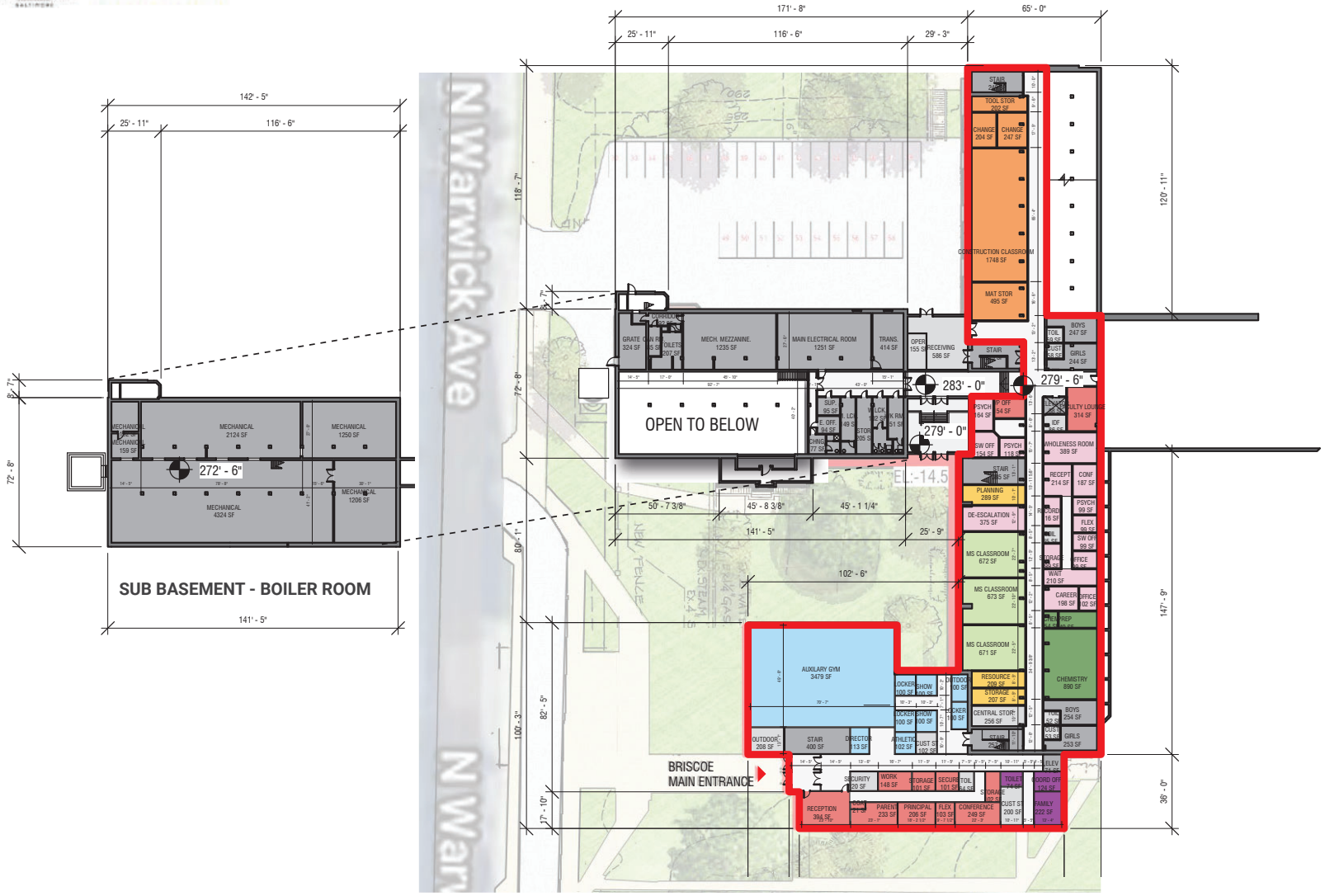
PROPOSED SITE PLAN

1" = 100'

10

Design Collective

IN ASSOCIATION WITH SAMAHA



- ADMINISTRATION
- HEALTH SUITE
- GUIDANCE
- TEACHING AND LEARNING
- SUPPORT / COLLABORATIVE
- SPECIAL EDUCATION
- SCIENCES
- VISUAL ARTS
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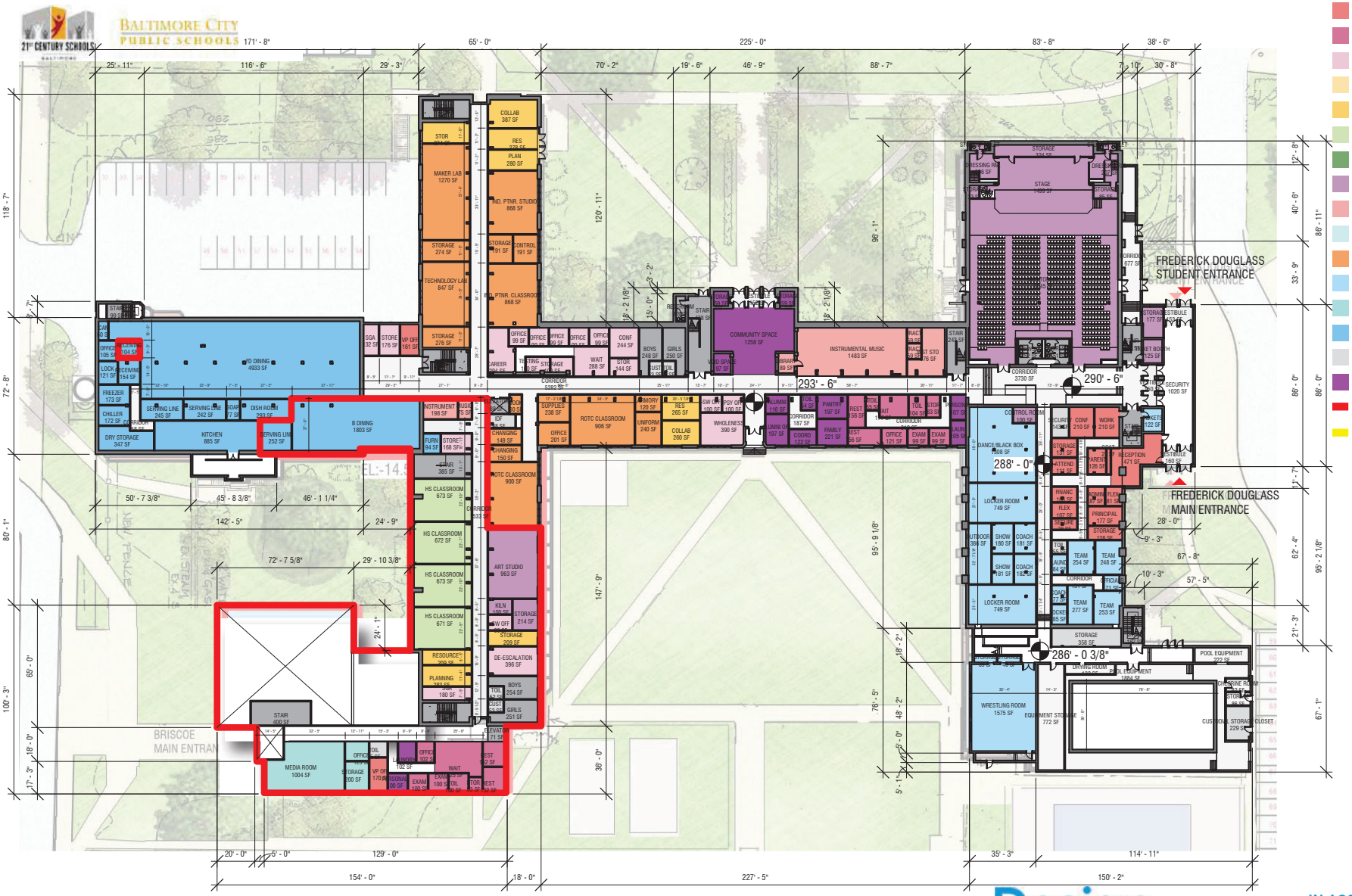
- FOREIGN LANGUAGES
- TECHNOLOGY EDUCATIONS
- PHYSICAL EDUCATION
- MEDIA
- FOOD SERVICES
- BUILDING SERVICES
- COMMUNITY SPACE
- JOSEPH BRISCOE ACADEMY
- FREDERICK DOUGLASS 9TH GRADE ACADEMY

PROPOSED PLAN - GROUND LEVEL

1" = 50'

IN ASSOCIATION WITH



- ADMINISTRATION
- HEALTH SUITE
- GUIDANCE
- TEACHING AND LEARNING
- SUPPORT / COLLABORATIVE
- SPECIAL EDUCATION
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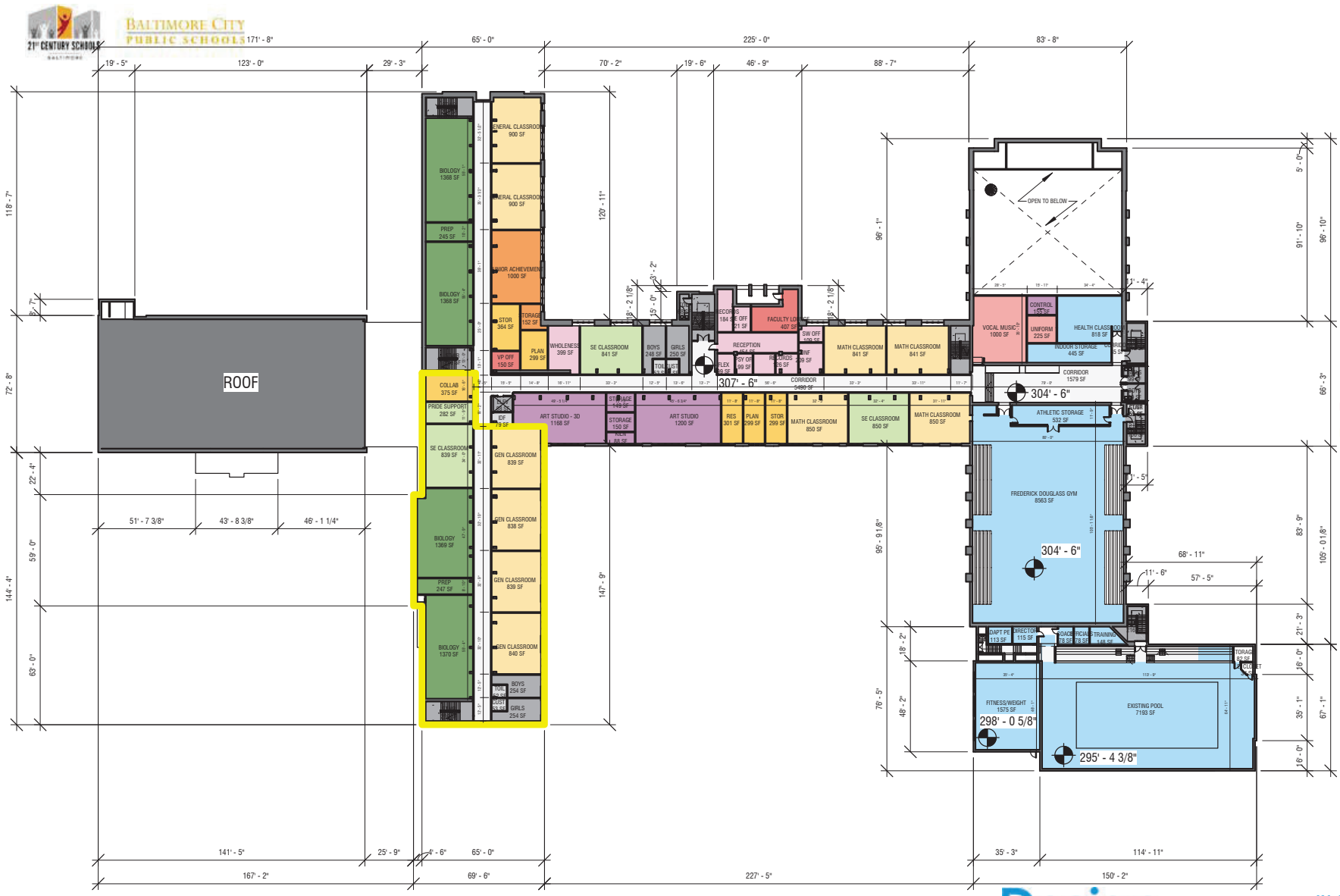
- MEDIA
- FOOD SERVICES
- BUILDING SERVICES
- COMMUNITY SPACE
- JOSEPH BRISCOE ACADEMY
- FREDERICK DOUGLASS 9TH GRADE ACADEMY

PROPOSED PLAN - ENTRY LEVEL 1

1" = 50'

12

IN ASSOCIATION WITH



- ADMINISTRATION
- HEALTH SUITE
- GUIDANCE
- TEACHING AND LEARNING
- SUPPORT / COLLABORATIVE
- SPECIAL EDUCATION
- SCIENCES
- VISUAL ARTS
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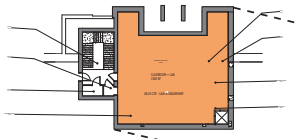
- MEDIA
- FOOD SERVICES
- BUILDING SERVICES
- COMMUNITY SPACE
- JOSEPH BRISCOE ACADEMY
- FREDERICK DOUGLASS 9TH GRADE ACADEMY

PROPOSED PLAN - LEVEL 2

1" = 50'

13

IN ASSOCIATION WITH



LEVEL 4 - TOWER PLAN

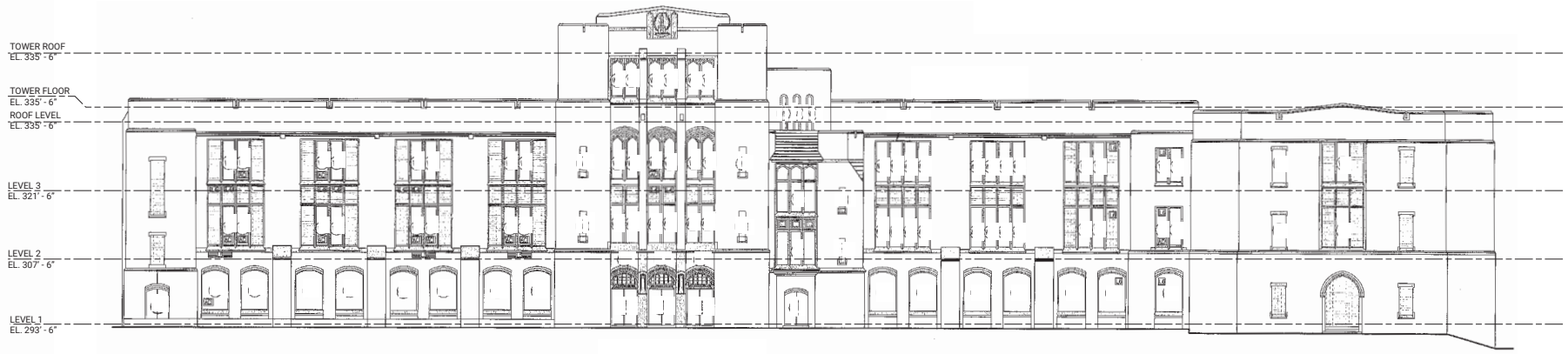
- ADMINISTRATION
- HEALTH SUITE
- GUIDANCE
- TEACHING AND LEARNING
- SUPPORT / COLLABORATIVE
- SPECIAL EDUCATION
- SCIENCES
- VISUAL ARTS
- MUSIC
- FOREIGN LANGUAGES
- TECHNOLOGY EDUCATIONS
- PHYSICAL EDUCATION
- MEDIA
- FOOD SERVICES
- BUILDING SERVICES
- COMMUNITY SPACE
- JOSEPH BRISCOE ACADEMY
- FREDERICK DOUGLASS 9TH GRADE ACADEMY

PROPOSED PLAN - LEVEL 3

1" = 50'

IN ASSOCIATION WITH

ELEVATIONS



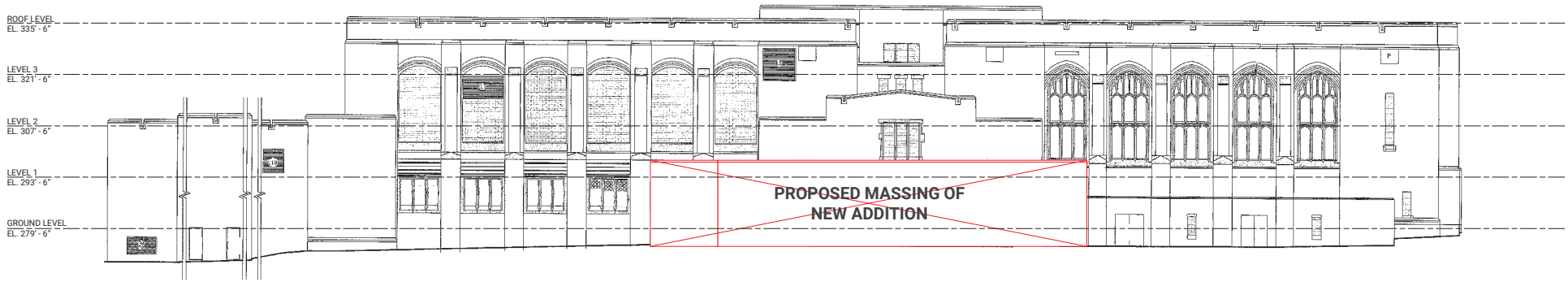
NORTH ELEVATION - CENTRAL AND WEST WING

SOUTH ELEVATION - CENTRAL WING

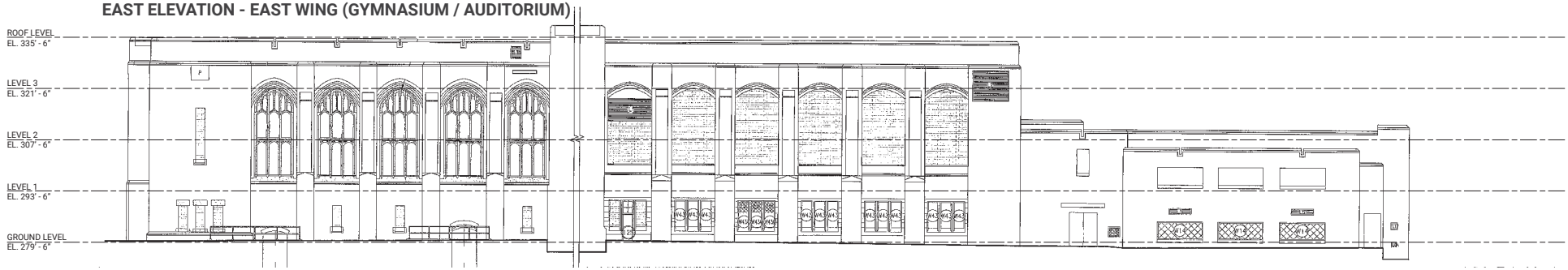
ELEVATIONS

1" = 60'

IN ASSOCIATION WITH



EAST ELEVATION - EAST WING (GYMNASIUM / AUDITORIUM)



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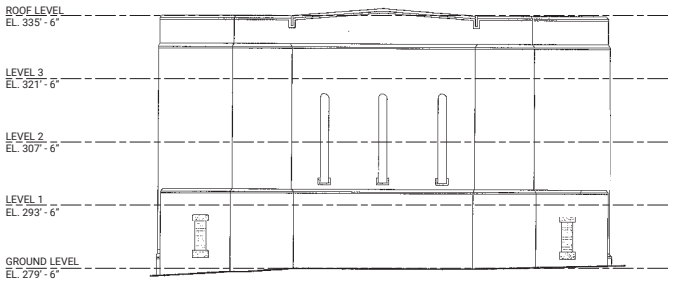
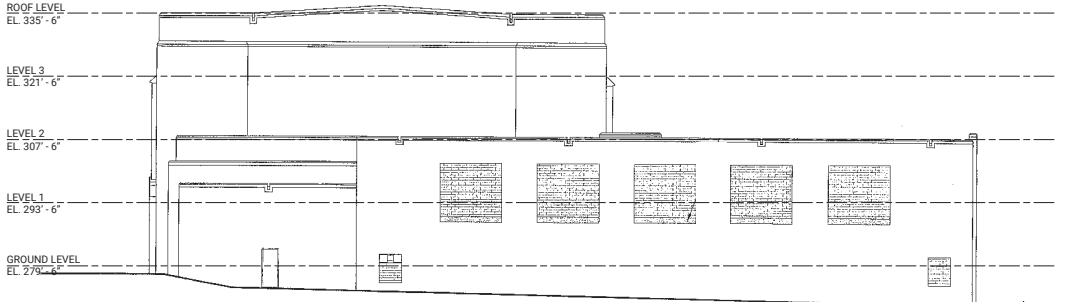


NORTH ELEVATION - EAST WING (AUDITORIUM)



SOUTH ELEVATION - EAST WING (POOL)

ELEVATIONS

1" = 60'

