



IAC MEETING AGENDA

Thursday, July 17, 2025

Virtual Meeting
9:00 a.m.

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

Introduction

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

		Presenter	Page
1	Executive Director's Report	Alex Donahue, Executive Director	
2	Consent Agenda	Alex Donahue, Executive Director	
	A. June 12, 2025 Meeting Minutes		3*
	B. Contract Awards		9*
	C. Revisions to Previously Approved Contracts		62*
	D. Property Transfer - Garrett County Public Schools - North Eighth St. Property		64*
	E. Reversion Correction - Howard County Public School System - Dunloggin Middle School (PSC L13F001)		65*
	F. FY 2022 Aging Schools Program Reimbursement Extension - Queen Anne's County Public Schools - Centreville Elementary School (PSC L17F005) Public Address System		66*
	G. FY 2026 Capital Improvement Program Amendment - Wicomico County Public Schools - Fruitland Primary School (PSC L22F016) Replacement Project		68*
	H. Cancellation of Amendment and Reversion - Anne Arundel County Public Schools - Northeast Middle School (PSC L02F044) Doors Project		69*
3	FY 2027 & 2028 LEA State Cost Share Percentages	Cassandra Viscarra, Deputy Director; Jamie Bridges, Planning Manager	70*
4	2026 Cost per Square Foot for School Construction	Eugene Shanholtz, Lead Capital Projects Manager	75*
5	FY 2027 Capital Improvement Program Instructions and Schedule	Arabia Davis, Funding Programs Manager	76*
6	FY 2027 Capital Improvement Program LEA Target Allocations	Alex Donahue, Executive Director	88*
7	School Safety Grant Program Administrative Procedures Guide	Cassandra Viscarra, Deputy Director	90*
8	FY 2026 Healthy School Facility Fund Late Applications	Arabia Davis, Funding Programs Manager	104*

*Action Item

9	FY 2026 Capital Improvement Program Award Adjustment and Maximum State Award Amendment - Charles County Public Schools - William B. Wade Elementary (PSC L08F028) Pre-K & K Addition Project	Eugene Shanholtz, Lead Capital Projects Manager	105*
10	FY 2024 and FY 2026 Capital Improvement Program Amendments - Baltimore City Public Schools	Eugene Shanholtz, Lead Capital Projects Manager	106*
11	FY 2024 Healthy School Facility Fund Amendment - Howard County Public School System	Sean Vorsteg, Capital Projects Manager	109*
12	FY 2025 Healthy School Facility Fund Amendments - Anne Arundel County Public Schools	Lisa Vaughn, Capital Projects Manager	112*
13	Pass Through Grant Amendment - Baltimore City Public Schools	Eugene Shanholtz, Lead Capital Projects Manager	115*
14	Adoption of Final 14.39.04 COMAR Revisions to Project Delivery Methods	Victoria Howard, Policy Analyst	116*
15	Closed Session		119

Announcements



Item 2.A. June 12, 2025 IAC Meeting Minutes

Motion:

To approve the draft June 12, 2025 IAC Meeting Minutes, as presented.



DRAFT Meeting Minutes – June 12, 2025

Call to Order:

Chair Edward Kasemeyer called the video-conference meeting of the Interagency Commission on School Construction to order at 9:00 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
Courtney League as designee for Secretary Atif Chaudhry, Maryland Department of General Services
Michael Darenberg, Appointee of the Governor
Chuck Boyd as designee for Secretary Rebecca Flora, Maryland Department of Planning
Gloria Lawlah, Appointee of the President of the Senate
Krishnanda Tallur as designee for Dr. Carey M. Wright, State Superintendent of Schools

Members Not in Attendance:

None.

Revisions to the Agenda:

None.

Public Comment:

The IAC received written public comment from Elly Colmers regarding Item 3, which is included in the updated IAC agenda. Additional individuals registered to provide public comment and were invited to do so, but were not present at the meeting when comments were heard.

IAC Correspondence:

None.

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

Executive Director Alex Donahue gave a report on several Items. He first stated that IAC staff has continued with outreach to LEAs, and that he had personally visited three districts, met virtually with others, and presented to stakeholders at the spring Maryland Association of School Business Officials conference in Ocean City. He additionally stated that he would be visiting the Allegany County elementary school recently damaged by storm-related flooding. Executive Director Donahue also informed the Commission that the School Mapping Standards developed pursuant to HB 472, passed during the 2024 legislative session, were completed and are being presented to the Commission in Item 3 of this agenda. He stated that after collaboration with many stakeholders and two periods of public comment, he and the staff who assisted in development of the standards are confident that they comply with both the letter and intent of the legislation.

Chair Kasemeyer asked about the school in Allegany County that suffered storm damage, Westernport Elementary (PSC L01F024), and what the status of the school was. He and Mr. Darenberg also asked where students were temporarily. Executive Director Donahue stated that the facility is currently closed and the students were in a temporary space for the end of the school year at Frostburg State

University. Allegany County Public Schools plans to have the facility repaired and operational in the fall for the new school year. Chair Kasemeyer asked how extensive the damage was to the building and how much funding was estimated to repair the facility. Executive Director Donahue stated that the repairs would likely cost at least \$1 million, and that the entirety of the first floor was damaged by flooding, including building systems housed on that floor. Mr. Darenberg asked what the likelihood of another flood is and if the design has to be changed due to the possibility of future flooding. Executive Director Donahue stated that it was not clear at this time what the likelihood is, but that building engineers were looking into this.

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

Upon a motion by Krishnanda Tallur, seconded by Secretary Lawlah, the IAC voted unanimously to approve the Consent Agenda.

- a. **May 8, 2025 Meeting Minutes**
To approve the draft May 8, 2025 IAC Meeting Minutes, as presented.
- b. **Contract Awards**
To approve contract procurement as presented.
- c. **Revisions to Previously Approved Contracts**
To approve the revisions to previously approved contract awards as presented to accurately reflect the adjustments to the State and local participation in the contract amounts, reversions of funds, and/or corrections to project allocation information.
- d. **Project Closeouts**
To approve the final State project costs as presented and to revert \$8,339.00 of unexpended funds to the Statewide Reserve Account.
- e. **Project Fund Reversion and Revision to Previously Approved Contract - Washington County Public Schools - Williamsport Elementary (PSC L21F029) Roof Project**
To approve the revisions to the previously approved contract award and revert remaining funds totaling \$14,377.47 from the Washington County Public Schools (WCPS) Williamsport Elementary School (PSC L21F029) roof project to the LEA's reserve account.
- f. **Reversion Correction - Garrett County Public Schools - Northern Garrett High (PSC L11F014) Roof Project**
To void the second instance of the fund reversions from Garrett County Public Schools (GCPS) Northern Garrett High School (PSC L11F014) roof project, approved at the May 8, 2025 IAC meeting.
- g. **FY 2024 Healthy School Facility Fund Amendment - Prince George's County Public Schools - Woodridge Elementary (PSC L16F052) Roof Project**
To reduce the Maximum State Award (MSA) and project funding award for the Prince George's County Public Schools (PGCPS) FY 2024 Healthy School Facility Fund (HSFF) Woodridge Elementary (PSC L16F052) roof project from \$2,453,181 to \$2,425,617 and to revert the difference of \$27,564 to the HSFF Statewide reserve account.
- h. **Change in School Name - Charles County Public Schools**
This item is informational and does not require IAC action.
- i. **Land Only Property Transfer - Dorchester County - Judy Hoyer Center (PSC L09F017)**
To approve the transfer of .43 acres at 1405 Glasgow St. Cambridge MD, 21613 in Dorchester County from the Dorchester County Public Schools Board of Education (DCPS) to Dorchester County. Dorchester County shall obtain approval of the IAC before transferring any right, title, or interest to any portion of the property.

3. IAC School Mapping Data Standards – [Motion Carried]

Executive Director Donahue informed the Commission that these standards came about as a result of legislation in the 2024 legislative session that allowed for school districts to obtain funding for the mapping of school facilities for the purpose of use by emergency responders. Additionally, the legislature specified that State-supported mapping efforts should comply with Standards developed by the IAC. Executive Director Donahue and Regional Planner Graham Twibell both noted that the Standards have been reviewed by the sponsor of the legislation, multiple partner entities including the State Department of IT and the Maryland Center for School Safety, and were published for public comment.

Upon a motion made by Chuck Boyd, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve the IAC's School Mapping Data Standards for the Maryland Center for School Safety's (MCSS) School Mapping Data Program pending nonsubstantive edits by staff.

4. FY 2025 Capital Improvement Program Funds for Department of General Services Project Reviews – [Motion Carried]

Deputy Director Cassandra Viscarra presented an Item to authorize the use of FY 2025 Capital Improvement Program (CIP) funds to be used by the Department of General Services to contract outside consultants to supplement staff capacity for design reviews of school construction projects. Ms. Viscarra informed the Commission that a small portion of the design reviews coming to the IAC and DGS would be reviewed by the outside consultant, and that the majority of reviews would continue to be performed by DGS staff. She added that DGS had already completed procurement of the outside consultants and is ready to utilize the funds upon approval.

Upon a motion made by Mr. Darenberg, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve the use of \$500,000 awarded as part of the FY 2025 Capital Improvement Program (CIP) for fund consultancy fees for the Department of General Services (MDGS) project reviews in FY 2025, 2026, and 2027.

