



# IAC MEETING AGENDA

## Thursday, August 10, 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 <ul style="list-style-type: none"> <li>A. July 13, 2023 Minutes</li> <li>B. Contract Awards</li> <li>C. Revision to Previously Approved Contract</li> <li>D. Pass-Through Grant Amendment and Approval - Caroline County Public Schools</li> </ul>	Alex Donahue, Executive Director	2* 9* 68* 69*
3	Draft Recommended Revisions to the Gross Area Baselines	Alex Donahue, Executive Director; Melissa Wilfong, Capital Projects Supervisor	74

### Announcements



**Item 2.A. July 13, 2023 Minutes**

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**Motion:**

To approve the draft July 13, 2023 IAC Meeting Minutes, as presented.



## **DRAFT Meeting Minutes – July 13, 2023**

### **Call to Order:**

Chair Kasemeyer called the video-conference meeting of the Interagency Commission on School Construction to order at 9:01 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  
Brian Gibbons, Appointee of the Speaker of the House  
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:**

Superintendent Mohammed Choudhury, Maryland State Department of Education

### **Revisions to the Agenda:**

There were no revisions to the agenda.

### **Public Comment:**

None.

### **IAC Correspondence:**

None.

**1. Executive Director's Report – [Informational Only]**

Alex Donahue, IAC Executive Director, provided an update on IAC initiatives. While facility age is only a rough proxy measure of facility condition and not as accurate a measure as the Facility Condition Index (FCI) generated by the Statewide Facilities Assessment, the average Statewide facility age decreased from 31 years in 2022 to 30 years in 2023. On an LEA level, three LEAs (Cecil, Wicomico, and Worcester) saw a decrease in average age, and the remaining 21 LEAs held steady. IAC Staff believe this is a result of the recommended portfolio practice of substituting more facility renovation and replacement projects over building-system replacements.

Additionally, IAC Staff have to date facilitated 11 meetings of the Blueprint Facilities Workgroup on proposed adjustments to the Gross Area Baselines (GABs) to reflect changes in educational practice and anticipated implementation of Blueprint requirements since the GABs were last updated in 2019. LEA staff have provided extremely valuable input and draft recommendations are expected to be brought to the IAC in August following three more meetings of the Workgroup.

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

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

**A. June 8, 2023 Minutes**

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

**B. Contract Awards**

To approve contract procurement as noted below.

**C. Revisions to Previously Approved Contracts**

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.

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

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.

**E. Property Transfer - Washington County Public Schools - Ruth Anne Monroe Primary School Secondary**

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.



**F. Property Transfer - Baltimore County Public Schools - Catonsville Elementary School**

To approve the transfer of 0.7035 acres of the Catonsville Elementary School (PSC 03.217) 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.

**G. Easement & Right-of-Way**

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

**3. Property Disposal - Baltimore City - Alexander Hamilton Elementary School – [Motion Carried]**

Cassandra Viscarra, IAC Deputy Director for Administration, presented Baltimore City's request for disposal via sale of the property formerly used for Alexander Hamilton Elementary School. The Commission requested information on the eight schools previously approved for closure by City Schools and IAC Staff confirmed that the two school programs noted as operational (Lois T. Murray and Sharp-Leadenhall Elementary/Middle Schools) are in new facilities. Staff also confirmed that the future use of the property is intended for Head Start services, behavioral services, health services, workforce development, youth activities, meeting and community space, and classrooms, per the presented Land Disposition Agreement.

Upon a motion by Ms. Lawlah, seconded by Mr. Gibbons, the IAC voted unanimously 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.

**4. FY 2025 Cost per Square Foot – [Motion Carried]**

Tom Lockman, IAC Chief Financial Officer, presented the annual proposed Statewide construction cost per square foot that will apply to school construction projects that receive their first year of construction funding between January 1 and December 31, 2023. In response to questions raised by Commission Members, IAC Staff clarified that a 19% increase to the construction cost per square foot is provided for site costs for new construction and a 5% increase is provided for site costs for renovation projects. A school replacement on a different part of its existing site is considered new construction and would receive a 19% increase for site costs.

Upon a motion by Mr. Gibbons, seconded by Mr. Darenberg, the IAC voted unanimously to adopt the Fiscal Year 2025 Statewide per-square-foot school construction cost of \$404 for building only.

**5. Adoption of FY 2025 and FY 2026 State Cost Share Percentages – [Motion Carried]**

Executive Director Donahue and Mr. Lockman presented an overview of proposed updates to the State and local cost share percentage for each LEA, which the IAC must update, approve, and publish every two fiscal years. Mr. Donahue explained that, unlike in recent update cycles, recently amended statutory language bars the IAC from holding LEAs harmless when the formula produces decreases in the State cost share percentages. IAC Staff are working to reevaluate and modernize the formula over the next two years and upon questions from Commission Members, confirmed that Staff will work with relevant State agencies and stakeholders throughout this process. Mr. Donahue also noted that a set of project-level add-ons to the State cost share percentages, which are available to LEAs when applicable.

Upon a motion by Vice-chair Eberhart, seconded by Mr. Gibbons, the IAC voted unanimously:

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.

**6. Adoption of the FY 2025 Capital Improvement Program Instructions – [Motion Carried]**

Arabia Davis, IAC Funding Programs Manager, presented the proposed instructions for the upcoming FY 2025 Capital Improvement Program. A notable addition to this year's instructions are directions in compliance with the Safe Walk to Schools Act of 2022 regarding the requirement for LEAs to submit a pedestrian safety plan for any project that is slated to increase the capacity of a school by more than 100 students. IAC Staff anticipate releasing application forms to the LEAs by mid-August.

Upon a motion by Vice-chair Eberhart, seconded by Mr. Gibbons, the IAC voted unanimously to adopt the FY 2025 Public School Construction Capital Improvement Program (CIP) Instructions as presented.

**7. Maximum State Allocation and Built to Learn Program Funding Increases - Montgomery County Public Schools - Neelsville Middle School – [Motion Carried]**

Following the postponement of a related item at the June 8, 2023 IAC Meeting, IAC Capital Projects Supervisor Melissa Wilfong presented Montgomery County Public Schools' request for an increased Maximum State Allocation and Built to Learn program funding for the Neelsville Middle School replacement project. The initial funding request for this project was only 50% of the initial cost estimate for the project and with this request MCPS seeks additional funds to supplement the project.

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

**8. Maximum State Allocation and Built to Learn Program Funding Increases - Montgomery County Public Schools - Woodward High School – [Motion Carried]**

Also following the postponement of a related item at the June 8, 2023 IAC Meeting, Ms. Wilfong presented MCPS' request to set the Maximum State Allocation and provide Phase 2 funding for the Woodward High School replacement project, which received an initial funding allocation prior to the Maximum State Allocation being established due to a complex long range planning process.

Upon a motion by Mr. Gibbons, seconded by Vice-chair Eberhart, the IAC voted unanimously 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 to fund phase 2 of the project by \$49,690,000 from \$28,907,000 for a revised total project (including phase 1) allocation of \$78,597,000.

**9. FY 2024 School Safety Grant Program – [Motion Carried]**

Ms. Davis presented the Notice of Funding Availability and Memorandum of Understanding with the Maryland Center for School Safety for the joint administration of the FY 2024 School Safety Grant Program, which has an application period slated to begin on August 1.

Upon a motion by Mr. Gibbons, seconded by Vice-chair Eberhart, the IAC voted unanimously:

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.

**10. FY 2024 Healthy School Facility Fund Recommendations – [Motion Carried]**

Ms. Davis presented funding recommendations for the FY 2024 Healthy School Facility Fund program, which includes funding for 59 projects. 26 projects were not recommended for funding due to fiscal constraints.

Upon a motion by Secretary Chaudhry, seconded by Mr. Gibbons, the IAC voted unanimously 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 reserve funds for jurisdictions other than Baltimore City.

**Announcements:**

There were no announcements.

**Adjournment:**

Upon a motion by Mr. Gibbons, with a second by Vice-chair Eberhart, the IAC voted unanimously to adjourn the meeting at 9:55 a.m.

DRAFT



**Item 2.B. Contract Awards**

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**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>
<b><u>Anne Arundel County</u></b>					
1.	Glen Burnie HS PSC #02.020.23 ASP Systemic Renovation - Chairlift		<b>\$44,849</b>	\$44,849	\$0
	1 - Kone Inc.	01/04/2023	\$44,849		
2.	Fort Smallwood ES PSC #02.031.23 ASP Systemic Renovation - Folding Door		<b>\$57,900</b>	\$57,900	\$0
	1 - RJ McCarville Associates	10/12/2022	\$57,900		
3.	Crofton MS PSC #02.038.23 ASP Systemic Renovation - Folding Door		<b>\$97,000</b>	\$96,038	\$962
	1 - RJ McCarville Associates	10/12/2022	\$97,000		
<b><u>Montgomery County</u></b>					
4.	Lake Seneca ES PSC #15.043.24 ASP Systemic Renovation - Window Replacements		<b>\$287,796</b>	\$287,796	\$0
	1 - Metro Metal Services, Inc.	12/19/2022	\$287,796		

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<b><u>St. Mary's County</u></b>					
5.	Lettie Marshall Dent ES PSC #18.017.23/24 LPC Systemic Renovation - Limited Renovation		<b>\$17,689,000</b>	\$6,029,837	\$11,659,163
	1 - J.A. Scheibel, Inc. t/a Scheibel Construction	06/08/2023	\$17,689,000		
<b><u>Talbot County</u></b>					
6.	White Marsh ES PSC #20.007.24 B System Renovation - Roof Replacement		<b>\$1,719,475</b>	\$945,711	\$773,764
	1 - Garland/DBS, Inc.	04/17/2023	\$1,719,475		
<b><u>Washington County</u></b>					
7.	North Hagerstown HS PSC #21.024.21 HSFF Systemic Renovation - Automatic Temperature Control (ATC) Replacement		<b>\$637,900</b>	\$395,000	\$242,900
	1 - Control Systems, Inc.	05/10/2023	\$637,900		
<b><u>Baltimore City</u></b>					
8.	#039 Dallas Nicholas ES PSC #30.020.24 HSFF Systemic Renovation - Window/Door replacement (Design)		<b>\$90,422</b>	\$37,510	\$52,912
	1 - Waldon Studio Architects(Michael Graves Architect)	06/06/2023	\$90,422		
9.	#045 Federal Hill Prep PK-5 PSC #30.023.24 HSFF Systemic Renovation - Window/Door replacement (Design)		<b>\$53,965</b>	\$53,800	\$165
	1 - Harris-Kupfer Architects, Inc.	06/05/2023	\$53,965		
10.	#047 Hampstead Hill Academy PSC #30.025.24 HSFF Systemic Renovation - Window/Door replacement (Design)		<b>\$99,002</b>	\$95,230	\$3,772
	1 - K Dixon Architecture	06/05/2023	\$99,002		

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<b>Baltimore City - Cont'd</b>					
11.	#055 Hampden PK-8 PSC #30.030.24 HSFF Systemic Renovation - Window/Door replacement (Design) 1 - KPN Architects, LLC	06/06/2023	<b>\$65,216</b> \$65,216	\$33,658	\$31,558
12.	#081 North Bend PK-8 PSC #30.041.2023 HSFF Systemic Renovation - Roof Replacement (Design) 1 - Waldon Studio Architects(Michael Graves Architect)	05/30/2023	<b>\$192,755</b> \$192,755	\$185,045	\$7,710
13.	#083 William Paca ES PSC #30.042.22 HSFF/24 CIP Systemic Renovation - Roof Replacement 1 - Cole Roofing Co., Inc.	03/16/2023	<b>\$1,640,840</b> \$1,640,840	\$1,575,206	\$65,634
14.	#235 Glenmount PK-8 PSC #30.095.24 HSFF Systemic Renovation - Window/Door replacement (Design) 1 - KPN Architects, Inc.	06/05/2023	<b>\$107,958</b> \$107,958	\$107,958	\$0
15.	#236 Hamilton PK-8 PSC #30.096.24 HSFF Systemic Renovation - Window/Door replacement (Design) 1 - Waldon Studio Architects(Michael Graves Architect)	06/05/2023	<b>\$128,764</b> \$128,764	\$123,613	\$5,151
16.	#013 Tench Tilghman PK-8 PSC #30.144.22 HSFF Systemic Renovation - Roof Replacement (Design) 1 - Frederick Ward Associates, Inc.	05/02/2023	<b>\$85,400</b> \$85,400	\$81,984	\$3,416

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<b>Baltimore City - Cont'd</b>					
17.	#220 Morrell Park PK-8 PSC #30.149.22 HSFF Systemic Renovation - Window/Door Replacement 1 - E.Pikounis Construction Co., Inc.	03/09/2023	<b>\$779,000</b> \$779,000	\$194,672	\$584,328
18.	#211 Gardenville ES PSC #30.161.24 HSFF Systemic Renovation - Window/Door replacement (Design) 1 - Harris-Kupfer Architects, Inc.	06/06/2023	<b>\$51,065</b> \$51,065	\$44,480	\$6,585
19.	#012 Lakeland PK-8 PSC #30.179.22 HSFF System Renovation - Window/Door replacement 1 - C&N Associates, LLC	03/24/2023	<b>\$1,611,421</b> \$1,611,421	\$1,200,000	\$411,421
20.	#012 Lakeland PK-8 PSC #30.179.22 HSFF Systemic Renovation - Roof Replacement 1 - Ruff Roofing and Sheet Metal, Inc.	04/06/2023	<b>\$4,840,226</b> \$4,840,226	\$2,026,050	\$2,814,176
21.	#413 Harbor City Bldg (#173 Excel Academy) PSC #30.213.24 HSFF Systemic Renovation - Window/Door replacement (Design) 1 - Harris-Kupfer Architects, Inc.	06/07/2023	<b>\$77,765</b> \$77,765	\$77,765	\$0
22.	021 Hilton ES PSC #30.254.24 HSFF Systemic Renovation - Window/Door replacement (Design) 1 - K Dixon Architecture	06/06/2023	<b>\$131,397</b> \$131,397	\$131,397	\$0



		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<b>Baltimore City - Cont'd</b>					
23.	#067 Edgewood ES PSC #30.262.24 HSFF Systemic Renovation - Window/Door replacement (Design) 1 - Waldon Studio Architects(Michael Graves Architect)	06/07/2023	\$119,104 \$119,104	\$119,104	\$0
24.	#035 Harlem Park PK-8 PSC #30.277.24 HSFF Systemic Renovation - Window/Door replacement (Design) 1 - Dixon Architecture	06/02/2023	\$163,511 \$163,511	\$163,511	\$0
<b>Summary Totals</b>					
<b>Total Projects: 24</b>	<b>Total Contracts: 24</b>		<b>\$30,771,731</b>	<b>\$14,108,114</b>	<b>\$16,663,617</b>

## APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.020.23 ASP

Project Name: Glen Burnie HS

Bid Opening: 1/04/2023

Project Type: Systemic Renovation

Scope of Work: Chairlift

Basis for Award of Contract: Proposal

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

Local Funds: \$0

State Funds: \$44,849

Total Contract: \$44,849

### 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	Kone Inc.	<u>\$44,849</u>
		<u><b>\$44,849</b></u>

Notes: (1) Chairlift installation.

