

IAC MEETING AGENDA

Thursday, July 13, 2023

Virtual Meeting
9:00 a.m.

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

Introduction

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

		Presenter	Page	
1	Executive Director's Report	Alex Donahue, Executive Director		
2	Consent Agenda	Alex Donahue, Executive Director		
	A. June 8, 2023 Minutes		2*	
	B. Contract Awards		8*	
	C. Revisions to Previously Approved Contracts		37*	
	D. Property Transfer Amendment - Baltimore City - Grove Park PK-8		40*	
	E. Property Transfer - Washington County Public Schools - Ruth Anne Monroe Primary School Secondary		41*	
	F. Property Transfer - Baltimore County Public Schools - Catonsville Elementary School		42*	
	G. Easement & Right-of-Way		43*	
3	Property Disposal - Baltimore City - Alexander Hamilton Elementary School	Cassandra Viscarra, Deputy Director for Administration	44*	
4	FY 2025 Cost per Square Foot	Tom Lockman, Chief Financial Officer	171*	
5	Adoption of FY 2025 and FY 2026 State Cost Share Percentages	Tom Lockman, Chief Financial Officer; Cassandra Viscarra, Deputy Director for Administration	172*	
6	Adoption of the FY 2025 Capital Improvement Program Instructions	Arabia Davis, Funding Programs Manager	196*	
7	Maximum State Allocation and Built to Learn Program Funding Increases - Montgomery County Public Schools - Neelsville Middle School	Melissa Wilfong, Capital Projects Supervisor	215*	
8	Maximum State Allocation and Built to Learn Program Funding Increases - Montgomery County Public Schools - Woodward High School	Melissa Wilfong, Capital Projects Supervisor	217*	
9	FY 2024 School Safety Grant Program	Arabia Davis, Funding Programs Manager; Gifty Quarshie, Fiscal and Grants Program Manager, Maryland Center for School Safety	219*	
10	FY 2024 Healthy School Facility Fund Recommendations	Arabia Davis, Funding Programs Manager; Gene Shanholtz, Lead Capital Projects Manager	241*	

Announcements

*Action Item



Item 2.A. June 8, 2023 Minutes

Motion:

To approve the draft June 8, 2023 IAC Meeting Minutes, as presented.



DRAFT Meeting Minutes – June 8, 2023

Call to Order:

Chair Kasemeyer called the video-conference meeting of the Interagency Commission on School Construction to order at 9:02 a.m.

Members in Attendance:

Edward Kasemeyer, Appointee of the President of the Senate, Chair
Linda Eberhart, Appointee of the Speaker of the House, Vice-chair
Secretary Atif Chaudhry, Maryland Department of General Services
Superintendent Mohammed Choudhury, Maryland State Department of Education
Michael Darenberg, Appointee of the Governor
Secretary Rebecca Flora, Maryland Department of Planning
Gloria Lawlah, Appointee of the President of the Senate

Members Not in Attendance:

Brian Gibbons, Appointee of the Speaker of the House

Revisions to the Agenda:

There were no revisions to the agenda.

Public Comment:

None.

IAC Correspondence:

Letter from Cheryl Bost, President, Maryland State Education Association to support the importance of fine and performing arts spaces in Maryland's public school facilities.

1. Executive Director Report – [Informational Only]

Alex Donahue, IAC Executive Director, provided an update on several IAC initiatives. The FY 2024 Capital Improvement Program Publication was released and published on the IAC website, listing the details of the final allocations approved at the May 11, 2023 IAC meeting. The IAC is in the process of updating the State-Local Cost Share figures for FY 2025 and 2026 which will be presented at a future meeting. The Assessment & Maintenance Group is currently conducting the second refresh cycle of the Statewide Facilities Assessment, with completion projected in August and the third cycle beginning in November. Stakeholder meetings with Superintendents and County officials have been progressing positively and will continue in the coming months. The Blueprint Facilities Workgroup has generated helpful input from LEAs on space needs for community schools and schools serving communities with a concentration of poverty upcoming meetings will address proposed adjustments to the Gross Area Baselines. Finally, the IAC is working with the Department of Budget & Management

to assist in the transition to being an Independent Unit of State Government. The office move to Camden Yards is projected to be in September.

2. Consent Agenda – [Motion Carried]

Upon a motion by Vice-chair Eberhart, seconded by Mr. Darenberg, the IAC voted unanimously to approve the consent agenda.

A. Approval of the May 11, 2023 Minutes

To approve the minutes of the May 11, 2023 Interagency Commission on School Construction Meeting.

B. Contract Awards

To approve contract procurement as presented.

C. Approval of Revisions to Previously Approved Contract

To approve the revisions to previously approved contract awards as presented to accurately reflect the project type, adjustments to the State and local participation in the contract amounts, and/or corrections to project allocation information.

3. FY 2024 Capital Budget & HB 458 Presentation – [Informational Only]

Cassandra Viscarra, Deputy Director for Administration, provided an overview of the FY 2024 Capital Budget and the provisions of House Bill 458.

4. Maximum State Allocation Revision and Built to Learn Program Funding Requests - Anne Arundel County Public Schools - Old Mill Middle School South Replacement – [Motion Carried]

Melissa Wilfong, IAC Capital Projects Supervisor, presented an increase to the Maximum State Allocation for the Anne Arundel County Public Schools' Old Mill Middle School South replacement project. The project's initial Built to Learn (BTL) funding was approved at the December 8, 2022 IAC meeting with a 50% State cost share. Due to recent amendments in statute that offer an incentive for schools that received a maintenance effectiveness rating of adequate and for which an average achieved lifespan of all systems in the school is at least 120% of the expected useful lifespan, the project is eligible to receive an increase in the State cost share percentage to 55%.

Upon a motion by Ms. Lawlah, seconded by Mr. Darenberg, the IAC voted unanimously to approve Anne Arundel County Public Schools' requests for the Old Mill Middle School South (PSC 02.133) Replacement project to amend the Maximum State Allocation to include the maintenance incentive of 5% for a revised Maximum State Allocation of \$34,264,000 and to allocate an additional \$3,115,000 of Built to Learn funding for a revised total allocation of \$34,264,000.

5. Maximum State Allocation and Built to Learn Program Funding Increase Requests - Baltimore County Public Schools - Lansdowne High School Replacement – [Motion Carried]

Gene Shanholtz, IAC Lead Capital Projects Manager, presented Baltimore County Public Schools' request to increase BTL funding for the Lansdowne High School replacement project due to bids being higher than anticipated because of market conditions and escalation of construction costs. Commission members asked for more description of the problem, and IAC staff explained that LEAs across the State have received numerous bids for projects that have seen an increase in costs.

Commission members requested further information on the soil condition on the site. IAC staff confirmed that Baltimore County has done the necessary testing and has confidence in the site location. The State does provide funding and support to conduct technical surveys of the land.

Upon a motion by Secretary Chaudhry, seconded by Secretary Flora, the IAC voted unanimously to approve Baltimore County Public Schools' requests for the Lansdowne High School replacement project to amend the Maximum State Allocation from \$86,589,000 to \$95,476,000, based upon bids received pursuant to COMAR 14.39.02.07C as reflected in the presented project worksheet and to allocate an additional \$8,887,000 of Built to Learn funding for a revised total allocation of \$95,476,000.

6. FY 2023 Capital Improvement Program Rescission and Built to Learn Program Funding Request - Montgomery County Public Schools - Parkland Middle School Addition – [Motion Carried]

Arabia Davis, IAC Fundings Programs Manager, presented Montgomery County Public Schools' request to rescind funding for the Parkland Middle School Addition project from the FY 2023 Capital Improvement Program (CIP) and request funding through the Built To Learn program (BTL).

Upon a motion by Secretary Chaudhry, seconded by Vice-chair Eberhart, the IAC voted unanimously:

1. To approve rescission of \$367,000 allocated to the Montgomery County Public Schools (MCPS) Parkland Middle School (PSC 15.212) addition project in the FY 2023 Capital Improvement Program and transfer the rescinded funds to the LEA's reserve account; and
2. To approve a Built to Learn Program allocation of \$6,693,000 to MCPS for the addition project of 27,510 gross square feet at Parkland Middle School.

7. Built to Learn Program Funding Increases - Montgomery County Public Schools - Neelsville Middle School and Woodward High School – [Postponed]

This item has been postponed until the July 13, 2023 IAC meeting. Commission members remarked on the unique circumstances of these requests. The item will be separated into two items for further consideration and discussion.

8. FY 2022 Capital Improvement Program Project Rescission - Queen Anne's County Public Schools - Kennard Elementary School Roof – [Motion Carried]

Ms. Davis and Mr. Shanholtz presented Queen Anne's County Public Schools' (QACPS) request to rescind funding of the Kennard Elementary School roof replacement project due to higher than anticipated bid results and transfer those funds to the LEA's reserve account to be made available for the Kent Island High School roof replacement project, which also received high bids. QACPS plans to resubmit this project in a future fiscal year to request funding at a larger State share.

Commission Members requested information concerning Kent Island High School project and the bids received there. IAC staff stated that the bids received for that project came in at \$75 - \$85 per square foot. Other LEAs are also receiving bids at \$70 - \$80 per square foot. Members asked if solar power is being considered on roof projects. At this time, specific roof projects have not been identified for solar during planning but the IAC is working with the Maryland Energy Administration to analyze and determine solar power opportunities. All major renovation and new construction projects are being assessed to determine the appropriateness of solar panels during project design.

Upon a motion by Ms. Lawlah, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve the rescission of the FY 2022 Capital Improvement Program (CIP) funding approval of \$663,000 for the Queen Anne's County Public Schools (QACPS) Kennard Elementary School (PSC 17.012) roof replacement project and transfer of the rescinded funds to the LEA's reserve account.

9. FY 2024 Capital Improvement Program Amendment - Frederick County Public Schools - Brunswick Middle School Roof – [Motion Carried]

Ms. Davis presented an amendment to the FY 2024 Capital Improvement Program to increase the State allocation for the Brunswick Middle School Roof project by \$38,000, using funds from the LEA's reserve account.

Upon a motion by Mr. Darenberg, seconded by Secretary Chaudhry, the IAC voted unanimously to approve an amendment to the Fiscal Year 2024 Capital Improvement Program (CIP) allocation for the Frederick County Public Schools (FCPS) Brunswick Middle School (PSC 10.055) Roof project to increase funds by \$38,000 from the FCPS Reserve Account, thereby increasing the State Share from \$494,000 to \$532,000

10. FY 2024 Capital Improvement Program Amendment - St. Mary's County Public Schools - Chopticon High School Renovation – [Motion Carried]

Ms. Davis presented an amendment to the FY 2024 Capital Improvement Program (CIP) to include local planning approval for the Chopticon High School limited renovation project. The project eligibility was confirmed after the FY 2024 CIP was approved at the May 11, 2023 IAC meeting.

Upon a motion by Secretary Flora, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve an amendment to the Fiscal Year 2024 Capital Improvement Program (CIP) to include Local Planning (LP) approval for the Chopticon High School limited renovation project.

11. FY 2022 Healthy School Facility Fund Project Cancellations – [Motion Carried]

Ms. Davis presented the cancellation of three Healthy School Facility Fund (HSFF) projects, in Allegany County Public Schools (ACPS), Frederick County Public Schools (FCPS), and the Maryland School for the Blind (MSB). ACPS's Beall Elementary plumbing project was addressed with local funds. FCPS addressed the Thurmont Elementary roof project as part of the FY 2023 and 2024 CIP limited renovation project. MSB's roof project is ineligible for State funding as the project was completed without Minority Business Enterprise participation and so became ineligible for State funding.

Commission members asked if elevated lead levels were resolved at Beall Elementary, and IAC staff confirmed that the LEA had replaced fixtures and installed filters to address the lead issue.

Upon a motion by Mr. Darenberg, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve the rescission of three FY 2022 Healthy School Facility Fund projects as presented totaling \$1,277,155 and transfer of the funds to the Statewide HSFF Reserve Account. These funds will be combined with funding available for the FY 2024 HSFF Program.

12. FY 2023 Healthy School Facility Fund Project Approvals - Baltimore City Public Schools – [Motion Carried]

Mr. Shanholtz presented Baltimore City Public Schools request for \$20 million for Heating, Ventilation, and Air Conditioning projects.

Upon a motion by Ms. Lawlah, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve Baltimore City Public Schools (City Schools) Fiscal Year 2023 Healthy School Facility Fund (HSFF) project allocations as presented totaling \$20,000,000 of funds provided through the FY 2023 American Rescue Plan Act (ARPA) for Heating, Ventilation, and Air Conditioning projects.

13. Pass-Through Grant Funding Approval - Kent County - Kent County High School – [Motion Carried]

Ms. Davis presented Kent County Public Schools' request to accept a late Pass-Through Grant application for the Kent County High School stadium lighting project totaling \$18,459.

Upon a motion by Mr. Darenberg, seconded by Vice-chair Eberhart, the IAC voted unanimously to accept a late application from Kent County and to apply \$18,459 from the Pass-Through Grant program (PTG) for the Kent County High School Stadium Lighting project, subject to reconciliation and potential adjustment at project closeout.

Announcements:

There were no announcements.

Adjournment:

Upon a motion by Ms. Lawlah, with a second by Secretary Flora, the IAC voted unanimously to adjourn the meeting at 10:12 a.m.



Item 2. B. Contract Awards

Motion:

To approve contract procurement as noted below.

The IAC staff has reviewed the contract procurement for the following State approved projects and recommends IAC approval.

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Anne Arundel County</u>					
1.	Brock Bridge ES PSC #02.093.23 B K-Addition - Landscaping Services		\$10,638	\$5,319	\$5,319
	1 - Robert W. Childs Landscape Contractors	02/08/2023	\$10,638		
2.	Brock Bridge ES PSC #02.093.23 B K-Addition - Gate Installation		\$1,908	\$954	\$954
	1 - Best Fence	06/09/2022	\$1,908		
3.	Brock Bridge ES PSC #02.093.23 B K-Addition - Security Cameras		\$16,492	\$8,246	\$8,246
	1 - Progressive Systems, LLC	12/31/2021	\$16,492		
<u>Baltimore County</u>					
4.	Chesapeake Terrace ES PSC #03.035.22 HSFF-FED Systemic Renovation - Chiller Replacement		\$1,374,396	\$595,650	\$778,746
	1 - Chilmar Corporation	03/23/2023	\$1,374,396		
5.	Essex ES PSC #03.055.22 HSFF-FED Systemic Renovation - Chiller Replacement		\$717,800	\$409,146	\$308,654

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Baltimore County - Cont'd</u>					
	1 - Denver-Elek, Inc.	02/16/2023	\$717,800		
<u>Garrett County</u>					
6.	Southern MS PSC #11.008.24 CIP Renovation of PreK-6 - Design portion		\$1,998,039	\$1,798,235	\$199,804
	1 - Bushey Feight Morin Architects (BFM)	04/04/2023	\$1,998,039		
<u>Harford County</u>					
7.	Havre de Grace ES PSC #12.028.24 SR Systemic Renovation - Roof Replacement		\$1,709,018	\$1,162,132	\$546,886
	1 - Patuxent Roofing & Contracting, Inc.	04/13/2023	\$1,709,018		
<u>Montgomery County</u>					
8.	Fields Road ES PSC #15.020.24 ASP Systemic Renovation - Exterior Door Replacement		\$132,167	\$132,167	\$0
	1 - Metro Metal Services, Inc.	12/19/2022	\$132,167		
9.	Dr. Ronald E McNair ES PSC #15.162.23 EGRC New Construction - Addition		\$11,837,000	\$3,558,000	\$8,279,000
	1 - Dustin Construction	03/15/2022	\$11,837,000		
10.	Dr. Ronald E McNair ES PSC #15.162.21 Systemic Renovation - HVAC Replacement		\$5,150,000	\$1,462,000	\$3,688,000
	1 - Dustin Construction	03/05/2022	\$5,150,000		
11.	Strathmore ES PSC #15.218.24 ASP Systemic Renovation - Cabinet Replacement		\$155,641	\$155,641	\$0
	1 - Unisource Services, LLC	02/21/2023	\$155,641		

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Baltimore City</u>					
12.	#203B Maree G Farring Annex PK-8 PSC #30.286.23/24 LPC Renovation/Addition - Renovation/Addition		\$18,809,000	\$4,500,000	\$14,309,000
	1 - Plano-Coudon, LLC 03/23/2023		\$18,809,000		
<u>Summary Totals</u>					
Total Projects: 12	Total Contracts: 12		\$41,912,099	\$13,787,490	\$28,124,609

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.093.23 B

Project Name: Brock Bridge ES

Bid Opening: 2/08/2023

Project Type: K-Addition

Scope of Work: Landscaping Services

Basis for Award of Contract: Proposal

Basis of Funding: 50% of eligible proposal up to maximum state approved allocation.

Local Funds: \$5,319

State Funds: \$5,319

Total Contract: \$10,638

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Robert W. Childs Landscape Contractors	<u>\$10,638</u>
		<u>\$10,638</u>

Notes: (1) Clearing and removing debris.

(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:



491 College Parkway
 Arnold, MD 21012
 410-974-0528

www.childslandscape.com

Proposal

Submitted To

Rick Jones
 Anne Arundel County Public Schools
 200 Janwall St.
 Annapolis, MD 21403

Project

AACPS - Brock Bridge
 405 Brock Bridge Road
 Laurel, MD 20724
 ID # 020536

Scope

Proposal for furnishing all labor and materials necessary to complete the light clearing/brush removal at Brock Bridge E.S. Proposal is limited to the highlighted area shown on plan attached in 2/8/23 email. Details are further outlined by the items and quantities identified below.

ESCALATION CLAUSE

In the event of delay or price increase of material or equipment occurring during the performance of the contract through no fault of Childs Landscape Contractors, Inc., the Contract Sum, time of completion, or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. We will provide necessary proof and documentation, quotes, invoices, etc. to demonstrate the increase in price. The Change Order request will be for the increased cost alone, not to include profit and overhead.

Mowing/Bush Hog

Includes mechanical and manual clearing. Debris to be disposed of off site.

Description	Quantity	Unit	
Mechanical & Manual Clearing	1.00	Each	
			6,812.35

Overseeding

Please note that due to severity of slope in most areas, we do intend to apply tackifier.

Description	Quantity	Unit	
Seed - Fescue	2,722.00	SY	
			3,825.44

10,637.79

Terms & Conditions

1. EXCLUSIONS:

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.093.23 B

Project Name: Brock Bridge ES

Bid Opening: 6/09/2022

Project Type: K-Addition

Scope of Work: Gate Installation

Basis for Award of Contract: Proposal

Basis of Funding: 50% of eligible proposal up to maximum state approved allocation.

Local Funds: \$954

State Funds: \$954

Total Contract: \$1,908

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Best Fence	<u>\$1,908</u>
		<u>\$1,908</u>

Notes: (1) Panic Bar Gate Installation.

(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:



800-355-BEST

OFFICE: 410-768-9227
FAX: 410-768-8991
WWW.BESTFENCE.BIZ

BALT-WASH-VA
26 8th Avenue
Glen Burnie, MD 21061

June 9, 2022

Anne Arundel County Public Schools
Attn: Mr. Rick Jones

Re: Brock Bridge Elementary School Panic Bar Gate Installation (2022)

Dear Mr. Jones

We propose to furnish equipment; labor and materials necessary to remove and replace one (1) panic bar gate at Brock Bridge Elementary School. All work and materials (reimbursed at cost to the vendor) will be provided in accordance with the Anne Arundel County contract as follows:

Scope

- Remove and replace one single swing gate with one (1) new 4' wide x 6' high panic bar gate
- Barrel gate hinges to be welded to existing gate post

Materials

Item	Qty	Description	Unit	Amount
42	1 EA	4' wide x 6' high single swing gate (galv)	450.00	450.00
42	1 EA	Hardware	125.00	125.00
42	1 EA	Panic Bar	652.50	652.50

Total Materials \$ 1,227.50

Labor

Item	Qty	Description	Unit	Amount
39	8 EA	Welder	65.00	520.00
36	8 EA	Installer (1 @ 8 hrs)	20.00	160.00

Total labor \$ 680.00

Total cost for this Project will be \$ 1,907.50

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.093.23 B

Project Name: Brock Bridge ES

Bid Opening: 12/31/2021

Project Type: K-Addition

Scope of Work: Security Cameras

Basis for Award of Contract: Proposal

Basis of Funding: 50% of eligible proposal up to maximum state approved allocation.

Local Funds: \$8,246

State Funds: \$8,246

Total Contract: \$16,492

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Progressive Systems, LLC	<u>\$16,492</u>
		<u>\$16,492</u>

Notes: (1) Exterior and interior security cameras.
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:



Contract Holder

Contract: 47QTCA21D0024

Company Address 3151 Briarpark Dr,
Suite 125
Houston, TX 77042
US

Quote Name Brock Bridge ES K Addition Aug20 2021
Prepared By Dan Butler
Email dbutler@lensec.com

Quote Number	00004703
Expiration Date	12/31/2021

Account Name	Brock Bridge Elementary School
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Bill To 405 Brock Bridge Road
Laurel, MD 20724
United States

Category	Amount	Rate	Total
	\$721.65	5.00	\$3,608.25
	\$849.15	7.00	\$5,944.05
	\$489.00	7.00	\$3,423.00
	\$389.00	5.00	\$1,945.00
	\$131.00	12.00	\$1,572.00

Subtotal	\$16,492.30
Discount	0.00%
Total Price	\$16,492.30
Grand Total	\$16,492.30

Product Details

[illegible]

Line Item Description

Case No.	Case Name	Case Type	Case Status	Case Date	Case Location	Case Description	Case Action	Case Result	Case Comment
1	John Doe	Case 1	Open	2023-01-01	New York	John Doe is a 35-year-old male who has been experiencing symptoms of depression for the past six months. He has lost interest in his work and hobbies, and has experienced significant weight loss and insomnia.	Initial assessment and diagnosis of major depressive disorder.	John Doe is currently on a course of treatment with antidepressant medication and is attending weekly therapy sessions. He is showing signs of improvement and is able to manage his symptoms.	John Doe is currently on a course of treatment with antidepressant medication and is attending weekly therapy sessions. He is showing signs of improvement and is able to manage his symptoms.

APPROVAL OF CONTRACTS

LEA: Baltimore County

PSC No. 03.035.22 HSFF-FED

Project Name: Chesapeake Terrace ES

Bid Opening: 3/23/2023

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 57% of eligible base bid up to maximum state approved allocation.

Local Funds: \$778,746

State Funds: \$595,650

Total Contract: \$1,374,396

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Chilmar Corporation	<u>\$1,374,396</u>
		<u>\$1,374,396</u>

Notes: (1) Chiller replacement (2001).
(2) Prevailing wage rates apply to contract.

IAC Approval Date:

Contract Name: Chesapeake Terrace Elementary School – Chiller Replacement
 Contract #: JBO-706-23

<i>Bidders</i>		
	Chilmar Corporation	ASN-General Contractors, Inc
Base Bid	\$1,374,396	\$1,950,000
Total	\$1,374,396	\$1,950,000

APPROVAL OF CONTRACTS

LEA: Baltimore County

PSC No. 03.055.22 HSFF-FED

Project Name: Essex ES

Bid Opening: 2/16/2023

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement

Basis for Award of Contract: Base Bid + Alt.1

Basis of Funding: 57% of eligible base bid + Alt.1 up to maximum state approved allocation.

Local Funds: \$308,654

State Funds: \$409,146

Total Contract: \$717,800

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Denver-Elek, Inc.	<u>\$717,800</u>
		<u>\$717,800</u>

Notes: (1) Chiller (1995) replacement.
(2) Prevailing wage rates apply to contract.

IAC Approval Date:

Contract Name: Essex Elementary School – Chiller Replacement
Contract #: NTA-506-23

<i>Bidders</i>					
	Denver Elek, Inc.	Temp Air Company	BMC Services, LLC	Excel Mechanical Contractors, Inc.	Patapsco Mechanical, LLC
Base Bid	\$635,500	\$663,552	\$693,552	\$740,506	\$790,000
Alternate No. 1: Replacement of AHU #1	\$82,300	\$56,867	\$119,682	\$73,362	\$125,000
Total	\$717,800	\$720,419	\$813,234	\$813,868	\$915,000

<i>Bidders</i>	
	Baldwin Mechanical Contractors
Base Bid	\$1,050,000
Alternate No. 1: Replacement of AHU #1	\$130,000
Total	\$1,180,000

APPROVAL OF CONTRACTS

LEA: Garrett County

PSC No. 11.008.24 CIP

Project Name: Southern MS

Bid Opening: 4/4/2023

Project Type: Renovation of PreK-6

Scope of Work: Design portion

Basis for Award of Contract: Base Bid

Basis of Funding: 90% of eligible base bid up to maximum state approved allocation.

Local Funds: \$199,804

State Funds: \$1,798,235

Total Contract: \$1,998,039

State Contingency for Change Orders:

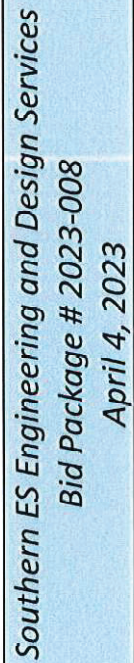
Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Bushey Feight Morin Architects (BFM)	<u>\$1,998,039</u>
		<u>\$1,998,039</u>

Notes: (1) Design portion of renovation and modernization project.

(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:



Bidder	Responsiveness-10%	Qualifications & Expertise-25%	Quality-25%	Cost-40%	Total Score	Base Bid	Total Bid
Grimm and Parker Architects	10	25	25	30	90	\$2,984,460.00	\$2,984,460.00
Bushey Feight Morin Architects	10	20	25	40	95	\$1,998,039.00	\$1,998,039.00

Richard Wesolowski
SIGNED

DATE 4/4/2023

APPROVAL OF CONTRACTS

LEA: Harford County

PSC No. 12.028.24 SR

Project Name: Havre de Grace ES

Bid Opening: 4/13/2023

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 63% state-share plus 5% maintenance add-on of eligible base bid up to maximum state approved allocation.

Local Funds: \$546,886

State Funds: \$1,162,132

Total Contract: \$1,709,018

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Patuxent Roofing & Contracting, Inc.	<u>\$1,709,018</u>
		<u>\$1,709,018</u>

Notes: (1) Comprehensive Roof Replacement.
(2) Prevailing wage rates apply to contract.

IAC Approval Date:

**HAVRE DE GRACE ELEMENTARY SCHOOL
COMPREHENSIVE ROOF REPLACEMENT**

BID TAB SHEET

PROPOSALS RECEIVED ON APRIL 13, 2023

BIDDERS	Patuxent Roofing	St. Mary's Roofing & Home Improvement	Dynamic General Contracting	SGK Contracting, Inc.	Firstline Contracting	East Coast Exteriors	CitiRoof Corp
Aff of Qual to Bid	✓	✓	✓	✓*	✓	✓	✓
Bid Bond	✓	✓	✓	✓	✓	✓	✓
MBE - SOP	✓	✓	✓	✓	✓	✓	✓
MBE - UA	✓	✓	✓	✓	✓	✓	✓
Addendum #1	✓	✓	✓	✓	✓	✓	✓
BASE BID	\$1,709,018	\$1,744,668	\$1,968,000	\$1,980,000	\$2,120,000	\$2,633,000	\$3,293,237
TOTAL BID	\$1,709,018	\$1,744,668	\$1,968,000	\$1,980,000	\$2,120,000	\$2,633,000	\$3,293,237

✓* Missing AQB has been deemed an informality. Contractor has submitted information post bid, and has been determined a responsive contractor.

APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.020.24 ASP

Project Name: Fields Road ES

Bid Opening: 12/29/2022

Project Type: Systemic Renovation

Scope of Work: Exterior Door Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 100% of eligible base bid up to maximum state approved allocation.

Local Funds: \$0

State Funds: \$132,167

Total Contract: \$132,167

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Metro Metal Services, Inc.	<u>\$132,167</u>
		<u>\$132,167</u>

Notes: (1) Replace doors and windows in courtyards #1 & #2, and kitchen.

(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

Estimate

301-478-3333 Office
301-478-2365 Fax
443-623-3314 Cell
raykeith48@verizon.net

Ray Keith



Metro Metal Services, Inc.



P.O. Box 1
Flintstone, MD 21530

Window & Door Products

Date	Estimate #
4/3/2023	32940

Montgomery County Public School
Division of Comptroller - Main Office
Suite 3200
45 W. Gude Drive
Rockville, MD 20850-9999

Project
Fields Road Element...

Description	Qty	Rate	Total
Fields Road Elementary School Doors Furnish labor and materials for performed work as specified and in accordance with contract specifications. Bid #9195.7			
Courtyard #1			
Line item # 13. 2 each Single Hollow Metal Doors, size 3' x 7' = 21 sq ft. @ \$175.00 per sq ft. x 2 = 42 sq ft.	42	175.00	7,350.00
Line item # 19. 2 each Hollow Metal Side Light Windows size 17' x 9' = 153 sq ft @ \$128.00 per sq ft x 2 = 306 sq ft.	306	128.00	39,168.00
Line item # 19. 2 each Hollow Metal Transom Windows size 3' x 2' = 6 sq ft @ \$128.00 per sq ft x 2 = 12 sq ft.	12	128.00	1,536.00
Line item # 19. 1 each Hollow Metal Side Lite Window size 32' x 9' = 288 sq ft @ \$128.00 per sq ft	288	128.00	36,864.00
Line item # 13. 1 each Single Hollow Metal Door, size 3' x 7' = 21 sq ft. @ \$175.00 per sq ft.	21	175.00	3,675.00
Line item # 19. 1 each Hollow Metal Side Light Window size 2' x 9' = 18 sq ft @ \$128.00 per sq ft	18	128.00	2,304.00
Line item # 19. 1 each Hollow Metal Transom Window size 3' x 2' = 6 sq ft @ \$128.00 per sq ft	6	128.00	768.00
Courtyard # 2			
Line item # 13. 1 each Single Hollow Metal Door, size 3' x 6' = 21 sq ft. @ \$175.00 per sq ft.	21	175.00	3,675.00
Line item # 19. 1 each Hollow Metal Side Lite Window size 19' x 9' = 171 sq ft @ \$128.00 per sq ft	171	128.00	21,888.00
Line item # 13. 1 each Single Hollow Metal Door, size 3' x 7' = 21 sq ft. @ \$175.00 per sq ft.	21	175.00	3,675.00
Line item # 19. 1 each Hollow Metal Transom Window size 3' x 2' = 6 sq ft @ \$128.00 per sq ft	6	128.00	768.00
Line item # 17. 1 each Door Window Lights, size 4" x 25" @ \$150.00 each.	1	150.00	150.00
Kitchen			
Line item # 13. 2 each Single Hollow Metal Doors, size 3'6" x 7' = 24 sq ft. @ \$175.00 per sq ft. x 2 = 48 sq ft.	48	175.00	8,400.00
Line item # 19. 1 each Hollow Metal Transom Windows size 3'6" x 2' = 7 sq ft @ \$128.00 per sq ft	7	128.00	896.00
Construction Sign  5-3-23	1	1,050.00	1,050.00
 5/23/23 ASP F24		Total	\$132,167.00

APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.162.23 EGRC

Project Name: Dr. Ronald E McNair ES

Bid Opening: 3/15/2022

Project Type: New Construction

Scope of Work: Addition

Basis for Award of Contract: Base Bid + Alt.2, 3, 5 & 6.

Basis of Funding: 50% of eligible base bid + Alt.2, 3, 5 & 6 up to maximum state approved allocation.

Local Funds: \$8,279,000

State Funds: \$3,558,000

Total Contract: \$11,837,000

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Dustin Construction	<u>\$11,837,000</u>
		<u>\$11,837,000</u>

Notes: (1) Renovation of 10,296 sf and an addition of 6,784 sf, for 763 students.

(2) Prevailing wage rates apply to contract.

IAC Approval Date:

IAC Meeting 07/13/2023

APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.162.21

Project Name: Dr. Ronald E McNair ES

Bid Opening: 3/15/2022

Project Type: Systemic Renovation

Scope of Work: HVAC Replacement

Basis for Award of Contract: Alt. #1 Bid.

Basis of Funding: 50% of eligible Alt.1 bid up to maximum state approved allocation.

Local Funds: \$3,688,000

State Funds: \$1,462,000

Total Contract: \$5,150,000

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Dustin Construction	<u>\$5,150,000</u>
		<u>\$5,150,000</u>

Notes: (1) Heating and ventilation unit originally installed in 1989.

(2) Prevailing wage rates apply to contract.

IAC Approval Date:

IAC Meeting 07/13/2023

APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.218.24 ASP

Project Name: Strathmore ES

Bid Opening: 2/21/2023

Project Type: Systemic Renovation

Scope of Work: Cabinet Replacement

Basis for Award of Contract: Proposal

Basis of Funding: 100% of eligible proposal up to maximum state approved allocation.

Local Funds: \$0

State Funds: \$155,641

Total Contract: \$155,641

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Unisource Services, LLC	<u>\$155,641</u>
		<u>\$155,641</u>

Notes: (1) Replace classroom cabinets.

(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:



Montgomery County Public Schools
Division of Design and Construction
45 West Gude Drive, Suite 4200
Rockville, Maryland 20850
301-217-5320

Cabinets Request For Proposal (RFP)

Today's Date: 2/21/23

Facility Name: Strathmore Elementary

Site Visit Date: 2/22/23 at 7:30 am

Address: 3200 Beaverwood Ln, Silver Spring, MD 20906 Date and Time: 3/17/23 by 3 pm

MCPS Project Manager: Aaron Cochran

Phone Number: (202)430-2500

Project Start Date: 6/22/23

Project Completion Date: 8/11/23

Scope of Work:

Please provide a request for proposal (RFP) for construction and installation of new Wall and Base Cabinets, Laminate tops, and any needed new Plumbing fixtures for Strathmore Elementary School. All Sink base cabinets will be 36" ADA accessible as shown in attached drawings. The cabinets shall be constructed of 3/4" cabinet grade hardwood plywood with toe kick, open in the back with two 3/4" x 3" nailer boards one on top the other at the bottom to be used to attach to existing wall using fasteners. Face frames will be hardwood 3/4" x 2". Cabinet doors will be cabinet grade plywood with finished edges. All door hardware will be included. Cabinets shall be stained and finished with two coats of clear satin polyurethane. Countertops will be laminate over builder's plywood. Dimensions are 1 1/2" thick and 25 1/2" deep. The color of the tops will be Blue. All plumbing adjustments needed included.

RFP shall be all inclusive lump sum bid. For quantities and dimensions see attached drawings and details. Any change orders will be priced in accordance with line items per bid/contract documents 9747.1 **On Call Carpenter Contractor Services at Various Facilities.**

Proposals shall be email to Darrel_I_Caleb@mcpsmd.org and Aaron_Cochran@mcpsmd.org

BASE PRICE: \$155,640.77

Add Alternate 1: \$4,108.63

Add Alternate 2: \$7,408.63

Winner
PLAR
3/20/23
Aaron Cochran

[Signature]

CC

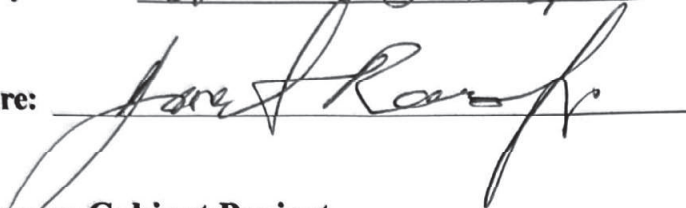
3-22-23

IAC Meeting 07/13/2023 3/24/23 ASP F24
-32-

[Signature]

Contractor Submitting RFP:

Company Name: Unisource Services, LLC Name: Jose Ramos, Jr.

Signature:  Date: 03/17/2023
2:20 pm

Strathmore Cabinet Project

Rooms - All Room will get Countertops

123- Base cabinet 157" x 24"

125- Bookcases 234" x 12"

Base Cabinet next to sink base 38" x 24"

Sink base 36" x 24"

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

128- Base Cabinets next to sink base 172" x 24"

Sink base- 36" x 24"

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

129- Base cabinets next to Sink base 121" x 24"

Sink base 36" x 24"

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

130- Sink Base 36" x 24"

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

Base cabinet next to Sink base 24" x 24"

Bookcase 56" x 12"

Bookcase 115" x 12"

Bookcase 64" x 12"

Wall cabinets 30"t x 60"w x 12" deep

131- Sink base 36" x 24"

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

Base cabinets next to Sink base 121" x 24"

Base Cabinet with locks 36" x 24" (Replace Top only)

CC

3-22-23

132- Sink base 36" x 24"

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

Base Cabinet next to Sink base 24" x 24"

Bookcase 295" x 12"

Wall cabinets 30"t x 60"w x 12" deep



133- Base cabinets 93" x 24"

134- Sink base 36" x 24"

Base Cabinet next to Sink base 24" x 24"

Bookcases 262" x 12"

Wall cabinets 30"t x 60"w

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

136- Sink base 36" x 24"

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

Base Cabinet next to Sink base 24" x 24"

Bookcases 270" x 12"

Wall Cabinets 30"t x 60"w

138- Sink base 36"x 24"

Add sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

Base cabinet next to Sink base 24" x 24"

Bookcases 282" x 12"

Wall cabinets 30"t x 60"w

140- Sink base 36" x 24"

Add, sink, strainer, and faucet. Also, add a cap to cover the bubbler hole.

Base Cabinet next to Sink base 24" x 24"

Bookcases 264" x 12"

Wall cabinets 30't x 60"w

145/147 2-Sink bases 36" x 24"

Add 2 sinks, strainers, and faucets. Also, add caps to cover the bubbler holes.

2 Base cabinets next to Sink bases 36" x 36"

151- Sink base 36" x 24"

Add sink, strainer, and faucet Also, add a cap to cover the bubbler hole.

Base Cabinet next to Sink base 24" x 24"

Bookcases 280" x 12"

Wall Cabinets 30"t x 60"w

153- Sink base 43" x 24" x 34" high

Add Rear faucet mount sink, strainer, and faucet

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.286.23/24 LPC

Project Name: #203B Maree G Farring Annex PK-8

Bid Opening: 3/23/2023

Project Type: Renovation/Addition

Scope of Work: Renovation/Addition

Basis for Award of Contract: Item #1, #2, #4, #5 and #6 as Bid.

Basis of Funding: 96% of eligible item #1, #2, #4, #5 & #6 as bid up to maximum state approved allocation.

Local Funds: \$14,309,000

State Funds: \$4,500,000

Total Contract: \$18,809,000

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Plano-Coudon, LLC	<u>\$18,809,000</u>
		<u>\$18,809,000</u>

Notes: (1) An addition of 18,860 sf, and renovation of 6,117 sf, as well as demolition of 5,443 sf, for 618 students.

(2) Prevailing wage rates apply to contract.

IAC Approval Date:

BALTIMORE CITY PUBLIC SCHOOLS
 IFB-23060
 RENOVATION ADDITION AT MAREE G. FARRING ANNEX PREK-8 #203B
 BID DUE DATE: THURSDAY, MARCH 30 2023, 12:00 P.M. LOCAL TIME

	Responding Vendor	Item #1	Item #2	Item #3	Item #4	Item #5	Item #6	Grand Total
1	CAMT Construction	\$19,900,000.00	\$250,000.00	\$25,000.00	\$133,000.00	\$4,000.00	\$9,000.00	\$20,321,000.00
2	MCN Build	\$19,190,000.00	\$431,000.00	\$25,000.00	\$215,000.00	\$3,600.00	\$16,000.00	\$19,880,600.00
3	Pharo-Couden	\$18,632,000.00	\$33,000.00	\$14,000.00	\$133,000.00	\$4,000.00	\$7,000.00	\$18,809,000.00
4								\$0.00
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								

Bids Opened By: Stuart Feldman

Date: 3/30/2023

Bids Recorded By: Patricia Griffin

Date: 3/30/2023

Item 2.C. Revisions to Previously Approved Contracts

Motion:

To approve the revisions to previously approved contract awards as presented to accurately reflect the State and local participation in the contract amounts and/or corrections to project allocation information.

Background Information:

December 8, 2022

Calvert - Plum Point Middle

PSC 04.017.23 SR

Project Type: HVAC

Change State funds from \$2,144,800 to \$2,674,800

Change Local funds from \$1,685,200 to \$1,155,200

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

September 15, 2020; July 8, 2021; October 13, 2022

Carroll - Carroll County Career & Technology Center

PSC 06.032.14/21 LPC

Project Type: Addition/Renovation

Change State funds from \$30,000,000 to \$40,820,000

Change Local funds from \$38,228,493 to \$27,408,493

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

November 10, 2022

Carroll - Westminster East Middle

PSC 06.004.23 C/BTL

Project Type: Replacement

Change State funds from \$24,903,703 to \$27,894,000

Change Local funds from \$34,248,579 to \$31,258,282

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

May 11, 2023

Cecil - North East Middle/High

PSC 07.044.23

Project Type: Replacement

Change State funds from \$4,000,000 to \$6,970,000

Change Local funds from \$2,970,000 to \$0

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

March 9, 2023

Charles - New Elementary #23

PSC 08.049.21

Project Type: New

Change State funds from \$8,968,818 to \$19,468,818

Change Local funds from \$36,481,282 to \$25,981,282

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

July 14, 2022

Charles - T.C. Martin Elementary

PSC 08.040.23 C

Project Type: Addition/Renovation

Change State funds from \$10,229,500 to \$20,459,500

Change Local funds from \$30,222,386 to \$19,992,386

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

May 9, 2019; August 22, 2019; December 10, 2020; July 8, 2021

Frederick - Urbana Elementary

PSC 10.022.16/19/20/21/21 EGRC LPC

Project Type: Replacement

Change State funds from \$16,321,512 to \$16,984,425

Change Local funds from \$16,976,553 to \$16,313,640

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

November 10, 2022

Garrett - Southern Middle

PSC 11.008.23 C-AE

Project Type: Renovation/Addition - Planning Services

Change State funds from \$71,910 to \$79,900

Change Local funds from \$7,990 to \$0

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

July 14, 2022

Kent - Kent County High

PSC 14.007.23 SR

Project Type: Roof

Change State funds from \$2,074,000 to \$3,508,000

Change Local funds from \$4,942,000 to \$3,508,000

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

August 11, 2022

Maryland School for the Blind - Residential Colleges on the Hill

PSC 25.001.23

Project Type: Replacement

Change State funds from \$8,900,000 to \$22,305,000

Change Local funds from \$15,363,773 to \$1,958,773

Note: Increase in State funding due to additional funding provided for this project in the FY 2024 CIP.

September 8, 2022

Anne Arundel - Brock Bridge Elementary

PSC 02.093.23 C

Contractor: Northstar Contract Group

Project Type: Kindergarten Addition

Change State funds from \$690 to \$1,171

Change Local funds from \$3,150 to \$2,669

Note: Revision is to adjust state funding to reflect appropriate state cost share for the total project.

Item 2.D. Property Transfer Amendment - Baltimore City - Grove Park PK-8

Motion:

To amend the action of the IAC on May 14, 2020 approving the transfer of the #022 Grove Park Elementary/Middle School (30.271), 5545 Kennison Avenue, Baltimore, MD, 21215, from the Baltimore City Board of School Commissioners to the Mayor and City Council of Baltimore, to revise the outstanding bond debt from \$2,844,159.99 to \$2,832,134.33. This action does not affect the IAC's prior approval of the 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.

Background Information:

Since approval of the property transfer by the IAC at their May 14, 2020 meeting, IAC staff have received updated outstanding bond debt amounts as identified below. Staff recommend approval of the motion to correct the outstanding bond debt amount.

PSC#	Property	IAC Approval	Approved Amount	Revised Amount
30.271	Grove Park PK-8 # 224	5/14/2020	\$2,844,159.99	\$2,832,134.33

**Item 2.E. Property Transfer – Washington County Public Schools – Ruth Anne Monroe
Primary School Secondary**

Motion:

To approve the transfer of 28.04 acres at 1311 Yale Drive, Hagerstown, MD in Washington County from the Washington County Board of Education to the Washington County Board of Commissioners for potential resale to Meritus Health System as a site of student housing for the Meritus School of Osteopathic Medicine. The Washington County Board of Commissioners shall obtain approval of the IAC before transferring any right, title, or interest to any portion of the property.

Background Information:

Property Data:	
Size:	52.14 acres
Acres involved in transaction:	28.04 acres
Original Construction Date:	N/A
State Rated Capacity:	N/A
State Investment:	N/A
Outstanding State Bond Debt:	N/A
Debt Service Payment Schedule:	N/A

The current 52.14 acres of property houses the Children's Village of Washington County (PSC 21.057) and the Ruth Ann Monroe Primary School (PSC 21.052). Washington County Board of Education (WCBOE) is in the process of subdividing the parcel into three lots. This subdivision will create a 28.04 acre parcel of undeveloped land for which the WCBOE is seeking IAC approval to transfer the property back to the County.

On June 16, 2023, WCBOE, Washington County Board of Commissioners, and Meritus entered into a memorandum of understanding to transfer and sell the property to Meritus. Meritus plans to use the site for student housing as for their new School of Osteopathic Medicine.

Approval of the transfer by State Superintendent of Schools Mohammed Choudhury was received on June 28, 2023.

This action, if approved, transfers the 28.04 acre property to Washington County. The County will need to request IAC approval prior to any further sale, transfer, or other disposition.

IAC staff recommend approval of this item.

Item 2.F. Property Transfer – Baltimore County Public Schools – Catonsville Elementary School

Motion:

To approve the transfer of 0.7035 acres of the Catonsville Elementary School property at 106 Bloomsbury Ave, Catonsville, MD from the Baltimore County Board of Education (BCBOE) to the Baltimore County Council for use in the Rails to Trails program. The Baltimore County Council shall obtain approval of the IAC before transferring any right, title, or interest to any portion of the property.

Background Information:

Building Data:	
Size:	11.80 acres
Acres involved in transaction:	0.7035 acres
Original Construction Date:	2016
State Rated Capacity:	664
State Investment:	N/A
Outstanding State Bond Debt:	N/A
Debt Service Payment Schedule:	N/A

BCBOE will transfer a portion of the property that holds the Catonsville Elementary School to the County. The County plans to use this portion of the property as part of the Rails to Trails program. The program is meant to provide safe access for communities that may lack sidewalks to use to walk, jog, and cycle on.

BCPS has confirmed the property does not have any structures or features that were developed with State or local funds. They have reviewed the potential future use of this property and have determined that there will not be a negative impact on the future needs of the school.

Approval of the transfer by State Superintendent of Schools Mohammed Choudhury was received on June 28, 2023.

IAC staff recommend approval of this item.

Item 2.G. Easement and Right-of-Way

Motion:

To approve the conveyance of the easement and right-of-way as presented.

Background Information:

The table below lists easements granting the holder access and use of the designated acreage.

LEA	PSC #	School	Type of Easement	Total Site Acreage	Easement Acreage
Montgomery	15.265	Fairland Center	Public Right-Of-Way for Montgomery County Department of Transportation (MCDOT). Property extends over a significant portion of Fairland Road, MCDOT will assume responsibility over that portion.	9.2099	0.1185
Montgomery	15.011	Woodlin Elementary School	Utility Easement for PEPCO to relocate electrical poles along Brookville Road.	10.9699	0.2332

Item 3. Property Disposal – Baltimore City – Alexander Hamilton Elementary School

Motion:

To approve the sale of the property formerly used for Alexander Hamilton Elementary School (PSC 30.068) located at 800 Poplar Grove Street, Baltimore, MD, 21216 from the Mayor and City Council of Baltimore to the Associated Catholic Charities on terms set forth in the draft Land Disposition Agreement between these parties. The consideration for the sale of the property is the amount of \$1.2 million, of which amount \$500,000 shall be paid in cash and \$700,000 shall be evidenced by a seller take-back promissory note from the Associated Catholic Charities to the City of Baltimore. In accordance with this Commission's April 29, 2021 approval of the closure and transfer of this property to the Mayor and City Council of Baltimore, this approval is also conditioned upon full repayment of the outstanding State bond debt associated with this property by Baltimore City within 30 days of the closing of the sale of the property. Further, requiring Baltimore City to pay the State a proportional share of the disposition proceeds based on the State's investment in the School Property of \$54,752.89. This proportional share is based upon a total consideration of \$500,000 pursuant to Schedule C of the provided Land Disposition Agreement and in recognition of the criteria for the City to forgive the \$700,000 seller take-back promissory note. However, the IAC reserves the right to require the City to repay the State proportional share of the \$700,000 investment, which is \$646,980.26, if Baltimore City does not forgive the seller take-back promissory note in accordance with the note.