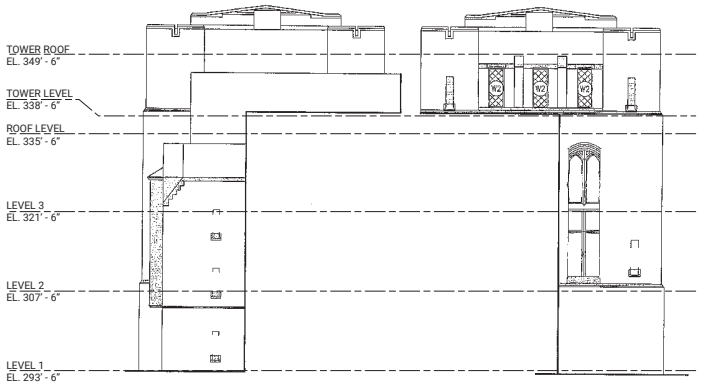
IN ASSOCIATION WITH

EAST ELEVATION - WEST WING

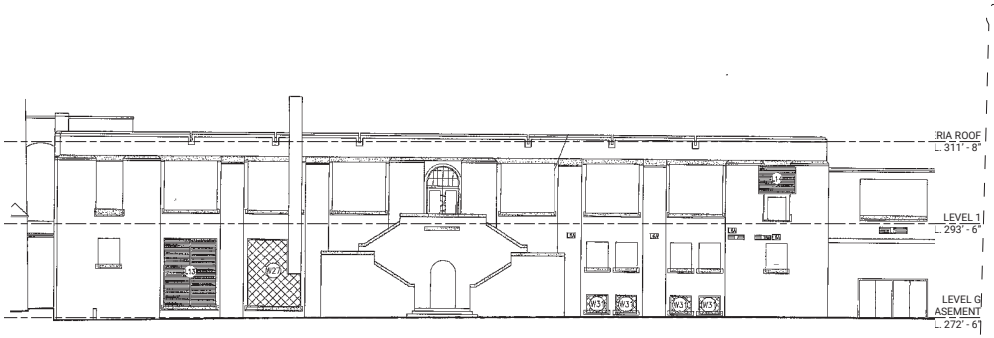
WEST ELEVATION - WEST WING

ELEVATIONS

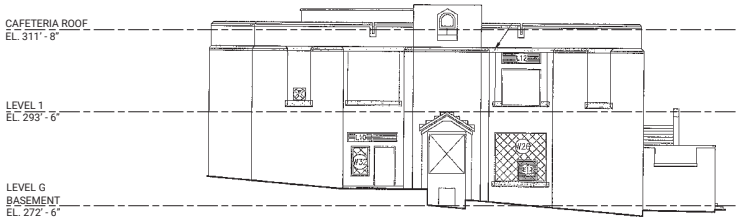
1" = 60'



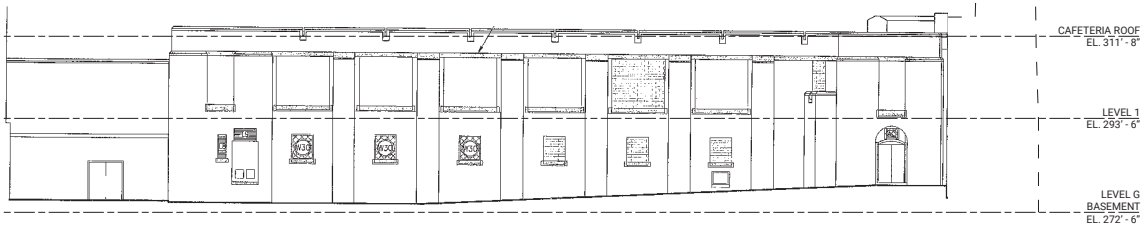
TOWER ELEVATIONS



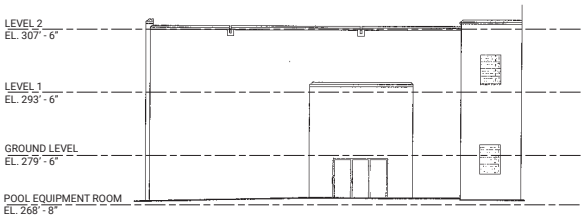
SOUTH ELEVATION - CAFETERIA



WEST ELEVATION - CAFETERIA



NORTH ELEVATION - CAFETERIA

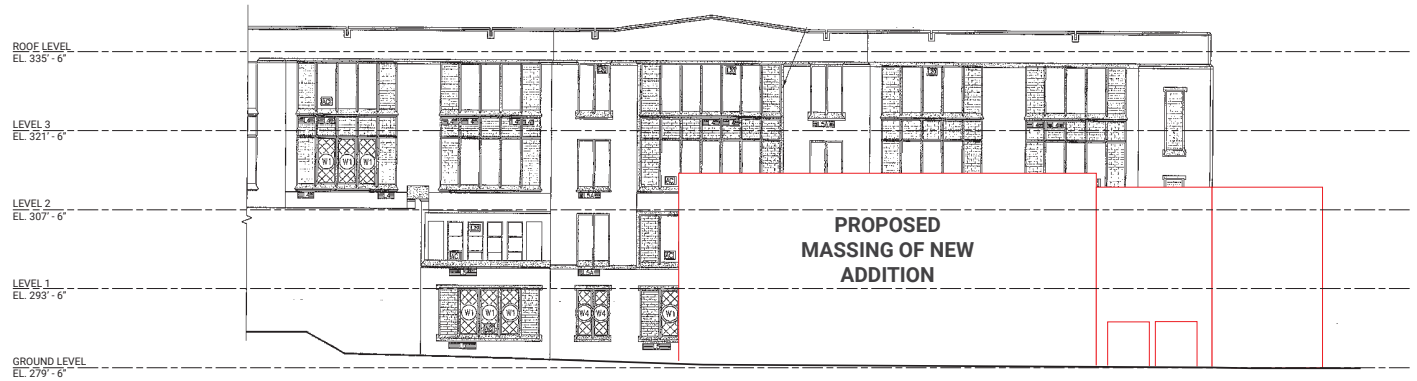


NORTH ELEVATION - POOL WING

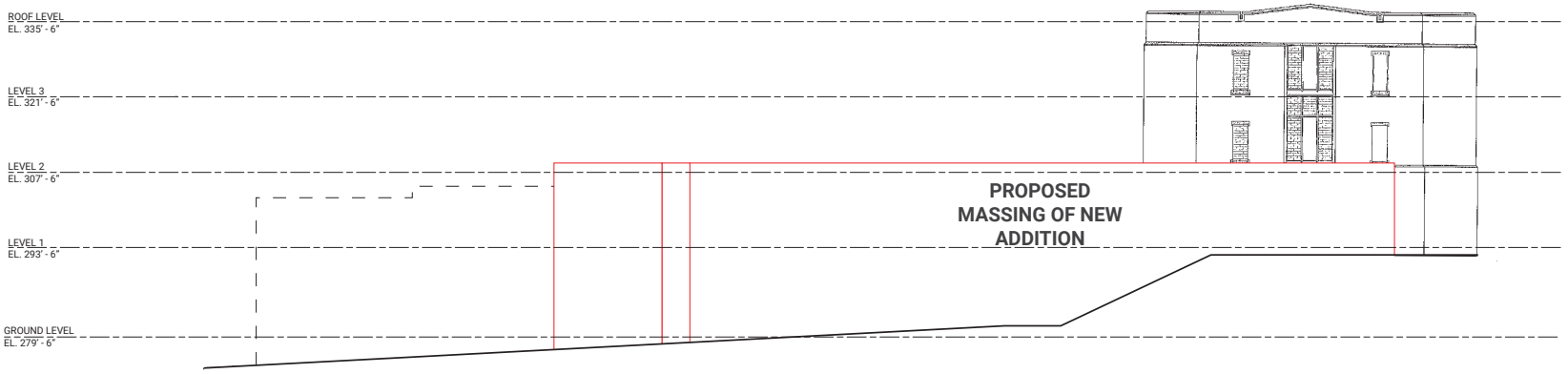
ELEVATIONS

1" = 60'

IN ASSOCIATION WITH



WEST ELEVATION - WEST WING (CONT')



SOUTH ELEVATION - WEST WING

ELEVATIONS

1" = 60'



BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS
FREDERICK DOUGLASS HIGH SCHOOL #450 &
JOSEPH C. BRISCOE ACADEMY MH SEP PUBLIC DAY SCHOOL #345

August 10, 2021

APPROVED BY THE BOARD OF SCHOOL COMMISSIONERS, AUGUST 13, 2013

UPDATED
AUGUST 2020

PREPARED BY CITY SCHOOLS STAFF

BALTIMORE CITY BOARD OF SCHOOL COMMISSIONERS

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21st Century School Buildings

BALTIMORE CITY SCHOOL COMMUNITY

- *Principal and Staff of Frederick Douglass HS*
- *Principal and Staff of Joseph C. Briscoe Academy MH*
- *Community and Partners of Frederick Douglass HS*
- *Community and Partners of Joseph C. Briscoe Academy MH*
- *Parents and Students of Frederick Douglass HS*
- *Parents and Students of Joseph C. Briscoe Academy MH*

BALTIMORE CITY ACKNOWLEDGEMENTS

Dr. Sonja Brookins Santelises	*Chief Executive Officer*
Dr. Joan Dabrowski	*Chief Academic Officer*
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PART 3

SITE-SPECIFIC EDUCATIONAL SPECIFICATIONS

SECTIONS

PART 3

SITE SPECIFIC EDUCATIONAL SPECIFICATIONS
TABLE OF CONTENTS

*Sections not included are provided in the school specific feasibility study.

A. PROJECT SUMMARY

A.1 Project Justification:
Frederick Douglass HS #450 has a Facility Conditions Index (FCI) of 65.6% and Educational Adequacy Score (EAS) of 53.5 based on the previously completed 2010 Jacobs building assessment report. As a rule of thumb an FCI below 10% is considered good. An FCI above 75% would suggest that the building is a candidate for replacement. The highest possible EAS is 100, meaning the school meets or exceeds every standard within each category.

In addition, the School Portfolio Review and Recommendations approved by the Board of School Commissioners in January 2020, recommended the co-location of Joseph C. Briscoe Academy MH #345 at the Frederick Douglass building. Joseph C. Briscoe currently has a poor Facility Conditions Index (FCI), at 55.7% and Educational Adequacy Score (EAS) of 46.9 based on the previously completed 2010 Jacobs building assessment report. The educational specification represents both schools.

The Frederick Douglass population has steadily decreased slightly over the last several years, which is in line with the overall district enrollment. Projections show a slight increase in the out years. In SY 2021-22, the state rated capacity of the building is 1276, and utilization rate is approximately 59%. The anticipated capacity in SY 2024-25, is 1,193 per the educational specification, with projected enrollment of 958 for Douglass + 56 Briscoe = 1014, and a utilization rate of approximately 85%.

A.2 Project Description:
Frederick Douglass High School building was originally built in 1927, at 220,318 sf; a 32,053 sf addition in 1954 brings the total sf to 252,371 today. Joseph C. Briscoe building was originally built in 1973 at 87,000 sf. In 1990, a 4,774 addition was added for a total of 91,774 sf. The project is to include a building modernization with a small addition that will include the two separate schools.

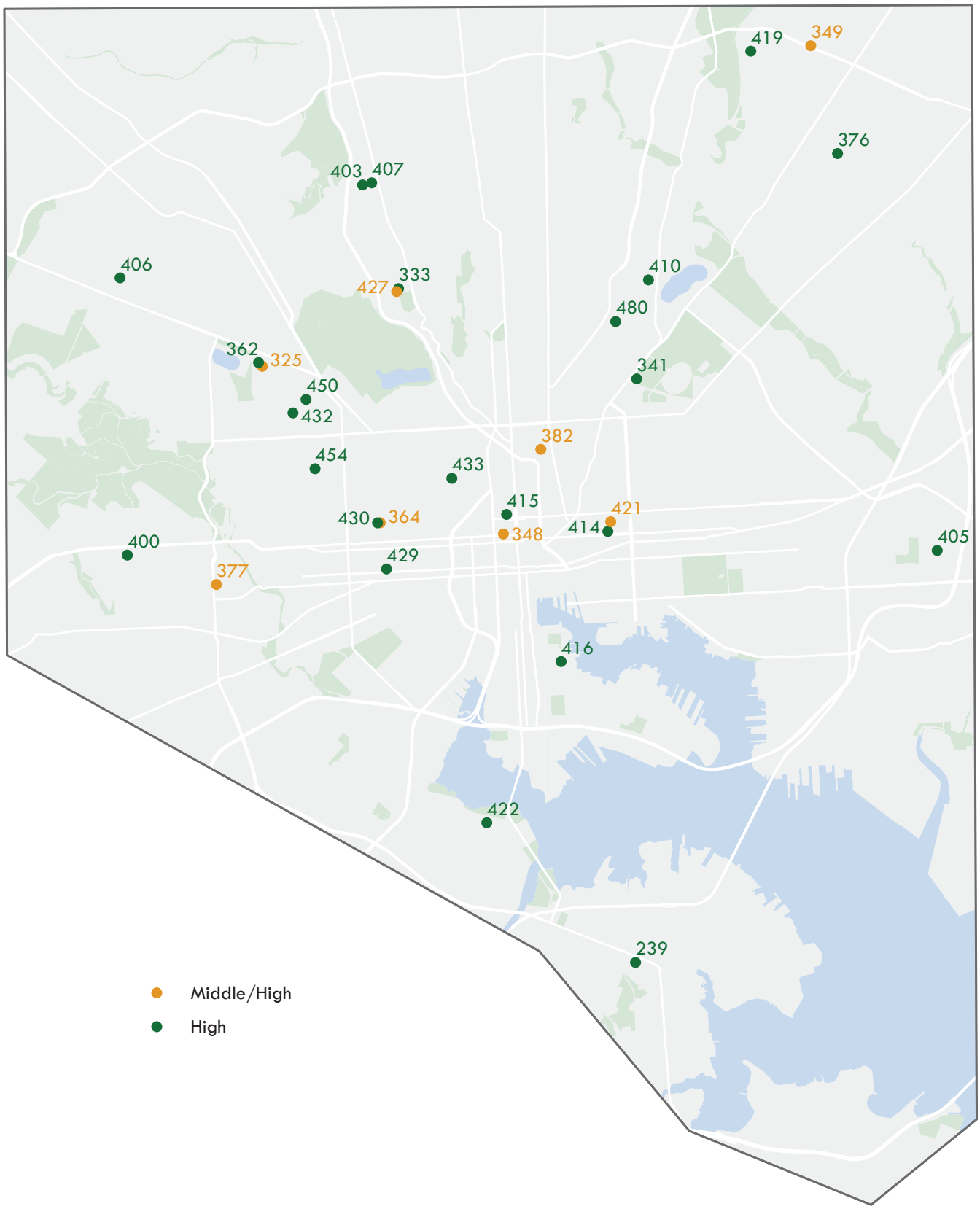
A.3 Proposed Schedule

Schedule		
Task	Start	Complete
Notice to Proceed	January 2022	NA
Kickoff Meeting	January 2022	N/A
Concept Design	February 2022	March 2022
Schematic Design	April 2022	May 2022
Design Development	June 2022	September 2022
Construction Documents	October 2022	March 2023
GMP Development and Approvals	April 2023	June 2023
Construction	July 2023	June 2025
Occupancy	July 2025	September 2025

A.4 Facility Summary

Facility Summary		
	Current	2024-25 Projected
State Rated Capacity	1,276	1,193
Full Time Enrollment	759	1,014
Relocatables	none	none
Gross Square Footage	252,371	218,757

A.5 Location Map



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B. PROJECT BACKGROUND

B. PROJECT BACKGROUND

B.1 Community Description and History:

The Frederick Douglass High School Building is located in the Greater Mondawmin Community, which is in the Western geographic area of Baltimore City. It is located in Community Statistical Group Area (CSA) #12: Reservoir Hill, Penn North, Parkview, Mondawmin, Burleith-Leighton, and Liberty Square. This area is classified mostly as category "F", according to the 2017 Baltimore City's Housing Market Typology map. Category F includes a significant level of owner occupancy. ACS (American Community Survey) data from 2010 to 2015 shows the under 18 population decreasing slightly.

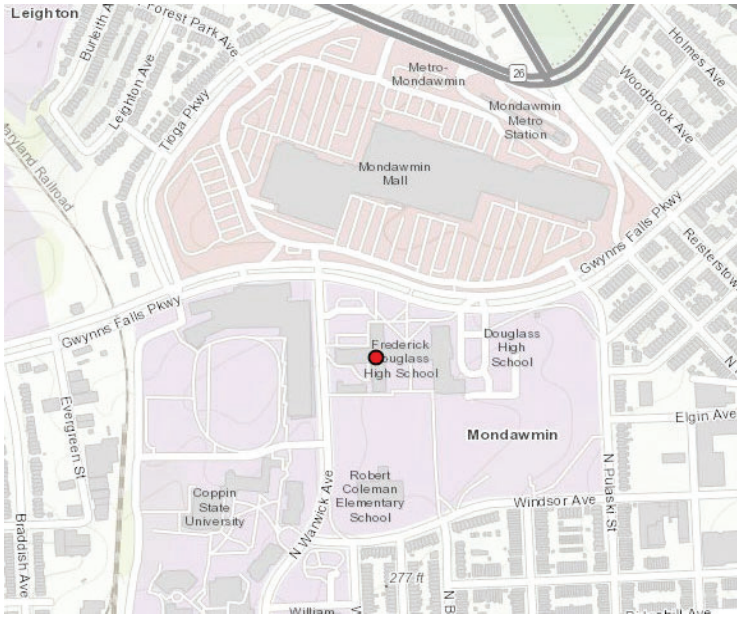
Current plans for this area include:
- Neighborhood Housing Services and Copping Heights redeveloping Walbrook Lumber site with 65 units.
- Redevelop the Madison Park North Apartments to a mixed-used development that could include market rate housing.
- The Linden, on Druid Park Lake Drive, is a proposed new large scale mixed-use market rate residential development.

B.2 School Description and History:

Since its opening in 1927, Frederick Douglass has operated as a high school. Since its opening in 1973, Joseph C. Briscoe has operated as a separate public day school. Frederick Douglass is considered historically significant.

<u>Total 252,371 sf</u>
1927 (Orig) - 220,318 sf
1954 - Addition 32,053 sf
1983 - Renovation 220,318 sf & 32,053 sf
2000 - Renovation 7,749 sf
2001 - Renovation 8,166 sf
2010 - Renovation 6,800 sf

<u>450 Frederick Douglass HS Demographics</u>
Hispanic: 5.1%
Non-Hispanic African American: 93.8%
Non-Hispanic American Indian: 0%
Non-Hispanic Asian: 0%
Non-Hispanic Native Hawaiian/
Pacific Islander: 0%
Non-Hispanic White: 1%



B.3 Existing Site Plans, Floor Plans, and Photographs:

Existing Site and Floor Plans are located in the Appendix.

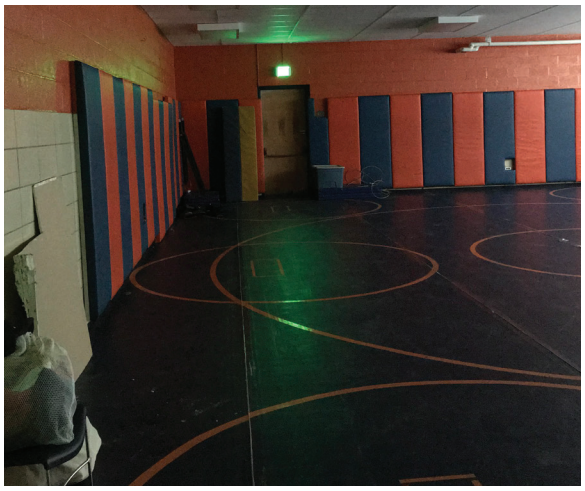
Cafeteria

Hallway

Typical classroom

Conference Room

Gym



Athletic Room

Building Facade

Hallway

Teacher's Lounge

Main entry

Stairway + water storage

Media Center

B.4 Summary of Recent Feasibility Studies or Assessments:

The 10-Year Plan's recommendation, based on the Jacob's building assessment report (2010), for Frederick Douglass High School was that a renovation/addition or replacement be considered for the school.

As part of the feasibility study, the design team was asked to look at three (3) basic approaches for consideration for the Frederick Douglass High School Building:

1. Strategic Renovation
2. Renovation/Modernization
3. Modernization with Addition

There are a number of challenges currently associated with this site. The existing Frederick Douglass High School, including Joseph C. Briscoe is approximately 26,000 SF short of the full educational programming space recommended for high schools with similar enrollment sizes. In addition, the historic building lacks ADA compliance, and needs to maintain historic character per CHAP. The exterior facade leaks and requires repair/waterproofing. Extensive Storm Water Management is required. Finally, the building needs a complete infrastructure gut. The feasibility study will consider and address as many of these challenges as possible with the proposed budget allocations for this project, and provide a determination of the best recommendation.