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

IAC Approval Date:

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# KONE Care™

PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL



1/4/2022

Glen Burnie High School  
7550 Baltimore Annapolis Blvd  
Glen Burnie, MD 21060

ATTN: Crystal Webb

Re: Lift Installation

KONE Inc.  
517 Progress Drive  
Linthicum, MD 21090  
Tel 410-794-6111  
Fax  
www.kone.us  
ian.hoehl@kone.com

## Description of Work

KONE proposes to furnish and install the labor, materials, tools and supervision to perform the following work at the above referenced location. We will install a Savaria Inclined Stairwell Platform Lift as detailed below.

- 1) Type Commercial Delta Lift
- 2) Drive system Rack & Pinion
- 3) Capacity 660 pound
- 4) Speed 20 feet per minute
- 5) Stops 2
- 6) Access to platform InLine
- 7) Platform size 30 1/2" wide x 49 1/4" deep
- 8) Power Supply 110 Volt / Single Phase
- 9) Operation Constant pressure keyed call/ send devices
- 10) Warranty 36 Months limited manufacturer's warranty

## Additional Associated Work

- Frame new wall even with block wall at top of main stairway on top of steps approx. 4' long x 6" high with angle on top of wall.
- Install drywall on both sides of new wall finish ready for paint.
- Prime and point up new wall as needed ready for finished paint.
- Paint both sides of new wall with 2-coats of finished paint.
- Install wood cap on top of wall and paint with 2-coats of finished paint.
- Install cove base around bottom of wall as needed to match existing base as close as possible.
- Relocate existing electric to new chair lift location with new disconnect.
- Clean up and haul trash.



# KONE Care™

## PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

### Price

Our total price to perform the above-mentioned work amounts to: \$44,849.00, plus applicable taxes.

Our price includes applicable labor, material and permit fees. This proposal is not binding on KONE until approved by an authorized KONE representative. Pricing is subject to KONE's attached Terms and Conditions for tendered repairs and, by signing below, Purchaser hereby agrees to these Terms and Conditions. Price is valid for 30 days from the date of this proposal.

**THE CUSTOMER UNDERSTANDS THAT THIS IS A FIXED PRICE PROPOSAL. SUPPORTING DOCUMENTATION FOR MATERIALS AND/OR LABOR SHALL NOT BE A CONDITION PRECEDENT IN ORDER FOR PAYMENT IN FULL TO BE MADE TO KONE.**

*The agreed delivery times for the project may need to be extended because of delays caused by measures undertaken to stop the spreading of the Coronavirus (2019-nCoV) epidemic, such as mandatory holiday extensions and transportation restrictions imposed by authorities in China and other countries, and the availability of personnel, logistics providers and supply chains, due to the epidemic.*

### Down Payment

The above quoted price is based on a fifty percent (50%) down payment, due before the order will be processed. No material will be ordered and work shall not commence until applicable down payment is received. The attached invoice will serve as a receipt for the down payment provided.

ACCEPTANCE: The foregoing Agreement is hereby signed and accepted in duplicate on behalf of Anne Arundel County

Respectfully submitted by,  
KONE Inc.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Ian Hoehl  
Service Sales Consultant

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Approved By) Authorized Representative

\_\_\_\_\_  
(Print Title)

\_\_\_\_\_  
Title

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_





# KONE Care™

## PEOPLE FLOW REPAIR AND UPGRADE PROPOSAL

### TERMS AND CONDITIONS

This proposal is subject to the following terms and conditions, all of which are hereby agreed to:

KONE shall submit a progress billing in advance for the value of material delivered and/or labor to be performed during the forthcoming month, less the down payment at the time of proposal acceptance. A final invoice shall be issued by KONE upon completion of the work and shall include all remaining balances due. Purchaser agrees to pay the amount of any tax imposed by any existing law, or by any law enacted after the date of this Agreement, based upon the transfer, use, ownership or possession of the equipment involved in the services rendered herein. KONE reserves the right to discontinue our work at anytime until we have assurance, satisfactory to us, that payments will be made as agreed. Upon completion of the work, KONE may require Purchaser to sign the Uniform Final Acceptance form, which form is attached hereto and incorporated herein by reference. Final payment shall become due and payable upon completion of the work described in this Agreement. Failure to pay any sum due to KONE within thirty (30) days of the invoice will be a material breach. A delinquent payment charge calculated at the rate of 1 1/2% per month, or if such rate is usurious then at the maximum rate under applicable law, shall be applied to the delinquent payments. In the event of default on the payment provisions herein, Purchaser agrees to pay, in addition to any defaulted amount, all attorney fees, collection cost or court costs in connection therewith. The machinery, implements and apparatus furnished hereunder remain KONE's personal property and KONE retains title thereto until final payment is made, with right to retake possession of the same at the cost of the Purchaser if default is made in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, or the sale, mortgage or lease of the premises.

The states requiring notice prior to filing a lien, this notice requirement is hereby complied with.

KONE shall not be liable for damage or delay caused directly or indirectly by accidents, embargoes, strikes, lockouts, work interruption or other labor dispute, fire, theft, floods, or any cause beyond KONE's control. Regardless of the type of delay, KONE shall not be liable for any indirect, consequential, or special damages including but not limited to fines, penalties, loss of profits, goodwill, business or loss of use of equipment or property.

Purchaser agrees to provide safe access to the equipment and machine room areas. Should conditions develop beyond KONE's control, making the building or premises in which KONE's personnel are working unsafe, KONE reserves the right to discontinue work until such unsafe conditions are corrected. Should damage occur to KONE's material or work on the premises, by fire, theft or otherwise, Purchaser shall compensate us therefore.

Any asbestos removal necessitated by work described in this Proposal will be the Purchaser's responsibility. Purchaser shall provide documentation that the asbestos has been abated from the KONE work area and air clearance reports shall be made available upon request. Purchaser is responsible for all costs of oil disposal should it be determined that oil from Purchaser's equipment is contaminated.

KONE undertakes to perform this work in conformity with the usual applied codes and standards, however, no guarantee can be made that all code violations or defects have been found. This work is not intended as a guarantee against failure or malfunction of equipment at any future time.

It is agreed and understood that KONE is not responsible for damages, either to the vertical transportation equipment or to the building, or for any personal injury or death, arising from or resulting from any code required safety tests performed on this equipment.

Nothing in this agreement shall be construed to mean that KONE assumes any liability of any nature whatsoever arising out of, relating to or in any way connected with the use or operation of the equipment described above. Purchaser shall be solely responsible for the use, repair and maintenance of the equipment and for taking such steps including but not limited to providing attendant personnel, warning signs and other controls necessary to ensure the safety of the user or safe operation of the equipment.

Neither KONE nor its affiliates, subsidiaries or divisions shall be responsible or liable for any damages, claims, suits, expenses and payments on account of or resulting from any injury, death or damage to property arising or resulting from the misuse, abuse or neglect of the equipment herein named or any other device covered by this contract.

Purchaser shall at all times and at Purchaser's own cost, maintain a commercial general liability policy covering bodily injury and property damage with the limits of liability Purchaser customarily carry (naming KONE as additional insured) arising out of the services provided under this Authorization and/or the ownership, maintenance, use or operation of the equipment described herein.

It is agreed and understood that Purchaser is solely responsible for ongoing maintenance and care of the equipment described above. IT IS EXPRESSLY UNDERSTOOD, IN CONSIDERATION OF OUR PERFORMANCE OF THIS WORK THAT PURCHASER ASSUMES ALL LIABILITY FOR THE USE, MAINTENANCE OR OPERATION OF THE EQUIPMENT DESCRIBED ABOVE AND FOR ANY INJURY, INCLUDING DEATH, TO ANY PERSON OR PERSONS AND FOR DAMAGE TO PROPERTY OR LOSS OF USE THEREOF, ON ACCOUNT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK TO BE DONE HEREIN, AND AGREES TO THE EXTENT PERMITTED BY LAW TO DEFEND, INDEMNIFY AND HOLD HARMLESS KONE, ITS OFFICERS, DIRECTORS AND EMPLOYEES FROM ALL DAMAGES, CLAIMS, SUITS, EXPENSES AND PAYMENTS ON ACCOUNT OF OR RESULTING FROM ANY SUCH INJURY, DEATH OR DAMAGE TO PROPERTY, EXCEPT THAT RESULTING FROM THE SOLE NEGLIGENCE OF KONE INC. Purchaser hereby waives any and all rights of recovery, arising as a matter of law or otherwise, which Purchaser might now or hereafter have against KONE Inc.

KONE warrants the materials and workmanship of the equipment for 90 days after completion. Purchaser's remedy is limited to repair or replacement of a defective part, in KONE's sole discretion. The warranty is limited to the replacement or repair of the part itself, and excludes labor. In no event shall KONE be responsible for damage due to normal wear and tear, vandalism, abuse, misuse, neglect, work or repairs or modifications by others, or any other cause beyond the control of KONE. KONE disclaims any other warranty of any kind, either expressed or implied, including without limitation the implied warranties of merchantability or fitness for a particular purpose, or noninfringement.

Unless otherwise agreed, it is understood that the work shall be performed during regular working hours of regular working days of the elevator trade. If overtime work is mutually agreed upon and performed, the additional price, at KONE's usual rates for such work, shall be added to the contract price herein named.

It is expressly understood and agreed all prior agreements written or verbal regarding the subject matter herein are void and the acceptance of this Agreement shall constitute the contract for the material and work specified in this Agreement. Any changes to this Agreement must be made in writing and signed by both parties.

The terms and conditions set forth herein shall constitute the complete agreement for any work performed, AND shall prevail over and supersede any terms and conditions contained in any documents provided by the Purchaser.

The Purchaser does hereby agree the exclusive venue for any dispute between the parties shall be in the county of Rock Island, IL.



Anne Arundel County Public Schools  
Purchasing Office

COOPERATIVE CONTRACT JUSTIFICATION

Date: January 11, 2019

Contract Title: Elevator Maintenance, Repair, and Modernization, Award of Contract # 19-158, Cooperative Agreement with US Communities, Contract #EV2516, to Kone, Inc.

**1. Summary of scope of work/requirements**

Anne Arundel County Public Schools (AACPS) requires a contractor to maintain and repair aging elevators at various locations.

**2. Compare required services/products to those provided under the cooperative agreement.**

The services provided under the US Communities contract are the same as those required by AACPS.

**3. If a piggyback cooperative, describe the procurement method used by the originating entity. Description should include whether the entity's competitive procurement methods are consistent with those at AACPS.**

US Communities competitively bid the contract through a public lead agency. The bidding procedures are consistent with those at AACPS.


**4. If AACPS is lead agency, were AACPS competitive solicitation procedures followed?**

N/A


**5. Assessment of the appropriateness of the cooperative purchase method including a review of market prices, and the costs/time associated with conducting a separate AACPS competitive procurement.**

There are a limited number of elevator maintenance companies that can handle the volume of work needed by AACPS, so the competitive marketplace is limited. Leveraging US Communities' buying power of public agencies nationwide, including state and local government agencies, public and private K-12 school districts, higher education organizations, and nonprofit businesses, competitive pricing is optimized. It is not likely that bidding AACPS requirements separately would produce more favorable pricing. AACPS has previously used the services of Kone, Inc., and they have met or exceeded the requirements stated herein. The pricing has been deemed fair and reasonable.

RECOMMENDED BY:

  
\_\_\_\_\_  
Loretta Hamilton  
Buyer II

APPROVAL:

  
\_\_\_\_\_  
Mary Jo Childs  
Supervisor of Purchasing

**APPROVAL OF CONTRACTS**

LEA: Anne Arundel County

PSC No. 02.031.23 ASP

Project Name: Fort Smallwood ES

Bid Opening: 10/12/2022

Project Type: Systemic Renovation

Scope of Work: Folding Door

Basis for Award of Contract: Proposal

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

Local Funds: \$0

State Funds: \$57,900

Total Contract: \$57,900

**State Contingency for Change Orders:**

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	RJ McCarville Associates	<u>\$57,900</u>
		<u><b>\$57,900</b></u>

Notes: (1) Folding Doors in the Cafe/Gym. Remove and replace folding doors.

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

IAC Approval Date:

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1318 EAST HIGH ST.  
POTTSTOWN, PA 19464  
WWW.RJMCARVILLE.COM

PHONE: 610/327-8995  
800/937-1213  
FAX: 610/327-8592

R.J. McCARVILLE ASSOCIATES, LTD.