Background Information:

On April 29, 2021, the IAC approved the following motion:

To approve the transfer of the dedicated use of eight (8) Baltimore City Public Schools buildings as listed, from the Baltimore City Board of School Commissioners to the Mayor and City Council of Baltimore, in accordance with the Annual Review of Schools: 2020-2021 Recommendations, approved by the Baltimore City Board of School Commissioners on January 12, 2021 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 Mayor and City Council of Baltimore shall reimburse the state the total outstanding bond debt service in the amount of \$1,037,232.45 by the scheduled dates provided by the State Treasurer's Office. The Mayor and City Council of Baltimore shall obtain approval of the Interagency Commission on School Construction before transferring any right, title, or interest to any portion of the property.

COMAR 14.39.02.26(C) provides "the IAC may require the county to pay the State a proportional share of the disposition proceeds based on the proportion of the State's investment in the school property." This share of disposition proceeds would be in addition to the City's repayment of the outstanding State bond debt. The City has provided an appraisal for

this property (PSC 30.068) of \$1,200,000 which is included on the subsequent pages of this agenda. The City has negotiated a contract to sell the property to Associated Catholic Charities for the amount of \$1,200,000, of which \$500,000 shall be paid in cash and \$700,000 shall be evidenced by a seller take-back promissory note. The total outstanding State bond debt of this property is \$122,642.64. This contract, or land disposition agreement, is also included in this agenda.



TO: Board of Estimates, Office of Comptroller

FROM: AGC3100 - Housing and Community Development

DATE: 04/27/2023

ak

SUBJECT: Land Disposition Agreement for the sale of 800 Poplar Grove Street

ACTION REQUESTED OF BOARD OF ESTIMATES:

The Board is requested to approve a Land Disposition Agreement (LDA) Associated Catholic Charities, Inc..

PERIOD OF

Based on Board Approval

CONTRACT/AGREEMENT:**AMOUNT AND SOURCE OF FUNDS:**~~Transaction Amount~~ \$ 0.00**Project Fund****Amount****BACKGROUND/EXPLANATION:**

The City shall convey all its rights, title, and interest in all properties as described in Schedule A of the Land Disposition Agreement for a total sales price of \$1,250,000.00 which will be paid to the City of Baltimore at the time of settlement. The purchase price and improvements to the site will be funded through private sources and a \$700,000.00 seller take-back promissory note from Associated Catholic Charities, Inc. to the City.

MBE / WBE PARTICIPATION:

MBE Goal %	27.00%	MBE Goal Amount	\$ 0.00
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WBE Goal %	10.00%	WBE Goal Amount	\$ 0.00
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COUNCIL DISTRICT:

9th District

EMPLOY BALTIMORE:**LIVING WAGE:****LOCAL HIRING:**

N/A

N/A

N/A

1% FOR PUBLIC ART:

N/A.

ENDORSEMENTS:

M. Amato
Clerk, Board of Estimates

6/7/2023

N/A: ☐ (Must be able to explain)
Date: 4/13/2023

Verified by: Josh Sybert

EB Certification Statement completed and returned to
Agency:

Local Hiring (LH) is applicable:

If not, why:



Department ID Number: D00049585

Business Name:
ASSOCIATED CATHOLIC CHARITIES INC.

Principal Office: 320 CATHEDRAL STREET
BALTIMORE MD 21201

Resident Agent:
DAVID W. KINKOPF, ESQ.
SUITE 400
218 N. CHARLES ST.
BALTIMORE MD 21201

Status: INCORPORATED

Good Standing:
THIS BUSINESS IS IN GOOD STANDING

Business Type: CORPORATION

Business Code:04 ORDINARY BUSINESS - NON-STOCK

Date of Formation/ Registration:09/25/1947

State of Formation: MD

Stock Status: NONSTOCK

Close Status: NO

LAND DISPOSITION AGREEMENT

THIS AGREEMENT, is made this 6/7/2023, by and between the MAYOR AND CITY COUNCIL OF BALTIMORE, a body corporate and politic, and a political subdivision of the State of Maryland ("City") acting by and through the Department of Housing and Community Development (the "Department"); and ASSOCIATED CATHOLIC CHARITIES, INC., a Maryland corporation, ("Developer").

RECITALS

- A. City owns or will acquire title to the lot(s) described in Schedule A attached hereto, to be developed as set forth in Schedule C.
- B. City is authorized to dispose of the Property by the provisions of Article II, Section 15 of the Charter, Article 13 of the Baltimore City Code which established the Department of Housing and Community Development, and Ordinance No. 23-194 enacted on March 28, 2023.
- C. The City will sell the Property at the Purchase Price set forth in Schedule E.

AGREEMENT

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties, and other good and valuable consideration, the receipt of which is hereby acknowledged, the City and the Developer, its successors and assigns, hereby covenant and agree as follows:

1. Conditions of Conveyance. Subject to the conditions of this Agreement, and to the performance by the parties of the duties and obligations to be performed, the City sells its interest in the Property to the Developer, and the Developer purchases the Property from the City (the "Conveyance"), subject to the restrictions, covenants, conditions, terms and provisions in this Agreement which shall be recorded in the Land Records of Baltimore City at the time of Conveyance.

2. Settlement. Settlement of the purchase and sale of the Property (“Settlement”) shall take place at a time agreed to by the Developer and the Department, but in any event no later than ninety (90) days from the date of this Agreement (“Settlement Date”) unless the Commissioner of the Department of Housing and Community Development (“Commissioner”) at his/her reasonable discretion and upon request by Developer, extends the Settlement Date for a period not to exceed ninety (90) days. In such event the Commissioner shall provide written notice to Developer not less than thirty (30) days prior to the effective date of any such extension.

3. Condition of Property. The Property has been inspected by the Developer prior to the signing of this Agreement and the Developer accepts the Property in “As Is” condition at the time of Settlement. There are no understandings or agreements as to any repairs, alterations or additions to be made by the City.

4. Improvements. The term “Improvement” means the structure or structures to be constructed, landscaping, and site preparations described in the Project Description.

5. Project Description. The term “Project Description” means a description of the work to be done by the Developer, the Developer’s proposed use of the Property, the financing thereof, the method of conveyance by City and other relevant details of development described on Schedule C, attached hereto.

6. Purchase Price. The purchase price, down payment, and manner of payment for the Property are set forth on Schedule C, attached hereto.

7. Conditions Precedent to Settlement. The City shall not be obligated to convey the Property until the following events have all occurred:

a. The Developer has furnished evidence satisfactory to the Department that the Developer has the equity capital and/or commitments for the mortgage financing or other financing adequate for the construction of the Improvements in accordance with the Project Description.

b. If the Developer chooses to finance the Project as described in Project Description in Schedule C in whole, or part, with grants or loans from the United States Department of Housing and Urban Development (HUD), then the Developer will submit, as required, a signed Commitment to Comply with Programmatic Agreement Among The Advisory Council on Historic Preservation, the Department and the Maryland State Historic

Preservation Officer Regarding the Community Development Block Grant Program, (hereinafter “The Programmatic Agreement”) substantially in the form attached as Schedule D. The Developer shall have the right to elect not to utilize HUD funds to finance the Project, in which case the Programmatic Agreement shall not be applicable.

c. If required, the Developer has submitted a Commitment to Comply with Article V, Subtitle 28, of the Baltimore City Code (2000 Edition) substantially in the form attached as Schedule B. [Please confirm-is this applicable?][TBD]

d. Approval of the sale of the Property by the Interagency Commission on School Construction (IAC) of Maryland.

8. Acquisition of Property. Notwithstanding anything in the Agreement to the contrary, if the City is to acquire any portion of the Property by condemnation or tax sale, then the City and the Department shall not be liable to Developer and any of its successors or assigns, for any and all damages and expenses incurred by Developer and any of its successors or assigns resulting from the City’s failure to acquire such Property. In addition, Developer shall indemnify the City, the Department, their elected/appointed officials, employees, and agents for any and all damages and expenses incurred by third parties claiming by or through the Developer resulting from the failure of the City and/or Department to acquire title to the Property. The parties agree and acknowledge that the City does not intend to acquire any portion of the Property by condemnation or tax sale.

9. Settlement Expenses. The Developer will pay, with respect to the Conveyance, all applicable fees and charges, transfer taxes, recordation taxes, premiums for any title insurance policies procured, and the full expense of the proper recording of documents among the Land Records of Baltimore City.

10. Tax Equivalency Charge. At time of Settlement, the City shall submit to the Developer and the Developer shall at that time pay a tax equivalency charge on the basis of 100% of the sale price and calculated at the City and State tax rates and prorated for the remainder of the tax year in which settlement occurs.

11. Lien Adjustments and Real Property Taxes. The Department shall pay all taxes, sewer and water charges and other assessments or charges with respect to any period before Conveyance of the Property to the Developer. Taxes, charges or assessments incurred after Conveyance shall be paid by the Developer. If the Property is to be used for a purpose that

qualifies for real estate tax exemption, Developer shall not be eligible for such exemption until Developer has completed any construction or development activities to make such use possible and has received all approvals and permits for such use, including a Use and Occupancy permit. Developer shall bear the responsibility for ensuring that the Maryland Department of Assessments and Taxation designates the property as tax exempt.

12. Liability Insurance. The Developer, at its sole cost and expense, prior to entering upon the Property, will maintain Commercial Insurance as follows: Commercial General Liability insurance acceptable to the City issued by a financially responsible company to protect the City, against all claims, property damage and personal injury, including death, which may arise. The minimum amount of such insurance shall not be less than One Million Dollars (\$1,000,000) per occurrence for all claims arising out of bodily injuries or death and property damages. With those policies with aggregate limits, a minimum of Three Million Dollars (\$3,000,000) is required. Contractors Environmental Liability Insurance. The limits of liability shall not be less than Two Million (\$2,000,000) per claim or in the aggregate. Workers' Compensation, as required by law and Commercial Automobile Liability insurance at a limit of not less than \$1,000,000 combined single limit. The City shall be included as an additional named insured party on all insurance policies.

13. Right of Access. The Department hereby grants to the Developer, its consultants, agents, employees and advisors a right of entry onto such Properties that the City owns for the purpose of performing the Developer's tasks in connection with this Agreement, including conducting tests and preparing materials and reports as may be required to enable the Developer or such other parties to plan for and design the Project, or any portion thereof, and/or to commence construction prior to Closing. In furtherance of same, City has delivered to the Developer any keys and/or access codes necessary to gain access to the Property. The Developer shall save the City, or any agent thereof, harmless from any and all claims or damages arising from or connected with the work or operations done or performed by the Developer, its consultants, agents, representatives and employees under the provisions of this Section, unless such claims or damages arise from the indemnified party's own negligence or misconduct or entry onto the Properties. The Developer shall permit access to the Properties by the Department, the United States of America, and the City, or any agent thereof, at reasonable times and to the extent necessary to carry out the provisions of this Agreement, provided that

any such parties comply with all construction safety measures, and further provided that each such party shall save the Developer, its officers and agents, harmless from any and all claims or damages arising from or connected with such party's entry onto the Properties. In no event shall there be any compensation payable or charge made in any form to either party for any such access.

14. Footways, Streets, and Alleys. The Developer, subsequent to the Conveyance of the Property to the Developer, shall provide, construct and maintain all necessary footways and sidewalks which abut and form the perimeter of the Property. The City reserves title to all streets and alleys abutting the Property.

15. Compliance with Public Laws. The Developer will comply in every respect with any and all federal, state, and municipal laws, ordinances, rules, regulations, orders and notices which are now or hereafter in force and which may be applicable to any and all of the work or operations performed or to be carried out by Developer.

16. Progress Reports. The Developer, subsequent to the Conveyance of the Property to the Developer, and until construction of the Improvements has been completed, shall make in such detail as may reasonably be required by the Department, a report in writing to the Department as to the actual progress of the Developer with respect to such development and construction. The Developer shall submit the report within fifteen (15) days after the Department requests the report by express written notice to the Developer, but the Developer shall not be required to provide a report more frequently than at ninety (90) day intervals. During the period of rehabilitation or construction the work of the Developer shall be available for inspection by representatives of the Department.

17. Permits. The Developer agrees to apply for and diligently pursue obtaining all requisite permits, and further agrees that the Improvements described in the permits shall be in accordance with the Project Description approved by the Department. The Developer shall promptly pay all application fees in connection such permits. To the extent necessary for the Developer's submission and processing of its permit applications for the Property, City, in its capacity as the record owner of the Property, upon request of Developer, shall execute any required applications, plats and related documents, as owner.

18. Commencement of Construction. Not more than ninety (90) days after the date when the Developer obtains all required permits, the Developer shall commence the

construction or rehabilitation of the Improvements. The Developer shall cause the Improvements to be completed in a timely manner in accordance with the approved Project Description, subject to any delays caused by an Event of Force Majeure (defined below in Section 45) outside of Developer's control.

19. Inspection. The Developer shall, within one hundred eighty days ((180) after Developer obtains all required permits, perform or cause to be performed construction of the Improvements in a manner to pass inspection by the Department of any rough in work.

20. Completion of Construction. The Developer shall diligently pursue completion the construction of the Improvements on the Property and shall (i) complete such construction and (ii) apply for and take all steps necessary to obtain the Use and Occupancy permits for the Property (subject to any action required to be taken by the City for the issuance of such permits) not later than eighteen (18) months from the date of Conveyance by the City (subject to extensions as may be reasonably necessary due to Force Majeure events outside of the Developer's control). As used herein, "Force Majeure Events" shall mean shall mean floods, fires, severe weather events, pandemics which are the subject of governmental declarations, proclamations, orders, rules or regulations resulting in quarantines, restrictions or advisories that concern the general welfare of the residents of the subject location and are applicable, directly or indirectly, properties in such location, other acts of God, power or utility failures, enemy actions (including acts of terrorism), riots, war, civil commotions or similar events beyond the control of Developer and not attributable to the failure of Developer to perform its obligations under any applicable contract or law.

21. Extensions of Time. Subject to the provisions of this Agreement, the times within which the Developer must submit evidence of equity capital, commitments for mortgage financing, the deadline for Conveyance, and the times within which the Developer must commence and complete the development of the Property, and the construction of the Improvements thereon, and the time for Settlement in this Agreement, shall be subject to extension due to Force Majeure Events, and, in addition, may be extended in writing by the Department, in its reasonable discretion, upon good and sufficient cause therefore being shown by the Developer, for such periods of time as the Department deems advisable. Any such extension of time shall be in writing and in such form as will enable it to be recorded among the Land Records of Baltimore City.

22. General Covenants. The Developer agrees for itself, and its successors and assigns, and every successor in interest to the Property, or any part thereof to include or incorporate by reference the following restrictive covenants as part of any deed, lease, or other conveyance of all or any part of the Property:

a. The Developer will not restrict the sale, lease, use or occupancy of the Property, or any Improvement, upon the basis of national origin, race, religion, sex or color and the Developer will comply with all federal, state and local laws, prohibiting discrimination or segregation.

b. The Developer will comply with all rules issued by the Department which prohibit the use of lead-based paint in residential structures undergoing federally-assisted construction or rehabilitation and requiring the elimination of lead-based paint hazards.

c. The Developer will comply with all City building laws and regulations, including, if applicable, Chapter 36, “ Visitability Requirements for Publicly Assisted Dwellings”, codified in § 3601, *et seq.* of the Baltimore City Building Code. [Question-are the Visitability Requirements applicable to this project?][TBD]

23. Use Restrictions. The Developer further agrees for itself, and its successors and assigns, to include or incorporate by reference the following covenants as part of any deed, lease, or other conveyance:

a. The Developer shall develop the Property in accordance with this Agreement.

b. The Developer shall devote the Property only to the uses as allowed in the applicable Zoning and Urban Renewal Ordinances.

c. The Developer, its successors and assigns, at its sole cost and expense, at all times, shall, following completion of the Improvements, keep all buildings, structures, improvements, fixtures, walkways and other paved areas constructed, installed, or located on the Property, in good and safe order and condition and in full repair, both inside and outside, including the necessary and proper painting. All parking spaces, walkways, trees and shrubs, landscaped and other open and paved areas constructed or installed on the Property shall be kept by the Developer in a neat, clean, orderly and sanitary condition including the removal of refuse, rubbish, snow and ice. Nothing in this subsection shall be deemed to prevent Developer from

undertaking future repairs, maintenance and replacements to the Improvements as necessary to keep the Improvements functional for Developer's needs.

24. Covenant Time Limitations. It is intended and agreed the Deed shall expressly provide that the covenants in Section 22 of this Agreement shall run and bind with the land forever; and the covenants provided in Section 23 shall remain in effect for the later of forty (40) years or until the expiration of the applicable Urban Renewal Plan, as may be amended.

25. Assignment. The Developer or its successor in interest shall not assign, in whole or part, its interest in this Agreement without the written approval of the Department, which approval shall be given or withheld at the sole discretion of the Department. Any assignment of the Developer's interest in this Agreement authorized by the Department shall be consistent with all other provisions of this Agreement. Any proposed assignee shall, by written instrument, expressly assume for itself and its successors and assigns all obligations of the Developer and all the conditions and restrictions to which the Developer is subject under this Agreement. Developer agrees that any assignment made without consent of the Department will constitute default under this Agreement. Notwithstanding the foregoing, Developer shall be permitted to assign this Agreement to a wholly-owned subsidiary entity prior to settlement provided that Developer provides written notice to the Department of such assignment.

26. Policy Against Speculation. The Developer represents and agrees that its purchase of the Property and its other undertakings pursuant to this Agreement are, and will be used, for the purpose of the development of the Property and not for speculation in unimproved or unrehabilitated landholding. The Developer further recognizes that a transfer of any interest in the Developer or any other act involving or resulting in a significant change in identity of the parties in control of the Developer or the degree thereof, is for practical purposes a transfer or disposition of the Property and therefore of particular concern to the City.

27. Restrictions Against Transfer of Interests in Developer and/or the Property. Developer agrees for itself and any successor in interest of itself that except only by way of security for and only for the purpose of obtaining financing necessary to enable Developer or successor in interest to perform its obligations under this Agreement, Developer has not made and will not, prior to the proper completion of the Improvements on the Property as certified by the Department, make or create, or suffer to be made or created, any total or partial sale, assignment, conveyance or land lease (but excluding space leases to tenants) or any trust or

power, or transfer of direct or indirect ownership in Developer, or any interest therein without the prior written approval of the Department, which approval may be granted or withheld at the Department's sole discretion.

28. Conditions to the Approval of Assignment or Transfer. With the exception of the acquisition of title to the Property by a mortgagee, the Department shall require, as conditions to the approval required in Section 27 above, that any proposed transferee shall have the qualifications and financial responsibility to fulfill the obligations undertaken in this Agreement by the Developer, any proposed transferee shall for itself, its successors and assigns, have expressly assumed all the obligations of the Developer not previously performed under this Agreement and be subject to all of the conditions and restrictions to which the Developer is subject hereunder, and the consideration payable for the transfer shall not exceed an amount representing the actual cost to the Developer, reasonably approved by the Department, made thereon prior to the transfer. It is the intent of this provision to preclude assignment of this Agreement or Property for profit prior to the completion of the Improvements, and to provide that in the event any such assignment or transfer is made, the Department shall be entitled among other remedies to increase the purchase price to the Developer of the Property hereby conveyed, or any part thereof, by the amount that the consideration payable by the assignment or transfer is in excess of Developer's actual cost, and such consideration shall, to the extent it is in excess of the amount so authorized, belong and be paid to the City.

29. Default by Developer. In the event that Developer defaults in its obligations with respect to any conditions and covenants contained in this Agreement, including but not limited to complying with the settlement and construction timeline provided in this Agreement, and the cure of any default is not commenced within sixty (60) days after written demand by City and continued diligently thereafter, the City may institute such proceedings at law or in equity which it may deem proper, including but not limited to proceedings to compel specific performance by the party in default or breach of its obligations. Developer shall pay upon demand by City, any and all charges incurred as a result of such default.

30. City - A Municipal Corporation. The City is a municipal corporation and can exercise only those powers granted it by law, and in the event the City is prevented, restricted, or delayed in any of the duties and obligations imposed upon it or assumed by it under the terms and provisions of this Agreement as a result of any legal proceedings, unless instituted by

the City, it shall not be liable for any costs, damages, injuries, or liabilities caused to or suffered or incurred by the Developer, its successors or assigns in connection with, or as a result of any such legal proceedings or any such prevention, restriction or delay.

31. Failure of Developer to Cure Specific Default Prior to Conveyance. In the event that prior to Conveyance of the Property to the Developer, and in violation of this Agreement, Developer is in default as described in any of the following *Applicable Incidences of Default* listed below, and any such default and failure shall not be cured within sixty (60) days after written demand by the Department, then the City, in addition to the other remedies specified herein or available at law or equity, shall have the right, at its option, to terminate this Agreement, and any rights of the Developer, or its assignee or transferee, in which event the down payment may be retained by the City at its sole option, as liquidated damages and as its property without any deduction, offset or recoupment whatsoever. Neither the Developer, its assignee or transferee, nor the City or the Department shall have any further rights against or liability to the other under this Agreement, following termination under this Section.

Applicable Incidences of Default:

- a. The Developer assigns or purports to assign this Agreement or any rights therein or in the Property (excluding space leases to tenants) without the approval of the Department, as herein provided; or
- b. The Developer does not submit evidence satisfactory to the Department that it has available the funds necessary for the construction of the Improvements on the Property as provided in this Agreement therefor within thirty (30) days following written request; or
- c. The Developer does not pay the purchase price for and take title to the Property at the time and upon the conditions specified in this Agreement; provided, however, the City has performed its part of this Agreement;

32. Title Reversion. Developer agrees that in the event that Developer defaults on its obligations, conditions or covenants under this agreement subsequent to Conveyance by the City and prior to the completion of Improvements, including but not limited to a failure to obtain permits as agreed, commence construction or rehabilitation, diligently pursue construction or rehabilitation, or complete construction or rehabilitation in the time agreed, then the City shall have the right, after a ninety (90) day written notice and cure period and subject

to extension due to the occurrence and continuance of any Event of Force Majeure (defined in Section 45 below), to re-enter the Property and/or take any and all action necessary to take possession of the Property and to terminate the estate conveyed to Developer. In the event the estate conveyed to Developer is terminated thereby, title to said Property shall immediately revert in City. Any reversion of title as a result thereof in the City shall always be subject to, subordinate to, and shall not defeat, render invalid, or limit in any way the lien of any mortgage or deed of trust authorized by this Agreement and executed for the sole purpose of obtaining funds for the acquisition and development of the site or any rights under any other document further securing any mortgagee or deed of trust holder sums advanced in accordance with this Agreement, or any rights or interest provided in this Agreement for the protection of the holders of such mortgages or deed of trust.

In addition, in the event of any default and the reversion of title hereunder, the City shall have the right to retain the amount paid on account of the purchase price of the Property and the down payment, if any, as its property without any deduction, offset, or recoupment whatsoever; and the site plans which have been submitted by the Developer to the Department pursuant to this Agreement shall become the sole property of the City, for its use or assignment to others at its sole option.

33. No Partnership or Joint Venture. It is mutually understood and agreed that nothing contained in this Agreement is intended or shall be construed in any manner or under any circumstances whatsoever as creating or establishing the relationship of co-partners, or creating or establishing the relationship of a joint venture, between the City and the Developer or as constituting the Developer as the agent or representative of the City for any purpose or in any manner whatsoever.

34. Recording, Documentary Stamps. This Agreement, and any modifications, amendments, and any additions thereto and any ancillary document relevant to this transaction, shall be recorded among the Land Records of Baltimore City, and the cost of any such recordation, the cost of any State of Maryland documentary stamps which legally must be affixed to any or all of said papers, and the cost of the applicable City and State transfer taxes shall be paid in full by the Developer.

35. Applicable Law, Jurisdiction. This Agreement shall be taken and deemed to have been fully made by the parties hereto in the State of Maryland for all purposes and intent

and this Agreement shall be governed by the laws of the State of Maryland. Any action or proceeding arising hereunder shall be brought in the courts of Baltimore, Maryland; provided, that if any such action or proceeding arises under the Constitution, laws or treaties of the United States of America, or if there is a diversity of citizenship between the parties thereto, so that it is to be brought in a United States District Court, it shall be brought in the United States District Court for the District of Maryland in Baltimore or any successor federal court having original jurisdiction.

36. Ancillary Documents. The Commissioner is hereby authorized to execute any and all other documents necessary to effectuate this transaction, including extensions of time as referred to above, provided such documents do not materially alter the relationship of the parties or the principal elements of the Project, and to grant such approvals and consents on behalf of the City as provided in this Agreement.

37. Notice by Either Party. A notice of communication under this Agreement shall be sufficiently given or delivered if dispatched by Certified Mail, postage prepaid, return receipt requested, Fed Ex or UPS.

a. In the case of a notice or communication to the Developer, if addressed as follows:

Associated Catholic Charities, Inc.
320 Cathedral Street
Baltimore, MD 21201
Attention: William J. McCarthy, Jr.

With a copy to:
Kevin J. Davidson, Esq.
Gallagher, Evelius and Jones
218 N. Charles Street, Suite 218
Baltimore, MD 21201

b. In the case of a notice or communication to the City or the Department, if addressed as follows:

Commissioner
Department of Housing and Community Development
417 E. Fayette Street
Baltimore, Maryland 21202

c. In case such notice or communication is addressed in such other way in respect to any of the foregoing parties as that party may, from time to time designate in writing, dispatched as provided in this paragraph.

38. Amendments. Any material amendment to this Agreement must be executed in writing and with the same formality as this Agreement.

39. Approvals and Consents. Wherever in this Agreement the approval, certification or consent of any party hereto is required, it is understood and agreed that such approval will not be unreasonably withheld or delayed.

40. Provision Not Merged with Deed. None of the provisions of this Agreement are intended to or shall be merged by reason of any deed transferring title to the Property or any part thereof from the City to the Developer, its successors or assigns, and such deed shall not be deemed to affect or impair the provisions and convenience of this Agreement.

41. Final Agreement. This Agreement contains the final and entire agreement and understanding of the parties, and any terms and conditions not set forth in this Agreement are not a part of this Agreement and the understanding of the parties hereto.

42. Incorporation into Agreement. All exhibits, schedules, and recitals attached hereto form a part of this Agreement and are incorporated herein by reference.

43. Termination. If after twelve (12) months from the date of the approval of this agreement by the Board of Estimates, and Conveyance to the Developer of all or part of the Property described in this Agreement has not occurred, and provided that such failure is not the due to delays caused by the City or the Department, the Department shall have sole discretion to terminate this Agreement as to any or all of the Property not yet conveyed. Following written notice by the City to the Developer, this Agreement shall terminate as to said unconveyed Property, and neither party shall have any further obligations to the other pursuant to this Agreement with respect to such Property.

44. Estoppel Certificate. The parties agree that, upon request from the Developer, the City may provide to the Developer a writing (referred to herein as "Estoppel Certificate") that verifies that the Developer is in full compliance with the terms and provisions of this Land Disposition Agreement. Said Estoppel Certificate shall only be issued by the City if in fact the Developer is in full compliance with this Land Disposition Agreement at the time of said Estoppel Certificate's issuance. Said Estoppel Certificate may not contradict, alter or add to the

City's obligations under this Land Disposition Agreement without being approved by Board of Estimates, except that the City may agree in said Estoppel Certificate to provide notice to lenders of any changes or amendments to this Land Disposition Agreement, or of any future default by the Developer under this Land Disposition Agreement.

45. Force Majeure. For the purpose of any of the provisions of this Agreement, neither the City (including the Department) nor the Developer, as the case may be, nor any successor in interest, shall be considered in breach of or default in its obligations, including, but not limited to, the preparation of the Properties for development, or the beginning and completion of construction of the Improvements, or progress with respect thereto, if the delay in the performance of such obligations is due to causes beyond its control or without its fault or negligence, including but not restricted to acts of God or of the public enemy, acts of government, acts of terrorism, sabotage,, acts of the other party, fires, storms, floods, explosions, epidemics, pandemics, quarantine restrictions, strikes, lockouts, actions of labor unions, boycotts, freight embargoes, shortages of labor, equipment, materials or supplies, and unusually severe weather, (each an "Event of Force Majeure"); it being the purpose and intent of this Section that in the event of the occurrence of any such delays, the time or times for the performance of the obligations of the parties hereto shall be extended for the period of the delay (including any time reasonably required to recommence performance due to such delay); provided, however, that the party seeking the benefit of the provisions of this Section shall, within thirty (30) days after said party has knowledge of the beginning of any such delay, have first notified the other party thereof in writing of the cause or causes thereof, which entitles such party to an extension of time. The affected party shall use commercially reasonable efforts to remedy with all reasonable dispatch the cause or causes preventing it from carrying out this Agreement; and provided further, that the settlement of strikes, lock outs and other industrial disturbances shall be entirely within the discretion of the affected party, and the affected party shall not be required to make settlement of strikes, lock outs and other industrial disturbances by acceding to the demands of the opposing party or parties when such course is, in the judgment of the affected party, unfavorable to the affected party. Any failure to provide notice within the timeframe provided above shall not deny the benefit of this provision to the party seeking its protection; however, the delay in delivery of such notice beyond such timeframe shall be deemed to reduce the period for performance of any provisions delayed by the Event of

Force Majeure.

46.

END OF AGREEMENT

800 Poplar Grove St - LDA
#803152v6
007040-0142

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IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf by the Commissioner of Department of Housing and Community Development, and its seal to be hereunto duly affixed and attested by its Custodian of the City Seal, and the Developer has caused this Agreement to be duly executed and attested and witnessed on the day and year first above written.

ATTEST:

MAYOR AND CITY COUNCIL OF BALTIMORE

Custodian of the City Seal



Alice Kennedy, Commissioner
Department of Housing and Community
Development (SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

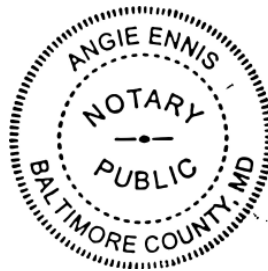
I HEREBY CERTIFY that, on this 5/8/2023, before the subscriber, a Notary Public of the State of Maryland, aforesaid, personally appeared Alice Kennedy, Commissioner of the Department of Housing and Community Development, and she acknowledged the foregoing Agreement to be the corporate act and deed of the Mayor and City Council of Baltimore.

AS WITNESS my hand and Notarial Seal.



Notary Public

My Commission expires: 5/4/2027



APPROVED as to form and legal sufficiency:



Joann Levin, Chief Solicitor

04/27/2023
Date

800 Poplar Grove St - LDA
#803152v6
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ATTEST:

ASSOCIATED CATHOLIC CHARITIES, INC.

William J. McCarthy, Jr., Executive Director

WJ McCarthy

(SEAL)

STATE OF MARYLAND, CITY/COUNTY OF Baltimore, to wit:

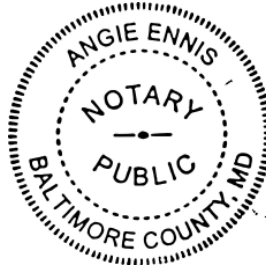
I HEREBY CERTIFY, that on this 05/08/2023 before me, the subscriber, a Notary Public of the State of Maryland, personally appeared William J. McCarthy, Jr., Executive Director of Associated Catholic Charities, Inc., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and being authorized to do so, he or she executed the same for the purposes therein stated

AS WITNESS my hand and Notarial Seal.

AE

Notary Public

My Commission Expires: 5/4/2027



THIS IS TO CERTIFY, that the Commissioner of the Department of Housing and Community Development has approved all the terms and conditions contained in the foregoing Agreement between Associated Catholic Charities, Inc. and the Mayor and City Council of Baltimore and recommends that the foregoing Agreement be approved by the Board of Estimates.

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT



By: Alice Kennedy, Commissioner

THE BOARD OF ESTIMATES this 6/7/2023, acting upon the approval and recommendation of the Commissioner of the Department of Housing and Community Development hereby approves the foregoing between Associated Catholic Charities, Inc. and the Mayor and City Council of Baltimore.

BOARD OF ESTIMATES



6/7/2023

Clerk

SCHEDULE A

LEGAL DESCRIPTION

The legal description for the Property listed below shall be prepared and provided by the Developer at no cost or expense to the City. The property to be conveyed includes all the City's interest in Property listed below.

Upon the Developer's completion of the legal description, a copy shall be provided to the Department of Housing and Community Development for approval.

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SCHEDULE B

COMMITMENT TO COMPLY WITH THE MINORITY AND WOMEN'S BUSINESS ENTERPRISE PROGRAM OF THE CITY OF BALTIMORE

The Developer agrees to voluntarily comply with the intent of Article 5, Subtitle 28 of the Baltimore City Code, as amended, regarding participation by Minority Business Enterprises (MBE) and Women's Business Enterprises (WBE) at the percentages stated below in its development of the project known as 800 Poplar Grove Street. Developer covenants and agrees to use all reasonable good faith efforts to meet the following MBE and WBE participation goals for this project:

MBE GOAL	27%
WBE GOAL	10%

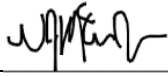
Prior to the commencement of construction, Developer agrees to submit to the City written documentation, including executed contracts, service agreements, or utilization commitment forms which shall identify the particular minority and women's business enterprises (i) contracting directly with the Developer, or (ii) subcontracting with prime contractors who have contracted directly with the Developer. The executed contracts, service agreements, or utilization commitment forms submitted to the City shall specify the dollar value of the participation, the type of work to be performed, and such other information as may be reasonably required by the City.

In the event that after reasonable and good faith efforts to meet the goals, Developer is able to demonstrate to the satisfaction of the City that sufficient qualified and willing MBE's and WBE's are unavailable in the market area of the project as defined by City law, then the Developer may request a waiver or reduction of the MBE and/or WBE goals.

The City's Minority and Women's Business Opportunity Office (MWBOO), or its successor, is designated to administer the provisions of the law on behalf of the City. Developer shall comply with the rules and regulations of the MWBOO or its successor in meeting the requirements of the law.

THE UNDERSIGNED DO SOLEMNLY DECLARE AND AFFIRM THAT THEY ARE
AUTHORIZED TO MAKE THIS COMMITMENT.

ASSOCIATED CATHOLIC CHARITIES, INC.

BY: 
William J. McCarthy, Jr., Executive Director

DATE: 04/27/2023



Chief, Minority and Women's Business Opportunity Office

Anticipated Starting Date of Construction

Date: 04/27/2023

SCHEDULE C

PROJECT DESCRIPTION

A. General:

The scope of the project is the rehabilitation of the Property for development into Head Start services, behavioral services, health services, workforce development, youth activities, meeting and community space and classrooms.

B. Method of Conveyance:

The City shall convey all of its rights, title, and interest to the Developer by Deed at a purchase price of \$1,200,000, of which amount, \$500,000 shall be paid in cash at closing and \$700,000 shall be evidenced by a seller take-back promissory note from Developer to the City (the "Seller Take-Back Note"). The Seller Take-Back Note shall be forgivable by the City upon the completion of construction of the improvements to the Property by the Developer and the expiration of a term of 15 years from the date of settlement. The Seller Take-Back Note shall be secured by a mortgage in the form attached hereto as Schedule E.

C. Financing:

The purchase and the rehabilitation of the properties will be financed privately.

D. Good Faith Deposit:

The Developer will pay to the City a Good Faith Deposit of \$120,000.

SCHEDULE D

COMMITMENT TO COMPLY WITH PROGRAMMATIC AGREEMENT

INTENTIONALLY LEFT BLANK

PROGRAMMATIC AGREEMENT REQUIREMENT IS NOT APPLICABLE

Revised Real Estate Appraisal Report of

**800 Poplar Grove Street
Baltimore, MD 21216**



GA&A 22056 b

Gilbert Advising & Appraising, LLC

5601 Newbury Street, Suite 5, Baltimore, MD 21209

Telephone 410 367-7222

Email: ggilbert@gilbertappraising.com Website: gilbertcommercialappraising.com

Original report date, 31 August 2022; Revised report 19 October 2022

This confidential report is the property of

Mr. George J. Sybert, DHCD / Real Estate Agent

417 E. Fayette St., #1339

Baltimore, MD 21202

410-396-4200; c 804-5385; George.Sybert@baltimorecity.gov

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LETTER of TRANSMITTAL

Gilbert Advising & Appraising, LLC

Commercial Real Estate Appraising,
Investment Consulting & Feasibility

5601 Newbury Street, Suite 5
Baltimore, Maryland 21209-3603
Telephone: 410-367-7222
Email ggilbert@gilbertappraising.com

Founded 1904, Harry E. Gilbert, MAI
C. Gordon Gilbert, MAI, 1946-2007
C. G. Gilbert, Jr., MAI, 1974-present
gilbertcommercialappraising.com

19 October 2022

DHCD / Real Estate Agent
ATTN: Mr. George J. Sybert
417 E. Fayette St., #1339
Baltimore, MD 21202
Contact: 410-396-4200; c 804-5385; George.Sybert@baltimorecity.gov

Re: • Revised¹ Real Estate Appraisal of 800 Poplar Grove Street, Balto., MD 21216.
• Identification of Real Estate: Ward 16, Section 21, Block 2471, Lot 1.
• Ownership and History: Owned by DHCD / Real Estate Agent, no indicated transfer within the last 5 years; currently vacant.
• Lot size of ± 3.99 acres², R-6 zoning, improved by a 3 story, 53,304sf building [size is from an October 31, 2016 Facility Condition Assessment prepared by EMG for the city public school system, somewhat smaller than the 54,940sf area shown in the Assessment Records for the City; reported by Client to have been vacant [except for City voting purposes] since 2016.
• Land Value estimate, as of 17 October 2022: **\$390,000**, less a] the hard and soft costs of demolition, b] removal of debris and HAZMAT [if any be found that exists there], and c] a reasonable profit for overseeing that process and accepting the risks of cost overruns. Developers confident of securing governmental subsidies or others driven by philanthropic considerations might bid higher. The seller, ultimately the City, may also derive an on-going real estate tax benefit from any future use of the subject site [such as a public park] that brings up the market value—and then the full cash value—of nearby, mostly residential rowhouse properties. That prospect of increasing tax revenues for this actual seller, is not fully consistent with the definition of market value, which envisions a *typical* seller and typical buyer. There is also a potential, if

¹ Revised to include a Sales Comparison Approach focusing on the existing building's probable impact on property value, as requested by Mr. Thomas Pirritano, Chief Review Appraiser, after the initial appraisal of 31 August 2022 concluded that there were not enough improved comparable sales sufficiently similar to 800 Poplar Grove, to support such an approach. The revised appraisal includes the requested added approach, although with a fairly low confidence level.

² According to the Request for Proposals and the 2016 Facilities Condition Assessment prepared by EMG the Assessment Department indicates only 3.28 acres.

speculative, temporary use of the subject building which might partially or fully offset the costs of a], b] and c], above.

- As Is Property Value, as improved, as of 19 October 2022, assuming that the premises are fundamentally in the same condition as observed on the 17 August 2022 inspection date: \$1,200,000, in fee simple.

Dear Mr. Sybert:

At your request, as Client, to whom confidentiality is owed , I have inspected the real estate described above and have performed the research and analysis necessary to arrive at an estimate of market value as of 17 October 2022. The intended use of this work is for marketing this ‘surplus’ property for sale. The intended users are those DHCD officials charged with the responsibility of marketing the property for sale.

Market value is defined as “the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”³

The property rights under appraisal for 800 Poplar Grove Street consist of the fee simple estate.

The scope of the appraisal assignment includes these tasks:

- ✓ Investigating the relevant geographic submarket of which 800 Poplar Grove St. is a part, using *CoStar* surveying, news summaries from GA&A’s *Baltimore Due Diligence News*, and demographic data from the *Esri Bao* website;
- ✓ An on-site inspection, on 17 August 2022;
- ✓ Analyzing highest and best use, based on demand-supply dynamics and the attributes of the subject;
- ✓ Pursuit of land value via comparable land sales;
- ✓ Consideration of the possible persuasiveness of the cost approach, and rejection thereof due to building age, functionality, condition and locational/economic depreciation;
- ✓ Consideration of the possible persuasiveness of the income approach, and rejection thereof due to lack of similarly-zoned rental comparables;

³ Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f] and the FDIC’s final rule of FIRREA – 12 CFR Part 323.2.

- ✓ Pursuit of the sales comparison approach for the “as is” status of the subject improved property, which had not been part of the scope of work in the August 2022 report;
- ✓ Correlating the relevant approaches to value in order to arrive at a final value estimate best supported by the evidence and analysis. Determining highest and best use of this large City site is problematic, and [purely] profit-motivated alternatives for new construction or renovation are almost certain to need some form of public subsidy or philanthropic funding. The lack of truly similar improved sales results in a low confidence in the Sales Comparison Approach.

Ownership and sale history as reported by the State Assessment Department follows:

Assessment Data

Account Identifier: **Ward - 16 Section - 21 Block - 2471 Lot - 001**

Owner Information

Owner Name: MAYOR & CITY COUNCIL Use: EXEMPT COMMERCIAL
Principal Residence: NO

Mailing Address: 800 POPLAR GROVE ST
BALTIMORE MD 21216-4347 Deed Reference:

Location & Structure Information

Premises Address: 800 POPLAR GROVE ST
BALTIMORE 0-0000 Legal Description: 267-6X570-2

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0016	0000	0000	16000.03	0000	21	2471	001	2021	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1981	54,940 SF		3.4800 AC	68120

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		ELEMENTARY SCHOOL	/	C5			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2021	As of 07/01/2022	As of 07/01/2023
Land:	243,600	243,600		
Improvements	3,893,600	3,930,700		
Total:	4,137,200	4,174,300	4,161,933	4,174,300
Preferential Land:	0	0		

Transfer Information

Seller: Date: Price:

Type: Deed: Deed2:

It is beyond the scope of this assignment to contact the assessor to discuss his or her derivation of Full Cash Value. It appears to be based on a Cost Approach, without much attention to physical, functional or locational obsolescence.

Baltimore City's 2.36% tax rate has not changed in several years; it remains much higher than any other jurisdiction in the Baltimore metro.

ENVIRONS & COMPARITIVE LOCATION RESEARCH

After an 11-year expansion, recession reared its ugly head in March 2020. “While the National Bureau of Economic Research, which officially declares recessions, has yet to make that call, a growing number of economists and Wall Street analysts are saying a brief recession is here, or at least, inevitable. The shutting down of businesses, gathering places and events caused by coronavirus containment measures will lead to a global recession this year, according to a new report from S&P Global Ratings. Global advisory firm Oxford Economics reported that the U.S. economy is already in a recession.”⁴ Governor Larry Hogan announced 23 March 20 that MD has allocated more than \$175 mil to assist small businesses and nonprofit organizations impacted by the Coronavirus outbreak. His executive order the closed down all non-essential businesses at 5 p.m. By mid-April 2020, nationally:

As the U.S. economy has slowed to a crawl due to COVID-19, countless businesses have shut their doors in accordance with the resulting social distancing policies... [M]any businesses have furloughed or laid off employees, and 22 million Americans have found themselves temporarily or permanently out of a job since the week of March 16. While Americans have started to receive their government stimulus checks, those who are jobless will likely still struggle.⁵

And yet, the 28 June 2021 *Wall Street Journal* reported the US households added \$13.5 trillion in wealth last year, according to the Federal Reserve, the biggest increase going back three decades. By contrast, during the economic turndown in 2008, US households lost \$8 trillion. “Stay-at-home orders send the economy into a free fall at the beginning of the pandemic, but the shock proved short... Rock-bottom interest rates lured more investors into stocks in 2020; workers stuck at home tried their hands at trading; and tech giants gained even more ground during the shutdown.” Further, while Americans with higher income jobs fared especially well, the government’s stimulus checks and expanded unemployment benefits kept afloat many low-wage service jobs who were laid off. The national debt has grown significantly, as have labor costs. In mid-July 2021, the Labor Department said that June 2021’s Consumer Price Index increased 5.34% from a year ago, the highest 12-month rate since August 2008.⁶ In mid-December 2021 the Baltimore *Sun* reported that prices at the wholesale level surged nationally by a record of 9.6% in November from a year earlier. The federal government reported that US gross domestic product shrank at an annual rate of 1.4% during the first 3 months of 2022, a sharp reversal from last year when growth was the strongest since 1984.⁷ The *WSJ* reported mid-July ’22 that US consumer inflation accelerated to 9.1% in June 2022, a pace not seeing in more than 4 decades. Gas prices were up nearly 60% from a year earlier. May’s inflation was at an 8.6% annual rate.

In June 2020, Governor Hogan pushed to reopen Maryland from coronavirus pandemic related shutdowns, laying out a timeline for indoor dining, outdoor amusements, indoor gyms, casinos and malls to resume operations with restrictions over the next couple of weeks. Baltimore city

⁴ CoStar News, 3/19/20,

⁵ *Citybizlist*, 4/17/20.

⁶ *Wall Street Journal*, 7/14/21. “The so-called core price index, excluding the often volatile categories of food and energy, rose 4.5% from a year ago.”

⁷ *Sun*, 4/29/22; “President Biden’s \$1.9 trillion Coronavirus relief package was supposed to propel the economy to new heights...”

and Anne Arundel, Baltimore, Howard, Montgomery and Prince George's counties have adopted slower reopening plans than the governor has allowed. Starting 6/12/20 in MD, indoor dining at restaurants [limited to 50% capacity, with tables at least 6' apart and other protective measures], indoor fitness centers, gyms and other studio type activities could open at 50% capacity. The State superintendent of schools said that all childcare centers may now reopen, with children set at 15 per room. Schools may also now bring small groups of students and staff into buildings. Harford and Howard counties will go along with the Governor's orders, officials said. Hogan criticized Mayor Young of Baltimore City, saying, "I think it's absolutely absurd that thousands of people can gather in the streets and a small business can't open in Baltimore City." On 9/1/20, Governor Hogan announced that Md may enter a partial Stage 3 of re-opening the economy. As with prior steps, local government officials have the authority to keep more restrictions in place for the COVID-19. The State recommended that movie theaters and live entertainment can re-open at 50% capacity, anywhere up to 100 people at indoor venues and 250 at outdoor venues. Public schools were starting the academic year with online learning instead of in person classes. The governor has urged them to find ways to get children back in school buildings and criticized some school systems for not developing plans for any in-person classes. With surging hospitalizations and a rising positivity rate, Maryland reported 2765 new coronavirus cases 12/1/20, the third largest single day total, 30 more deaths, and a 7-day positivity rate of 7.33%. Younger Marylanders in their 20s and 30s accounted for 36% of the new case total. Baltimore City Mayor Brandon Scott announced the return of an indoor mask requirement beginning August 9, 2021 amid an increase in COVID-19 infections and hospitalizations. It will apply to all indoor spaces in the city public and private. Infections have spiked nationwide, driven by the Delta variant of the coronavirus.

The *Wall Street Journal* reported on 6/10/20 that "The U.S. Unemployment rate fell to 13.3% in May. Employers added 2.5 mil jobs, an early sign the labor market is mending. But this jobs report is just one of several varying estimates of job destruction; for African-Americans-a painful economic reversal of fortune. The fallout from pandemic and protests highlights income and wealth gaps that leave black Americans vulnerable. Just a few big winners are responsible for most of the stock market's rapid recovery. The CBO says the economy could take nearly 10 years to catch up. Around the country, small businesses suffered damage from looting and unrest this past week," due mainly to the killing of a Mr. George Floyd in Minneapolis while in police custody. In mid-September 2020, the Federal Reserve signaled it expected to hold rates near zero for at least 3 more years.

The industrial sector is the most favorably viewed across the country; the local retail experience has become even more dominated by ordering direct from the warehouse. However, in late April 2022, the CoStar reported: "Amazon is experiencing a real estate hangover. After adding millions of sf of warehouse space and hiring tens of thousands of employees to meet a surge in online spending and home deliveries in the pandemic ... the company has started scaling back the expansion of its vast warehouse and fulfillment network as labor and energy costs rise and revenue declines as consumers dial down online spending."

Rent growth expectations were adjusted down in all property types and negative for hotel, arguable the earliest and hardest hit sector.... Hotel rent growth declined by 450 basis points last quarter... Central Business District office had the largest quarterly decline since the dot.com bust, and regional malls, power centers and hotel all experienced their largest rent

declines in the almost 24 years that RERC has produced the data.” Rent declines have been notable for suburban office, apartments, warehouse, R&D, flex and neighborhood / community centers. “From July through September 2020,” Costar News reported on 10/16/20, “total Baltimore office leasing activity came in at just over 750,000sf, the lowest quarterly output since early 2009—the 3d quarter in a row in which leasing activity declined. Vacancies haven’t moved much, due to a dormant pipeline. For the 4th quarter in a row, Baltimore posted year-over-year rent declines in the 3rd quarter.”