5. FY 2024 and FY 2025 Capital Improvement Program Project Cancellations – [Motion Carried]

Funding Programs Administrator Sheron Johnson presented an Item to cancel six projects originally funded under the FY 2024 and 2025 CIPs, located in Baltimore County, Howard County, and Queen Anne's County. Ms. Johnson indicated that the LEAs requested to cancel the projects due to fiscal constraints, scope changes, and/or scheduling issues. Ms. Johnson stated that the rescinded funds would be transferred to the respective LEA Reserve Fund accounts for future award to eligible school construction projects.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Darenberg, the IAC voted unanimously to cancel the presented projects awarded under the FY 2024 and FY 2025 Capital Improvement Programs (CIP) and to transfer \$46,244,462 in rescinded funds to the applicable Local Education Agency (LEA) Reserve Fund Accounts for future eligible school construction projects.

6. FY 2024 and FY 2026 Capital Improvement Program Amendments - Baltimore City Public Schools – [Motion Carried]

Lead Capital Projects Manager Gene Shanholtz presented a request from Baltimore City Public Schools (City Schools) to rescind FY 2024 CIP design funding awarded to the Baltimore Polytechnic Institute and Western High School renovation projects, and to instead provide this funding through the

FY 2026 CIP. Mr. Shanholtz stated that the projects were also awarded funding under the Built to Learn (BTL) program at the March 13, 2025 IAC meeting.

Upon a motion made by Mr. Darenberg, seconded by Chuck Boyd, the IAC voted unanimously to approve Baltimore City Public Schools (City Schools) requests to rescind the FY 2024 Capital Improvement Program (CIP) design funding award of \$6,882,000 for the renovation of Baltimore Polytechnic Institute (PSC L30F185); rescind the FY 2024 CIP design funding award of \$5,078,000 for the renovation of Western High #407 (PSC L30F227); transfer the funds to the LEA's reserve account; and, amend the FY 2026 CIP to include the above referenced projects and award the same funding amounts from the LEA's reserve account as construction funding.

7. FY 2024 and FY 2026 Capital Improvement Program Amendments - Baltimore County County Public Schools - Halethorpe Elementary School (PSC L03F005) HVAC and Open Space Enclosure Project – [Motion Carried]

Capital Projects Manager Lisa Vaughn presented a request from Baltimore County Public Schools (BCPS) for a project cancellation due to a lack of bids received. She stated that BCPS requested to rescind the Halethorpe Elementary (PSC L03F005) HVAC and open space enclosure project from the FY 2024 CIP and to amend the FY 2026 CIP to include the project. This change would ensure adequate time for the LEA to reevaluate the project, verify the scope and schedule, and re-advertise for bids.

Upon a motion made by Mr. Darenberg, seconded by Vice-chair Eberhart voted unanimously to cancel the Baltimore County Public Schools (BCPS) FY 2024 Capital Improvement Program (CIP) Halethorpe Elementary (PSC L03F005) HVAC and open space enclosure project and rescind the \$3,557,400 award, transfer rescinded funds to the LEA's reserve account, and amend the FY 2026 CIP to award the Halethorpe Elementary HVAC and open space enclosure project \$3,557,400.

8. FY 2026 Capital Improvement Program Amendment - Calvert County Public Schools - Sunderland Elementary (PSC L04F014) HVAC Project – [Motion Carried]

Ms. Vaughn presented a request from Calvert County Public Schools (CCPS) to increase the State funding for the Sunderland Elementary School (PSC L04F014) HVAC project due to higher than anticipated construction estimates.

Upon a motion made by Vice-chair Eberhart, seconded by Chuck Boyd, the IAC voted unanimously to amend the Calvert County Public Schools (CCPS) FY 2024 Capital Improvement Program (CIP) Sunderland Elementary School HVAC project (PSC L04F014) for design by applying \$1,770 from the LEA's Reserve Fund Account.

9. Built to Learn Program Amendments - Baltimore County Public Schools – [Motion Carried]

Ms. Vaughn presented a request from BCPS for an adjustment to two previously approved Built to Learn (BTL) funding awards. Ms. Vaughn stated that due to favorable bids received for the Dundalk High/Sollers Point addition project, BCPS requested a realignment of \$2,352,000 in BTL funds from said project to the Scotts Branch Elementary replacement project.

Upon a motion made by Courtney League, seconded by Mr. Darenberg, the IAC voted unanimously to amend the Built to Learn Program (BTL) award for the Baltimore County Public Schools (BCPS) Dundalk High/Sollers Point Technical High School (PSC L03F140) addition project from \$22,394,000 to \$20,042,000, for a total of \$2,352,000, and increase the BTL award for the BCPS Scotts Branch

Elementary (PSC L03F025) replacement project by \$2,352,000, from a total award of \$5,543,000 to \$7,895,000.

10. FY 2020 Healthy Schools Facility Fund Cancellations - Montgomery County Public Schools - Lead Remediation Projects – [Motion Carried]

Capital Projects Manager Sean Vorsteg presented a request from Montgomery County Public Schools (MCPS) to cancel \$6,000 of FY 2020 HSFF awards from four lead remediation projects. He stated that MCPS has elected to not pursue reimbursement for the completed projects.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Darenberg, the IAC voted unanimously to approve the rescission of funding awarded in FY 2020 Healthy School Facility Fund (HSFF) to four Montgomery County Public Schools (MCPS) projects, as presented, totaling \$6,000 and transfer the funds to the Statewide HSFF Reserve Account for future use.

11. Adoption of Final 14.39.01 and .02 COMAR Revisions to Align with Agency Practices – [Motion Carried]

Policy Analyst Victoria Howard presented the Final Action on revisions to COMAR 14.39.01 and .02 which were originally approved at the December 19, 2024 IAC meeting and published in the April 18, 2025 Maryland Register. She noted that the IAC had received no public comments on the amendments and that the revisions would be effective 10 days after final approval publication in the Maryland Register.

Upon a motion made by Courtney League, seconded by Krishnanda Tallur, the IAC voted unanimously to adopt the final COMAR revisions as published in the April 18, 2025 Maryland Register (Volume 52, Issue 8, Page 377).

Announcements:

Chair Kasemeyer announced that IAC Member and Brian Gibbons resigned from the Commission after serving for seven years. Chair Kasemeyer thanked Mr. Gibbons for contributing very valuable experience, knowledge, and information to the Commission and its work, and noted that the IAC sent Mr. Gibbons a Governor's Citation recognizing and thanking him for his service. Additionally, Executive Director Donahue announced that the IAC's July meeting will take place on July 17 instead of on the usual second Thursday of the month.

Adjournment:

Upon a motion by Vice-chair Eberhart, seconded by Mr. Darenberg, the IAC voted unanimously to adjourn the meeting at 9:30 am.



Item 2.B. Contract Awards

Motion:

To approve the contract procurements and project reversions as presented on the following pages.

Background Information:

All public school construction projects that are awarded State funds are required to be reviewed by IAC staff and approved by the Commission. Contract approvals only apply previously awarded funds; they are not new approvals of funding.

This Item sets the exact funding amount that can be paid by the State on a given contract based upon a number of project-specific factors including, but not limited to:

- The total State funds that have been awarded to the project
- The amount of funds available after any prior contract approvals
- Review of eligible vs. ineligible expenses
- Use of prevailing wage rates, when required
- Inclusion of Minority Business Enterprise documentation
- Adherence to State procurement procedures
- Approval by the Local Board of Education

If an LEA confirms that a given contract will be the final contract for a project at the time that they request review and approval of a contract, this Item also reverts any remaining funds that will be unused when the project is complete.

The presented Contract Awards Report provides summary information and is followed by a portion of the bid or proposal documents for each contract.

IAC staff recommend approval of the presented contracts.