"EXPERIENCE THE QUALITY DIFFERENCE"

October 12, 2022

**TO:**

Mr. Mark Snyder  
Anne Arundle County Public Schools  
9034 Fort Smallwood Rd  
Pasadena, MD

**PROJECT:**

Multi-Purpose Room  
Ft Smallwood Elementary  
Operable Partition Replacement

Appreciating the opportunity to serve you, we submit the following proposal to sell the material, equipment, or repair work as described and priced herein. Subject to all the terms and conditions stated herein. Terms: Net 15 days.  
All material remains property of RJ McCarville Associates, Ltd. until final payment is received.

**SCOPE:**

1. Remove and dispose of (1) existing 932 Folding Partition (panels and track).
1. Furnish and install (1) Moderco Operable Partition including:
  1. (1) Signature 842 Operable Partition @ 69" T x 13'10" H
  2. Expandable Panel Closure.
  3. Low profile continuous panel hinges.
  4. Painted steel panel faces.
  5. Fixed Top Seals.
  6. Manual Bottom Seals. (2")
  7. STC 52 (Sound Transmission Class).
  8. Standard White Painted #72 Overhead Track and Carrier System.
  9. (4) Porcelain Enameled Steel Markerboards (White)
  10. Standard Moderco design, construction, and hardware.

CONTINUED ON NEXT PAGE

FOLDING PARTITIONS \* OPERABLE WALLS \* DIVIDER CURTAINS  
GYMNASIUM SEATING \* BASKETBALL BACKSTOPS  
GYMNASIUM EQUIPMENT \* WALL PADDING  
PORTABLE OUTDOOR GRANDSTANDS



**NOTES (CLARIFICATIONS/EXCEPTIONS):**

1. We have not included, unless specified the following:
  1. Supporting steel (will reuse the existing).
  2. Sound Baffles above track system (Existing).
  3. Sales/Use Tax.
2. Any color selection other than the standard colors listed above will result in an upgrade and will incur additional costs.
3. We are bidding equipment as manufactured by MODERCO.
4. We have included complete Shipping, Delivery, Freight and Installation.
5. Order will be subject to current lead times as determined by the manufacturer at the time of order.
6. We will repair the drywall bulkhead utilizing similar materials in all areas disturbed by the removal and installation process.

**GUARANTEE:** We hereby guarantee all labor and material supplied to complete the work as specified above for a period of (2) years; Providing any damage is not the result of abuse or misuse of this equipment and providing this equipment is maintained per the manufacturer's recommendations.

**SCHEDULE OF BIDS:**

We hereby propose to furnish all labor, equipment, tools, and materials required to install the partition for the sum of: \$57,900.00

Submitted by: Brian R. Jacobs

Accepted by

BRJ

Price is based on acceptance on or before December 29, 2022.  
Building progress and construction to permit delivery and installation before August 31, 2023.  
Title of material remains property of RJ McCarville Associates, Ltd. until final payment is received.  
Price based on normal working hours of Monday through Friday from 7:30 a.m. to 4:30 p.m.  
Past due balances subject to 1-1/2% monthly Finance Charge.  
Cancellation charges may apply if order is cancelled.

## APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.038.23 ASP

Project Name: Crofton MS

Bid Opening: 10/12/2022

Project Type: Systemic Renovation

Scope of Work: Folding Door

Basis for Award of Contract: Proposal

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

Local Funds: \$962

State Funds: \$96,038

Total Contract: \$97,000

### 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	RJ McCarville Associates	<u>\$97,000</u>
		<u><b>\$97,000</b></u>

Notes: (1) Folding door in main gym. Remove and replace folding doors.

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

IAC Approval Date:

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1318 EAST HIGH ST.  
POTTSTOWN, PA 19464  
WWW.RJMCARVILLE.COM

PHONE: 610/327-8995  
800/937-1213  
FAX: 610/327-8992

**R.J. McCARVILLE ASSOCIATES, LTD.**



"EXPERIENCE THE QUALITY DIFFERENCE"

October 12, 2022

**TO:**

**Mr. Mark Snyder  
Anne Arundle County Public Schools  
9034 Fort Smallwood Rd  
Pasadena, MD**

**PROJECT:**

**Multi-Purpose Room  
Crofton Middle School  
Operable Partition Replacement**

~~Appreciating the opportunity to serve you, we submit the following proposal to sell the material, equipment, or repair work as described and priced herein. Subject to all the terms and conditions stated herein. Terms: Net 15 days.  
All material remains property of RJ McCarville Associates, Ltd. until final payment is received.~~

**SCOPE:**

1. Remove and dispose of (1) existing 932 Folding Partition (panels and track).
1. Furnish and install (1) Moderco Operable Partition including:
  1. (1) Signature 842 Operable Partition @ 82'8"W x 19'8"H
  2. Expandable Panel Closure.
  3. Low profile continuous panel hinges.
  4. Painted steel panel faces.
  5. Fixed Top Seals.
  6. Manual Bottom Seals. (2")
  7. STC 52 (Sound Transmission Class).
  8. Standard White Painted #72 Overhead Track and Carrier System.
  9. (1) Standard Pass Door
  10. Standard Moderco design, construction, and hardware.

**CONTINUED ON NEXT PAGE**

**FOLDING PARTITIONS \* OPERABLE WALLS \* DIVIDER CURTAINS  
GYMNASIUM SEATING \* BASKETBALL BACKSTOPS  
GYMNASIUM EQUIPMENT \* WALL PADDING  
PORTABLE OUTDOOR GRANDSTANDS**

**NOTES (CLARIFICATIONS/EXCEPTIONS):**

1. We have not included, unless specified the following:
  1. Supporting steel (will reuse the existing).
  2. Sound Baffles above track system (Existing).
  3. Sales/Use Tax.
2. Any color selection other than the standard colors listed above will result in an upgrade and will incur additional costs.
3. We are bidding equipment as manufactured by MODERCO.
4. We have included complete Shipping, Delivery, Freight and Installation.
5. Order will be subject to current lead times as determined by the manufacturer at the time of order.
6. We will repair the drywall bulkhead utilizing similar materials in all areas disturbed by the removal and installation process.

**GUARANTEE:** We hereby guarantee all labor and material supplied to complete the work as specified above for a period of (2) years; Providing any damage is not the result of abuse or misuse of this equipment and providing this equipment is maintained per the manufacturer's recommendations.

**SCHEDULE OF BIDS:**

We hereby propose to furnish all labor, equipment, tools, and materials required to install the partition for the sum of: **\$97,000.00**

Submitted by: Brian R. Jacobs

Accepted by

BRJ

Price is based on acceptance on or before December 29, 2022.  
Building progress and construction to permit delivery and installation before August 31, 2023.  
Title of material remains property of RJ McCarville Associates, Ltd. until final payment is received.  
Price based on normal working hours of Monday through Friday from 7:30 a.m. to 4:30 p.m.  
Past due balances subject to 1-1/2% monthly Finance Charge.  
Cancellation charges may apply if order is cancelled.

**APPROVAL OF CONTRACTS**

LEA: Montgomery County

PSC No. 15.043.24 ASP

Project Name: Lake Seneca ES

Bid Opening: 12/19/2022

Project Type: Systemic Renovation

Scope of Work: Window Replacements

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: \$287,796

Total Contract: \$287,796

**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>\$287,796</u>
		<u><b>\$287,796</b></u>

Notes: (1) Replace rooftop dormers over classrooms windows, media center, and gymnasium.

(2) Prevailing wage rates apply to contract.

IAC Approval Date:

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# Estimate

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

Ray Keith



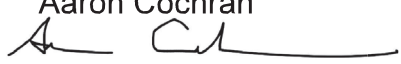

**Metro Metal Services, Inc.**  
 P.O. Box 1  
 Flintstone, MD 21530

*Window & Door Products*

Date	Estimate #
3/6/2023	32924

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

Project
Lake Seneca ES

Description	Qty	Rate	Total
Lake Seneca Elementary School, Windows Furnish labor and materials for performed work as specified and in accordance with contract specifications. Bid #9195.7			
Rooms # 3 to 13			
Line item # 5. 3 each Sets Fixed Aluminum Windows, size 17' x 4' = 68 sq ft. @ \$98.00 per sq ft. x 3 = 204 sq ft.	204	98.00	19,992.00
Line item # 5. 3 each Sets Fixed Aluminum Windows, size 21' x 4' = 84 sq ft. @ \$98.00 per sq ft. x 3 = 252 sq ft.	252	98.00	24,696.00
Above Rooms# 4 through 10. and 15 through 19			
Line item # 5. 7 each Sets Fixed Aluminum Windows, size 21' x 4' = 84 sq ft. @ \$98.00 per sq ft. x 7 = 588 sq ft.	588	98.00	57,624.00
Above Rooms #28 to 34			
Line item # 5. 4 each Sets Fixed Aluminum Windows, size 21' x 4' = 84 sq ft. @ \$98.00 per sq ft. x 4 = 336 sq ft.	336	98.00	32,928.00
Library			
Line item # 5. 1each Set Fixed Aluminum Windows, size 14' x 4' = 56 sq ft. @ \$98.00 per sq ft.	56	98.00	5,488.00
Above Rooms #27 to 33			
Line item # 5. 4 each Sets Fixed Aluminum Windows, size 14' x 4' = 84 sq ft. @ \$98.00 per sq ft. x 4 = 336 sq ft.	336	98.00	32,928.00
Above Rooms #20 through 26			
Line item # 5. 2 each Sets Fixed Aluminum Windows, size 17' x 4' = 68 sq ft. @ \$98.00 per sq ft. x 2 = 136 sq ft.	136	98.00	13,328.00
Line item # 5. 2 each Sets Fixed Aluminum Windows, size 22' x 4' = 88 sq ft. @ \$98.00 per sq ft. x 2 = 176 sq ft.	176	98.00	17,248.00
Above Gym			
Line item # 5. 2 each Sets Fixed Aluminum Windows, size 64' x 4' = 384 sq ft. @ \$98.00 per sq ft. x 2 = 768 sq ft.	768	98.00	75,264.00
Note: Add for Gray Tempered Glass in Lieu of Clear Tempered Glass	1	7,250.00	7,250.00
Construction Sign	1	1,050.00	1,050.00
PLAR 5/1/23 Aaron Cochran 	 5-3-23		
		<b>Total</b>	\$287,796.00

 5/23/23 ASP F24



## APPROVAL OF CONTRACTS

LEA: St. Mary's County

PSC No. 18.017.23/24 LPC

Project Name: Lettie Marshall Dent ES

Bid Opening: 6/08/2023

Project Type: Systemic Renovation

Scope of Work: Limited Renovation

Basis for Award of Contract: Base Bid + Alt.1 thru Alt.10.

Basis of Funding: 58% of eligible base bid + Alt.1 thru Alt.10 up to maximum state approved allocation.

Local Funds: \$11,659,163

State Funds: \$6,029,837

Total Contract: \$17,689,000

### 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	J.A. Scheibel, Inc. t/a Scheibel Construction	<u>\$17,689,000</u>
		<u><b>\$17,689,000</b></u>

**Notes:** (1) Limited renovation of a one-story school building; including, but not limited to, new interior finishes, restroom expansions, reconfiguration of health suite and other misc spaces, re-roofing work, mechanical, plumbing, electrical lighting, and fire protection upgrades per construction documents.

(2) Prevailing wage rates apply to this contract.

(3) Total expected State participation is \$10,259,620. This approval reflects the allocation currently available.

IAC Approval Date:

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**BID TABULATION**

**Lettie Marshall Dent Elementary School Limited Renovation**

ITB SMCPS-2023-07-DSS-DC

*Bid Opening June 5, 2023 extended to June 8, 2023 at 1:00 P.M. and 1:30 P.M.*

<i>Time Received:</i>	<i>Base Bid</i>	<b>12:58 PM</b>	<b>12:54 PM</b>
	<i>MBE Attachment D</i>	<b>1:23 PM</b>	<b>12:54 PM</b>
<b>Prequalified Bidder</b>		<b>(*) SCHEIBEL CONSTRUCTION</b>	<b>W.L. GARY CO., INC.</b>
<b>MBE Attachment D</b>		yes	yes
<b>Addendum Acknowledgement (Addenda #'s 1-3)</b>		yes	yes
<b>Bid Proposal Form</b>		yes	yes
<b>Affidavit (Signed and Notarized)</b>		yes	yes
<b>Sex Offender Certification (Signed)</b>		yes	yes
<b>Bid Security/Bond (5%)</b>		yes	yes
<b>Bid Letter of Surety</b>		yes	yes
<b>Unit Price Schedule</b>		yes	yes
<b>Total Base Bid</b>		\$14,149,000.00	\$15,800,000.00
<b>Add Alternate No. 1 Aluminum Sills at Area B Windows</b>		\$7,000.00	\$19,000.00
<b>Add Alternate No. 2 Replace Classroom Flooring</b>		\$158,000.00	\$49,000.00
<b>Add Alternate No. 3 Replace Folding Partition</b>		\$130,000.00	\$158,000.00
<b>Add Alternate No. 4 Replace Roof Sections A, B, C, D, and E with 3-Ply Built-Up Roofing</b>		\$1,700,000.00	\$1,905,000.00
<b>Add Alternate No. 5 Clean All Ductwork</b>		\$40,000.00	\$14,000.00
<b>Add Alternate No. 6 New Domestic Water System</b>		\$564,000.00	\$462,000.00
<b>Add Alternate No. 7 Replace Emergency Generator</b>		\$166,000.00	\$178,000.00
<b>Add Alternate No. 8 Replace Electrical Panels</b>		\$155,000.00	\$46,000.00
<b>Add Alternate No. 9 Replace Fire Alarm System</b>		\$370,000.00	\$404,000.00
<b>Add Alternate No. 10 New Terrazzo Flooring in Corridors</b>		\$250,000.00	\$254,000.00
<b>Total Base Bid, Plus Alternates</b>		<b>\$17,689,000.00</b>	\$19,289,000.00

Bid Start: 1:00 PM

Bid Stop: 1:34 PM

Bid packages read by: Todd Whitlock

Recorded by: Vivian Johnston

Reviewed by: Paola Laino

(\*) Indicates Awarded Bidder



**APPROVAL OF CONTRACTS**

LEA: Talbot County

PSC No. 20.007.24 B

Project Name: White Marsh ES

Bid Opening: 4/17/2023

Project Type: System Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 50% + 5% maintenance add-on of eligible base bid up to maximum state approved allocation.