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C.1 School Grade Organization:

Frederick Douglass is a traditional, choice lottery high school whose focus is preparing students in grades 9 to 12 for college and careers. Frederick Douglass offers Career and Technology Education (CTE) programs where students can receive industry certifications.

Joseph C. Briscoe is a separate public day school which serves students with disabilities, in grades 6-12. Students in this program have been identified, through an Individualized Education Program (IEP) team decision, to be in need of supports beyond those offered in a traditional school setting.

C.2 Proposed Curriculum:

The Frederick Douglass High School #450 program contains several educational programs which will impact the design of the building and space requirements. These programs are:

- PRIDE (city-wide special education program)
- ROTC
- Business Pathway (CTE)
- Law & Leadership (CTE)
- Industry Partnership (CTE)

Being a separate public day school for special education students, Joseph C. Briscoe also has several programmatic needs which will impact the design of the building and the space requirements. These are:

- De-escalation room
- Construction (CTE)

Specific space requirements for the special curriculum spaces will be discussed in Sections I and J of this educational specification.

C.3 Proposed Staff:

Proposed Staff		
Position	Douglass Quantity	Briscoe Quantity
Principal	1	1
Assistant Principal	4	2
Librarian	1	1
Secretary I - School	2	1
Speech Pathologist	0	0
Social Worker	4	3
Psychologist	3	3
Nurse	1	1
Occupational Therapist	0	0
Guidance Counselor	5	2
General Educators	20	6
Teacher - Special Education	15	7
Special Education - Paraeducator	8	7
Manager I - Cafeteria	1	0
Teacher - Sciences	8	1
Teacher - Art	2	1
Teacher - Music	2	0
Teacher - Drama	1	0
Teacher - Technology	3	1
Teacher - Physical Education	3	1
Teacher - Foreign Language	0	1
Food Services Worker I/3.5 hrs	3	1
Food Services Worker I/6 hrs	3	1
Custodial Worker I/12 mth	3	3
Voctational Teachers for CTE	6	1
ESOL Teacher	2	0
Hall Monitor	3	0
IEP Team Associate	2	1
IEP Support (TSP)	2	0
Para	1	0
ESOL Para	1	0
Assistants	4	4
Educational Associate	2	2

C.4 Enrollment Projections (Updated July, 2020)

450 Frederick Douglass HS												
Grade	Actual	Actual	Projected									
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
9	298	296	294	304	313	316	294	291	271	275	265	272
10	203	181	227	214	213	221	224	204	204	192	192	185
11	190	137	146	171	158	159	166	166	152	154	142	142
12	159	155	113	113	135	123	126	130	130	120	120	110
Total	850	769	780	802	819	819	810	791	757	741	719	709
Utilization		60%	61%	63%	64%	64%	63%	62%	59%	58%	56%	56%

345 Joseph C. Briscoe Academy MH												
Grade	Actual	Actual	Projected									
	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
6	6	9	7	7	7	6	6	5	6	5	5	4
7	8	3	7	6	5	5	5	4	4	4	4	3
8	7	4	2	5	4	3	4	3	3	3	3	3
9	24	10	21	19	17	20	18	17	17	17	16	17
10	18	14	5	13	11	10	11	10	10	9	9	9
11	11	7	8	3	7	6	5	6	5	5	5	5
12	5	10	4	5	2	4	4	4	4	4	4	3
Total	79	57	54	58	53	54	53	49	49	47	46	44

Utilization	26%	25%	26%	24%	25%	24%	22%	22%	21%	21%	20%

C.5 Future Programs and Services:

Community Partner

The Family Resource Suite, the Alumni Office, City College Archives, and the Parent Support Room are all components of the Community Space. The Community Services Suite also includes a pantry, personal care space with a shower, and laundry space.

Additional program and service options which may be located within the Community Space include a dedicated office space for the Coldstream Homestead and Montebello Community (CHUM)

Baltimore City Schools General Education Specification calls for 21st Century School Buildings to become hubs of the community. Creating schools as hubs includes incorporating programs and services for students, parents, and community members within the school building. It also includes providing an opportunity for them to determine which programs and services should be included in the 3000 square feet of community space.

The planning process includes the identification of a community base organization to work with each Year 1 and Year 2 school to form a school base core team to complete a community needs assessment, gap analysis, survey stakeholders, host community forums and use available data to determine program and service needs to be included in the community space.

D. GENERAL PROJECT DESIGN CRITERIA

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D.8. Phasing requirements

The Frederick Douglass high school site includes a main building that has historic significance. The design team will work with the Baltimore City Historical and Architectural Preservation Office to ensure that historic components of the building are preserved. The project, will involve one of the following design options:

- **Renovation/Addition** with retention of all or most of the existing building;
- Partial Replacement with removal of most of the existing building;
- Full Replacement of all of the existing building;

City Schools is still working with the Maryland Stadium Authority to determine if the school students will be relocated (swing) to an alternate location or if the construction will occur as phased occupied. The construction phasing and/or swing plan is still being developed.

F. EXISTING & PROPOSED SITE REQUIREMENTS

F. EXISTING & PROPOSED SITE REQUIREMENTS

F. Existing and Proposed Site Requirements:

F.1 Parking - bus, car, delivery, staff, visitor:

Existing parking in this area is limited; street parking is not permitted. However, parking for the school is ample. The main parking lot that serves the Frederick Douglass high school is located off of Gwynns Falls Parkway. There is also a smaller parking lot on the site for faculty, located off of Warwick Avenue. The main vehicular entrance to the site is from Gwynns Falls Parkway. As street parking is limited, parking will have to be maintained on site.

F.2 Service access:

Existing service access is off of Warwick Avenue, close to the secondary building entrance, close to Gwynns Falls Parkway.

F.3 Vehicle and pedestrian access:

A large number of students use public transportation to get to and from school. There is a MTA bus hub at Mondawmin Station, in addition to a metro subway station. Students walk from all directions to the school. The shopping center and foot traffic onsite is an issue and impacts circulation and safety.

F.4 Playing fields/courts/yards:

Currently on the site there are a variety of recreational and athletic uses. Not all of them are designed for optimal use, and not all are in compliance with ADA standards.

Football field and track: Currently located on the site.

Baseball fields: Currently located on the site.

Tennis courts: There are currently four (4) tennis courts on site.

F.5 Natural environmental areas:

Currently, many mature trees act as a buffer along Gwynns Falls Parkway, between the school site and Mondawmin Mall.

F.6 Utilities:

Current utility locations will likely remain as is.

I. GENERAL SCHOOL DESIGN CRITERIA

I. GENERAL SCHOOL DESIGN CRITERIA

I. General School Design Criteria

Every school is unique. All of the subsections in this chapter are included in order to briefly highlight the ways in which this project, and specifically this existing building, allows for variations from the prototypical specifications.

I.1 Overall Building Organization:

The existing Frederick Douglass High School building has four (4) floors (not including the sub basement - boiler room), and is shaped similar to the letter "H". The building is organized in a way which separates the academic functions, the extra curricular functions, and the community uses as much as possible. The academic functions are on all floors. The extra curricular spaces are mostly on the entry level and the level immediately above.

I.2 Functional Relationships:

The adjacencies of various functions must be considered for either a renovation or a new construction project. There are a few limiting factors present in the existing building which will affect the project if a renovation is selected:

- Provide individual identity to both Frederick Douglass and Joseph C. Briscoe
- Building is not ADA accessible.

I.3 Administrative Areas:

In addition to the general requirements outlined in the prototypical specifications: No additional information

I.4 Instructional Areas:

The following programmatic adjustments have been incorporated into the Frederick Douglass and Joseph C. Briscoe site specific education specifications:

- Business Pathway (CTE) - Frederick Douglass
- Law and Leadership (CTE) - Frederick Douglass
- Industry Partner (CTE) - Frederick Douglass
- Construction (CTE) - Joseph C. Briscoe
- Special Education Spaces - Frederick Douglass and Joseph C. Briscoe
- ROTC - Frederick Douglass

I.5 Support Areas:

Student Services:

- The Frederick Douglass High School has an existing auditorium and swimming pool. The areas shown in the site specific Educational Specifications reflect the existing spaces. Both schools will have access.
- The Frederick Douglass school has a large special education student population.
- The Joseph C. Briscoe is a separate public day school for middle and high school students which includes intensive therapeutic services for students.

Athletics:

- The site includes a main gym and an auxiliary gym. Frederick Douglass will access the main gym, and Joseph C. Briscoe will access the auxiliary gym.

I.6 Community Use Areas:

The community currently has the ability to reserve the use of the gymnasium, auditorium, and cafeteria spaces. In addition to these spaces and the required spaces outlined in the education specification, the community would like to have access to the swimming pool.

I.7 Special or Unique Program Requirements:

Educational Specifications were used for this project since it is a modernization with an addition, and will include

21st Century spaces such as collaboration areas, or classroom square footages of 900 sf. Direction was given to examine current uses and strategically see where efficiencies could be made.

The major difference between the unique needs of Frederick Douglass High School as compared to the prototypical specifications is an increase in the number of teaching spaces for students with special needs, and the CTE spaces. The Frederick Douglass High and the Joseph C. Briscoe will have separate CTE programs. Students from both schools will have access to the Construction CTE programs.

Special or unique program requirements include the following:

02 STUDENT SERVICES
Deviation: The de-escalation room (400 SF/room) is not included in the prototypical educational specification. A total of two (2) spaces were added for Joseph C. Briscoe.

Explanation: These spaces are needed to support the special education population of students attending the school.

04 SPECIAL EDUCATION
Deviation: A total of eight (8) special education high school classrooms, and a pride support space of 300 SF were added in Frederick Douglass' ed spec. A total of three (3) special education middle school classrooms and four (4) high school classrooms were added in Joseph C. Briscoe's ed spec.

Explanation: The additional classrooms and spaces are needed in Frederick Douglass and Joseph C. Briscoe to support the population of students enrolled in special education programs.

08 TECHNOLOGY EDUCATION
Deviation: The CTE Business Pathway (2000 SF) is not included in the prototypical educational specification. The space includes 2 classrooms (900 SF each) and 2 project/material storage rooms (100 SF each).

Explanation: The space is needed to support the CTE program at Frederick Douglass High School.

Deviation: The CTE Law and Leadership Pathway (1500 SF) is not included in the prototypical educational specification. Space includes a classroom/lab.

Explanation: The space is needed to support the CTE program at Frederick Douglass High School.

Deviation: The CTE Industry Partnership Pathway (2200 SF) is not included in the prototypical educational specification. Spaces include a 900 SF classrooms.

Explanation: This space is needed to support the CTE program at Frederick Douglass High School.

Deviation: The CTE Construction Program (3000 SF) is not included in the prototypical education specification. Spaces include a 2,000 SF classroom/lab, 200 SF tool storage, two lockers + changing rooms (150 SF each), and material storage room (500 SF).

Explanation: The space is needed to support the CTE program at Joseph C. Briscoe Academy.

Deviation: The Junior Achievement Pathway (900 SF) is not included in the prototypical educational specification.

Explanation: This space is needed to support the Junior Achievement 3DE Program at Douglass High School.

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J. INDIVIDUAL SPACE DESCRIPTIONS

See Part II 9-12 Prototype Ed. Spec.

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J. INDIVIDUAL SPACE DESCRIPTIONS

This section of the document includes descriptions of the general guidelines and specific room requirements for each area of activity within the building that is different from the general Educational Specificaitons document.

Example:

Key number

"U" = Upper grades
"L" = Lower grades
"C" = Community space

STUDENT SERVICES

L 02 01 03

02 = Department
01 = Program Area
03 = Space/Room

Guidance | *Conference*

PROGRAM	*Description*	Shared meeting space for the counselor, psychologist, social worker, parents, and students for daily, IEP, and large meetings			
	Area Required (SF)	250			
	Number of Users	4-10			
	Adjacencies	Office (L 02.01.01); Records Storage (L 02.03.04); Related Services			
ARCHITECTURAL	*Ceiling*	See standard specifications			
	Walls	See standard specifications			
	Floor	See standard specifications			
	Doors	See standard specifications			
	Windows	See standard specifications			
	Acoustics	Walls run to deck above for acoustic privacy			
SYSTEMS	*Lighting*	No special requirements			
	Audio/Visual	Mounted interactive screen			
	Telecom/Data	Data into wall below screen			
	Electrical	No special requirements			
	HVAC	No special requirements			
	Plumbing	No special requirements			
	Specialty	No special requirements			
EQUIPMENT	*Display*	8 LF tackboard	1	interactive screen	
		6 LF markerboard			
	Casework/Millwork	6 LF counter/base cabinets			
	FF&E (NIC)	12 chairs w/conference table			

REMARKS

- Location must be central to Guidance (L 02.01) and Related Services (L 02.03)

Ed. Spec. Part 2/ Vol. I Ref.

02	03.08	De-Escalation Room	DIFFERS FROM STANDARD

STUDENT SERVICES

U 02 03 08

Related Services | *De-Escalation Room*

PROGRAM	*Description*	A calming space where students may reflect and access support services when needed.
	Area Required (SF)	400
	Number of Users	
	Adjacencies	Related Services (02.03); Special Education spaces (04.01)
ARCHITECTURAL	*Ceiling*	Provide a hard ceiling
	Walls	See standard specifications
	Floor	See standard specifications
	Doors	See standard specifications; see remarks below for hardware
	Windows	See standard specifications
	Acoustics	See standard specifications
SYSTEMS	*Lighting*	See standard specifications
	Audio/Visual	See standard specifications
	Telecom/Data	See standard specifications
	Electrical	No special requirements
	HVAC	No special requirements
	Plumbing	No special requirements
	Specialty	No special requirements
EQUIPMENT	*Display*	
	Casework/Millwork	
	FF&E (NIC)	

REMARKS

Special door hardware is required. This room cannot have a standard lock. Room must include seclusion room hardware set with mechanical locking option. No door hardware on the interior of the door; door should lock from exterior with a manual hold push bar. Provide vision panel on the door.

U 04 SPECIAL EDUCATION

Frederick Douglass High School has a large population of students enrolled in special education programming.

04.01 SPECIAL EDUCATION

Description

04	01.01 & 01.02	Classroom Middle & High	Ed. Spec. Part 2/ Vol. I Ref.
04	01.04	PRIDE Support	DIFFERS FROM STANDARD

SPECIAL EDUCATION

U 04 01 01

General | *Classrooms*

PROGRAM	*Description*	Primary learning space for students with additional needs
	Area Required (SF)	700
	Number of Users	10 students, 1-2 teachers
	Adjacencies	Classrooms (U 04.01.02)
ARCHITECTURAL	*Ceiling*	See standard specifications
	Walls	See standard specifications
	Floor	See standard specifications
	Doors	See standard specifications
	Windows	See standard specifications
	Acoustics	See standard specifications
SYSTEMS	*Lighting*	Dual switching and electronic lighting controls
	Audio/Visual	Mounted interactive screen
	Telecom/Data	Data into wall below screen
	Electrical	No special requirements
	HVAC	No special requirements
	Plumbing	No special requirements
	Specialty	No special requirements

EQUIPMENT

Display	16	LF	markerboard w/tack strip	8	LF	tackboard
	8	LF	markerboard w/tack strip	1		interactive screen
Casework/Millwork	3	LF	teacher wardrobe			
	12	LF	counter/wall/base cabinets			
FF&E (NIC)	1		teacher desk/chair	9	LF	mobile storage
	15		mobile workstations/chairs			
	2		work tables			

REMARKS

• Teaching Wall: A minimum of 4 LF of markerboard w/tack strip to be located on both sides of mounted interactive screen.

SPECIAL EDUCATION

U 04 01 04

General | *PRIDE Support*

PROGRAM	*Description*	Versatile space for students to work with teachers and service providers
	Area Required (SF)	300
	Number of Users	8-12 students, 1 teacher
	Adjacencies	Classroom (U 04.01.02)
ARCHITECTURAL	*Ceiling*	See standard specifications
	Walls	See standard specifications
	Floor	See standard specifications
	Doors	See standard specifications
	Windows	See standard specifications
	Acoustics	See standard specifications
SYSTEMS	*Lighting*	No special requirements
	Audio/Visual	Hearing assist system for hearing impaired per ADA
	Telecom/Data	No special requirements
	Electrical	No special requirements
	HVAC	No special requirements
	Plumbing	No special requirements
	Specialty	No special requirements
EQUIPMENT	*Display*	16 LF markerboard w/tack strip 8 LF tackboard
	Casework/Millwork	
	FF&E (NIC)	12 chairs 3 work tables 9 LF mobile storage

REMARKS

U 08 TECHNOLOGY EDUCATION

Frederick Douglass High School and Joseph C. Briscoe have robust CTE programming with several trades.

08.03 TECHNOLOGY EDUCATION - CTE Business Pathway

		Description	Ed. Spec. Part 2/ Vol. I Ref.
08	03.01	Business Pathway Classroom	DIFFERS FROM STANDARD

TECHNOLOGY EDUCATION

U 08 03 01

Business Pathway | *CTE Classroom*

PROGRAM	*Description*	Students learn about the law and legal profession, and in the process will improve reading, writing, speaking, and critical thinking skills.	
	Area Required (SF)	900 - 1500 SF	
	Number of Users	25 students and 1 teacher	
	Adjacencies	Project/material storage (08.03.02)	
ARCHITECTURAL	*Ceiling*	See standard specifications	
	Walls	See standard specifications	
	Floor	See standard specifications	
	Doors	See standard specifications	
	Windows	See standard specifications	
	Acoustics	See standard specifications	
SYSTEMS	*Lighting*	MSDE Specs. for this program	
	Audio/Visual	MSDE Specs for this program	
	Telecom/Data	MSDE Specs for this program	
	Electrical	Electrical and data connection at perimeter to support 25 users; drop down and or floor outlet to support sue in middle of room	
	HVAC	MSDE Specs for this program	
	Plumbing	MSDE Specs for this program	
	Specialty	MSDE Specs for this program	
EQUIPMENT	*Display*	16 LF whiteboard tack strip	Interactive panels (1 mount
	Casework/Millwork	3 LF teacher wardrobe	
	FF&E (NIC)	desk/chair 25 desk top computers and	

REMARKS

A portion of the space should be outfitted as a classroom area (900 SF) and the remaining space (if available) is for a lab. Perimeter desk height workstations for computers.

08.04 TECHNOLOGY EDUCATION - CTE Law & Leadership

08	04.01	Law & Leadership Classroom + Lab	DIFFERS FROM STANDARD

TECHNOLOGY EDUCATION

U 08 04 01

Law and Leadership | *CTE Classroom + Lab*

PROGRAM	*Description*	Students learn about the law and legal profession, and in the process will improve reading, writing, speaking, and critical thinking skills.	
	Area Required (SF)	1500	
	Number of Users	20	
	Adjacencies		
ARCHITECTURAL	*Ceiling*	See standard specifications	
	Walls	See standard specifications	
	Floor	Wood with raised dais for judge - ADA access required	
	Doors	See standard specifications	
	Windows	See standard specifications	
	Acoustics	Improved acoustics	
SYSTEMS	*Lighting*	Pendant decorative fixtures preferable	
	Audio/Visual	Amplified sound, projection required	
	Telecom/Data	No special requirements	
	Electrical	No special requirements	
	HVAC	No special requirements	
	Plumbing	No special requirements	
	Specialty	No special requirements	
EQUIPMENT	*Display*		projection screen interactive white board
	Casework/Millwork		Judge & jurors benches
	FF&E (NIC)	20	desk/chair
		1	desk/chair - teacher

REMARKS

- Coordinate with City Schools' design team regarding layout of built in legal millwork.

08.06 TECHNOLOGY EDUCATION - CTE Construction

08	06.01	Classroom & Lab- CTE Construction	DIFFERS FROM STANDARD
08	06.02	Tool Storage	DIFFERS FROM STANDARD
08	06.04	Lockers + Changing Rooms	DIFFERS FROM STANDARD
08	06.05	Material Storage	DIFFERS FROM STANDARD

TECHNOLOGY EDUCATION

U 08 06 01

CTE Construction | *CTE Classroom + Lab*

PROGRAM	*Description*	This space should be define on a site specific basis to meet the needs of in place or planned CTE programs
	Area Required (SF)	3,000
	Number of Users	25-30
	Adjacencies	Tools Storage (U 08.06.02); Material Storage (U.08.05)
ARCHITECTURAL	*Ceiling*	Exposed structure
	Walls	See standard specifications
	Floor	Sealed concrete
	Doors	Exterior roll up or double entry door on 1st floor or materials delivery
	Windows	See standard specifications
	Acoustics	Treatment to mitigate sound
SYSTEMS	*Lighting*	No special requirements
	Audio/Visual	No special requirements
	Telecom/Data	No special requirements
	Electrical	240v outlets throughout the room and on drop down reels
	HVAC	Provide ventilation system for construction
	Plumbing	1 large utility sink; emergency shower, and eye wash station
	Specialty	No special requirements
EQUIPMENT	*Display*	interactive panels
		16 LF whiteboard with tack strip
	Casework/Millwork	12 LF counter: wall/base cabinet
	FF&E (NIC)	UV goggle cabinet
		Fire extinguisher

REMARKS

A portion of this space should be outfitted as a classroom area and the remaining space is for the construction lab. Provide construction signage and floor markings.