Governor Hogan announced 9 March 2021 that many COVID-19 restrictions were to be eased as of 5pm on March 12—lifting capacity at restaurants and large outdoor venues to 50% capacity, and lifting capacity restrictions on stores, houses of worship, casinos, gyms and other indoor recreational facilities while keeping in place the state mask mandate and social distance guidelines. Some counties in the state have imposed stricter local limits. Previous executive orders from Hogan stated that local governments had the power to enact stricter rules; this order declared such rules null and void as of March 12, 5pm. State rules will also allow theaters, concert halls, wedding venues, race tracks in stadiums to operate at 50% capacity, both indoors and out. The *Sun* reporter commented that whether local officials could continue setting stricter guidelines remains unclear. Just under 10% of Marylanders are fully vaccinated, according to the state’s health department, as of March 9.

Greater Baltimore lost 46 bank branches in 2020, the biggest one year decline since the new millennium began. Overall, the number of branches in greater Baltimore has decreased by 200, or 25%, since 2000.

“U.S. Economy Bounces Back Near Its Peak,” was the lead story of the *Wall Street Journal* on 4/20/21. The Commerce Department reported that Gross domestic product, our broadest measure of goods and services, grew at a seasonally adjusted 6.4% in 1st Q 2021. Inflation and has been, through mid-summer 2022, at over 8% year-over-year rate, even though the Sun reports that US employers added 528,000 jobs in July 2022, dropping unemployment down to 3.5%.

In mid-May 2021 Mayor Scott declared that Baltimore City residents and visitors must wear masks indoors and at outdoor events until at least 65% of adults are partially vaccinated; only 52% of city residents 18 and over were at that juncture; 42% were fully vaccinated. Governor Hogan lifted the statewide mandate the week prior, when 65.6% of Md adults had received at least one shot, after the US Center for Disease Control and Prevention advised that vaccinated individuals could forgo masks indoors and out. Most Md officials signaled they would follow suit. Then, in mid-June, Governor Hogan announced the lifting of most statewide restrictions and orders related to the COVID pandemic, closing an intense 15 month chapter in which nearly 9500 people in Maryland died. A federal order requiring masks on planes, subways, buses and other mass transit remains in effect. Hogan said businesses can set their own rules on mask wearing. A spokesman said later that each county and Baltimore City could issue orders, if allowed under local laws. As of 6/15/21, the State reported 194 people being treated in hospitals for the virus; Maryland’s testing positivity rate was 0.82%. However, on 11/1/21, the WSJ report that consumer prices rose 4.4%, the fastest pace in 30 years, in September while workers saw a big boost in compensation, 1.3%, in just the 3rd Q, over the 2nd Q.

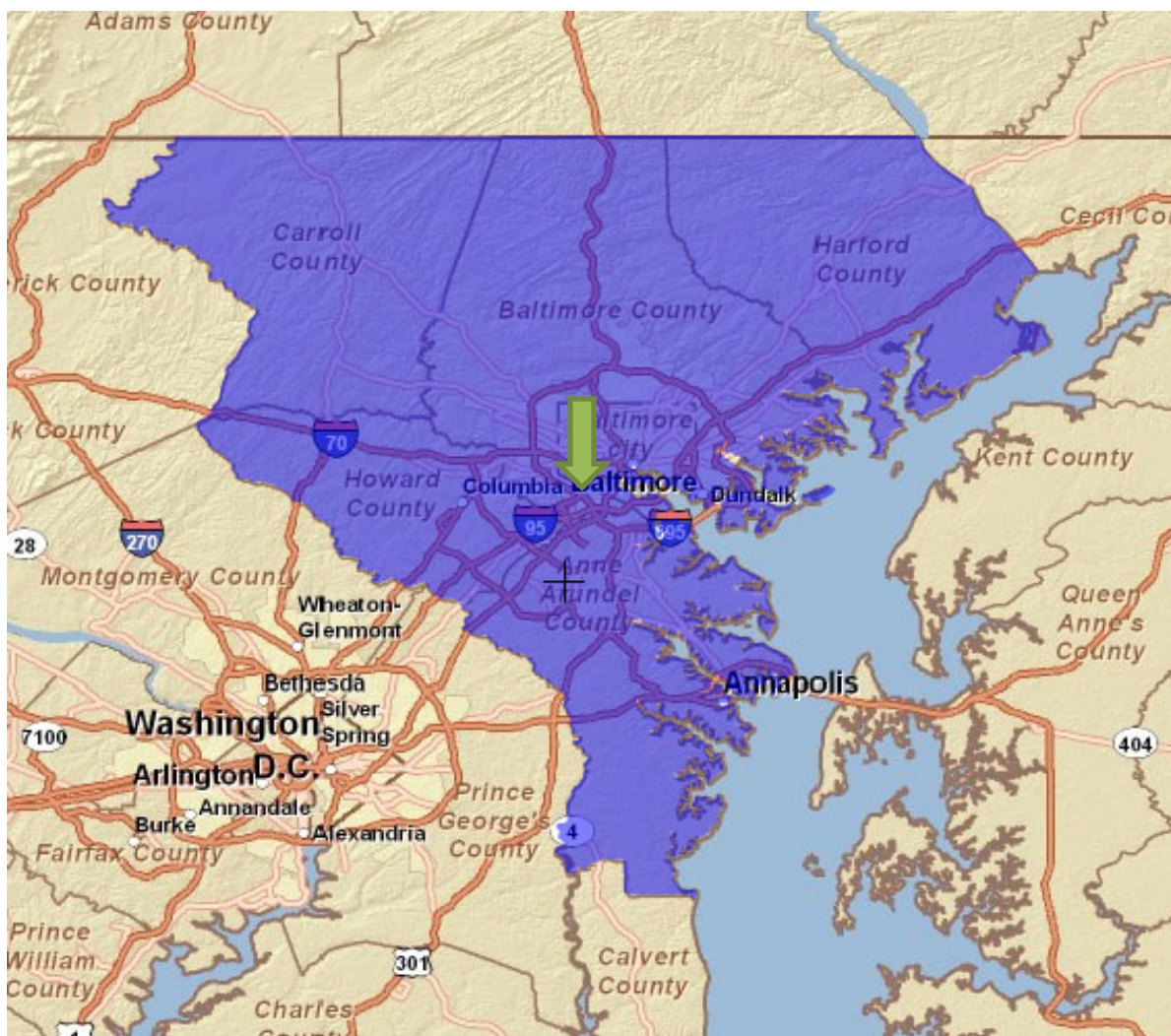
Delta Associates reported in late October 2021 that rebound in COVID-19 cases precluded the “great return to the office” expected after Labor Day. Total absorption during the quarter was -295,000sf, down from -157,000sf in Q2 2021. Net absorption of Class A office space in the Baltimore metro area was also negative, totaling -105,000sf during the 3rd quarter of the year. Leasing activity in the Baltimore metro area was lackluster in the third quarter of 2021. The only significant new office leases occurred in the Baltimore suburbs. Additionally, the 90,000sf headquarters of Pandora Jewelry North America at 250 W. Pratt Street was put on the market for sublease in July. The direct vacancy rate for all classes of office space in the Baltimore metro area (including both single-tenant and multi-tenant properties) was 12.3% as of the third quarter of 2021, up 30 basis points from the 2nd quarter of 2021 and up 50 basis points from a year prior. The direct Class A vacancy rate in the Baltimore metro area was 16.0% as of the 3rd quarter of 2021, up 30 basis points from the 2nd quarter, and up 30 basis points from a year prior. Office rents have steadily fallen in the Baltimore metro area during the pandemic. The average effective rent for all classes of office space in the Baltimore metro area as of September 2021 was \$20.46 per sf, a 2.5% decrease from a year ago. Weak demand continued to plague the Baltimore office market as the pandemic continued into the 3rd quarter. The downtown Baltimore office market faces unique challenges in that it has become increasingly difficult to retain office tenants in downtown Baltimore. The good news for Downtown is that the State of Maryland is planning to fill much of the gap left by departing tenants, with State agencies now located at State Center, in midtown Baltimore City, southwest of Bolton Hill. As for apartments, Delta reported that effective apartment rents have fully recovered to pre-pandemic levels in every submarket in the Baltimore metro area as average rents in Q3 2021 are 109.1% of what they were in March 2020 metro-wide. Rent growth during the past 18 months has been strongest in the suburbs; however, rents in Downtown Baltimore are now 14%+ higher than they were at the beginning of the pandemic. Stabilized vacancy is now below 2% and absorption has well outpaced deliveries over the past year. Stabilized vacancy for the Baltimore metro area decreased 320 basis points from 4.9% a year ago to 1.7%, which is unusually low. The basis-point decrease in vacancy was not as significant in the suburbs, which was down by 210 basis points. Rents are up over the year by 9.8% metro-wide. Rent growth was strongest in the Northern Suburbs – up by 12.2% with Baltimore City not far behind at an 11.3% increase. Rent growth in the Southern Suburbs trailed with an increase of 7.4%. Absorption increased in the 12-month period ending September 2021 to 3,617 units, 55% higher than a year ago. Baltimore city experienced a surge in absorption from the previous year, up 323% to 1,455 units. The supply pipeline metro-wide experienced a 46% reduction over the year. There are 3,715 unleased units under construction or planned for delivery in the next 36 months in the metro area, after attrition. In Baltimore City, the 36-month development pipeline is down by a third. Per project lease-up pace for the 9 actively marketing projects in the Baltimore metro area currently averages 15 units per month, one unit higher from the same period last year.

Maryland reported 6218 new COVID-19 cases on 12/21/21, the most infections added in 24 hours during the pandemic. COVID-19 hospitalizations, which doubled since the beginning of December, consist of about 75% of unvaccinated people; the healthcare system is experiencing an exodus of medical personnel due to fatigue and frustration. US population growth, 0.1% from July 2020 to July 2021 is the lowest rate since those nations founding. A senior fellow at the Brookings Institute, William Frey, said “It tells us that this pandemic has

had a huge impact on us in all kinds of ways, and now demography.”⁸ In early January 2022, as MD hospitals grappled with record numbers of COVID patients, Governor Hogan declared a 30-day state of emergency to expand MD’s healthcare workforce, and increase vaccinations. He avoided mandates; “We’re just strongly encouraging people to wear the damn mask, but we don’t need a mandate to force businesses to do so.”⁹ Mayor Brandon Scott announced the City would lift the indoor mask mandate 1 March 2022, citing improved metrics.

The Baltimore region has not had any companies on the Fortune 500 list since Constellation Energy was acquired by Exelon in 2012. The 2021 Fortune 500 has three Baltimore area companies on it: McCormick and Company, Sinclair Broadcasting Group (both in Baltimore County) and T Rowe Price group, based in the City.

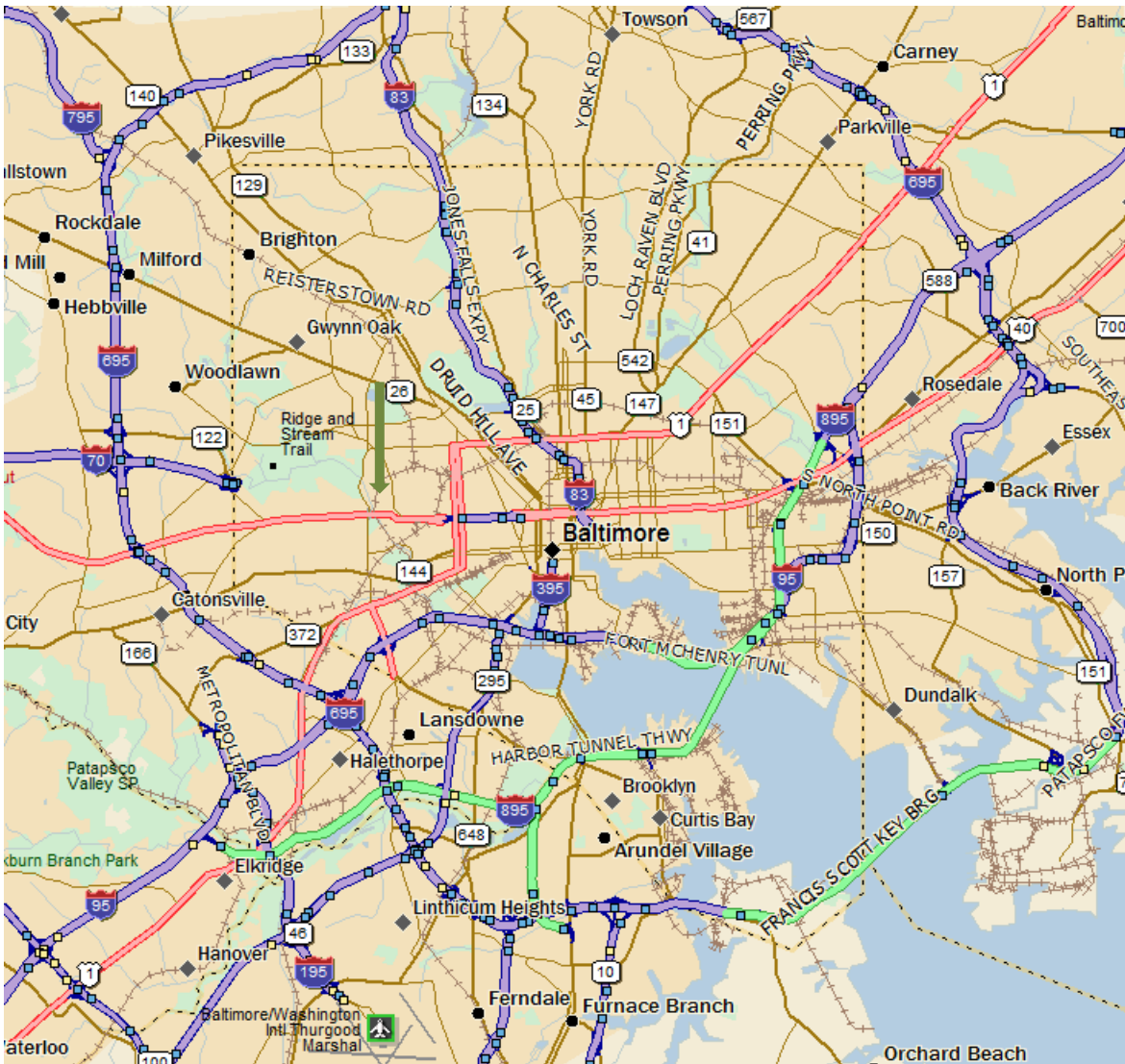
The Baltimore Metropolitan Area



⁸ Baltimore Sun, 12/22/21.

⁹ Citybizlist, 1/5/22.

Baltimore City Map



The subject of this report is situated in West Baltimore City, which is near the center of the Baltimore metro's 6 political jurisdictions. Within that metro area, Howard County¹⁰ is currently among the most affluent counties of the country, and home to the Johns Hopkins University Applied Physics Lab, a high concentration of high-quality business parks, and James Rouse's planned community of Columbia, now matured into a significant employment and population center with a lakefront downtown proud of its increasing urban vibe. The 7 wealthiest zip codes in the Greater Baltimore Metro area are within Howard County, as measured by median household income—Highland, Glenelg, Clarksville, Glenwood, Fulton, Cooksville, and Dayton, according to *Baltimore Business Journal's* December 2020 "Book of Lists."

Baltimore City, with affluent neighborhoods clustered around its waterfront communities and

¹⁰ Howard County had one of the State's fastest population growth rates [1%] according to March 2020 Census Data, measuring 1 July 2019 from the year prior. Over the same period, Baltimore County's population decreased by 0.1%. *Sun*, 3/26/20.

along both sides of its north-south Charles Street axis, suffers from vast stretches of urban blight, unemployment, drug addiction, violent crime, many under-achieving public schools and the highest real estate tax rate burden in Maryland, not to mention troubling under-funding for infrastructure investment.¹¹ The City is the demographic under-achiever of the metro area. Life-science bio-park expansions are occurring just north of Johns Hopkins Hospital [which, with its university, is by far the largest private employer in the City] and just west of the graduate campus of the University of MD. Office headquarter concentrations downtown have dwindled, but several apartment conversions of low-occupancy office buildings and some new apartment construction over the last 7 years have offset, to some degree, the near-chronic slackness of office demand. The COVID-19 pandemic poses a potent new threat to office occupancies, as so many office workers have been working “remotely” for weeks and companies start to weigh the value of costly rented space, which has remained unused during the lockdown. Apartment occupancies throughout the Central Business District, buffeted by an impressive surge in new supply is also showing weakening occupancies, and rental rates are weakening as concessions grow. In December 2020, newly sworn-in Mayor Brandon Scott ordered all outdoor and indoor dining in the City shut down; only carry out, drive-through and delivery service will be allowed until further notice. Mayor Brandon Scott announced in March 2021, that the City would allow indoor dining at 50% of capacity an outdoor dining at 75%. Houses of worship, retail, indoor and outdoor recreation, gyms and casinos will be allowed 50% capacity. The Baltimore Business Journal reported 8/20/2021 that the City’s business core has been beset by a vacancy rate of 24% during the COVID-19 pause with close to 7000 jobs disappearing, according to the Downtown Partnership.

The City’s Mayor resigned in late 2019, convicted of money laundering and improper fund raising. Violent crime continues to haunt the City, which suffers more than 300 homicides a year since 2015. According to March 2020 census data, its population shrunk 1.5% from July 2018 to 593,490 in July 2019; its population peaked in 1950 at nearly 950,000.¹² Crime during the pandemic has increased. In late April 2022, the Senator of the MD State Senate said, Md Senate President Bill Ferguson said, “There is no city in America, not a single one, that has a thriving uptown but a struggling downtown.” More than \$166 mil in state funding will go toward a comprehensive and ambitious effort to revitalize the downtown and the Inner Harbor.¹³

The Maryland Port Administration purchased 356 acres near Seagirt Marine Terminal for \$55 million in May 2017, the first expansion of the port in 30 years. More capacity has been coming on line at Tradepoint Atlantic¹⁴, the former Sparrow Point steel mill of Bethlehem

¹¹ On 1/10/19, the *Sun* reported that water rates in the City, already double what they were 9 years ago, will increase more than 9% each year for the next 3 years. Public Works Director Rudy Chow said, “The price is going to be only greater; it won’t be diminished.”

¹² *Sun*, 27 March 2020.

¹³ *Sun*, 29 April 2022.

¹⁴ “McCormick & Co, a global leader in flavor, announced the selection of Tradepoint Atlantic Industrial Park for its future 1.8 mil sf Northeast Distribution Center, to meet growing demand in the Americas region. A completion of construction and commencement of the lease could begin by 2nd half of 2022. The company will join Amazon, Under Armour, & Perdue, among others, at TA,” summarized from Citybizlist, 10/30/20. The 3100 ac Tradepoint Atlantic has snagged a \$10 mil federal grant to expand & upgrade its rail and port operations, Baltimore Business Journal, 10/23/20. In December 2020, Tradepoint Atlantic will build a 120,000sf lab, warehouse and administrative space for INEOS pigments. Aaron Tomarchio, Sr VP of

Steel.¹⁵ The giant cranes and deep berth at Seagirt Marine Terminal has made the Port one of four on the East Coast that can handle the new massive vessels¹⁶, in anticipation of greatly increased container storage to accommodate growth through 2030, if only the State and CSX follow through on their latest effort to commit all the funding needed for the double stacking of containers through the Howard Street tunnel, a project that has been on-again / off-again for many years. In late September 2020¹⁷ the Dept. of Transportation Maryland Port Administration (MDOT MPA) will receive \$10 million in federal funds to protect the Port's Dundalk Marine Terminal against severe weather events, future sea level rise, and potential climate change impacts. With the September 2021 completion of a second 50' berth, the Port of Baltimore is also celebrating the arrival of 4 new super cranes, each of which can lift 187,500 pounds of cargo and can handle ships that are up to 23 container lengths wide. The new cranes will be operational by the beginning of 2022. The BBJ reported [9/20/21] that the Port Administration, in partnership with CSS Corp and a federal grant, plans to increase the height of the Howard Street tunnel to allow for double stacking of containers on trains traveling to and from the Port, a \$466 mil project that "will break ground this fall."

Baltimore County surrounds the City and enjoys the benefits of a better public school system, much lower real estate tax rate, higher incomes and more shopping concentrations. It lags behind the other counties in the metro, however, in household income and net worth. The ongoing re-development and conversion of the former Bethlehem Steel mill in Sparrows Point, into a logistics/warehousing hub, has boosted local employment and Port business. In February 2022, German auto maker BMW has launched a new 75,000sf vehicle distribution center at Tradepoint Atlantic on 35 acres, relocating from the State-owned Dundalk Marine Terminal, with a long-term lease. Tradepoint has built 8,000,000 ft.² of warehouse and industrial uses and plans to double in size. More than 20 companies, such as Home Depot, FedEx, Amazon and Under Armour operate distribution facilities there.¹⁸

Anne Arundel, with its low-fare BWI international airport¹⁹ and Dept. of Defense-related, Fort Meade / NSA and MD Live Casino employment growth at its north end, is also anchored by historic Annapolis [home to the Naval Academy, and popular recreation sailing] at its middle, with a more rural character towards its south end. COVID 19 has wreaked havoc on its budget: the 2 Oct 20 *Baltimore Business Journal* reported that passenger traffic at BWI has fallen 56% this year-to-date, and that the MD Aviation Administration is cutting \$18 million from its operating budget while delaying \$522 million of capital improvements.

Tradepoint has said that the COVID-19 hasn't prevented its development goal of creating 11,000 permanent jobs at full build out; so far it has created 1000 jobs.

¹⁵ Volkswagen Group of America opened July 21, 2020 at the Tradepoint Atlantic terminal. The port, which will serve roughly 302 dealers in the mid-Atlantic region, marks a \$150 million investment in the Baltimore-area and the creation of about 100 new jobs. The 20-year lease covers 115 acres.

¹⁶ The Evergreen Triton, 3 times as tall as the World Trade Center downtown, carrying 14,000+ 20' long containers, arrived at Seagirt Terminal May 24th; Baltimore is one of the few East Coast ports that can handle the super-sized ships coming thru the widened Panama Canal. "This is just the beginning for us," said Jim White, exec dir of the Port Administration. *Baltimore Business Journal*, 5/31/19.

¹⁷ Citybizlist, 9/22/20.

¹⁸ Sun, 2/8/2022.

¹⁹ BWI grew passenger traffic by 29% to 27.1 million in 2018, the 4th straight record year, due to a boom in new international carriers and low-fare domestic airlines, *Baltimore Business Journal*, 3/1/19.

Harford County, in the northeast corner of the Baltimore metro area has been aided by BRAC defense-related development in and around Aberdeen, but BRAC-related growth is much less than had been forecast. Harford County is now enjoying an increase in large warehouse construction along the Interstate-95 corridor. Carroll County, west of Baltimore County, is the metro's most rural county with the highest homeownership ratio and the lowest vacant housing percentage.

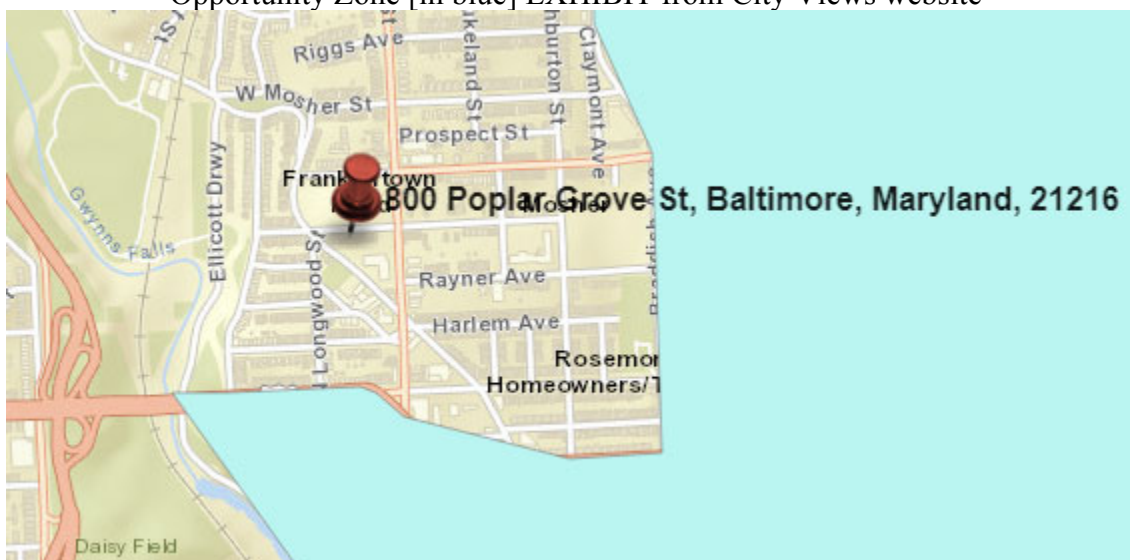
The chart below shows much more particularly how Baltimore City compares with its peer group within the Baltimore metro. Howard County leads the metro area, based [see boldfaced statistics below], and Baltimore City is the definite below-par achiever [in red]. Baltimore City's real estate tax burden is twice that of any other jurisdiction in its metro. Much of the increase over last calendar year's incomes and net worths is likely due to the rising inflation occurring from July 2021 over the following 11 months.

2022 Demographic Profile Comparisons - Baltimore Metro						
Esri Demographics	Baltimore City	Baltimore County	Anne Arundel	Howard	Carroll	Harford
Population, 2022	576,870	859,486	597,497	340,295	173,334	236,499
Growth Forecast yrs. '22-'27	-0.49%	0.00%	0.34%	0.54%	0.11%	0.28%
2022 Daytime Pop: Workers	358,682	384,761	311,539	178,424	68,428	114,894
Ratio of '21 workers to '21 Pop.	62%	45%	52%	52%	39%	49%
Owner occupied housing	41.1%	62.7%	70.3%	71.4%	79.4%	75.2%
Vacant housing	14.9%	6.0%	6.0%	3.6%	4.7%	5.3%
Median Household income	\$53,737	\$82,726	\$108,672	\$132,483	\$107,238	\$100,519
Median Home Value	\$231,013	\$326,119	\$414,197	\$537,885	\$372,082	\$357,469
Average Household income	\$90,298	\$119,320	\$151,875	\$188,745	\$137,703	\$132,379
Biggest age group	25 to 34	25 to 34	35 - 44	45 to 54	55 to 64	55 to 64
%age in that age group	17.3%	13.6%	13.9%	14.4%	15.0%	14.2%
Civilian Employed	94.1%	95.8%	95.9%	96.5%	97.0%	95.4%
%age White Collar	63.5%	68.0%	70.7%	80.4%	67.0%	69.4%
Median Net Worth	\$49,474	\$201,054	\$372,588	\$540,522	\$429,919	\$333,071
Average Net Worth	\$503,668	\$1,349,417	\$1,969,280	\$2,607,458	\$1,920,528	\$1,741,257
2020 Wealth Index	69	127	175	225	165	154
Sources: 2010 US Census and Federal Reserve Board; ESRI forecasts for 2021 & 2026						
Best of the sampling -	Shown in boldface		Website: Esri Bao			
Worst of the sampling -	Shown in italics		Compiled by: G. Gilbert, Jr., MAI			

Some of these same demographic indicators have been used within relevant radii of the 800 Poplar Grove St. and the comparables used in this appraisal, 1st in the Ranking exhibit, and then in the Adjustment Grid to guide location adjustments. The exhibit "Comparative Demographic Profiles" reveals telling differences and similarities. The Excel spreadsheet ties directly into the location rankings for the subject and every comparable sale used in the report, giving objective basis and guidance to the appraiser's judgment.

The subject is not found within one of the few Opportunity Zones; it is about 4 blocks west of one. Comparables that are within an Opportunity Zone will have their prices adjusted downward. The Opportunity Zone legislation allows businesses that relocate to or expand in an Opportunity Zone to receive a 10-year tax credit, have their state property taxes exempted and waive any business filing or reporting fees. Companies are eligible for \$6 million in total tax credits for creating jobs. The EARN workforce development grant program, up to \$3 million into a new job-training program called Opportunity Works, offers grants to businesses that locate themselves in the zones and train locals, with a focus on the life sciences and cybersecurity sectors. The bill also includes \$3.5 million in a Strategic Demolition for razing derelict buildings in Opportunity Zones and other funding for tech development and rental housing. Opportunity Zones allow anyone who uses profits from another investment to invest in real estate or businesses in the designated zones to defer and reduce their capital gains tax—and any profits from the opportunity zone investment will be tax free as long as it is held for 10 years. Investors can defer taxes on prior profits as late as 2026, with a reduction of up to 15% on the tax bill. There's no limit on how much can be invested or how much taxes can be avoided.

Opportunity Zone [in blue] EXHIBIT from City Views website



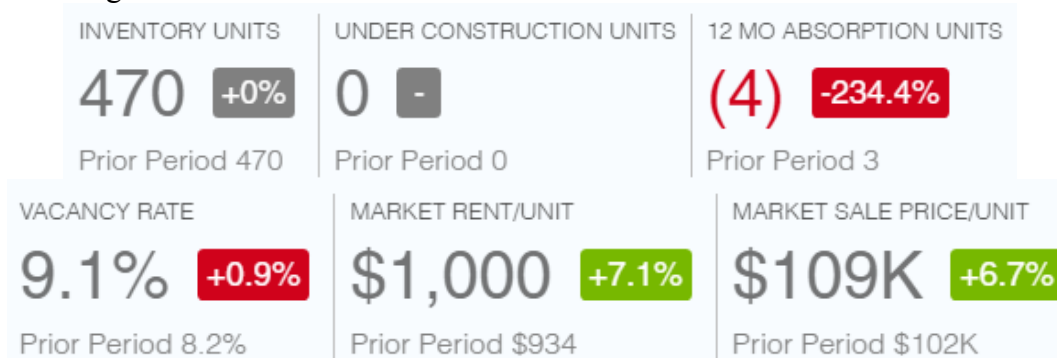
The CoStar database provides this summary of the multi-family projects [excluding small apartments projects with less than 20 units] within 15 minute walking distance of the subject, on a date within a week from the inspection date:

INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS
476 +0%	0 -	2 +362.4%
Prior Period 476	Prior Period 0	Prior Period 0



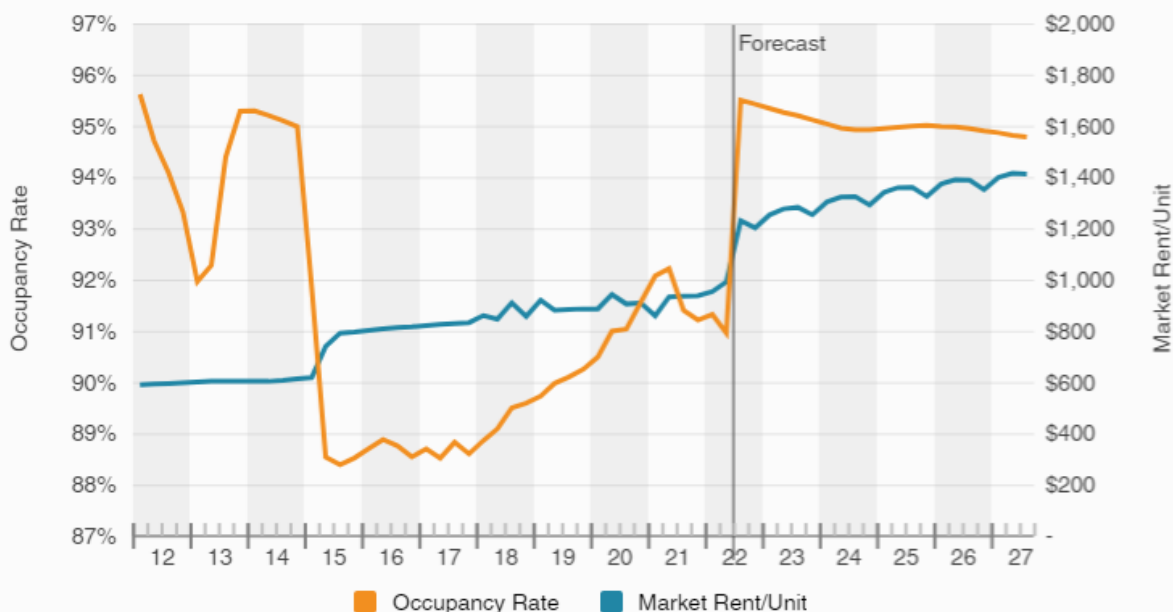
The “market sales price per unit” is the lease reliable of these benchmarks; in lieu of actual sales within this small or other tightly-defined submarkets, CoStar uses algorithms, which reduce the reliability of result.

The following for the submarket statistics were taken as of 17 October 2022:



Apartments were selected for analysis because of the subject’s R-6 zoning. The following graph provides some tangible evidence for the “market conditions” adjustment on the Land Sales Adjustment Grid:

Occupancy & Market Rent Per Unit



Since the date of the latest comparable land sale, apartment occupancies in this submarket have been rising, to a high of 92.2% until 2021 Q2; after which the occupancy low point reached 91%. Average market rents [defined as asking rent less concessions] have been slightly

increasing, but at a rate below the national CPI.

GA&A's news service [baltorenews.com] provides summaries of local media real estate news articles which have at least some bearing on the subject's locational dynamic. Of note are:

Tuesday, August 16, 2022

RE News, portions of 21216, 29, 23

Record Date	Source	City	County	Zip Codes
11/26/2021	BBJ	Union Square	City of Baltimore	21223
Lifebridge Health and its affiliated West Baltimore Renaissance foundation last month began development of The Factory, a \$12 mil project that will install a 33,000sf community based nonprofit resource and job training center in a former gelato factory, in the 1400 block of W Baltimore St. Across the street, Winnie Madikizela Mandela is about to break ground on an 8000sf development of 12 low income apartments that will rent for about \$800 a month and offer woman-headed households affordable and safe dwellings. She bought the dilapidated 1401 and 1403 W Baltimore St buildings in June for \$25,000 and will raze them early next year. An African-themed café and a maker space for teenagers will take the street level space of the new 5 sty bldg.				
2/24/2021	citybizlist	NW Baltimore	City of Baltimore	21216
Harbor Stone Advisors [Justin Verner & Brooks Healy] has brokered the sale of Gwynns Falls Gardens [34 apartments in Northwest Baltimore, to a New York buyer. The asset consists of (8) 1 Br-1 Ba, (23) 2 Br-1 Ba, (1) 2 Br-2 Ba, and (2) 3 Br-1 Ba apartments. Typical units feature vinyl tile kitchen and bathroom floors, updated wooden cabinets, carpet in living areas and bedrooms, and replacement windows, balconies, onsite parking. Verner noted, "The Buyer will seek to update renovated units and stabilize occupancy and collections via management repositioning." The Mt Holly neighborhood is a quiet, tree-lined neighborhood of predominantly single family homes.				
1/25/2021	BBJ	Walbrook	City of Baltimore	21216
Chicago Trend (Lyneir Richardson, CEO) Plans to buy the Walbrook Junction Shopping Center at 3421 Clifton Ave for \$6.2 mil, and will set up a crowdfunding effort to allow Community investors to own up to 49% of the 40 year old, 47,070sf center, anchored by Rite Aid, Save-a-Lot, Rent-a-Center and Papa John's; it is 95% leased and is deemed Amazon-proof because of its proximity to Coppin State University, a \$20 mil redevelopment of the former Walbrook Mill and lumber Company site into an affordable housing and retail hub, and a new community center opening in the former Hebrew orphans asylum.				
12/16/2020	citybizlist	Walbrook	City of Baltimore	21216
Harbor Stone Advisors brokered the sale of Addison Place Apartments, 36 units at 2111 Garrison Blvd, Mt Holly neighborhood. . Across the street is Walbrook Junction Shopping Center. The midrise was constructed in 1930, and has (1) Studio, (6) 1 Br-1 Ba, (8) 2 Br-1 Ba, and (21) 2 Br-1 Ba- Den. Some units contain balconies, there is plentiful off-street parking. Verner noted, "NW Baltimore continues to see robust investment sales activity in multifamily. The purchaser plans to execute on a value-add strategy while maintaining the natural occurring affordable housing."				
9/23/2020	BBJ	Walbrook	City of Baltimore	21216
Pax Edwards of Bel Air and Osprey Property are partnering with the Coppin Heights Community Development Corp to overhaul Rosemont Gardens, to be renamed Midtown at Coppin Heights and Gwynn Crest Apartments just off of Hilton Parkway, to be rebranded as Parkway Overlook. The former, along Winchester St will be reduced from 228 to 199 units, to make way for a new leasing office, fitness center and				

community room as well as larger 3 and 4 bedroom apartments in a project cost totaling \$41.8 mil. Gwynn Crest, a C-shaped complex will be reduced from 198 to 180 units, with demolition taking place to add new units and a community center on the property bordering Leakin Park; this project will cost \$39.6 mil. James Riggs of Osprey said the partnership plans to use twinned tiers — 4% and 9% — of state Low Income Housing Tax Credits. About half the funding for each project will come from LIHTC equity, with the rest funded by a mix of private debt, developer equity, the city's HOME program and state rental housing and rental housing Works programs.

2/29/2020 Sun Walbrook City of Baltimore 21216

After 16 years and \$17 mil of restoration, the former Hebrew Orphan Asylum, built in 1875, is now opening on Rayner Ave, and will serve as an opioid treatment center and a hub of community healthcare programs. Other projects in the Coppin Heights neighborhood include Walbrook Mill (row house renovations on 3 blocks of W. North Ave.) and the Rosemont and Gwynn Crest Apartments.

2/24/2020 Sun Walbrook City of Baltimore 21216

James Riggs of Osprey Property Co has nearly completed a \$21 mil mixture of affordable and market rate apartments, 65 units, in the 2600 blk of W. North Ave., adjacent to Coppin State Univ. A new BB&T Bank branch is open at Braddish and North Ave, the 1st commercial tenants in his project, and a food hall to be anchored by Connie's Chicken and Waffles is nearly complete and the 1st residential tenants will arrive in a few weeks. Riggs: "The food hall is what makes this project transformative. Walbrook Mill will be more than just where people live, but a place to come to have a meal and maybe listen to some music. Dan Ellis, of neighborhood housing services says, "There are 65 vacant properties in the 3 blks west of Walbrook Mill. Our biggest challenge is assembling those row houses from their owners. Another \$15 mil will fix them." Osprey acquired the 5 acres for the project in 2018-- a small industrial campus where Walbrook Mill & Lumber made custom windows and doors. While the apartments facing North Ave went up in 2019, several of the old mill and warehouse structures At the rear of the hilly property were maintained. There are no plans at present for their conversion. Riggs is actively seeking users and developers for the buildings. Sitting alongside the old Western Md rail tracks is a rustic 2-story stone and brick structure that served the mail; Riggs said it would be an ideal spot for creative uses.

2/22/2020 BBJ General Info City of Baltimore 21213, 21229, 21211, 21215, 21207, 21209

The City's Dept of HCD is calling for expressions of interest in re-developing surplus public schools: Lake Clifton High, 2801 St Lo Dr, Clifton Park; Sarah Roach Elem, 3434 Old Frederick Rd [Saint Joseph's]; Dr MLK Jr Elem, 3750 Greenspring Dr, Park Circle' Grove Park Elem, 5545 Kennison Ave, Grove Park; Dr Raymond Browne Elem, 1000 N Montford Ave, Biddle St; & Dr Roland Patterson Sr Academy, 4701 Greenspring Ave, Coldspring.

1/15/2020 Sun Edmondson Village City of Baltimore 21229

The City's fire department has not yet been able to determine the cause of the November fire that damaged 10 businesses in the Edmondson Village shopping center. Four of the 10 have requested to be relocated within the shopping center. The owner of the center, Ira Miller, could not be reached for comment.

Location Pictures, taken 17 August 2022



Rowhouses across from main entry to school—2927-43 W. Lanvale



2901-19 W Lanvale, of which 2 are boarded up



Corner of 800 blk Poplar Grove & Lanvale; closed Chinese carry-out



800 blk E/s Poplar Grove



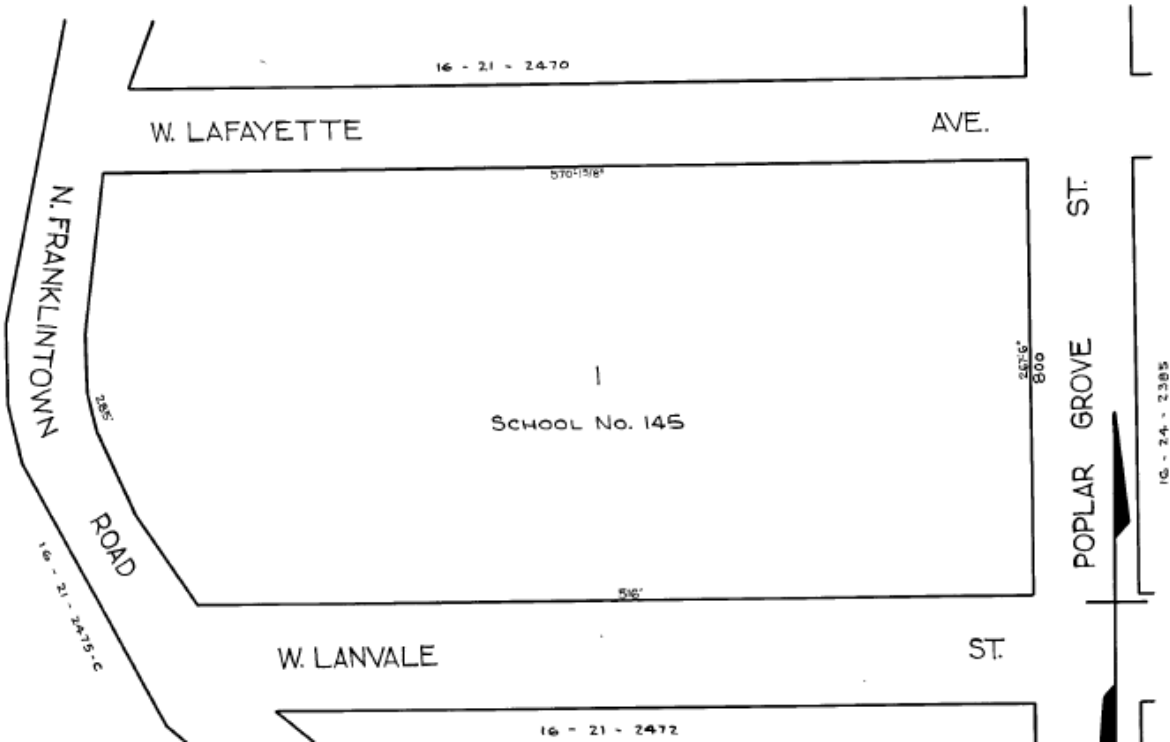
Apartment highrise, 1 block south of subject block

ASSET

Site Description

Size, shape, frontages: 3.99 acres according to Request for Proposals and the October 31, 2016 Facility Condition Assessment prepared by EMG [3.48 acres according to SDAT], roughly rectangular, frontages of 570.1' on W/ Lafayette Avenue, 516' on W. Lanvale Street, 267.5' on Poplar Grove, and a curving 285' along N. Franklinton Road.²⁰ Some lawn, unfenced, and some fenced lawn and improved playground provides outdoor area for the neighbors as well as enclosed outdoor playground space. The block plat follows:

²⁰ If the parcel was a trapezoid, without a bulging out curve, the area would be $267.5' \times [(570.1+526)/2] = 145,266\text{sf}$ or 3.33 acres



Overhead Site View, from EMG Assessment Report of 2016



Access: Two-way streets on all sides; fairly light traffic volume.

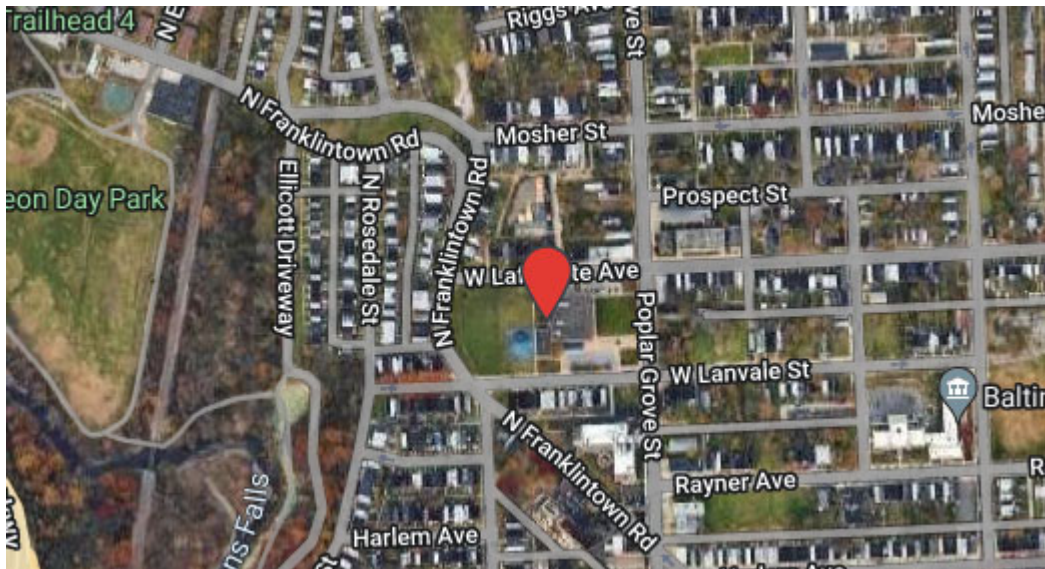
Topography: A fair percentage of lawn area characterized by rolling topo; the remainder is generally level.

Utilities: Public water and sewer, stormwater management; private utility-provided electricity, gas, telephone and cable. Following are excerpts from an October 31, 2016 Facility Condition Assessment prepared by EMG for the city public school system, based on an Oct. 4, 2016 inspection.

Site Utilities		
Utility	Supplier	Condition And Adequacy
Sanitary sewer	City of Baltimore	Good
Storm sewer	City of Baltimore	Good
Domestic water	City of Baltimore	Fair
Electric service	Baltimore Gas and Electric (BGE)	Good
Natural gas service	Baltimore Gas and Electric (BGE) and Constellation	Good

Easements, above ground: None noted; underground utility and drainage easements, if any, are assumed to be helpful to the property and non-intrusive.

Wetlands, Flood Plain, Critical Areas: None noted. See flood plain map 2400870016F below:



Flood Zone Determination OUT

Parking: ± 29 on-site parking spaces; the tar and chip paving is fair condition, with some cracking noted. Wide concrete entrance driveway apron.

The data below is copied from the October 31, 2016 Facility Condition Assessment prepared by EMG. None of the 3 gentlemen who provided me access to the interior of the building had

much experience with the building's past maintenance, and most of the important questions were not answered.

Paving And Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Concrete	2012	Fair
Parking Lot	Asphalt	2012	Fair
Drive Aisles	Asphalt	2012	Fair
Service Aisles	Concrete	2012	Fair
Sidewalks	Concrete	1998	Fair
Curbs	Concrete	1998	Fair
Site Stairs	None	--	--
Pedestrian Ramps	Cast-in-place concrete	1998	Fair

The asphalt pavement exhibits isolated areas of deterioration, such as transverse cracking at the south parking lot. The parking lot has not undergone any repair work in recent years. Seal coating and striping is recommended early in the reserve term. Based on the observed condition of the parking lots a complete mill and overlay is recommended during the reserve term.

Site And Building Lighting				
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			Fair	
Building Lighting	None	Wall Mounted	Recessed Soffit	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		Fair		

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Play area	Fair

Off-Site Improvements: Concrete curb and sidewalks, street-lighting; capacity of storm-water management not provided by client and assumed to be adequate.

Site Improvements: High chain link fencing around school and an improved playground; some grassy areas, outside of fencing.

Hazardous Materials or Conditions: None observed; the appraiser has no professional credentials²¹ to detect HAZMAT, adverse subsoil conditions or defective structural conditions. GA&A has not been asked nor authorized to review any such professional studies which could be part of buyer's due diligence. We assume no hazardous substances on site or within the building, and saw no obvious signs of any hazardous materials.

Other: I did not notice any nuisance characteristics on-site or within the immediate vicinity of 800 Poplar Grove St.

Ordinary Assumptions: Having no authoritative studies or visible evidence to the contrary, GA&A assumes that the soils, public utilities including drainage capacity of the site are in no way inadequate for highest and best uses of the site.

Site Pictures, 8/17/22



Main Entry off Poplar Grove; the camera is pointed southward

²¹ "Special Issues in Land Valuation," by G. S. DeWeese, MAI, *The Appraisal Journal*, Winter 2022, covers this topic briefly, pgs. 64-66, examining the impact of HAZMAT on value from 3 effects: Cost, Risk, and Use.