Local Funds: \$773,764

State Funds: \$945,711

Total Contract: \$1,719,475

**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	Garland/DBS, Inc.	<u>\$1,719,475</u>
		<u><b>\$1,719,475</b></u>

Notes: (1) Cold applied two ply modified flood coat and gravel roof system.  
(2) Prevailing wage rates apply to contract.

IAC Approval Date:

---



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



**ROOFING MATERIAL AND SERVICES PROPOSAL**

Talbot County Public Schools  
 White Marsh Elementary School  
 4322 Lovers Ln  
 Trappe, MD 21673

Date Submitted: 04/17/2023  
 Proposal #: 25-MD-230409  
 MICPA # PW1925

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

**Please Note:** The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

**Scope of Work: Base Bid - Cold Applied Two Ply Modified Flood Coat and Gravel Roof System**

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

**Base Bid:**

<b>Proposal Price Based Upon Market Experience (Prior to Contingency):</b>	<b>\$ 1,719,475</b>
<b>*Contingency for Metal and Lightweight Concrete Deck Replacement:</b>	<b>\$ 100,000</b>
<b>Proposal Price Based Upon Market Experience (Including Contingency):</b>	<b>\$ 1,819,475</b>

\*If Contingency is awarded and goes unused, a credit will be issued for the unused Contingency amount at the end of the project.

**Garland/DBS Price Based Upon Local Market Competition:**

<b>Apex Construction</b>	<b>\$ 1,719,475</b>
<b>Flynn Mid-Atlantic</b>	<b>\$ 2,009,430</b>
<b>Ron Ruff Roofing</b>	<b>\$ 2,047,506</b>
<b>Harbor Roofing</b>	<b>\$ 3,026,249</b>
<b>Tecta America East</b>	<b>\$ 3,266,564</b>
<b>Simpson Unlimited</b>	<b>\$ 3,966,564</b>

**Unforeseen Site Conditions:**

Metal Decking Replacement	\$	47.88	per Sq. Ft.
Lightweight Concrete Decking Replacement	\$	55.86	per Sq. Ft.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

**Clarifications/Exclusions:**

1. Permits are excluded. If permits are required, they will be addressed via Change Order.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is excluded.
5. Interior Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

*Matt Egan*

Matt Egan  
Garland/DBS, Inc.  
(216) 430-3662

## **APPROVAL OF CONTRACTS**

**LEA:** Washington County

**PSC No.** 21.024.21 HSFF

**Project Name:** North Hagerstown HS

**Bid Opening:** 5/10/2023

**Project Type:** Systemic Renovation

**Scope of Work:** Automatic Temperature Control (ATC) Replacement

**Basis for Award of Contract:** Base Bid + Alt.1, Alt.7 & Alt.12.

**Basis of Funding:** 79% of eligible base bid + Alt.1, Alt.7 & Alt.12 up to maximum state approved allocation.

**Local Funds:** \$242,900

**State Funds:** \$395,000

**Total Contract:** \$637,900

### **State Contingency for Change Orders:**

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
1	Control Systems, Inc.	<u>\$637,900</u>
		<u><b>\$637,900</b></u>

**Notes:** (1) Automatic Temperature Control (ATC) Replacement.

(2) Prevailing wage rates apply to this contract.

**IAC Approval Date:**

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# Bid 2023-11 Automatic Temperature Control Replacement at North Hagerstown High School

## Bid Tab

Control Systems, Inc. with Prevailing Wages
\$ 529,700.00
\$ 12,300.00
\$ 300,500.00
\$ 137,700.00
\$ 47,200.00
\$ 75,100.00
\$ 49,800.00
\$ 55,300.00
\$ 82,000.00
\$ 56,200.00
\$ 65,000.00
\$ 87,400.00
\$ 40,600.00
\$ 79,500.00
\$ 91,000.00
\$ 12,200.00
\$ 13,800.00
\$ 12,700.00
v
v
v

**Base Bid**

- Alt 1 - New additional Headend server for DDC conversion.
- Alt 2 - RTU1 -RTU7 Conversion from pneumatic control components to DDC and DDC controller.
- Alt 3 - AHU1, AHU2 and AHU3 conversion from pneumatic control to DDC and DDC controller.
- Alt 4 - Finned tube radiation and room thermostat conversion from pneumatics to DDC control unless otherwise indicated.
- Alt 5 - Office and Guidance suites VAV terminal unit, and room thermostat conversion from pneumatics to DDC control.
- Alt 6 - Remaining VAV terminal units associated with RTU 6 and room thermostat conversion from pneumatics to DDC control.
- Alt 7 - Remaining VAV terminal units associated with RTU 1 and room thermostat conversion from pneumatics to DDC control.
- Alt 8 - RTU 4 VAV terminal units and room thermostat conversion from pneumatics to DDC control.
- Alt 9- RTU 5 and VAV terminal units, and room thermostats conversion from pneumatics to DDC control.
- Alt 10 - RTU 7- VAV terminal units, and room thermostats conversion from pneumatics to DDC control.
- Alt 11 - Fan coil units and room thermostats conversion from pneumatics to DDC control.
- Alt 12 - NON- C wing unit ventilators ad room thermostats conversion from pneumatics to DDC control.
- Alt 13 - Cabinet unit heaters, unit heaters, finned tube radiation, and room thermostat conversion from pneumatic to DDC control.
- Alt 14 - RTU 8, and EF-43, FCU's, and room thermostat conversion from pneumatic to DDC control.
- Alt 15 - Generator room and boiler room fans and miscellaneous equipment conversion from pneumatics to DDC control.
- Alt 16 - Miscellaneous exhaust fans and dampers conversion from pneumatics to DDC control.
- Alt 17 - Domestic water equipment conversion from pneumatics to DDC control.

**Acknowledgment of Addenda**

**Bid Affidavit**

**5% Bid Bond**

## **APPROVAL OF CONTRACTS**

**LEA:** Baltimore City

**PSC No.** 30.020.24 HSFF

**Project Name:** #039 Dallas Nicholas ES

**Bid Opening:** 6/06/2023

**Project Type:** Systemic Renovation

**Scope of Work:** Window/Door replacement (Design)

**Basis for Award of Contract:** Proposal

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

**Local Funds:** \$52,912

**State Funds:** \$37,510

**Total Contract:** \$90,422

### **State Contingency for Change Orders:**

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
1	Waldon Studio Architects(Michael Graves Architect)	<u>\$90,422</u>
		<b><u>\$90,422</u></b>

**Notes:** (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

**IAC Approval Date:**

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design at  
Dallas Nicholas Elementary School #39  
Contract RFP-20007  
Solicitation IFB-23121**

**Company Name: Waldon Studio Architects (Michael Graves Architects)  
Due Date: Tuesday, June 6, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Dallas Nicholas Elementary School #39.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Dallas Nicholas Elementary School #39, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ Ninety Thousand, Four Hundred and (\$ 90,421.60)  
Twenty-One dollars and Sixty cents

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

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

The City Schools design project manager for this project will be Melissa Daniel. Please contact her at [mrdaniel@bcps.k12.md.us](mailto:mrdaniel@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:	<u>Waldon Studio Architects, a Michael Graves Company</u>
Company Name:	<u>6325 Woodside Court, Suite 310, Columbia, MD 21046</u>
Company Address:	<u>Christa Kerrigan, AIA, LEED AP BD+C</u>
Individual Name & Title:	<u>410.290.9680 x104</u>
Telephone:	<u>ckerrigan@michaelgraves.com</u>
E-Mail:	

**APPROVAL OF CONTRACTS**

LEA: Baltimore City

PSC No. 30.023.24 HSFF

Project Name: #045 Federal Hill Prep PK-5

Bid Opening: 6/05/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$165

State Funds: \$53,800

Total Contract: \$53,965

**State Contingency for Change Orders:**

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Harris-Kupfer Architects, Inc.	<u>\$53,965</u>
		<u><b>\$53,965</b></u>

**Notes:** (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

**IAC Approval Date:**

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design at  
Federal Hill Prep #45  
Contract RFP-20007  
Solicitation IFB-23124  
Company Name: Harris-Kupfer Architects, Inc.  
Due Date: Monday, June 5, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Federal Hill Prep #45.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Federal Hill Prep #45, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$Fifty-three thousand nine hundred sixty-five (\$ 53,965 )

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

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

The City Schools design project manager for this project will be Seun Joshua. Please contact him at [sajoshua@bcps.k12.md.us](mailto:sajoshua@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:

Company Name:	<u>Harris-Kupfer Architects, Inc.</u>
Company Address:	<u>422 N. Howard Street Baltimore, MD 21201</u>
Individual Name & Title:	<u>Leslie Harris, Principal</u>
Telephone:	<u>410 244 8255</u>
E-Mail:	<u>leslie@harriskupferarchitects.com</u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.025.24 HSFF

Project Name: #047 Hampstead Hill Academy

Bid Opening: 6/05/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$3,772

State Funds: \$95,230

Total Contract: \$99,002

### 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	K Dixon Architecture	<u>\$99,002</u>
		<u><b>\$99,002</b></u>

Notes: (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design at  
Hampstead Hill Academy Pre-K to 8 School #47  
Contract RFP-20007  
Solicitation IFB-23130  
Company Name: K Dixon Architecture  
Due Date: Tuesday, June 5, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Hampstead Hill Academy PK-8 #47.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Hampstead Hill Academy Pre-K to 8 School #47, under existing Contract RFP- 20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = Ninety-Nine Thousand Two Dollars (\$99,002.00)

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

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

The City Schools design project manager for this project will be Seun Joshua. Please contact him at [sajoshua@bcps.k12.md.us](mailto:sajoshua@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:

Company Name:	<u>K. Dixon Architecture, PLLC</u>
Company Address:	<u>145 W. Ostend Street, Suite 600, Baltimore, MD 21230</u>
Individual Name & Title:	<u>Kathy Dixon, FAIA, Principal</u>
Telephone:	<u>(301) 364-5053</u>
E-Mail:	<u><a href="mailto:kdixon@kdixonarchitecture.com">kdixon@kdixonarchitecture.com</a></u>

**APPROVAL OF CONTRACTS**

LEA: Baltimore City

PSC No. 30.030.24 HSFF

Project Name: #055 Hampden PK-8

Bid Opening: 6/06/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 96% of eligible proposal up to maximum state approved allocation.

Local Funds: \$31,558

State Funds: \$33,658

Total Contract: \$65,216

**State Contingency for Change Orders:**

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
1	KPN Architects, LLC	<u>\$65,216</u>
		<b><u>\$65,216</u></b>

**Notes:** (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

**IAC Approval Date:**

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design  
at Hampden Pre-K to 8 School #55  
Contract RFP-20007  
Solicitation IFB-23128  
Company Name: KPN Architects, LLC  
Due Date: Tuesday, June 6, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Hampden PK-8 #55.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Hampden PK-8 #55, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ Sixty Five Thousand, Two Hundred and Sixteen and (\$ 65,216.30 )  
Thirty Cents

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

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

The City Schools design project manager for this project will be Seun Joshua. Please contact him at [sajoshua@bcps.k12.md.us](mailto:sajoshua@bcps.k12.md.us) for existing building information or to set up site visits.

**Proposal Prepared by:**

Company Name:	<u>KPN Architects, LLC</u>
Company Address:	<u>1800, Washington Blvd, Suite 414, Baltimore, MD 21230</u>
Individual Name & Title:	<u>Jacob Panikar / President</u>
Telephone:	<u>443.682.7757</u>
E-Mail:	<u>jpanikar@kpnarch.com</u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.041.2023 HSFF

Project Name: #081 North Bend PK-8

Bid Opening: 5/30/2023

Project Type: Systemic Renovation

Scope of Work: Roof Replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 96% of eligible proposal up to maximum state approved allocation.

Local Funds: \$7,710

State Funds: \$185,045

Total Contract: \$192,755

### 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	Waldon Studio Architects(Michael Graves Architect)	<u>\$192,755</u>
		<u><b>\$192,755</b></u>

Notes: (1) Roof replacement for the (2003) 41,970 sf built-up roof. (Design portion)

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

IAC Approval Date:

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Roof Replacement Design for North Bend Pre-K to 8 School #81  
Contract RFP-20007  
Solicitation IFB-23101**

**Company Name: Waldon Studio Architects (Michael Graves Architects)  
Due Date: Tuesday, May 30, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Roof Replacement Design for North Bend PK-8 #81.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Roof Replacement Design for North Bend PK-8 #81, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages. 192,754.50

Total Lump Sum Price = \$ One Hundred and Ninety-Two Thousand, Seven Hundred and Fifty-Four dollars and Fifty cents (\$ 192,754.50)  
(including alternates)

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

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

The City Schools design project manager for this project will be Ferdinand DeLara. Please contact him at [fdelara@bcps.k12.md.us](mailto:fdelara@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:	<b>Waldon Studio Architects, a Michael Graves Company</b>
Company Name:	<u>6325 Woodside Court, Suite 310, Columbia, MD 21046</u>
Company Address:	<u>Christa Kerrigan, AIA, LEED AP BD+C</u>
Individual Name & Title:	<u>410.290.9680 x104</u>
Telephone:	<u>ckerrigan@michaelgraves.com</u>
E-Mail:	

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.042.22 HSFF/24 CIP

Project Name: #083 William Paca ES

Bid Opening: 3/16/2023

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Item/Alts. #1,6 and 7

Basis of Funding: 96% of eligible base bid up to maximum state approved allocation.

Local Funds: \$65,634

State Funds: \$1,575,206

Total Contract: \$1,640,840

### 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	Cole Roofing Co., Inc.	<u>\$1,640,840</u>
		<u><b>\$1,640,840</b></u>

Notes: (1) Replace the (1996) 13,500 sf roof and modular roof and 2014 overlay.