TECHNOLOGY EDUCATION

U 08 06 02

CTE Construction | *Tool Storage*

PROGRAM	*Description*	Tool storage space for construction program.
	Area Required (SF)	200 SF
	Number of Users	1-3
	Adjacencies	Classroom + Lab (08.06.01); Teacher office (08.06.03); Lockers + Changing Rooms (08.06.04): Material storage (08.06.05)
ARCHITECTURAL	*Ceiling*	Exposed structure
	Walls	Slab to slab wire mesh on all walls
	Floor	Exposed concrete
	Doors	Dutch door with shelf
	Windows	See standard specifications
	Acoustics	See standard specifications
SYSTEMS	*Lighting*	See standard specifications
	Audio/Visual	See standard specifications
	Telecom/Data	See standard specifications
	Electrical	See standard specifications
	HVAC	See standard specifications
	Plumbing	See standard specifications
	Specialty	MSDE Specs for this program
EQUIPMENT	*Display*	6 LF whiteboard
	Casework/Millwork	12 counter: wall/base cabinet
	FF&E (NIC)	15 24" deep utility shelving

REMARKS

This room should be designed to meet the needs of the required CTE program. For the door can also consider a standard door with roll up counter.

TECHNOLOGY EDUCATION

U 08 06 04

CTE Construction | *Lockers and Changing Rooms*

PROGRAM	*Description*	Private changing area and toilet room for CTE students to change into appropriate clothing; should have one for girls and one for boys.
	Area Required (SF)	150 SF
	Number of Users	2-8
	Adjacencies	Classroom + Lab (08.06.01)
ARCHITECTURAL	*Ceiling*	See standard specifications
	Walls	See standard specifications
	Floor	See standard specifications
	Doors	See standard specifications
	Windows	See standard specifications
	Acoustics	See standard specifications
SYSTEMS	*Lighting*	No special requirements
	Audio/Visual	No special requirements
	Telecom/Data	No special requirements
	Electrical	No special requirements
	HVAC	No special requirements
	Plumbing	Toilet and sink
	Specialty	No special requirements
EQUIPMENT	*Display*	LF
	Casework/Millwork	10 two tier lockers 1 mirror 3 bench
	FF&E (NIC)	

REMARKS

- Accessories: paper towel holder, bench, mirror, coat hooks

TECHNOLOGY EDUCATION

U 08 06 05

CTE Construction | *Material Storage*

PROGRAM	*Description*	Materials storage for construction trades
	Area Required (SF)	500 SF
	Number of Users	1-3
	Adjacencies	Classroom + Lab (08.06.01)
ARCHITECTURAL	*Ceiling*	Exposed structure
	Walls	See standard specification
	Floor	Exposed concrete
	Doors	Double doors
	Windows	See standard specifications
	Acoustics	See standard specifications
SYSTEMS	*Lighting*	No special requirements
	Audio/Visual	No special requirements
	Telecom/Data	No special requirements
	Electrical	No special requirements
	HVAC	No special requirements
	Plumbing	No special requirements
	Specialty	No special requirements
EQUIPMENT	*Display*	6 LF whiteboard
	Casework/Millwork	12 LF counter: wall/base cabinet
	FF&E (NIC)	15 LF 24" deep utility shelving

REMARKS

This room should be designed to meet the needs of the required CTE program. There should be some type of access to this space from the exterior.

09.01 PHYSICAL EDUCATION - Pool

09	01.07	Pool (existing)	DIFFERS FROM STANDARD

PHYSICAL EDUCATION

U 09 01 07

Physical Education | *Pool*

PROGRAM	*Description*	Existing 6,500 SF pool
	Area Required (SF)	6500
	Number of Users	See standard specifications
	Adjacencies	Locker rooms (U.09.02.01); Showers/toilets (U.09.02.02)
ARCHITECTURAL	*Ceiling*	Exposed structure
	Walls	Acoustic CMU, painted
	Floor	Tile
	Doors	See standard specifications
	Windows	See standard specifications
	Acoustics	See standard specifications
SYSTEMS	*Lighting*	High efficiency lighting
	Audio/Visual	PA system
	Telecom/Data	No special requirements
	Electrical	No special requirements
	HVAC	No special requirements
	Plumbing	No special requirements
	Specialty	No special requirements
EQUIPMENT	*Display*	8 LF markerboard, no tray 8 LF markerboard, no tray
		8 LF tackboard 1
	Casework/Millwork	LF LF
	FF&E (NIC)	

REMARKS

L. SUMMARY OF SPATIAL REQUIREMENTS

06.030.21 - CTE Revisions

		450 FREDERICK DOUGLASS H								345 JOSEPH BRISCOE MH							
	ROOM/SPACE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE
01 ADMINISTRATION																	
01.01 Main Office						2,345								1,595			
01 01.01	GENERAL-RECEPTION		1	600	600						1	400	400				
01 01.02	CONFERENCE		1	250	250						1	250	250				
01 01.03	WORKROOM		1	250	250						1	150	150				
01 01.04	STORAGE		1	150	150						1	100	100				
01 01.05	SECURE STORAGE		1	75	75						1	75	75				
01 01.06	PRINCIPAL		1	200	200						1	200	200				
01 01.07	ADMINISTRATIVE ASSISTANT		1	100	100						0	100	0				
01 01.08	FLEX OFFICE		2	100	200						1	100	100				
01 01.09	COAT CLOSET		1	20	20						1	20	20				
01 01.10	ATTENDANCE OFFICE		1	100	100						0	100	0				
01 01.11	FINANCIAL SECRETARY		1	100	100						0	100	0				
02 01.12	PARENT SUPPORT SPACE		1	150	150						1	200	200				
02 01.13	CUMULATIVE STORAGE		1	150	150						1	100	100				
01.02 Distributed Administration						600								150			
01 02.01	VICE PRINCIPAL / ADMINISTRATOR		4	150	600						1	150	150				
01.03 Faculty Support						400								250			
01 03.01	FACULTY LOUNGE		1	400	400						1	250	250				
02 STUDENT SERVICES																	
02.01 Guidance						1550								700			
02 01.01	OFFICE		5	100	500						2	100	200				
02 01.02	WAITING/RECEPTION		1	200	200						1	200	200				
02 01.03	CONFERENCE		1	250	250						0	200	0				
02 01.04	CAREER CENTER		1	250	250						1	200	200				
02 01.05	STORAGE		1	100	100						1	100	100				
02 01.06	TESTING		1	100	100						0	100	0				
02 01.07	CUMULATIVE STORAGE		1	150	150						0	100	0				
02.02 Health Suite						1,045								900			
02 02.01	WAITING AREA		1	200	200						1	150	150				
02 02.02	EXAM ROOM/TREATMENT		2	100	200						2	100	200				
02 02.03	STUDENT REST AREA		2	150	300						2	150	300				
02 02.04	OFFICE		1	125	125						1	100	100				
02 02.05	STORAGE		1	70	70						1	50	50				
02 02.06	STUDENT TOILET - LARGE		1	100	100						1	100	100				
02 02.07	STUDENT TOILET		1	50	50						0	50	0				
02.03 Related Services						2660								2695			
02 03.01	PSYCHOLOGIST		3	100	300						3	100	300				
02 03.02	SOCIAL WORKER		3	100	300						3	100	300				
02 03.03	FLEX OFFICE		2	100	200						2	100	200				
02 03.04	RECORDS STORAGE		2	125	250						1	125	125				
02 03.05	CONFERENCE		1	200	200						1	200	200				
02 03.06	SPECIAL ED OFFICE		3	120	360						1	120	120				
02 03.07	WHOLENESS ROOM		2	400	800						1	400	400				
02 03.08	DE-ESCALATION ROOM		0	500	0						2	400	800				
02 03.09	RECEPTION		1	250	250						1	250	250				
02.04 Student Services						300								350			
02 04.01	SCHOOL STORE		1	175	175						1	175	175				
02 04.02	SGA STORAGE		1	125	125						1	175	175				
03 TEACHING AND LEARNING																	
03.01 Classrooms						18,000								0			
03 01.01	GENERAL	5	5	900	4500		125			0	0	850	0		0		
03 01.02	ELA	5	5	900	4500		125			0	0	850	0		0		
03 01.03	MATH	5	5	900	4500		125			0	0	850	0		0		
03 01.04	SOCIAL STUDIES	5	5	900	4500		125			0	0	850	0		0		
03.02 Shared Spaces						5,600								1,400			
03 02.01	COLLABORATIVE LEARNING AREA		5	400	2000						0	400	0				
03 02.02	RESOURCE		4	300	1200						2	200	400				
03 02.03	TEACHER PLANNING		4	300	1200						2	300	600				
03 02.04	STORAGE		4	300	1200						2	200	400				
04 SPECIAL EDUCATION																	
04.01 General						7,500								4,900			
04 01.01	CLASSROOM - MIDDLE	0	0	900	0				0	3	3	700	2100				3
04 01.02	CLASSROOM - HIGH	8	8	900	7200				80	4	4	700	2800				4
4.0 01.03	LIFESKILLS LAB									0	0	1000	0				
04 01.04	PRIDE SUPPORT	0	1	300	300												

06.030.21 - CTE Revisions

	ROOM/SPACE	450 FREDERICK DOUGLASS H								345 JOSEPH BRISCOE MH							
		TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE
05 SCIENCES																	
05.01 Science Labs						14,000								900			
05 01.01	BIOLOGY	4		1400	5600		100			0		900	0				0
05 01.02	CHEMISTRY	3		1400	4200		75			1		900	900				10
05 01.03	PHYSICS	3		1400	4200		75			0		900	0				
05.02 Science Support						1,700								450			
05 02.01	PREP		5	250	1250						2	150	300				
05 02.02	STORAGE		1	200	200						0	100	0				
05 02.03	CHEMICAL STORAGE		1	50	50						1	50	50				
05 02.04	GREENHOUSE		1	200	200						1	100	100				
06 FINE ARTS																	
06.01 Visual Art						2,800								1,250			
06 01.01	ART STUDIO	1	1	1200	1200		25			1	1	1000	1000		0		10
06 01.02	ART STUDIO - 3D	1	1	1200	1200		25			0	0	1200	0		0		0
06 01.03	GRAPHICS MEDIA STUDIO		0	1000	0		0				0	1000	0		0		
06 01.04	STORAGE		2	150	300						1	150	150				
06 01.05	KILN / CERAMIC STORAGE		1	100	100						1	100	100				
									0								
06.02 Music						3,265								275			
06 02.01	INSTRUMENTAL MUSIC	1	1	1500	1500		25			0	0	800	0				0
06 02.02	VOCAL MUSIC	1	1	1000	1000		25			0	0	1000	0		0		
06 02.03	PRACTICE ROOM		2	60	120						0	60	0				
06 02.04	INSTRUMENT STORAGE		1	350	350						1	200	200				
06 02.05	UNIFORM STORAGE		1	220	220						0	100	0				
06 02.06	OFFICE		0	120	0						0	120	0				
06 02.07	LIBRARY / MUSIC STORAGE		1	75	75						1	75	75				
06.03 Drama						1,600								0			
06 03.01	BLACKBOX	1	1	1500	1500		25				0	900	0		0		
06 03.02	CONTROL ROOM		1	100	100						0	100	0				
06.04 Auditorium						8,250								0			
06 04.01	THEATER / AUDITORIUM		1	5000	5000						0	4500	0				
06 04.02	STAGE W/ MODIFIED ORCHESTRA PIT		1	2000	2000						0	2000	0				
06 04.03	TICKET BOOTH / OFFICE		1	100	100						0	100	0				
06 04.04	CONTROL ROOM		1	150	150						0	150	0				
06 04.05	COSTUME / PROP STORAGE / SET STO		1	600	600						0	300	0				
06 04.06	DRESSING ROOMS		2	150	300						0	150	0				
06 04.07	STUDENT TOILET		2	50	100						0	50	0				
08 TECHNOLOGY EDUCATION																	
08.01 Technology Lab						2,900								0			
08 01.01	TECH LAB	1	1	900	900		25				0	800	0				0
08 01.02	PROJECT / MATERIAL STORAGE		2	300	600						0	100	0				
08 01.03	MAKER SPACE	1	1	1400	1400		25			0	0	1000	0				0
08.02 ROTC						2,900								0			
08 02.01	CLASSROOM	2	2	850	1700		50			0	0	850	0		0		
08 02.02	CHANGING ROOM		2	150	300						0	150	0				
08 02.03	UNIFORM STORAGE		1	240	240						0	240	0				
08 02.04	SUPPLIES		1	200	200						0	200	0				
08 02.05	ARMORY		1	100	100						0	100	0				
08 02.06	OFFICE		1	200	200						0	200	0				
08 02.07	BOOK STORAGE		1	20	20						0	20	0				
08 02.08	CADET OPERATIONS		1	140	140						0	140	0				
08.03 CTE - Junior Achievement						900								0			
08 03.01	CLASSROOM	1	1	900	900			20		0	0	900	0				0
08 03.02	PROJECT / MATERIAL STORAGE		0	100	0						0	100	0				
08.04 CTE - Law & Leadership						1,500								0			
08 04.01	CLASSROOM + LAB	1	1	1500	1500			20		0	0	1500	0				0
08.05 CTE - INDUSTRY PARTNERSHIP TO BE DETERMINED						1,800								0			
08 05.01	CLASSROOM	2	2	900	1800			40		0	0	900	0				0
08 05.02	CONTROL ROOM		0	200	0						0	200	0				
08 05.03	STUDIO	0	0	900	0			0			0	900	0				
08 05.04	STORAGE		0	200	0						0	200	0				

06.030.21 - CTE Revisions

	ROOM/SPACE	450 FREDERICK DOUGLASS H								345 JOSEPH BRISCOE MH							
		TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE
08.06 CTE - Construction						0								3,000			
08 06.01	CLASSROOM + LAB	0	0	2000	0					1	1	2000	2000				10
08 06.02	TOOL STORAGE		0	200	0						1	200	200				
08 06.03	TEACHER OFFICE		0	700	0						0	100	0				
08 06.04	LOCKERS + CHANGING ROOMS		0	150							2	150	300				
08 06.05	MATERIAL STORAGE		0	500	0						1	500	500				
09 PHYSICAL EDUCATION																	
09.01 Physical Education						20,850								3,500			
09 01.01	GYMNASIUM	2	1	10000	10000		50				0	10000	0				
09 01.02	AUXILIARY GYM		0	3500	0					1	1	3500	3500				10
09 01.03	WRESTLING	1	1	2000	2000		25				0	2500	0				
09 01.04	FITNESS/WEIGHT TRAINING	1	1	1500	1500		25				0	1500	0		0		
09 01.05	DANCE/ACTIVITY ROOM	0	0	1500	0		0			0	0	1500	0		0		
09 01.06	HEALTH CLASSROOM	1	1	850	850		25				0	850	0		0		
09 01.07	POOL (existing)		1	6500	6500		0				0	850	0		0		
09.02 Support						6,475								1,020			
09 02.01	LOCKER ROOMS		2	850	1700						2	100	200				
09 02.02	SHOWERS/TOILETS		2	200	400						2	100	200				
09 02.03	TEAM ROOMS		4	300	1200						0	300	0				
09 02.04	PE TEACHER/COACH OFFICE		2	200	400						0	200	0				
09 02.05	COACH LOCKERS/TOILET		2	90	180						0	90	0				
09 02.06	ATHLETIC DIRECTOR OFFICE		1	120	120						1	120	120				
09 02.07	TRAINING / WHIRLPOOL		1	120	120						0	120	0				
09 02.08	LAUNDRY / TOWELS		1	100	100						0	100	0				
09 02.09	CONCESSION / TICKETS		1	100	100						0	100	0				
09 02.10	OUTDOOR STORAGE		1	350	350						1	100	100				
09 02.11	INDOOR STORAGE		1	600	600						1	200	200				
09 02.12	ATHLETIC STORAGE		1	800	800						1	100	100				
09 02.13	ADAPTIVE PE STORAGE		1	125	125						0	125	0				
09 02.14	OFFICIALS LOCKERS		2	90	180						0	90	0				
09 02.15	INDIVIDUAL LOCKER ROOM		1	100	100						1	100	100				
10 MEDIA																	
10.01 Media Center						4,975								1,325			
10 01.01	MEDIA ROOM		1	4000	4000						1	1000	1000				
10 01.02	OFFICE / WORKROOM		1	225	225						1	125	125				
10 01.03	HEAD END ROOM		1	150	150						0	150	0				
10 01.04	GENERAL STORAGE		1	300	300						1	200	200				
10 01.05	PROJECT ROOM		3	100	300						0	100	0				
10.02 Communications						450								0			
10 02.01	TV / VIDEO STUDIO	0	0	800	0		0				0	800	0				
10 02.02	CONTROL / EDITING		0	150	0						0	150	0				
10 02.03	PUBLICATIONS LAB		1	450	450						0	450	0				
10 02.04	STORAGE		0	100	0						0	100	0				
10 02.05	GRAPHICS LAB	0	0	950	0		0			0	0	950	0			0	
11 FOOD SERVICES																	
11.01 Dining						5,000								1,900			
11 01.01	DINING		1	5000	5000						1	1800	1800				
11 01.02	FURNITURE STORAGE		0	200	0						1	100	100				
11.02 Food Service						2,770								350			
11 02.01	KITCHEN		1	800	800						0	800	0				
11 02.02	SERVING		2	250	500						1	250	250				
11 02.03	OFFICE		1	100	100						0	100	0				
11 02.04	WALK-IN FREEZER		1	175	175						0	175	0				
11 02.05	WALK-IN CHILLER		1	175	175						0	175	0				
11 02.06	DRY STORAGE		1	350	350						0	250	0				
11 02.07	DISH ROOM / TRAY RETURN		1	300	300						0	300	0				
11 02.08	SOAP STORAGE		1	50	50						0	50	0				
11 02.09	CAN WASH		1	50	50						0	50	0				
11 02.10	LOCKER / TOILET		1	120	120						0	120	0				
11 02.11	RECEIVING		1	150	150						1	100	100				

06.030.21 - CTE Revisions		450 FREDERICK DOUGLASS H								345 JOSEPH BRISCOE MH							
	ROOM/SPACE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE	TEACHING STATIONS	AUXILIARY SPACES	SF EACH	TOTAL SF	SF TALLY	TS FTE	CTE FTE	SE FTE
12 BUILDING SERVICES																	
12.01 Maintenance/Operations						2,370								1,040			
12 01.01	RECEIVING		1	200	200						0	200	0				
12 01.02	CENTRAL STORAGE		1	350	350						1	200	200				
12 01.03	OPERATIONS OFFICE		1	140	140						0	140	0				
12 01.05	SECURITY OFFICE		1	120	120						1	120	120				
12 01.06	CUSTODIAL CLOSET		6	60	360						2	60	120				
12 01.07	RECYCLING		1	200	200						0	200	0				
12 01.08	OUTDOOR STORAGE		1	100	100						1	100	100				
12 01.09	CUSTODIAL STORAGE CLOSET		2	100	200						2	100	200				
12 01.10	ATTIC STOCK STORAGE		1	600	600						1	200	200				
12 01.11	LACTATION ROOM		1	100	100						1	100	100				
12.02 Toilet						500								300			
12 02.01	STAFF TOILET		10	50	500						6	50	300				
13 COMMUNITY SPACE																	
13.01 Family Resource Suite						400								670			
13 01.01	FAMILY RESOURCE ROOM		1	225	225						1	495	495				
13 01.02	COMMUNITY SCHOOLS COORD. OFF		1	125	125						1	125	125				
13 01.03	TOILET		1	50	50						1	50	50				
13.02 Others						275								0			
13 02.01	ALUMNI OFFICE		1	200	200						0	100	0				
13 02.02	ALUMNI STORAGE		1	75	75						0	50	0				
13.03 Service						400								400			
13 03.01	PANTRY		1	200	200						1	200	200				
13 03.02	PERSONAL CARE		1	100	100						1	100	100				
13 03.03	LAUNDRY		1	100	100						1	100	100				
13.04 Undesignated space						855								0			
13 04.01	TBD		1	855	855						0	0	0				
	Total Capacity								**1,083**								**110**
	Total Teaching Stations					56								11			
	Total Net Square Footage				126,935									29,320			
	GROSS AREA PER SCHOOL				177,709									41,048			
	TOTAL AREA + CAPACITY				**218,757** *area*									**1,193** *capacity*			

*While the capacity of the school is designed per the numbers above, furniture should be estimated and purchased assuming a use of 30 students per classroom.