Contract Awards Report

LEA Name	Project Name	PSC Number	Company Name	Recommended Local Funds	Recommended State Funds	Total Contract Amount	Applicable State Cost Share Percentage	Basis for Award of Contract	Date of the IAC Meeting	Recommended Reverted Funds	Project Scope
Allegany	Washington Middle/Early Childhood Center Addition	L01F034	Callas Contractors, Inc.	\$9,512,675.00	\$8,536,325.00	\$18,049,000.00	94%	Base Bid Plus Alternates	07.17.2025	\$ -	Construction of an addition for an Early Childhood Center which will host Pre-Kindergarten students from the John Humbird Elementary, South Penn Elementary, and West Side Elementary districts.
Allegany	Washington MS/Consumer Science Cooking Lab Renovation	L01F034	Carl Belt, Inc.	\$ -	\$159,600.00	\$159,600.00	100%	Base Bid Plus Alternates	07.17.2025	\$35,982.00	Replacement of casework, countertops, and plumbing fixtures for the consumer science kitchen lab.
Anne Arundel	Arundel High/Windows	L02F040	The Keystone Plus Construction Corporation	\$1,059,527.50	\$1,009,527.50	\$2,069,055.00	50%	Base Bid Plus Alternates	07.17.2025	\$ -	Replacement of nearly all of the existing windows from 1950 for the approximately 292,200 sf facility.
Baltimore City	Kelson Building #157 (Sandtown Winchester Achievement Academy)/Windows	L30F056	C & N Associates, LLC	\$1,477,062.00	\$455,500.00	\$1,932,562.00	100%	Base Bid Plus Alternates	07.17.2025	\$ -	Replacement of approximately 1,200 SF of existing windows, frames, hardware, and all exterior doors installed in 1974.
Baltimore City	Roland Park E/M #233/Fire Alarm Panel Replacement	L30F092	AES Electrical, Inc, dba Freestate Electrical Service Co	\$ -	\$214,060.00	\$214,060.00	100%	Base Bid	07.17.2025	\$ -	Replacement of fire alarm system.
Baltimore City	Lakeland E/M #12/Exterior Door Security & CCTV	L30F179	CCSI, Inc.	\$ -	\$121,393.00	\$121,393.00	100%	Base Bid	07.17.2025	\$ -	Installation of access controls to include a CCTV system and exterior door alarms/sensors.
Baltimore City	Diggs Johnson Bldg #162 (SWBC #328)/Exterior Door Security & CCTV	L30F249	CCSI, Inc.	\$ -	\$147,572.00	\$147,572.00	100%	Base Bid	07.17.2025	\$ -	Installation of access controls to include a CCTV system and exterior door alarms/sensors.
Baltimore County	Prettyboy Elementary School/Air-conditioning	L03F013	RMF Engineering	\$45,000.90	\$87,354.68	\$132,355.58	66%	Base Bid Plus Alternates	07.17.2025	\$215,950.96	Design services for chiller replacement project.
Baltimore County	Edgemere Elementary/Roof Replacement	L03F056	Weatherproofing Technologies, Inc.	\$1,834,465.09	\$1,721,562.00	\$3,556,027.09	64%	Base Bid Plus Alternates	07.17.2025	\$ -	Replacement of the approximately 45,600 sf roof installed in 1998. This is a full roof replacement.
Baltimore County	Westchester Elementary/Roof	L03F130	Weatherproofing Technologies, Inc.	\$1,346,856.61	\$2,385,522.87	\$3,732,379.48	64%	Base Bid Plus Alternates	07.17.2025	\$ -	Replacement of the approximately 55,000 sf roof installed in 1998. This is a full roof replacement.
Baltimore County	Loch Raven High/Electrical and Open Space Enclosure	L03F134	Burdette, Koehler, Murphy & Assoc.	\$77,512.18	\$150,464.82	\$227,977.00	66%	Proposal	07.17.2025	\$89,925.66	Design services for the electrical upgrade portion of the project.
Baltimore County	Loch Raven High/Electrical and Open Space Enclosure	L03F134	North Point Builders, Inc.	\$984,503.32	\$1,911,094.68	\$2,895,598.00	66%	Base Bid Plus Alternates	07.17.2025	\$ -	Replacement of the main electrical switchboard, generator, select panelboards, motor control centers, and associated electrical equipment from 1972 for the approximately 190,000 sf facility.
Dorchester	Dorchester Planning Project (Sandy Hill/Maple)/Replacement - Planning Services	L09F999	Hord Coplan Macht, Inc.	\$6,830.00	\$57,835.00	\$64,665.00	100%	Proposal	07.17.2025	\$ -	Feasibility Study for the Maple Elementary School replacement or major renovation project.

LEA Name	Project Name	PSC Number	Company Name	Recommended Local Funds	Recommended State Funds	Total Contract Amount	Applicable State Cost Share Percentage	Basis for Award of Contract	Date of the IAC Meeting	Recommended Reverted Funds	Project Scope
Dorchester	Dorchester Planning Project (Sandy Hill/Maple)/Replacement - Planning Services	L09F999	Hord Coplan Macht, Inc.	\$ -	\$64,665.00	\$64,665.00	100%	Proposal	07.17.2025	\$ -	Feasibility Study for the Sandy Hill Elementary School replacement or major renovation project.
Dorchester	Dorchester Planning Project (Warwick/Hurlock)/Replacement - Planning Services	L09F999	Hord Coplan Macht, Inc.	\$ -	\$64,665.00	\$64,665.00	100%	Proposal	07.17.2025	\$ -	Feasibility study for the Warwick Elementary School replacement or major renovation project.
Dorchester	Dorchester Planning Project (Warwick/Hurlock)/Replacement - Planning Services	L09F999	Hord Coplan Macht, Inc.	\$39,715.00	\$57,835.00	\$97,550.00	100%	Proposal	07.17.2025	\$ -	Feasibility study for the Hurlock Elementary School replacement or major renovation project.
Howard	Atholton Elementary/Boilers/Structural	L13F030	Patapsco Mechanical, LLC	\$625,667.00	\$513,333.00	\$1,139,000.00	56%	Base Bid	07.17.2025	\$ -	Replacement of two (1994) gas-fired, cast-iron sectional hot water boilers, two (2001) heating and ventilation units, and related components.
Howard	Forest Ridge Elementary/Boilers	L13F047	ASN General Contracting	\$536,750.00	\$503,250.00	\$1,040,000.00	61%	Base Bid Plus Alternates	07.17.2025	\$ -	Replacement of two (1992) input gas-fired, cast-iron sectional hot water boilers and related components, and four (2001) heating and ventilation units in gym.
Howard	River Hill HS/Air-conditioning	L13F053	Emjay Engineering & Construction Co., Inc.	\$2,178,280.00	\$885,720.00	\$3,064,000.00	61%	Base Bid Plus Alternates	07.17.2025	\$ -	Replacement of two (1994) water-cooled chillers, pumps, and related components.
Howard	Wilde Lake HS/Air-conditioning	L13F058	Flo-Tron Contracting, Inc.	\$2,169,542.00	\$1,328,580.00	\$3,498,122.00	61%	Base Bid Plus Alternates	07.17.2025	\$ -	Replacement of two (1995) water-cooled chillers, cooling tower, pumps, and related components.
Maryland School for the Blind	Maryland School for the Blind/Athletic Facilities: Gym and Pool Replacement	L25F001	Lewis Contractors, Inc.	\$44,117,644.36	\$11,981,694.64	\$56,099,339.00	100%	Base Bid	07.17.2025	\$ -	Replacement of existing athletic facilities and reconfiguration of site entrance.
Montgomery	Wyngate Elementary/Roof	L15F075	R. D. Bean, Inc.	\$331,335.00	\$331,335.00	\$662,670.00	50%	Base Bid	07.17.2025	\$380,665.00	Replacement of 25,400 sf (1997) roof. This is a partial roof replacement.
Montgomery	Meadow Hall Elementary/Roof	L15F250	Orndorff & Spaid, Inc.	\$142,400.50	\$142,400.50	\$284,801.00	50%	Base Bid Plus Alternates	07.17.2025	\$209,599.50	Replacement of 11,400 SF (1993) roof. This is a partial roof replacement.
Somerset	Crisfield Academy & High School/Limited Renovation	L19F004	Becker Morgan Group Inc.	\$ -	\$615,750.00	\$615,750.00	100%	Base Bid	07.17.2025	\$ -	Additional design funding.
Somerset	Crisfield Academy & High School/Limited Renovation	L19F004	Oak Contracting, LLC	\$30,801,377.00	\$7,947,750.00	\$38,749,127.00	100%	Base Bid	07.17.2025	\$ -	Guaranteed Maximum Price (GMP) 2 for the renovation project inclusive of construction manager fee, sitework/concrete, helical piers, masonry, steel, general trades, roofing, storefronts, flooring, painting, auditorium seating, mechanical and plumbing, sprinkler, controls, and electrical trade contract packages.
Wicomico	Fruitland Primary/Replacement	L22F016	Whiting Turner Contracting Company	\$55,226,434.00	\$13,033,566.00	\$68,260,000.00	100%	Base Bid Plus Alternates	07.17.2025	\$ -	Construction Management at Risk contract and Guaranteed Maximum Price (GMP) for a replacement school of 99,775 sf, including cooperative space and demolition, for 636 students

Allegany - Washington MS - Early Childhood Center Addition

Revised April 11, 2025

ADDENDUM NO. 1 - ATTACHMENT NO. 2

(5 pages)

REVISED STANDARD FORM OF PROPOSAL

Board of Education of the Allegany County
108 Washington Street
Cumberland, Maryland 21502

Date: May 1, 2025
Time: No later than 10:00 AM
Local Time

Project: Eastern Allegany Early Childhood Center at Washington Middle School
200 Massachusetts Avenue
Cumberland, MD 21502

PSC Project No. L01F034
BFM Project No. 24020

Firm Submitting Proposal Callas Contractors LLC
Telephone No. (301) 739-8400
Contact: Mark T. Clites

Gentlemen:

We hereby submit our proposal to the Board of Education of Allegany Co. for the Eastern Allegany Early Childhood Center at Washington Middle School.

Having carefully examined the "Instructions to Bidders," the "General Conditions", and the Specifications and Plans for the subject construction -

Specifications & Drawings Dated Specifications- 3-25-2025 Drawings- 3-22-25

Addenda No. 1 Dated 4-11-2025 Addenda No. 3 Dated 4-29-2025
Addenda No. 2 Dated 4-24-2025 Addenda No. _____ Dated _____

and having received clarification on all items of conflict or upon which any doubt arose, the undersigned proposes to furnish all labor, materials and equipment called for by the said documents for the entire work, in strict accordance with the Contract Documents, for the stipulated sum of:

1. BASE BID: Bidders shall include an Allowance of \$200,000.00 for playground equipment.
Seventeen Million Forty-Three Thousand Dollars (\$ 17,043,000)
written figures

2. ALTERNATES:
Alternate No. 1 – Corridor Wall Tile
One Hundred Sixty Thousand Dollars (\$ 160,000)
written figures

Alternate No. 2 – Corridor Floor Tile
One Hundred Twenty-two Thousand Dollars (\$ 122,000)
written figures

Mark T. Clites
Sign for Identification

REVISED Standard Form of Proposal - 1

Alternate No. 3 – Middle School Drop-Off Canopy
One Hundred Sixty Thousand Dollars (\$ 160,000)
written figures

Alternate No. 4 – Emergency Access Road
Five Hundred Fifteen Thousand Dollars (\$ 515,000)
written figures

Alternate No. 5 – Repave Existing Asphalt Play Area
Ninety-nine Thousand Dollars (\$ 99,000)
written figures

Alternate No. 6 – Chain Link Fence on East Property Line
Septy-two Thousand Dollars (\$ 62,000)
written figures

Alternate No. 7 – Removal of Existing Chimney
Ten Thousand Dollars (\$ 10,000)
written figures

3. UNIT PRICES:

In accordance with Section 01 29 00 – Price and Payment Procedures, provide unit cost for the following installed contingency work. Cost shall include materials, preparation, installation, taxes, labor, overhead and profit and shall be included in Base Bid.