(2) Prevailing wage rates apply to contract.

IAC Approval Date:

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BALTIMORE CITY PUBLIC SCHOOLS  
 IFB-23045  
 ROOF REPLACEMENT AT WILLIAM PACA ELEMENTARY SCHOOL #083  
 BID DUE DATE: THURSDAY, March 16, 2023, 12:00 P.M. LOCAL TIME

	Responding Vendor	Item 1	Item 2	Item 3	Item 4	Item 5	Item 6	Item 7	Grand Total
1	Ruff Roofing & Sheetmetal, Inc.	\$2,441,924.00	\$64,000.00	\$4,200.00	\$357,136.00	\$7,082.00	\$3,500.00	\$54,000.00	\$2,931,842.00
2	<b>Cole Roofing</b>	<b>\$1,574,600.00</b>	<del>\$80,000.00</del>	<del>\$6,500.00</del>	<del>\$825,000.00</del>	<del>\$3,625.00</del>	<b>\$24,990.00</b>	<b>\$41,250.00</b>	<b>\$1,640,840.00</b>
3	Autumn Contracting	\$1,556,000.00	\$140,000.00	\$40,000.00	\$790,000.00	\$50,000.00	\$55,000.00	\$52,000.00	\$2,683,000.00
4									\$0.00
5									\$0.00
6									\$0.00
7									
8									
9									
10									
11									
12									
13									
14									
15									

Bids Opened By: Patricia Graff

Date 3/16/2023

Bids Recorded By: Stuart Feldman

Date 3/16/2023

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.095.24 HSFF

Project Name: #235 Glenmount PK-8

Bid Opening: 6/05/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$0

State Funds: \$107,958

Total Contract: \$107,958

### 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	KPN Architects, Inc.	<u>\$107,958</u>
		<u><b>\$107,958</b></u>

Notes: (1) 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. (Design portion)

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

IAC Approval Date:

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design  
at Glenmount Pre-K to 8 School #235  
Contract RFP-20007  
Solicitation IFB-23127  
Company Name: KPN Architects, LLC  
Due Date: Monday, June 5, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Glenmount PK-8 #235.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Glenmount Pre-K to 8 School #235, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ One Hundred and Seven Thousand, Nine Hundred and ( \$ 107,958.10 )  
Fifty Eight and Ten Cents

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

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

The City Schools design project manager for this project will be Ferdinand DeLara. Please contact him at [fdelara@bcps.k12.md.us](mailto:fdelara@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:

Company Name:	<u>KPN Architects, LLC</u>
Company Address:	<u>1800, Washington Blvd, Suite 414, Baltimore, MD 21230</u>
Individual Name & Title:	<u>Jacob Panikar / President</u>
Telephone:	<u>443.682.7757</u>
E-Mail:	<u>jpanikar@kpnarch.com</u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.096.24 HSFF

Project Name: #236 Hamilton PK-8

Bid Opening: 6/05/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 96% of eligible proposal up to maximum state approved allocation.

Local Funds: \$5,151

State Funds: \$123,613

Total Contract: \$128,764

### 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	Waldon Studio Architects(Michael Graves Architect)	<u>\$128,764</u>
		<u><b>\$128,764</b></u>

Notes: (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design at  
Hamilton Pre-K to 8 School #236  
Contract RFP-20007  
Solicitation IFB-23120**

**Company Name: Waldon Studio Architects (Michael Graves Architects)  
Due Date: Monday, June 5, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Hamilton PK-8 School #236.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Hamilton PK-8 School #236, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ One Hundred Twenty-Eight Thousand, Seven (\$ 128,764.20)  
Hundred and Sixty Four dollars, and 20 cents

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

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

The City Schools design project manager for this project will be Seun Joshua. Please contact him at [sajoshua@bcps.k12.md.us](mailto:sajoshua@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:	
Company Name:	<u>Waldon Studio Architects, A Michael Graves Company, Inc</u>
Company Address:	<u>6325 Woodside Court, Suite 310, Columbia, MD 21046</u>
Individual Name & Title:	<u>Christa Kerrigan, Principal</u>
Telephone:	<u>(410)290-9680</u>
E-Mail:	<u>CKerrigan@MichaelGraves.com</u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.144.22 HSFF

Project Name: #013 Tench Tilghman PK-8

Bid Opening: 5/02/2023

Project Type: Systemic Renovation

Scope of Work: Roof Replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 96% of eligible proposal up to maximum state approved allocation.

Local Funds: \$3,416

State Funds: \$81,984

Total Contract: \$85,400

### 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	Frederick Ward Associates, Inc.	<u>\$85,400</u>
		<u><b>\$85,400</b></u>

Notes: (1) Roof replacement of the (1996) 27,850 sf built up roof. (Design portion)

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

IAC Approval Date:

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Roof Replacement Design Services at  
Tench Tilghman PK-8 School #13  
Contract RFP-20007  
Solicitation IFB-22094**

**Company Name: Frederick Ward Associates, Inc.  
Due Date: Wednesday, May 3, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Roof Replacement Design Services at Tench Tilghman PK-8 School #13.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [SAFeldman@bcps.k12.md.us](mailto:SAFeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Roof Replacement Design Services at Tench Tilghman PK-8 School #13, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ Eighty-Five Thousand Four Hundred Dollard and Zero Cents (\$ 85,400 )

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

For any additional information related to this request, please contact Mr. Fred Mason at [FDMason@bcps.k12.md.us](mailto:FDMason@bcps.k12.md.us).

The City Schools design project manager for this project will be Rasheed Ragin. Please contact him at [rjragin@bcps.k12.md.us](mailto:rjragin@bcps.k12.md.us) for existing building information or to set up site visits.

**Proposal Prepared by:**

Company Name:	<u>Frederick Ward Associates, Inc.</u>
Company Address:	<u>5 S. Main St. Bel Air, MD 21014</u>
Individual Name & Title:	<u>Barry A. Miller, AIA, LEED AP BD+C - Director of Architecture &amp; Alessandra Butanis, Marketing Coordinator</u>
Telephone:	<u>410-838-7900</u>
E-Mail:	<u>bmillier@fredward.com; abutanis@fredward.com</u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.149.22 HSFF

Project Name: #220 Morrell Park PK-8

Bid Opening: 3/09/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door Replacement

Basis for Award of Contract: Alt.#1 + Item #2

Basis of Funding: 24.99% of eligible base bid up to maximum state approved allocation.

Local Funds: \$584,328

State Funds: \$194,672

Total Contract: \$779,000

### 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	E.Pikounis Construction Co., Inc.	<u>\$779,000</u>
		<u><b>\$779,000</b></u>

Notes: (1) Replace all existing 1977 windows, doors, and frames.

(2) Prevailing wage rates required; project bid with non-prevailing wage rates therefore State participation in this contract is calculated at 24.99%.

IAC Approval Date:

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**BALTIMORE CITY PUBLIC SCHOOLS**  
**IFB-23047**  
**WINDOW AND DOOR REPLACEMENT AT MORRELL PARK PRE-K #220**  
**BID DUE DATE: THURSDAY, MARCH 30, 2023 12:00 P.M. LOCAL TIME**

	<b>Responding Vendor</b>	<b>Item #1</b>	<b>Item #2</b>	<b>Item #3</b> Unit Price per square foot	<b>Grand Total</b>	<b>ITEM #3 Unit Price: price per square foot for cleaning and patching existing exterior masonry walls that exceed areas not included in Scope of work.</b>
1	Janus Contractors	\$975,000.00	\$17,400.00	\$45.00	\$992,400.00	Item #3 not included in Grand Total
2	Clyde McHenry	\$1,180,546.00	\$34,424.00	\$71.49	\$1,214,970.00	Item #3 not included in Grand Total
3	E. Pikounis Construction	\$767,000.00	\$12,000.00	\$100.00	\$779,000.00	Item #3 not included in Grand Total
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Bids Opened By: Patricia Graff

Date: 3/30/2023

Bids Recorded By: Stuart Feldman

Date: 3/30/2023

## **APPROVAL OF CONTRACTS**

**LEA:** Baltimore City

**PSC No.** 30.161.24 HSFF

**Project Name:** #211 Gardenville ES

**Bid Opening:** 6/06/2023

**Project Type:** Systemic Renovation

**Scope of Work:** Window/Door replacement (Design)

**Basis for Award of Contract:** Proposal

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

**Local Funds:** \$6,585

**State Funds:** \$44,480

**Total Contract:** \$51,065

### **State Contingency for Change Orders:**

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
1	Harris-Kupfer Architects, Inc.	<u>\$51,065</u>
		<b><u>\$51,065</u></b>

**Notes:** (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

**IAC Approval Date:**

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design at  
Gardenville Elementary School #211  
Contract RFP-20007  
Solicitation IFB-23125  
Company Name: Harris-Kupfer Architects, Inc.  
Due Date: Tuesday, June 6, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Gardenville ES #211.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Gardenville ES #211, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ Fifty-one thousand sixty-five dollars (\$ 51,065 )

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

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

The City Schools design project manager for this project will be Ebony Johnson. Please contact her at [ejohnson@bcps.k12.md.us](mailto:ejohnson@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:

Company Name:	<u>Harris-Kupfer Architects, Inc.</u>
Company Address:	<u>422 N. Howard Street Baltimore, MD 21201</u>
Individual Name & Title:	<u>Leslie Harris, Principal</u>
Telephone:	<u>410-244-8255</u>
E-Mail:	<u>leslie@harriskupferarchitects.com</u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.179.22 HSFF

Project Name: #012 Lakeland PK-8

Bid Opening: 3/24/2023

Project Type: System Renovation

Scope of Work: Window/Door replacement

Basis for Award of Contract: Alt.1+Item #2.

Basis of Funding: 96% of eligible proposal up to maximum state approved allocation.

Local Funds: \$411,421

State Funds: \$1,200,000

Total Contract: \$1,611,421

### 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	C&N Associates, LLC	<u>\$1,611,421</u>
		<u><b>\$1,611,421</b></u>

Notes: (1) Replace all the (2002) and windows, frames, and doors (SF 8,338).

(2) Prevailing wage rates apply to contract.

IAC Approval Date:

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BALTIMORE CITY PUBLIC SCHOOLS  
 IFB-23054  
 WINDOW AND DOOR REPLACEMENT AT LAKELAND PRE-K TO 8 SCHOOL #012  
 BID DUE DATE: THURSDAY, MARCH 30, 2023, 12:00 P.M. LOCAL TIME

	<b>Responding Vendor</b>	<b>Item #1</b>	<b>Item #2</b>	<b>Grand Total</b>
1	C & N Associates	\$1,451,342.00	\$160,079.00	\$1,611,421.00
2	Clyde McHenry	\$2,616,271.00	\$415,519.00	\$3,031,790.00
3	E. Pikounis Construction Co. Inc	\$1,596,400.00	\$74,200.00	\$1,670,600.00
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Bids Opened By: Stuart Feldman

Date 3/30/2023

Bids Recorded By: Patricia Graff

Date 3/30/2023

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.179.22 HSFF

Project Name: #012 Lakeland PK-8

Bid Opening: 4/06/2023

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base Bid

Basis of Funding: 96% of eligible base bid up to maximum state approved allocation.

Local Funds: \$2,814,176

State Funds: \$2,026,050

Total Contract: \$4,840,226

### State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Ruff Roofing and Sheet Metal, Inc.	<u>\$4,840,226</u>
		<u><b>\$4,840,226</b></u>

Notes: (1) Replace the (1984) 41,400 sf roof.  
(2) Prevailing wage rates apply to contract.

IAC Approval Date:

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**BALTIMORE CITY PUBLIC SCHOOLS**  
**IFB-23053**  
**ROOF REPLACEMENT AT LAKELAND PRE-K TO 8 SCHOOL #012**  
**BID DUE DATE: THURSDAY, APRIL 6, 2023, 12:00 P.M. LOCAL TIME**

	<b><u>Responding Vendor</u></b>	<b><u>Item #1</u></b>	<b><u>Item #2</u></b>	<b><u>Item #3</u></b>	<b><u>Item #4</u></b>	<b><u>Grand Total</u></b>
1	Allstate Contractor	\$4,190,600.00	\$531,000.00	\$838,100.00	\$210,150.00	\$5,769,850.00
2	Autumn Contracting	\$3,212,600.00	\$578,000.00	\$894,000.00	\$276,000.00	\$4,960,600.00
3	Cole Roofing	\$3,986,000.00	\$459,600.00	\$986,000.00	\$324,000.00	\$5,755,600.00
4	Ruff Roofing and Sheet Metal	\$3,555,421.35	\$339,974.70	\$741,891.15	\$202,938.45	\$4,840,225.65
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Bids Opened By: Stuart Feldman

Date 4/11/2022

Bids Recorded By: Patricia Graff

Date 4/11/2022

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.213.24 HSFF

Project Name: #413 Harbor City Bldg (#173 Excel Academy)

Bid Opening: 6/07/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$0

State Funds: \$77,765

Total Contract: \$77,765

### 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	Harris-Kupfer Architects, Inc.	<u>\$77,765</u>
		<u><b>\$77,765</b></u>

**Notes:** (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design at  
Excel Academy #178 in the  
Harbor City Building #413  
Contract RFP-20007  
Solicitation IFB-23123  
Company Name: Harris-Kupfer Architects, Inc.  
Due Date: Wednesday, June 7, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Excel Academy #178 in the Harbor City Building #413.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Excel Academy #178 in the Harbor City Building #413, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ Seventy-seven thousand seven hundred sixty-five (\$ 77,765 )

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

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

The City Schools design project manager for this project will be Ebony Johnson. Please contact her at [ejohnson@bcps.k12.md.us](mailto:ejohnson@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:

Company Name:	<u>Harris-Kupfer Architects, Inc.</u>
Company Address:	<u>422 N. Howard Street Baltimore, MD 21201</u>
Individual Name & Title:	<u>Leslie Harris, Principal</u>
Telephone:	<u>410-244-8255</u>
E-Mail:	<u>leslie@harriskupferarchitects.com</u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.254.24 HSFF