One of a couple grassy areas along the public road-frontage



Fenced-in playground



Large lawn area, unfenced, along Franklinton Rd frontage

Description of Improvements

The ± 3.99 acre [SDAT reports 3.48 acres] site for 800 Poplar Grove Street is improved by a public elementary school building. Closed circa 2016, with a gross area above grade estimated at 53,304sf [compared to the 54,940sf found in SDAT], built in 1981 according the Assessment Department, in fairly good condition considering the last ± 6 years of vacancy; note, however, the several “fair” ratings in the following excerpts taken from an October 31, 2016 Facility Condition Assessment prepared by EMG for the city public school system, based on an Oct. 4, 2016 inspection; comments by the appraiser in August 2022, are in *italics*. None of the City employees who accompanied me on the inspection tour could answer questions with authority on the current condition of roof, mechanical systems, etc.

Property Type:	School
Site Area:	3.99 acres
Building Area:	53,304 SF
Number of Buildings:	One
Number of Stories:	Three
Parking Type and Number of Spaces:	29 spaces in open lots.
Building Construction:	Steel frame with concrete-topped metal decks and load bearing walls
Roof Construction:	Flat roofs with built-up membrane.
Exterior Finishes:	Brick Veneer
Heating, Ventilation & Air Conditioning:	Central system with boilers, chillers, air handlers, and hydronic radiators. Supplemental components: ductless split-systems and roof mounted condensers
Fire and Life/Safety:	Fire sprinklers, hydrants, smoke detectors, alarms, strobes, extinguishers, pull stations, alarm panel, and exit signs.

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Fair	Plumbing	Fair
Roof	Fair	Electrical	Fair
Vertical Envelope	Fair	Elevators	Fair
Interiors	Fair	Fire	Fair

The following bullet points highlight the most significant short term and modernization recommendations:

- Replace asphalt play areas
- Replace elevator
- Emergency generator

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in fair overall condition.

FCI Condition Rating	Definition	Percentage Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

There are no visual indications of the presence of mold growth, conditions conducive to mold growth, or evidence of moisture in representative readily accessible areas of the property. The following study is recommended.

▪ CMU walls at the interior stairs have experienced significant vertical cracking. Many cracks have been sealed. However, many cracks in the masonry are still present. The cracking in the CMU masonry does not appear to be compromising the structural integrity of the walls. The masonry cracking should be monitored for any changes in magnitude or direction. The problem is likely caused by building movement and the lack of expansion joints. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. The estimated cost for any possible subsequent repairs is included.

According to property management personnel, the property has not had a capital improvement expenditure program over the past three years. *[As of August 2022, then, that would presumably be 9 years.]* The property appears to have been well maintained since it was first occupied and is in fair overall condition. There are no visual indications of the presence of mold growth, conditions conducive to mold growth, or evidence of moisture in representative readily accessible areas of the property.

The facility does not appear to be accessible²² with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

²² The writer probably meant “compliant.”

Parking

- Adequate number of designated parking stalls and signage for cars are not provided. One accessible parking stall should be added to the south parking lot.
- Adequate number of designated parking stalls and signage for vans are not provided. One van accessible parking stall should be added to the south parking lot.

Restrooms

- Student and staff restrooms do not have accessible water closets. Install grab bars in accessible stalls at 36" above the floor. Provide adequate clearance at the water closet partitions.
- A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Building Foundation		
Item	Description	Condition
Foundation	Concrete spread footings	Good
Basement and Crawl Space	None	--

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Steel frame and load bearing CMU walls	Fair
Ground Floor	Concrete slab	Good
Upper Floor Framing	Steel beams	Good
Upper Floor Decking	Concrete, cast-in-place	Good
Roof Framing	Open-web steel joists	Good
Roof Decking	Metal decking with concrete topping	Good

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.
- CMU walls at the interior stairs have experienced significant vertical cracking. Many cracks have been sealed. However, many cracks in the masonry are still present. The cracking in the CMU masonry does not appear to be compromising the structural integrity of the walls. The masonry cracking should be monitored for any changes in magnitude or direction. The problem is likely caused by building movement and the lack of expansion joints. EMG recommends a structural follow up study be performed in order to determine the exact cause.

Primary Roof			
Type / Geometry	Flat	Finish	Built-up membrane
Maintenance	Outside Contractor	Roof Age	10 Years
Flashing	Sheet metal	Warranties	unknown
Parapet Copings	Parapet with sheet metal coping	Roof Drains	Internal drains
Fascia	None	Insulation	Rigid Board
Soffits	Concealed Soffits	Skylights	No
Attics	None	Ponding	No
Ventilation Source-1	Power Vents	Leaks Observed	No
Ventilation Source-2	NA	Roof Condition	Fair

- The roof finishes were reportedly replaced in 2006. Information regarding roof warranties or bonds was not available. The roofs are maintained by an outside contractor.
 - The roof was observed to be in fair overall condition. The roof membrane appears to have been patched significantly in two areas. Based on the age and observed condition, replacement will be required during the reserve term.
 - According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- We saw at least 2 signs of roof leaks on the 3rd floor, on 8/17/22.*

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Brick veneer	Fair
Secondary Finish	None	--
Accented with	None	--
Soffits	Concealed	Good

Building Exterior And Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	None	NA	NA	None	--
Building Interior Stairs	Steel framed with pan-filled concrete	Closed	Metal	Metal	Fair

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Steel framed, operable	Double glaze	Entire building	<input type="checkbox"/>	Fair
Steel framed, fixed	Double glaze	Stairs	<input type="checkbox"/>	Fair

During our inspection, what windows we noted were single glazed.

Building Doors		
Main Entrance Doors	Door Type	Condition
	Metal, insulated	Fair
Secondary Entrance Doors	Metal, insulated	Fair
Service Doors	Metal, insulated	Fair
Overhead Doors	None	--

Building Central Heating System	
Primary Heating System Type	Hot water boilers
Quantity and Capacity of Major Components	Two boilers at 2,100 MBH each /
Total Heating Capacity	4,200 MBH
Heating Fuel	Natural gas
Location of Major Equipment	Mechanical rooms
Space Served by System	Entire building
Age Ranges	All units dated 1982
Boiler Condition	Fair
Heat Exchanger Condition	--

Building Central Cooling System	
Primary Cooling System Type	Water-cooled chillers, reciprocal
Quantity and Capacity of Major Components	One chillers at 125 tons
Total Cooling Capacity	125 tons
Refrigerant	R-410A
Cooling Towers	None
Location of Major Equipment	Mechanical rooms
Space Served by System	Entire building
Age Ranges	Chiller dated 1989
Chiller Condition	Fair
Cooling Tower Condition	--

Distribution System	
HVAC Water Distribution System	Four-pipe
Heating Water Circulation Pump Size and Quantity	Four pumps at 5 HP each
Chilled Water Circulation Pump Size and Quantity	NA
Condenser Water Circulation Pump Size and Quantity	One pumps at 5 HP each
Pump Condition	Fair
Air Distribution System	Constant
Quantity and Capacity of Air Handlers	Four air handlers ranging from 8,000 to 100,000 CFM each
Location of Air Handlers	Mechanical rooms
Large Spaces the Larger Dedicated AHU's Serve	Gymnasium
Age of Air Handlers	All units dated 1982
Air Handler Condition	Fair
Terminal Units	Radiators and/or cabinet units
Quantity and Capacity of Terminal Units	quantity and capacity of hydronic radiators is difficult to determine without construction drawings
Location of Terminal Units	Along hallways
Spaces Served by Terminal Units	Hallways, stairs, and lobby
Terminal Unit Condition	Fair

Supplemental Components	
Supplemental Component #1	Ductless mini-split systems
Location / Space Served	Computer rooms
Condition	Good
Supplemental Component #2	Condensing units
Location / Space Served	Office
Condition	Fair
Supplemental Component #3	Split system heat pumps
Location / Space Served	Offices
Condition	Fair

Controls And Ventilation	
HVAC Control System	BAS, pneumatic controls
HVAC Control System Condition	Fair
Building Ventilation	Central AHU, with fresh air intake
Ventilation System Condition	Fair

- Approximately **80 percent of the HVAC equipment is original**. The HVAC equipment varies in age.
- The HVAC equipment appears to be functioning adequately overall. The maintenance staff was interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. *The appraiser notes, functioning adequately as of 2016; the weather on day of inspection was unseasonably mild, low 70s.*
- The air handlers are original to the 1982 construction and are reported to be functioning adequately. However, many of the fan motors are also original and as-needed replacements are anticipated. High-efficiency motor replacements are recommended.
- The air handler fan motors lack variable frequency drives (VFD's). As the motors are substantial in size, the overall system would benefit from the utilization of VFD's to reduce full-speed usage and improve efficiency. Installation of VFD's is highly recommended in tandem with high-efficiency motor replacements.
- The facility HVAC is controlled using an outdated pneumatic system supplied by an air compressor. For modernization, reliability, and increased control, full conversion to a web-based direct digital control (DDC) platform is highly recommended.

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair
Water Meter Location	Boiler room	

Domestic Water Heaters Or Boilers	
Components	Water Heaters
Fuel	Natural gas
Quantity and Input Capacity	Two units at 199,000 BTUH each
Storage Capacity	118 gallons
Boiler or Water Heater Condition	Good
Supplementary Storage Tanks?	No
Storage Tank Quantity and Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

• The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

Most uses other than elementary school use would likely trigger significant plumbing upgrades and some relocation of restrooms.

• The domestic booster pump appears to be original. The equipment was reported to function properly. Based on its age, the domestic booster pump will require replacement early in the reserve term.

Gas service is supplied from the gas main on the adjacent public street. The gas meters and regulators are located along the exterior walls of the buildings. The gas distribution piping within the building is malleable steel (black iron).

- The pressure and quantity of gas appear to be adequate.
- The gas meters and regulators appear to be functioning adequately and will require routine maintenance.
- Only limited observation of the gas distribution piping can be made due to hidden conditions.

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pad-mounted
Main Service Size	1,600 Amps	Volts	120/208 Volt, three-phase
Meter and Panel Location	Boiler room	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	Yes
Security / Surveillance System?	Yes	Building Intercom System?	Yes
Lighting Fixtures	T-8		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	Good		
Lighting Condition	Fair		

Building Emergency System			
Size	45 kW	Fuel	Natural gas
Generator / UPS Serves	Emergency lights, elevators, etc.	Tank Location	--
Testing Frequency	Weekly	Tank Type	None
Generator / UPS Condition	Fair		

- The electrical service and capacity appear to be adequate for the property's demands.
- The emergency generator is original. The generator was observed to be in fair overall condition. The equipment is nearing the end of its useful life. Replacement is recommended early in the reserve term.

Building Elevators			
Manufacturer	Otis	Machinery Location	Ground floor or basement adjacent to shaft
Safety Stops	Mechanical	Emergency Equipment	Yes
Cab Floor Finish	Rubber floor tiles	Cab Wall Finish	Plastic-laminated wood
Hydraulic Elevators	One car at 2,500 LB		
Overhead Traction Elevators	None		
Freight Elevators	None		
Machinery Condition	Fair		
Controls Condition	Fair		
Cab Finish Condition	Fair		
Other Conveyances	None		
Other Conveyance Condition	--		

6. FIRE PROTECTION AND SECURITY SYSTEMS

Item	Description					
Type	Wet pipe					
Fire Alarm System	Central Alarm Panel	<input checked="" type="checkbox"/>	Battery-Operated Smoke Detectors	<input type="checkbox"/>	Alarm Horns	<input checked="" type="checkbox"/>
	Annunciator Panels	<input checked="" type="checkbox"/>	Hard-Wired Smoke Detectors	<input checked="" type="checkbox"/>	Strobe Light Alarms	<input checked="" type="checkbox"/>
	Pull Stations	<input type="checkbox"/>	Emergency Battery-Pack Lighting	<input checked="" type="checkbox"/>	Illuminated EXIT Signs	<input checked="" type="checkbox"/>
Alarm System Condition	--					
Sprinkler System	None	<input type="checkbox"/>	Standpipes	<input type="checkbox"/>	Backflow Preventer	<input type="checkbox"/>
	Hose Cabinets	<input type="checkbox"/>	Fire Pumps	<input checked="" type="checkbox"/>	Siamese Connections	<input checked="" type="checkbox"/>
Suppression Condition	Fair					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	Room 109			2006		
Fire Extinguishers	Last Service Date			Servicing Current?		
	December 2015			Yes		
Hydrant Location	Public street adjacent to property					
Siamese Location	North elevation					
Special Systems	Kitchen Suppression System		<input checked="" type="checkbox"/>	Computer Room Suppression System		<input type="checkbox"/>

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Quarry tile	Kitchen	Good
Hardwood	Gymnasium	Good
Vinyl tile	Corridors, staff lounge, media center, classrooms, cafeteria, lobby, main lobby	Fair
Ceramic tile	Restrooms	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted CMU	Gymnasium, stairwell, mechanical rooms, corridors, classrooms, main office	Fair
Painted drywall	Classrooms and offices	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Suspended T-bar (Acoustic)	Lobby, classrooms, corridors, media center, main office, cafeteria, staff lounge	Fair
Painted drywall	Kitchen and restrooms	Good

Interior Doors		
Item	Type	Condition
Interior Doors	Solid core metal	Fair
Door Framing	Metal	Fair
Fire Doors	Yes	Fair

- It appears that the interior finishes have not been renovated within the last ten years. *[i.e., last 16 years as of mid 2022]*
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

Commercial Kitchen		
Appliance	Comment	Condition
Refrigerators	Walk-in	Fair
Freezers	Walk-in	Fair
Ranges	Gas	Fair
Ovens	Gas	Fair
Griddles / Grills	None	--
Fryers	None	--
Hood	Exhaust ducted to exterior	Fair
Dishwasher	None	--
Microwave	<input type="checkbox"/>	--
Ice Machines	<input type="checkbox"/>	--
Steam Tables	<input checked="" type="checkbox"/>	Good
Work Tables	<input checked="" type="checkbox"/>	Good
Shelving	<input checked="" type="checkbox"/>	Good

Pictures of 800 Poplar Grove St., former Alexander Hamilton Elementary School, taken 8/17/22



3 story elementary school, with 1 sty attached gym to the left



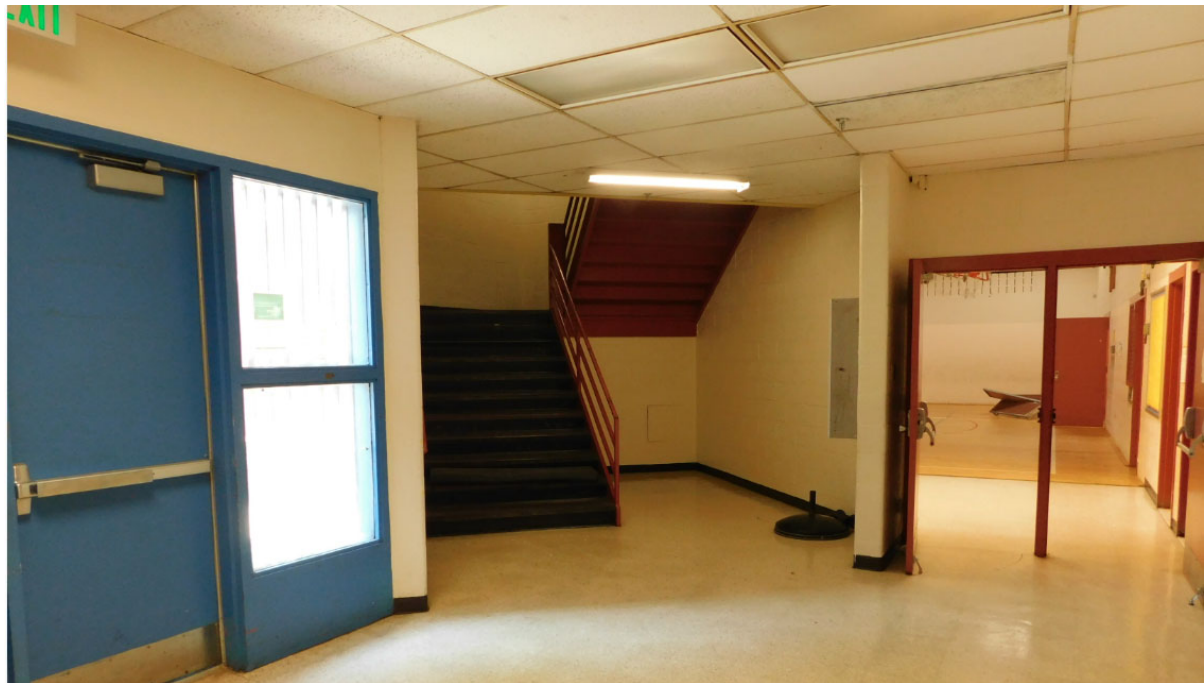
3 Story School, adjoining gym to left



1 sty gym, elementary school-sized in terms of footprint, ceiling height and capacity of restrooms and lack of spectator seating capacity



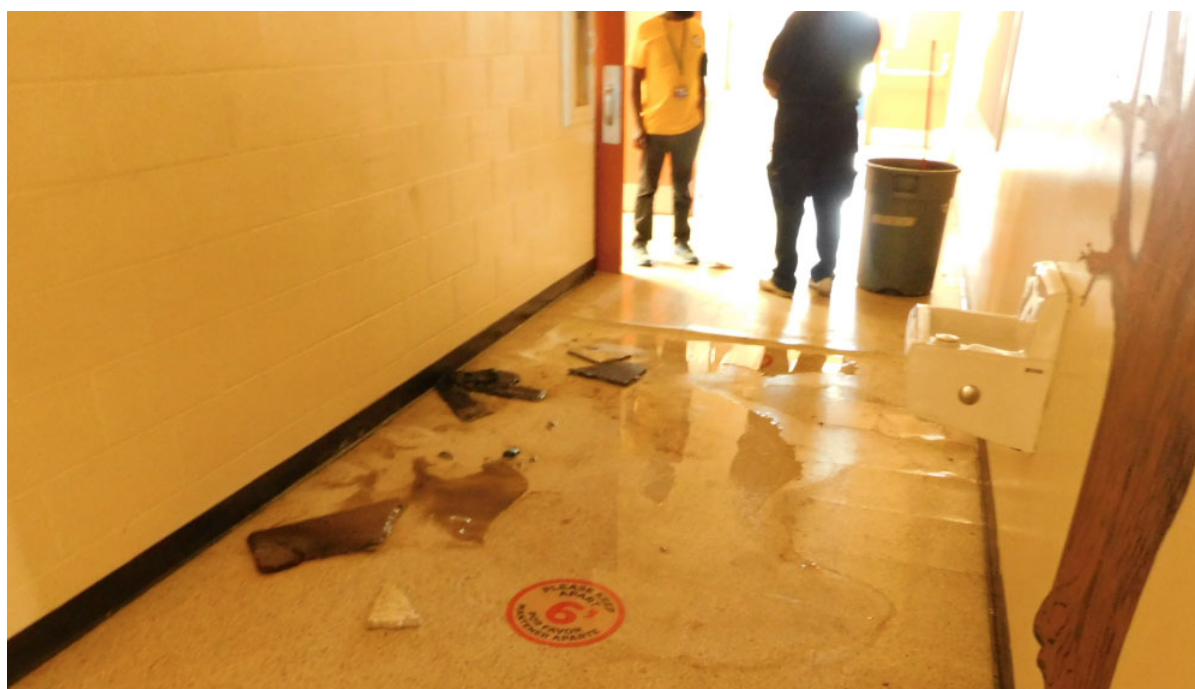
Gym; no provision for spectators; not a regulation basketball court in width or length.



School entry to left, interior access to gym to right



Large assembly room, with access to cafeteria; small stage to right; focus on stage, in picture below



1st floor hallway, with unexplained water puddles, underneath a ceiling sprinkler head



Large 1st floor classroom, with restroom



Medium-sized classroom, 1st fl



2nd fl Library & Media Room



2nd floor Boy's restroom



2nd fl large classroom



2nd fl medium-sized classroom



Label

2nd floor hallway with lockers



Medium sized classroom, 2nd fl



2nd fl “L”-shaped arts classroom with cabinetry and 2 large sinks



3rd fl large classroom



3rd fl regular sized classroom



3rd floor large classroom



3rd fl small classroom



One of at least 2 signs of roof leak, 3rd floor

ZONING & HIGHEST AND BEST USE

The ± 3.48 acres at 800 Poplar Grove Street are zoned R-6 [Garden Rowhouse Residential Zoning District] which is intended for primarily low density rowhouse neighborhoods that reflect a naturalistic environment typified by open and landscaped front yards of buildings that are set back and that contain stoops and porches oriented to those yards. The R-6 District is meant to accommodate single-family units in both detached and semidetached dwellings, rowhouse developments, and multi-family developments of a moderate density. Permitted R-6 uses include home occupations, adult or child day care, residential-care facility for 16 or fewer residents [Board of Zoning approval necessary for 17 or more], primary or secondary school, or place of worship. Other uses requiring public hearing and Board of Zoning Appeals approval include cultural facilities, community centers, lodge or social club, and neighborhood commercial establishments.

Maximum lot coverage for detached or semi-detached dwellings is 35%; for rowhouses and multi-family, 45%; and for all other uses, 40%. Minimum front yard requirement for detached, semi-detached, rowhouse, multi-family dwellings and all other uses is 20'. The minimum interior side yard is none for rowhouse, 10' for detached dwellings, 15' for semi-detached dwellings, multi-family dwellings, and all other uses.

The former Alexander Hamilton Elementary School use at 800 Poplar Grove was likely consistent with the nearby residents' demand for such a school prior to its construction; we do not have access to current demand/supply algorithms for public or private elementary schooling; there must have been a compelling public purpose to its closure 6+ years ago. The City's decision to consider it an "excess property," available for sale, is accepted as a reasonable one and based on a sufficiency of data not at our disposal—otherwise, we would be obliged to consider a Replacement Cost Approach Less Depreciation. Without a current and comprehensive study on public elementary school need [or special-needs school for younger children] for this particular community, establishing an effective demand at this location, we are only considering alternative uses for Highest and Best Use.

The most-often-cited definition for highest and best use is, "The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value."²³ "Four major market forces" impact H&B Use for 800 Poplar Grove Street; consider the 2022 demographic data at hand for the 10 minute walking distance from this location?

SOCIAL	Population characteristics: Ages 5 to 9 represent 7% of the population within a 10 minute walking distance; 6.7% within a 15 minute walk. The largest age group of 13% is within the 55 – 64 years old bracket. The 2022 median household income is quite low, as is the \$80,556 median home value; vacant housing units are reported to be 31.4% of all housing units.
ECONOMIC	Supply & demand: The 2022 Consumer Spending Index scores for all 12 categories [see below] are all well below-average.

²³ The Dictionary of Real Estate Appraisal, 5th edition, Appraisal Institute, Chicago, 2010, p. 93.

GOVERNMENTAL	Zoning, rent control, tax incentives: The R-6 zoning is fairly restrictive, but multi-family developments of a moderate density are permitted. The high cost of new apartment construction or conversion of the existing building to a significantly new use is a formidable hurdle, given the submarket's household incomes and consumer spending profile. The subject is a few block west of an Opportunity Zone.
ENVIRONMENTAL	HAZMAT, transportation links, desirability of immediate vicinity: We have no knowledge of HAZMAT, and the 2016 building assessment summarized herein did not include a full environmental evaluation. The immediate vicinity is dominated by an aging 2-story residential rowhouse stock and a nearby generic apartment highrise. There are a handful of vacant rowhouses within the subject's immediate vicinity.

For Baltimore City, mandatory "Green Building Standards" have applied since September 2010 for the following structures that have or will have a gross area of at least 10,000sf: 1] new buildings; 2] extensively modified non-residential buildings where the modifications alter more than 50% of the gross floor area; and 3] multi-family residential buildings taller than 3 stories with 5 or more dwelling units, or mixed use buildings taller than 3 stories with a residential component. The City Code now requires a Silver level rating in the appropriate LEED [Leadership in Energy and Environmental Design] as certified by the U.S Green Building Council or the City's checklist of Green standards, which is regarded as a more extensive version of the LEED checklist.

The subject building's size, exterior appearance and interior layout presents the appraiser with a challenging Highest and Best Use dilemma. Despite many of the areas in which the 2016 building assessment classifies the subject building as only "fair," and with several mechanical and roof issues, the building "shows" during casual inspection as clean and well-maintained, for the most part. But we accept the City's decision that the property is excess property, no longer needed for school use, or particularly elementary school use, for which it was designed.

The evidence from neighborhood analysis, comparative demographic study, consumer spending, and CoStar surveys suggest these conclusions about highest and best use for 800 Poplar Grove Street:

As if Unimproved Land:	As Currently Improved:
A] Subsidized housing suitable for the 10 or 15 minute walking distance demographic; B] public park / playground / greenspace / community gardens; C] Vocational training center and/or community center. Each of these uses would almost surely need to rely on governmental and/or philanthropic support.	A] Recertification as a lower-school [or special needs school], based on new findings of need, not known to GA&A; its gym and plumbing are not suitable for middle or upper schools; B] Vocational training center and/or community center.

We are at a loss to suggest purely-profit-generating uses such as market rate apartments or residential housing consistent with R-6 zoning, due to the below-par demographic analysis found in the ENVIRONS section of this report, and due to the very high cost of renovation and new construction. The lack of a reliable demolition estimate for the existing improvements is also regrettable.

Exposure time, according to 2021-2021 USPAP, is:

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Our research suggest estimated adequate exposure time of 12 months prior to 17 August 2022. Longer marketing times are not currently encouraged by the Appraisal Institute, especially for vacant structures due to increasing opportunities of roof leakage, continued deterioration of other building systems, vandalism, and the stigma of vacancy.

COST APPROACH / Land Valuation only

Due to the age, condition and functional/economic depreciation of the improvements, no replacement cost approach is developed, consistent with the Uniform Standards of Professional Appraisal Practice.

The 2-page “Adjustment Grid, Comparable Land Sales” exhibit outlines how the appraiser compares each of 5 comparable land sales to the subject. The first page sets out addresses, dates of sale, parcel sizes, zoning, prices, short description of property rights, and the following types of potential adjustments:

Differences in Property Rights. We found no evidence of onerous easements or deed restrictions,²⁴ so we made no adjustment for property rights transferred.

Favorable Financing. We found no evidence of favorable seller take-backs for any of the sales, and all the sales were settled transactions, so no adjustment was made to any of the sales for “Favorable seller financing, or if listing.”

Unusual Motivation. If any of the sales evinced unusual motivation, representing a discernible departure from the definition of market value (knowledgeable parties, neither under unusual duress, etc.), the appraiser may reflect how this unusual motivation may have impacted the pricing of the comparable here. We found no evidence of such unusual motivation with the data selected.

²⁴ I have not investigated title detail for any of the comparables, however.

Improvements Adding Value. If any of the comparable properties had improvements that were of value to the buyer or could have been of value to the typical buyer, the appraiser may deduct the reasonable value attributable to such improvements. My research into these sales did not reveal any such improvements adding value to the land, so no adjustment was made under “Subtract: Value attributed to existing improvements.”

Demolition Costs. We found no evidence of pre-existing improvements which the buyer of any of the sales needed to demolish.

Time or Change in Market Conditions. For the near vicinity of 800 Poplar Grove St., within a 15 minute walking distance, the trend for apartment rents and occupancy, has been as follows [see graph in ENVIRONS section]: Since the date of the latest comparable land sale, apartment occupancies in this submarket have been rising, to a high of 92.2% until 2021 Q2; after which the occupancy low-point reached 91%. Average market rents [defined as asking rent less concessions] have been slightly increasing, but at a rate below the national CPI.

Annual adjustment prior to pivot	Pivot point	Annual adjustment after the pivot
3%	Mid May 2021	-2%
Rising occupancy rate		Increasing vacancy, market rent level zig-zagging

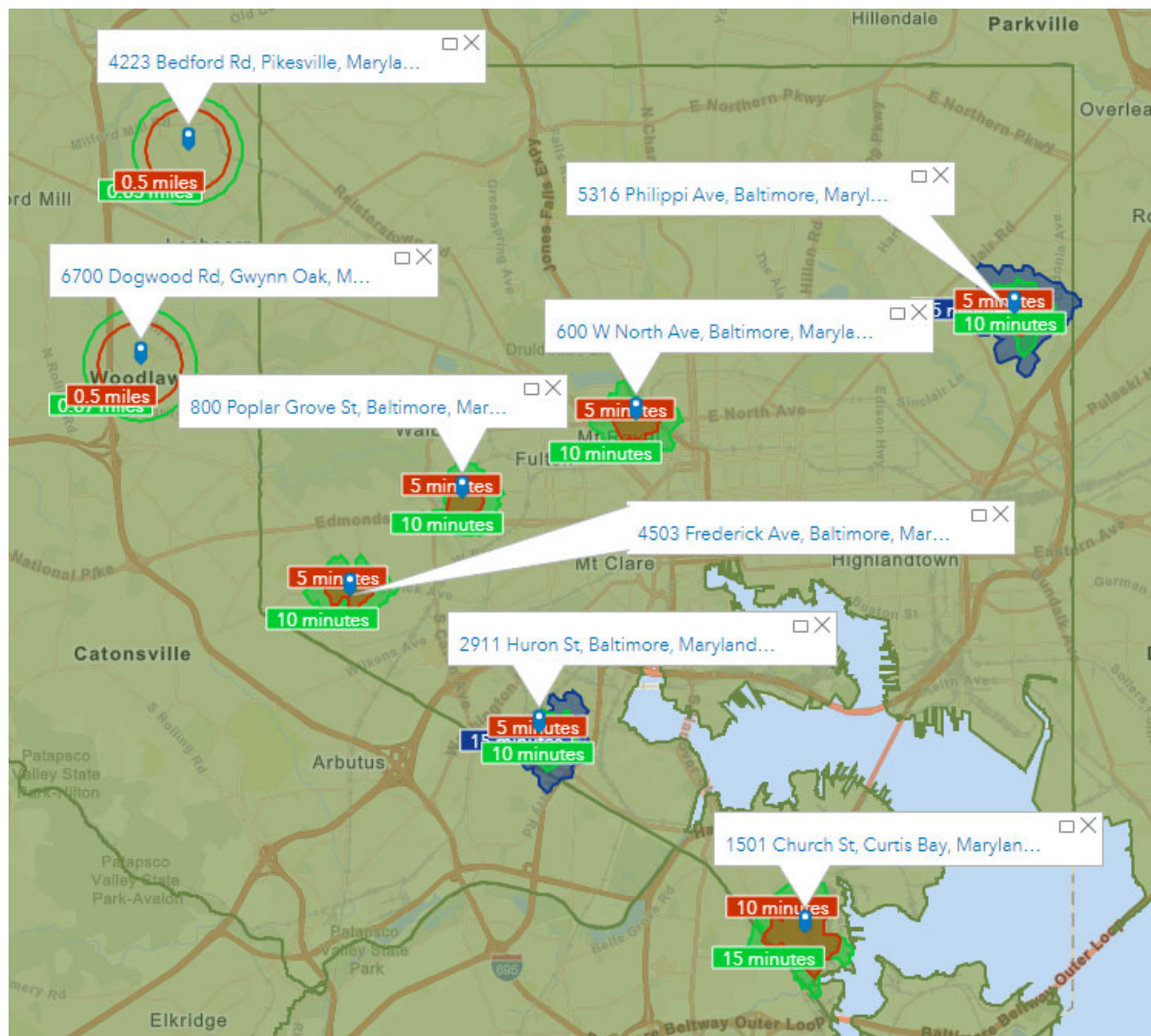
Having brought each comparable sale to a level playing field, as of the date of appraisal, the analyst now focuses on the physical characteristics which impact pricing, such as location, site utility, access and zoning. The sum of all percentage adjustments plus 100% is divided into the Price Adjusted for Time and Terms, in order to reach an indicated value for the subject site, assuming the subject site is the same size as the comparable sale.

The second page of the “Adjustment Grid, Comparable Land Sales” exhibit outlines percentage adjustments for the following:

Location. See the ENVIRONS tab of this report for the raw data supporting the ranking columns in the table below. The raw data has been scaled, mathematically, between a desired high and a desired low, based on the appraiser’s appreciation of locational differences in the Baltimore metro area. The lowest possible rank is “1”, “10” the highest. The field appraiser’s judgment is shown in Column 1. The ‘Weighting’ row shows how much weight is given to each component of the location rank.

	Col. 1	Col. 2	Col. 3	Col. 4	Col. 5	Col. 6	
Weight:	30% +	20% +	20% +	15% +	10% +	5% +	= 100%
	CG GJ	Household	Pop growth	Household	Consumer	Home Value less	
Sales	opinion	Incomes	2022-2027	Net Worth	Spending	Res. Vacancy	Rank
1501 Church St	4.3	3.3	5.3	3.0	3.8	4.9	4.1
600 W North Ave	5.4	3.7	8.7	3.1	4.6	7.5	5.4
4503 Frederick Ave	4.0	3.6	4.9	3.1	4.1	5.0	4.0
Lot 21 Philippi	3.4	3.7	5.2	3.4	4.2	5.5	4.0
2911 Huron	3.4	3.2	5.0	2.9	3.7	4.9	3.7
6700 Dogwood Rd	5.1	4.4	5.8	3.8	4.8	6.5	5.0
4223 Bedford	5.9	6.2	5.4	5.6	5.5	6.7	5.8
800 Poplar Grove	3.8	2.9	5.0	3.0	3.5	3.9	3.7

Location Map for Land Sales & 800 Poplar Grove St.



Each of the 7 comparables score higher than the subject in location. Location adjustments are proportionally ‘tuned’ on the grid, with one eye on an adjustable tuning fraction [that is to be multiplied by each comp’s location rank minus that of

the subject] and another eye on reasonableness. Location adjustments ranged from 21% superior to the subject, to 0.1% superior.²⁵

Zoning. Differences in zoning impacted pricing behavior, with the more flexible zoning frequently having the superior profit potentials, all other things being equal. Zoning adjustments ranged from 15% superior to the subject, to 5% inferior.

Opportunity Zone status: The subject is not situated within an Opportunity Zone, the benefits of which are discussed in the ENVIRONS section. The 3 comparables that are within the OZ were adjusted down 10%.

Environmental. Neither flood plain nor other environmental issues seemed to impact this sampling of sales.

Site Utility. Site utility embraces a number of key variables, graded on a scale of “1” [poor] to “5” [excellent] as shown on the chart below:

²⁵ These “precise” adjustments merely reflect the mathematical weighting of objective and subjective rankings. No one should infer that typical buyers follow a similar adjustment process. Most appraisers employ rounded, subjective adjustments for location, as well as other variables requiring adjustment. GA&A prefers to round-off only at the end of the adjustment process, to achieve more transparency.

SITE UTILITY RANKINGS & EXPLANATIONS for					800 Poplar Grove	
	Site utility:	5 = optimal,	1 = very poor			
	Weight:	20% +	25% +	25% +	30% =	100%
		Visibility,	Net Usable,		Utilities,	Site Rank;
	<u>Sales</u>	<u>Access</u>	<u>[Topo. etc.]</u>	<u>Shape</u>	<u>Site imp.</u>	<u>cf to Subject</u>
#1	1501	4.3	2.0	4.8	2.5	3.3
	Church St	Frontages on Church,	3 lots, separated by an	Nearly rectangular	All utilities, unpaved;	not as good as
		Fairhaven & Cherry	alley; elevation change	shape	curb cut on Fairhaven	the subject
			in middle of parcel			
#2	600 W	3.5	4.8	2.3	4.8	3.92
	North Ave	Frontages on Park Ave	Gently rolling	8-sided; some	All utilities, paved	not as good as
		North Ave; rear & side alleys		delimiting dimensions	parking; playground	the subject
#3	4503	2.5	2.3	4.3	3.0	3.0
	Frederick Ave	Midblock; shared lot	Rolling topo; sloped	nearly rectangular	All utilities, driveway;	not as good as
		line with Irvington Park	near the frontage	shape	grassy lawn & trees	the subject
#4	Lot 21	2.0	1.5	2.4	2.0	2.0
	Philippa	Philippa- dead ends; less rd-	Could not walk or see	Irregular; focus on	City utilities may or may not	not as good as
		frontage than blk plt suggests	much of the site; not level	delim, dimension	reach far into site interior	the subject
#5	2911	2.1	1.5	3.0	2.0	2.1
	Huron	Limited frontages at dead-	Could not walk or see	Irregular; focus on	City utilities may or may not	not as good as
		ends of 2 roads, 2 alleys	much of the site; not level	delim, dimension	reach far into site interior	the subject
#6	6700	3.0	2.2	2.6	2.5	2.6
	Dogwood Rd	Direct access to	moderately rolling;	"T"-shaped;	All utilities, over-	not as good as
		Richardson Rd as well	sloping driveway	Likely layout for	grown vegetation, trees	the subject
				17 townhouses		
#7	4223	3.5	4.2	2.2	3.0	3.2
	Bedford	Midblock; across	Slopes up	Unusual shape,	all utilities; grassy	not as good as
		from school; 2nd frontage	gradually from road	narrows towards	with several trees,	the subject
		on Pahls Farm Rd	frontage	the back; ; 'L' shaped	little paving	
Subj	800	5.0	3.2	3.6	4.8	4.1
	Poplar Grove	City block, with	Mostly usable but	Mostly rectangular	All utilities, paved pkg,	
		4 frontages	some swales in		some fencing, playground	
			elevation			

These site utility scores produced net adjustments ranging from 3% inferior to the subject, to 26% inferior.

Assemblage Premiums. We found no evidence of plottage or assemblage premiums being paid by an adjoining property owner who had little choice than to pay an above-market price from an adjoining seller with a keen understanding the buyer's need to expand.

The 2-page land adjustment grid follows:

ADJUSTMENT GRID, COMPARABLE LAND SALES

pg. 1 of 2

800 Poplar Grove Street, Balto., MD 21216
Not in an Opportunity Zone
Site size of 173,804sf
3.99 ac., zoned R-6

Valuation date

3.7 Location Ranking [1 to 10]
4.1 Site Ranking [1 to 5]

	COMPARABLE	DB #28662	DB #3371	DB #28675	DB #28703	DB #28702	DB #28676	DB #28698
	#1	#2	#3	#4	#5	#6	#7	
Pivot date for depreciation or appreciation: 5/15/21	1501	600 W	4503	Lot 21	2911	6700	4223	
-2.00% Per Year, average, after pivot date	Church St	North Ave	Frederick Ave	Philippa	Huron	Dogwood Rd	Bedford	
3.00% Per Year, average, before pivot date	21226	21217	21229	21206	21230	21207	21208	
	Bal City	Bal City	Bal City	Bal City	Bal City	Bal Co	Bal Co	
Polit. Jurisdiction	Yes	Yes	No	No	Yes	No	No	
Within an Opportunity Zone?	4.1	5.4	4.0	4.0	3.7	5.0	5.8	
Location Ranking	3.3	3.9	3.0	2.0	2.1	2.6	3.2	
Site Ranking	Nov-21	Sep-19	May-21	May-21	Jul-22	Jan-21	Jan-22	
Date of Sale	40,511sf	67,387sf	79,950sf	105,197sf	127,631sf	138,473sf	168,577sf	
Site Size	0.93 ac.	1.55 ac.	1.84 ac.	2.41 ac.	2.93 ac.	3.18 ac.	3.87 ac.	
Acres	R-6	C-2	R-6	R-5	R-4	DR 5.5	DR 5.5/BL	
Zoning	\$75,000	\$1,090,000	\$165,000	\$115,000	\$210,000	\$400,000	\$1,100,000	
Acquisition Price	\$1.85/sf	\$16.18/sf	\$2.06/sf	\$1.09/sf	\$1.65/sf	\$2.89/sf	\$6.53/sf	
Price per sf of Site Area	fee simple	fee simple	fee simple	fee simple	fee simple	fee simple	fee simple	
Property Rights Transferred	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Property Rights Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Subtract: Favorable seller financing, or if listing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Unusual Motivation of Parties; Conditions of Sale	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Reason for unusual motivation adjustment								
Size of pre-existing improvements with discernible value to buyer	0sf	21,045sf	0sf	0sf	0sf	0sf	0sf	
Imputed value to pre-existing improvements, per sf	\$0	\$5	\$0	\$0	\$0	\$0	\$0	
Subtract: Value attributed to existing improvements	\$0	(\$105,225)	\$0	\$0	\$0	\$0	\$0	
Size of pre-existing improvements buyer is razing	0sf	21,045sf	0sf	0sf	0sf	0sf	0sf	
Add: Buyer's Demolition cost, 'guesstimated'	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	
Adjusted Price Paid per sf of Site	\$1.85/sf	\$16.84/sf	\$2.06/sf	\$1.09/sf	\$1.65/sf	\$2.89/sf	\$6.53/sf	
Mkt. Cond. Adjmt, before pivot date	0.0%	5.0%	0.0%	0.0%	0.0%	0.9%	0.0%	
Mkt. Cond. Adjmt, after pivot date	-1.1%	-2.8%	-0.1%	0.0%	-2.4%	-2.8%	-1.3%	
Net Time Adjustment	-1.1%	2.1%	-0.1%	0.0%	-2.4%	-2.0%	-1.3%	
Price Adjusted for Time and Terms, per sf Site	\$1.83/sf	\$17.20/sf	\$2.06/sf	\$1.09/sf	\$1.61/sf	\$2.83/sf	\$6.44/sf	
Correlation betw site sf and price adj for time, terms	-0.16							
Predicted Pricing for subject, prior to adjustments on p. 2	\$3.30/sf							
		Approaching +1.00	connotes higher pricing per sf for smaller parcels, before adjustments					
		Approaching + 1.00	means that buyers are paying more per sf for larger sites, before adjustments					

ADJUSTMENT GRID, COMPARABLE LAND SALES

Compare: Comparable to the Subject; Plus %ages connote superiority to the subject while Negative %ages connote inferiority.

800 Poplar Grove Street, Balto., MD 21216

COMPARABLE	#1	#2	#3	#4	#5	#6	#7
	1501	600 W	4503	Lot 21	2911	6700	4223
	Church St	North Ave	Frederick Ave	Philippa	Huron	Dogwood Rd	Bedford
	Bal City	Bal City	Bal City	Bal City	Bal City	Bal Co	Bal Co
Price Adjusted for Time and Terms, per sf Site	\$1.83/sf	\$17.20/sf	\$2.06/sf	\$1.09/sf	\$1.61/sf	\$2.83/sf	\$6.44/sf
Location	4%	17%	3%	3%	0.1%	12%	21%
Compared to the subject	better	better	better	better	better	better	better
Adjust down if not in Bal City, for much lower RE Tax rate	0%	0%	0%	0%	0%	15%	15%
Adjustment for Zoning	0%	15%	0%	-3%	-5%	0%	3%
Reason for zoning adjustment	similar	better	similar	not as good	not as good	similar	better
Opportunity Zone status	10%	10%	0%	0%	10%	0%	0%
OZ adjustment	better	better	similar	similar	better	similar	similar
Adjustment for Floodplain, Floodway, Environmental	0%	0%	0%	0%	0%	0%	0%
Reason for environmental adjustment	Environmental considered in Site Utility, under net usable						
Site Utility [see separate exhibit]	-9%	-2%	-13%	-26%	-24%	-19%	-11%
Compared to the subject	not as good	not as good	not as good	not as good	not as good	not as good	not as good
Purchase for Assemblage	0%	0%	0%	0%	0%	0%	0%
Overall Comparability to Subject,	better	better	not as good	not as good	not as good	better	better
(Inferior to subject if less than 100%)	105%	140%	91%	74%	81%	109%	128%
Price adjusted for Time and Terms, from P. 1 of Grid	\$1.83/sf	\$17.20/sf	\$2.06/sf	\$1.09/sf	\$1.61/sf	\$2.83/sf	\$6.44/sf
Divide by Comparability Factor	÷ 105%	÷ 140%	÷ 91%	÷ 74%	÷ 81%	÷ 109%	÷ 128%
Adj per sf value of subject (except size)	\$1.75/sf	\$12.29/sf	\$2.28/sf	\$1.47/sf	\$1.98/sf	\$2.60/sf	\$5.02/sf
Absolute Magnitude of the Adjustments	24%	75%	16%	32%	41%	50%	51%
	The least-adjusted sales, given extra weight below, are those bold-faced in the row above						
	\$4.73/sf	\$4.38/sf	\$4.22/sf	\$3.90/sf	\$3.61/sf	\$3.47/sf	\$3.08/sf

Linear Regression-predicted Pricing for Each ComparableStatistical Benchmarks

Average Lot Size, all Comparables

Average Adjusted Price, all Comparables

Correlation between size and adjusted price paid per sf

Linear regression-predicted value for subject site

Comparable(s) requiring least adjustment:

The analysis supports a land value estimate of \$2.25/sf

Giving most similar sales more weight:

%age above or below [-] the best fit line

Total weight given = 100%

Weighted sum, up or down from best fit

The data best supports an estimate of \$2.25/sf

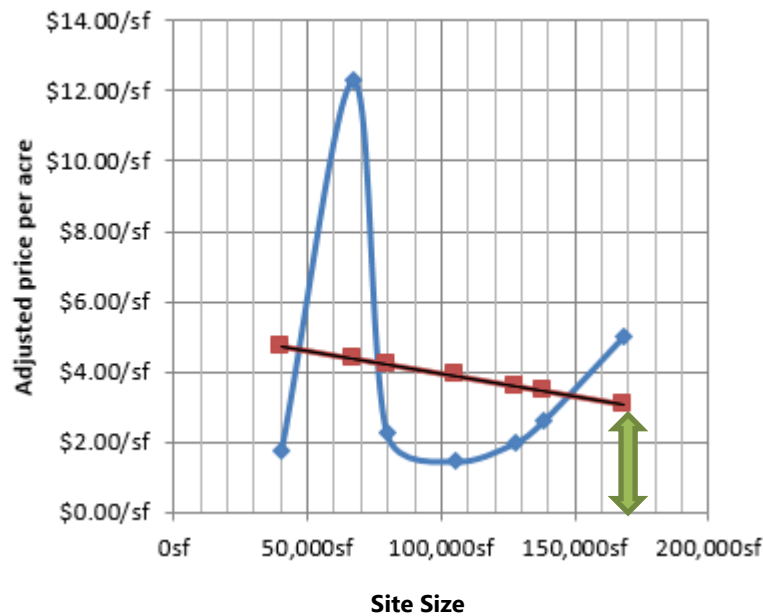
which is 25% below the best fit line prediction for the subject

-13.3% Average of the weighted sums of the 4 least-adjusted sales.

which is 25% below the best fit line prediction for the subject

After making the necessary adjustments to reflect current market preferences, the appraiser examines the relationship between size of parcel and adjusted price paid per sf. In the case at hand, a very weak (-0.15) correlation exists between the independent variable of size and dependent variable of adjusted price paid per sf. On the enclosed Best Fit Line graph-exhibit, the blue diamonds represent the adjusted prices per sf for each comparable sale; the red squares represent the linear regression's price prediction for each of the comparables. A red best-fit line is drawn through the red squares, representing the price predictions for every comparable sale. The subject is positioned on the best-fit line based on its site size, and its price prediction is \$3.02/sf. Comparables #3, #1, #4 and #5, in that order, required less adjustment than the other sales; the sum of these weighted sales is 53.4% below the best fit line; the average of the sums for these least-adjusted sales lies 13.3% below the best fit line.

Best Fit: Comparable Land Sales for 800 Poplar Grove St.



The comparable sales [see the following pages] best support a site value estimate of \$2.25 per square foot for the subject, or \$390,000; roughly 25% below the best fit line price prediction, as of 17 October 2022.

Gilbert Advising & Appraising Comparable Database

Record # 3371

Address, Location and Use

Address: 600 W. North Avenue *Zip Code:* 21217
Location: Baltimore City *Map Ref:* BA - 34K9
Description: Reservoir Hill
Tax Map: Ward - 13 Section - 11 Block - 3435 Lot(s) - 1
Type/Use: Land, Commercial, Land
Land, Apartment, Apartment Land
Building, Special Purpose, School
Building, Commercial, Day Care Center

Sales Detail

Sale Price: \$1,090,000 *Sale Date:* 9/17/2019 *Sale Type:* Settled *Liber/Folio:* 21437/497
Grantor(s): Katherine of Alexandria Community Services (of St. Katherine
Grantee(s): 600 W North [Tower Hill, Sean Pink]

Building and Land Detail

Building: 21,045sf (\$51.79/sf) -- 1 story
Land: 67,387sf (\$16.18/sf -- 1.547ac (\$704,589.51/ac) -- L/B Ratio:3.202
Services: Water, Sewer, Gas
Frontage: 431.0'
Zoning: C-2

Record Detail

Source: Costar, GA&A 19041 *Inspected:* Gj 9/27/2019
Verified: Buyer

Additional Information

Location:

South side of Reservoir Hill, north of Bolton Hill. On N/s of North Ave next to exit 6 of I-83, leading into the Mt Vernon and Bolton Hill. The property is sandwiched between the affluent Bolton Hill and upcoming Reservoir Hill neighborhood, as well as the nearby campus of MICA. Within an Opportunity Zone.