	Unit Cost	Total Cost
A. UP No. 1: Furnish & Install Riprap Class I	\$ <u>195</u> /ton	\$ <u>195</u>
B. UP No. 2: Earth Excavation – Machine & Dispose Offsite	\$ <u>290</u> /cu. yd.	\$ <u>290</u>
C. UP No. 3: Earth Excavation – Hand & Dispose Offsite	\$ <u>400</u> /cu. yd.	\$ <u>400</u>
D. UP No. 4: Trench Excavation & Soil Disposal Offsite	\$ <u>290</u> /cu. yd.	\$ <u>290</u>
E. UP No. 5: Excavate & Legally Dispose Offsite Contaminated Soil	\$ <u>825</u> /cu. yd.	\$ <u>825</u>
F. UP No. 6: Undercut, Dispose Offsite, Refill w/ CR-6 & Compact per Specified Requirements @ Trench Areas Only	\$ <u>350</u> /cu. yd.	\$ <u>350</u>
G. UP No. 7: Permanent Seeding & Mulch	\$ <u>5</u> /sq. yd.	\$ <u>5</u>
H. UP No. 8: Remove Trench Rock Haul & Dispose Legally Offsite	\$ <u>676</u> /cu. yd.	\$ <u>676</u>
I. UP No. 9: Import CR-6, #2 Stone or #57 Stone & Compact In-Place to 98%	\$ <u>45</u> /ton	\$ <u>45</u>
J. UP No. 10: Add 9.5 mm HMA Surface	\$ <u>145</u> /ton	\$ <u>145</u>
K. UP No. 11: Add 12.5 mm HMA Surface	\$ <u>150</u> /ton	\$ <u>150</u>
L. UP No. 12: Add 19 mm HMA Surface	\$ <u>140</u> /ton	\$ <u>140</u>
M. UP No. 13: Receptacle	\$ <u>250</u> /each	\$ <u>250</u>
N. UP No. 14: Fire Alarm Strobe	\$ <u>260</u> /each	\$ <u>260</u>

Matt C
 Sign for Identification

REVISED Standard Form of Proposal - 2

Allegany - Washington MS - Consumer Science Cooking Lab Reno

May 16, 2025

ADDENDUM NO. 1 - ATTACHMENT NO. 1

REVISED STANDARD FORM OF PROPOSAL

(3 pages)

Board of Education of the Allegany County
108 Washington Street
Cumberland, Maryland 21502

Date: May 28, 2025
Time: No later than 2:00 PM
Local Time

Project: Consumer Science Classroom Renovation at Washington Middle School
200 Massachusetts Avenue
Cumberland, MD 21502

PSC Project No. 01.034.25 ASP
BFM Project No. 24047

Firm Submitting Proposal Carl Belt, Inc.

Telephone No. (301) 729-8900

Contact: David J. Madden

Gentlemen:

We hereby submit our proposal to the Board of Education of Allegany Co. for the Consumer Science Classroom at Washington Middle School.

Having carefully examined the "Instructions to Bidders," the "General Conditions", and the Specifications and Plans for the subject construction -

Specifications & Drawings Dated May 7, 2025

Addenda No. 1 Dated 5/16/2025 Addenda No. _____ Dated _____

Addenda No. 2 Dated 5/22/2025 Addenda No. _____ Dated _____

and having received clarification on all items of conflict or upon which any doubt arose, the undersigned proposes to furnish all labor, materials and equipment called for by the said documents for the entire work, in strict accordance with the Contract Documents, for the stipulated sum of:

1. BASE BID:

One Hundred Forty-Nine Thousand, Four Hundred Dollars (\$ 149,400.00)
written figures

2. ALTERNATES: In accordance with Section 01 15 00 – Alternates, provide the cost for the following alternates.

Alternate No. 1 – Appliances per Section 11 30 13 – Residential Appliances

Ten Thousand, Two Hundred Dollars (\$ 10,200.00)
written figures

Alternate No. 2 – (Deduct) Plastic Laminate Countertops and Window Sills:

Sixteen Thousand Dollars (\$ 16,000.00)
written figures


Sign for Identification David J. Madden
Executive Vice President

REVISED Standard Form of Proposal - 1

REVISED 03/07/2025 PREVAILNG WAVE BID FORM

Bid Number: 25CN-221

PSC No.: N/A

Owner:

Anne Arundel County Public Schools
Office of Purchasing
2644 Riva Road
Annapolis, MD 21401

Date of Bid Submission: March 27, 2025

Bid Documents Dated: Specs: 02/06/2025
Specs. Rev. per Add#01 3/7/25
Drawings:02/06/2025

Architect: Moseley Architects
1414 Key Highway, 2nd Floor
Baltimore, MD 21230

Contractor: The Keystone Plus Construction Corporation
1925 Minnesota Ave., SE Suite A
Washington, DC 20020

Window Replacement Project at Arundel High School (A Prevailing Wage Project) DLLR Determination Number is 61186 FOR REFERENCE, SEE ATTACHED PREVAILING WAGE INSTRUCTIONS AND DETERMINATION.

1. The undersigned, having become familiar with the local conditions affecting the cost of the Work and with the Specifications, Description of Work, Drawings and Addenda 001 through 004 thereto, and on file in the Purchasing Division of the Board of Education of Anne Arundel County, hereby proposes to furnish all labor, materials, equipment, insurance, bonds and MBE documentation necessary for the above cited Project for the sum of (in words and figures).

Addenda:

Receipt of the following Addenda is acknowledged:

Addendum No. <u>001</u>	Dated <u>03/06/25</u>	Addendum No. <u>002</u>	Dated <u>03/07/25</u>
Addendum No. <u>003</u>	Dated <u>03/10/25</u>	Addendum No. <u>004</u>	Dated <u>03/17/25</u>
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____

Window Replacement at Arundel High School:

BASE BID: ONE MILLION THE HUNDRED THIRTY SEVENTHOUSAND FOUR HUNDRED THIRTY EIGHT (Words) **(\$1,337,438.00)** (Figures)

Bidders are directed to review the details for each of the Alternate Numbers below in Specification Section 012300.

Alternates:

ALTERNATE NO. 1: Replace window units at the West and East Courtyard areas (all items indicated in purple on drawing A0.3).

Base Bid Item: Existing windows at the West and East Courtyard areas are to remain.

Alternate Bid Item: Replace windows at the West and East Courtyard areas as indicated and scheduled (all items indicated in purple on drawing A0.3).

ALTERNATE #1 BID: _____ (\$ **1,416,645.00**)
(Words) (Figures)

ALTERNATE NO. 2: Replace window units at the Auditorium, Gymnasium and Cafeteria areas (as indicated in dark blue on drawing A0.3).

Base Bid Item: Existing windows at the Auditorium, Gymnasium and Cafeteria areas are to remain.

Alternate Bid Item: Replace windows at the Auditorium, Gymnasium and Cafeteria areas as indicated and scheduled (as indicated in dark blue on drawing A0.3).

ALTERNATE #2 BID: _____ (\$ **582,655.00**)
(Words) (Figures)

ALTERNATE NO. 3: Replace window units at the Administration area (as indicated in light blue on drawing A0.3).

Base Bid Item: Existing windows at the Administration area are to remain.

Alternate Bid Item: Replace windows at the Administration area as indicated and scheduled (as indicated in light blue on drawing A0.3).

ALTERNATE #3 BID: _____ (\$ **142,712.00**)
(Words) (Figures)

ALTERNATE NO. 4: Motorized (low-voltage power) roller shades at the Cafeteria windows.

Base Bid Item: Remove the existing motorized (low-voltage powered) roller shades including all attachments and components at all Cafeteria window openings and install manual horizontal louver blinds per AACPS standards.

Alternate Bid Item: GC to price a full replacement of the existing motorized (low voltage powered) roller shades at all Cafeteria window openings with an "equal" system and components per AACPS recommended products and operation.

ALTERNATE #4 BID: _____ (\$ **6,250.00**)
(Words) (Figures)

Baltimore City - Kelson Building #157 (SWAA) - Windows

IFB-25072 Widow and Door Replacement at George Kelson Building #157

BID PROPOSAL

PROPOSAL OF: C&N ASSOCIATES, LLC

ADDRESS: 6920 Hillmanada Road ZIP CODE: 20769

Glenn Dale, MD
BID DUE DATE: May 1, 2025

SOLICITATION TITLE: Roof Replacement at George Kelson Building #157
Baltimore City Public Schools

TO THE BOARD OF SCHOOL COMMISSIONERS OF BALTIMORE CITY:

The undersigned agree to furnish all labor, materials, equipment, services, and training necessary for the window and door replacement at George Kelson Building #157 for Baltimore City Public Schools in accordance with the attached specifications, drawings and other related contract documents.