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M. APPENDIX

0 25' 50' 75' 125' 225'

GRAPHIC BARSCALE

AERIAL SITE PHOTO

N

SCALE : 1/64" = 1'-0"

CAD Conversion for Schematic Reference Only – Not for Construction

BCPS Facility Condition Assessment – 2011

UPDATES

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

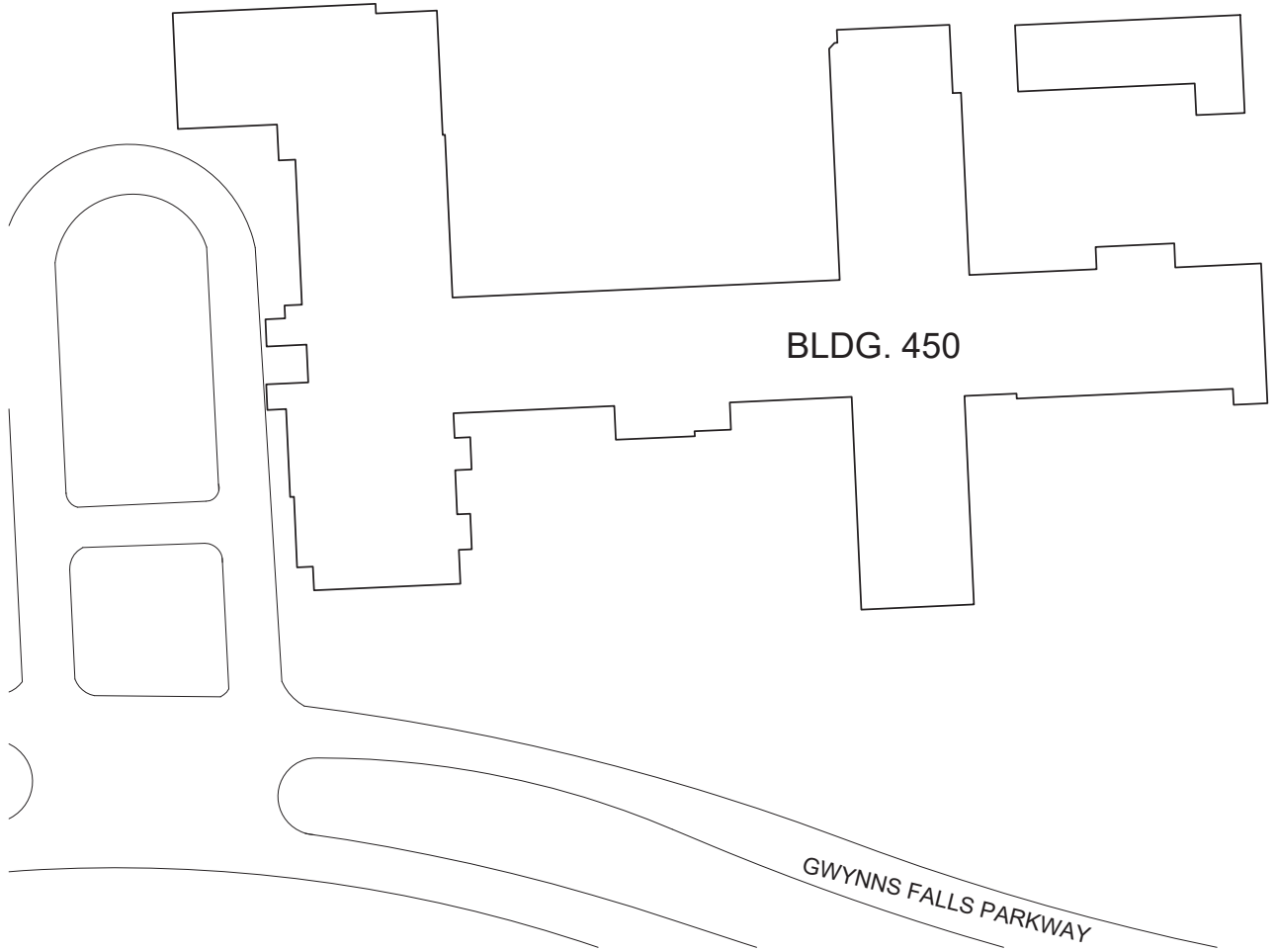
BALTIMORE CITY PUBLIC SCHOOLS

Frederick Douglass HS
2301 Gwynns Falls Parkway
Baltimore, Maryland 21217

BCPS No.
450

SHEET No.
1 of 7

File Name: 450 Frederick Douglass HS.dwg



0 25' 50' 75' 125' 225'

GRAPHIC BARSCALE

AERIAL SITE PHOTO

N

SCALE : 1/64" = 1'-0"

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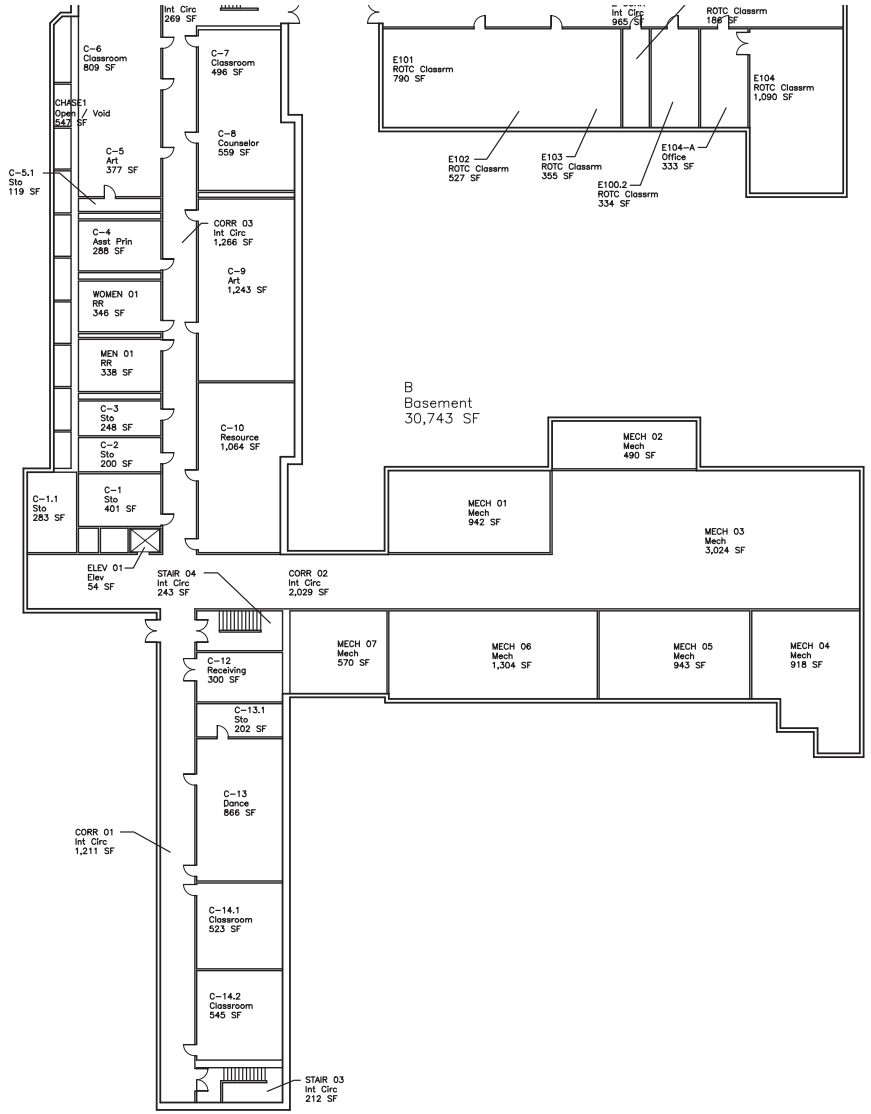
BCPS No.
450

SHEET No.
2 of 7

File Name: 450 Frederick Douglass HS.dwg



0 10' 20' 30' 50' 100'

GRAPHIC BARSCALE

BUILDING 450 - GROUND FLOOR PLAN

N

SCALE : 1/32" = 1'-0"

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

BALTIMORE CITY PUBLIC SCHOOLS

Frederick Douglass HS
2301 Gwynns Falls Parkway
Baltimore, Maryland 21217

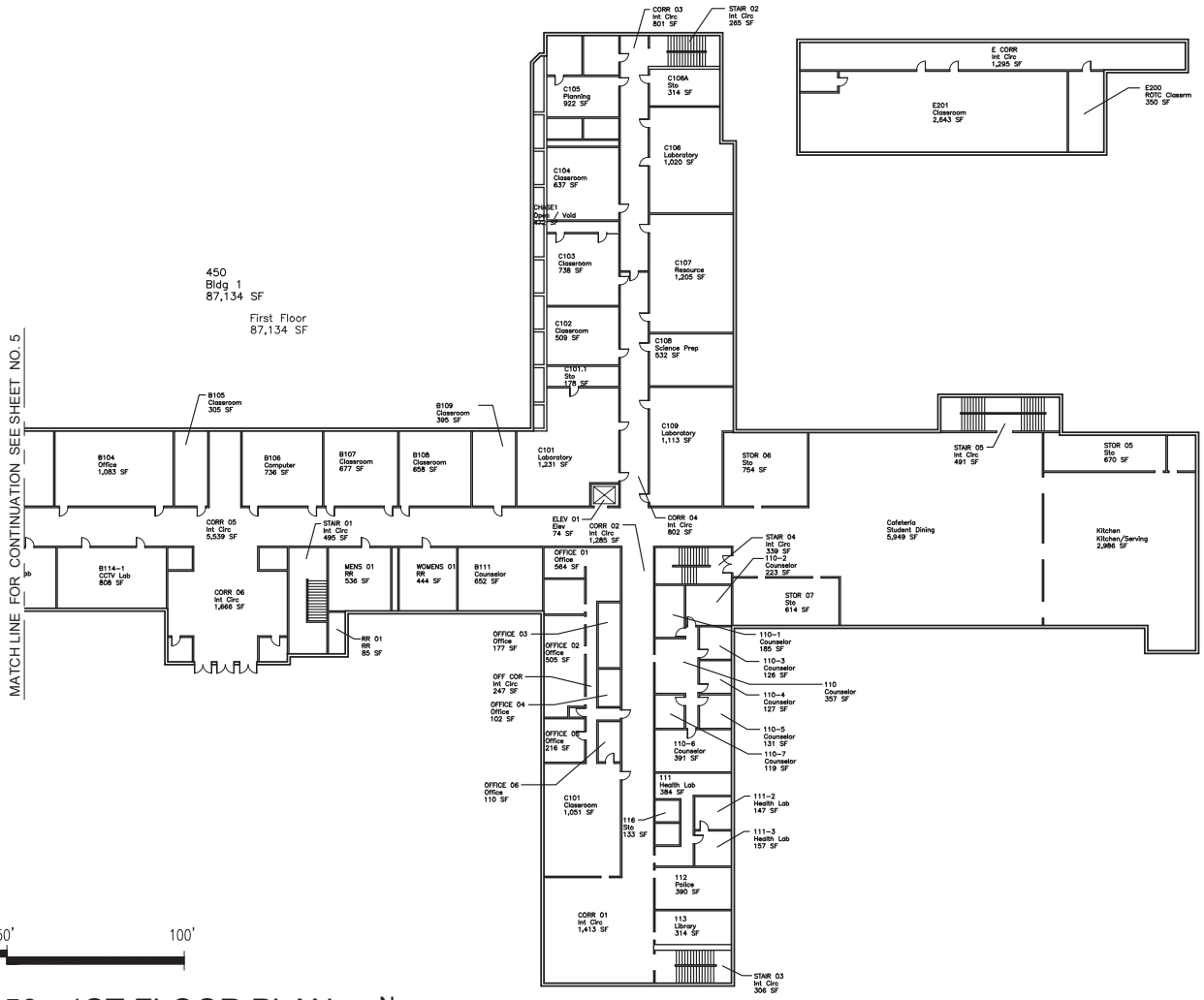
BCPS No.
450

SHEET No.
3 of 7

File Name: 450 Frederick Douglass HS.dwg

CAD Conversion for Schematic Reference Only – Not for Construction

BCPS Facility Condition Assessment – 2011



0 10' 20' 30' 50' 100'

GRAPHIC BARSCALE

BUILDING 450 - 1ST FLOOR PLAN

N

SCALE : 1/32" = 1'-0"

CAD Conversion for Schematic Reference Only – Not for Construction

BCPS Facility Condition Assessment – 2011

UPDATES

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

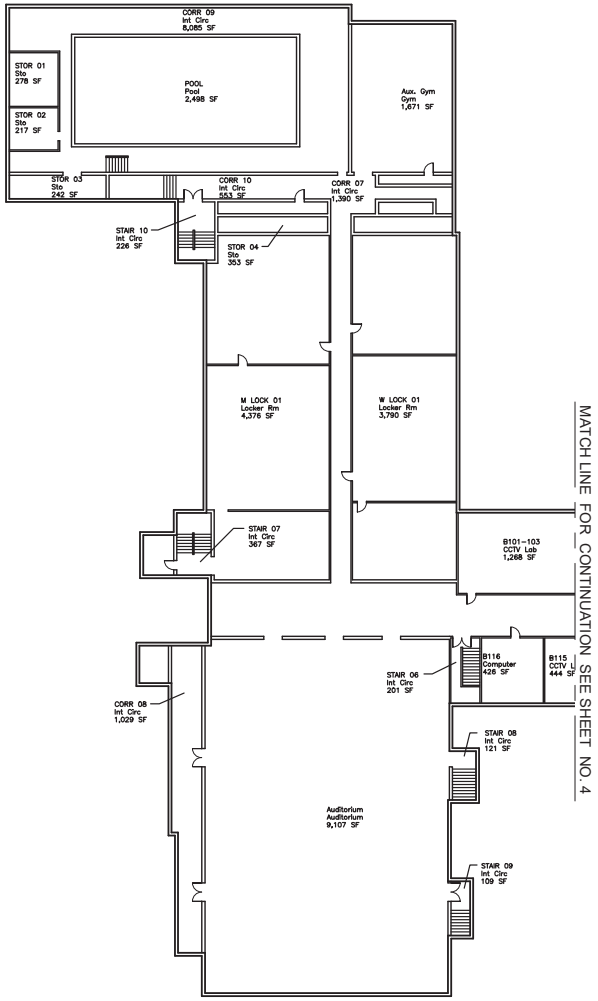
BALTIMORE CITY PUBLIC SCHOOLS

Frederick Douglass HS
2301 Gwynns Falls Parkway
Baltimore, Maryland 21217

BCPS No.
450

SHEET No.
4 of 7

File Name: 450 Frederick Douglass HS.dwg



0 10' 20' 30' 50' 100'

GRAPHIC BARSCALE

BUILDING 450 - 1ST FLOOR PLAN

N

SCALE : 1/32" = 1'-0"

CAD Conversion for Schematic Reference Only – Not for Construction

BCPS Facility Condition Assessment – 2011

UPDATES

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

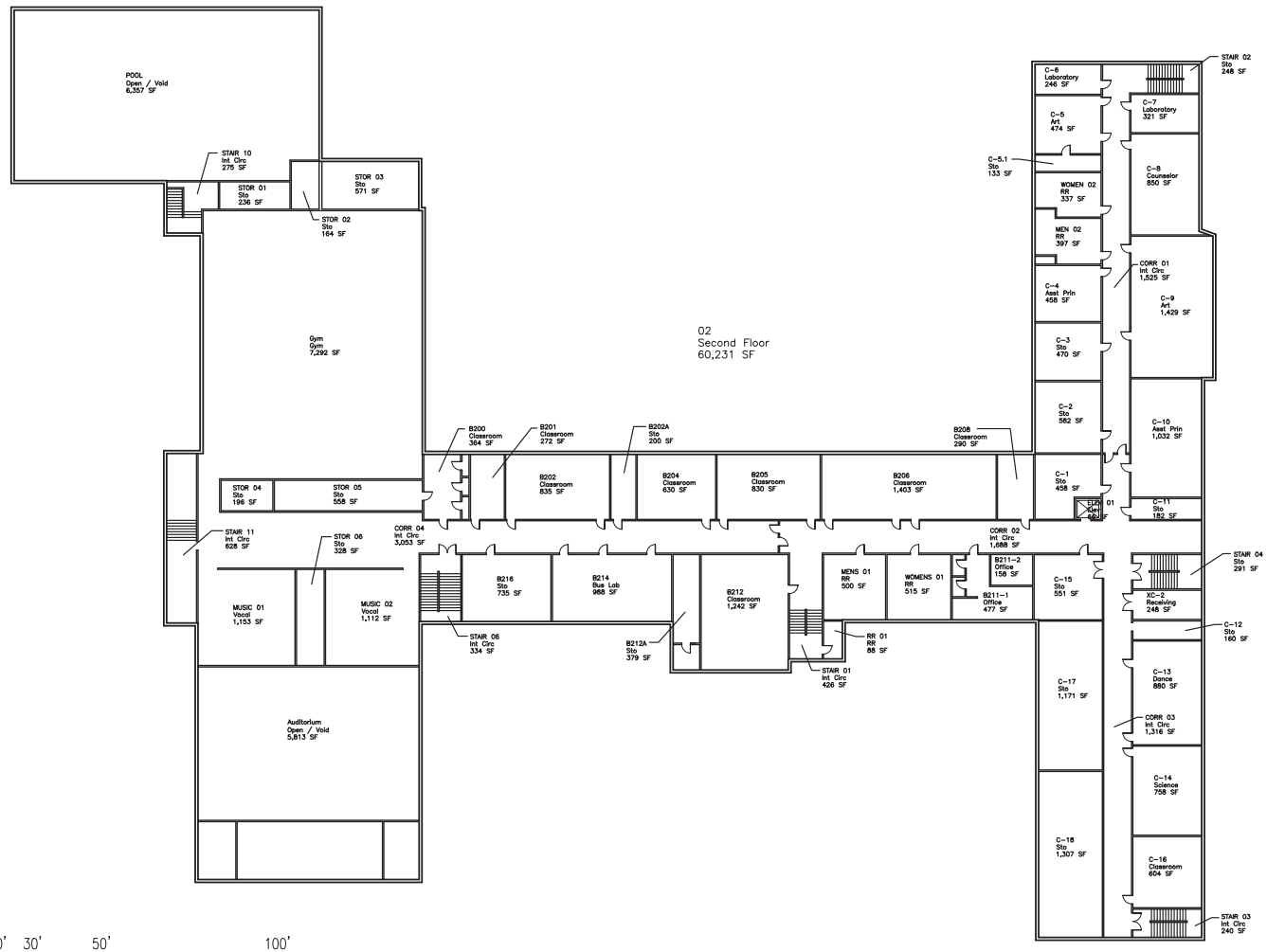
BALTIMORE CITY PUBLIC SCHOOLS

Frederick Douglass HS
2301 Gwynns Falls Parkway
Baltimore, Maryland 21217

BCPS No.
450

SHEET No.
5 of 7

File Name: 450 Frederick Douglass HS.dwg



0 10' 20' 30' 50' 100'

GRAPHIC BARSCALE

BUILDING 450 - 2ND FLOOR PLAN

N

SCALE : 1/32" = 1'-0"

UPDATES

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

BALTIMORE CITY PUBLIC SCHOOLS

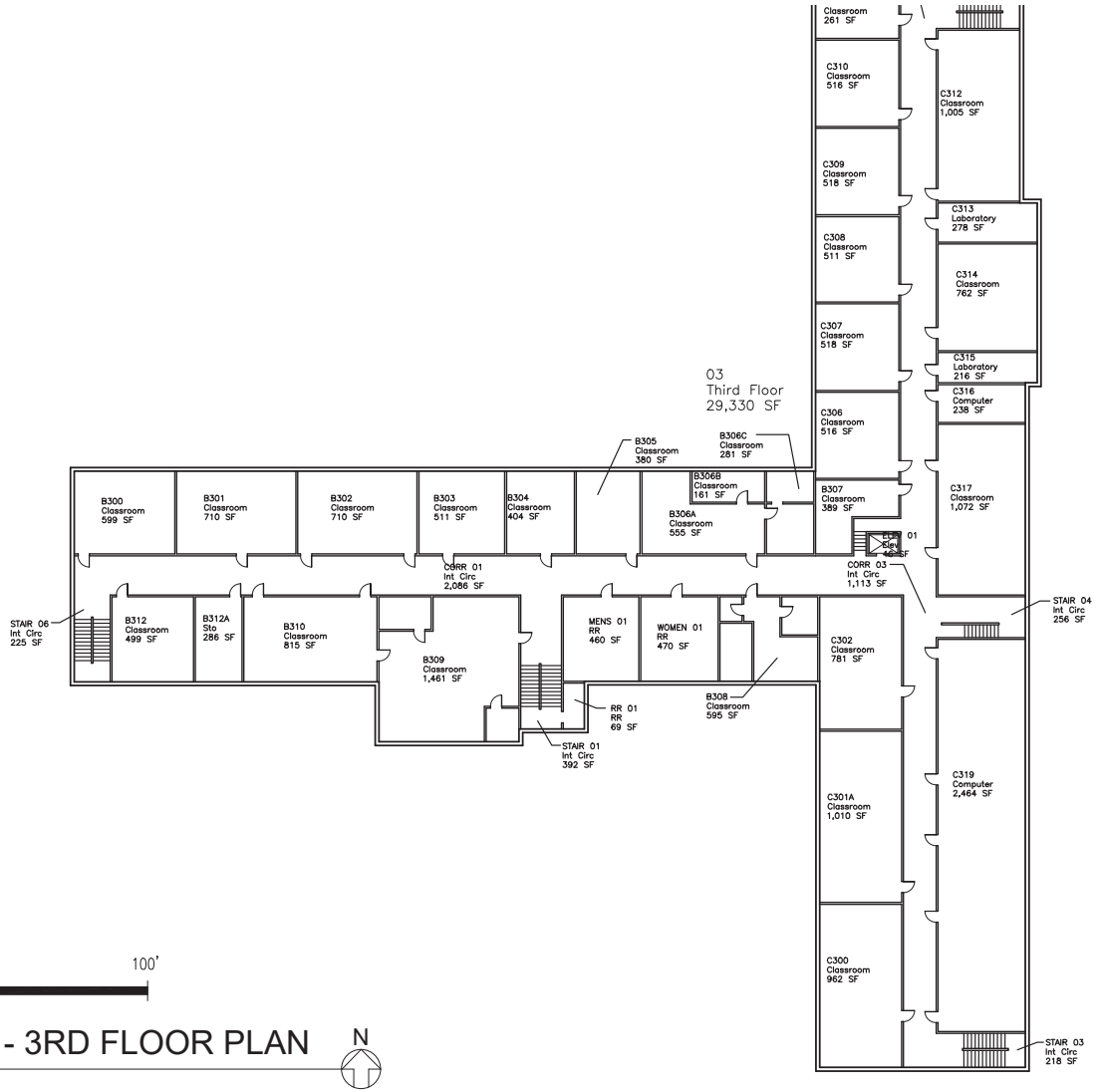
Frederick Douglass HS
2301 Gwynns Falls Parkway
Baltimore, Maryland 21217

BCPS No.
450

SHEET No.
6 of 7

CAD Conversion for Schematic Reference Only – Not for Construction

File Name: 450 Frederick Douglass HS.dwg



0 10' 20' 30' 50' 100'

GRAPHIC BARSCALE

BUILDING 450 - 3RD FLOOR PLAN

N

SCALE : 1/32" = 1'-0"

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

BALTIMORE CITY PUBLIC SCHOOLS

Frederick Douglass HS
2301 Gwynns Falls Parkway
Baltimore, Maryland 21217

BCPS No.
450

SHEET No.
7 of 7

File Name: 450 Frederick Douglass HS.dwg

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Item 4. FY 2024 Cost per Square Foot for School Construction

Motion:

To adopt the FY 2024 Statewide per-square-foot school construction costs of $385 for building only and $458 for building with site development work.