Site:

No existing curb cut on North Avenue; buffered by bushes and small trees. On site parking for ± 20 cars. A playground-courtyard is enveloped by the building. Odd-shaped, 8-sided; delimiting dimensions include 78' and 130'.

Building:

Old write-up: Central courtyard, rimmed by a narrow rectangular building. When the center is operational in 2/94, its 35 employees will provide 5 day care programs.

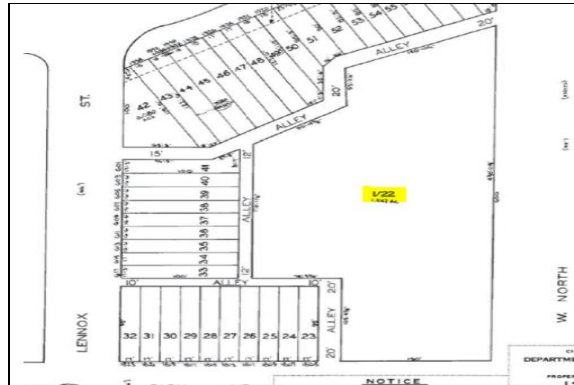
2019: Built circa 1969, 1 story brick, at time of 2019 sale was occupied by 2 separate kids' day care companies and a caterer; overall condition was below average; only 40% occupied at date of sale. Flat roof, roof cover said to be 23 years old as of 2019. Some floors show signs of water leakage. Cosmetically, in fair to below average condition. To some limited degree, Mr. Pink stated that the existing tenancy's occupancy offset anticipated demolition

Sale:

Verified by buyer, during appraisal. An expressed motivating factor for purchase was its location within an Opportunity Zone. The buyer reported that the existing improvements and tenants [paying nominal rents] was a holding pattern, until such time as re-development was ripe for apartments, or an anchor commercial / office - special purpose tenant to build for, setting off some of the demolition costs. {GA&A 20052}

Gilbert Advising & Appraising Comparable Database

Record # 3371



600 W. North Avenue
Blk Plat
January 30, 2020, Record# 3371



600 W. North Avenue
N facade and canopy entry
September 27, 2019, Taken by Gj, Record# 3371



600 W. North Avenue
Interior courtyard
September 27, 2020, Taken by Gj, Record# 3371

Gilbert Advising & Appraising Comparable Database

Record # 28662

Address, Location and Use

Address: 1501 Church Street *Zip Code:* 21226
Location: Baltimore City
Tax Map: Ward - 25 Section - 9 Block - 7189 Lot(s) - 4
Type/Use: Land, Residential, Townhouse Raw
Land, Residential, Townhouse Lot

Sales Detail

Sale Price: \$75,000 *Sale Date:* 2/11/2022 *Sale Type:* Settled *Liber/Folio:* 24260/45
Grantor(s): Brooklyn Curtis Bay Post 187- American Legion
Grantee(s): Progressive Ventures LLC
Broker(s):
Listing: L&F's Jeanette Grace, 443-691-4000

Building and Land Detail

Land: 40,511sf (\$1.85/sf -- 0.930ac (\$80,644.76/ac)
Services: Water, Sewer, Gas
Frontage: 175.0'
Zoning: R-6

Record Detail

Source: MLS, SDAT *Inspected:* Gj
Verified: Listing broker

Additional Information

Location:

Curtis Bay, within an Opportunity Zone. There is a small-to medium sized church across the street; otherwise, the block is made up of small rowhouses and frame detached dwellings, all relatively old. Nearby is a large recycling facility, and beyond that, railroad.

Site:

Improvements' FCV = \$3300 as of 1/1/21; partially paved; all utilities on-site. Fronts 175' on Church, 220' on Fairhaven, 185' on Cherry; delimiting dimension is 175'. Listing notes: "Approved for up to 10 Townhomes. Utilities are already on site. Partially paved. This property was once the site of a school, so building would be easy. Buyer to verify. GREAT PRICE!! Take advantage of this amazing buy. Monument to be removed before closing." A flagpole remains. An elevation change of $\pm 6'$ takes place at about the middle of the lot, parallel to Fairhaven Ave; at least 2 sets of concrete steps remain along this elevation change.

Building:

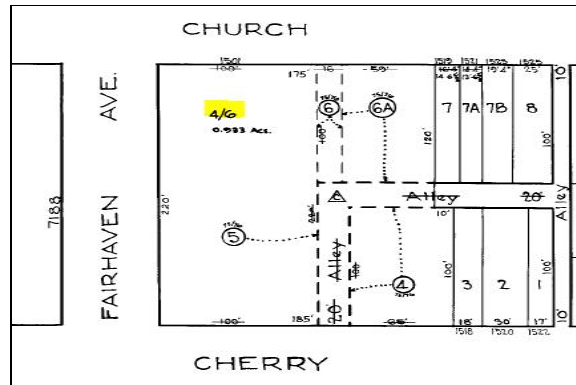
Unimproved.

Sale:

Was originally listed for listed for \$85,000. Not yet shown as settled in SDAT; MLS reports the sale was closed 11/30/21. Ms Grace verified the sale as sold & settled for \$75,000; when told that the sale had been recognized in SDAT [as of 2/17/22 date of verification], she said the Title Company chosen "was the worst" she had ever dealt with. The sale was recorded 2/11/2022, and is found in SDAT. She added that the seller was motivated to liquidate its unused assets, at this stage in the pandemic. She thought the price was a fair one, and that the seller was motivated to liquidate unused assets.

Gilbert Advising & Appraising Comparable Database

Record # 28662



1501 Church Street
Block Plat
February 14, 2022, Record# 28662



1501 Church Street
Upper portion of lot
February 18, 2022, Taken by Gj, Record# 28662



1501 Church Street
Lower portion of lot
February 18, 2022, Taken by Gj, Record# 28662

Gilbert Advising & Appraising Comparable Database

Record # 28675

Address, Location and Use

Address: 4503 Frederick Avenue

Zip Code: 21229

Location: Baltimore City

Tax Map: Ward - 25

Section - 1

Block - 2530

Lot(s) - 5

Type/Use: Land, Residential, Townhouse Lot

Sales Detail

Sale Price: \$165,000

Sale Date: 5/13/2021

Sale Type: Settled

Liber/Folio: 23594/0386

Grantor(s): James Huling

Grantee(s): Elven 4503 LLC

Broker(s):

Listing: RE/MAX - Deborah Sebour - 410-242-0220

Building and Land Detail

Building: 1,664sf (\$99.16/sf) -- 2 stories

Land: 79,950sf (\$2.06/sf -- 1.835ac (\$89,898.68/ac) -- L/B Ratio:48.040

Services: Water, Sewer, Gas

Frontage: 150.0'

Zoning: R-6

Record Detail

Source: brightMLS MDBA521368

Inspected: YO

Verified: Broker

Additional Information

Location:

Irvington; SW Baltimore City submarket; along MD-144; \pm 0.8-mile south of Rt-40 – Baltimore National Pike; on the same block as Beechfield Elementary Middle School and Mt. Saint Joseph High School. Not in an opportunity zone.

Site:

Mid-block lot; nearly rectangular; \pm 150' frontage on Frederick Ave.; moderately rolling topography; direct access from street via concrete curb cut onto graded drive way; concrete sidewalk along the frontage to the north; shared lot line with Irvington Park in the south lot line. Serviced with public water and sewer. Private utility company supply electricity and telephone. Some loss of site utility from slope near access road.

Building:

Improved with a two-story colonial design single family house in very poor to shell condition. The house is close to the west lot line while the rest of the lot is overgrown with mature trees and green vegetation; there are three sheds near the rear portion of the lot. These improvements did not contribute to the selling price according to the broker.

Sale:

Arms-length cash transaction. Originally listed for \$179,900. It was on the market for 159 days.

Gilbert Advising & Appraising Comparable Database

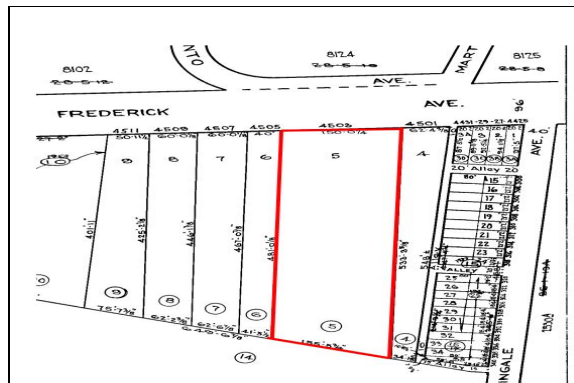
Record # 28675



4503 Frederick Avenue
4503 Frederick Ave
April 25, 2022, Taken by YO, Record# 28675



4503 Frederick Avenue
4503 Frederick Ave
April 25, 2022, Taken by YO, Record# 28675



4503 Frederick Avenue
4503 Frederick Ave
April 20, 2022, Taken by YO, Record# 28675

Gilbert Advising & Appraising Comparable Database

Record # 28676

Address, Location and Use

Address: 6700 Dogwood Road *Zip Code:* 21207
Location: Baltimore County
Tax Map: Page - 88 *Grid -* 19 *Parcel -* 224
Type/Use: Land, Residential, Townhouse Lot

Sales Detail

Sale Price: \$400,000 *Sale Date:* 1/27/2021 *Sale Type:* Settled *Liber/Folio:* 44342/379
Grantor(s): LIS Development 6700 LLC
Grantee(s): Paul and Grace Holdings LLC
Broker(s):
Listing: Ashland Auction Group LLC - Adam Shpritz - 410-488-3124

Building and Land Detail

Land: 138,473sf (\$2.89/sf -- 3.179ac (\$125,829.59/ac)
Services: Water, Sewer, Gas
Frontage: 180.0'
Zoning: D.R.-5.5

Record Detail

Source: CoStar *Inspected:* YO
Verified: Broker

Additional Information

Location:

Woodlawn; SW Baltimore County submarket; roughly 1-mile north of I-695 and Security Boulevard interchange; south of Featherbed Lane Elementary School and Woodlawn Recreation Park.

Site:

Assemblage of six individual parcels, now laid out for 17 townhomes. T-Shaped with 180' frontage [delimiting dimension] on Dogwood Rd., ± 325'. Level topography and at street grade with overgrown vegetation and few mature trees; no side or rear alley. Public water and sewer service the lot. Direct access to Richardson Rd on both sides of the site.

Building:

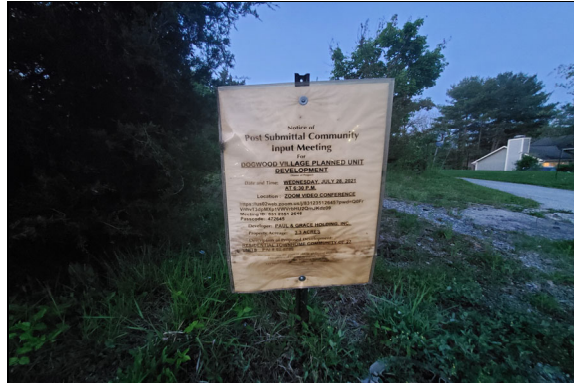
Unimproved as of 4/20/2019 inspection.

Sale:

Arms-length multiple lots sale according to SDAT.

Gilbert Advising & Appraising Comparable Database

Record # 28676



6700 Dogwood Road
6700 Dogwood Rd
May 4, 2022, Taken by YO, Record# 28676



6700 Dogwood Road
6700 Dogwood Rd
May 4, 2022, Taken by YO, Record# 28676



6700 Dogwood Road
6700 Dogwood Rd
April 20, 2022, Taken by YO, Record# 28676

Gilbert Advising & Appraising Comparable Database

Record # 28698

Address, Location and Use

Address: 4223 Bedford Road *Zip Code:* 21208
Location: Baltimore County
Tax Map: Page - 78 *Grid -* 20 *Parcel -* 622
Type/Use: Land, Commercial, Land
Land, Residential, Townhouse Raw
Land, Apartment, Apartment Land

Sales Detail

Sale Price: \$1,100,000 *Sale Date:* 1/6/2022 *Sale Type:* Settled *Liber/Folio:* 46167/27
Grantor(s): Pahl Farm LLC [Lisa Budlow, 466-1990]
Grantee(s): Baltimore County [Amy Grossi, 887-2460]

Building and Land Detail

Building: 1,216sf (\$904.61/sf) -- 1 story
Land: 168,577sf (\$6.53/sf -- 3.870ac (\$284,238.07/ac) -- L/B Ratio:138.630
Services: Water, Sewer
Zoning: DR 5.5
BL

Record Detail

Source: SDAT, CoStar *Inspected:* Gj
Verified: Ellen Jarrett

Additional Information

Location:

Lochearn, directly across from Sudbrook Magnet Middle School [Google search of 8/22 indicates 972 students; relatively close to Milford Mill Light Rail station. Suburban surroundings [single family detached, ranchers & 2 story], with little traffic volume.

Site:

Parcel 622: 2.83 acres; Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water; 440' E of Campfield Rd. Part of of the NE corner [20% of the site, ±], where the small garage building sits, is zoned BL, the remainder DR 5.5. Rolling topo, with trees; well maintained; minimal paving. Some frontage along Pahl Farm Road. Delimiting dimension 150'.

Building:

"Improved" by a storage garage of 1216sf in poor condition, with "FCV" of \$33,500 as of 1/1/22, according to SDAT. Proposed use is for single family development according to CoStar, which reported: "The buyer's motivation to purchase the land stemmed from them wanting to purchase the property to use for something else." The seller was just ready to dispose of the asset because they decided not to pursue housing development. The seller confirmed the information for this comparable.

Sale:

Verification attempted to both buyer and seller; Ellen Jarrett on behalf of Ms Budlow verified the same as arm's length, based on an appraisal. She verified the entire parcel as containing two adjacent lots, total size of 3.87 acres. Narrows towards the rear. Topo slopes up gradually from the Bedford roadfrontage,

Gilbert Advising & Appraising Comparable Database

Record # 28698



4223 Bedford Road

Tax Map; both lots in green

August 16, 2022, Record# 28698



4223 Bedford Road

Front portion, with old garage

August 18, 2022, Taken by Gj, Record# 28698



4223 Bedford Road

Beyond the Bedford frontage

August 18, 2022, Taken by Gj, Record# 28698

Gilbert Advising & Appraising Comparable Database

Record # 28702

Address, Location and Use

Address: 2911 Huron Street *Zip Code:* 21230
Location: Baltimore City
Tax Map: Page - 25 *Grid - 4* *Parcel - 7492B* *Lot(s) - 26*
Type/Use: Land, Residential, Raw Land

Sales Detail

Sale Price: \$210,000 *Sale Date:* 7/22/2022 *Sale Type:* Settled *Liber/Folio:* 25858/139
Grantor(s): CROWN JOSEPH CORPORATION
Grantee(s): RIVERA SALVADOR

Building and Land Detail

Land: 127,631sf (\$1.65/sf -- 2.930ac (\$71,672.24/ac)
Services: Water, Sewer
Zoning: R-4

Record Detail

Source: SDAT *Inspected:* Gj

Additional Information

Location:

Southwest Baltimore City, Lakeland neighborhood, near the county line, 1 block west of Hollins Ferry Rd and convenient to MD 295; within an Opportunity Zone. Modest housing immediately nearby, some recently built near Huron's deadend..

Site:

Very odd shaped, with only 12' fronting Huron, but with about 30' fronting the east-dead-end on Lakeland Ave, and 43.3' fronting the southern dead-end of Puget St, and frontage on at least 3 alleys. Perimeter tree cover shields most of the site from view, from both Puget and Huron streets; some abandoned vehicles seen in a clearing from the Puget edge. Heavy tree and tall ground cover prevented walking the site.

Building:

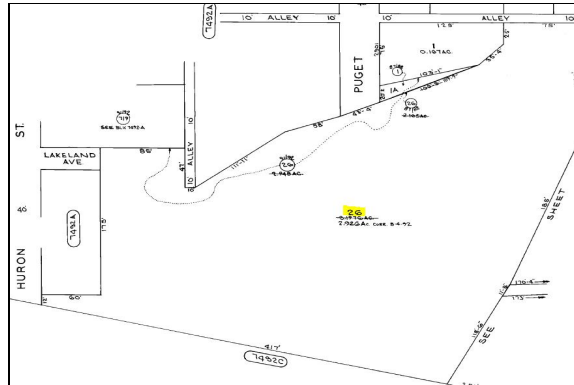
Unimproved.

Sale:

SDAT reports arms length. Listed by Coldwell Banker for \$210,000 in 11/21. From 2 vantage pointsa

Gilbert Advising & Appraising Comparable Database

Record # 28702



2911 Huron Street
Blk plat
August 26, 2022, Record# 28702



2911 Huron Street
From deadend @ Puget
August 26, 2022, Taken by Gj, Record# 28702



2911 Huron Street
3 row houses on Huron
August 26, 2022, Taken by abutting #2911, Record# 28702

Gilbert Advising & Appraising Comparable Database

Record # 28703

Address, Location and Use

Address: adj to 5316. Philippi Avenue -- Lot 21 *Zip Code:* 21206
Location: Baltimore City
Tax Map: Page - 26 *Grid - 24* *Parcel - 5974* *Lot(s) - 21*
Type/Use: Land, Residential, Raw Land

Sales Detail

Sale Price: \$115,000 *Sale Date:* 5/19/2021 *Sale Type:* Settled *Liber/Folio:* 23132/226
Grantor(s): AHUJA, TEJPAL S
Grantee(s): 4919 FRANKFORD AVE LLC

Building and Land Detail

Land: 105,197sf (\$1.09/sf -- 2.415ac (\$47,619.23/ac)
Services: Water, Sewer
Frontage: 369.0'
Zoning: R-5

Record Detail

Source: SDAT *Inspected:* Gj
Verified: Neighbor on site

Additional Information

Location:

Frankford neighborhood, [mixed local commercial and mostly residential] several blocks east of Belair Road. Not within an Opportunity Zone. The site is about halfway between Belair Rd [US 1] and I-95/I-895; access to either is not that convenient, but within 8-10 minute drive.

Site:

Odd-shaped, delimiting dimension of 139', with 369' along Philippi, on the block immediately west of Frankford Ave [261' distant], near that street's access to Radecke Avenue, which deadends at Frankford. Heavy wooded with overgrown understory. Rolling, with some evidence of significant elevation changes.

Building:

Unimproved.

Sale:

SDAT: arm's length. Unable to find buyer or seller contact info. A neighboring commercial property owner / employee could not provide much information; the grantee's address Mel's Towing and Service Center is Lot 2 on blk 5974, adjoining; this back lot of 2.415 ac may accommodate some abandoned vehicles. The listed phone number for Mel's Towing [410-488-5401] "is not in service" as of 8/29/22.

Gilbert Advising & Appraising Comparable Database

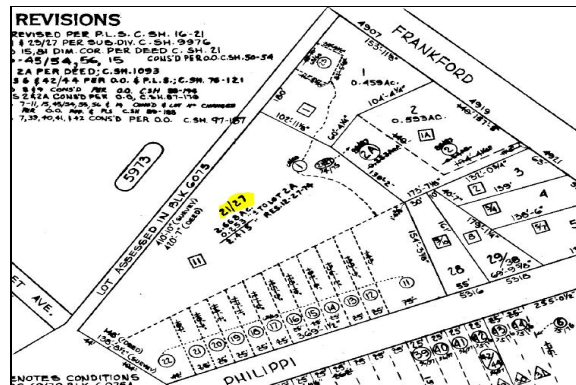
Record # 28703



adj to 5316. Philippi Avenue -- Lot 21
From an adjacent property
August 29, 2022, Taken by Gj, Record# 28703



adj to 5316. Philippi Avenue -- Lot 21
From a diff, neighboring property
August 29, 2022, Taken by Gj, Record# 28703



adj to 5316. Philippi Avenue -- Lot 21
Block Plat
August 26, 2022, Record# 28703

INCOME APPROACH

Due to the lack of a viable lease, a sufficient number of comparable land rentals available for R- zoned land in the City, or a 3-year history of property revenues [rent] and expenses, an income approach would be highly speculative.

SALES COMPARISON APPROACH

The comparable sales are depicted in some detail, with pictures, on separate sheets found in this section. Chief search parameters included: similar use type; preference for building sizes not much more than twice the subject building's size, nor much less than half thereof; preference for close proximity to the subject; and preference for recent sales over less recent transfers. These preference were stretched due to the lack of truly similar comparable improved sales for this vacant school. The client, the City's Chief Reviewer and others referred to GA&A for school sales were asked for comparable City school sales within the last couple of years. None of the comparables had a land-to-building ratio as high as the subject, and only one of the sales was larger in terms of building size, and only one was a school.

COMPARABLE IMPROVED SALES								
	Location	Date of Sale	Purchase Price	Bldg sf Size	Price/sf of Bldg.	Land sf Size	Land/Bldg Ratio	
1)	1315 Division	May-22	\$377,000	14,712sf	\$25.63	17,716sf	120%	
2)	524 W Lafayette	Aug-22	\$483,000	25,703sf	\$18.79	8,626sf	34%	
3)	1225 E Eager	Apr-22	\$400,000	30,000sf	\$13.33	29,118sf	97%	
4)	219-37 Park	Apr-21	\$960,000	36,820sf	\$26.07	12,901sf	35%	
5)	210 S Central	May-21	\$2,910,915	81,283sf	\$35.81	87,556sf	108%	
	800 Poplar Grove			53,304sf		173,804sf	326%	

The first page of the ensuing adjustment grid outlines these sales and their salient characteristics. The bottom half of that 1st page is devoted to potential adjustments for:

*Property Rights Transferred*²⁶. All were sold without any known restrictive covenants or price-impacting easements, or significantly below-market leaseholds.

Favorable Seller Financing. No such financing was indicated or discovered during verifications.

Unusual Buyer or Seller Motivation. None indicated or discovered during verifications.

Market Conditions: The same rationale is used that was employed in the land valuation. Since the date of the latest comparable land sale, apartment occupancies in this submarket have been rising, to a high of 92.2% until 2021 Q2; after which the occupancy low-point reached 91%. Average market rents [defined as asking rent less concessions] have been slightly increasing, but at a rate below the national CPI.

²⁶ Title / deed investigation of comparable sales and the subject property is beyond of the scope of work, though reasonable efforts are made to verify and consider any disclosed impairment of property rights.

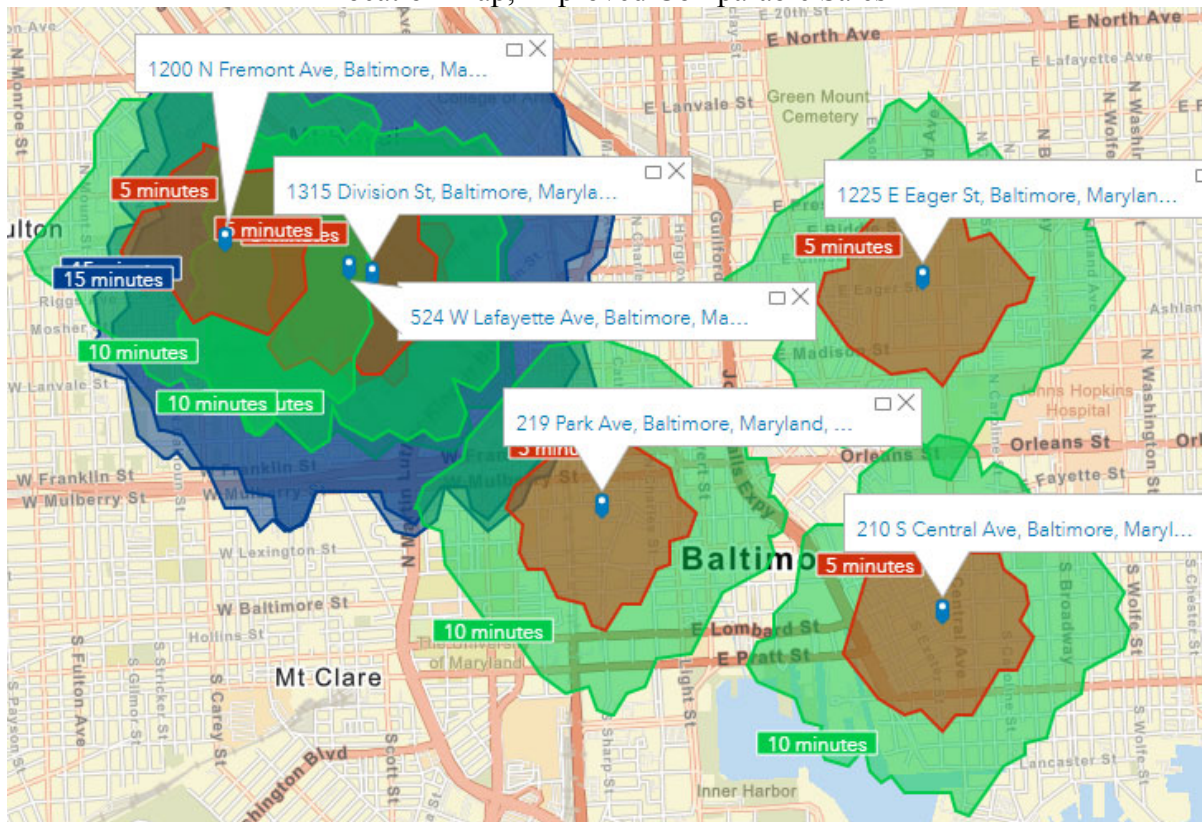
Annual adjustment prior to pivot	Pivot point	Annual adjustment after the pivot
3%	Mid May 2021	-2%
Rising occupancy rate		Increasing vacancy, market rent level zig-zagging

Buyer Renovation after acquisition: Not applicable for this appraisal.

At the very bottom of page 1 of the adjustment grid are two statistic measures—the correlation indicated between price paid per sf of building area and building size and the linear regression price prediction [\pm \$27/sf] for 800 Poplar Grove, based on its per sf of gross building size, prior to any adjustments for location, site, building quality / condition or functionality. Before those adjustments, the correlation co-efficient of + 0.70 suggests that buyers within this sampling of sales are tending to pay more per sf for larger building sizes.

In comparing each sale to the subject, the appraiser notes a superiority of the comparable over 800 Poplar Grove, with a plus (+) percentage adjustment, and inferiorities to the subject are noted with a negative (-) percentage adjustment. All the adjustments, positive and negative, are added up and then added to 100%. This sum total is divided into the “Price adjusted for Time and Terms, above,” in order to obtain an indicated value for the subject, assuming the subject were the same size as the comparable, since the appraiser has made no adjustment for building size. This part of the comparison process ends with the summary line, “Fully adjusted to value of subject, except for size,” found near the bottom of page 2 of the grid.

Location Map, Improved Comparable Sales



Ranking Comparables & the Subject

17-Oct-22 Date of valuation

800 Poplar Grove

	Address	Date of Sale	Purchase Price	Bldg sf Size	Price/sf of Bldg.	Land sf Size	Land to Bldg Ratio	%age of occ. or occupiable	Land to Bldg Ratio
1)	1315 Division	May-22	\$377,000	14,712sf	\$25.63	17,716sf	120%	20%	1.20
2)	524 W Lafayette	Aug-22	\$483,000	25,703sf	\$18.79	8,626sf	34%	0%	0.34
3)	1225 E Eager	Apr-22	\$400,000	30,000sf	\$13.33	29,118sf	97%	30%	0.97
4)	219-37 Park	Apr-21	\$960,000	36,820sf	\$26.07	12,901sf	35%	20%	0.35
5)	210 S Central	May-21	\$2,910,915	81,283sf	\$35.81	87,556sf	108%	20%	1.08
	800 Poplar Grove	Oct-22		53,304sf		173,804sf	326%	0%	3.26

Adjust for	LOCATION	Relative importance of each factor			Rank: 1 = abysmal, 10 = optimal			= 100%	Compare to
		10%	+ 15%	+ 20%	+ 15%	+ 10%	+ 30%		
		Apartment Vacancy	Avg Aptmt Rent	Spending Potential	Avg + Med HH Incomes	Household Net Worth	Appraiser's subjective	Location Rank	Subject
1)	1315 Division	8.7	5.3	3.0	3.0	2.0	4.0	4.1	Not as good
2)	524 W Lafayette	8.8	5.2	3.0	3.0	2.0	4.0	4.1	Not as good
3)	1225 E Eager	9.8	5.3	3.0	3.1	2.1	4.2	4.3	Better
4)	219-37 Park	5.7	6.4	4.4	5.3	2.3	5.3	5.0	Better
5)	210 S Central	4.5	8.0	6.0	7.8	6.1	7.0	6.7	Better
	800 Poplar Grove	6.7	5.0	3.5	4.1	3.3	3.9	4.2	

Adjust for	SITE UTILITY	Relative importance of each factor:			+ 10%	+ 10%	= 90%	Compare to
		25%	+ 20%	+ 25%				
		Visibility, Access	Shape	Topography	Walking Score	Transit Score	Site Utility Rank	Subject
1)	1315 Division	4.0	7.7	8.0	7.9	9.4	6.3	Not as good
2)	524 W Lafayette	7.0	5.0	8.0	8.1	9.0	6.5	Better
3)	1225 E Eager	7.0	6.9	8.0	7.8	9.3	6.8	Better
4)	219-37 Park	6.5	5.5	4.0	10.0	9.0	5.6	Not as good
5)	210 S Central	8.5	5.3	8.0	9.5	9.8	7.1	Better
	800 Poplar Grove	7.0	5.6	6.0	10.0	9.0	6.3	

Adjust for	BLDG QUALITY	Relative importance of each factor:							Compare to Subject
		25%	+ 15%	+ 10%	+ 20%	+ 25%	+ 0%	= 95%	
		<u>Curb &/or His- toric Appeal</u>	<u>Roof</u>	<u>Fitout Quality</u>	<u>Mechanical systems</u>	<u>Age [consider recent rehab]</u>	<u>Other</u>	<u>Qual-cond Rank</u>	
1)	1315 Division	5.2	4.1*	3.0	4.1*	3.0		3.8	Not as good
2)	524 W Lafayette	4.0	3.7*	2.8	3.0	3.4		3.3	Not as good
3)	1225 E Eager	5.0	4.0*	4.0*	4.0*	3.1		3.8	Not as good
4)	219-37 Park	5.0	4.5*	5.0	4.5	4.1		4.4	Not as good
5)	210 S Central	7.0	5.6*	5.6*	5.6*	4.2		5.3	Better
	800 Poplar Grove	5.9	5.0	5.0	4.5	5.0		4.9	

* default to average of Cols. 1 & 5, absent evidence to the contrary

Adjust for	BUILDING UTILITY	Relative importance of each factor:			+ 15%	+ 25%	+ 0%	= 100%	Compare to
		15%	+ 20%	+ 25%					
		Fenestration	Elevator; Elev. Shaft	Layout for multi-tenancy	Working Sprinkler	Current Occupancy	Other	Bldg Utility Rank	Subject
1)	1315 Division	2.0	1.0	6.5	1.0	1.0		2.5	Not as good
2)	524 W Lafayette	2.0	5.0	5.5	1.0	4.0		3.8	Not as good
3)	1225 E Eager	5.5	1.0	5.5	1.0	5.0		3.8	Not as good
4)	219-37 Park	5.0	1.0	6.0	1.0	7.0		4.4	Better
5)	210 S Central	6.5	5.5	5.5	6.0	6.5		6.0	Better
	800 Poplar Grove	5.0	5.0	5.0	5.0	1.0		4.0	

ADJUSTMENT GRID FOR COMPARABLE IMPROVED SALES

page 1 of 2

800 Poplar Grove Street

Baltimore City, MD 21216; not in an Opportunity Zone

Subject's gross building size ± 53,304sf

Subject's site size 173,804sf

Subject's land to building ratio 3.26

4.9 Subject's quality/condition rank
4.0 Subject building's functionality rank

As of
17-Oct-22

15% condition	Condition/Function adjustments	10% function		
DB # 7450	DB # 28707	DB # 10196	DB # 10399	DB # 23992
1	2	3	4	5
1315	524 W	1225 E	219-37	210 S
Division	Lafayette	Eager	Park	Central
Bal City	Bal City	Bal City	Bal City	Bal City
Yes	Yes	Yes	Yes	No
May-22	Aug-22	Apr-22	Apr-21	May-21
14,712sf	25,703sf	30,000sf	36,820sf	81,283sf
17,716sf	8,626sf	29,118sf	12,901sf	87,556sf
3.8	3.3	3.8	4.4	5.3
2.5	3.8	3.8	4.4	6.0
1.2	0.3	1.0	0.4	1.1
\$377,000	\$483,000	\$400,000	\$960,000	\$2,910,915
\$25.63/sf	\$18.79/sf	\$13.33/sf	\$26.07/sf	\$35.81/sf
fee simple	fee simple	fee simple	fee simple	fee simple
\$0	\$0	\$0	\$0	\$0
Subtract: Favorable seller financing, or if listing or contract				
Conditions of Sale: Buyer - Seller Motivation				
Reason for adjustment above:				
Adjusted Price Paid per sf of Building				
Market Conditions Adjustment, before market turned				
Market Conditions Adjustment, after pivot date				
Time Adjustment, for a Comp. sold after the value date				
Net Time Adjustment				
Buyer renovation after acquisition				
Price Adjusted for Time and Terms, per sf Building				
Correlation betw bldg sf and price adj for time, terms				
Predicted Pricing for subject, prior to adjustments below				
	\$18.79/sf	\$13.33/sf	\$26.07/sf	\$35.81/sf
	0.00%	0.00%	0.12%	0.07%
	-0.26%	-0.98%	-2.85%	-2.85%
	0.00%	0.00%	0.00%	0.00%
	-0.84%	-0.98%	-2.73%	-2.78%
	\$0	\$0	\$0	\$0
\$25.63/sf	\$18.79/sf	\$13.33/sf	\$26.07/sf	\$35.81/sf
0.00%	0.00%	0.00%	0.12%	0.07%
-0.84%	-0.26%	-0.98%	-2.85%	-2.85%
0.00%	0.00%	0.00%	0.00%	0.00%
-0.84%	-0.26%	-0.98%	-2.73%	-2.78%
\$0	\$0	\$0	\$0	\$0
\$25.41/sf	\$18.74/sf	\$13.20/sf	\$25.36/sf	\$34.82/sf
0.70				
\$27/sf				

Pivot date for depreciation or appreciation: 5/15/21

-2.00% Per Year, average, after pivot date

3.00% Per Year, average, before pivot date

In an Opportunity Zone?

Date of Sale

Building Size Above Grade

Site area

Building's Condition: 10 = excels, 1 = dismal

Building's Functionality: 10 = excels, 1 = dismal

Land to Building Ratio

Acquisition Price

Price per sf of Building Area Above Grade

Property Rights Transferred

Adjustment for Property Rights Transferred

Reason for Property Rights adjustment

Subtract: Favorable seller financing, or if listing or contract

Conditions of Sale: Buyer - Seller Motivation

Reason for adjustment above:

Adjusted Price Paid per sf of Building

Market Conditions Adjustment, before market turned

Market Conditions Adjustment, after pivot date

Time Adjustment, for a Comp. sold after the value date

Net Time Adjustment

Buyer renovation after acquisition

Price Adjusted for Time and Terms, per sf Building

Correlation betw bldg sf and price adj for time, terms

Predicted Pricing for subject, prior to adjustments below

ADJUSTMENT GRID FOR COMPARABLE IMPROVED SALES

page 2 of 2

800 Poplar Grove Street

17-Oct-22

Valuation date

COMPARABLE	1	2	3	4	5
	1315	524 W	1225 E	219-37	210 S
	Division	Lafayette	Eager	Park	Central
Price Adjusted for Time and Terms, per sf Building	\$25.41/sf	\$18.74/sf	\$13.20/sf	\$25.36/sf	\$34.82/sf
Other Adjustments:					
Location	-2%	-2%	1%	16%	50%
Location, compared to subject's	not as good	not as good	better	better	better
Opportunity Zone	10%	10%	10%	10%	0%
Favorable tax treatment	better	better	better	better	similar
Real Estate Tax Burden	0%	0%	0%	0%	0%
Real Estate Tax Burden, compared to Baltimore City's	similar	similar	similar	similar	similar
Known environmental or flood plain	0%	0%	0%	0%	0%
Environmental/flood plain, compared to subject's	similar	similar	similar	similar	similar
Site Utility	-0.06%	2%	6%	-7%	8%
Site Utility, compared to subject's	not as good	better	better	not as good	better
Land to Building Ratio	-16%	-23%	-18%	-23%	-17%
L/B Ratio, compared to subject's	not as good	not as good	not as good	not as good	not as good
Building's Overall Quality / Condition	-16%	-24%	-16%	-8%	7%
Bldg Quality/condition, compared to subject's	not as good	not as good	not as good	not as good	better
Building's Functional Utility	-15%	-2%	-2%	4%	20%
Building functionality, compared to subject's	not as good	not as good	not as good	better	better
Assemblage or plottage value	0%	0%	0%	0%	0%
*Overall Comparability to Subject (100% + adjustments)	50%	50%	71%	82%	168%
Adjusted [except for size/scale] to subject BLDG sf	\$51/sf	\$37/sf	\$19/sf	\$31/sf	\$21/sf
Linear Regression Price Prediction- BLDG sf	\$39/sf	\$36/sf	\$34/sf	\$32/sf	\$17/sf
Absolute Magnitude of the Adjustments	51%	54%	44%	60%	105%

Statistical Benchmarks

Average Building Size, all Comparables

Correlation between Adj Price per sf Bldg and Bldg Area

Linear regression-predicted price for SUBJECT

Subject Building area

Linear regression prediction in whole \$s

Giving more weight to the sales

requiring least adjustment:

%age up or down[-] from best fit

Weighting: adds up to 100.00%

Product

per BLDG sf

\$24.50/sf

\$1,305,948

\$1,310,000

rounded

524 W

Lafayette

4%

x 29%

1%

37,704sf

-0.65

\$26.47/sf

53,304sf

\$1,411,206

1315

Division

29%

x 31%

9%

Add weight to Sales with least adjustment

Value indication -7.5% [below best fit]

Value indication in \$s

rounded

1225 E

Eager

-46%

x 40%

-18%

219-37

Park

-3%

210 S

Central

21%

The raw demographic data shown in the ENVIRONS section, and apartment submarket dynamics [average rent and current occupancy] for the close-in walking distance of each comparable and the subject is scaled on a continuum from “1” [very poor] to “10” [optimal], for the variable of *Location*. A subjective column reflects appraisal judgment. The range of adjustment²⁷ for locations was as follows:

<i>Location</i>	
Most inferior - Sales #1 & #2	Most superior - Sale #5
2% upward adjustment [upward in the sense of dividing the comp price by 100% - 2% to get an indicated adjusted price for the subject]	50% downward adjustment [downward in the sense of dividing the comp price by 100% + 50% to get an indicated adjusted price for the subject]

Note: %ages are rounded in the display format, but not in the actual computations.

All the sales properties and the subject are in the City, so there is no adjustment for jurisdictional differences in real estate tax rates. The 4 of the 5 sales which were located in Opportunity Zones were adjusted downward 10% each. Neither flood plain nor other environmental issues seemed to impact this sampling of sales.

Site Utility adjustments ranged from 8% better than the subject to 7% inferior. Two of the 5 factors considered were arguably location adjustments, i.e., Walking and Transit scores.

The land-to-building ratios of all the sales were lower than the subject's, leading to adjustments as high as 23%.

Building Quality and Condition and *Building Functionality* comparative analyses, covering a minimum of several factors each, produce these adjustment ranges:

<i>Building Quality/Condition</i>	
Most inferior - Sale #2	Most superior - Sale #5
24% upward adjustment	7% downward adjustment

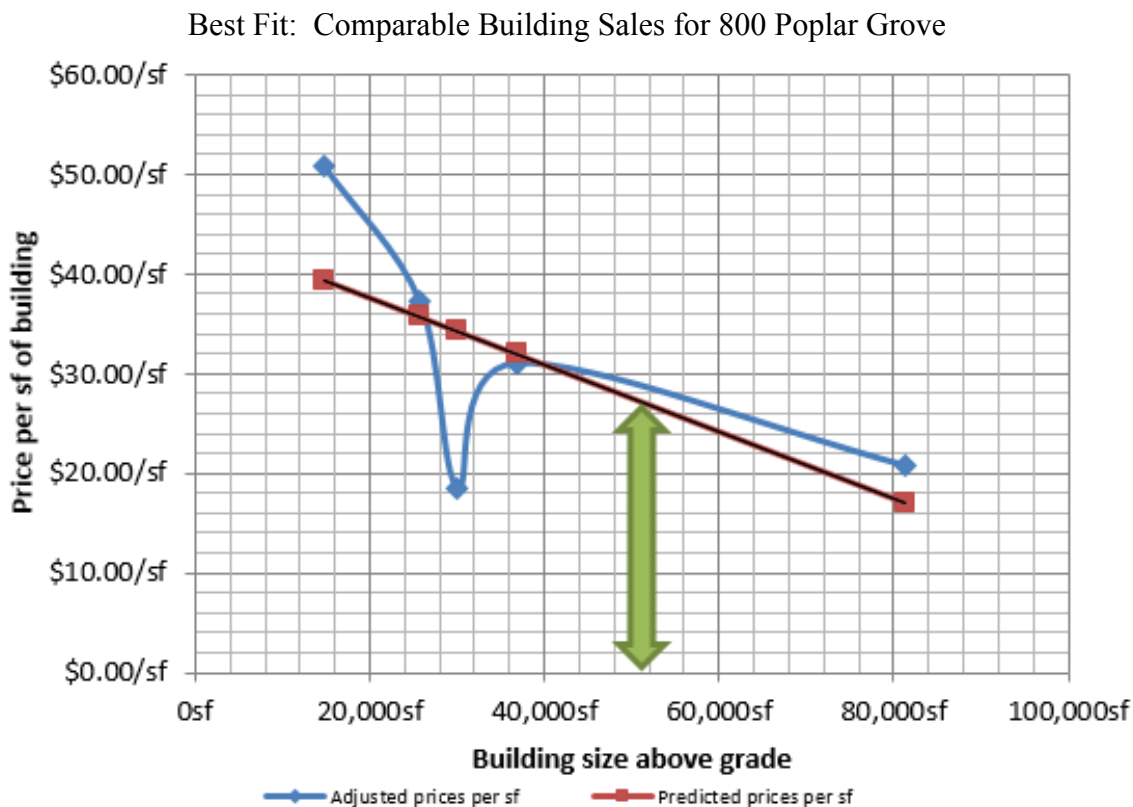
<i>Building Utility</i>	
Most inferior - Sale #1	Most superior - Sale #5
15% upward adjustment	20% downward adjustment

We found no evidence of plottage or assemblage premiums being paid by an adjoining property owner who had little choice than to pay an above-market price from an adjoining seller with a keen understanding the buyer's need to expand.

Next, linear regression analysis tests to see how much variance, after all these adjustments, may be explained by differences in size or scale of the buildings. The statistical test of

²⁷ These “precise” adjustments merely reflect the mathematical weighting of objective and subjective rankings. No one should infer that typical buyers follow a similar adjustment process. Most appraisers employ rounded, subjective adjustments for location, as well as other variables requiring adjustment. GA&A prefers to round-off only at the end of the adjustment process, to achieve more transparency.

correlation [illustrated by the best fit graph that follows the adjustment grid] bypasses the temptation for improper adjustments for differences in size. Rather than make a subjective adjustment for differences in building size, this appraiser looks to the graph showing the displayed data points of adjusted prices paid per sf, and gross building sizes, for each comparable sale. A perpendicular line drawn from the x-axis at the point of the subject's building size, to the red "best fit line" determines the linear regression price prediction for the subject. The following chart shows the application of the best line, the chief benefit of which is to let the sales data speak directly as to how size impacts price paid per sf, within the chosen sample set.



The blue diamonds represent adjusted prices paid and the red squares represent the central tendency. A downward slope in the best fit line means that as building sizes increase, buyers within this sampling are tending to pay less per sf the larger the building is; such is the case here, with a negative correlation coefficient of -0.65. The linear regression on all the data results in a price prediction for 800 Poplar Grove in the amount of \$26.47 per square foot of gross building area above grade. This benchmark is more reliable than the average adjusted sales price because it inherently reflects the sample set preference for smaller or larger buildings, as revealed by price paid per sf of building area.

This price prediction merely reflects the central tendency, giving every comparable equal weight. By adding up the absolute percentages of adjustment, one may determine which comparable sales required least adjustment. Sales #3, #1 and #2, in that order, required less adjustment than the others, and thus deserve more weight; they are more similar than the others to the subject property. We find most evidence, then, for \$24.50 per sf of building area as the

sales comparison approach indication of value for the subject-- \$1,310,000, rounded, as of 17 October 2022. The evidence best supports a value indication via comparable improved sales in the amount of **\$1,310,000**.

On the next several pages are found the individual write-ups and pictures for each comparable improved sale.

Gilbert Advising & Appraising Comparable Database

Record # 7450

Address, Location and Use

Address: 1315 Division Street *Zip Code:* 21217
Location: Baltimore City
Tax Map: Ward - 17 Section - 1 Block - 396 Lot(s) - 38
Type/Use: Building, Special Purpose, Sports/Entertainment
Building, Special Purpose, Other
Building, Special Purpose, School

Sales Detail

Sale Price: \$377,000 *Sale Date:* 5/17/2022 *Sale Type:* Settled *Liber/Folio:* 24615/65
Grantor(s): Mayor & City Council
Grantee(s): PS 103 [Beloved Community Services]

Building and Land Detail

Building: 14,712sf (\$25.63/sf) -- 3 stories
Land: 17,716sf (\$21.28/sf -- 0.407ac (\$926,965.49/ac) -- L/B Ratio:1.200
Services: Water, Sewer, Gas
Zoning: R-8

Record Detail

Source: Sun, SDAT, CoStar *Inspected:* Gj

Additional Information

Location:

Upton neighborhood, between LaFayette and Lanvale streets. As of 10/22, there several boarded-up rowhouses on both sides of the 1300 blk of Division. In an Opportunity Zone.

Site:

The property includes 8 adjacent parking spaces on the 1300 blk of Etting St, Blk 396, Lots 51, 52, 53, 54, 55, 56, 57, 58, 59 [each 12' x 71' = 7668sf], and Lots 70, 71, 68, 67, 66, 65, 64 [two 10.22' x 60', two 10.5' x 60", four 11' x 60']. The main parcel's delimiting dimension is ± 120' on the main lot. Newly paving on Etting lots pictured 10/3/22 was probably done after settlement.

Walk Score® *Very Walkable (79)*
Transit Score® *Rider's Paradise (94)*

Building:

Built 1877, 3 sty with a full basement; 12 classrooms. Historical and architecturally significant.

Sale:

Historic Public School 103 in Upton (Henry Highland Garnet Elementary, 1315 Division St (where Thurgood Marshall attended) is to receive a \$6.1 mil makeover, turning it into a legal resource center, museum, gun violence prevention work and job training. BCS was selected for its experience with historic preservation and long-standing presence in the community, and also for its plan for capitalizing the project, largely to be paid for using federal, state & local tax credits. As of 7/1/2022 the FCV was \$336,400. DHCD announced, 2/25/20: DHCD has selected a development team Beloved Community Services CDC [p/o Union Baptist Church] after an RFP process and reviewing several proposals. "Beloved is planning to use the space as office space, and to house The Judge Williams Center for Education, Justice & Ethics in addition to offices for the National Park Service.

Gilbert Advising & Appraising Comparable Database

Record # 7450



1315 Division Street
Main lot and parking lots
October 3, 2022, Taken by Blk plat, Record# 7450



1315 Division Street
Front facade
October 3, 2022, Taken by Gj, Record# 7450



1315 Division Street
Front and N/s facade
October 3, 2022, Taken by Gj, Record# 7450

Gilbert Advising & Appraising Comparable Database

Record # 10196

Address, Location and Use

Address: 1225 E. Eager Street -- aka 947 Aisquith Street **Zip Code:** 21202
Location: Baltimore City **Map Ref:** BA - 35D11
Description: SEcor Aisquith Street
Tax Map: Ward - 10 Section - 11 Block - 1207 Lot(s) - 66
Type/Use: Building, Special Purpose, Other
Building, Special Purpose, Church

Sales Detail

Sale Price: \$400,000 **Sale Date:** 4/22/2022 **Sale Type:** Settled **Liber/Folio:** 24523/215
Prior Price: \$175,000 **Prior Sale Date:** 11/26/1990
Grantor(s): Urban Bible Church
Grantee(s): Chee Dec LLC
Broker(s):
Listing: EA Realty-- Josh Barbedel 703-447-4950; Barb Bindon 866-910-5263

Building and Land Detail

Building: 30,000sf (\$13.33/sf) -- 3.5 stories
Land: 29,118sf (\$13.74/sf -- 0.668ac (\$598,392.72/ac) -- L/B Ratio:0.970
Services: Water, Sewer, Gas
Frontage: 210.0'
Zoning: R-8

Record Detail

Source: SDAT, CoStar **Inspected:** Gj
Verified: EA personnel

Additional Information

Location:

Just east of Latrobe Homes [subsidized 2 + 3 sty housing], 1.5 blocks from Central Avenue. Southeast of Johnston Square.