The entire work specified shall be completed for the following price:

ITEM #1: Window and Door Replacement at George Kelson Building #157 Base Bid:
ONE MILLION SEVEN HUNDRED SEVENTY THOUSAND
EIGHTY Dollars and 00/100 Cents (\$1,770,080.00)

ITEM #2: Allowance #1 of \$50,000 for any Unforeseen Work including HAZMAT testing and remediation:
FIFTY THOUSAND Dollars and 00/100 Cents (\$50,000.00)

ITEM #3: Alternate #1: Replace Existing Interior Coiling Door:
A. Base Bid Item: Existing coiling door 13 in main Mechanical Room, Ground Floor, to remain.
B. Alternate Item: Install new manual coiling door in existing opening. Clean existing steel members at opening.
TEN THOUSAND THREE HUNDRED
EIGHTY THREE Dollars and 00/100 Cents (\$10,383.00)

Vendor's Response

ITEM #4: Alternate #2: Replace Decorative Panel Framing:

A. Base Bid Item: Existing painted panels adjacent to entrance doors at 2 primary entrances along Gold Street and 2 rear entrances on east side of building remain. Panel framing above doors 01.0, 01.1, 01.2, 04, 05.0, 05.1, 05.2, 06 11.0, 11.1 & 11.2 are included in base bid. See head details for each door for additional information.

B. Alternate Item: Remove existing decorative panels at entrances noted above. Salvage panels for reinstallation. Provide new furring and decorative framing as indicated in detail on sheet A6.3

FORTY THOUSAND FIVE HUNDRED NINETY NINE Dollars and 00/100 Cents (\$ 40,599.00)

ITEM #5: Alternate #3: Repoint 1,000 LF of Existing Masonry Joints and Replace 500 SF of Brick Veneer Masonry:

A. Base Bid Item: Provide complete scope of work shown in Documents. Replace any damaged bricks discovered at window / door openings during replacement of windows or doors.

B. Alternate Item: Provide repointing of 1,000 LF existing masonry joints and replacement of 500 SF existing brick veneer masonry as indicated by Owner on site.

FORTY FIVE THOUSAND Dollars and 00/100 Cents (\$ 45,000.00)

ITEM #6: Alternate #4: Remove Efflorescence on Exterior Windowsills, Window Heads, and Face Brick:

A. Base Bid Item: Provide complete scope of work shown in Documents.

B. Alternate Item: Provide removal of efflorescence on all existing exterior window sills, window heads, and existing face brick as indicated by Owner on site.

ELEVEN THOUSAND TWO HUNDRED FIFTY SIX Dollars and 00/100 Cents (\$ 11,256.00)

ITEM #7: Alternate #5: Power Wash 3,000 SF of Face Brick:

A. Base Bid Item: Provide complete scope of work shown in Documents.

B. Alternate Item: Provide power washing of 3,000sf existing face brick as indicated by Owner on site. See specification 040100 for requirements.

NINE THOUSAND NINE HUNDRED THIRTY ONE Dollars and 00/100 Cents (\$ 9,931.00)

Vendor's Response



Electrical Service Company

13335 Mid Atlantic Blvd
 Laurel, MD 20708
 Office (301) 595-0665



MD • DC • VA Automatic Fire Alarm Association



BID PROPOSAL

Name: Troy Gottschall
 Company: Baltimore City Public Schools
 Estimator: Randy Pezzuti

Today's Date: 4/3/2025
 Phone No.: 667-440-6635
 Email: tagottschall@bcps.k12.md.us
 Est. No.: 250115K

Job Name **Rolland Park Elementary/Middle School Fire Alarm Panel Replacement**

5207 Roland Ave
 Baltimore, MD 21210

Total: **\$214,060.00**

Scope Breakout		
	\$	97,060.00 Labor
	\$	32,000.00 General Materials
	\$	85,000.00 Fire Alarm Equipment
Total	\$	214,060.00

Scope: Furnish the necessary labor and material to perform the work in accordance with the below references:

- Includes:**
1. Furnish and install (1) addressable fire alarm control panel with voice package and battery back up.
 2. Furnish and install (1) fire alarm amplifier panel with battery back up to provide power to the new speakers.
 3. Furnish and install (1) power expander booster panel with battery back up to provide power to the new strobes.
 4. Furnish and install (1) remote (LOC) local operator controller in the security office to replace the existing annunciator.
 5. Furnish and install (56) addressable relay modules to interface with building systems like door holders and HVAC.
 6. Furnish and install (54) addressable monitor modules to interface with building systems like sprinkler and HVAC.
 7. Furnish and install (33) addressable manual pull stations.
 8. Furnish and install (91) addressable smoke detectors with standard bases.
 9. Furnish and install (27) addressable heat detectors with standard bases.
 10. Furnish and install (3) combination smoke/CO detectors with sounder bases.
 11. Furnish and install (36) addressable duct detectors with new housings and sample tubes.
 12. Furnish and install (36) magnetic door holders.
 13. Furnish and install (40) combination speaker/ADA strobes with custom back plate to cover up existing hole from the old bell being removed.
 14. Provide training of the new fire alarm system at the conclusion of the installation.
 15. Provide system start up, programming and testing of the new fire alarm system.
 16. Provide removal of the existing fire alarm system as the new fire alarm system takes over the area of the building served by the existing panel, this will avoid ever having a lack in fire alarm coverage through the replacement process.
 17. Proposal is based on providing a one for one replacement of the existing fire alarm system with one working system.
 18. Proposal is based on the proposed fire alarm system being a Silent Knight non-proprietary fire alarm system.

- 19 Proposal is based on providing a turnkey fire alarm system that could be expanded upon in the future if the building needs to be up to current codes as this current layout would not pass code inspections and/or plan review.
- 20. Proposal is based on all work being completed during normal working hours (5am - 5pm, Monday - Friday).
- 21. Proposal is based on being tracked on a T&M bases and will comply with Freestate's contract with Baltimore County at \$129 per hour (regular time) and 20% mark up on materials and sub-contractors working for Freestate. The total amount included in this proposal is being provided to provide a ROM for the project.

- Excludes:**
- 1. Proposal does not include any permits, submittals and/or shop drawings, this proposal is based on providing a one for replacement with the existing layout in mind and would not pas plan review to get permits for this work. If permit are required a separate proposal would need to be provided to get this building up to current standards for a school.
 - 2. Proposal does not include any premium labor hours for any work being required outside of the normal working hours defined as included, if required a separate proposal can be provided for that work.
 - 3. Proposal does not include any inspections with any AHJ as the work will not have permits and will not require final inspections and/or acceptance testing with the fire marshal.

This proposal does not include any changes and/or modifications that the local AHJ may impose during plan review and/or inspection process.

Payments to other vendors; additional devices which may be required either during the review process or during final inspection; bonds, overtime and premium hours, wage scale, certified payroll; all painting, cutting and patching floors, walls, ceilings, access doors, and core drilling, replacement of ceiling tiles and ceiling grid; repairs or replacement parts; warranty of existing equipment or devices to be reused; control and interlock piping/wiring, devices for mechanical equipment or EMS; modification of any existing mechanical, plumbing or electrical conduits or piping; telephone and data patch cords; cost of third party review and third party inspection; all electronics and CPU equipment associated with the parking access and surveillance. Dumpster Fees. Liquidated Damages. Expansion of the existing Fire Alarm Panel. Phone/Data Cable.

Comments: This price is based on normal shipping schedules(u.o.n.). All work to be performed during normal working hours (u.o.n.) Monday through Friday. Excludes Handling, Removing, Replacement / disposal of PCB , mercury and asbestos related items. All work areas to be free and clear from any hazardous materials. Our trash removal to owner provided container on site. Existing Fire Alarm devices to be reused to be ADA compliant.

Notes: **This proposal must be accepted within thirty (30) days of the above date and is accepted subject to contingencies beyond our control and conditions imposed by any government agency, our suppliers or carriers.**

We appreciate this opportunity to provide you with this proposal, should you have any questions or comments, or require any clarification or additional information on our scope of work, please contact our office. All Material is guaranteed to be as specified. All work to be complete in a workmanlike manner according to standard practices. Any alteration or deviations from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents and delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted.

ACCEPTED BY: _____

DATE: _____

PLEASE PRINT NAME: _____

TITLE: _____

CUSTOMER P.O. #: _____

Freestate Electrical Service Company Terms & Conditions

The Terms and Conditions stated below supersede any conflicting statements that may be contained in the Customer's purchase order or other such documents. The following will remain in force for all work being performed unless specifically indicated to the contrary elsewhere in the Statement of Work:

All work will be performed during daytime hours, 5am-5pm, Monday-Friday except holidays recognized by Freestate, the Contractor. Overtime and Premium Time labor is excluded.

All work areas are assumed to be within an asbestos free environment. Work in any other hazardous material environments is excluded.

All right of ways, easements and permits shall be provided by Customer or Customer's agent.

Freestate shall have clear access to all areas being affected by the performance of work including but not limited to such issues as moving of furniture or office equipment and availability of elevators. IAC Meeting 07/17/2025

All A.C. power must be accessible, of adequate sizing and locally available.

All staging and phasing is excluded. The project, once started is to be continuous.

All materials supplied by the Freestate and installation thereof, will conform to National Fire Protection Agency (NFPA) and National Electrical Code (NEC) and Local Electrical Code.