Background Information:

COMAR 14.39.02.06 F requires the IAC to establish the average Statewide per-square-foot school building cost that will apply to the Capital Improvement Program (CIP) by July of the calendar year in which applications are submitted. The calculation should be based on bids received for new school construction in the prior year and cost information derived from industry sources. The adopted figure may be adjusted by the IAC to reflect market conditions before approval of the final State CIP.

In addition to a review of bids for LEA-managed projects in the last 12 months, the following additional resources were also reviewed to inform the recommendation:

- An increased number of LEA-managed project bids versus the past several years;
- MSA-managed projects under the Built to Learn Act of 2020;
- An expanded set of industry resources; and
- Cost escalation information used by the Department of Budget and Management for FY 2024 capital budget planning, which incorporates recommendations from the Maryland Bureau of Revenue Estimates, the University of Maryland-College Park, Associated General Contractors, and bid information from State-managed projects.

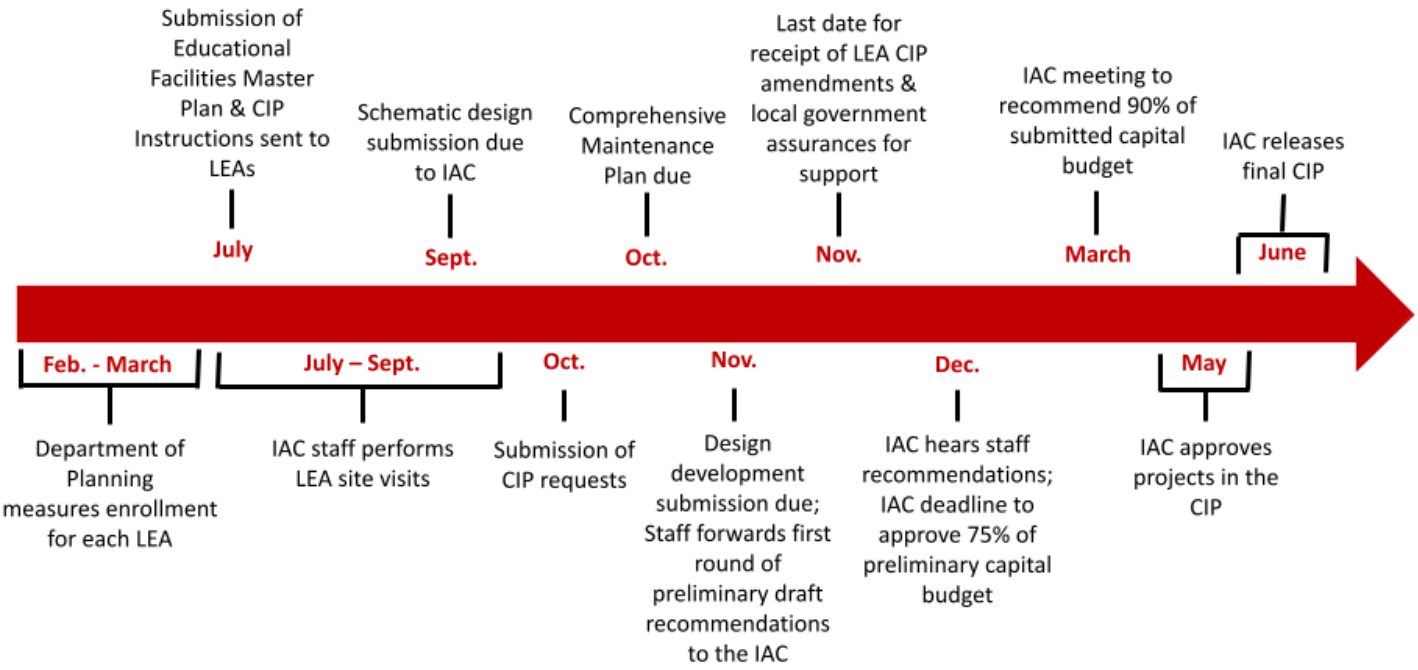
Based on the review of these resources, we are recommending that the IAC approve a 7.5% increase to the cost-per-square-foot figure for FY 2024 to $385 for building only and $458 for building with site development work.

IAC staff recognize that in this unprecedented time, some project costs may increase above this new recommended cost per square foot. The IAC has authority pursuant to COMAR 14.39.02.07 to increase the cost for projects that demonstrate a need beyond this formulaic cost per square foot. The IAC has approved several increases in recent years as a result of unique programmatic needs and, more recently, rising costs. IAC staff will continue to evaluate and recommend increases as appropriate.

Item 5. FY 2024 CIP Timeline

Motion:
This item is informational and does not require IAC action.

Background Information:
The FY 2024 Capital Improvement Program cycle will commence later this month. Unlike the IAC's other programs, the IAC is required to make annual approvals based upon statutory timeframes— 75% of the anticipated budget in December, 90% of the introduced budget in March, and 100% of the approved budget after May 1. IAC staff are making technical modifications to the submission form, which will be released to LEAs later this month. Applications will be received in October and will be under review and/or subject to revision through the end of November. In December, IAC staff will recommend preliminary approvals of 75% as well as anticipated projections.



Item 6. FY 2023 School Safety Grant Program

Motion:

1. To delegate to the Maryland Center for School Safety (MCSS), in consultation with IAC staff for the purposes of determining project eligibility, authority to administer the FY 2023 School Safety Grant Program (SSGP) and grant extension requests for FY 2023 SSGP projects;
2. To approve the SSGP Notice of Funding Availability, pending non-substantive edits by MCSS and IAC staff;
3. To direct MCSS to solicit SSGP projects from LEAs and the Maryland School for the Blind with a maximum total FY 2023 allocation of $10 million and available prior year funding;
4. To allocate funding as presented in this item to each LEA based on a combination of their proportion of total 2021 enrollment and their proportion of total facility square footage, with every LEA receiving a minimum allocation of $200,000;
5. To authorize the Chair to execute the Memorandum of Understanding between the IAC and MCSS, pending non-substantive edits by MCSS and IAC staff.

Background Information:

HB 1783 created Education Article, §5-317 of the Annotated Code of Maryland, which creates the SSGP.

§5–317.
(a) In this section, "Program" means the School Safety Grant Program.
(b) (1) There is a School Safety Grant Program.
(2) The purpose of the Program is to provide grants to county boards for school security improvements, including:
(i) Secure and lockable classroom doors for each classroom in the school;
(ii) An area of safe refuge in each classroom in the school; and
(iii) Surveillance and other security technology for school monitoring purposes.
(c) The Program shall be implemented and administered by the Interagency Commission, in consultation with the Maryland Center for School Safety.
(d) The Interagency Commission shall:
(1) Provide grants to county boards for public school security improvements;
(2) Develop a procedure for a county board to apply for a grant under the Program; and
(3) Develop eligibility requirements for a county board to receive a grant under the Program.
(e) In addition to the annual amount otherwise provided in the capital improvement program of the Public School Construction Program, the Governor shall provide an additional $10,000,000 in the annual operating or capital budget bill that may be used only to award grants under the Program.
(f) The State funding provided under the Program is supplemental to and is not intended to take the place of funding that would otherwise be appropriated for public school construction purposes to a county board from any other source.
(g) The Interagency Commission shall adopt regulations necessary to implement this section.

The FY 2022 operational budget included language that assigned the administration of the SSGP to MCSS. MCSS began administering the program after collaborating with the IAC. The FY 2023 operational budget reverted the administration of the SSGP back to the IAC. IAC and MCSS staff desire to maintain continuity of the grant administration process. The IAC staff recommends that the MCSS, in consultation with the IAC, continues to administer the SSGP, and present this draft MOU and Notice of Funding Availability for consideration.

LEA	Full Time Equivalent Enrollment as of 9/30/21	Percentage	Total Square Footage as of 7/1/21	Percentage	FY 2023 Allocation
Allegany	7,662	0.90%	1,749,398	1.23%	200,000
Anne Arundel	80,868	9.53%	13,847,996	9.73%	792,000
Baltimore City	71,358	8.41%	16,885,420	11.87%	834,000
Baltimore County	107,115	12.62%	16,846,193	11.84%	1,006,000
Calvert	14,949	1.76%	2,463,800	1.73%	200,000
Caroline	5,259	0.62%	952,622	0.67%	200,000
Carroll	24,608	2.90%	4,176,741	2.94%	240,000
Cecil	14,160	1.67%	2,242,569	1.58%	200,000
Charles	25,987	3.06%	4,091,386	2.88%	244,000
Dorchester	4,315	0.51%	949,120	0.67%	200,000
Frederick	43,811	5.16%	6,814,336	4.79%	409,000
Garrett	3,348	0.39%	741,671	0.52%	200,000
Harford	36,880	4.34%	6,137,963	4.31%	356,000
Howard	55,838	6.58%	8,250,880	5.80%	509,000
Kent	1,707	0.20%	440,226	0.31%	200,000
Montgomery	154,410	18.19%	25,107,150	17.64%	1,472,000
Prince George's	124,362	14.65%	18,399,159	12.93%	1,134,000
Queen Anne's	7,124	0.84%	1,302,733	0.92%	200,000
St. Mary's	16,714	1.97%	2,300,101	1.62%	200,000
Somerset	2,558	0.30%	671,356	0.47%	200,000
Talbot	4,233	0.50%	572,216	0.40%	200,000
Washington	21,100	2.49%	3,447,181	2.42%	204,000
Wicomico	13,888	1.64%	2,242,600	1.58%	200,000
Worcester	6,402	0.75%	1,285,852	0.90%	200,000
MSB	216	0.03%	380,768	0.27%	200,000
Total	**848,869**	**100.00%**	**142,299,437**	**100.00%**	**10,000,000**

MEMORANDUM OF UNDERSTANDING BETWEEN THE MARYLAND CENTER FOR SCHOOL SAFETY AND THE INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION REGARDING ADMINISTRATION OF THE SCHOOL SAFETY GRANT PROGRAM

This Memorandum of Understanding (MOU) is entered into between the Maryland Center for School Safety (MCSS) and the Interagency Commission on School Construction (IAC) on this ____ day of _____, 2022.

Whereas, MCSS was established by the General Assembly in 2013 as an independent unit of State government, and subsequently designated as an independent unit within the Maryland State Department of Education ("MSDE") pursuant to revisions to the MCSS authorizing statute in the Safe to Learn Act of 2018 (Senate Bill 1265, Chapter 30, Laws 2018);

Whereas, MCSS became a grant administering agency with the passage of the Safe to Learn Act of 2018;

Whereas, MCSS is governed by a Subcabinet comprised of the State Superintendent of Schools, the Secretary of the State Police, Secretary of Health, Secretary of Disabilities, Attorney General, and Executive Director of the Interagency Commission on School Construction (Md. Code Ann., Educ. Art. §7-1503);

Whereas, MCSS is led by an Executive Director who serves at the pleasure of the Subcabinet (Md. Code Ann., Educ. Art. §7-1502(d));

Whereas, IAC is also an independent unit that functions within MSDE, which serves as the fiscal agent for both MCSS and IAC;

Whereas, IAC is governed by a Commission comprised of the State Superintendent of Schools, the Secretary of General Services, the Secretary of Planning, and six members of the public, with two public members appointed by each of the Governor, President of the Senate, and Speaker of the House of Delegates (Md. Code Ann., Educ. Art. §5-302(d)) ;

Whereas, IAC is led by an Executive Director who serves at the pleasure of the Commission (Md. Code Ann., Educ. Art. §5-302(i)(2));

Whereas, in the fiscal year 2022 State operating budget, MCSS was directed to administer the funding allocation for the School Safety Grant Program (SSGP), and MCSS began administering the SSGP after collaborating with the IAC to take over that function.

Whereas, the fiscal year 2023 State operating budget reverted the funding allocation for the SSGP to the IAC, but the parties desire to maintain continuity of the grant administration process.

Now, therefore, MCSS and IAC agree as follows:

1. Grant Administration Process

In order to facilitate the processing of grant applications and funding, the IAC has directed MCSS and IAC staff to develop a coordinated approach with established procedures, which will be adopted and approved by the Commission prior to grant issuance. Guided by those procedures, the agencies' roles and responsibilities are as follows:

a. The IAC shall determine the methodology for the allocation of grants awarded under §5-317 of the Education Article of the Annotated Code of Maryland and Section R00A07.03 of Chapter 484 of the Laws of Maryland 2022, the Budget Bill for Fiscal Year 2023;
b. IAC and MCSS shall jointly confirm the criteria for eligibility for projects to be funded under the SSGP;
c. MCSS shall collaborate with the IAC to make requested modifications as needed to the administrative processes attached as Exhibit 1, including but not limited to:
    i. The timing for applications;
    ii. The procedure for reviewing applications and making determinations on eligibility and funding;
    iii. The elements required in the bi-annual reporting required of grantees;
    iv. The process for reimbursing eligible projects with grant funds;
    v. The process for monitoring compliance for grantees.
d. MCSS shall develop and maintain an online grant application form;
e. MCSS shall review the applications jointly with the IAC;
f. MCSS shall issue grant award approval notifications to the grantees;
g. MCSS shall work with MSDE directly to encumber the funds attributable to each grant award;
h. MCSS shall monitor the grant awards and projects throughout the performance period to ensure compliance with the grant award terms and conditions;
i. MCSS shall review and approve reimbursement requests in accordance with the requirements outlined in the Notification of Funding Availability, or NOFA;
j. MCSS shall provide biannual reporting on program process, including number and amount of received applications, project allocations, and expenditures to the IAC; and
k. MCSS and the IAC shall respond jointly to the Department of Budget and Management and/or Department of Legislative Services on any questions or concerns that arise with respect to the grant administration.

2. Term of Agreement

This MOU shall be effective from the date of execution through June 30, 2023. It may be extended annually upon the written mutual agreement signed by both parties. The parties' continuing obligations under this MOU shall survive the termination of the MOU.

3**. Communication**

At all times MCSS and the IAC agree to communicate openly and regularly with each other regarding the SSGP grant process and administration. The following individuals shall serve as the primary points of contact with respect to the SSGP grant for each agency:

Maryland Center for School Safety
Gifty Quarshie
Fiscal & Grants Manager
Office: 410-281-2336
Cell: 443-902-0992
gifty.quarshie4@maryland.gov
mcss.mcss@maryland.gov

Interagency Commission on School Construction
Arabia Davis
Funding Programs Manager
Office: 410-767-2153
arabia.davis1@maryland.gov
iac.pscp@maryland.gov

4. Applicable Law

This MOU shall be construed and enforced according to the laws of the State of Maryland.

5. Modification

The MOU may be modified upon the written mutual agreement signed by both parties.

6. Termination

This MOU may be terminated by either party, upon receipt of thirty (30) days' written notice of the intent to terminate the agreement.

7. Complete Agreement

This MOU represents the complete, total, and final agreement of the parties, and no other agreements or representations, oral or written, regarding the subject matter of this MOU shall be deemed to exist or to bind the parties hereto at the time of execution.

8. Approvals

The undersigned authorized officials commit their respective organizations to the terms of this Agreement.

In witness whereof, the parties have caused this MOU to be executed by their authorized officers, agents or officials on the date of the last signature.

On Behalf of the Maryland Center for School Safety

_____

Kate Hession Date
Executive Director, MCSS

On Behalf of the Interagency Commission on School Construction

_____

Alex Donahue Date
Acting Executive Director, IAC

Approved as to form and legal sufficiency

On Behalf of the Maryland Center for School Safety

_____

Assistant Attorney General Date
MCSS, Subcabinet & Advisory Board

On Behalf of the Interagency Commission on School Construction

_____

Assistant Attorney General Date
Interagency Commission on School Construction

Fiscal Year 2023 School Safety Grant Program (SSGP)

Notice of Funding Availability (NOFA)
Application Guidance Document

Online Submission Deadline: September 30, 2022

The School Safety Grant Program is funding provided by the Maryland State Interagency Commission on School Construction with funding being administered through the Maryland Center for School Safety.

Maryland Center for School Safety (MCSS)
Care of: Maryland State Department of Education
200 West Baltimore Street
Baltimore, Maryland 21201
schoolsafety.maryland.gov

Larry Hogan, Jr., Governor
Boyd K. Rutherford, Lt. Governor
Mr. Edward Kasemeyer, Chair, Interagency Commission on School Construction (IAC)
Mr. Mohammed Choudhury, State Superintendent of Schools
Alex Donahue, Acting Executive Director, IAC
Kate Hession, Executive Director, MCSS

NOTE: MCSS will begin accepting applications for the FY2023 SSGP on August 1, 2022 directly on the MCSS website:
schoolsafety.maryland.gov

Applicants are encouraged to follow the instructions outlined in this NOFA to avoid incomplete submissions. Supporting documentation must be attached to all applications.

Eligibility: The following entities are eligible to apply for the FY2023 School Safety Grant Program.

- Local Public School Systems
- Maryland School for the Blind

Introduction & Scope:
Established by legislation in calendar year 2018 through the enactment of HB 1783, the SSGP provides grants to local school systems and Maryland School for the Blind (MSB) to fund school security improvements. For Fiscal Year 2023, the Interagency Commission on School Construction (IAC) has delegated administrative tasks associated with the program to the Maryland Center for School Safety. The Md. Code Ann., Educ. § 5-317, requires the Governor to provide an annual allocation of $10 million to the program beginning in fiscal year 2019.

Important Notes
All FY2023 Grants administered by MCSS are State issued Funds. Applicants must provide a copy of their **IRS Form W-9** to MCSS with their application.

Before You Proceed…

A. The performance period for the FY2023 SSGP is effective July 1, 2022 through December 29, 2023.
B. MCSS will issue a Notification of Grant Award (NOGA) once an award is made. The NOGA would contain the assigned grant number and other relevant information. This process can take up to twenty-one (21) days after a grant approval letter has been issued.
C. MCSS grant awards require the following:
    1. Bi-annual Progress Reports: The bi-annual progress report shall describe the status of the project as well as any significant events that have an impact. It shall also compare actual project accomplishments to the project timeline submitted during the application process. If there are any deviations from what was originally provided, grantee shall provide justifications for the deviation. This would be an appropriate time to request a project realignment or an extension, if applicable.
    2. Final Project Report: The Final Project Report (FPR) is due forty-five (45) days after the end of the grant award performance period. The Final Project Report shall contain a summary report of grant activities by measuring performance against the project goals and objectives during the performance period.
    3. Reimbursement request(s) with support documents must be **submitted directly to MCSS.**
D. Acceptable reimbursement request support documents include but are not limited to receipts or proof of purchases, vendor invoices, contractual agreements, and copies of cleared checks issued for payment.
E. MCSS requires proof of work performed when submitting the final project report including before and after photos, where applicable.
F. Review and compliance with the General and Special Conditions.