Site:

Rectangular [slightly irregular], with frontages of 210' on E. Eager, 138' on Aiquith [the delimiting dimension] and 138' on Somerset St.

Walk Score® **Very Walkable (78)**
Transit Score® **Rider's Paradise (93)**

Building:

Old write-up, 1990 sale: Old brick church in poor condition. Some windows are boarded, others are broken, some have bullet holes. Chain link fence with barbed-wire top surrounds the lot. Rear 4-story brick section appears to be of more recent construction [1950s?] and occupied by Urban Bible Fellowship Church. Rear courtyard is surrounded by a brick wall. Clock in church tower has the correct time as of 1990. Features include a fine wall mural painting from 1886, sculptures, and a 256' tall steeple, damaged in 2020.

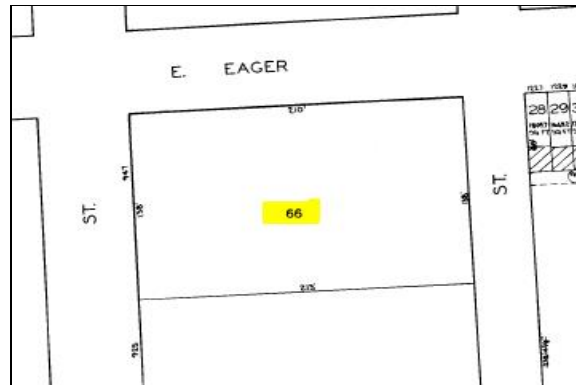
Apr 2022 sale: SDAT indicates 11,424sf above grade [omitting addition?] CoStar indicates 4 stories, 30,000sf gross rentable, which is viewed as the more reliable benchmark after we spoke to Ms Bindon's assistant.

Sale:

Verifications calls [10/3 & 5/22] not returned, but assistant to Ms Bindon reported that the the 1865-built church building was on a Historic Register; that the steeple is 256' tall, but damaged from a 2020 storm; the total area is 30,000sf, including the 4 story office/rectory/school section of ± 8000sf. There is fairly large church hall.

Gilbert Advising & Appraising Comparable Database

Record # 10196



1225 E. Eager Street -- aka 947 Aisquith Street
Block plat
October 3, 2022, Record# 10196



1225 E. Eager Street -- aka 947 Aisquith Street
4 sty portion
October 4, 2022, Taken by Gj, Record# 10196



1225 E. Eager Street -- aka 947 Aisquith Street
Church portion, during rain
October 4, 2022, Taken by Gj, Record# 10196

Gilbert Advising & Appraising Comparable Database

Record # 10399

Address, Location and Use

Address: 219-237 Park Avenue **Zip Code:** 21201
Location: Baltimore City **Map Ref:** BA - 35B12
Description: Lexington Mall area
Tax Map: Ward - 4 Section - 10 Block - 599 Lot(s) - 1-9
Type/Use: Building, Commercial, Mixed Use
Building, Commercial, Restaurant-Sit Down
Building, Commercial, Retail Stores

Sales Detail

Sale Price: \$960,000 **Sale Date:** 4/30/2021 **Sale Type:** Settled **Liber/Folio:** 23055/451
Grantor(s): Song S Chung (TR)
Grantee(s): 219-37 Park Ave LLC

Building and Land Detail

Building: 36,820sf (\$26.07/sf) -- 3 stories
Land: 12,901sf (\$74.41/sf -- 0.296ac (\$3,241,423.10/ac) -- L/B Ratio:0.350
Services: Water, Sewer, Gas
Frontage: 183.0'
Zoning: B-4-2

Record Detail

Source: SDAT **Inspected:** Gj

Additional Information

Location:

Historic West Side retail district. Adjacent to 125 W Saratoga's historic St. Alphonsus Hall. The west side of Park Avenue's 200 block appears to be [Dec 2021] in slightly better condition.

Site:

Frontages 183' on Park, from Clay St alley on the south to W Saratoga St on the north; fronts 70.5' on both Saratoga and Clay St. alley. No on-site parking.

Opportunity Zone Yes ?

Walk Score® **Walker's Paradise (100)**

Transit Score® **Rider's Paradise (90)**

Building:

Three story rowhouses with boarded up storefronts on 1st floor as of 12/1/21, some of which may have been occupied pre-Covid; some residential units and storage space had been on the upper floors. Overall exterior condition is below average. The elevation changes slightly along this block, and the floor elevations for the various rowhouses are not level to each other; there are no interior connections between buildings, and none are mentioned in the auction materials. SDAT reports all built in 1940, and these gross building sizes above grade: #219 - 3798sf, #221 = 3510sf, #223 - 7612sf, #227 - 3576sf, #229 - 3576sf, #231 - 3657sf, #233 - 3525sf, #235 - 3576sf, #237 - 3990sf.

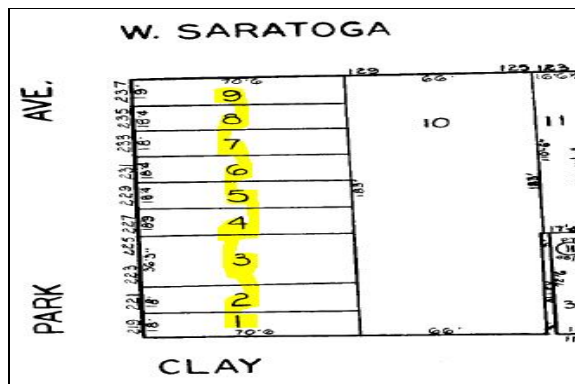
From auction ad: #219-Park Ave Cleaners, 1260sf, rent @ \$1,000/mo;tenant pays for water, utilities and base year taxes; #221-23-J&C Wholesales, 2520sf, \$1500/mo; #225-27-J C Wholesales, 2520sf, \$1500/mo; #229-jewelry shop, 1260sf, \$700/mo; #231-vacant, \$775/mo; #233-vacant, \$850/mo; #235-shoe repair, 1260sf, \$750/mo; #237 restaurant, 1330sf, \$1500/mo; 2nd fl above restaurant-unfinished area used as jewelry shop, \$350/mo.

Sale:

SDAT reports arms-length sale. Could not find a verifier.

Gilbert Advising & Appraising Comparable Database

Record # 10399



219-237 Park Avenue
Block plat
December 2, 2021, Record# 10399



219-237 Park Avenue
Cor of Clay & Park
December 2, 2021, Taken by Gj, Record# 10399



219-237 Park Avenue
Rear & side view
December 2, 2021, Taken by Gj, Record# 10399

Gilbert Advising & Appraising Comparable Database

Record # 23992

Address, Location and Use

Address: 210 S. Central Avenue

Zip Code: 21202

Location: Baltimore City

Tax Map: Ward - 3

Section - 6

Block - 1410

Lot(s) - 1

Type/Use: Building, Special Purpose, School

Sales Detail

Sale Price: \$2,910,915

Sale Date: 5/7/2021

Sale Type: Settled

Liber/Folio: 23090/79

Grantor(s): Campus Realty Baltimore

Grantee(s): FEG Central Apartments LLC [Focus Development, Shaffin Jetha]

Building and Land Detail

Building: 69,156sf (\$42.09/sf) -- 4 stories

Land: 87,556sf (\$33.25/sf -- 2.010ac (\$1,448,209.73/ac) -- L/B Ratio:1.266

Services: Water, Sewer, Gas

Frontage: 415.0'

Zoning: C2

Record Detail

Source: SDAT, CoStar, BBJ

Inspected: Gj

Additional Information

Location:

Little Italy, about 100' distant from Pratt Street and convenient I-83 access. "That part of Central Avenue is an extension of Harbor East," said Mr Jetha, to *BBJ*. Not within an Opportunity Zone; just west of one.

Site:

Odd shaped, 4 sides. Frontages on S Central Ave [longest side, 415'], Gough St [shortest at 176', the delimiting dimension], Lloyd

Walk Score® *Walker's Paradise (95)*

St [315'], and Pratt [326']. *Transit Score®* *Rider's Paradise (98)*

Building:

High school school, built 1920. BB&T indicates [9/18/10] owner-occupied culinary school with 87,56sf gross leasable [CoStar], 69,156sf fully above grade [SDAT]. SDAT gives it a C5 quality ranking, under 'high school' category. The older section of the school appears [from the exterior alone] to be in below average condition, as opposed to the newer building. The Full Cash Value for the improvements was \$2,508,700 as of 1/1/2021. *Baltimore Business Journal*, 10/7/2022 [summary]: Local developer Shaffin Jetha plans to convert the 100-year building section and the newer section to multi-family-- at least 30 loft units.

Sale:

From Higher-Ed news site, 10/6/22: When Stratford University, a for-profit college with a handful of campuses in Virginia and Maryland, announced last month it was going to close, officials only gave students one week of notice before classes ended for good. The news made Stratford the latest in a long line of for-profit colleges to close precipitously. The US Dept of Education recently revoked recognition of Stratford's accreditor [for noncompliance with the department's standards, such as having adequate resources and staff expertise] the Accrediting Council for Independent Colleges and Schools, leaving the university with 18 months to find a new agency or else lose access to federal financial aid.

The Assessment Dept categorizes the sale as arms-length. A prior \$3.57 mil transfer in Dec 2014 [from Baltimore Culinary Arts School to Campus Realty] was non-arms length, according to SDAT.

Gilbert Advising & Appraising Comparable Database

Record # 23992



210 S. Central Avenue
Block plat
August 18, 2022, Record# 23992



210 S. Central Avenue
Newer sect is to the right
August 18, 2022, Taken by Gj, Record# 23992



210 S. Central Avenue
Older section
August 18, 2022, Taken by Gj, Record# 23992

Gilbert Advising & Appraising Comparable Database

Record # 28707

Address, Location and Use

Address: 524 W. Lafayette Avenue *Zip Code:* 21217
Location: Baltimore City
Tax Map: Ward - 14 Section - 11 Block - 375 Lot(s) - 1
Type/Use: Building, Industrial, Mini-Warehouse
Building, Industrial, Storage Warehouse

Sales Detail

Sale Price: \$483,000 *Sale Date:* 8/30/2022 *Sale Type:* Settled *Liber/Folio:* 25069/4
Grantor(s): 524 West Lafayette Dbsp LLC [David Benowitz,410-462-6000]
Grantee(s): North Star Urban Development

Building and Land Detail

Building: 25,703sf (\$18.79/sf) -- 5 stories
Land: 8,626sf (\$55.99/sf -- 0.198ac (\$2,439,077.13/ac) -- L/B Ratio:0.330
Services: Water, Sewer, Gas
Frontage: 80.0'
Zoning: R-8

Record Detail

Source: SDAT, CoStar *Inspected:* Gj
Verified: Employee of ownership

Additional Information

Location:

Upton neighborhood. South of Madison Park, west of McCulloh Homes, within an Opportunity Zone.

Site:

Lot 1- 2399sf; lot 2 - 2327sf adjoining; lot 62 ["L"-shaped, with delimiting dimension of 25'] is across from the rear of Lots 1 & 2, separated by a 10' wide alley that connects to Lafayette, and a 2' or 3' walkway that connects to Division St, L-shaped, 3900sf; totals: 8626sf. Total frontages- 105' on Lafayette, 59' on Division St, 25' on Brunt St, a 20' wide alley connecting Mosher St to Lafayette St.

Walk Score® Very Walkable (81)
Transit Score® Rider's Paradise (90)

Building:

Five story brick warehouse, built circa 1900, with elevator [working as of 2022 sale date]; 3 tenants listed on CoStar, one of which is Affordable Storage Solutions. This use is non-conforming for an R-8 zone; if this use were to be abandoned for 12 months, it would no longer be legal. Due to poor loading access for trucks and only on-street parking, one presumes most of what's stored is fairly 'dead storage.' No brokerage firm was listed on CoStar.; we spoke to an employee who confirmed its on-going use for storage.

Sale:

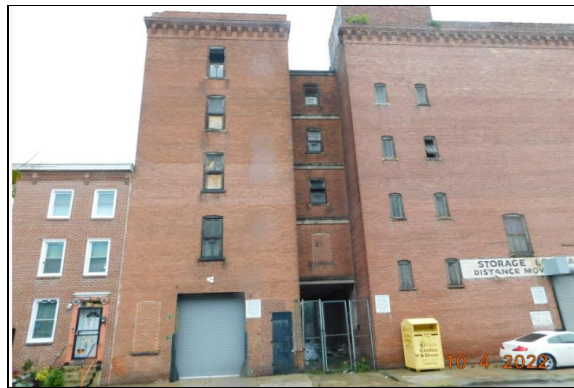
Previous owner's marketing to tenants: "If you can find a cheaper rate than Affordable Storage Baltimore MD, we'll not only match that storage price, we'll beat their storage price. We have hundreds of storage units in many different storage sizes, all of them clean, safe, and secured at all times. Our storage units are under surveillance 24 hours a day..." We spoke by telephone to an employee for the new ownership [and emailed him asking for additional information at affordablestorage@gmail.com], who confirmed the building is still being used for storage. Arms-length sale, according to SDAT.

Gilbert Advising & Appraising Comparable Database

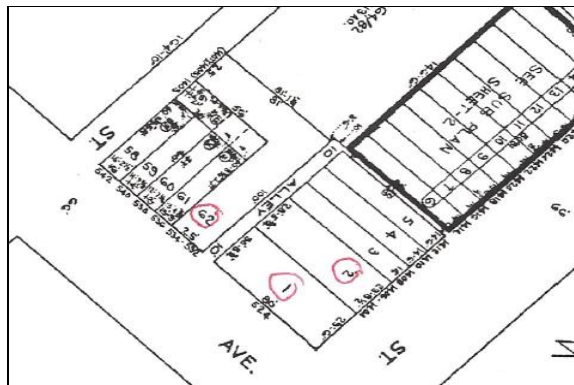
Record # 28707



524 W. Lafayette Avenue
Corner, main building section
October 5, 2022, Taken by Gj, Record# 28707



524 W. Lafayette Avenue
Smaller Section, w/ interior walk-thru
October 4, 2022, Taken by Gj, Record# 28707



524 W. Lafayette Avenue
Block Plats, 3 lots in red
October 5, 2022, Record# 28707

RECONCILIATION / CORRELATION

The relative merits of the three traditional approaches to value as they pertain to this appraisal of 800 Poplar Grove St. as of 17 August 2022 are as follows:

Replacement Cost	Not applicable due to age, condition, functionality of the existing improvements, as well as significant economic obsolescence. The land valuation is supported by 7 comparable sales, 5 of which are in the City.
Income	Not applicable due to insufficiency of comparables rentals for the subject's building [in its "as is" condition and long vacant status], or comparable land rentals for R-6 zoned land [or similar residential zonings] in the City.
Sales Comparison	We investigated a number of possible building sales and chose 5; their lack of close similarity to the subject rendered this approach not very convincing, even though many of the adjustments were supported by objective data. We learned from the client on 8/18/22 that DHCD is actively working on the disposition of Lake Clifton High, and that there is buyer interest in Sarah Roach Elementary, and that negotiations are in progress" for Grove Park Elementary and Dr. Roland Patterson Sr. Academy. No further details were divulged to us.

If we ignored the Sales Comparison Approach for the school building remaining in place, and focused on land value alone, we would estimate the market value of 800 Poplar Grove Street at \$390,000, as of 17 August 2022, in fee simple, based on the hypothetical condition that the land is cleared of its improvements, and ready for new development. It logically follows that an "as is" value of the property, encumbered by its unwanted building, would be \$390,000, **less** the hard and soft costs of demolition, removal of debris and HAZMAT [if any be found that exists there], plus a reasonable profit for overseeing that process and accepting the risks of cost overruns. The hard costs of demolition²⁸, removal of debris [less possible proceeds of recycled materials] and reasonable soil compaction do not come within our expertise; such cost-estimation is highly specialized and often very site specific in urban settings. Developers confident of securing governmental subsidies or others driven by philanthropic considerations might bid higher. The seller, ultimately the City, may also derive an on-going real estate tax benefit from any future use of the subject site [such as a public park] that brings up the market value—and then the full cash value—of the mostly residential rowhouse properties that are within easy walking distance. That prospect of increasing tax revenues for this actual seller, is not fully consistent with the definition of market value, which definition names a *typical* seller and *typical* buyer. There is also a potential, if speculative, temporary use [a city election

²⁸ Mr. Benjamin Buss, Demolition Operations Manager of DHCD, provided an "informational cost estimate for complete building demolition, haul out, backfill and Seeding for the two buildings at 811 W. Saratoga," for a City-assigned appraisal of 811 W. Saratoga, in March 2022.

polling site, temporary homeless shelter, etc.] of the subject building which might partially or fully offset the costs of a], b] and c], above.

While lack of closely similar comparable sales of improved properties definitely decreases the confidence level of the value indicated from our comparison of the subject to five improved properties, the client has informed us that initial marketing efforts have met with one or more interested parties having a use in mind for the existing improvements at 800 Poplar Grove.

Evaluating the subject property, as currently improved, by means of the 5 building sales which do not share much in common with the former school, we have supported a value indication of \$1,310,000 for the subject asset, as currently improved. The confidence level in this benchmark is much lower than the confidence level in land value, which was supported by 7 comparable land sales. Yet the well-below average demographics of the subject's close vicinity and our Highest and Best Use analysis finds that achievable **market** rents for apartment product [the most likely use to be chosen, perhaps, for this R-6 zoned acreage] do not support the cost of new construction, nor even thorough conversion/renovation costs, as the building layout is not ideally suited for conversion to apartments. The 2016 facilities assessment summarized in this report categorized most of the 800 Poplar Grove building systems as "fair," and they may have slid some over the last 6 years into below average, suffering the lack of responsible, on-going maintenance. The appraiser balances the probability of non-profits being attracted to this relatively large urban site in western Baltimore City, ready for re-purposing, for philanthropic reasons and consequential neighborhood betterment.

The very 1st local new item [11/26/2021, see page 18] we have cited is a good example: "Lifebridge Health and its affiliated West Baltimore Renaissance foundation last month began development of The Factory, a \$12 mil project that will install a 33,000sf community based nonprofit resource and job training center in a former gelato factory, in the 1400 block of W Baltimore St. Across the street, Winnie Madikizela Mandela is about to break ground on an 8000sf development of 12 low income apartments that will rent for about \$800 a month and offer woman-headed households affordable and safe dwellings. She bought the dilapidated 1401 and 1403 W Baltimore St buildings in June for \$25,000 and will raze them early next year. An African-themed café and a maker space for teenagers will take the street level space of the new 5 sty bldg." Similarly, in the Walbrook neighborhood of West Baltimore, we read that "After 16 years and \$17 mil of restoration, the former Hebrew Orphan Asylum, built in 1875, is now opening on Rayner Ave, and will serve as an opioid treatment center and a hub of community healthcare programs. Other projects in the Coppin Heights neighborhood include Walbrook Mill (row house renovations on 3 blocks of W. North Ave.) and the Rosemont and Gwynn Crest Apartments. More particularly about Walbrook Mill: "After 16 years and \$17 mil of restoration, the former Hebrew Orphan Asylum, built in 1875, is now opening on Rayner Ave, and will serve as an opioid treatment center and a hub of community healthcare programs. Other projects in the Coppin Heights neighborhood include Walbrook Mill (row house renovations on 3 blocks of W. North Ave.) and the Rosemont and Gwynn Crest Apartments."

The Seller of the subject property, i.e., the City of Baltimore, stands to benefit from any new use of the existing building at 800 Poplar Grove which enhances the desirability of the neighborhood, by the resulting increase private property values which supports the City's revenue from property taxes. Other likely uses that could significantly boost surrounding property values include a charter school, a vocational training academy, both of which might offer adult or child day care. Excess land on the nearly 4 acres could serve as community

gardens or playground / greenspace. Neighborhood commercial establishments are also possible under R-6 zoning, subject to public hearing and Board of Zoning approval.

On balance, we estimate the market value of the subject improved property, “as is” to be **\$1,200,000**, in fee simple, as of 19 October 2022. A buyer wishing to buy the property “as is” for new development would find most, or all, or more of the land value as if ready for new development washed away by the hard and soft costs of demolition, removal of debris [less possible proceeds of recycled materials] and achieving reasonable soil compaction. The ‘rounding down’ from \$1.31 million to \$1.2 million “as is, improved value,” is our attempt to reconcile the difficulties of harmonizing highest and best use principals with public-private trade-offs, where closely similar comparable improved sales have not been found.

These special limiting conditions should be expressed as part and parcel of our research and analysis: the confidence level is admittedly low due to the lack of good, arms-length sales of similarly improved properties, and the age of the facilities report [done 6 years ago] calling into question rankings for the subject’s roof, mechanical, etc., the lack of a reliable demolition cost, and the below average household incomes and household net worths in this submarket. Highest and best use is quite challenged and affordable price for the most likely buyers is largely impacted by philanthropic purpose [not the maximization of real estate profit] and/or availability of public subsidies. The value is also based on physical conditions not having changed since the 8 September 2022 inspection.

I certify that, to the best of my knowledge and belief:

- • The statements of fact contained in this report are true and correct.
- • The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased conclusions.
- • I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- • I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- • I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- • My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- • My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- • My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
- • I have made a personal inspection of the property that is the subject of this report.
- • No one provided significant real property appraisal assistance to the person signing this certification.

- • The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- • The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- • As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

It has been a pleasure to provide this appraisal service. Faithfully,



C. Gordon Gilbert, Jr., MAI
State Cert. Reg. #198
Enclosures, Gj 22056



Supporting Data²⁹ Apartment Submarkets for Improved Comparable Sales

1315 Division Street, 10 minute walking distance, excluding townhouse apartments and other small apartment buildings:

INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS
2,491 +0%	0 -	12 -88.4%
Prior Period 2,491	Prior Period 0	Prior Period 100
VACANCY RATE	MARKET RENT/UNIT	
5.1% -0.5%	\$1,096 +5.1%	
Prior Period 5.6%	Prior Period \$1,043	

524 W Lafayette, same parameters:

²⁹ These CoStar surveys were done on 17 October 2022.

INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS
2,305 +0%	0 -	15 -83.2%
Prior Period 2,305	Prior Period 0	Prior Period 87
VACANCY RATE	MARKET RENT/UNIT	
5.0% -0.7%	\$1,076 +5.5%	
Prior Period 5.7%	Prior Period \$1,020	

1225 E Eager, same parameters

INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS
1,970 +0%	70 +468.8%	63 -37.4%
Prior Period 1,970	Prior Period 12	Prior Period 101
VACANCY RATE	MARKET RENT/UNIT	
3.5% -3.2%	\$1,098 +1.0%	
Prior Period 6.7%	Prior Period \$1,087	

219-37 Park Avenue, same parameters, but excluding many projects beyond a 5 minute walk, especially those east of Charles Street.

INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS
6,752 +0.6%	15 -62.5%	49 -90.1%
Prior Period 6,712	Prior Period 40	Prior Period 494
VACANCY RATE	MARKET RENT/UNIT	
9.6% -0.2%	\$1,451 -1.0%	
Prior Period 9.8%	Prior Period \$1,465	

210 S. Central Avenue, 10 minute walking distance, but excluding several near the Inner Harbor

INVENTORY UNITS 1,614 +3.6% Prior Period 1,558	UNDER CONSTRUCTION UNITS 0 -100.0% Prior Period 56	12 MO ABSORPTION UNITS (4) +98.0% Prior Period (189)
VACANCY RATE 11.3% +3.4% Prior Period 7.9%	MARKET RENT/UNIT \$1,953 -6.1% Prior Period \$2,079	

And, for the subject:

INVENTORY UNITS 476 +0% Prior Period 476	UNDER CONSTRUCTION UNITS 0 - Prior Period 0	12 MO ABSORPTION UNITS 2 +362.4% Prior Period 0
VACANCY RATE 8.0% -0.6% Prior Period 8.6%	MARKET RENT/UNIT \$1,009 +7.5% Prior Period \$938	

General Limiting Conditions and Assumptions

Specific limiting conditions providing the context for the value estimate are found in the Certification section of this report.

Title is assumed good and merchantable, without existing liens, encumbrances, mortgages, leases and/or servitudes, as should be verified by the Client with legal counsel. GA&A does not offer title analysis of the subject property nor for the comparable sales. GA&A takes no responsibility for survey or plat accuracy. Exhibits used are included only to assist the Client in visualizing the property and its environs. Unless otherwise noted in the report, GA&A assume that there are no Zoning or building code violations, and that all required licenses and consents from every other legislative or administrative entity have been obtained or may be rightfully obtained or renewed for any of the uses upon which our value estimate is based. Unless otherwise stated, the appraiser considers the property as if free and clear, under responsible ownership and competent management.

The appraiser has made reasonable efforts to verify information and opinions obtained from outside sources, which, if used, are considered generally reliable, but no liability for such sources can be assumed by GA&A, or the appraiser.

The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocation of value for the land and improvements may or may not be appropriate for various other uses.

No environmental nor American With Disabilities Act [ADA] impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

Without definitive engineering and/or environmental reports made available to the appraiser by the Client at its cost, the appraiser estimates real estate value under the assumptions that there are no hazardous substances, hidden defects, subsoil conditions, non-tidal wetlands, ADA non-conformity, or other such conditions which may contribute to a greater or lesser value.

The appraiser will not be required to give testimony or appear in court, regulatory or other proceedings, or any conference or other work in preparation for such proceedings. If any employee of GA&A is asked or required to appear and/or testify at any trial, deposition, or other proceeding about the preparation [or production of documents], conclusions or any other aspect of this assignment, the Client shall compensate GA&A based on the appropriate hourly rates [currently \$300/hour for travel time, testimony and preparation for testimony] plus reasonable, actual expenses.

Unless the time frame is shorter under applicable law, any legal action or claim relating to the appraisal or appraiser's services shall be filed in court [or in the applicable arbitration tribunal], within 2 years from the date of delivery to client of the appraisal report to which the claims or causes of action relate or, in the case of acts or conduct after delivery of the report, 2 years from the date of the alleged acts or conduct. The time frame shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The timeframe shall ply to all non-criminal claims or causes of action of any type.

Possession of this report, or copy thereof, does not carry with it the right of publication. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety. This appraisal is not intended to be used, and may not be used, in connection with a real estate syndication. No right is given to reproduce this report in whole or in part without the written consent of GA&A. Any user of this report who uses it in contravention to these prohibitions shall indemnify the appraiser and GA&A, holding them harmless from all claims, including attorney's fees, arising from said prohibited use.

Unless provided for in the engagement contract, this appraisal is not intended to be used, and may not be used, in connection with a real estate syndicate, defined broadly. The client and all subsequent users of the report agree to indemnify GA&A and the individual appraisers signing the report from all claims, including attorneys' fees, arising from such unauthorized use.

If any claim is filed against GA&A or its appraisers in connection with this report or this engagement, the maximum damages recoverable is the fee amount actually collected by GA&A; under no circumstances will any claim for consequential damages be made unless the appraisal was fraudulent or prepared with gross negligence.



Qualifications

C. Gordon Gilbert, Jr., MAI

Principal, **Gilbert Advising & Appraising, LLC**; ggilbert@gilbertappraising.com

5601 Newbury Street, Suite 5, Baltimore, MD 21209; Telephone: (410) 367-7222

Website: gilbertcommercialappraising.com

Passed State of MD Licensing Exam for Certified General Appraiser, #04-198, 1991; licensed through 12/31/2024

EDUCATION

University of Maryland Law School, Juris Doctor (1976)

University of Virginia, Bachelor of Arts (1972)

EMPLOYMENT

Corporate Banking & Real Estate Divisions of FNB of MD (1972-'74)

C. Gordon Gilbert Assoc., ('74 – '93), Gilbert•Sheppard Appraisal Group ['93- 6/00]

Gilbert Advising & Appraising, LLC (July 2000 to present)

REAL ESTATE APPRAISING & CONSULTING EDUCATION

Principles of Appraising; Income Producing Property; Case Studies for Income Producing Properties; Litigation Appraising; Investment Analysis; Computer Applications to Analysis, Univ. of Wisconsin; Highest & Best Use Seminar; Real Estate Securities & Syndication Courses 22 & 39 in '88; Appraisal of Retail Properties ['95]; Special Purpose Property, Valuation of Detrimental Conditions ['98]; The Master Class; Appraisals for Federal Gift Taxation ['99]; Attacking and Defending an Appraisal in Litigation; H&B Use Analysis and Market Feasibility ['01]; MD Sales license ['04]; AI 310- Basic Income Capitalization ['04], AI 320 Applications ['04]; Partial Undivided Interests ['05]; Business Practice & Ethics ['07]; 2009: Valuation of Green Bldgs; Statistics & R.E. Finance; Appraising Distressed Properties; 2010: GBBR Lead Paint Regs; Analyzing Tenant Credit Risk, AI Statistics & Finance, AI Business Ethics and Practices; Advanced Spreadsheet Modeling for Valuation, Curriculum Overview- Residential & General, Comparative Analysis, Forecasting Revenue; 2014: Corridor Right of Way: Advanced Concepts & Case Studies; Business Practices & Ethics. 2018: Appraising Convenience Stores; Medical Office Buildings; General Appraiser Sales Comparison Approach; 2020: Cool Tools: New Technology for R.E. Appraisers; Valuation of Green Buildings; 2021: AI's Baltimore Market Update; USPAP Update, March 2021. Continuing education for the Appraisal Institute fulfilled through 31 Dec 2022; MD Certified General License extends through 2024.

MEMBER

Appraisal Institute; awarded MAI designation 1983

President, Appraisal Institute's Maryland Chapter 26 ('90); Board ('85-'91)

National Ethics and Counseling Committee ('90-'92), Hearing Committee Chair, 2004

Greater Baltimore Board of Realtors (Director, '82-'84, '90), Education Chair, 1995

President, Commercial Real Estate Network of the Greater Baltimore Bd. of Realtors, '96

Better Business Bureau, Accredited Member

EXPERT WITNESS³⁰

Circuit Courts of Maryland for Baltimore City and Baltimore County

Supreme Bench for Baltimore County

Maryland Real Estate Commission

Maryland Tax Appeals Court

Federal Bankruptcy Courts in Baltimore, and Alexandria, VA

Howard County Board of Appeals

TEACHING

Principals of Real Estate Appraising, 1991 (GBBR / AI)

University of Baltimore: Real Estate Valuation Principles, and

Valuation of Income Producing Properties (1982-'83)

AI / GBBR Instructor for State licensing and certification courses (1991-'95)

Author and Instructor for MD AI seminars: Case Studies in Standards of Professional Practice,

"The Transparent Grid," 9/01, 6/03; "Due Diligence," 6/02

Co-taught Appraisal Institute's 310 Course, "Income Capitalization," 2/05

RANGE OF EXPERIENCE

Mixed-Use Urban Developments; Mixed Use Feasibility, Downtown & Suburban Office, Apartments, Condominium Conversions, Industrial, Waterfront Industrial Piers, Historic Façade Easements, Condemnation Appraisals, Public Markets, Restaurant Feasibility, Banquet halls, Marinas, Industrial Re-Use Feasibility, Institutional Property, Land valuations, Religious facilities, Schools, Consulting and "Value Protocol" for Partners in Real Estate Investments. Advises brokers, buyers and sellers with due diligence research and preliminary analysis.

³⁰ Most recently, Baltimore City Circuit Court eminent domain case, April 2022.

REPRESENTATIVE CLIENTELE

Selected Mortgage Lenders

Apartment Services, Bank of America, BB&T, Bank of New England, Beal Bank, Centrust Bank, CLG Hedge Fund, Columbia Bank, Community Dev. Fin. Corp, Eastern Savings Bank, Farmers & Merchants Bank, FCNB Bank, First Bank South, First Fidelity Bank, First Mariner Bank, M&T Bank, MD Permanent Bank, Midwest Bank & Trust, NorthMarq, Patapsco Bank, Pitney Bowes Credit, PNC Bank, Sandy Spring Bank, Severn Bank, Sterling Bank, Susquehanna Bank, Virginia National Bank.

Selected Law Firms

Ballard Spahr; Baltimore City Legal Dept., DeVries Leech & Dann; Carr Maloney, DLA Piper; Gallagher, Evelius & Jones; Goodell, Kelly, Spicer & Sidle; Funk & Bolton; Law Dept. of Baltimore City; Maguire Woods Battle & Boothe; Marino & Levy, Marlow & Wyatt, Rosenberg Martin Greenberg; Thomas & Libowitz; Thomas, Thomas & Hafer; Saul Ewing; Venable, Zaffre Law.

Selected Developers

Chesapeake Realty Group; J. Joseph Clarke; Commercial Brokerage Group; Continental Realty; Dalsemer Catzen & Associates; Gaylord Brooks Realty; Himmelrich & Associates; The David Kornblatt Company; Morganti Group; Obrecht Properties; Security Development Group; Walter Skayhan; William C. Smith Co.; Tower Hill Atlantic, Vanguard Equities.

Selected Other

Allstate Insurance Company, Annie E. Casey Foundation, Archdiocese of Baltimore, Argos USA, Baltimore City [Solicitor's Office, HCD, Public Works, Housing Authority], Baltimore Development Corp, BGE, Annie E. Casey Foundation, Chase Brexton, College of Notre Dame, Constellation Energy, CSX, East Baltimore Development Inc., Elkridge Club, Exxon, Fila, Federal Deposit Insurance Corporation, Etechboys Inc, FMC, General Elevator, Hospitals [Church Home, Children's, Franklin Square], Harford County, Home Sales Co. [apartment, flex, office and retail portfolio], Mercy, Gilchrist Services, Medstar Health], Johns Hopkins Medical Services Corp, Johns Hopkins University, Legg Mason, Mack Truck, Maryland Port Administration, Mass Transit Authority, McDonald's Corporation, National Aquarium at Baltimore, National Architectural Trust, National History Museum of MD, Old St. Paul's Church, Regional Management, Inc., Sherwin Williams, MD State Highway Administration, Stout, Causey & Horning, University of Maryland, UM BioPark, US Post Office; Veterans Administration, Wawa.

COMMUNITY SERVICE

Community Housing Associates, of Baltimore Mental Health Systems, Inc., President '90-'91, '07-'08; Board of Directors, 1985 - 2021; Founder of the Loyola College / Guilford Elementary School Partnership, "Saturday Soccer."

DEVELOPMENT &/or INVESTMENT EXPERIENCE

1-3] in Glen Burnie, MD: Towne Center, ± 22,000sf retail, built 1984, re-developed with CVS in 2006, general partner; 6730 Ritchie Hwy, ± 5500sf retail, rehabilitated 1986, general partner; sold Feb-94; Site 8, Glen Burnie Town Center, Food Lion land lease + small stores, built 1999-2000, general partner; 4] Riverside Shopping Center, Harford County, ± 94,000sf neighborhood center, built 1992, limited partner; 5] 10,000sf retail in Columbia, Howard County, limited partner [sold in 2016]; 6] Hansa Haus Building at Charles & Redwood, downtown Baltimore, [sold 2014]; 7-9] in Baltimore County: pad lease in Catonsville, general partner, 1990s; 6400sf of small stores in Owings Mills; a 3600sf Towson retail store, limited partner; 10] a former car wash in Salisbury, MD, acquired in 2016, limited partner; sold in 2019.

Item 4. FY 2025 Cost per Square Foot for School Construction

Motion:

To adopt the Fiscal Year 2025 Statewide per-square-foot school construction cost of \$404 for building only.

Background Information:

COMAR 14.39.02.06F requires the IAC to establish the average Statewide per-square-foot school building cost that will apply to the Capital Improvement Program (and other applicable programs) by July of the calendar year in which applications are submitted. The cost per square foot approved in July 2023 will apply to projects that receive their first year of construction funding from January 1 to December 31, 2024¹. The cost per square foot calculation is based on bids received for new school construction in the prior calendar year and cost information derived from industry sources.

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 staff recommendation:

- MSA-managed projects under the Built to Learn Act of 2020, when applicable;
- Various industry resources; and
- Cost escalation information used by the Department of Budget and Management for FY 2025 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, the IAC Staff recommends that the IAC approve for FY 2025 a 5% increase to the cost per square foot figure for FY 2024, resulting in FY 2025 figures of \$404 for building only and \$481 for building with site development work (which is calculated at 19% for new construction projects). This increase is consistent with what industry sources and DBM are projecting for construction escalation. This also maintains the IAC's historic approach of remaining conservative in its projections in order to ensure that available funding can be allocated to support the maximum number of eligible projects and to avoid contributing unnecessarily to inflation in construction costs. In addition, the IAC maintains the authority to consider changes to an individual project's Maximum State Allocation using the factors identified in COMAR 14.39.02.07 and has exercised that authority in recent months when sufficient justification has been provided by an LEA.

¹ Except for projects funded through the Built to Learn program, for which the cost per Square foot is based upon the most recently updated per-square-foot figure adopted by the IAC.

Item 5. Adoption of FY 2025 and FY 2026 State Cost Share Percentages

Motion:

1. To adopt the Fiscal Year 2025 and Fiscal Year 2026 State Cost Share Percentages as presented, calculated based upon the formula in COMAR 14.39.02.05; and
2. 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.

Background Information:

Education Article §5-303(d)(3)(i) requires the IAC to establish a State and local cost-share formula that identifies the factors used in calculating the actual State and local cost-share percentages by formula for each county.

Pursuant to COMAR 14.39.02.05.C, every two years the IAC shall update, approve, and publish to the IAC's website the State Cost Share percentages to be applied to individual projects submitted for inclusion in the Capital Improvement Program (CIP) and a number of other IAC funding programs.

The table below provides the results for each LEA using the calculation factors found in COMAR 14.39.02.05.C.(3)a-g, which can be seen in the presented calculation workbook.

For the FY 2023 and FY 2024 cycle, 2021 SB 551 (2021 Md. Laws, Ch. 698) required that the State Cost Share percentage established under the IAC's formula not be less than the State Cost Share percentage used for FY 2022. Prior to the adoption of the FY 2023 and FY 2024 State Cost Shares, beginning in FY 2019, the Board of Public Works and IAC had held harmless the LEAs that would have experienced a decrease under the State Cost Share formula. Accordingly, LEAs may experience a decrease in their State Cost Share percentage for the first time in several years. This decrease may be the result of conditions which had changed prior to the current cycle but which were not previously reflected in their State Cost Share percentage due to the hold harmless actions. Following approval of State Cost Share percentages for the FY 2023 and FY 2024 cycle, a revision was approved to Education Article §5-303(d)(5)(ii) which now limits any percentage decrease to not more than 5% for each LEA. As a result, IAC staff is recommending phasing decreases of more than one percent over two years. Specifically, reductions in the State Cost Share percentage of 4 percent or more would be phased in over the two-year period, with a reduction of two percentage points in FY 2025 and the remaining two or three percentage points in FY 2026. No LEAs were reduced by either 2% or 3% in the FY 25 and 26 calculations.

The State Cost Share percentages applicable to Fiscal Years 2025 and 2026 are recommended by IAC staff for adoption as presented.

State Cost Share Calculations - FY 2025 & FY 2026

LEA	FY 2023 & 2024	FY 2025 & 2026 (as calculated)	FY 2025 & 2026 (as recommended)	Difference
Allegany	90%	89%	89%	-1%
Anne Arundel	50%	50%	50%	—
Baltimore City	96%	84%	94% / 91% ⁽¹⁾	-2% / -5%
Baltimore County	61%	57%	59% / 57%	-2% / -4%
Calvert	56%	56%	56%	—
Caroline	88%	94%	94%	+6%
Carroll	59%	53%	57% / 54% ⁽¹⁾	-2% / -5%
Cecil	66%	61%	64% / 61%	-2% / -5%
Charles	65%	64%	64%	-1%
Dorchester	93%	98%	98%	+5%
Frederick	65%	67%	67%	+2%
Garrett	90%	50%	89% ⁽²⁾	-1%
Harford	63%	58%	61% / 58%	-2% / -5%
Howard	56%	51%	54% / 51%	-2% / -5%
Kent	50%	50%	50%	—
Montgomery	50%	50%	50%	—
Prince George's	73%	65%	71% / 68% ⁽¹⁾	-2% / -5%
Queen Anne's	51%	50%	50%	-1%
St. Mary's	58%	58%	58%	—
Somerset	100%	100%	100%	—
Talbot	50%	50%	50%	—
Washington	79%	78%	78%	-1%
Wicomico	100%	92%	98% / 95% ⁽¹⁾	-2% / -5%
Worcester	50%	50%	50%	—
MD School for the Blind	93%	93%	93% ⁽³⁾	—

(1) Figures are adjusted in accordance with §5-303(d)(5)(ii).

(2) Figures are adjusted in accordance with §5-303(k).

(3) The State cost share for Maryland School for the Blind is set in COMAR Sec. 14.39.02.05.B(4).

School Construction Cost-Share Formula

Presentation to the Interagency Commission on School
Construction

July 13, 2023

Overview of Cost-Share Formula

- The State pays at least 50%, and up to 100%, of eligible costs of school construction. The county governments (including Baltimore City) pay the local share of eligible costs and 100% of ineligible costs
- The State's share varies by local school system based on a formula that considers local wealth and other factors
- Statute requires that the Interagency Commission on School Construction (IAC) establish a cost-share formula; the formula itself is promulgated in the Code of Maryland Regulations (COMAR) and
 - Beginning in FY 25, the IAC is required to adopt in COMAR each LEA's cost share as calculated by the formula
- COMAR regulations require that the State and local cost shares be recalculated every two years per the formula
- The State share for a local school system may not decrease by more than 5 percentage points in a two year cycle

State Cost-Share Formula

- Sum of the following factors for each school system
 - Percentage State share of Foundation program
 - Guaranteed Tax Base (GTB) program amount as percentage of Foundation program (local school funding effort)
 - 1/5th of the amount by which free and reduced-price meal (FRPM) percentage exceeds State average
 - Percentage points by which 5-year enrollment growth exceeds State average growth for the same period
 - 5 percentage points for Tier 1 "One Maryland" counties that meet specified unemployment rate thresholds
 - 5 percentage points for Tier 1 counties that meet specified median household income thresholds and
 - Percentage points by which outstanding school construction debt plus PAYGO exceeds 1 percent of county wealth (local construction effort)

Foundation Formula

- The LEA's current State share of the Foundation program divided by the Foundation program of the LEA as defined under education Article, §5-202, Annotated Code of MD
- Provided by MSDE for use in the IAC's State cost-share formula

Guaranteed Tax Base Program

- The Guaranteed Tax Base Program provides additional State education aid to counties that have less than 80% of the statewide average wealth per pupil and provide local education funding above the minimum local share required by the Foundation program
- The IAC's State Cost share formula includes the amount of State aid provided to the LEA by the program divided by the Foundation program of the LEA

Free and Reduced-Price Meals

- 20 percent of the amount by which the LEA's Free and Reduced Price Meals percentage exceeds the Statewide Free and Reduced Price Meals percentage in the prior school year

Tier 1 Counties

- Tier 1 counties – known as One Maryland counties – are defined in the Economic Development Article as counties (including Baltimore City) with
 - average unemployment rate that exceeds 150% of the State average
 - average unemployment rate that exceeds the State average by at least 2 percentage points or
 - median household income equal to or less than 75% of the State media
- All calculations are based on most recent 24-month periods
- LEAs are eligible for a 5% increase to their State cost share for meeting either the unemployment or median household income thresholds, or a 10% increase for meeting both

- The difference between
 - The percent growth in an LEA's full-time equivalent enrollment from the 6th prior year to the prior year and
 - The percent growth in the Statewide full-time equivalent enrollment for the same time period

Enrollment Growth

10 times the amount by which the county and local board's total outstanding school construction debt at the end of the 2nd prior fiscal year plus the county's total school construction expenditures from its operating budget from the 4th to the 2nd prior fiscal years exceeds 1 percent of the county wealth for the prior fiscal year

Local Capital Effort

Project Based Add-Ons

- 2022 HB 1290 established project based add-ons to the State cost-share
 - 10 percentage points if the proposed school construction project is at a school with a concentration of poverty level of 80% or greater
 - 5 percentage points if the proposed school construction project is at a school with a concentration of poverty level of less than 80% but more than 55%
 - 5 percentage points if the proposed school construction project is at a school that rated good or superior on the most recent Maintenance Effectiveness Assessment OR that received an adequate rating and for which the school's systems have an expected useful lifespan of at least 120%
 - 5 percentage points if the proposed school construction project is a net-zero energy school

We'd love
to hear your questions



Chapter 02 Administration of the Public School Construction Program

Authority: Education Article, §§4-126, 5-112, and 5-303; State Finance and Procurement Article, §5-7B-07; Annotated Code of Maryland

.05 State Cost Share Percentage.

A (text unchanged)

B. Percentages

(1) The minimum State share of public school construction funding for eligible costs of approved projects is 50 percent.

(2) Reductions in the cost share may not exceed 5 percent

(3) *Reductions in the cost share of 4 percent or more shall be phased in over the two year period with a reduction of two percentage points in the first year and the remaining two or three percentage points in the second year.*

[(3)] (4) The maximum State share of public school construction funding is 100 percent of eligible costs of approved projects.

(4) [(4)] (5) The State share percentage for the Maryland School for the Blind shall be 93% of eligible costs of approved projects.

C — E (text unchanged)

F. *The State cost share percentage per LEA.*

LEA	Fiscal Year 2025	Fiscal Year 2026
Allegany County	89 percent	89 percent
Anne Arundel	50 percent	50 percent
Baltimore City	94 percent	91 percent
Baltimore County	59 percent	57 percent
Calvert County	56 percent	56 percent
Caroline County	94 percent	94 percent
Carroll County	57 percent	54 percent
Cecil County	64 percent	61 percent
Charles County	64 percent	64 percent
Dorchester County	98 percent	98 percent
Frederick County	67 percent	67 percent
Garrett County	89 percent	89 percent
Harford County	61 percent	58 percent
Howard County	54 percent	51 percent
Kent County	50 percent	50 percent
Montgomery County	50 percent	50 percent
Prince George's County	71 percent	68 percent
Queen Anne's County	50 percent	50 percent
St. Mary's County	58 percent	58 percent
Somerset County	100 percent	100 percent
Talbot County	50 percent	50 percent
Washington County	78 percent	78 percent
Wicomico County	98 percent	95 percent
Worcester County	50 percent.	50 percent.

Calculation of State and Local Cost Share Formula
For FY 2025 to 2026

County	FY 2023 State Share of Foundation	FY 2023 Guaranteed Tax Base Add-on	Fall 2021 20% of FRPM% Above State Average	Tier I County Add-On	Enrollment Growth '16-'21 Beyond State Average	FY 2021 Local Debt+PAYGO Above 1% of Local Wealth	Percent * State Share with Add-ons as calculated (50% minimum)	Percent * State Share with Add-ons as adjusted (50% minimum)	Percent Local Share with Add-ons
Allegany	72.4%	8.9%	2.4%	5.0%	--	--	89.0%	89.0%	11.0%
Anne Arundel	39.9%	--	--	--	2.0%	4.0%	50.0%	50.0%	50.0%
Baltimore City	67.1%	2.5%	9.4%	5.0%	--	--	84.0%	91.0%	9.0%
Baltimore	53.4%	--	0.3%	--	--	3.2%	57.0%	57.0%	43.0%
Calvert	56.3%	--	--	--	--	--	56.0%	56.0%	44.0%
Caroline	74.0%	4.7%	3.3%	5.0%	--	6.8%	94.0%	94.0%	6.0%
Carroll	53.0%	--	--	--	--	--	53.0%	54.0%	46.0%
Cecil	60.6%	--	--	--	--	0.4%	61.0%	61.0%	39.0%
Charles	61.4%	1.3%	--	--	1.7%	--	64.0%	64.0%	36.0%
Dorchester	67.2%	4.5%	5.7%	5.0%	--	16.0%	98.0%	98.0%	2.0%
Frederick	57.5%	--	--	--	8.3%	0.8%	67.0%	67.0%	33.0%
Garrett	42.8%	--	1.1%	5.0%	--	--	50.0%	89.0%	11.0%
Harford	55.1%	--	--	--	--	3.1%	58.0%	58.0%	42.0%
Howard	45.7%	--	--	--	2.9%	2.0%	51.0%	51.0%	49.0%
Kent	22.7%	--	1.4%	5.0%	--	--	50.0%	50.0%	50.0%
Montgomery	32.4%	--	--	--	0.6%	0.5%	50.0%	50.0%	50.0%
Prince George's	59.3%	--	2.4%	--	0.8%	2.6%	65.0%	68.0%	32.0%
Queen Anne's	41.9%	--	--	--	--	0.7%	50.0%	50.0%	50.0%
St. Mary's	58.3%	--	--	--	--	--	58.0%	58.0%	42.0%
Somerset	72.6%	8.4%	6.9%	5.0%	--	7.3%	100.0%	100.0%	--
Talbot	15.0%	--	1.5%	--	--	--	50.0%	50.0%	50.0%
Washington	66.9%	4.8%	1.6%	5.0%	--	--	78.0%	78.0%	22.0%
Wicomico	73.0%	6.6%	3.8%	5.0%	--	3.8%	92.0%	95.0%	5.0%
Worcester	15.0%	--	0.8%	10.0%	0.5%	4.2%	50.0%	50.0%	50.0%

* Sum of the prior columns, rounded to the nearest whole percentage.