Project Name: 021 Hilton ES

Bid Opening: 6/06/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$0

State Funds: \$131,397

Total Contract: \$131,397

### 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	K Dixon Architecture	<u>\$131,397</u>
		<u><b>\$131,397</b></u>

Notes: (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

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**Baltimore City Public School**  
**Request for Fee Proposal**  
**Architectural Design Consultant Services**  
**Window and Exterior Door Replacement Design at**  
**Hilton Elementary School #21**  
**Contract RFP-20007**  
**Solicitation IFB-23131**  
**Company Name: K Dixon Architecture**  
**Due Date: Tuesday, June 6, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Hilton ES #21.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Hilton ES #21, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = One Hundred Thirty-One Thousand Three Hundred Ninety-Seven Dollars  
(\$131,397.00)

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

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

The City Schools design project manager for this project will be Seun Joshua. Please contact him at [sajoshua@bcps.k12.md.us](mailto:sajoshua@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:

Company Name:	<u>K. Dixon Architecture, PLLC</u>
Company Address:	<u>145 W. Ostend Street, Suite 600, Baltimore, MD 21230</u>
Individual Name & Title:	<u>Kathy Dixon, FAIA, Principal</u>
Telephone:	<u>(301) 364-5053</u>
E-Mail:	<u><a href="mailto:kdixon@kdixonarchitecture.com">kdixon@kdixonarchitecture.com</a></u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.262.24 HSFF

Project Name: #067 Edgewood ES

Bid Opening: 6/07/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$0

State Funds: \$119,104

Total Contract: \$119,104

### 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	Waldon Studio Architects(Michael Graves Architect)	<u>\$119,104</u>
		<u><b>\$119,104</b></u>

Notes: (1) 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. (Design portion)  
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design at  
Edgewood Elementary School #67  
Contract RFP-20007  
Solicitation IFB-23122**

**Company Name: Waldon Studio Architects (Michael Graves Architects)  
Due Date: Friday, June 7, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Edgewood Elementary School #67.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Edgewood Elementary School #67, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$One Hundred and Nineteen Thousand, One Hundred(\$119,104.20) and Four dollars, and Twenty cents

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

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

The City Schools design project manager for this project will be Seun Joshua. Please contact him at [sajoshua@bcps.k12.md.us](mailto:sajoshua@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:	
Company Name:	<u>Waldon Studio Architects, a Michael Graves Company</u>
Company Address:	<u>6325 Woodside Court, Suite 310, Columbia, MD 21046</u>
Individual Name & Title:	<u>Christa Kerrigan, AIA, LEED AP BD+C</u>
Telephone:	<u>410.290.9680 x104</u>
E-Mail:	<u>ckerrigan@michaelgraves.com</u>

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.277.24 HSFF

Project Name: #035 Harlem Park PK-8

Bid Opening: 6/02/2023

Project Type: Systemic Renovation

Scope of Work: Window/Door replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$0

State Funds: \$163,511

Total Contract: \$163,511

### 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	Dixon Architecture	<u>\$163,511</u>
		<u><b>\$163,511</b></u>

Notes: (1) 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. (Design portion)

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

IAC Approval Date:

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**Baltimore City Public School  
Request for Fee Proposal  
Architectural Design Consultant Services  
Window and Exterior Door Replacement Design at  
Harlem Park Pre-K to 8 School #35  
Contract RFP-20007  
Solicitation IFB-23129  
Company Name: K Dixon Architecture  
Due Date: Tuesday, June 2, 2023, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Harlem Park PK-8 #35.

Fee Proposal shall be delivered via e-mail to Mr. Stuart Feldman at [safeldman@bcps.k12.md.us](mailto:safeldman@bcps.k12.md.us).

**Scope of Work:**

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Harlem Park Pre-K to 8 School #35, under existing Contract RFP- 20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = One Hundred Sixty-Three Thousand Five Hundred Eleven Dollars  
(\$163,511.00)

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

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

The City Schools design project manager for this project will be Ebony Johnson. Please contact him at [ejohnson@bcps.k12.md.us](mailto:ejohnson@bcps.k12.md.us) for existing building information or to set up site visits.

Proposal Prepared by:

Company Name:	<u>K. Dixon Architecture, PLLC</u>
Company Address:	<u>145 W. Ostend Street, Suite 600, Baltimore, MD 21230</u>
Individual Name & Title:	<u>Kathy Dixon, FAIA, Principal</u>
Telephone:	<u>(301) 364-5053 / (571) 277-4674</u>
E-Mail:	<u><a href="mailto:kdixon@kdixonarchitecture.com">kdixon@kdixonarchitecture.com</a></u>



## Item 2.C. Revision to Previously Approved Contract

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### **Motion:**

To approve the revision to one previously approved contract award as presented to accurately reflect the adjustments to the State and local participation in the contract amount.

### **Background Information:**

April 20, 2023

Baltimore City - #220 Morrell Park PK-8

PSC 30.149.24 SR

Project Type: Systemic Renovation - Elevator Replacement

Change State funds from \$0 to \$93,562

Change Local funds from \$374,396 to \$280,834

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



## **Item 2.D. Pass-Through Grant Amendment and Approval - Caroline County Public Schools**

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### **Motion:**

To approve rescission of \$56,883 of Pass-Through Grant funds for the Caroline County Public Schools multi-bathroom remodeling project at Federalsburg Elementary School (PSC 05.007) and to apply the funds to a new Pass-Through Grant project for the Caroline County Public Schools Hot Water Boiler replacement at North Caroline High School (PSC 05.002) in the amount of \$56,883.

### **Background Information:**

2022 Md. Laws, Ch. 344 (SB 291) appropriated \$237 million to be distributed to specified Local Education Agencies (LEAs) for school construction projects selected by each County. These Pass-Through Grant (PTG) funds are statutorily required to be allocated as block grants to the LEAs with minimal oversight by the IAC.

The IAC approved the PTG Administrative Procedures Guide on June 8, 2022 and subsequent revisions on August 11, 2022 and April 20, 2023. To be eligible, projects must be selected by the County Government. The funds cannot be used to replace the local share of projects that have received funding from other IAC programs but may be combined with other State funded projects so long as the appropriate local match requirements are met. The IAC will complete project reconciliation and close out and if the local match requirement has not been met, the State may require a refund. PTG funds are provided without the requirement of a local match in accordance with the budget bill.

IAC staff have presented projects to the IAC for approval on a rolling basis with funds required to be allocated within FY 2023. PTG applications require authorization by a LEA representative and County Government representative. IAC staff have reviewed and recommended approval.

The IAC approved a PTG allocation of \$56,883 for the Caroline County Public Schools (CCPS) multi-bathroom remodeling project at Federalsburg Elementary School (PSC 05.007), which fully utilized PTG funds available for the LEA. On July 13, 2024, CCPS notified IAC staff that bids received were greater than three times the amount of funding approved through PTG. CCPS indicated that they had no other option other than to cancel the project. CCPS has identified another project that would address a needed replacement of the Hot Water Boiler at North Caroline High School (PSC 05.002) and has received a quote from a vendor for \$81,017. The recommended allocation of \$56,883 will fully utilize PTG funds available if the Federalsburg Elementary project is rescinded.

**Current PTG Funding Balances:**

<b>LEA</b>	<b>Total Allocation</b>	<b>IAC Approved Funding</b>	<b>Funds Pending Approval</b>	<b>Remaining Available Funds</b>
Allegany	\$82,869	\$82,869	\$0	\$0
Baltimore City	\$75,000,000	\$75,000,000	\$0	\$0
Baltimore County	\$80,000,000	\$80,000,000	\$0	\$0
Calvert	\$161,696	\$161,696	\$0	\$0
Caroline	\$56,883	\$56,883	\$0	\$0
Carroll	\$266,168	\$266,168	\$0	\$0
Cecil	\$153,156	\$153,156	\$0	\$0
Charles	\$5,000,000	\$5,000,000	\$0	\$0
Dorchester	\$46,670	\$46,670	\$0	\$0
Frederick	\$10,000,000	\$10,000,000	\$0	\$0
Garrett	\$36,216	\$36,216	\$0	\$0
Harford	\$398,906	\$398,906	\$0	\$0
Howard	\$35,000,000	\$35,000,000	\$0	\$0
Kent	\$18,459	\$18,459	\$0	\$0
Prince George's	\$30,000,000	\$30,000,000	\$0	\$0
Queen Anne's	\$77,055	\$73,229	\$0	\$3,826
Somerset	\$27,665	\$27,665	\$0	\$0
St. Mary's	\$180,784	\$180,784	\$0	\$0
Talbot	\$45,783	\$44,112	\$0	\$1,671
Washington	\$228,224	\$228,224	\$0	\$0
Wicomico	\$150,217	\$150,217	\$0	\$0
Worcester	\$69,249	\$69,249	\$0	\$0
<b>Total</b>	<b>\$237,000,000</b>	<b>\$236,994,503</b> <b>\$207,024,503</b>	<b>\$0</b>	<b>\$5,497</b>

Corrections to the originally published agenda are noted in red.

July 13, 2023

To Whom It May Concern:

This letter serves the purpose of requesting a change of scope for Pass-Through Funding (PTF). Caroline County Public Schools (CCPS) received PTF in the amount of \$56,883.00

Originally approved by the IAC and Caroline County Government on August 2, 2022, funds were to be applied to a prospected multi-bathroom remodeling project at Federalsburg Elementary School. Through the formal bidding process, it was revealed that the cost of this project was projected to be greater than 3-times the amount of the approved PTF. This forced CCPS to cancel this project until further notice.

I am requesting that the PTF be re-purposed for a Hot Water Boiler Replacement Project needed at North Caroline High School. The existing boiler is unreliable and breaks down frequently. This boiler was installed during the FY01 building renovation and is 22+ years old. The scope of this project includes removal of the existing 300-gallon hot water boiler and replacing it with two smaller, 100-gallon, high output, hot water boilers. One boiler would be dedicated to school building operations. The other boiler would be dedicated to the Food Services operations.

A quote of \$81,017.39 has been received by CCPS from a reputable vendor that deals with the removal & installation of hot water boilers within large scale operations. Applying PTF of \$56,883.00 to the quoted amount makes this project much more budget-friendly.

Please contact me should you have any question or concerns.

Bill Mengel  
Director of Operations



# SB 291 Pass-Through Funding Application

	#N/A		#N/A		
	#N/A		#N/A		
	#N/A		#N/A		
	#N/A		#N/A		
	#N/A		#N/A		

## Local Education Agency Authorization

As the authorized representative of this Local Education Agency, I have read the Interagency Commission on School Construction’s applicable Program Administrative Procedures Guide(s) (APG(s)) and I agree to perform all work in accordance with the APG and all applicable Local, State, and Federal laws and regulations.

Bill Mengel	Director of Operations	<i>William J. Mengel</i>	7/13/2023
Agency Rep Name	Title	Signature	Date

## County Authorization

As the authorized representative of this County Government, I certify that this application represents the County priorities in accordance with 2022 Md. Laws, Chap. 344.

Jeremy Goldman	County Administrator - Caroline County		7/13/23
County Official Name	Title	Signature	Date



# SB 291 Pass-Through Funding Application

Please complete all shaded cells and submit the signed form to [iac.pscp@maryland.gov](mailto:iac.pscp@maryland.gov) with the subject line "[County] SB 291 Pass-Through Funding Application"

**Local Education Agency** **Caroline**  
**EIN Number** **30001136**

**Address** 11348 Greensboro Rd., Denton MD 21629

## Project Details

PSC No.	School Name	Project Type	Address	Scope	Allocation Request
05.002	North Caroline High	Replacement	10990 RIVER ROAD, Ridgely, MD 21660	The NCHS hot water boiler is unreliable and breaks down frequently. This boiler was installed during the FY01 building renovation and is 22+ years old. Removal of the existing 330-gallon water heater and replaced it with two smaller, 100-gallon, high output hot water boilers is what is needed. One boiler would be dedicated to school building operations. The other would be dedicated to the Food Services operations.	\$56,883
	#N/A	Addition	#N/A		
	#N/A	Systemic	#N/A		
	#N/A		#N/A		
	#N/A		#N/A		
	#N/A		#N/A		
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### Item 3. Draft Recommended Revisions to the Gross Area Baselines

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**Motion:**

This item is informational and does not require IAC action.

**Background Information:**

Please see the following presentation Draft Recommended Revisions to the Gross Area Baselines.