Application Documents
All application supporting documents must be submitted in a pdf format.

Additional Assistance
For further assistance, please contact:
Gifty Quarshie, Fiscal and Grants Manager
mcss.mcss@maryland.gov
Gifty.quarshie4@maryland.gov

MCSS Application Checklist

- ☐ Online application form
- ☐ Statement of need narrative
- ☐ Detailed project description
- ☐ SSGP Project Request Form (template provided on the MCSS website)
- ☐ IRS Form W-9
- ☐ Age of the equipment/system being replaced, where applicable
- ☐ Maintenance records of equipment(s) being replaced, where applicable
- ☐ Supplemental literature (should describe the system(s) being installed)
- ☐ Competitive quotes (optional for pre-award; required for post-award/reimbursement)

Table of Contents

1 Purpose

The Maryland School Safety Grant Program (SSGP) is intended to provide grants to local school systems and the Maryland School for the Blind to address school security improvements, including but not limited to secure and lockable classroom doors, areas of safe refuge in classrooms, surveillance, security vestibules, and other structural school security-related improvements that have direct impact on the school facility, students, and school administrators.

2 Background

Established by legislation in calendar year 2018 through the enactment of HB 1783, the SSGP provides grants to local school systems and the Maryland School for the Blind (MSB) to fund school security improvements. Md. Code Ann., Educ. § 5-317 requires the Governor to provide an annual allocation of $10 million for the program.

On behalf of the Interagency Commission on School Construction (IAC), the Maryland Center for School Safety (MCSS) will allocate the funding for the FY2023 School Safety Grant Program (SSGP). The IAC, in collaboration with the Maryland Center for School Safety (MCSS), developed administrative procedures for the SSGP. Applications and expenditures, as applicable, will be reviewed by both the IAC and MCSS.

3 Allocations

1. Minimum allocation of $200,000 for each Local School System (LSS) and the Maryland School for the Blind (MSB).
2. Funding will be distributed based on the funding distribution schedule noted in Attachment 1.
3. Funds will be used for eligible project requests submitted in accordance with the Notification of Funding Availability (NOFA).
4. The funding distribution for each LSS shall be calculated using two factors: 1) each LSS's proportionate share of the final full-time equivalent enrollment[1] from the previous September 30; and 2) the proportionate share of the total gross square footage. Each of the two factors accounts for fifty-percent of the funding (see Attachment 1). There is a minimum allocation of $200,000 for each LSS.
    a. The full-time equivalent enrollment figure is the total LSS enrollment figure utilized for calculating the Foundation Program for the Major State Aid Programs, as published annually by the Maryland State Department of Education (MSDE) Office of Finance and Administration.
        i. Enrollment includes SEED School MD students in home school systems.
        ii. Prekindergarten students are not included in the full-time equivalent enrollment for the MSDE Foundation Program funding.
        iii. Full-time Equivalent enrollment is defined in Md. Code, Education Article §5-201.

[1] Note that for the FY 2023 calculations, enrolments were based upon September 30, 2021 official MSDE enrollment counts due to enrollment declines as a result of COVID-19.

b. The total square footage is as of July 1 and is obtained from the Facility Inventory database that was used in Managing for Results (MFR) reporting for the current budget year. The Facility Inventory Database is a database populated by the LSSs and monitored by the IAC staff.

5. State funds provided through the SSGP **do not require matching local funds**. The LSS is required to have local funds available for the payment of cost in excess of the State allocation and ineligible project costs.

6. Unused LSS allocations will revert to the Fund.

4 Application Procedures

A. General Requirements

1. Project requests in the SSGP will be submitted in accordance with the requirements during the application period. Please visit the MCSS website for the application form. Applicants are encouraged to use the checklist provided to ensure a complete application submission.
2. The SSGP projects are to be listed in priority order beginning with the number 1. Bundled projects (where a single type of project, such as access control, is executed under a single contract but at multiple sites), should be entered per school but will share the same priority number.

B. Eligible Projects and Expenditures

1. Eligible project expenditures within the SSGP are for new security improvements to public school buildings and sites (see Appendix A).
2. The minimum single project should cost at least $3,000.
3. A single "project" is defined as:
    a. A single improvement at an individual school that costs at least $3,000.
    b. Multiple security improvements at the same school that collectively cost at least $10,000.
        i. Individual components within a project may be less than $10,000 in value, but the total cost of a project (including both security and non-security related components) must be at least $10,000 in value.
        ii. Components must be listed separately in the application, with the estimated value shown.
    c. Multiple improvements of the same kind at different schools, such as changes of locksets or the installation of cameras, that collectively cost at least $10,000, unless otherwise approved by the MCSS Executive Director.
    d. Note: In the application, each school should be listed separately (but with the same priority number), and the amount of the request should be based on specific estimates for each school or the total project request prorated across all schools based on number of requested units (such as locksets or cameras), square footage or some other method.
4. Certain non-security related components or systems that are logically related to the scope of work (such as replacement of a portion of a ceiling associated with installation of wiring or

cameras) may be included in the scope, but the majority of the proposed work must be for security-related improvements.

5. An eligible contract (including design, construction, or other eligible services) for a locally funded project that is approved by the local board of education within 18 months prior to the allocation approval date identified in the schedule (see attachment 2).
6. Unlike typical IAC Capital Improvement Program (CIP) projects, requests may be submitted for security projects:
    a. In schools that have been built or fully renovated within the last 15 years;
    b. In which the anticipated life of the system or components is less than 15 years due to anticipated changes in technology;
    c. For locally owned and State-owned relocatable classrooms, including the movement of relocatable classroom units under certain security-related circumstances; or
    d. In privately owned (leased) facilities, so long as the requested project is for movable equipment that can be retained by the LSS to be utilized elsewhere in the event of a lease termination.
7. Projects should be for long-term capital facility improvement and include, but are not limited to, the following categories of security projects:
    a. Access Control Systems: Safety/Security Station, ballistic resistant, window covering, door monitoring system, installation of card access system, metal detectors, wayfinding signage and campus fencing;
    b. Camera Surveillance Systems: new security systems;
    c. Door Hardware: proximity card readers;
    d. Door Improvements: Secure and lockable classroom doors in schools that include door replacement, lockbox for emergency key access, door alarms/sensors, door intercoms and panic buttons;
    e. Emergency Generator: Emergency generator that provides safety for power outages;
    f. Interior building modifications: Creation of an area of safe (visual) refuge in classrooms in the school, installation of pass through window, installation of security mirrors, relocation of administrative office, phone and intercom systems;
    g. Security Communications: Directional signage;
    h. Site Improvements: Campus lighting and walkway enclosure; and
    i. Other security and safety projects as identified by the LSS. These projects will be reviewed on a case-by-case basis, based on the description provided, supporting documentation, local board policies, availability of funds, and cost-effectiveness.

C. Ineligible Projects/Expenditures

The School Safety Grant Program (SSGP) funds may not be used:

1. To fund any project not eligible under the purpose of the grant;
2. For improvements to property owned by a board of education that is not used by public school students, e.g. garages, central office facilities, staff training quarters, etc., unless it can be demonstrated that improvements outside of a school will improve student safety, with

review and approval by the MCSS Executive Director;

3. For the movement of relocatable classroom buildings, unless it can be shown that the location of the relocatable classrooms impedes security and that other types of security improvements will not correct the situation;
4. For ancillary services associated with security, e.g. post-completion monitoring;
5. For staff training, unless staff training associated with the installation of new electronic security systems;
6. For salaries of local employees;
7. For projects related to behavioral management; or
8. For any contract for an eligible project that is approved by the Local Board of Education more than 18-months prior to the IAC allocation approval date identified in the schedule (Attachment 2)

D. Application Process and Requirements

1. LSSs must submit the MCSS' SSGP application and backup material using the online application form available on the MCSS website. All FY2023 SSGP applications will be reviewed and approved by the IAC and MCSS Grants Management staff.
2. LSSs must provide the following submission materials for projects in each category:
    a. For security systems or access control systems, supplemental literature that describes the system; the age and maintenance records for the system, where applicable; as well as competitive quotes received for the project.
    b. For door lock replacement, supplemental literature that describes the door locking mechanism and fire marshal approval.
    c. For security vestibules or other floor plan modifications, a floor plan showing the changes.
    d. Applications are required to include details on the following:
        i. Statement of need narrative
        ii. Detailed project description
        iii. Age of the equipment/system being replaced
        iv. Maintenance records of equipment being replaced, where applicable
        v. SSGP Project Request Form (template available on the MCSS website)
        vi. Other fund source(s), if applicable
        vii. Supplemental literature (should describe the system(s) being installed)
        viii. Competitive quotes (<u>optional</u> for pre-award; <u>required</u> for post-award)

E. Project Approval Process

To be eligible for approval, a requested project must meet all of the following requirements:

1. The project must meet the application submittal requirements.
2. The project schedule should indicate that all work on the project will be completed by the

grant end date of **December 29, 2023**. MCSS would allow 45 days after the end of the grant period to submit final invoices.

3. SSGP applications will be reviewed and processed as they are received. It is anticipated that projects will be reviewed and approved within 30 working days of a complete submission. A grant approval letter will then be issued.
4. MCSS will submit the approval into the State Department of Education, Notice of Grant Award (NOGA) system. This process may take a few weeks, but once completed, grantee will receive the grant documents requiring signatures for an official grant award.
5. MCSS recommends that the grantee not proceed through executing the award/project until it has received the Notice of Grant Award (NOGA) and been assigned a grant number. Projects that proceed prior to being assigned a grant number may be eligible for reimbursement, but proceed at their own risk until a NOGA has been received.
6. State funding for proposed projects is limited to the LSS total allocation (see Attachment 1).

5 Design Review

Projects approved in the SSGP are subject to design development and construction document review (see below) only if any means of egress will be altered. A means of egress is a continuous and unobstructed way of exit travel from any point in a building or structure to a public way and consists of three separate and distinct parts: the way of exit access, the exit, and the way of exit discharge. Door hardware projects may also affect egress and are subject to review. Upon approval, the required Design Review Requirement Level will be reflected in the application review status. The primary point of contact will be notified via email about the status of the Design Review Requirement Level. Depending on the status, further action may be required. The following highlights the various Design Review Requirement Levels:

- 0 – No review required by MSDE or DGS
- 1 – Construction documents required for DGS review
- 2 – Design development documents and construction documents required for DGS review
- 3 – Abbreviated educational specifications and schematic drawings required for IAC review, design development documents and construction documents required for DGS review.

6 Procurement

A. Procurements shall be in compliance with COMAR 14.39.03 as well as with the State public school procurement law Md. Code, Education Article §5-112 "Bids." The following will apply to SSGP projects, including:

   i. Projects which cost less than $50,000 do not require MCSS/IAC approval of the procurement, and, generally, sealed bids are not required unless local board of education policy or procedures specify a minimum dollar value that requires sealed bids;

   ii. Projects that cost at least $50,000 but less than $100,000 are required to be competitively procured, consistent with Md. Code, Education Article §5-112 "Bids." For projects with a total cost of less than $100,000, MCSS/IAC approval of contracts is not required prior to entering into the contract but the award is subject to State review at the time reimbursement is requested;

iii. Projects that cost $100,000 or more are required to be competitively procured, consistent with Section §5-112 Bids of the Education Article. MCSS/IAC approval of the contract award is required prior to reimbursementt. A copy of the bid tabulation with a copy of the low bidder's proposal must be submitted for State review and approval of the contract award;

iv. Competitive procurement requirements;

v. Minority Business Enterprise requirements; and

vi. Prevailing wage rates as applicable.

7 Reimbursement/Financial Reporting

1. Payment will be made through reimbursement to the school system, at time of project completion. Grantee must use the MCSS invoice template when submitting reimbursement requests. The form is available on the MCSS website.
2. Recognizing that reimbursement only at the time of project completion may create cash flow difficulties for some jurisdictions with larger projects, MCSS is willing to consider progress payments on approved projects of $50,000 or more that received the MSDE Notification of Grant Award (NOGA). MCSS will not make any payments to a contractor. All payments related to the SSGP grant will be issued directly to the local school system based on the information contained on the IRS Form W-9.

8 General and Special Conditions

Grant awards are subject to these General and Special Conditions. The IAC and MCSS reserve the right to add Special Conditions, if and when needed, during the life of the award period. These General Conditions outline the post-award policies, procedures, guidelines, and business rules from MCSS for grant funds.

A. Grantee shall ensure any expenditure of Grant funds that is not consistent with the purposes of the grant award, or that violates any requirement, procurement, term, or condition of the School Safety Grant program (SSGP), or the Notice of Grant Award agreement, will be disallowed.

B. Grantee shall ensure all grant project related activities are completed no later than **December 29, 2023**.

C. Grantee shall ensure that all work performed pursuant to the SSGP and this agreement is completed by contractors and/or staff holding all necessary certifications and licenses.

D. Grantee shall ensure that any business or non-profit organization operating in Maryland with which Grantee contracts or partners to carry out the purposes of the Grant is registered and in good standing with the Maryland State Department of Assessments and Taxation.

E. Grantee shall ensure all work performed pursuant to the Grant shall comply with all applicable State, local, and federal laws and regulations.

F. Grantee shall ensure all equipment acquired using State issued grant funds is protected from theft, loss, and damage. MCSS must be notified if any grant funded equipment is lost, stolen, or damaged.

G. Awards may be terminated by one or both parties with written notice. If the award is

terminated before the end of the funding period, an accounting of the year-to- date expenses must be provided within thirty (30) calendar days after termination.

H. All grant funds related to the award project must be encumbered, obligated (requisitions, purchase orders, or contracts, which are negotiated purchases), or expended (payment of an invoice) by the end of the award period.

I. Failure to expend encumbered funds within 45 days following the end date of the grant period may jeopardize reimbursement and/or result in the deobligation of funds unless an extension is granted by the MCSS. If no extension is granted, remaining obligations will be the sole responsibility of the recipient.

J. Any requests for grant realignment or modifications of any kind to any portion of this award must be submitted in writing prior to occurrence and forty-five (45) days prior to the end of the performance period. All realignment requests must be submitted using the MCSS template which can be found on the MCSS website.

To qualify, the online application must be submitted no later than 5:00 p.m. Eastern Time on Friday, September 30, 2022.

Attachment 1: FY 2023 Allocations by County

FY2023 School Safety Grant Program Allocation

LSS	Full Time Equivalent Enrollment as of 9/30/21	Percentage	Total Square Footage as of 7/1/21	Percentage	FY 2023 Allocation
Allegany	7,662	0.90%	1,749,398	1.23%	200,000
Anne Arundel	80,868	9.53%	13,847,996	9.73%	792,000
Baltimore City	71,358	8.41%	16,885,420	11.87%	834,000
Baltimore County	107,115	12.62%	16,846,193	11.84%	1,006,000
Calvert	14,949	1.76%	2,463,800	1.73%	200,000
Caroline	5,259	0.62%	952,622	0.67%	200,000
Carroll	24,608	2.90%	4,176,741	2.94%	240,000
Cecil	14,160	1.67%	2,242,569	1.58%	200,000
Charles	25,987	3.06%	4,091,386	2.88%	244,000
Dorchester	4,315	0.51%	949,120	0.67%	200,000
Frederick	43,811	5.16%	6,814,336	4.79%	409,000
Garrett	3,348	0.39%	741,671	0.52%	200,000
Harford	36,880	4.34%	6,137,963	4.31%	356,000
Howard	55,838	6.58%	8,250,880	5.80%	509,000
Kent	1,707	0.20%	440,226	0.31%	200,000
Montgomery	154,410	18.19%	25,107,150	17.64%	1,472,000
Prince George's	124,362	14.65%	18,399,159	12.93%	1,134,000
Queen Anne's	7,124	0.84%	1,302,733	0.92%	200,000
St. Mary's	16,714	1.97%	2,300,101	1.62%	200,000
Somerset	2,558	0.30%	671,356	0.47%	200,000
Talbot	4,233	0.50%	572,216	0.40%	200,000
Washington	21,100	2.49%	3,447,181	2.42%	204,000
Wicomico	13,888	1.64%	2,242,600	1.58%	200,000
Worcester	6,402	0.75%	1,285,852	0.90%	200,000
MSB	216	0.03%	380,768	0.27%	200,000
Total	**848,872**	**100.00%**	**142,299,437**	**100.00%**	**10,000,000**

Attachment 2: Important Dates

Begin Accepting Applications	August 1, 2022
Application Deadline	September 30, 2022
Award Approval/Denial Letters	Up-to 30 Days After Application
Notification of Grant Award (NOGA) Issuance	Up to 21-days after Award Approval Letter
Award End Date	December 29, 2023
Bi-Annual Progress Reports: July to December, 2022 January to June, 2023 July to December, 2023	Due Dates: January 31, 2023 July 31, 2023 January 31, 2024
Final Project Report (FPR)	February 16, 2024

Item 7. Proposed COMAR Amendments

Motion:
To approve a new regulation, COMAR 14.39.07, as presented in this item and to authorize staff to make additional technical edits as necessary. The proposed COMAR revisions will be published in the Maryland Register and will be open for public comment for a period of at least 30 days before returning to the IAC for final approval.

Background Information:
The Educational Sufficiency Standards were approved by the IAC on May 31, 2018. The purpose of the sufficiency standards is to establish acceptable minimum levels for the physical attributes, capacity, and educational suitability of existing public K-12 school facilities. The Facility Assessors use these standards for assessment purposes only as part of the Statewide Facility Assessment.

Since the standards have been in place since 2018 without revision, and the IAC has just completed its first successful Statewide Facilities Assessment baseline year, IAC staff recommend codifying these standards into COMAR.

Title 14 INDEPENDENT AGENCIES

Subtitle 39 INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION

Chapter 07 Public School Facilities Educational Sufficiency Standards

Authority: Education Article, §5-310, Annotated Code of Maryland; Ch. 14, Acts of 2018

.01 Purpose.

The purpose of Maryland Public School Facilities Educational Sufficiency Standards is to establish acceptable minimum levels for the physical attributes, capacity, and educational suitability of existing public [PreK——12] *PreK-12* school facilities in order to assess existing facilities against a defined standard to identify deficiencies.

.02 Scope

A. As required by Education Article, §5-310, Annotated Code of Maryland, the Facilities Educational Sufficiency Standards established in this chapter shall be used to complete assessments of existing school facilities Statewide.

B. The chapter is to be used for assessment purposes only and are not requirements for school facility design or construction.

C. This chapter shall not supersede or obviate compliance with applicable building and fire codes or any other code, regulation, law, or standard that has been adopted by State agencies.

[.02] .*03* General Requirements.

[A. The IAC shall periodically review the Facilities Educational Sufficiency Standards and update the Facilities Educational Sufficiency Standards.

B. As required by Education Article, §5-310, Annotated Code of Maryland, the Sufficiency Standards shall be used to complete assessments of school facilities Statewide.

C. Each school facility shall be assessed at least once every 4 years.

D. The Facilities Educational Sufficiency Standards are to be used for assessment purposes only and are not requirements for school facility design or construction.]

A. Building Condition.

(1) A school facility must be safe and capable of being maintained.

(2) A school facility must be structurally sound. A school facility shall be considered structurally sound if building presents:

(a) No imminent danger;

(b) No major visible signs of decay or distress; or

(c) Structural systems support the loads imposed on them.

(3) An exterior envelope is safe and capable of being maintained if:

(a) Walls and roof are weather-tight under normal conditions with routine upkeep; and

(b) Doors and windows are weather-tight under normal conditions with routine upkeep.

(4) An interior surface is safe and capable of being maintained if it is:

(a) Structurally sound;

(b) Capable of supporting a finish; and

(c) Capable of continuing in its intended use with normal maintenance and repair.

(5) An interior finish is safe and capable of being maintained if it is:

(a) Free of exposed lead paint;

(b) Free of exposed friable asbestos; and

(c) Capable of continuing in its intended use with normal maintenance and repair.

B. Building Systems.

(1) Building systems in a school facility must be in working order and capable of being properly maintained.

(2) Building systems include but are not limited to the following:

(a) Roof;

(b) Plumbing;

(c) Telephone;

(d) Electrical;

(e) Heating and Cooling Systems;

(f) Fire Alarm;

(g) Two-way Internal Communication;

(h) Technological Infrastructure; and

(i) Security Systems.

(3) A building system shall be considered to be in working order and capable of being maintained if the following apply:

(a) The system is capable of being operated as intended and maintained;
(b) Newly manufactured or cost-effective refurbished replacement parts are available;
(c) The system is capable of supporting the standards established in this rule; and
(d) Components of the system present no imminent danger of personal injury.
(4) Sanitary facilities
(a) Fixtures shall include but are not limited to the following:
(i)Water Closets;
(ii) Urinals;
(iii) Lavatories; and
(iv) Drinking Fountains.
(b) Wherever possible within reasonable cost constraints, restrooms shall be accessible to general classrooms for grades 3 and below and for special-needs classrooms without having to exit the building.