In the event of materials furnished by others, all such materials shall be delivered to the job-site not less than twenty-four (24) hours prior to installation of the required materials. Freestate shall make a requisition with sufficient notice to the provider for such materials. Freestate shall bear no responsibility for provider-generated quantities, specifications, suitability for intended use, or timely delivery of such materials and consequent delay, if any.

Any delays caused by Customer due to interference of work schedule, material delivery, change of work or concealed conditions, resulting in an increase in cost to Freestate to perform work shall be at the expense of the Customer.

Adequate and secure on-site storage for all Freestate tools and delivered material shall be provided by Customer at least 24 hours prior to Freestate's start date.

Labor for the replacement of ceiling tiles damaged in the normal course of installation will be provided at an additional charge by Freestate when Customer supplies such tiles.

All quotations are based on current Freestate wage rates, unless otherwise noted. Any federal, state or local legislation, project specific or 3rd party agreements affecting hourly rates of pay, fringe benefits, or variations from a Freestate agreement or agreements with Union affiliations shall cause the labor quotation to become subject to renegotiation at the option of the contractor.

Freestate shall submit invoicing upon receipt of Customers' authorization to proceed in the amount of 25% of the total project cost. Additional invoices shall be submitted at thirty (30) day intervals corresponding to percentage of project completion.

Payment in full is due within thirty (30) days from date of invoice. Any payments received after 30 days shall be assessed a 1 1/2 per cent fee pro-rated daily. Any invoice received and not disputed in writing within 10 days from invoice date shall be considered a non-disputed invoice, due and payable. Said check shall be sent to:

Freestate Electrical Service Company
13335 Mid Atlantic Boulevard
Laurel, MD. 20708

Please note that delinquent accounts may also result in a temporary discontinuance of services or deliverables.

Freestate may, at its option, suspend or terminate work if Customer fails to pay Freestate any sum exceeding 31 days after the due date stated on the invoice. If work is terminated or suspended, the completion dates shall be extended by a time equal to the suspension or termination period.

Freestate's services are warranted for one (1) year from date of completion of its work or beneficial use by the Customer, whichever comes first, unless otherwise stated. This warranty could be compromised if the services or materials provided by Freestate are misused, altered, modified, or serviced by the customer or any organization other than Freestate. Warranty for electronic equipment shall be equal to that offered by the manufacturer. Response for warranty repair services shall be during normal business hours Monday through Friday on a four (4) to twenty-four (24) business hour basis. Prevailing labor rates shall be used for charges not covered under the warranty conditions.



All quotations, unless otherwise noted and agreed to by both parties, are valid for a period of 30 days from the date shown in the bid document.

The data contained herein is confidential and shall not be disclosed, duplicated or used in whole or in part by the Customer for any reason other than to evaluate the proposal.

Commercial Camera & Security, Inc.

10540 York Road, Suite K
 Cockeysville, Maryland 21030
 PHONE: 410-628-0025, CELL: 443-865-0695
 email: sales.ccsi@comcast.net

PROPOSAL

REQUESTED BY: The Baltimore City Public Schools		FULL PATH NAME: Lakeland Elementary / Middle	REFERENCE ID: School #012
FROM: Christine Bradshaw, Senior Manager - Contract Maintenance, Facilities			
PHONE/CELL: 410-396-8696 / 410-926-0401	DATE RECEIVED: 10/10/2024	SCHOOL ADDRESS: 2921 Stranden Road, Baltimore 21230	
EMAIL: [cbradshaw@bcps.k12.md.us]	WOID# ASP #30.179	CONTACT (school):	

* **COST:** NTE - Not To Exceed as per Commercial Camera & Security, Inc. with The Baltimore City Public Schools **TIME AND MATERIALS.** **AGREEMENT:** IFB-20014- Provide CCTV & video surveillance systems service at various City Schools. Signed field employee work/service tickets and materials invoices will be submitted for proof of justification to support our invoicing and receivables procedures

CUSTOMER REQUEST: *Exterior Door System*

Units	Entrance Doors					Door Contacts	Audible Local Alarm	Interior Cameras	Exterior Cameras	Network Video Recorders	Screens / Monitors	Security Panel	Wiring & Cabling	Installation
	Single	Two	Three	Four	Six									
	4	12	0	1	0	32	17	17	17	3	3	17	17	1

Material description:

- Door Contacts: normally closed - frame contact
- Audible Local Alarm: Bogen wall / ceiling speaker
- Interior camera: Sequirinet CT-5M-V21AW AHD camera
- Exterior camera: Sequirinet CT-5M-V21AW AHD camera with CA-WM-VD outdoor wall mount
- Network Video Recorder: SD5-U1600 16 channel DVR
- Screens / Monitors: Tatum TME22 22" wide screen CCTV monitor
- Security Panel: momentary pushbutton panel with audible notification
- Wiring, cabling & Installation: West Penn Wire; CAT6 and 2/18AWG #25224B

Operations:

- Door is opened; audible alarm is sounded locally (at door); light - specific to location and tone is activated at security panel in office; monitor will display video of activity at the door.
- Security Panel in main office has push to talk button and can communicate to the ceiling speaker.
- When door is secure, system can be reset to normal operations

PROPOSAL: \$121,393.00



BCPSS - GENERAL CCTV SYSTEM SPECIFICATION

© All City Schools projects related to CCTV and Electronic Security are required to be approved by Contract Maintenance - Supervisor Facilities Department

Commercial Camera & Security, Inc.

10540 York Road, Suite K
 Cockeysville, Maryland 21030
 PHONE: 410-628-0025, CELL: 443-865-0695
 email: sales.ccsi@comcast.net

PROPOSAL

REQUESTED BY: The Baltimore City Public Schools		FULL PATH NAME: Southwest Baltimore Charter	REFERENCE ID: School #328
FROM: Christine Bradshaw, Senior Manager - Contract Maintenance, Facilities			
PHONE/CELL: 410-396-8696 / 410-926-0401	DATE RECEIVED: 10/10/2024	SCHOOL ADDRESS: 1300 Herkimer Street, Baltimore 21223	
EMAIL: [cbradshaw@bcps.k12.md.us]	WOID# ASP #30.249	CONTACT (school):	

* **COST:** NTE - Not To Exceed as per Commercial Camera & Security, Inc. with The Baltimore City Public Schools **TIME AND MATERIALS.** **AGREEMENT:** IFB-20014- Provide CCTV & video surveillance systems service at various City Schools. Signed field employee work/service tickets and materials invoices will be submitted for proof of justification to support our invoicing and receivables procedures

CUSTOMER REQUEST: Exterior Door System

Units	Entrance Doors					Door Contacts	Audible Local Alarm	Interior Cameras	Exterior Cameras	Network Video Recorders	Screens / Monitors	Security Panel	Wiring & Cabling	Installation
	Single	Two	Three	Four	Six									
15	5	0	1	0	29	21	21	21	3	3	21	21	1	

Material description:

- Door Contacts: normally closed - frame contact
- Audible Local Alarm: Bogen wall / ceiling speaker
- Interior camera: Sequirinet CT-5M-V21AW AHD camera
- Exterior camera: Sequirinet CT-5M-V21AW AHD camera with CA-WM-VD outdoor wall mount
- Network Video Recorder: SD5-U1600 16 channel DVR
- Screens / Monitors: Tatum TME22 22" wide screen CCTV monitor
- Security Panel: momentary pushbutton panel with audible notification
- Wiring, cabling & Installation: West Penn Wire; CAT6 and 2/18AWG #25224B

Operations:

- Door is opened; audible alarm is sounded locally (at door); light - specific to location and tone is activated at security panel in office; monitor will display video of activity at the door.
- Security Panel in main office has push to talk button and can communicate to the ceiling speaker.
- When door is secure, system can be reset to normal operations

PROPOSAL: \$147,572.00

BCPSS - GENERAL CCTV SYSTEM SPECIFICATION

© All City Schools projects related to CCTV and Electronic Security are required to be approved by Contract Maintenance - Supervisor Facilities Department



RMF Engineering

Reliability. Efficiency. Integrity.