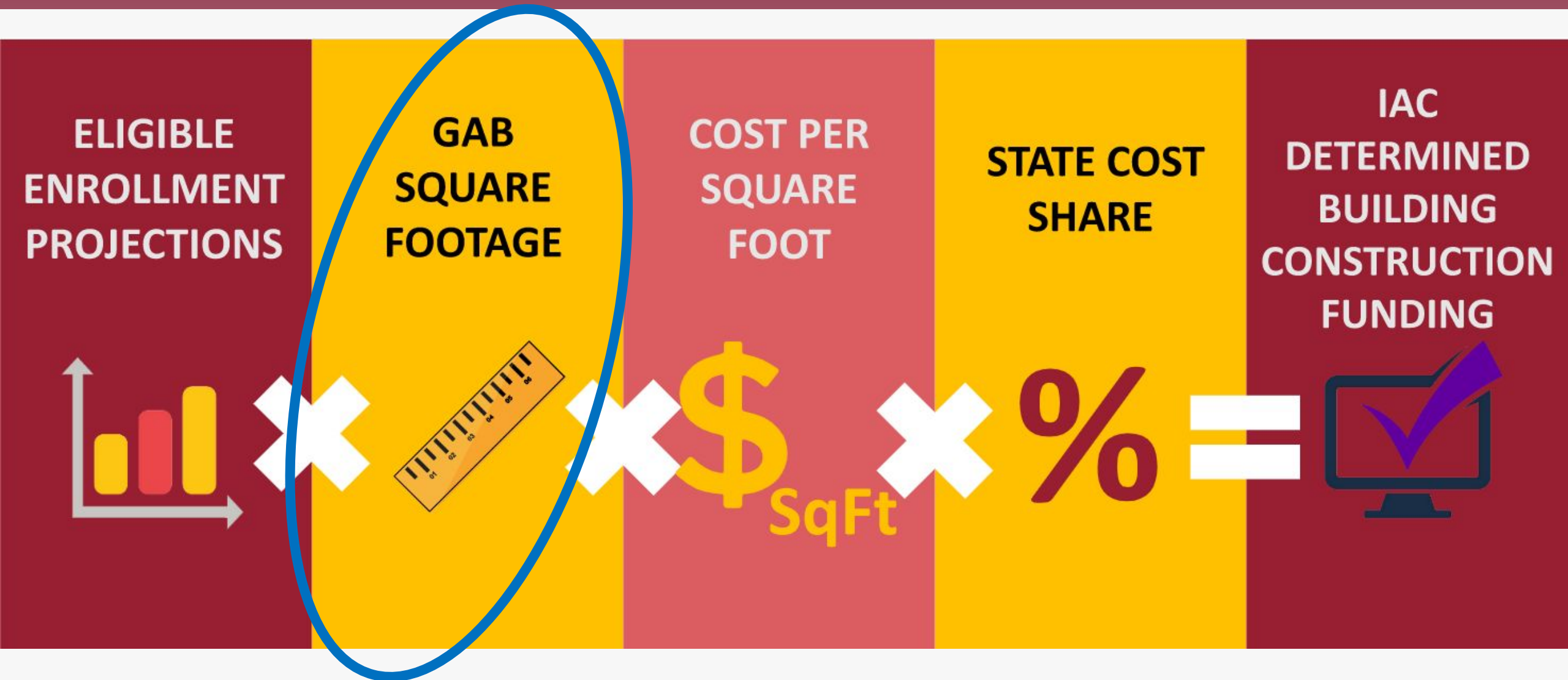


# Interagency Commission On School Construction Draft Proposed Updated Gross Area Baselines (GABs)

## Presentation to the IAC for First Reading

August 10, 2023

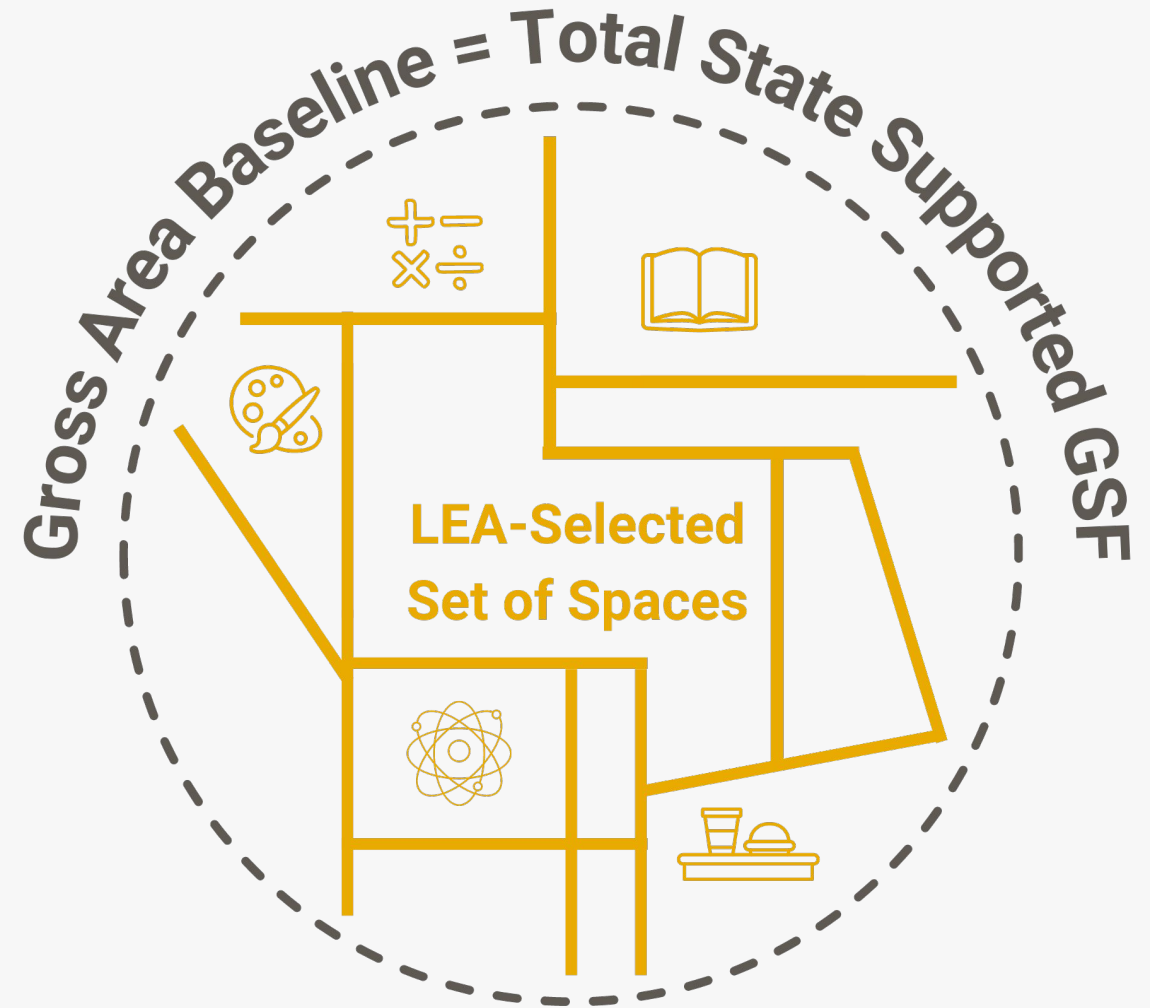
# IAC Project Funding Formula



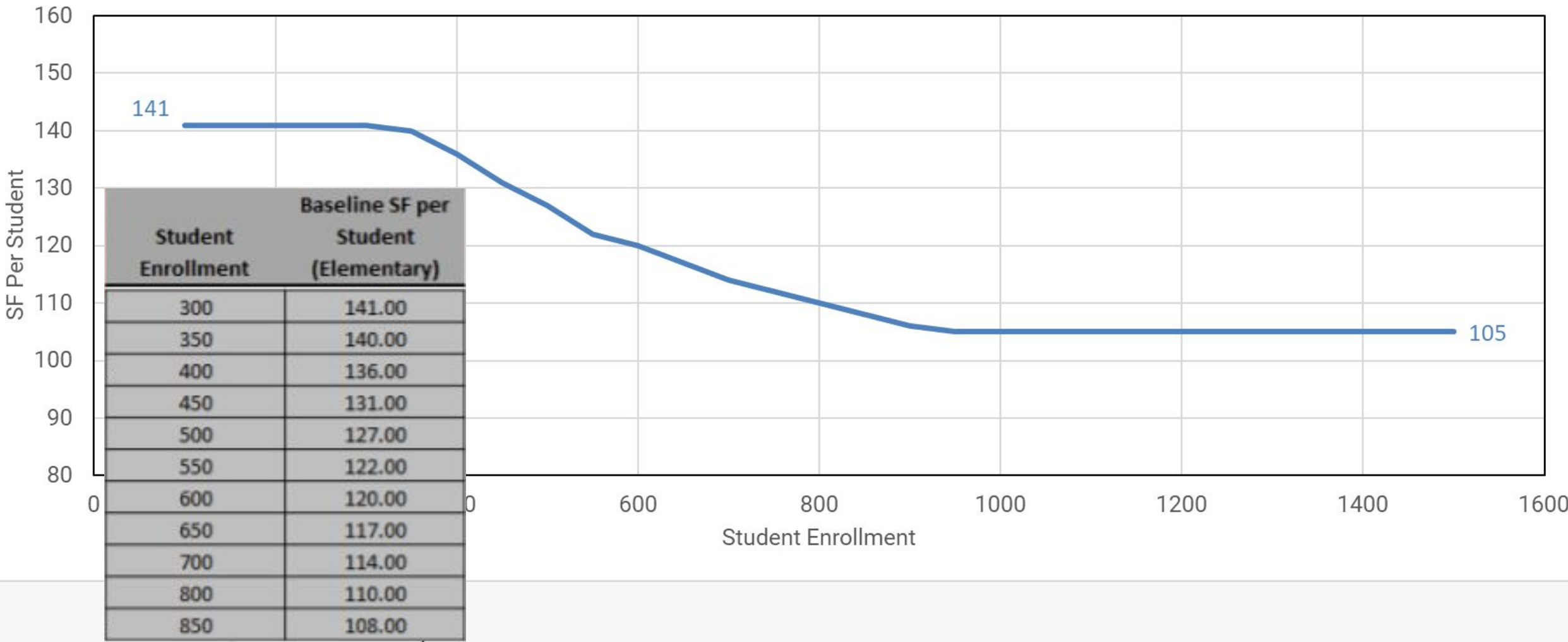
***GABs = Reasonable outer boundary of square footage for a given enrollment***

# Outer Boundaries of State-Supportable Size

Gross Area Baselines are not a prescription of a set of spaces that the State thinks an LEA should build. They are only a total outer boundary of State-supportable size, within which each LEA can innovate in its delivery of programs and services and customize its designs accordingly.



# Existing (2019) Elementary School GABs



***GABs = Reasonable outer boundary of square footage for a given enrollment***

# 2022 HB 1290's Mandate

**“That, on or before October 1, 2023, the [IAC] shall update the baseline gross area square footage per student for the Gross Area Baselines calculation to align with the standards and requirements in [the Blueprint Act], including:**

- 1. instructional space for English-language learners;**
- 2. community schools and schools eligible for Concentration of Poverty grants;**
- 3. collaborative planning spaces for teachers, taking into consideration that there will be more teachers in schools as additional collaborative time during the school day is phased in;**
- 4. break-out space for more one-on-one and small group instruction;**
- 5. career and technical education pathways; and**
- 6. prekindergarten space.”**

**(2022 Md. Laws, Ch.32)**

# Comprehensive Review of GABs

In addition to the review required by mandate, IAC Staff and the Workgroup reviewed the following considerations:

1. The original GABs have been tested for several years and their appropriateness can now be evaluated.
2. IAC staff have received feedback from LEAs over the past several years resulting in a list of items that required further consideration.
3. The IAC now has access to a significantly greater amount of data and staff available to analyze this data.
4. There was a desire to provide efficient use of the time commitment from the Workgroup members.

Determination was made that these updates would be done concurrently and brought together as one comprehensive set of adjustments.

# Blueprint Facilities Workgroup

- 1) Established a Facilities Workgroup for input from
  - a) Representative set of LEAs
  - b) Representative set of Counties
  - c) State agencies with expertise, including
    - i) MSDE
    - ii) AIB
    - iii) Governor's Workforce Development Board
- 2) Collected and analyzed data
- 3) Held 14 meetings of the Facilities Workgroup (February through July)

# Blueprint Facilities Workgroup

1. **January 23, 2023 Facility Planners Meeting - Introduced the process and invited interested LEAs to volunteer for participation**
2. **FWG Meetings - Addressing the 6 key mandated topics:**
  - a. **February 22, March 2 and 15: Kickoff and Pre-K Spaces**
  - b. **April 12: Career and Technical Education**
  - c. **April 27: Instructional Space for English Language Learners**
  - d. **May 10: Break-Out and Small Group Workspace**
  - e. **May 25: Community and Concentration of Poverty Schools (incl. Judy Centers)**
  - f. **June 7: Collaborative Teacher Space**
3. **FWG Meetings - Presentation of Proposed Recommendations:**
  - a. **June 22 and 27: Elementary School Data**
  - b. **July 12, 19, and 20: Middle and High School Data**
  - c. **July 23: Final Proposed Recommendations**



# Data Collection and Analysis

## Six Data Points:

- A. Statewide Comparison of SF/student for all Facilities**
- B. Comparison to Recently Built Schools (ES, MS, & HS)**
- C. Comparison of Projects in Planning and Design**
- D. Average of Schools Across the State (1 per LEA)**
- E. Detailed Programming Analysis and Space Comparison**
- F. Update to the Space Tallies (Comparison to MSDE Guidelines)**

(Data was collected and analyzed by IAC staff and presented to the Workgroup for consideration.)

# Summary of Major Findings from Data

- 1. The Elementary School GABs were lower than the SF required by most LEAs to properly provide the scope of educational programming being offered at the ES level.**
- 2. Many LEAs had already begun to include spaces related to the needs outlined in the Blueprint as a response to their student populations.**
- 3. The Middle School GABs were very closely aligned with current MS requirements despite the fact that some specific areas included in the analysis were still significantly different from recently built work.**
- 4. The High School GABs did not accurately reflect the economies of scale that can be achieved with larger buildings.**
- 5. The way in which State Rated Capacity and Career and Technology Education Spaces were considered for the High Schools did not match practical realities on the ground.**

# Summary of Feedback from Workgroup

- 1. Increases in the number of PK3 and PK4 students will require an increase in support spaces, spaces in core program areas, and specialty classrooms to account for their unique needs.**
- 2. LEAs' enrollment projections will need to be adjusted in order to project demand for PK3 & 4 spaces and support providing appropriate funding in the coming CIP cycles.**
- 3. Additional space will be needed in schools in high concentration of poverty communities or for communities with high English Learner (EL) populations beyond what will be in the base GABs.**
- 4. In order to support special-education students and breakout spaces, larger classrooms and additional administrative space are required for the inclusion students.**
- 5. The greatest need for additional SF in the GABs is in the Elementary Schools.**
- 6. Middle Schools are challenged to meet the 85% classroom utilization used in the GAB when using a team-based program-delivery model and schedule.**
- 7. The High School calculations of State Rated Capacity include many spaces that count as teaching spaces that are designed so specifically that they are unable to function at the 85% utilization anticipated.**

# Proposed Adjustment Methods

IAC Staff and the Workgroup considered two methods by which the GABs can be adjusted.