.04 Classifications of Public Schools.
A. The classifications for public schools under these standards are as follows:
(1) Elementary School, which houses pre-kindergarten through grade 5 or any subset thereof;
(2) Middle School, which houses grade 6 through grade 8;
(3) High School, which houses grade 9 through grade 12;
(4) Combination School, which houses a combination of any grade levels; and
(5) Other School, which includes but is not limited to the following:
(a) Early-childhood-education centers;
(b) Special-education centers;
(c) Career-technology centers; and
(d) Alternative-education schools.

.05 School Site.
A. A school site shall be of sufficient size to accommodate safe access, parking, drainage, and security; and shall have an adequate source of water and appropriate means of effluent disposal.
B. Safe Access.
(1) A school site shall be configured for safe and controlled access that separates pedestrian traffic from vehicular traffic.
(2) If buses are used to transport students, then bus loading and unloading areas shall be separated from vehicular-traffic areas wherever possible.
(3) Dedicated student drop-off and pickup areas shall be provided for safe use by student passengers arriving or departing by automobile.
C. Parking.
(1) A school site shall include a surfaced area that is capable of being maintained, stable, firm, slip resistant, and is large enough to accommodate 1.5 parking spaces per full-time-equivalent employee and 1 student space per 10 high school students. Alternative parking may be approved after the sufficiency of parking at the site is reviewed by the IAC based on the following criteria:
(a) Availability of street parking around the school;
(b) Availability of any nearby parking lots;
(c) Availability of public transit;
(d) Number of staff who drive to work on a daily basis; and
(e) Average number of visitors on a daily basis.
D. Drainage.
A school site shall be configured such that runoff does not undermine the structural integrity of the school buildings located on the site or create flooding, ponding, or erosion resulting in a threat to health, safety, or welfare.
E. Security.
All schools shall have safe and secure site fencing or other barriers with accommodations for safe passage through openings to protect students from the hazards of traffic, railroad tracks, animal nuisance, and steep slopes.

.06 Site Recreation and Outdoor Physical Education.
A. A school facility shall have area, space and fixtures, in accordance with the standard equipment necessary to meet the educational requirements of the public education department, for physical-education activity.
B. An Elementary School shall provide:
(1) At least one safe play area and playground, including a hard surfaced court and unpaved recreation area, which shall be conveniently accessible to the students;
(2) At least one play area and appropriate equipment for physical education and school recreational purposes shall be based on the planned school program capacity;
(3) For schools that serve students in grade 5 and below, a protected play area; and
(4) Play-equipment areas shall have surfacing materials that meet or exceed safety specifications for shock-absorbing qualities as outlined by the U.S. Consumer Product Safety Commission.

C. A Middle School shall provide:

(1) At least one hard surfaced court and playing field for physical-education activities; and

(2) The number of playing fields and quantity and type of equipment shall be based on the planned school program capacity.

D. A High School shall provide the following:

(1) A playing field for physical-education activities; and

(2) The number of laying fields and quantity and type of equipment shall be based on the planned school program capacity.

E. A Combination School shall provide the elements of the grades served by sections B, C, and D above without duplication, but shall meet the highest standard.

F. An Other School shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

.07 Academic Classroom Space.

A. Classroom spaces, including those for physical education, shall be sufficient for educational programs that are appropriate for the class-level needs.

B. Classroom fixtures and equipment.

(1) With the exception of physical-education spaces, each general and specialty classroom shall contain a work surface and seat for each student in the classroom. The work surface and seat shall be appropriate for the normal activity of the class conducted in the room.

(2)Each general and specialty classroom shall have an erasable surface and a surface suitable for projection purposes, appropriate for group classroom instruction, and a display surface. A single surface may meet one or more of these purposes.

(3) Each general and specialty classroom shall have storage for classroom materials or access to conveniently located storage.

(4) With the exception of physical-education spaces and music-education spaces, each general and specialty classroom shall have a work surface and seat for the teacher and for any aide assigned to the classroom. The classroom shall have secure storage for student records that is located in the classroom or is conveniently accessible to the classroom.

C. Classroom lighting.

(1) Each general and specialty classroom shall have a light system capable of maintaining at least 50 foot-candles of well-distributed light. A school shall provide appropriate task lighting in specialty classrooms where enhanced visibility is required.

(2) The light level shall be measured at a work surface located in the approximate center of the classroom, between clean light fixtures.

D. Classroom temperature and relative humidity.

(1) Each general and specialty classroom shall have a heating, ventilation and air conditioning (HVAC) system capable of maintaining a temperature between 68 and 75 degrees Fahrenheit and a relative humidity between 30 and 60 percent at full occupancy.

(2) The temperature and humidity shall be measured at a work surface in the approximate center of the classroom.

E. Classroom acoustics.

(1) With the exception of physical-education spaces, each general and specialty classroom shall be maintainable at a sustained background sound level of less than 55 decibels.

(2) The sound level shall be measured at a work surface in the approximate center of the classroom.

F. Classroom air quality.

(1) Each general, science, and fine-arts classroom shall have an HVAC system that continuously moves air and is capable of maintaining a carbon dioxide level of not more than 1,200 parts per million.

(2) The air quality shall be measured at a work surface in the approximate center of the classroom.

.08 General Use Classrooms.

A. Cumulative classroom net square foot requirements, excluding in-classroom storage space and any in-classroom toilet rooms, shall be at least:

(1) Prekindergarten 50 net square feet per student
(2) Kindergarten 50 net square feet per student
(3) Grades 1 – 8 32 net square feet per student
(4) Grades 9 – 12 25 net square feet per student

B. At least 2 net square feet per student shall be available for dedicated, in-classroom storage and may be provided vertically to avoid the need for additional floor area.

C. Sufficient number of classrooms shall be provided to meet state and local board mandated student-to-staff ratio requirements.

.09 Specialty Classrooms.

A. Special Education.

(1) To the maximum extent appropriate, students with disabilities are educated in the least restrictive environment with students who are not disabled. A continuum of alternative placements shall be provided.

(2) If a special-education space for pull-out purposes other than calming is provided and the space is required to support educational programs, services, and curricula, the space shall not be smaller than 450 net square feet.

(3) When the need is demonstrated by a local education agency, additional space in the classroom shall be provided with, or students shall have an accessible route to: an accessible unisex restroom with one toilet, sink, washer/dryer, and shower stall/tub, as needed, and at least 15 net square feet of storage.

(4) When the need is demonstrated by a local education agency, in 6th grade classrooms and above, a kitchenette of least 30 net square feet shall be provided.

B. Science Classrooms.

(1) For grades PK through 5, no additional space is required beyond the classroom requirement.

(2 For grades 6 through 12, 4 net square feet per student of the specialty program capacity for science is required. The space shall not be smaller than the average classroom at the facility. This space is included in the academic classroom requirement and may be used for other instruction. The space shall have science fixtures and equipment, in accordance with the standard equipment necessary to meet the educational requirements of the Maryland Science Content Standards.

(3) For grades 9 through 12 only, at least 40 net square feet of space is provided for securable, well-ventilated storage or prep space for each science room having science fixtures and equipment. Storage/prep rooms may be combined and shared between more than one classroom.

C. Fine-Arts Education.

(1) A school facility shall have classroom space to deliver fine-arts education programs which include the following:

(a) Art;

(b) Music;

(c) Dance; and

(d) Theater.

(2) Elementary school fine-arts education programs:

(a) May be accommodated within a general-use or dedicated arts classroom;

(b) Shall provide one dedicated classroom for each fine-arts subject area staffed with greater than 0.5 full time fine-arts teacher; and

(c) Shall provide additional dedicated fine-arts program storage of at least 60 net square feet for each subject area per facility.

(3) A middle school shall provide classroom space for fine-arts education programs that:

(a) Contain no less than 4 net square feet per student of the specialty program capacity for fine-arts subjects;

(b) Provide one dedicated classroom for each fine-arts subject area staffed with greater than 0.5 full time fine-arts teacher; and

(c)Provide additional 60 net square feet of storage for each fine-arts program subject.

(4) A high school shall provide classroom spaces for fine-arts education programs that contain no less than 5 net square feet of the specialty program capacity for fine-arts subjects.

(5) A combination school shall provide the elements of the grades served by subsections (1) through (4) of this section without duplication but meeting the highest square footage standards.

(6) Other schools shall provide the elements included in subsections (1) through (4) of this section that are necessary to meet the educational requirements of the specific programs and capacity of the schools.

D. Technology Education and Computer Science.

(1) For grades K through 5, no additional space is required beyond the classroom requirement.

(2) For grades 6 through 8, 3 net square feet, and 4 net square feet for grades 9 through 12, of the specialty program capacity for technology education and family and consumer science is required. The space shall be no smaller than the average classroom at the facility. This space is included in the academic classroom requirement and may be used for other instruction.

(3) The space shall have technology fixtures and equipment, in accordance with the standard equipment necessary to meet the educational requirements of the Maryland Technology Education Content Standards, and in high school, the requirements of Maryland Advanced Technology Education electives where such electives are offered.

(4) Provide at least 80 net square feet for securable, well-ventilated storage/prep space for each technology education room having technology fixtures and equipment. Storage/prep rooms may be combined and shared between more than one classroom.

E. Career and Technology Education.

(1) Elementary schools have no requirement.

(2) Middle schools shall include space for career-development and career-exploration activities. Each program lab or classroom space shall be no smaller than 650 net square feet.

(3) High school career and technology education programs space shall be provided with no less than 4 net square feet of the specialty program capacity of the school for career education. Each program lab or classroom space shall be no smaller than 650 net square feet.

(a) Spaces for programs requiring licensing, certification, or accreditation by a state board or agency shall meet all applicable health and safety standards. Cosmetology and barber programs shall comply with the sanitation requirements of the State Board of Cosmetologists and the State Board of Barbers, respectively.

(4) A combination school shall provide the elements of the grades served by subsections (1), (2) and (3) of this section without duplication, but meeting the higher standards.

(5) Other schools shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

.10 School Library/Media Center.

A. A school facility shall have a unified school library/media program for the use of all students which shall include an organized and centrally managed collection of instructional materials and technologies and direct instruction.

B. Elementary schools shall include an area for stacks and seating space shall be at least 3 net square feet of the planned school program capacity. The instructional space shall not be smaller than the average classroom at the facility. In addition, office/workroom space and secure storage shall be provided.

C. Middle and high schools shall include an area for stacks and seating shall be at least 3 net square feet of the planned school program capacity. The space shall not be smaller than the average classroom at the facility. In addition, office/workroom space and secure storage shall be provided.

D. Combination schools shall include the elements of the grades set out in sections (B) and (C) above without duplication, but meeting the higher standards.

E. Other schools shall include the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

.11 Physical Education.

A. General Requirements.

(1) Each school shall provide an instructional program in physical education each year for all students in grades PK-8. Each school shall offer a physical-education program in grades 9–12 which shall enable students to meet graduation requirements and to select physical-education electives. The following minimum spaces are required: gymnasium, teacher office or planning area, equipment storage, and outdoor instructional playing field.

(2) Elementary schools shall include a gymnasium with at least 2,200 net square feet. This space may have multi-purpose use in accommodating other educational program activities such as art program performances.

(3) Middle schools shall include a gymnasium with a minimum of 5,200 net square feet plus an additional 4 net square feet times 40% of the enrollment of the school devoted to bleacher seating.

(4) High schools shall include a gymnasium with at least 6,500 net square feet plus an additional 4 net square feet times 40% of the enrollment of the school devoted to bleacher seating.

(5) Combination schools shall include the elements of the grades served by subsections (2), (3) and (4)of this section without duplication, but meeting the higher net square feet standards.

(6) Other schools shall include the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

B. Physical-education requirements in addition to space requirements in section A of this regulation.

(1) Elementary schools shall include one office. Separate physical-education equipment storage shall be provided.

(2) Middle schools shall include one office. Separate physical-education equipment storage space shall be provided.

(3) High schools shall include two dressing rooms with lockers, showers and restroom fixtures. Two offices shall be provided. Separate physical-education equipment storage space shall be provided.

(4) Combination schools shall include the elements of the grades served by subsections (1), (2) and (3) of this section without duplication, but meeting the higher standards.

(5) Other schools shall provide the elements above necessary to meet the educational requirements of the specific programs and capacity of the schools.

.12 Food Services.

A. Dining Area.

A school facility shall have a space to permit students to eat within the school outside of general classrooms. This space may have more than one function and may fulfill more than one sufficiency standards requirement. The dining area shall be sized to accommodate no less than one third of the planned school program capacity of the school. The dining area shall have no less than 15 net square feet per seated student.

B. Serving Area.

A serving area shall be provided in addition to a dining area.

C. Kitchen Area.

(1) A kitchen shall have a telephone, plumbing providing potable water, a sink suitable for use both in preparing food and washing utensils, and a separate hand-washing sink. Kitchen and equipment shall comply with either the food preparation kitchen or the serving kitchen standards defined as follows:

(2) Food preparation kitchen: Provide at least the greater of:

(a) A minimum of 2 net square feet per meal served during the single largest serving period; or

(b) No fewer than 2 square feet per enrolled student eligible for free or reduced-price meals.

(3) Serving kitchen: Where food is not prepared, there shall be a minimum of 200 net square feet.

.13 Other Facility Areas.

A. Administrative Space.

A school facility shall have space to be used for the administration of the school. The space shall consist of a minimum of 150 net square feet, plus 1 net square foot per student of the planned school program capacity.

B. Faculty Workroom/Lounge.

A school facility shall have a workspace/lounge available to the faculty. This space is in addition to any workspace/lounge available to a teacher in or near a classroom. The space shall consist of 1 net square foot per student of the planned school program capacity with no less than 150 net square feet. The space may consist of more than one room and may have more than one function. This space shall include a break area with a sink.

C. Health Services.

A school facility shall have a dedicated health services space with areas for waiting, examination and treatment, resting, storage, and an accessible toilet room. There shall be a separate room for private consultations and for use as a health service professional's office. Provide lockable cabinets for medical records and medications and at least one sink in addition to the sink in the toilet room. All sinks must provide both hot and cold water. Provide a minimum of 500 net square feet.

D. Pupil Services.

A school shall provide a coordinated program of pupil services for all students, which shall include, but not be limited to, school counseling, pupil personnel, school psychology, and health services. The school facility shall provide a minimum of 120 net square feet for each discipline, except school health services, staffed with greater than a 0.5 full time professional.

.14 General Storage.

For general storage, which excludes lockers, janitorial, kitchen, general classroom, specialty classrooms, and administrative storage, at least 1 net square foot of the planned school program capacity may be distributed in or throughout any type of room or space, but may not count toward required room square footages. General storage must be securable and include textbook storage.

.15 Maintenance and Janitorial Space.

Each school shall designate 0.5 net square feet per student of the planned school program capacity for maintenance and janitorial space. Janitorial space shall include a janitorial sink.

.16 Standards Variance.

The IAC may grant a variance from any of the Sufficiency Standards if it determines that the intent of the standard can be met by the school system in an alternate manner or if a variance is required for appropriate programmatic needs as demonstrated by the school system. If the IAC grants the variance, the school system shall be deemed to have met the standard.

.17 Facility Assessment.

Each school facility shall be assessed at least once every 4 years.

Interagency Commission on School Construction
200 West Baltimore Street
Suite 200
Baltimore, MD 21201

Dear Interagency Commission on School Construction:

Thank you for considering our testimony today concerning needed updates to the Code of Maryland Regulations (COMAR), as well as guidance documents, that govern the decisions made by the Interagency Commission on School Construction (IAC). Climate Parents is a campaign to reduce climate change causing pollution in our schools and our group is active in Prince George's County. In particular, we recently worked directly with Prince George's County Public Schools (PGCPS) technical staff, elected officials, and other advocates to develop a Climate Change Action Plan for PGCPS as part of a focus work group created by the Board of Education.

There are two major statutes that need to be appropriately incorporated into the regulations and guidance documents that govern the IAC. Firstly, the portions Md. Code Ann., State Finance and Procurement §4–801 through 809, specifically the requirements that design decisions be made to "to save both cost and energy" and, secondly, the 2045 zero emission climate goals as enacted by the Climate Solutions Now Act of 2022.

Incorporation of Statutory Life Cycle Cost Requirements

Md. Code Ann., State Finance and Procurement §4–803 (a) requires that "[DGS] shall project life–cycle costs and perform an energy consumption analysis during the preliminary design phase of the construction or renovation of any building." This is specifically done in order to "to save both cost and energy." It should be noted that the cost savings are not limited to upfront costs in the statute, implying that a full set of costs should be considered, including operational, maintenance, and equipment replacement costs.

A separate section only requires the comparison to be conducted on the basis of the energy used in the building, not in terms of financial cost. (Md. Code Ann., State Finance and Procurement §4–808 (a)(3)). One should note that LEAs are clearly required to undertake this analysis "Each construction appropriation shall require a State agency, *including a district school board*, to obtain a projection of life–cycle costs and an energy consumption analysis from the Department."(Md. Code Ann., State Finance and Procurement §4–803 (b)). This also places evidence that energy usage is a more important factor to consider when making decisions than simply upfront construction costs.

In COMAR life cycle analysis can be found under the regulatory requirements governing "New Construction, Renovation, and Limited Renovation Projects." (COMAR 14.39.02.14) Specifically, there is a requirement that the "LEA shall submit to the IAC or its designee for review and approval information regarding the consistency of the project with the Department of General

The testimony on pages 316-318 was presented during the 7/14/2022 IAC Meeting (not included in original agenda). Updated 7/14/2022
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Services procedure manual for professional services standards for energy conservation, life cycle cost analysis, and roofing." (COMAR 14.39.02.14 (D)(2))

Given that DGS procedures must be followed, state law requires energy usage and full life cycle costs to be considered, and that statutes specifically require these assessments for LEAs, COMAR and IAC guidance documents must be updated to reflect that. Specifically, COMAR should explicitly state that full life cycle costs and energy usage will be the basis for design selection.

Additionally, IAC Administrative Procedures Guide, specifically Appendix G, needs to be updated to match legal requirements. Appendix G says that "State Finance and Procurement Article, Sections 4-801 through 4-808 of the Annotated Code of Maryland requires that buildings constructed and financed with assistance of the State are to be design and constructed in a manner which will minimized the *initial [emphasis added]* construction costs to the state and the consumption of energy resources …" As a result, a LCA is needed. However, this is problematic for two reasons 1) that a LCA considers costs associated with the entire life cycle and not just initial costs and 2) the word "initial" does not appear in statute. This guidance should be updated to reflect what is written in statute, namely that selection should be made on all life cycle costs and energy use, and not limited to initial costs. This is particularly problematic since any new school constructed with a fossil-fuel HVAC system will need a full retrofit by 2045 and it is negligent to require taxpayers 20 years from now to pay to replace such a system because we are ignoring the life cycle costs now.

Appendix G then goes on to point back to the DGS Procedure Manual for how to conduct an analysis, though provides some specifics for the lifespan of a new school (45 years), a renovation (15 years), and operating hours (2000 hours per year). There is very little additional detail. This also seems contradictory with the 30-year life cycle included in Form 302.2 located at https://iac.mdschoolconstruction.org/?page_id=616). The time periods in the DGS Procedure Manual seem more appropriate and Form 302.2 should have a lifespan of 45 years as the basis for decisions.

Incorporation of Climate Solutions Now Act Net Zero Goals

The Climate Solutions Now Act sets a specific date for which all greenhouse gas emissions in the state need to be zero. Net zero emissions means everything in Maryland, thus there is no way to claim that a particular aspect of our government or economy needs to wait, 2045 is the date. This includes the need for all schools in the state to be net zero emission by 2045. IAC decision making needs to reflect this legal requirement. In order to do that COMAR must be updated to require that life cycle analysis demonstrate how any new or major renovation will be net zero emissions by 2045 and that all costs, including the costs to replace fossil fuel systems prior to 2045 will be considered when determining which design to include. Furthermore, Appendix G and Form 302.2 must also be updated to reflect that new construction and renovation must demonstrate how they will be net-zero by 2045 and what the costs for HVAC replacement will be for any system that is analyzed that produced emissions.

Summary

Given that funds for the Built to Learn Act will be used for a massive amount of school construction soon we need to be making the right decisions both in terms of statutory requirements and our children's future. Saddling the next generation of taxpayers with a huge financial burden in the 2040's to replace fossil-fuel fired HVAC systems when it is already cost effective to require air and ground source heat pumps in new construction now would be a terrible legacy. But the IAC can act and be financially prudent and incorporate the necessary long-term thinking into its regulations and guidance documents.

Please adopt appropriate changes to COMAR and guidance documents to make it clear that the full life cycle costs and energy usage will be the basis for selecting a design and that the design submissions must show how a building will be net-zero by 2045 in line with Maryland statute. If you have any questions please contact Joseph Jakuta at climateparentsPGMD@gmail.com.

Sincerely,

Joseph Jakuta
Lead Volunteer
Climate Parents of Prince George's