April 5, 2024

Office of Engineering and Construction

Department of Physical Facilities

Baltimore County Public Schools

9610 Pulaski Park Drive, Suite 204

Baltimore, Maryland 21220

Attention: Mr. Jerry Bowman
Project Manager

Reference: **Chiller Replacement at Prettyboy Elementary School**

Dear Mr. Bowman:

RMF Engineering, Inc. proposes to provide professional engineering services to BCPS for the referenced project. The project shall consist of the design associated with replacing existing chiller and adding air conditioning to the existing gymnasium. Our scope is qualified as follows:

Scope

- Remove existing 50 ton chiller and associated condensing unit along with replacing both the heating pumps and dual temperature pumps.
- Piping within mechanical room will be replaced to the extent necessary to replace pumps. Distribution piping throughout building will remain.
- Remove existing Gymnasium ventilation fans and associated intake louvers along with the dedicated AHU used for reheating space. Consideration will be given to re-using ductwork in the gymnasium.
- Schematic design is proposed to evaluate feasibility of installing roof top unit(s) on the existing Gymnasium roof. Existing as-builts will be used if available and the proposal includes a reimbursable expense to rent a lift to inspect structure. Alternative HVAC approaches will be considered if structure is inadequate to support RTU(s).
- Schematic design will also include HazMat inspection of areas where work will be performed. The complete scope of HazMat investigation and design is attached to proposal and will be performed by Advanced Air Analysis, Inc.
- Additional structural work will include new pads and fence enclosure of condensing unit if deemed necessary.
- Architectural work includes roof repair of opening after existing HVAC ductwork is removed and any roof curb details for installing new RTU(s).
- Submissions include a Schematic submission to address scope indicated paragraph above, 50% construction documents, 100% construction documents and final bid/permit documents.
- Construction cost estimating will be submitted with 50% and 100% submission
- Schedule should allow for replacement of chiller in winter of 2024, followed by adding AC to Gymnasium in spring of 2024. A proposed schedule is as follows and to be discussed and finalized at project kick-off meeting:
 - Schematics – 4 weeks after NTP



January 28, 2024

Office of Engineering and Construction
Department of Physical Facilities
Baltimore County Public Schools
9610 Pulaski Park Drive, Suite 204
Baltimore, Maryland 21220

Attention: Mr. Jerry Bowman
Project Manager

Reference: Chiller Replacement at Pretty Boy Elementary School –
Change Order to Prepare IAC Submission

Dear Mr. Bowman:

RMF Engineering, Inc. proposes to provide professional engineering services to BCPS for additional service to prepare an IAC submission for the referenced project. All terms of the original contract shall still apply. The following documentation will be prepared by the design team that includes the architect and structural engineer:

- Sign/sealed Construction Documents
- CSI Mater Format Specification including Front-End portion w/bid Form, MBE requirements, Prevailing Wage Rates, etc.
- IAC/PSP Form 303.1 Construction Document Submission -Completed and signed.
- IAC/PSP Form 303.2 Construction Document Analysis -Completed and Signed Updated.
- IAC/PSP Form 302.4 Cost Estimate Summary & Worksheets – Completed & Signed.
- Narrative Descriptions (All Disciplines)
- Electrical Calculations – those that pertain to the scope of work
- Mechanical Calculations
- Structural Calculations

Exceptions:

- Life Cycle Cost Analysis and associated energy calculations will not be performed since this project was a systemic renovation and equipment was selected to match the existing conditions.
- Project has been bid and the submitted cost estimate shall include the pricing indicated in the bid

Schedule:

The IAC submission will be made three weeks after notice to proceed assuming that it is given after February 3, 2025.

RMF Engineering proposes a lump sum fee of TwentyTwo Thousand Two Hundred Three Dollars and Fifty Eight Cents (**\$22,203.58**), including expenses .

Professional fees do not include any professional use or sales tax fees. Invoices will issued on a monthly basis.

Baltimore - Edgemere ES - Roof Replacement

SOLICITATION NUMBER: **CWA-119-25-015**

SECTION 00 40 00
FORM OF PROPOSAL

DATE: April 22nd, 2025

PROJECT TITLE: **EDGEMERE ELEMENTARY SCHOOL ROOF REPLACEMENT**

BCPS BID NUMBER: CWA-120-22-015

BID SUBMITTED BY: **Weatherproofing Technologies, Inc.**
(Company Name as reflected on your company's W-9 Form)

SUBMITTED TO: **Baltimore County Public Schools**
Office of Purchasing
6901 Charles Street, Building "E", 1st Floor
Towson, Maryland 21204

The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with the OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress, or performance of the Work and has made such independent investigations, as BIDDER deems necessary.

BIDDER hereby agrees to furnish all labor, materials, equipment, and services required to complete the project in strict accordance with the Contract Documents for the following price:

James McDonald/ss 4/22/25

(Signature of Bidder) (Date)

BASE BID

TOTAL BASE BID consisting of the cost of asbestos abatement, demolition, and new construction, including the related architectural, mechanical, electrical, and other requirements incidental to the project.

**Bidders shall include the following allowance(s) in their Base Bid:
\$5,000 for Asbestos Abatement Services**

BASE BID: \$ 2,909,576.02 **(IN DOLLARS)**

Two Million, Nine Hundred and Nine Thousand, Five Hun-

BASE BID: dred and Seventy Six Dollars, and Two Cents **(IN WRITING)**

If a BASE BID amount contains contradictory terms, handwritten terms prevail over typewritten terms, and words prevail over numbers. The dollar amount expressed in words shall govern.

James McDonald/ss 4/22/25
(Signature of Bidder) (Date)

ALTERNATES

To be considered for award, bidders shall include a response for ALL ALTERNATES listed below. Failure to provide a response for all Alternates listed in this solicitation shall result in the bidder's entire proposal being deemed non-responsive and ineligible for award. The dollar amount shall be expressed in numbers and words. If an Alternate amount contains contradictory terms, handwritten terms prevail over typewritten terms, and words prevail over numbers. The dollar amount expressed in words shall govern.

The cost of each ALTERNATE shall be valid for the period specified in Part II: Specifications-- General Requirements, Section 8.0 Bid Alternates. Any ALTERNATE may be ADDED or DEDUCTED to/from the BASE BID within the award period at the discretion of the Owner. NO COST Alternates, where the bidder agrees to perform the specified Alternate work at no charge to BCPS, shall be recorded by bidder as \$0.00 (zero dollars). Bidders shall be advised that in some instances the proposed Alternate requests a difference in bid price by adding to or deducting from the BASE BID price. Please read alternate descriptions carefully.

The undersigned BIDDER proposes and agrees to ADD or DEDUCT to/from the BASE BID the cost of any of the ALTERNATES.

1. **Alternate No. 1: SBS Modified Roofing in lieu of Hot Applied BUR**
 \$ 3,084,639.89 (IN DOLLARS)
 Three Million, Eighty Four Thousand, Six Hundred and
Thirty Nine Dollars, and Eighty Nine Cents (IN WRITING)

2. **Alternate No. 2: Skylight Replacement**
 \$ 299,570.65 (IN DOLLARS)
 Two Hundred and Ninety Nine Thousand, Five Hundred and Seventy Dollars,
and Sixty Five Cents (IN WRITING)

3. **Alternate No. 3: Metal Roofing Replacement at Gymnasium/Cafeteria**
 \$ 346,880.42 (IN DOLLARS)
 Three Hundred and Forty Six Thousand, Eight Hundred and Eighty Dollars, and
Forty Two Cents (IN WRITING)

4. **Alternate No. 4: Metal Roofing Replacement at Canopies/ Shed Roof
 Areas I, J, K, L, M, and D**
 \$ 336,825.76 (IN DOLLARS)
 Three Hundred and Thirty Six Thousand, Eight Hundred and Twenty
Five Dollars, and Seventy Six Cents (IN WRITING)

James McDonald/ss 4/22/25
 (Signature of Bidder) (Date)

SECTION 00 40 00
FORM OF PROPOSAL

DATE: May 1st, 2025

PROJECT TITLE: WESTCHESTER ELEMENTARY SCHOOL ROOF REPLACEMENT

BCPS BID NUMBER: CWA-119-25-018

BIDDER CONTRACT PACKAGE NUMBER: 5064103

BID SUBMITTED BY: Weatherproofing Technologies, Inc.
(Company Name as reflected on your company's W-9 Form)

SUBMITTED TO: Please follow the instructions within the Solicitation Documents for Bid Submission.

The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with the OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress, or performance of the Work and has made such independent investigations, as BIDDER deems necessary.

By signing below and submitting this bid, BIDDER certifies all requirements and specifications of this solicitation are understood, and that BIDDER has read and are thoroughly familiar with all specifications and related documents, including all addenda. BIDDER further acknowledge the failure or omission to receive or examine any form, instrument, document, existing site conditions, or field measurements shall in no way relieve a successful bidder from any obligation in respect to this solicitation.

All entries on the price proposal pages must be a numerical value. BCPS reserves the right to remove or redact all non-numerical entries prior to completion of bid tab and contracting.

BIDDER hereby agrees to furnish all labor, materials, equipment, and services required to complete the project in strict accordance with the Contract Documents for the following price:

James McDonald/ss 5/1/25
(Signature of Bidder) (Date)

BASE BID

TOTAL BASE BID consisting of the cost of asbestos abatement, demolition, and new construction, including the related architectural, mechanical, electrical, and other requirements incidental to the project.

**Bidders shall include the following allowance(s) in their Base Bid:
\$5,000 for Asbestos Abatement Services**

BASE BID: \$ 2,950,285.45 (IN DOLLARS)

BASE BID: Two Million, Nine Hundred and Fifty Thousand, Two
Hundred and Eighty Five Dollars, and Forty Five Cents (IN WRITING)

If a BASE BID amount contains contradictory terms, handwritten terms prevail over typewritten terms, and words prevail over numbers. The dollar amount expressed in words shall govern.

James McDonald/ss 5/1/25
(Signature of Bidder) (Date)

ALTERNATES

To be considered for award, bidders shall include a response for ALL ALTERNATES listed below. Failure to provide a response for all Alternates listed in this solicitation shall result in the bidder's entire proposal being deemed non-responsive and ineligible for award. The dollar amount shall be expressed in numbers and words. If an Alternate amount contains contradictory terms, handwritten terms prevail over typewritten terms, and words prevail over numbers. The dollar amount expressed in words shall govern.

The cost of each ALTERNATE shall be valid for the period specified in Part II: Specifications--General Requirements, Section 8.0 Bid Alternates. Any ALTERNATE may be ADDED or DEDUCTED to/from the BASE BID within the award period at the discretion of the Owner. NO COST Alternates, where the bidder agrees to perform the specified Alternate work at no charge to BCPS, shall be recorded by bidder as \$0.00 (zero dollars). Bidders shall be advised that in some instances the proposed Alternate requests a difference in bid price by adding to or deducting from the BASE BID price. Please read alternate descriptions carefully. **Any Alternate containing a non-numeric entry or left completely blank will be interpreted as a NO COST Alternate, where the bidder agrees to perform the Alternate work at no additional charge.**

The undersigned BIDDER proposes and agrees to ADD or DEDUCT to/from the BASE BID the cost of any of the ALTERNATES.