## 1) Adjustments to Base GABs

The Base GAB equates to the total area sufficient for providing the State-required educational programs and services using traditional methods.

## 2) Add-ons

Add-ons, such as the current Special Education Add-on, provide additional square footage to support the delivery of programs or services designed to address the needs of a subset of a school's enrollment, which helps support diversity and equity across the State.

***NOTE: The GABs are not prescriptive, but instead are a reasonable total area within which LEAs may innovate and customize their spaces.***

# Categories of Proposed Adjustment

As a result of the determination that a comprehensive review of the GABs were required, IAC Staff has proposed two categories of adjustments:

- 1) **Additions to support Blueprint programs and services**  
These include additions to the base GABs as well as inclusion of an additional Add-on for schools in areas of highest need.
- 2) **General changes based on lessons learned since 2019 GABs**  
These include additions and subtractions to the base GABs, changes to State Rated Capacity calculations as well as the inclusion of additional Add-on adjustments for the Career and Technology spaces in high schools.

These two sets of changes do overlap and it is difficult to make clear lines to distinguish between them because there are both additions and subtractions included in the proposed GAB updates.

# Additions To Support Blueprint Services

1. Added PK3 & 4 Classrooms
2. Increased size of special-education classrooms and support spaces
3. Added student-support offices and conference room
4. Added room for behavior specialist
5. Added EL support spaces
6. Added more breakout space for student support
7. Added more collaborative space, including for professional development activities and small-group rooms
8. Added flexibility to support CTE pathways

**~4  
GSF-per-student  
increase to GAB.**

**These changes are only used to adjust the analysis provided by the IAC staff as part of Updated Space Tallies and are not prescribed spatial requirements.**

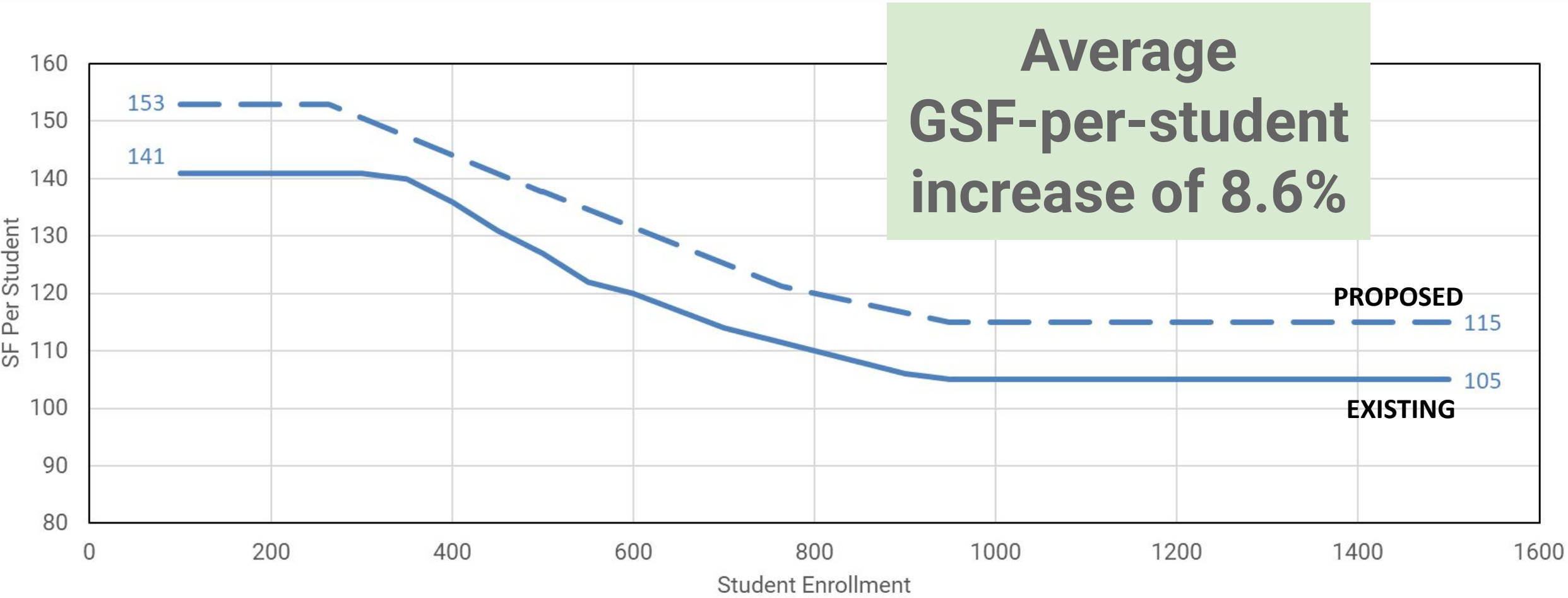
# General Changes - ES

1. Adjusted all classrooms to a minimum of 850 SF
2. Adjusted all offices to a minimum of 100 SF
3. Increased classroom sizes for specialty classrooms
4. Adjusted storage spaces to be consistent with current practice
5. Included toilet rooms in programmed space, including group and individual for students and staff
6. Added maker space
7. Smoothed out unnecessary bumps in the curve

**~7  
GSF-per-student  
increase to GAB.**

**These changes are only used to adjust the analysis provided by the IAC staff as part of Updated Space Tallies and are not prescribed spatial requirements.**

# Elementary School GAB Chart





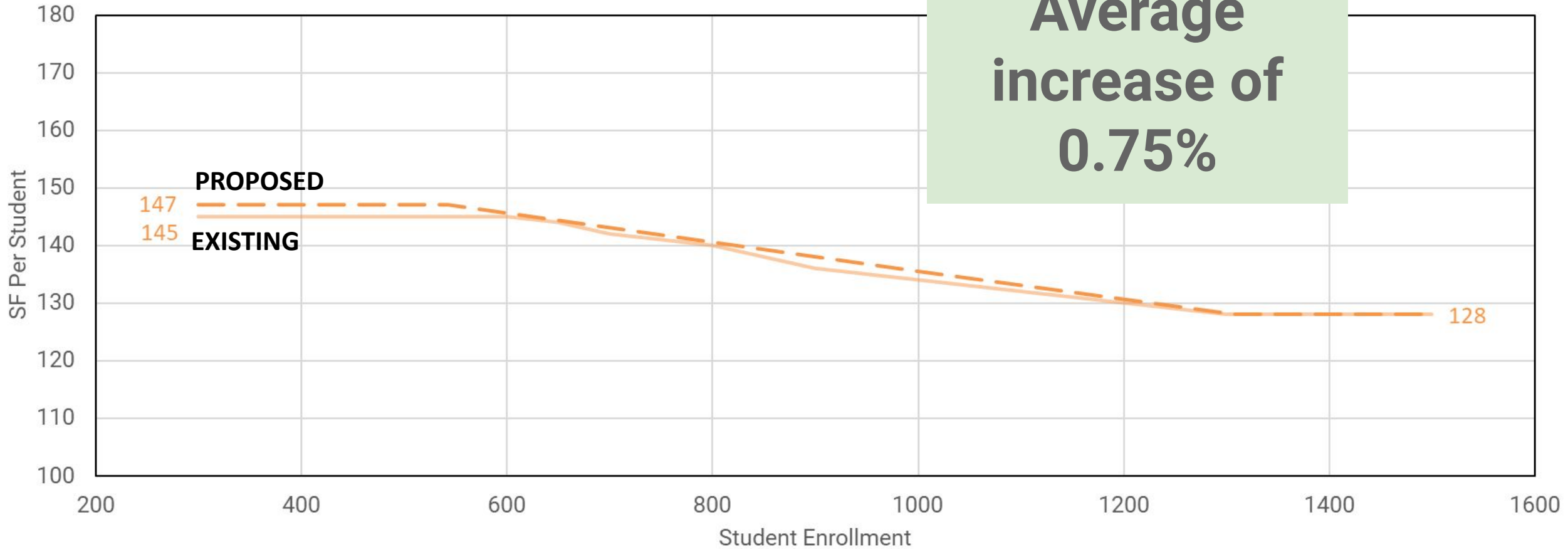
# General Changes - MS

1. Adjusted all classrooms to a minimum of 900 SF
2. Adjusted all offices to a minimum of 100 SF
3. Adjusted sizes of specialty classrooms
4. Adjusted storage spaces to be consistent with current practice
5. Included toilet rooms in programmed space, including group and individual for students and staff
6. Adjusted media center sizes to be consistent with current practice
7. Removed excessive bleacher space from PE (this is a cooperative-use space add-on feature)
8. Net to gross ratio of 67%

**Average  
GSF-per-student  
increase of  
0.75%.**

**These changes are only used to adjust the analysis provided by the IAC staff as part of Update Space Tallies and are not prescribed spatial requirements.**

# Middle School GAB Chart



Average  
increase of  
0.75%

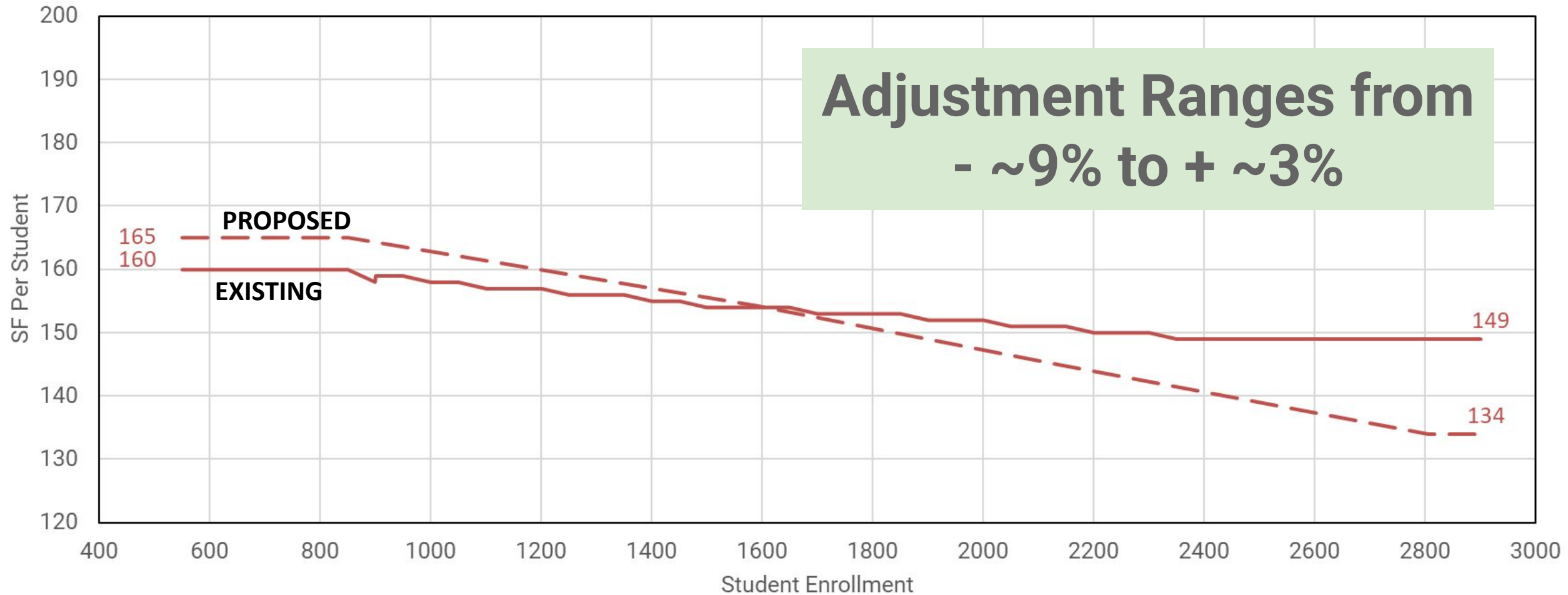
# General Changes - HS

1. Removed CTE space in the base GAB and included as an Add-on
2. Increased classroom size to 825 SF minimum
3. Adjusted all offices to a minimum of 100 SF
4. Adjusted sizes of specialty classrooms
5. Removed weight room as a teaching station
6. Included 2 teaching stations per gymnasium versus 4
7. Included toilet rooms in programmed space, including group and individual for students and staff
8. Added auditorium support spaces and set maximum for auditorium size
9. Net to gross ratio of 67%

**Adjustment  
Ranges from  
- ~9%  
to  
+ ~3%**

**These changes are only used to adjust the analysis provided by the IAC staff as part of Update Space Tallies and are not prescribed spatial requirements.**

# High School GAB Chart



# Proposed New Add-ons to Base GABs

IAC Staff is proposing that two new Add-ons be included in the GAB calculations:

1) Concentration of Poverty (CPG) and English Learner (EL) Add-on

This will be a lump-sum gross-square-foot add-on to be calculated and applied after the initial GAB SF per student calculation and will include the following characteristics:

- a) It will apply to all schools with a combined CPG and EL population that is above 55%.
- b) The size of the add-on will range from 1,000 to 5,000 GSF.
- c) Exact amount will be a calculation based on percentage of CPG and EL students and the size of the total school population.

# Proposed New Add-ons to Base GABs

IAC Staff is proposing that two new Add-ons be included in the GAB calculations:

## 2) Career and Technology Education (CTE) Add-on

This will be a lump-sum gross-square-foot add-on to be included in addition to the base GAB and directly related to the size of the program and not the number of students.

- a) It will be included as a GSF add-on and take the place of the SF per student add-on previously included in the GABs.
- b) It will be based upon the specific program and the size of the required spaces.
- c) There will be 5 categories of CTE programs considered; Extra Large, Large, Medium, Small, and Extra Small.

*Staff to bring proposed GSF figures per category to the IAC for approval at an upcoming meeting.*

**We'd love**  
to hear your questions