State Share of Foundation Program FY 2023

County	FTE Enrollment Great er of Previous Year Enroll/3-Yr Avg	Full Foundation Program FTE x \$8,310	State Share of Foundation Program	Percent Paid by State
Allegany	7,888.33	\$ 65,552,022	\$ 47,484,284	72.4%
Anne Arundel	81,404.50	\$ 676,471,395	\$ 269,742,082	39.9%
Baltimore City	72,823.58	\$ 605,163,950	\$ 406,358,789	67.1%
Baltimore	109,146.08	\$ 907,003,925	\$ 484,068,679	53.4%
Calvert	15,333.33	\$ 127,419,972	\$ 71,786,178	56.3%
Caroline	5,426.92	\$ 45,097,705	\$ 33,363,637	74.0%
Carroll	24,799.67	\$ 206,085,258	\$ 109,287,285	53.0%
Cecil	14,478.08	\$ 120,312,845	\$ 72,890,895	60.6%
Charles	26,293.42	\$ 218,498,320	\$ 134,164,177	61.4%
Dorchester	4,437.00	\$ 36,871,470	\$ 24,776,300	67.2%
Frederick	43,810.50	\$ 364,065,255	\$ 209,240,441	57.5%
Garrett	3,545.50	\$ 29,463,105	\$ 12,615,562	42.8%
Harford	37,052.08	\$ 307,902,785	\$ 169,587,553	55.1%
Howard	56,543.00	\$ 469,872,330	\$ 214,760,666	45.7%
Kent	1,766.92	\$ 14,683,105	\$ 3,332,374	22.7%
Montgomery	157,581.58	\$ 1,309,502,930	\$ 424,688,660	32.4%
Prince George's	127,439.42	\$ 1,059,021,580	\$ 627,697,885	59.3%
Queen Anne's	7,375.75	\$ 61,292,483	\$ 25,685,766	41.9%
St. Mary's	16,963.92	\$ 140,970,175	\$ 82,150,249	58.3%
Somerset	2,655.92	\$ 22,070,695	\$ 16,024,254	72.6%
Talbot	4,359.17	\$ 36,224,703	\$ 5,433,705	15.0%
Washington	21,574.00	\$ 179,279,940	\$ 119,869,000	66.9%
Wicomico	14,246.00	\$ 118,384,260	\$ 86,463,756	73.0%
Worcester	6,402.25	\$ 53,202,698	\$ 7,980,405	15.0%
State	863,346.92	\$7,174,412,906	\$3,659,452,582	51.0%

Guaranteed Tax Base Add-on FY 2023

County	Full Foundation Program	Guaranteed Tax Base Program	GTB Add-on: Percent added to Foundation Program
Allegany	\$ 65,552,022	\$ 5,813,384	8.9%
Anne Arundel	\$ 676,471,395	\$ -	--
Baltimore City	\$ 605,163,950	\$ 15,116,719	2.5%
Baltimore	\$ 907,003,925	\$ -	--
Calvert	\$ 127,419,972	\$ -	--
Caroline	\$ 45,097,705	\$ 2,138,478	4.7%
Carroll	\$ 206,085,258	\$ -	--
Cecil	\$ 120,312,845	\$ -	--
Charles	\$ 218,498,320	\$ 2,864,668	1.3%
Dorchester	\$ 36,871,470	\$ 1,665,384	4.5%
Frederick	\$ 364,065,255	\$ -	--
Garrett	\$ 29,463,105	\$ -	--
Harford	\$ 307,902,785	\$ -	--
Howard	\$ 469,872,330	\$ -	--
Kent	\$ 14,683,105	\$ -	--
Montgomery	\$ 1,309,502,930	\$ -	--
Prince George's	\$ 1,059,021,580	\$ -	--
Queen Anne's	\$ 61,292,483	\$ -	--
St. Mary's	\$ 140,970,175	\$ -	--
Somerset	\$ 22,070,695	\$ 1,854,443	8.4%
Talbot	\$ 36,224,703	\$ -	--
Washington	\$ 179,279,940	\$ 8,570,703	4.8%
Wicomico	\$ 118,384,260	\$ 7,760,081	6.6%
Worcester	\$ 53,202,698	\$ -	--
State	\$7,174,412,906	\$45,783,860	0.6%

Free and Reduced Price Meal Add-on Fall 2021

County	Fall 2021 FRPM Enrollment	Fall 2021 K-12 Headcount Enrollment	FRPM Percentage	Distance Above State Average	FRPM Add-on: 20% of Distance Above State Average
Allegany	3,816	7,695	49.6%	11.8%	2.4%
Anne Arundel	22,181	81,126	27.3%	--	--
Baltimore City	62,861	74,297	84.6%	46.8%	9.4%
Baltimore	42,229	107,715	39.2%	1.4%	0.3%
Calvert	2,776	15,033	18.5%	--	--
Caroline	2,859	5,267	54.3%	16.5%	3.3%
Carroll	3,449	24,635	14.0%	--	--
Cecil	5,034	14,164	35.5%	--	--
Charles	9,320	25,990	35.9%	--	--
Dorchester	2,883	4,351	66.3%	28.5%	5.7%
Frederick	10,664	43,939	24.3%	--	--
Garrett	1,459	3,351	43.5%	5.7%	1.1%
Harford	9,778	36,934	26.5%	--	--
Howard	12,219	56,021	21.8%	--	--
Kent	763	1,707	44.7%	6.9%	1.4%
Montgomery	39,050	154,631	25.3%	--	--
Prince George's	62,038	124,767	49.7%	11.9%	2.4%
Queen Anne's	1,409	7,125	19.8%	--	--
St. Mary's	3,856	16,776	23.0%	--	--
Somerset	1,857	2,565	72.4%	34.6%	6.9%
Talbot	1,930	4,240	45.5%	7.7%	1.5%
Washington	9,651	21,131	45.7%	7.9%	1.6%
Wicomico	8,282	14,584	56.8%	19.0%	3.8%
Worcester	2,702	6,436	42.0%	4.2%	0.8%
State	323,064	854,480	37.8%	--	--

Tier I County Add-on Spring 2023 Data

County	Qualifies as Tier I County Based on Unemployment	Qualifies as Tier I County Based on Per median household Income	Tier I County Add-on: 5% Per Qualifier
Allegany		x	5.0%
Anne Arundel			--
Baltimore City		x	5.0%
Baltimore			--
Calvert			--
Caroline		x	5.0%
Carroll			--
Cecil			--
Charles			--
Dorchester		x	5.0%
Frederick			--
Garrett		x	5.0%
Harford			--
Howard			--
Kent		x	5.0%
Montgomery			--
Prince George's			--
Queen Anne's			--
St. Mary's			--
Somerset		x	5.0%
Talbot			--
Washington		x	5.0%
Wicomico		x	5.0%
Worcester	x	x	10.0%
State	1	10	--

Qualified distressed county means a county, including Baltimore City with:

(i) an average rate of unemployment for the most recent 24-month period for which data are available that exceeds: 150% of the average rate of unemployment for the State during that period; or the average rate of unemployment for the state during that period by at least 2 percentage points

OR

(ii) a median household income for the most recent 24-month period for which data are available that is equal to or less than 75% of the median household income for the state during that period.

Enrollment Growth Add-on Fall 2016 to 2021

County	Fall 2016 Full-Time Equivalent Enrollment	Fall 2021 Full-Time Equivalent Enrollment	Enrollment Change	Percent Growth	Enrollment Growth Add-on: Distance Above State Average
Allegany	8,182.75	7,888.33	(294.42)	--	--
Anne Arundel	78,814.25	81,404.50	2,590.25	3.3%	2.0%
Baltimore City	76,628.75	72,823.58	(3,805.17)	--	--
Baltimore	108,130.50	109,146.08	1,015.58	0.9%	--
Calvert	15,511.75	15,333.33	(178.42)	--	--
Caroline	5,388.00	5,426.92	38.92	0.7%	--
Carroll	24,860.50	24,799.67	(60.83)	--	--
Cecil	14,975.00	14,478.08	(496.92)	--	--
Charles	25,521.25	26,293.42	772.17	3.0%	1.7%
Dorchester	4,544.50	4,437.00	(107.50)	--	--
Frederick	39,990.75	43,810.50	3,819.75	9.6%	8.3%
Garrett	3,638.00	3,545.50	(92.50)	--	--
Harford	36,589.75	37,052.08	462.33	1.3%	--
Howard	54,281.00	56,543.00	2,262.00	4.2%	2.9%
Kent	1,893.00	1,766.92	(126.08)	--	--
Montgomery	154,586.25	157,581.58	2,995.33	1.9%	0.6%
Prince George's	124,786.25	127,439.42	2,653.17	2.1%	0.8%
Queen Anne's	7,462.25	7,375.75	(86.50)	--	--
St. Mary's	17,127.50	16,963.92	(163.58)	--	--
Somerset	2,763.00	2,655.92	(107.08)	--	--
Talbot	4,319.50	4,359.17	39.67	0.9%	--
Washington	21,892.25	21,574.00	(318.25)	--	--
Wicomico	14,340.75	14,246.00	(94.75)	--	--
Worcester	6,292.00	6,402.25	110.25	1.8%	0.5%
State	852,519.50	863,346.92	10,827.42	1.3%	--

Local Effort Add-on Fiscal 2023

County	FY 2022 Wealth	School Construction Debt as of June 30, 2021	FY 2019-2021 School Construction PAYGO	Percent of Local Wealth	Effort Add-on: 10x Distance above 1% of Wealth
Allegany	\$ 2,711,248,930	\$ 11,483,728	\$ 225,000	0.432%	--
Anne Arundel	\$ 60,763,862,814	778,498,710	70,978,321	1.398%	4.0%
Baltimore City	\$ 29,731,418,866	177,318,055	0	0.596%	--
Baltimore County	\$ 63,482,852,737	805,593,000	30,628,677	1.317%	3.2%
Calvert	\$ 8,328,262,472	5,386,869	289,625	0.068%	--
Caroline	\$ 1,715,686,203	28,699,285	163,744	1.682%	6.8%
Carroll	\$ 14,293,945,291	73,294,184	2,226,495	0.528%	--
Cecil	\$ 6,981,578,843	67,900,745	4,725,426	1.040%	0.4%
Charles	\$ 12,262,735,762	104,745,700	5,976,855	0.903%	--
Dorchester	\$ 1,780,214,144	44,972,509	1,260,000	2.597%	16.0%
Frederick	\$ 22,399,212,529	186,181,255	56,644,799	1.084%	0.8%
Garrett	\$ 2,510,895,581	0	2,693,810	0.107%	--
Harford	\$ 20,486,256,708	258,608,512	9,340,600	1.308%	3.1%
Howard	\$ 38,056,429,816	427,454,502	30,085,712	1.202%	2.0%
Kent	\$ 1,713,014,791	0	2,760,723	0.161%	--
Montgomery	\$ 132,137,474,415	1,144,967,993	246,751,298	1.053%	0.5%
Prince George's	\$ 62,423,693,968	783,578,399	1,195,386	1.257%	2.6%
Queen Anne's	\$ 5,325,095,737	56,855,185	198,291	1.071%	0.7%
St. Mary's	\$ 8,777,631,300	31,750,720	20,891,668	0.600%	--
Somerset	\$ 887,357,432	10,025,509	5,326,652	1.730%	7.3%
Talbot	\$ 4,857,784,786	30,597,635	8,006,821	0.795%	--
Washington	\$ 8,770,881,763	39,541,574	1,994,713	0.474%	--
Wicomico	\$ 4,663,988,806	63,959,252	291,000	1.378%	3.8%
Worcester	\$ 8,208,862,750	79,760,378	36,450,573	1.416%	4.2%
Total	\$523,270,386,444	\$5,211,173,699	\$539,106,189	1.099%	--

State Share Percentages
Fiscal 2024 and 2025-2026 (est.)

County	FY05	FY08	FY12	FY15	FY18	FY 19	FY20	FY 21	FY 22	FY 23	FY 24	(4)	FY 25	FY 26	NEW as calculated	Statutorily Adjusted	Difference		
Allegany	75%	90%	91%	93%	83%	85%	85%	89%	89%	90%	90%		89%	89%	89%	89%	- 1%		
Anne Arundel	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		50%	50%	50%	50%	--		
Baltimore City	90%/75% *	97%	94%	93%	93%	93%	(1)	93%	96%	96%	96%	(3)	91%	91%	84%	91%	(5) - 5%		
Baltimore	50%	50%	50%	50%	52%	56%	56%	57%	57%	61%	61%		57%	57%	57%	57%	- 4%		
Calvert	55%	69%	61%	56%	53%	53%	53%	53%	53%	56%	56%		56%	56%	56%	56%	--		
Caroline	75%	89%	86%	78%	80%	81%	81%	87%	87%	88%	88%		94%	94%	94%	94%	+ 6%		
Carroll	65%	65%	61%	58%	59%	59%	(1)	59%	59%	(2)	59%	59%	59%	(3)	54%	54%	53%	54%	(5) - 5%
Cecil	70%	70%	75%	69%	63%	66%	66%	66%	66%	66%	66%	(3)	61%	61%	61%	61%	- 5%		
Charles	65%	70%	77%	63%	61%	61%	61%	65%	65%	65%	65%		64%	64%	64%	64%	- 1%		
Dorchester	70%	77%	71%	69%	76%	76%	(1)	76%	82%	(2)	82%	93%	93%		98%	98%	98%	98%	+ 5%
Frederick	65%	72%	72%	60%	64%	64%	(1)	64%	64%		64%	65%	65%		67%	67%	67%	67%	+ 2%
Garrett	70%	70%	59%	50%	50%	50%		50%	50%	50%	90%	90%	(3)	89%	89%	50%	89%	(6) - 1%	
Harford	65%	65%	59%	63%	63%	63%	(1)	63%	63%	(2)	63%	63%	63%	(3)	58%	58%	58%	58%	- 5%
Howard	50%	58%	61%	60%	55%	55%	(1)	55%	55%		55%	56%	56%		51%	51%	51%	51%	- 5%
Kent	50%	50%	50%	50%	50%	50%		50%	50%	50%	50%		50%	50%	50%	50%	--		
Montgomery	50%	50%	50%	50%	50%	50%		50%	50%	50%	50%		50%	50%	50%	50%	--		
Prince George's	75%/65% *	75%/69%	73%	62%	63%	70%	70%	70%	70%	73%	73%		68%	68%	65%	68%	(5) - 5%		
Queen Anne's	55%	70%	55%	50%	50%	51%	51%	51%	(2)	51%	51%	(3)	50%	50%	50%	50%	- 1%		
St. Mary's	70%	72%	75%	64%	58%	58%	(1)	58%	58%		58%	58%	58%	58%	58%	58%	--		
Somerset	80%	97%	88%	82%	100%	100%	(1)	100%	100%	100%	100%	100%	100%	100%	100%	100%	--		
Talbot	50%	50%	50%	50%	50%	50%		50%	50%	50%	50%		50%	50%	50%	50%	--		
Washington	65%	65%	73%	71%	71%	71%		71%	79%	79%	79%		78%	78%	78%	78%	- 1%		
Wicomico	70%	81%	87%	96%	97%	97%	(1)	97%	100%	100%	100%		95%	95%	92%	95%	(5) - 5%		
Worcester	50%	50%	50%	50%	50%	50%		50%	50%	50%	50%		50%	50%	50%	50%	--		

Notes:

- (1) FY19 & FY20 reflects figures approved by the BPW and IAC respectively, holding harmless those LEAs that would have seen a reduction to their State Cost Share % as a result of the calculation
- (2) FY21 & FY22 reflect figures as adopted by the IAC, holding harmless those LEAs that would have seen a reduction.
- (3) FY23 & FY24 reflect figures as calculated §5-303(d)(3)(i), except for Garrett which is adjusted in accordance with §5-303(d)(3)(k). Pending approval by the IAC.
- (4) FY23 & FY24 reflect figures as adopted by the IAC, holding harmless those LEAs that would have seen a reduction.
- (5) Figures are adjusted in accordance with §5-303(d)(5)(ii).
- (6) Figures are adjusted in accordance with §5-303(k).

Comparison of State and Local Cost Share Formula
For FY 2025 to 2026 with FY 2023 to 2024

County	State Share of Foundation		Guaranteed Tax Base Add-on		20% of FRPM% Above State Average		Tier I County Add-On		Enrollment Growth Beyond State Average		Local Debt+PAYGO Above 1% of Local Wealth (x10)		Percent State Share with Add-ons * as calculated (50%min)		Δ	Percent State Share with Add-ons * as adjusted (50%min)		Δ	Percent Local Share with Add-ons	
	FY 2023	FY 2021	FY 2023	FY 2021	Fall 2021	Fall 2019	2023	2021	'16-'21	'14-'19	FY 2021	FY 2019	2022	2020		2022	2020		2022	2020
Allegany	72.4%	74.5%	8.9%	7.9%	2.4%	2.1%	5.0%	5.0%	--	--	--	0.1%	89%	90%	-1%	89%	90%	-1%	11%	10%
Anne Arundel	39.9%	38.6%	--	--	--	--	--	--	2.0%	2.9%	4.0%	4.6%	50%	50%	--	50%	50%	--	50%	50%
Baltimore City	67.1%	66.0%	2.5%	2.9%	9.4%	8.5%	5.0%	5.0%	--	--	--	5.0%	84%	87%	-3%	91%	96%	-5%	9%	4%
Baltimore	53.4%	52.4%	--	--	0.3%	0.4%	--	--	--	0.7%	3.2%	7.1%	57%	61%	-4%	57%	61%	-4%	43%	39%
Calvert	56.3%	56.0%	--	--	--	--	--	--	--	--	--	--	56%	56%	--	56%	56%	--	44%	44%
Caroline	74.0%	75.9%	4.7%	5.4%	3.3%	1.7%	5.0%	5.0%	--	0.2%	6.8%	--	94%	88%	+6%	94%	88%	+6%	6%	12%
Carroll	53.0%	52.4%	--	--	--	--	--	--	--	--	--	--	53%	52%	+1%	54%	59%	-5%	46%	41%
Cecil	60.6%	61.4%	--	--	--	--	--	--	--	--	0.4%	1.8%	61%	63%	-2%	61%	66%	-5%	39%	34%
Charles	61.4%	63.9%	1.3%	0.4%	--	--	--	--	1.7%	0.8%	--	--	64%	65%	-1%	64%	65%	-1%	36%	35%
Dorchester	67.2%	69.1%	4.5%	4.3%	5.7%	4.8%	5.0%	5.0%	--	--	16.0%	9.9%	98%	93%	+5%	98%	93%	+5%	2%	7%
Frederick	57.5%	57.0%	--	--	--	--	--	--	8.3%	2.8%	0.8%	4.7%	67%	65%	+2%	67%	65%	+2%	33%	35%
Garrett	42.8%	41.6%	--	--	1.1%	0.2%	5.0%	5.0%	--	--	--	--	50%	50%	--	89%	90%	-1%	11%	10%
Harford	55.1%	54.8%	--	--	--	--	--	--	--	--	3.1%	5.5%	58%	60%	-2%	58%	63%	-5%	42%	37%
Howard	45.7%	45.2%	--	--	--	--	--	--	2.9%	5.6%	2.0%	5.2%	51%	56%	-5%	51%	56%	-5%	49%	44%
Kent	22.7%	18.1%	--	--	1.4%	2.7%	5.0%	5.0%	--	--	--	--	50%	50%	--	50%	50%	--	50%	50%
Montgomery	32.4%	33.0%	--	--	--	--	--	--	0.6%	3.1%	0.5%	4.2%	50%	50%	--	50%	50%	--	50%	50%
Prince George's	59.3%	62.5%	--	--	2.4%	3.5%	--	--	0.8%	3.6%	2.6%	3.1%	65%	73%	-8%	68%	73%	-5%	32%	27%
Queen Anne's	41.9%	41.0%	--	--	--	--	--	--	--	--	0.7%	2.9%	50%	50%	--	50%	51%	-1%	50%	49%
St. Mary's	58.3%	58.0%	--	--	--	--	--	--	--	--	--	--	58%	58%	--	58%	58%	--	42%	42%
Somerset	72.6%	76.1%	8.4%	8.9%	6.9%	6.0%	5.0%	10.0%	--	--	7.3%	--	100%	100%	--	100%	100%	--	--	--
Talbot	15.0%	15.0%	--	--	1.5%	0.8%	--	--	--	--	--	--	50%	50%	--	50%	50%	--	50%	50%
Washington	66.9%	68.5%	4.8%	4.4%	1.6%	1.1%	5.0%	5.0%	--	--	--	--	78%	79%	-1%	78%	79%	-1%	22%	21%
Wicomico	73.0%	75.4%	6.6%	7.2%	3.8%	2.4%	5.0%	5.0%	--	--	3.8%	11.8%	92%	100%	-8%	95%	100%	-5%	5%	--
Worcester	15.0%	15.0%	--	--	0.8%	--	10.0%	10.0%	0.5%	--	4.2%	4.1%	50%	50%	--	50%	50%	--	50%	50%

* Sum of the foundation percentage and add-ons, rounded to the nearest whole percent.

State-Local Cost Share Percentage

<u>LEA</u>	<u>Outstanding Debt</u> <u>as of June 30, 2021</u>	<u>Paygo</u> <u>Contribution</u>		
		<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>
Allegany	\$ 11,483,728	\$ -	\$ 225,000	\$ -
Anne Arundel	\$ 778,498,710	\$ 47,737,055	\$ 16,317,031	\$ 6,924,235
Baltimore City	\$ 177,318,055	\$ -	\$ -	\$ -
Baltimore County	\$ 805,593,000	\$ -	\$ 27,571,732	\$ 3,056,945
Calvert	\$ 5,386,869	\$ -	\$ 289,625	\$ -
Caroline	\$ 28,699,285	\$ 81,357	\$ 82,387	\$ -
Carroll	\$ 73,294,184	\$ 2,226,495	\$ -	\$ -
Cecil	\$ 67,900,745	\$ 1,848,763	\$ 1,967,476	\$ 909,187
Charles	\$ 104,745,700	\$ 975,613	\$ 2,380,195	\$ 2,621,047
Dorchester	\$ 44,972,509	\$ 110,000	\$ 55,000	\$ 1,095,000
Frederick	\$ 186,181,255	\$ 9,882,862	\$ 7,889,354	\$ 38,872,583
Garrett	\$ -	\$ 176,462	\$ 821,175	\$ 1,696,173
Harford	\$ 258,608,512	\$ 1,975,000	\$ 3,022,600	\$ 4,343,000
Howard	\$ 427,454,502	\$ 8,085,712	\$ 10,000,000	\$ 12,000,000
Kent	\$ -	\$ 388,632	\$ 188,485	\$ 2,183,605
Montgomery	\$ 1,144,967,993	\$ 85,055,298	\$ 86,563,000	\$ 75,133,000
Prince George's	\$ 783,578,399	\$ -	\$ -	\$ 1,195,386
Queen Anne	\$ 56,855,185	\$ 101,291	\$ -	\$ 97,000
St.Mary's	\$ 31,750,720	\$ 4,545,632	\$ 6,826,760	\$ 9,519,276
Somerset	\$ 10,025,509	\$ 706,373	\$ 3,661,684	\$ 958,595
Talbot	\$ 30,597,635	\$ 5,205,000	\$ 109,134	\$ 2,692,687
Washington	\$ 39,541,574	\$ 672,269	\$ 1,008,298	\$ 314,146
Wicomico	\$ 63,959,252	\$ 12,618	\$ 70,424	\$ 207,959
Worcester	\$ <u>79,760,378</u>	\$ 10,700,495	\$ 12,317,708	\$ 13,432,371
Total	\$ 5,211,173,699	\$ 180,486,927	\$ 181,367,067	\$ 177,252,195

Item 6. Adoption of the FY 2025 Capital Improvement Program Instructions

Motion:

To adopt the FY 2025 Capital Improvement Program (CIP) Instructions as presented in this item.

Background Information:

Historically the instructions for the Capital Improvement Program and supplemental information along with revised forms are disseminated to Local Education Agencies in mid-July. IAC staff recommends approval of the attached instructions. Submission forms are currently under review and staff anticipate releasing them for use in August.

State of Maryland Interagency Commission on School Construction

Capital Improvement Program Instructions for Submission



IAC

IAC Meeting 07/13/2023
-197-

Photo: West Salisbury Elementary
Wicomico County Public Schools



Please note that requirements in these instructions are regularly updated for accuracy and based upon process changes and streamlining. All users of this document are strongly encouraged to access the most recent version on the IAC’s website for every use of the document to ensure that the most updated guidance is available.

Record of Changes

<u>Version</u>	<u>Description</u>	<u>IAC Approval Date</u>
1.0	Initial Adoption for the FY 2025 CIP	



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Please note that requirements in the [IAC's Administrative Procedures Guide \(APG\)](#) may be prerequisites for funding through the IAC's various programs, including the Capital Improvement Program. Please see the APG for general requirements – including requirements for submission of an Educational Facilities Master Plan, design submissions, and updates to the IAC's Facility Inventory Database – for more information.

1. Glossary

Acronym or Term	Definition
Building Cost	The cost of constructing a building, not including site work
CIP	Capital Improvement Program
Construction cost	The cost of constructing a building, altering, repairing, improving, or demolition of an existing facility, including the cost of appropriate site work
DGS	Maryland Department of General Services
EGRC	Capital Grant Program for Local School Systems with Significant Enrollment Growth or Relocatable Classrooms
Facilities Planning Guide	A document serving as an introductory resource for LEAs and other stakeholders involved in the planning and design of PreK-12 school facilities.
FF&E	Furniture, fixtures, and equipment
Forward-funded project	Project for which the LEA has paid all or some of the State share of a project that has been approved for planning or partial funding by the State
Gross Area Baseline	The product of the approved student enrollment and the baseline gross square footage per student. The baseline may be adjusted by the IAC on a case-by-case basis, based upon presented evidence of program need. The Gross Area Baselines are not a minimum or maximum State- space design standard. LEAs may build a school to a size larger or smaller than determined through the Baselines. However, careful consideration should be paid to the total cost of ownership of square footage decisions.
LEA	Local Education Agency
Locally-funded project	A school construction project that has not received State Local Planning (LP) or funding approval or that has not been designed, built, or occupied prior to the State approval of planning
Maximum State Allocation	Established dollar amount approved for State funding; the Maximum State allocation is estimated until such time that the project receives its first year of construction funding
MDP	Maryland Department of Planning
MSDE	Maryland State Department of Education
Project cost	The cost of constructing the school facility, including all associated costs for design, survey, permits, furniture, fixtures, and equipment (FF&E), financing, etc.



2. Purpose

The Capital Improvement Program (CIP) is governed by [Title 5, Subtitle 3 of the Education Article](#), Annotated Code of Maryland and COMAR 14.39.02. CIP funding can be used for major new, renewal, and replacement projects as well as for facility addition projects or capital maintenance projects (systemic renovations). Please see the remainder of these instructions and applicable COMAR sections at the [Division of State Documents Website](#) for more information.

These instructions serve as the guide for submitting CIP applications and executing projects that receive CIP funding. Annually, the IAC will send out a CIP Notice which will include information pertinent to that year's CIP cycle, including the year's CIP schedule, anticipated Significant Enrollment Growth and Relocatable Classroom (EGRC) grants or other special funds, State Local Cost Shares applicable to the fiscal year cycle, and the IAC adopted cost per square foot for school construction. [Annual memos and these instructions will be available on the IAC's website.](#)

3. Eligible Projects

Projects eligible under the CIP include all facilities owned by local boards that are used primarily for educational purposes, including charter schools, facilities owned by a private entity under an alternative financing arrangement, and projects in the Baltimore City 21st Century Schools (formerly 10-Year) Plan, as established by 2013 Md. Laws, Ch. 647.

Eligible project classifications include:

- **Addition** - a project to add space to an existing school to provide additional student capacity, to enhance educational programs, or both. Eligible project costs may include limited funding for portions of the existing building that may be renovated in order to allow connection to the new additions. Projects that add space may be combined with renewal or limited renovation projects.
- **Capital Maintenance (systemic renovation)** - a project that includes the renovation, replacement, or enhancement of a specific building system or systems that will result in the extension of the useful life of the school facility for a minimum of fifteen years. Eligible project types include but are not limited to roofs, boilers, chillers, doors and windows, electrical and vertical conveyance systems.
- **Limited Renovation** - a project that upgrades an existing building or site, or a portion of a building or site, by upgrading or replacing a minimum of five major building systems and that may include educational or architectural enhancements. A limited renovation allows further participation by the State within 15 years after the project is placed in service for projects or systems that were not included in the scope of the Limited Renovation.
- **New** - a project to build a new school where additional capacity is needed.
- **Open Space Enclosures** - Open space classrooms are defined as rooms in instructional areas in which the classrooms are not enclosed by permanent construction and allow the transmission of sound between rooms, with or without temporary partitions. Open space enclosure projects add permanent floor to ceiling acoustical enclosures to eliminate open space classrooms.

- **Relocatable Classrooms** - a project to relocate State-owned relocatable classrooms from one site to another, either within a school district or between school districts, based on projected enrollments, educational programs, or the need for temporary classrooms during construction.
- **Renovation (Facility Renewal)** - a project that renovates all or parts of a school and results in a facility condition index of 15% or lower, as verified by a licensed architect or design professional or the IAC's Statewide Facilities Assessment. A renewal project endeavors to achieve the current educational and building performance qualities of a new school. A renewal project precludes further participation by the State within 15 years after the project is placed in service.
- **Replacement** - a project to replace the majority of an existing school where an analysis, including Total Cost of Ownership (TCO), demonstrates that replacing rather than renovating the school is programmatically and financially favorable.
- **Science** - a project to renovate high school science classrooms and/or laboratories to support contemporary instruction.

Funding may be requested for the costs of design and early planning activities for each of the listed project classifications and for projects that do not yet have a specified scope. These activities include site selection, feasibility studies, educational specifications, community engagement, equipment specifications, and other planning work; and architectural and engineering services, construction management services, geotechnical surveys, and other services necessary to complete the architectural specifications for a school project.

4. Ineligible Projects

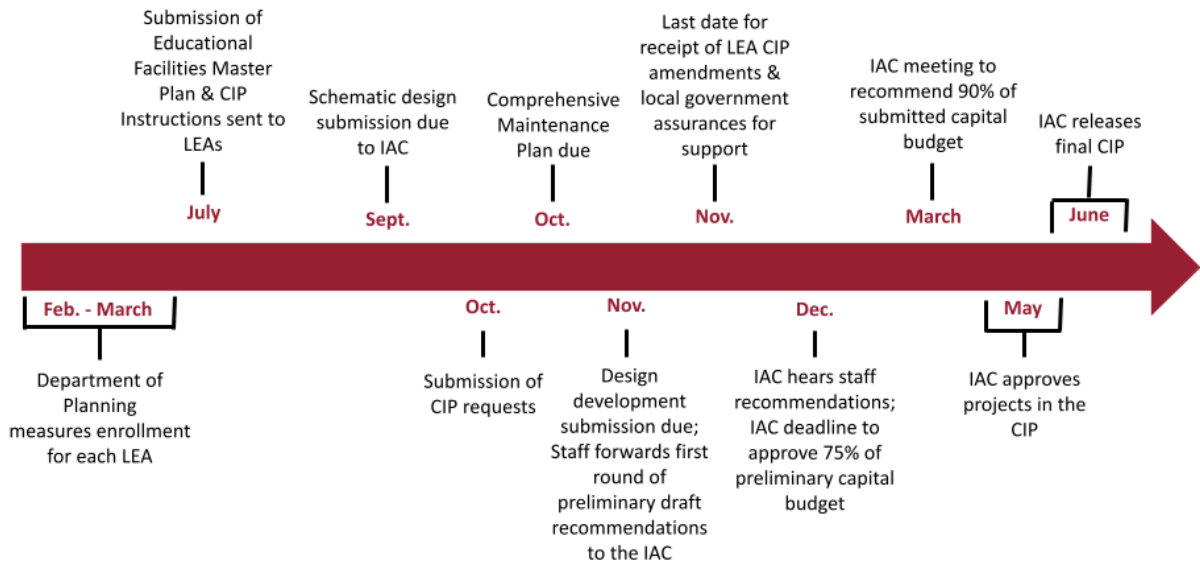
Projects that are NOT eligible include:

- Administrative and central office buildings or other buildings that are not primarily used for educational purposes;
- Projects through other State funded programs (with some exceptions for other programs administered by the IAC which may be combined up to the Maximum State Allocation);
- Projects for the routine or preventive maintenance of a school facility;
- Projects at an existing facility, or portion of a facility, that has been occupied or in use less than 15 years as of January 1 following the submission of the request, except in certain scopes in schools approved for Limited Renovation projects; or
- Projects with a total project cost below \$100,000.

In compliance with the Built to Learn Act of 2020, the IAC has adopted regulatory changes that include eligibility of design, consulting, and planning expenses. The proposed changes were approved and adopted on June 8, 2021.

5. Timeline

See the appropriate [fiscal year notice](#) for important CIP cycle dates.



6. Design Requirements

See the IAC's APG for specific phase requirements for each of the following:

- Educational Specifications (Ed specs) - Ed specs are required for each new, replacement, renovation, and addition project but are not required for limited-renovation or pre-K or K addition projects.
- Feasibility Studies - For projects proposing abandonment of the existing building or demolition of more than 50% of the building gross square footage, a feasibility study (including 40-year life cycle cost analysis of alternatives) must be submitted, reviewed, and have all issues resolved, or a waiver must have been requested and approved.
- High Performance Requirements - In accordance with State Finance and Procurement Article §4-809 and Education Article §5-312, new school projects and renovation/addition projects that receive State funds are subject to the requirements of the High Performance Buildings Act. Please see the [adopted 21st Century School Facilities Act, Guidance for New Public School Buildings to Achieve High-Performance Buildings](#) for requirements.
- Emergency Management Shelters - For any project involving a replacement or upgrade of the electrical system, emergency management shelter compliance requirements must be met. LEAs are responsible for determining whether or not a school facility will be used as an emergency management shelter, based upon consistency with their local emergency management plan and funding considerations.
 - If the LEA has determined that the project facility will be an emergency management shelter, the LEA must initiate the emergency management shelter review process in the IAC's SharePoint site.
 - If the school is not designated as an emergency management shelter, the LEA should submit a letter documenting that the determination is consistent with the local emergency management plan.



- Sufficient Design Progress
 - It is imperative that projects allocated funding in a given fiscal year are able to use that funding within the fiscal year for which it is allocated. Maryland faces ever-growing school construction needs so dollars must be put to work as quickly as possible to avoid devaluation due to construction inflation and to improve conditions for as many students as possible. **The IAC will consider design progress and draw schedules as a driving factor in all State funding allocations.**
 - For requests for first-time construction funding for major projects or limited renovation projects, in order for the project to be recommended by IAC staff for construction funding in December:
 - Educational Specifications (Ed Specs) must, if required, have been submitted to the IAC a minimum of 30 days prior to the submission of Schematic Design documents;
 - Completed Schematic Design documents must have been submitted on or before September 1 of the application year; and
 - Completed Design Development documents must have been submitted on or before November 1 of the application year.
 - Additional recommendations may be made for approval of projects that demonstrate sufficient design progress prior to the May CIP approval.

7. Cooperative Use Space

The IAC will consider for State funding participation up to 3,000 gross square feet of co-located or shared space within a school that supports LEA or community initiatives, such as health and wellness clinics, recreation centers, or community meeting rooms, to serve school children and the general community.

Cooperative Use Space Checklist

- ☐ Letter of commitment from the Board of Education regarding board-sponsored community activities, or a letter of commitment from a nonprofit organization or another government agency to the BOE agreeing to establish or continue the program for which the additional square footage is requested.
- ☐ Letter must indicate the intention of the BOE and other entities, as applicable, to establish a written agreement in the form of a Memorandum of Understanding, contract, or similar instrument that defines mutual responsibilities and the terms of the arrangement.
- ☐ On [Form 102](#), provide a complete and accurate description of the programs that will occupy the CUS in the "Project Description" field.
- ☐ For projects that involve both new and existing square footage, indicate whether the CUS is in the new or the existing square footage (or both). Indicate the age of all existing square footage that will be impacted.
- ☐ A copy of the support letter, even if it has been previously submitted.
- ☐ The programmatic names and size areas of the CUS should be included in each design phase submission of the project and on [Form 102](#).
- ☐ If the request for CUS is for a forward funded project that is in construction, a signed MOU.
- ☐ Documentation demonstrating that the use of the space cannot be accommodated within the existing school spaces by frequency and/or hours of use.

8. Career and Technical Education (CTE)

Projects involving CTE programs of study in comprehensive high schools or separate CTE centers must have a letter of support from the Senior Executive Director of MSDE's Office of College and Career Pathways (OCCP) before the project can be considered eligible for local planning or construction funding approval from the IAC. Funding for early planning and design may be considered prior to meeting this requirement. Please provide a copy of OCCP's approval letter and the completed Facilities CTE Utilization Form with your CIP request.

For information on obtaining the approval letter, please review MSDE's *Facilities Guide for Career and Technical Education Program Support for New, Replacement, Renovated, or Expanded Facilities*, dated July 2023. To obtain the CTE Facility Guide and Utilization Form, contact Briana Caalim, , MSDE OCCP Executive Assistant via email at Briana.Caalim1@maryland.gov.

9. Regional Special Education Programs

Projects involving special education regional programs must have a letter of support from the Assistant State Superintendent of MSDE's Division of Early Intervention/Special Education Services (DEI/SES):

- Before local planning approval may be considered if the project involves a separate special education day school or co-located special education school; or
- Before construction approval may be considered if the project is a school with regional special education programs that are new or have been changed in size or program delivery.

Regional special education programs that are existing with no change in size or program delivery but have been moved from another school will need to be reviewed to determine if a DEI/SES approval letter is required.

Please provide a copy of the approval letter with your CIP request if required. For information on obtaining the approval letter, please review MSDE's *Guide for Obtaining Special Education Program Support for New, Replacement, Renovated, or Expanded Facilities, 2023*. To obtain a Special Education Program Support guide, contact Paige Bradford, MSDE DEI/SES Section Chief, Specialized Instruction at paige.bradford@maryland.gov.

10. Pedestrian Safety Plans

The Safe Walk to Schools Act (2022 Md. Laws, Ch. 553) requires that LEA applications to the IAC for approval of projects that increase the capacity of a school by more than 100 students include a Pedestrian Safety Plan that:

- Is developed in collaboration with the County Department of Transportation or equivalent agency of the local jurisdiction and the State Highway Administration;
- Is limited to the area surrounding the school for which the County Board will not provide transportation to students;
- Identifies existing and potential safe routes for students to walk or bike to the school;
- Evaluates the infrastructure, including sidewalk infrastructure, along existing and potential pedestrian or cyclist routes to the school to determine whether increased capacity is necessary;
- Analyzes existing and potential school zones, including the need for expanding school zones on State and county roads; and
- Includes documentation of public participation and input related to the pedestrian safety plan, including minutes from a public hearing and written comments.

Pedestrian Safety Plans must be submitted with an LEA's CIP request before approval of construction funding will be considered. Local planning approval and early planning and design funding approval may be granted before this requirement is met. By law, the IAC shall evaluate each submitted plan and approve it if it complies with the requirements of the Act but will not advise regarding or determine the contents of a pedestrian safety plan.

11. Significant Enrollment Growth and Relocatable Classroom (EGRC) Funding

- LEAs are eligible for EGRC funding if their enrollment growth is significant (150% of the statewide average growth over five years) or if they utilize a significant number of relocatable classrooms (averaging 250 or more over five years).
- EGRC funding is allocated per a statutory formula. LEAs eligible for EGRC funding will be notified in each year's Annual CIP Application Notice.

12. Planning Requests

- Requests for local planning approval must be submitted for all projects except capital maintenance projects, high school science projects, open space enclosures, and small additions. Requests for planning and funding may be submitted in the same year.
- Planning requests typically will not be evaluated or recommended for approval prior to the 100% IAC approval in May.
- State funding commitments to, and progress of, the LEA's backlog of previously approved projects will be considered when evaluating additional requests for planning approval.

13. Funding Requests

- **Funding for early planning and design only:** Funds may be requested for early planning and design prior to meeting the necessary project progress requirements that are otherwise required for local planning or construction funding approval.
- **Forward-Funded Projects:** For forward-funded projects, the factors (enrollment, square feet per student, cost per square foot) that were in effect on the date of the bid opening should be used. **This may require pre-populated factors in the computation supplement to be customized.** LEAs should contact IAC staff with any questions about specific factors and provide all required contract award information, including MBE participation documentation.

Forward-Funded Projects

Note: Please be aware that reimbursements made with State tax-exempt bond proceeds may have certain procedural and tax implications that the LEAs and local governments must consider and be aware of:

- The State may only use tax-exempt bond proceeds to reimburse forward funded expenses, whether locally funded through Pay-go revenues, tax-exempt bond proceeds, taxable bond proceeds, or bond anticipation notes (BANS), if the reimbursement occurs within 18 months of the project being placed in service or final payment to the contractor (provided that final payment is not artificially delayed). If a project is placed in service or final payment to the contractor is made after March 1 and the request for reimbursement is submitted in the following autumn in the CIP submission, bond proceeds issued in the next summer (normally July) for an approved project may be used for reimbursement.
- Local governments may be subject to federal tax consequences when State tax-exempt bond proceeds are used to reimburse expenses that are forward funded using local tax-exempt bond proceeds. The obligation to fully understand these federal tax consequences falls on the local fiscal authority and the LEA.
- The State will assume that the LEA and local fiscal authority have fully investigated and understand the possible federal tax consequences of requesting reimbursement of forward funded State tax-exempt bond proceeds. The State will not assume any responsibility for adverse federal tax consequences that may follow on the disbursement of State tax-exempt bond proceeds in reimbursement for local forward funded expenses.
- The State will reimburse forward funded expenses to the extent that State funds are available.

The IAC strongly recommends that each LEA consult with bond counsel to thoroughly investigate possible federal tax consequences to the County with respect to debt issued by the County for projects funded through the IAC's funding programs. The State of Maryland will not be held liable for any adverse federal tax consequences that may follow to the County with respect to County tax-exempt bonds on the disbursement of State tax-exempt bond proceeds in reimbursement for local forward funded expenses.

See the IAC's APG for specific phase requirements for each of the following:

- Funding Factors
 - Gross Area Baselines
 - Eligible Enrollment
 - Cost per Square Foot
- Funding Methodology
 - Renovation

- Renovation projects are prorated based upon the age of the facility as shown on the IAC worksheets.

Facility Age	% of State Construction Cost
40 Years & older	100%
31 to 39 years	85%
26 to 30 years	75%
21 to 25 years	65%
16 to 20 years	50%
0 to 15 years	0%

14. Application Submission

- Projects requested in the CIP shall be consistent with the priority and needs described in the Educational Facilities Master Plan.
- Summer Site Visits
 - Starting with the FY 2025 CIP, the IAC staff will request site visits only for renovation and replacement projects expected to be submitted for the first time and other projects on request. Outside of the CIP cycle, IAC staff will generally request site visits for major capital projects when in the Feasibility Study phase.
- Initial Submission
 - Upload all files required in the Submission Checklist below to the LEA's folders in the IAC's SharePoint site.
 - Written local governmental support for the CIP request must be included.
- Submission Revisions
 - To be taken into consideration as part of the staff recommendations for the December approvals, LEAs should provide revisions to their CIP requests on or about November 30.
- LEA Appeals of Staff Recommendations
 - LEAs should provide appeals to the staff recommendations one week in advance of the December IAC meeting.

IAC Submission Checklist

- ☐ For all projects, verify that the State Rated Capacity, square footage, and prior project information in the IAC's Facility Inventory is complete and accurate.
- ☐ For major construction projects, verify that the adjacent schools in the IAC's Facility Inventory are accurate; and use the list of adjacent schools in the IAC's Facility Inventory to complete Form 102. If the list of adjacent schools is not accurate:
 - ☐ Provide justification for exclusions and/or additions to the list in Form 102 and
 - ☐ Identify exclusions and/or additions to the list in Form 102.
- ☐ For major construction projects, verify that the eligible enrollment calculated in Form 102 is used to calculate the gross area baseline (GAB) in Form 102 - Computational Supplement.
- ☐ Upload the PDF of CIP Front Section.
- ☐ Upload Excel versions of CIP Forms 102-102.7.
- ☐ Upload letters of local financial support.
- ☐ Include a proposed floor plan of the school.
- ☐ For projects including CTE spaces, upload a letter of support from the MSDE Senior Executive Director of MSDE's Office of College and Career Pathways.
- ☐ For projects including regional special education program spaces, upload a letter of support from the MSDE Assistant State Superintendent for the Division of Early Intervention/Special Education Services.
- ☐ For any project that will increase the capacity of a school by more than 100 students, upload a Pedestrian Safety Plan in accordance with the Safe Walk to Schools Act of 2022 and Section 10 of these instructions.
- ☐ Upload a draw schedule including all project expenditures shown separately for each funding source.
- ☐ For capital maintenance (systemic renovation) projects:
 - ☐ Verify that the project information corresponds to information provided in the Comprehensive Maintenance Plan submitted in October of the application year;
 - ☐ Identify ineligible work proposed;
 - ☐ Provide the age of building systems or the age and number of units;
 - ☐ Identify specific areas of the building where work will not be done or will be locally funded;
 - ☐ For roof replacement projects;
 - ☐ Submit the three most recent annual roof inspection reports;
 - ☐ Address how the ¼ inch per square foot slope requirement will be met; and
 - ☐ Provide roof plans of the entire school which indicate the existing type and slope of each section.

15. Communication Requirements



- Write “FY 20XX CIP - <Name of LEA> - <Name of Project>” in the subject line of every email communication to the IAC in order to assist us with expediting your applications.
- All electronic communications should be sent to iac.pscp@maryland.gov.
- Documents must be submitted to the IAC’s SharePoint site. Two factor authentication is required to access the site. Contact the IAC’s IT department at iac.pscp@maryland.gov to obtain a username and password.
- Some documents are required to be submitted in PDF format. If you require technical support to create your PDF document, please contact our office for assistance.
 - PDF documents should provide a table of contents and bookmarks.
 - Number all pages in the document. Page numbers should be consecutive.

16. Submission Format Requirements

- [Required forms should be downloaded from the IAC’s Website.](#)
 - **As forms may change periodically, LEAs should always download the latest version of the form from the IAC’s website. Applications submitted on out-of-date forms may not be accepted.**
- CIP submissions should be split into two documents.
 - The front section, which includes the Table of Contents, letters from the Board of Education, summary of current request, etc., should be saved and uploaded as a PDF and titled “FY 20XX CIP - County Code - County Name - Front Section.”
 - The second section should include Worksheets submitted **in priority order as a single excel workbook** and should be titled “FY 20XX CIP - County Code - County name - APG CIP Forms 102-102.7.”
- Projects should be presented in priority order. Generally, the IAC will follow the local priority order to the extent that projects are eligible and funds are available. Requests for prekindergarten classrooms may take priority over other requests outside of the LEA’s requested priority order. Prioritization of prekindergarten classrooms will occur within each LEA’s target allocations, and the IAC will prioritize prekindergarten requests for local planning and for early planning and design or construction funding.¹
- If more than one project is submitted for the same facility, cross reference the projects by priority number and project type (e.g. “See Priority #X - Roof Replacement”), clearly indicate why they are submitted as separate projects rather than as a single project, and explain whether or not there is a preference for the projects to be funded together and whether they will be awarded under a single or multiple contracts.
- Letters of local financial support must be uploaded to SharePoint by the date on the IAC’s annual CIP Notice, [which can be found on the IAC’s website](#). The letter should be provided as a separate document, not as an attachment within the CIP submission.

17. Amendments to CIP Requests

- Amendments to an LEA’s pending request for the current CIP application year must be submitted by the date identified on the CIP schedule.

¹ In accordance with Education Article §7-1A-07, Annotated Code of Maryland

- Submit amendments only for those projects for which information has changed. Resubmit the entire 102 form, but do not resubmit supporting documentation unless it has changed.
- Provide verification that the Board of Education supports the revised priorities. The letter of support and other documents must be uploaded separately to ensure that local board support is properly documented and must be received by the amendment submission date identified on the CIP schedule.
- For demonstration of Board of Education support, a cover letter signed by the Superintendent certifying that the local board approval has taken place is sufficient along with the date of approval.
- The letter of support from the local government must address all amended and unchanged project requests.
- Amendments to a prior year CIP
 - Amendments to a CIP already approved by the IAC may be requested at any time (including immediately following the closure of a CIP cycle year).
 - The LEA should prepare the appropriate forms 102 and 102.4 and submit them along with appropriate justification and back-up information.
 - Forms shall be clearly marked “amendment,” dated, and must be approved in writing by the Board of Education and the local government executive (County Executive or County Administrator).
 - Forms and supporting documents should be submitted to iac.pscp@maryland.gov.
 - After review, the LEA will be informed of IAC staff recommendations and IAC action. Opportunities for the LEA to appeal before the IAC are the same as for the normal CIP approval process.

18. Project Approvals

- The IAC will approve the Capital Improvement Program in stages as shown in the CIP Application Schedule.
 - Approval of 75% of the preliminary school construction allocation for the following fiscal year by December 31.
 - Recommendations of 90% of the submitted public school capital budget by March 1.
 - Approval of 100% of the approved allocation after May 1.
- Each project submitted in the CIP will be assigned a project review status. Statuses will continue to be revised throughout the CIP process until final approvals are made after May 1.

Project Review Status Definitions

A - Recommended for Approval: All IAC and LEA staff questions, problems, or comments have been resolved and the project is eligible and recommended for IAC approval of the requested type (design/planning funding, local planning, or construction funding).

B - Deferred but eligible: All IAC and LEA staff questions, problems, or comments have been resolved and the project is eligible for planning or funding, but it has been deferred due to State fiscal constraints in the current fiscal year or related to funding commitments for future years. **The project is not approved by the IAC.**

C - Deferred and not currently eligible for a planning or funding approval due to unresolved issues:

Outstanding issues may be of a technical or other nature and may include but are not necessarily limited to: lack of an acceptable feasibility study, capacity/enrollment, scope, or project schedule; the LEA's ability to carry out a large number of projects; lack of maintenance for the requested component or system; concerns regarding estimated cost or calculation of State or local funds; lack of commitment of local funds; submission or clarification of Minority Business Enterprise (MBE) documentation or process; review of alternative solutions available; lack of site approval; pending waiver regarding location outside of a Priority Funding Area; lack of supporting documentation; master plan inconsistency; and pending approvals by other agencies. These issues may be resolved at any time prior to final approval of the CIP by the IAC.

D - Denied and not eligible for planning or funding approval: Due to the nature of the project, it is ineligible for State participation. Reasons for ineligibility include but are not limited to: the project scope does not fit within an approved category of State-eligible CIP projects; local fiscal support was not provided or was withdrawn after the date established by the IAC; the project does not meet minimum State requirements for cost or scope; the facility is too new or was too recently renovated; the project was funded through another program or the funds are not required; MBE procedures were not followed in the procurement of the project; the LEA proceeded to construction prior to State approval (certain capital maintenance (systemic) projects); enrollment projections do not justify the project; the future of the facility is uncertain; or the facility has not been adequately maintained.

U - Deferred and currently has outstanding IAC staff issues that will need to be resolved by a date determined by the IAC Designees: Funding is shown within the "Total Projected Allocation" column for projects with this status and is contingent upon resolution of pending issues.

R - Potential Built to Learn Act Project: Projects are expected to receive funding through another IAC funding source.

19. CIP Publication and Project Execution

- Final details of IAC Approvals are available in the [IAC's CIP](#) publication, which is posted to the website each December and June, after the 75% and 100% funding approvals, respectively.
- For information regarding project execution, including IAC contract approval, payment and reimbursement requests, and closeout procedures, see the [IAC's Administrative Procedures Guide](#).



20. LEA Appeals of Staff Recommendations

If the IAC staff does not recommend approval of an LEA's specific request for planning or funding of a project, the LEA may submit to the Executive Director a written request for a hearing to take place at the first meeting of the IAC to take place between 30 to 45 days after receipt of the request by the Executive Director. The request shall explain all of the LEA's reasons for disagreeing with the IAC staff's recommendation. The LEA shall provide to IAC staff any supporting documentation that may be requested.

For questions or concerns, contact the IAC at:

iac.pscp@maryland.gov

(410) 767-0617

www.mdschoolconstruction.org

Item 7. Maximum State Allocation and Built to Learn Program Funding Increases - Montgomery County Public Schools - Neelsville Middle School Replacement

Motion:

To increase the Maximum State Allocation and Built to Learn (BTL) program funding for the Montgomery County Public Schools (MCPS) Neelsville Middle School (PSC 15.136) replacement project by \$5,210,000 from \$27,362,000 for a total revised allocation of \$32,572,000.

Background Information:

The Built to Learn (BTL) Act of 2020 became effective February 12, 2021. The Act authorizes the Maryland Stadium Authority (MSA) to sell revenue bonds to fund up to \$2.2 billion in school construction projects approved on a rolling basis by the IAC. Currently, based upon information from MSA, the IAC will base its approval on total estimated available funding of \$1.7 billion until such time as the final available amount can be determined based upon available debt service payments to support the bonds.

MCPS's initial request for Built to Learn Act funding for the Neelsville Middle School replacement was \$27,362,000 which was 50% of the initial cost estimate for the project, and below their potential eligible Maximum State Allocation of \$32,572,000. Due to economic inflation in the costs of construction, the project budget has increased. MCPS is therefore requesting an additional \$5,210,000 to supplement the project and bring their total allocation to \$32,572,000, which will fund the project up to its eligible amount based upon each applicable funding factor.

IAC staff recommended approval.



STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET FOR ESTIMATING THE STATE ALLOCATION FOR FY 2023
(Amounts rounded to the nearest 1,000)

PSC No.:	15.136	Montgomery		Priority #	14 (F)	
Project Type:	Replacement	Neelsville Middle		CIP and/ or BTL	CIP	
Basis for Applied Funding Factors		Actual Bid Date		Date of First Construction Funding	2/10/2022	
				Bid Date (Actual Only)	3/1/2021	
GROSS AREA BASELINE in GSF	Educ. Type	Eligible Enrollment*	GSF per student	Total GSF	Construction Cost	State Share
	Elementary		x 0	=		50%
	Middle	653	x 143.88	=	93,954	
	High		x 0	=		
	Special ED Elem		x 0	=	0	
	Special ED Middle		x 0	=	0	
	Special ED High		x 0	=	0	
	CTE		x 0	=	0	
				93,954		
150%	GSF Above GAB			*	140,931	
Existing Facility GSF		131,432				
Demolition of Existing GSF		131,432				
Revised Existing Facility GSF		-				
Eligible New GSF		93,954				
ADDITION						
New GSF	93,954	x	358.00		33,636,000	16,818,000
GAB Variance (if applicable)	46,977	x	358.00		16,818,000	8,409,000
Cooperative-Use Space (GSF)		x	358.00			
Site Development		x	19%		9,586,000	4,793,000
Design Cost		x	10%		6,004,000	3,002,000
Furniture and Fixtures		x	5%		2,523,000	1,501,000
					68,567,000	34,523,000
RENOVATION						
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
40 & older		x	358.00	x 100%	=	
31-39		x	358.00	x 85%	=	
26-30		x	358.00	x 75%	=	
21-25		x	358.00	x 65%	=	
16-20		x	358.00	x 50%	=	
0-15		x	358.00	x	=	
Cooperative-Use Space (GSF)		x	358.00			
GAB Variance (if applicable)		x	358.00			
Site Development		x	5%			
Design Cost		x	10%			
Furniture, Fixtures and Equipment		x	5%			
TOTAL COST					68,567,000	34,523,000
Less Prior State Funds for Related Projects						
ADJUSTED MAXIMUM STATE ALLOCATION						32,572,000
Less BTL Allocations for the Project		Date BTL Approved: 2/10/2022 Fiscal Year: 2022				(27,362,000)
Less BTL Allocations for the Project		Date BTL Recommended: 6/8/2023 Fiscal Year: 2023				(5,210,000)
BALANCE						-
Additional Notes: The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.					Date Planning Approved: N/A	
Project consists of 162,864 gsf, and demolition of 131,423 sf facility per CD submission.					Date Revised: 6/1/2023	

Item 8. Maximum State Allocation and Built to Learn Program Funding Increases - Montgomery County Public Schools - Woodward High School Replacement

Motion:

To set the Maximum State Allocation for the MCPS Woodward High School (PSC 15.125) replacement project at \$78,597,000 and increase BTL program funding by \$49,690,000 from \$28,907,000 for a revised total allocation of \$78,597,000.

Background Information:

The Built to Learn (BTL) Act of 2020 became effective February 12, 2021. The Act authorizes the Maryland Stadium Authority (MSA) to sell revenue bonds to fund up to \$2.2 billion in school construction projects approved on a rolling basis by the IAC. Currently, based upon information from MSA, the IAC will base its approval on total estimated available funding of \$1.7 billion until such time as the final available amount can be determined based upon available debt service payments to support the bonds.

Phase 1 of the Woodward High School replacement project includes 334,602 gross square feet currently under construction on the site of the previous Tilden Middle School. The schedule of this project was phased in order to provide holding space for the Northwood High School population and allow for the needed renovation of that building. The long range plan for the Woodward High School replacement project is to provide both needed additional high school seats in the region and a fine arts magnet program. The exact scope of this magnet program was under consideration and input from various stakeholders was required in order to finalize the Educational Specifications, but design and construction of Phase 1 was required to proceed due to the need for holding space. To support this complex long range strategy, an initial allocation of \$28,907,000 was approved by the IAC prior to establishing a total Maximum State Allocation.

At this time, the Educational Specifications have been finalized and the design of Phase 2 of the project, which includes spaces required to support the fine arts magnet program, is underway. IAC staff have reviewed the Educational Specifications and Schematic Design submission and can now set a Maximum State Allocation for the project at \$78,597,000. Montgomery County Public Schools is requesting an additional \$49,690,000 to bring their total allocation to \$78,597,000.

IAC staff recommended approval.



IAC Meeting 07/13/2023
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Item 9. FY 2024 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 2024 School Safety Grant Program (SSGP) and grant extension requests for FY 2024 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 2024 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 2022 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 created 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 maintained continuity of the grant administration process with MCSS, in consultation with the IAC, continuing to administer the SSGP. For FY 2024, IAC recommends continuing this relationship and present this draft MOU and Notice of Funding Availability for consideration.

LEA	Full Time Equivalent Enrollment as of 9/30/22	Percentage	Total Square Footage as of 7/1/22	Percentage	FY 2024 Allocation
Allegany	7,699.00	0.90%	1,749,398	1.23%	200,000
Anne Arundel	81,911.50	9.60%	13,883,724	9.77%	797,000
Baltimore City	69,639.75	8.16%	16,251,586	11.43%	806,000
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Dorchester	4,212.75	0.49%	970,840	0.68%	200,000
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Talbot	4,227.00	0.50%	700,971	0.49%	200,000
Washington	21,193.75	2.48%	3,476,622	2.45%	207,000
Wicomico	14,211.50	1.67%	2,244,318	1.58%	200,000
Worcester	6,330.00	0.74%	1,285,852	0.90%	200,000
MSB	215.00	0.03%	410,302	0.29%	200,000
Total	853,007.75	100.00%	142,124,640	100.00%	10,000,000



Fiscal Year 2024 School Safety Grant Program (SSGP)

Notice of Funding Availability (NOFA) Application Guidance Document

Online Submission Deadline: September 29, 2023

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

Wes Moore, Governor
Aruna Miller, Lt. Governor
Edward Kasemeyer, Chair, Interagency Commission on School Construction (IAC)
Mohammed Choudhury, State Superintendent of Schools
Alex Donahue, Executive Director, IAC
Kate Bryan, Executive Director, MCSS

NOTE: MCSS will begin accepting applications for the FY2024 SSGP on August 1, 2023 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 FY2024 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 2024, 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 FY2024 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 FY2024 SSGP is effective July 1, 2023 through December 31, 2024.
- B. Grantees will receive Grant Assurance documents requiring signatures for an official grant award. The Grant Assurance document will contain the assigned grant number and other relevant information. This process can take up to thirty (30) 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, copies of cleared checks issued for payment and copies purchase orders.
- 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 Program 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)

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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 FY2024 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. There is a 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 enrollment¹ 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-

¹ Note that for the FY 2024 calculations, enrolments were based upon September 30, 2022 official MSDE enrollment counts.

201.

- b. The total square footage is as of July 1 and is obtained from the IAC's 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 FY2024 SSGP applications will be reviewed and approved by the MCSS and IAC 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.
 - 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. SSGP Project Request Form (template available on the MCSS website)
 - iv. Age of the equipment/system being replaced
 - v. Maintenance records of equipment being replaced, where applicable
 - vi. Other fund source(s), if applicable
 - vii. Supplemental literature (should describe the system(s) being installed)
 - viii. Competitive quotes (optional for pre-award; required 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 31, 2024**. 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 work with the IAC to obligate the grant funds in the State of Maryland Financial Management Information System (FMIS). Once obligated, a grant number will be assigned. This process may take a few weeks, but once completed, the grantee will receive the Grant Assurance documents requiring signatures for an official grant award.
5. MCSS recommends that the grantee not proceed through executing the project until it has received the grant approval letter 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 an approval letter 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. Design Review Requirements are as follows for the assigned review level:

- 0 – No review required by IAC 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 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, 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. IAC approval of the contract award is required prior to reimbursement. 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 shall use the MCSS invoice template when submitting reimbursement requests. The form is available on the [MCSS website](#).
2. Direct contractor payments will not be made. 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 31, 2024**.
- 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 de-obligation of funds unless an

extension is granted by 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 29, 2023.

Attachment 1: FY 2024 Allocations by County

FY2024 School Safety Grant Program Allocation

LEA	Full Time Equivalent Enrollment as of 9/30/22	Percentage	Total Square Footage as of 7/1/22	Percentage	FY 2024 Allocation
Allegany	7,699.00	0.90%	1,749,398	1.23%	200,000
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Worcester	6,330.00	0.74%	1,285,852	0.90%	200,000
MSB	215.00	0.03%	410,302	0.29%	200,000
Total	853,007.75	100.00%	142,124,640	100.00%	10,000,000

Attachment 2: Important Dates

Begin Accepting Applications	August 1, 2023
Application Deadline	September 29, 2023
Award Approval/Denial Letters	Up-to 30-days After Application
Grant Assurances	Up to 30-days after Award Approval Letter
Award End Date	December 31, 2024
Bi-Annual Progress Reports: July to December, 2023 January to June, 2024 July to December, 2024	Due Dates: January 31, 2024 July 31, 2024 January 31, 2025
Final Project Report (FPR)	February 17, 2025

**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 _____, 2023.

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 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; and

Whereas, the fiscal year 2023 and fiscal year 2024 State operating budgets reverted the funding allocation for the SSGP to the IAC, but MCSS and IAC desire to maintain continuity of the grant administration process; and

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 IAC prior to grant issuance. Guided by those procedures, the roles and responsibilities of MCSS and IAC 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 101 of the Laws of Maryland 2023, the Budget Bill for Fiscal Year 2024;
- 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 IAC 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 July 1, 2023 through June 30, 2024. It may be extended annually upon the written mutual agreement signed by both MCSS and IAC. 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 Program 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 MCSS and IAC.

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, MCSS and IAC 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 Bryan
Executive Director, MCSS

Date

On Behalf of the Interagency Commission on School Construction

Alex Donahue
Executive Director, IAC

Date

Approved as to form and legal sufficiency

On Behalf of the Maryland Center for School Safety

Assistant Attorney General
MCSS, Subcabinet & Advisory Board

Date

On Behalf of the Interagency Commission on School Construction

Assistant Attorney General
Interagency Commission on School Construction

Date

APPENDIX A

IAC SSGP and MCSS Security and Crime Prevention Project Listing

○ - School Safety Grant Program (SSGP): SSGP projects are fixed assets and provide long-term facility improvements that generally excludes items with short median lifes (less than 15 years) and operational expenses.									
● - Other Maryland Center for School Safety Grant Programs: Projects that are related to school safety, training, staffing, behavioral modification related, and those items that are NOT integral to the physical facility.									
Project Scope	9 - Basic Categories								
	Access Control Systems	Camera Surveillance System	Door Hardware & Improvements	Emergency Generator	Interior Renovations	Security Communications	Site Improvements	Visitor Management Systems	Other School Safety
Behavior programs/training/materials									●
Bi-directional Amplifiers (BDA)					○	○○●			
Buzzer	○								
Cameras added to existing systems		○							
Card Swipe/Student ID/check-in Kiosk								●	
Cellular Enhancement Systems						●			
Create area of safe refuge					○				
Directional signage (Safety related)						●			
Distributed Antenna System (DAS)						●			
Door hardware/locks/frames/security screens/Lock Box			○						
Emergency generator that provides safety for power outages				○					
Emergency response panic buttons/systems (Hardwired)	○								
Enclose walkways							○		
Exterior/site lighting							○		

APPENDIX A

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○ - School Safety Grant Program (SSGP): SSGP projects are fixed assets and provide long-term facility improvements that generally excludes items with short median lives (less than 15 years) and operational expenses.

● - Other Maryland Center for School Safety Grant Programs: Projects that are related to school safety, training, staffing, behavioral modification related, and those items that are NOT integral to the physical facility.

Project Scope	9 - Basic Categories								
	Access Control Systems	Camera Surveillance System	Door Hardware & Improvements	Emergency Generator	Interior Renovations	Security Communications	Site Improvements	Visitor Management Systems	Other School Safety
Fencing							○		
Intercom systems	○								
Interior building modifications related to security					○				
Metal detectors	○								
Mobile radios -administrative/ emergency						○●			
Network/Wi-Fi enhancements to improve safety communications						●			
New security doors			○						
New security systems		○							
Open Space classroom enclosures and adjacent hallways					○				
Proximity card readers			○						
Safety Assessments									●
Secure vestibules to limit visitor access					○				
Security Gates							○		

APPENDIX A

IAC SSGP and MCSS Security and Crime Prevention Project Listing

○ - School Safety Grant Program (SSGP): SSGP projects are fixed assets and provide long-term facility improvements that generally excludes items with short median lifes (less than 15 years) and operational expenses.									
● - Other Maryland Center for School Safety Grant Programs: Projects that are related to school safety, training, staffing, behavioral modification related, and those items that are NOT integral to the physical facility.									
Project Scope	9 - Basic Categories								
	Access Control Systems	Camera Surveillance System	Door Hardware & Improvements	Emergency Generator	Interior Renovations	Security Communications	Site Improvements	Visitor Management Systems	Other School Safety
Security System Software/license/subscriptions/ renewals		●				●		●	
Staffing- SRO- School Safety Specialists									●
Systems to control access to entrances	○								
Technical Assistance									●
Visitor management systems								●	
Repairs as a result of vandalism/graffiti							○		
School Culture training/information						●			●
Threat reporting systems						●			●
Concentric rings of protection/layers to points of entry					○		○		
Improvements to visual transparency					○		○		

Item 10. FY 2024 Healthy School Facility Fund Recommendations

Motion:

To approve Fiscal Year 2024 Healthy School Facility Fund (HSFF) project allocations totaling \$89,937,198, including \$44,937,198 for Baltimore City, and \$45,000,000 and \$2,104,877 from prior year funds for jurisdictions other than Baltimore City.

Background Information:

Funding through the HSFF program is distributed to projects that improve the environmental health of Maryland's public school facilities and are based on the prioritization of project categories as outlined in the Administrative Procedures Guide. Based upon competitive applications, IAC staff recommend approval of project allocations totaling \$89.9 million.

The FY 2024 HSFF Program funding sources include:

- 1) \$90 million in new authorization.
- 2) \$2.104 million reserve funds.

In accordance with Education Article § 5-322(a)(1)(iii) and (k)(4), Baltimore City Public Schools (BCPS) is mandated to receive at least 50% of the HSFF appropriation which for FY 2024 equals \$45 million.

In addition, the 2022 Md. Laws., Chapter 32 (HB 1290) provides for a number of project specific add-ons that increase the LEA's State cost share percentage for eligible projects.

These add-ons include:

- A 10 percentage point increase in the State share of a school construction project when the school's Concentration of Poverty level is 80% or greater.
- A 5 percentage point increase in the State share of a school construction project when the school's Concentration of Poverty is less than 80% but greater than 55%.
- A 5 percentage point increase in the State share of a school construction project if the most recent Maintenance Effectiveness Assessment for the school received a rating of good or superior OR if the most recent rating was adequate AND the school's current Statewide Facilities Assessment percent of expected useful life is at least 120%.
- A 5 percentage point increase in the State share of a school construction project if the proposed project is to build a net-zero energy school.

Upon performing an project analysis of the factors listed above, IAC staff identified and are proposing increases to the Maximum State Allocation for 59 projects Statewide that qualified for one or more of the add-ons.

Projects were prioritized based on the defined categories in section 4.2 Approval Basis of the HSFF Administrative Procedures Guide. Documentation submitted with the HSFF applications was reviewed in detail to rank projects within the defined categories to determine funding recommendations.

The tables on the following page illustrate the number of project requests and funding recommendations prioritized by project category for Baltimore City and other LEAs. The remaining FY 2024 funds for Baltimore City total \$62,803 and will be held for allocation for another future application.

Summary of Requests and Staff Recommendations - Baltimore City Public Schools

Project Categories	# of Projects Requested	Total Estimated Cost	Design Costs Requested	Design Costs Approved	FY 2024 State Funding Requested	HSFF Reserve Funds	FY 24 HSFF State Funding Recommendations	# Projects Approved
Roof	2	\$6,096,200	\$597,475	\$609,620	\$6,705,820	\$0	\$3,512,227	2
HVAC and Roof Replacement	1	\$12,361,250	\$1,236,125	\$1,236,125	\$12,361,250	\$0	\$12,361,250	1
Windows/Doors	21	\$26,516,700	\$2,642,156	\$2,650,268	\$29,168,370	\$0	\$29,063,721	21
Grand Total	24	\$44,974,150	\$4,475,756	\$4,496,013	\$48,235,440	\$0	\$44,937,198	24

Summary of Requests and Staff Recommendations - Statewide (Excluding Baltimore City Public Schools)

Project Categories	# of Projects Requested	Total Estimated Cost	Design Costs Requested	Design Costs Approved	FY 2024 State Funding Requested	HSFF Reserve Funds	FY 2024 HSFF State Funding Recommendations	# of Projects Recommended for Approval
Immediate Risk	10	\$4,122,458	\$0	0	\$2,340,479	\$0	\$2,574,584	10
Roof	13	\$28,525,415	\$2,211,125	\$2,211,125	\$22,965,060	\$0	\$24,978,692	13
Roof/HVAC/ Mercury Abatement	1	\$13,233,000	\$833,679	\$833,679	\$8,422,000	\$1,029,627	\$9,170,469	1
Air Conditioning	32	\$51,947,235	\$2,276,134	\$2,276,134	\$39,541,073	\$1,075,250	\$8,276,255	11
Temperature regulation	1	\$240,000	\$0	\$0	\$156,000	\$0	\$0	0
Windows and Windows/Doors	2	\$1,321,811	\$103,101	\$103,101	\$1,026,015	\$0	\$0	0
Other	2	\$3,031,900	\$201,409	\$201,409	\$2,089,500	\$0	\$0	0
Grand Total	61	\$102,421,819	\$5,625,448	\$5,625,448	\$76,540,127	\$2,104,877	\$45,000,000	35

Interagency Commission on School Construction FY 24 Healthy School Facility Fund Staff Recommendations July 13, 2023

County	PSC Number	School Name	Project Type	Detailed Project Description	LEA State Cost Share without Incentives	Eligible Design Expense	Total State HSFF Amount Requested for Design and Construction	HSFF Prior Year Funds	FY 2024 HSFF Allocations	LEA State Cost Share Percent (based on incentives)	IAC Staff Recommendation
Anne Arundel	02.018	Central Middle	Roof	Replace the (1995) 99,888 sf BUR roof.	50%	\$225,500	\$2,050,000	\$0	\$2,480,500	55%	Approval
Anne Arundel	02.117	Central Elementary	Unreliable/ Insufficient air-conditioning	Replace the (2000) control system with Tridium BACnet field controllers.	50%	\$0	\$100,000	\$0	\$0	50%	Denial due to fiscal constraints
Anne Arundel	02.014	Central Special	Unreliable/ Insufficient air-conditioning	Replace the (1999) control system with Tridium BACnet field controllers.	50%	\$0	\$77,500	\$0	\$0	55%	Denial due to fiscal constraints
Anne Arundel	02.066	Meade Heights Elementary	Unreliable/ Insufficient air-conditioning	Replace the (1990) controls system with Tridium BACnet field controllers.	50%	\$0	\$200,000	\$0	\$0	60%	Denial due to fiscal constraints
Anne Arundel	02.055	Northeast High	Unreliable/ Insufficient air-conditioning	Replace the (2012) Controls System with Tridium BACnet field controllers.	50%	\$0	\$501,500	\$0	\$0	50%	Denial due to fiscal constraints
Anne Arundel	02.097	Riviera Beach Elementary	Unreliable/ Insufficient air-conditioning	Replace the (1999) control system with Tridium BACnet field controllers.	50%	\$0	\$125,000	\$0	\$0	50%	Denial due to fiscal constraints
Anne Arundel	02.089	Severna Park Middle	Unreliable/ Insufficient air-conditioning	Replace the (2011) Control System with Tridium BACnet field controllers.	50%	\$0	\$250,000	\$0	\$0	50%	Denial due to fiscal constraints
Anne Arundel County Totals						\$225,500	\$3,304,000	\$0	\$2,480,500		

Interagency Commission on School Construction FY 24 Healthy School Facility Fund Staff Recommendations July 13, 2023

County	PSC Number	School Name	Project Type	Detailed Project Description	LEA State Cost Share without Incentives	Eligible Design Expense	Total State HSFF Amount Requested for Design and Construction	HSFF Prior Year Funds	FY 2024 HSFF Allocations	LEA State Cost Share Percent (based on incentives)	IAC Staff Recommendation
Baltimore	03.166	Cedarmere Elementary School	Unreliable/ Insufficient air-conditioning	Replace the (2001) cooling tower and associated pumps, piping, chemical treatment, and associated controls.	61%	\$81,008	\$891,088	\$0	\$0	61%	Denial due to fiscal constraints
Baltimore	03.006	Cockeysville Middle School	Unreliable/ Insufficient air-conditioning	Replace one (2000) chiller, cooling tower, (2002) pumps, and associated controls.	61%	\$81,008	\$891,008	\$838,733	\$0	61%	Approval
Baltimore	03.075	Eastern Technical High School	Unreliable/ Insufficient air-conditioning	Replace two (2001) chillers, (1999) three boilers, and associated pumps (2001/1999)	61%	\$278,465	\$3,063,115	\$0	\$0	61%	Denial due to fiscal constraints
Baltimore	03.120	Franklin High School	Unreliable/ Insufficient air-conditioning	Replace one (2000) chiller, associated (2000) pumps; installation of one (1) chiller, associated pumps and piping, chemical treatment, and associated controls.	61%	\$45,567	\$501,237	\$0	\$0	61%	Denial due to fiscal constraints
Baltimore	03.084	Lansdowne Middle School	Unreliable/ Insufficient air-conditioning	Install one (1998) chiller, one cooling tower, associated pumps and piping, chemical treatment, and associated controls.	61%	\$87,648	\$891,088	\$0	\$0	66%	Denial due to fiscal constraints
Baltimore	03.021	Maiden Choice School	Unreliable/ Insufficient air-conditioning	Install one (2002) chiller, associated pumps and piping, chemical treatment, and associated controls.	61%	\$61,877	\$584,777	\$0	\$0	71%	Denial due to fiscal constraints

Interagency Commission on School Construction FY 24 Healthy School Facility Fund Staff Recommendations July 13, 2023

County	PSC Number	School Name	Project Type	Detailed Project Description	LEA State Cost Share without Incentives	Eligible Design Expense	Total State HSFF Amount Requested for Design and Construction	HSFF Prior Year Funds	FY 2024 HSFF Allocations	LEA State Cost Share Percent (based on incentives)	IAC Staff Recommendation
Baltimore	03.196	New Town High School	Unreliable/ Insufficient air-conditioning	Install one (2002) chiller, one cooling tower, associated pumps and piping, chemical treatment, and associated controls.	61%	\$113,918	\$1,253,093	\$0	\$0	61%	Denial due to fiscal constraints
Baltimore	03.073	Owings Mills High School	Unreliable/ Insufficient air-conditioning	Install one (1999) chiller, associated pumps and piping, chemical treatment, and associated controls. <i>This project was partially funded through FY 23 HSFF.</i>	61%	\$136,701	\$505,800	\$0	\$505,800	61%	Approval
Baltimore	03.121	Parkville High School	Unreliable/ Insufficient air-conditioning	Install one (1999) chiller, associated pumps and piping, chemical treatment, and associated controls that serve the addition.	61%	\$63,288	\$696,163	\$0	\$0	61%	Denial due to fiscal constraints
Baltimore	03.013	Prettyboy Elementary School	Unreliable/ Insufficient air-conditioning	Install one (1993) chiller, associated pumps and piping, chemical treatment, and associated controls.	61%	\$62,997	\$640,470	\$236,517	\$456,450	66%	Approval
Baltimore	03.189	Riderwood Elementary School	Unreliable/ Insufficient air-conditioning	Install one (2002) or two chiller(s), associated pumps and piping, chemical treatment, and associated controls.	61%	\$60,781	\$668,594	\$0	\$668,594	61%	Approval
Baltimore	03.086	Seventh District Elementary School	Unreliable/ Insufficient air-conditioning	Install one (2004) chiller, associated pumps and piping, chemical treatment, and associated controls.	61%	\$60,756	\$668,316	\$0	\$668,316	61%	Approval
Baltimore	03.117	Sparks Elementary School	Unreliable/ Insufficient air-conditioning	Install one (1998) boiler, associated pumps and piping, breaching, and associated controls.	61%	\$48,099	\$529,084	\$0	\$0	61%	Denial due to fiscal constraints

Interagency Commission on School Construction FY 24 Healthy School Facility Fund Staff Recommendations July 13, 2023

County	PSC Number	School Name	Project Type	Detailed Project Description	LEA State Cost Share without Incentives	Eligible Design Expense	Total State HSFF Amount Requested for Design and Construction	HSFF Prior Year Funds	FY 2024 HSFF Allocations	LEA State Cost Share Percent (based on incentives)	IAC Staff Recommendation
Baltimore	03.126	Sudbrook Magnet Middle	Unreliable/ Insufficient air-conditioning	Replace the one (1996) boiler with one condensing boiler, associated pumps and piping, breaching, and associated controls.	61%	\$60,258	\$612,623	\$0	\$0	66%	Denial due to fiscal constraints
Baltimore	03.181	Winand Elementary School	Unreliable/ Insufficient air-conditioning	Install one (2001) chiller, associated pumps and piping, chemical treatment, and associated controls.	61%	\$49,302	\$501,237	\$0	\$0	66%	Denial due to fiscal constraints
Baltimore	03.010	Woodbridge Elementary School	Unreliable/ Insufficient air-conditioning	Install one (2002) chiller, associated pumps and piping, chemical treatment, and associated controls.	61%	\$58,225	\$640,470	\$0	\$0	61%	Denial due to fiscal constraints
Baltimore County Totals						\$1,349,896	\$13,538,163	\$1,075,250	\$2,299,160		
Calvert	04.017	Plum Point Middle School	Unreliable/ Insufficient air-conditioning	Replace two original modular rooftop units and associated Variable Air Volumes.	56%	\$45,406	\$468,160	\$0	\$499,465	56%	Approval
Calvert	04.022	Windy Hill Middle School	Unreliable/ Insufficient air-conditioning	Replace one chiller original to the 1998 building and cooling tower.	56%	\$44,530	\$469,700	\$0	\$489,830	61%	Approval
Calvert County Totals						\$89,936	\$937,860	\$0	\$989,295		
Caroline	05.008	Preston Elementary School	Roof	Replace the (2007) 25,700 sf roof.	88%	\$123,200	\$1,232,000	\$0	\$1,355,200	88%	Approval
Caroline County Totals						\$123,200	\$1,232,000	\$0	\$1,355,200		

Interagency Commission on School Construction FY 24 Healthy School Facility Fund Staff Recommendations July 13, 2023

County	PSC Number	School Name	Project Type	Detailed Project Description	LEA State Cost Share without Incentives	Eligible Design Expense	Total State HSFF Amount Requested for Design and Construction	HSFF Prior Year Funds	FY 2024 HSFF Allocations	LEA State Cost Share Percent (based on incentives)	IAC Staff Recommendation
Carroll	06.042	Westminster High	Immediate Risk	Remediate the PCB containing material from the window area.	59%	\$0	\$2,065,000	\$0	\$2,240,000	64%	Approval
Carroll County Totals						\$0	\$2,065,000	\$0	\$2,240,000		
Cecil	07.030	Cecil Manor Elementary School	Unreliable/ Insufficient air-conditioning	Replace the (1995) HVAC system and associated components. .	66%	\$0	\$3,168,000	\$0	\$2,616,000	71%	Approval
Cecil County Totals						\$0	\$3,168,000	\$0	\$2,616,000		
Charles	08.005	General Smallwood Middle School	Unreliable/ Insufficient air-conditioning	Replace the (1979) HVAC equipment, supporting pumps and electrical switchgear.	65%	\$0	\$10,000,000	\$0	\$0	70%	Denial due to fiscal constraints
Charles	08.015	Piccowaxen Middle School	Unreliable or insufficient heating	Replace two (1977) boilers and pump system replacement.	65%	\$0	\$650,000	\$0	\$0	70%	Denial due to fiscal constraints
Charles County Totals						\$0	\$10,650,000	\$0	\$0		
Frederick	10.064	Thurmont Primary	Other	Replace surface cracks and spalling.	65%	\$0	\$45,500	\$0	\$0	70%	Denial due to fiscal constraints
Frederick	10.054	Whittier Elementary	Immediate Risk	Replace the aged PTAC (Bard) units serving portable classrooms.	65%	\$0	\$61,750	\$0	\$66,500	70%	Approval

Interagency Commission on School Construction FY 24 Healthy School Facility Fund Staff Recommendations July 13, 2023

County	PSC Number	School Name	Project Type	Detailed Project Description	LEA State Cost Share without Incentives	Eligible Design Expense	Total State HSFF Amount Requested for Design and Construction	HSFF Prior Year Funds	FY 2024 HSFF Allocations	LEA State Cost Share Percent (based on incentives)	IAC Staff Recommendation
Frederick	10.073	Oakdale High	Roof	Repair and restore the building's cornice and parapet wall, that is constructed of Exterior Insulation Finishing System (EIFS).	65%	\$0	\$201,500	\$0	\$217,000	70%	Approval
Frederick	10.037	W. Frederick Middle	Roof	Replace the (1997) 10,120 sf (Section B) modified bitumen roof.	65%	\$0	\$305,500	\$0	\$352,500	75%	Approval
Frederick	10.046	Windsor Knolls Middle	Roof	Replace the (1999) 2,568 sf (Section E and F) EPDM roof.	65%	\$0	\$80,600	\$0	\$86,800	70%	Approval
Frederick	10.057	Governor Thomas Johnson High	Unreliable/ Insufficient air-conditioning	Replace one (2000) chiller.	65%	\$0	\$364,000	\$0	\$0	70%	Denial due to fiscal constraints
Frederick	10.048	Urbana High	Unreliable/ Insufficient air-conditioning	Replace the original Baltimore Aircoil VTI-560NM cooling tower, which serves the three chillers. The third unit is air-cooled.	65%	\$0	\$146,250	\$0	\$157,500	70%	Approval
Frederick	10.048	Urbana High	Temperature regulation	Replace the (1995) building automation system.	65%	\$0	\$156,000	\$0	\$0	70%	Denial due to fiscal constraints
Frederick County Totals						\$0	\$1,361,100	\$0	\$880,300		

Interagency Commission on School Construction FY 24 Healthy School Facility Fund Staff Recommendations July 13, 2023

County	PSC Number	School Name	Project Type	Detailed Project Description	LEA State Cost Share without Incentives	Eligible Design Expense	Total State HSFF Amount Requested for Design and Construction	HSFF Prior Year Funds	FY 2024 HSFF Allocations	LEA State Cost Share Percent (based on incentives)	IAC Staff Recommendation
Garrett	11.014	Northern Garrett High School	Roof	Replace the (2000) 82,400 sf roof.	90%	\$332,500	\$3,395,000	\$0	\$3,657,500	95%	Approval
Garrett	11.005	Southern Garrett High School	Roof	Replace the (2004) 110,921 sf roof.	90%	\$378,000	\$4,494,000	\$0	\$4,158,000	90%	Approval
Garrett County Totals						\$710,500	\$7,889,000	\$0	\$7,815,500		
Harford	12.016	North Harford High School	Other	Replace the failing (2007) energy recovery units.	63%	\$201,409	\$2,044,000	\$0	\$0	68%	Denial due to fiscal constraints
Harford County Totals						\$201,409	\$2,044,000	\$0	\$0		
Howard	13.053	River Hill High	Unreliable/ Insufficient air-conditioning	Replace two (1994) 315-ton water-cooled chillers, two chilled water pumps, piping located in the penthouse.	56%	\$80,520	\$813,120	\$0	\$885,720	61%	Approval
Howard	13.058	Wilde Lake High	Unreliable / insufficient air-conditioning	Replace two (1995) existing 260-ton water-cooled chillers, two chilled water pumps, 520-ton cooling tower, two condenser water pumps, condenser water filtration system, piping located in the penthouse.	56%	\$120,780	\$1,219,680	\$0	\$1,328,580	61%	Approval
Howard County Totals						\$201,300	\$2,032,800	\$0	\$2,214,300		

Interagency Commission on School Construction FY 24 Healthy School Facility Fund Staff Recommendations July 13, 2023

County	PSC Number	School Name	Project Type	Detailed Project Description	LEA State Cost Share without Incentives	Eligible Design Expense	Total State HSFF Amount Requested for Design and Construction	HSFF Prior Year Funds	FY 2024 HSFF Allocations	LEA State Cost Share Percent (based on incentives)	IAC Staff Recommendation
Montgomery	15.014	Bayard Rustin Elementary School	Immediate Risk	Install up to six Radon Mitigation Systems (RMS) or Active Soil Depressurization (ASD) points to remediate pollutants.	50%	\$0	\$19,851	\$0	\$21,836	55%	Approval
Montgomery	15.148	Clopper Mill Elementary School	Immediate Risk	Install up to four Radon Mitigation Systems (RMS) or Active Soil Depressurization (ASD) points to remediate pollutants.	50%	\$0	\$7,738	\$0	\$7,738	50%	Approval
Montgomery	15.172	John F. Kennedy High School	Immediate Risk	Install up to four Radon Mitigation Systems (RMS) or Active Soil Depressurization (ASD) points to remediate pollutants.	50%	\$0	\$3,620	\$0	\$3,620	50%	Approval
Montgomery	15.173	Lois P. Rockwell Elementary School	Immediate Risk	Install up to three Radon Mitigation Systems (RMS) or Active Soil Depressurization (ASD) points to remediate pollutants.	50%	\$0	\$8,888	\$0	\$8,888	50%	Approval
Montgomery	15.117	Montgomery Village Middle School	Immediate Risk	Install up to four Radon Mitigation Systems (RMS) or Active Soil Depressurization (ASD) points to remediate pollutants.	50%	\$0	\$12,684	\$0	\$13,952	55%	Approval
Montgomery	15.195	North Chevy Chase Elementary School	Immediate Risk	Install up to four Radon Mitigation Systems (RMS) or Active Soil Depressurization (ASD) points to remediate pollutants.	50%	\$0	\$2,445	\$0	\$2,445	50%	Approval

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Montgomery	15.137	Poolesville ES	Immediate Risk	Replace the (1975) 3,080 sf of rotted non-insulated wooden walls, which includes two windows contains lead paint.	50%	\$0	\$147,500	\$0	\$197,500	50%	Approval
Montgomery	15.237	Radnor Center	Immediate Risk	Install up to four Radon Mitigation Systems (RMS) or Active Soil Depressurization (ASD) points to remediate pollutants.	50%	\$0	\$11,005	\$0	\$12,105	55%	Approval
Montgomery County Totals						\$0	\$213,729	\$0	\$268,083		
Prince George's	16.074	Arrowhead ES	Windows	Replace all windows.	73%	\$37,906.25	\$377,225.12	\$0	\$0.00	78%	Denial due to fiscal constraints
Prince George's	16.153	Carole Highlands ES	Roof	Replace the (1995) 50,113 sf BUR roof.	73%	\$183,315	\$1,826,268	\$0	\$2,016,468	78%	Approval
Prince George's	16.120	Forest Heights ES	Roof	Replace the (1994) 23,672 sf roof.	73%	\$150,978	\$1,607,136	\$0	\$1,660,763	73%	Approval
Prince George's	16.162	Oxon Hill MS	Roof	Replace the (1995) 54,644 sf roof.	73%	\$199,890	\$1,991,391	\$0	\$2,198,788	78%	Approval

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Prince George's	16.162	Oxon Hill MS	Windows/ Doors	Replace all windows and doors.	73%	\$65,195.02	\$648,790.13	\$0	\$0.00	78%	Denial due to fiscal constraints
Prince George's	16.050	Phyllis E. Williams ES	Roof	Replace the (2001) 60,270 sf roof.	73%	\$231,493	\$2,306,241	\$0	\$2,546,428	78%	Approval
Prince George's	16.176	Princeton Elementary School	Roof	Replace the (1997) 39,070 sf roof.	73%	\$163,233	\$1,528,237	\$0	\$1,795,564	83%	Approval
Prince George's	16.052	Woodridge ES	Roof	Replace the (1994) 31,430 sf roof.	73%	\$223,016	\$1,947,186	\$0	\$2,453,181	89%	Approval
Prince George's County Totals						\$1,255,028	\$12,232,475	\$0	\$12,671,192		
St. Mary's	18.022	Green Holly Elementary School	Roof/HVAC/ Mercury Abatement	Replace the (1999) roof and (1973/199) 44,124 sf roof. A portion of the funding for this project is to address mercury containments in isolated areas in the school.	58%	\$833,679	\$8,422,000	\$1,029,627	\$9,170,469	63%	Approval
St. Mary's County Totals						\$833,679	\$8,422,000	\$1,029,627	\$9,170,469		
Wicomico	22.026	Westside Intermediate	Unreliable/ Insufficient air-conditioning	Replace the 1999 HVAC system. The geothermal system will not be replaced.	100%	\$635,000	\$7,450,000	\$0	\$0	100%	Denial due to fiscal constraints
Wicomico						\$635,000	\$7,450,000	\$0	\$0		
Totals						\$5,826,748	\$78,572,927	\$2,104,877	\$45,000,000		

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Baltimore City	30.224	Abbottston	Roof	The roof portion of this request is to fund design of the 36,000 sf (1996) roof replacement for this building.	96%	\$306,000	\$3,366,000	\$0	\$306,000	100%	Approval
Baltimore City	30.030	Hampden PK-8 #55	Roof	489280	96%	\$303,620	\$3,339,820	\$0	\$3,206,227	96%	Approval
Baltimore City	30.205	Yorkwood ES #219	Roof/HVAC/ Other	Replace the (1992) 53,820 sf roof and (2001) HVAC systems and renovating the 2,800 sf toilet rooms.	96%	\$1,236,125	\$12,361,250	\$0	\$12,361,250	100%	Approval
Baltimore City	30.020	Dallas Nicholas ES #39	Windows/ Doors	Replace all 1976 existing (920 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$37,510	\$412,610	\$0	\$412,610	100%	Approval
Baltimore City	30.262	Edgewood ES #67	Windows/ Doors	Replace all 1959 existing (7,268 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$176,300	\$1,939,300	\$0	\$1,939,300	100%	Approval
Baltimore City	30.023	Federal Hill Prep #45	Windows/ Doors	Replace all 1974 existing (1,598 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$53,800	\$591,800	\$0	\$591,800	100%	Approval

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Baltimore City	30.161	Gardenville ES #211	Windows/ Doors	Replace all 1981 existing (1,860 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$44,480	\$489,280	\$0	\$489,280	100%	Approval
Baltimore City	30.210	Garrett Heights PK-8 #212	Windows/ Doors	Replace all 1993 existing (3,896 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$99,760	\$1,097,360	\$0	\$1,097,360	100%	Approval
Baltimore City	30.095	Glenmount PK-8 #235	Windows/ Doors	Replace all 2000 existing (8,219 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$184,400	\$2,028,400	\$0	\$2,028,400	100%	Approval
Baltimore City	30.021	Hamilton Building #41	Windows/ Doors	Replace all 1985 existing (12,740 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$294,840	\$3,243,240	\$0	\$3,243,240	100%	Approval
Baltimore City	30.096	Hamilton ES/MS #236	Windows/ Doors	Replace all 1999 existing (9,229 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$202,780	\$2,230,580	\$0	\$2,141,357	96%	Approval

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Baltimore City	30.030	Hampden PK-8 #55	Windows/ Doors	Replace all 1979 existing (752 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$33,658	\$385,660	\$0	\$370,234	96%	Approval
Baltimore City	30.025	Hampstead Hill PK-8 #47	Windows/ Doors	Replace all 1991 existing (3,988 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$95,230	\$1,047,530	\$0	\$1,047,530	100%	Approval
Baltimore City	30.213	Harbor City Building #413 (Excel Academy #178)	Windows/ Doors	Replace all 2000 existing (7,408 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$171,820	\$1,890,020	\$0	\$1,890,020	100%	Approval
Baltimore City	30.277	Harlem Park EMS #35	Windows/ Doors	Replace all 1963 existing (9,232 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$206,480	\$2,271,280	\$0	\$2,271,280	100%	Approval
Baltimore City	30.254	Hilton ES #21	Windows/ Doors	Replace all 1996 existing (6,117 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$140,540	\$1,545,940	\$0	\$1,545,940	100%	Approval

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Baltimore City	30.234	Johnston Sq ES #16	Windows/ Doors	Replace all 1996 existing (7,918 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$180,200	\$1,982,200	\$0	\$1,982,200	100%	Approval
Baltimore City	30.056	Kelson Building #157 (Sandtown Winchester Achievement Academy)	Windows/ Doors	Replace all 1974 existing (1,231 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$45,550	\$501,050	\$0	\$501,050	100%	Approval
Baltimore City	30.269	Lakewood ELC #86	Windows/ Doors	Replace all 1967 existing (2,126 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$55,260	\$607,860	\$0	\$607,860	100%	Approval
Baltimore City	30.135	Liberty ES #64	Windows/ Doors	Replace all 2002 existing (2,798 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$84,170	\$925,870	\$0	\$925,870	100%	Approval
Baltimore City	30.159	Maree G Farring PK-8 #203	Windows/ Doors	Replace all 1979 existing (783 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$41,140	\$452,540	\$0	\$452,540	100%	Approval

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Baltimore City	30.242	Matthew Henson ES #29	Windows/ Doors	Replace all 1998 existing (9,563 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$215,030	\$2,365,330	\$0	\$2,365,330	100%	Approval
Baltimore City	30.232	Moravia Park PK-8 - Upper #105B	Windows/ Doors	Replace all 1998 existing (8,014 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$182,120	\$2,003,320	\$0	\$2,003,320	100%	Approval
Baltimore City	30.082	Westport Academy #255	Windows/ Doors	Replace all 1977 existing (4,623 sf) windows frames, hardware, and all exterior doors. Interior and exterior walls, including sills and lintels, shall be repaired near damaged windows. New window shades.	96%	\$105,200	\$1,157,200	\$0	\$1,157,200	100%	Approval
Baltimore City Totals						\$4,496,013	\$48,235,440	\$0	\$44,937,198		