1. **Alternate No. 1: SBS Modified Roofing in lieu of Hot BUR.**
 \$ 3,021,669.37 Dollars
 Three Million, Twenty-One Thousand, Six Hundred and Sixty Nine Dollars, and Thirty Seven Cents (IN WRITING)

2. **Alternate No. 2: Skylight Replacement.**
 \$ 299,570.65 Dollars
 Two Hundred and Ninety Nine Thousand, Five Hundred and Seventy Dollars, and Sixty Five Cents (IN WRITING)

3. **Alternate No. 3: Metal roofing replacement at Gym/Cafeteria (Roof Area 'B').**
 \$ 482,523.38 Dollars
 Four Hundred and Eighty Two Thousand, Five Hundred and Twenty Three Dollars, and Thirty Eight Cents (IN WRITING)

4. **Alternate No. 4: Metal Roofing Replacement at Canopies/ Shed Roof Area (Roof Area 'K') and Small Canopies (Roof Areas L, M, N, & D).**
 \$ 446,657.13 Dollars
 Four Hundred and Forty Six Thousand, Six Hundred and Fifty Seven Dollars, and Thirteen Cents (IN WRITING)

5. **Alternate No. 5: Roof Replacement at Roof Area 'I' – BUR.**
 \$ 482,493.47 Dollars
 Four Hundred and Eighty Two Thousand, Four Hundred and Ninety Three Dollars, and Forty Seven Cents (IN WRITING)

James McDonald/ss 5/1/25
 (Signature of Bidder) (Date)



August 19, 2024

Mr. Vladimir Mukasey, PE
Senior Project Engineer
Baltimore County Public Schools (BCPS)
Office of Facilities Construction and Improvement
9610 Pulaski Park Drive, Suite 400
Baltimore, Maryland 21220

Re: **Loch Raven High School Electrical System Upgrade
Mechanical and Electrical Engineering Services
BKM Proposal No. 24-423**

Dear Mr. Mukasey:

As per your request, Burdette, Koehler, Murphy & Associates, Inc. (BKM) is pleased to provide this proposal for the above referenced project. It is based upon the information provided to us during the walk-through on August 7 and 12, 2024.

We understand our work consists of the MEP design to replace select existing electrical system equipment at the building including the service entrance switchboard and a certain number of downstream electrical equipment including motor control centers (MCC), panelboards, and diesel generator. Our understanding is that the construction cost budget for the project is \$2.6 million. There was no specific written scope of work available at the time of this proposal.

Burdette, Koehler, Murphy & Associates, Inc. will provide mechanical and electrical services for a lump sum base fee as summarized in Attachment A and qualified below.

1. Scope of Services – Design Phase

We propose to provide the design phase services as related to the mechanical and electrical work. Specifically, we will provide design services for the following:

- 1.1. Replace existing 480Y/277V, 2,500A service entrance switchboard with a 4,000A switchboard. Replace existing two (2) motor control centers (MCC) as the project budget allows. Replace existing emergency generator and automatic transfer switch (ATS) as the project budget allows. Replace select existing panelboards, quantity to be determined based on project budget. Panelboard replacement will be prioritized based on the largest size/capacity panels and working downstream into the distribution system to smaller panels. Existing MCC's and panelboards will be replaced with equipment of same ampacity in the same location as existing. Branch circuits will be reconnected to same circuit positions as existing. Load monitoring and/or load study of existing equipment is not included. Service entrance loading will be based on previous utility (BGE) historical billing information. It is anticipated that the new switchboard will be installed in the existing boiler room. MEMA connection capabilities will be provided for connection of a temporary generator. Coordination with BGE will be required for connection of the proposed switchboard.
- 1.2. HVAC: Existing controls for MCC's will be reconnected as required due to MCC replacement. Minor HVAC work associated with the switchboard replacement will be provided. Major HVAC work is not anticipated for the current scope of work.

Burdette, Koehler, Murphy and Associates, Inc.

6300 Blair Hill Lane, Suite 400 | Baltimore, MD 21209 | 410.323.0600 | bkma.com
IAC Meeting 07/17/2025

Attachment A

Fee Schedule

BASIC SERVICES

<u>Submission/Milestone</u>	<u>Fee</u>
75% Documents	\$108,124
IAC Documents	\$39,871
Bid Documents	\$36,365
Contract Administration	\$43,617
<hr/>	
Subtotal (Base Services)	\$227,977

Additional approved construction administration site visits beyond the designated amount in Section 2.0 of this proposal will be invoiced hourly at rates set forth on the attached DPW105 form.

BASE BID


TOTAL BASE BID consisting of the cost of demolition, and new construction, including the related architectural, mechanical, electrical, and other requirements incidental to the project.

Bidders shall include the following allowance(s) in their BASE BID: N/A

BASE BID: \$ 2,743,948.00 (IN DOLLARS)

BASE BID: Two Million Seven Hundred Forty Three Thousand Nine Hundred Forty Eight Dollars and No Cents (IN WRITING)

If a BASE BID amount contains contradictory terms, handwritten terms prevail over typewritten terms, and words prevail over numbers. The dollar amount expressed in words shall govern.


 (Signature of Bidder)
 Kenneth W. Dinklage
 North Point Builders of MD, LLC
 COMPANY
 1988
 MARYLAND
 ☆

3/18/2025
 (Date)

ALTERNATES

To be considered for award, bidders shall include a response for ALL ALTERNATES listed below. Failure to provide a response for all Alternates listed in this solicitation shall result in the bidder's entire proposal being deemed non-responsive and ineligible for award. The dollar amount shall be expressed in numbers and words. If an Alternate amount contains contradictory terms, handwritten terms prevail over typewritten terms, and words prevail over numbers. The dollar amount expressed in words shall govern.

The cost of each ALTERNATE shall be valid for the period specified in Part II: Specifications--General Requirements, Section 8.0 Bid Alternates. Any ALTERNATE may be ADDED or DEDUCTED to/from the BASE BID within the award period at the discretion of the Owner. NO COST Alternates, where the bidder agrees to perform the specified Alternate work at no charge to BCPS, shall be recorded by bidder as \$0.00 (zero dollars). Bidders shall be advised that in some instances the proposed Alternate requests a difference in bid price by adding to or deducting from the BASE BID price. Please read alternate descriptions carefully.

The undersigned BIDDER proposes and agrees to ADD or DEDUCT to/from the BASE BID the cost of any of the ALTERNATES.

- 1. **Alternate No. 1 ADD:** Switchboard feeders replacement. Remove and replace existing downstream switchboard feeders as noted.

\$ 151,650.00 _____ Dollars

One Hundred Fifty One Thousand Six Hundred Fifty Dollars and No Cents (IN WRITING)



3/18/2025

(Date)

April 2, 2025

Patrick Murphy, Facilities Manager
Dorchester County Public Schools
700 Glasgow Street
Cambridge, Maryland 21613

Subject: Sandy Hillb Elementary School Feasibility Study
Fee Proposal

Dear Pat:

Thank you for requesting this fee proposal from Hord Coplan Macht (HCM) to perform a feasibility study for Sandy Hill Elementary School. This effort is a direct result of the recently completed District-wide Master Plan that HCM created for DCPS. It will be developed in conjunction with the Districtwide Elementary School Educational Specifications that our team is currently working on with DCPS.

OVERALL SCOPE AND UNDERSTANDING

Per discussions with you, we anticipate seeking a waiver from the State to allow for a scaled-back study process. HCM and our team will develop a scaled-back study for Sandy Hill Elementary School, pending waiver approval by the State, evaluating the options for a new replacement school on the existing site. Below are the IAC's requirements to seek a waiver:

- Request letter, to include:
 - Salient reasons why a renovation/addition is not viable
 - Proposed budget and project schedule
 - Proposed program description
- Supporting documentation as required, and may include:
 - Prior scope studies or feasibility studies
 - Assessment of the existing condition of site and building
 - Enrollment projections for the subject and adjacent schools
 - Information regarding special program needs for students
 - Existing site plan or aerial image
 - Floor plans of the existing building showing building use
 - Existing Building Space Summary and Educational Specifications

HCM will assist in providing portions the above supporting documentation. Upon granting of waiver, HCM's team will provide a scaled-back study process and report, based on the IAC's guidelines. The process will involve the following tasks and steps:

- Review of District-wide Ed Specs to customize for this specific school
- Development of a limited range of new/replacement options to address space needs, per IAC guidelines
- Review and refinement of options in conjunction with DCPS
- Development of cost estimates per IAC guidelines
- Development of other supporting data as required
- Final report following guidelines
- Up to 4 Meetings with DCPS as required (virtual when possible)
- Final presentation to Board of Education

- Submission of approved study to State for review

SCHEDULE

We anticipated that the scaled back version should take approximately 3-5 months. This schedule can be adjusted to meet the County's specific needs, with the goal of submitting the final document to MSDE to allow for their review and approval.

TEAM

HCM will lead the process, supported by the following consultants and team members”:

Hord Coplan Macht	Architecture
EFP	Facility consulting
DMS	Civil
Morabito	Structural
Gipe	MEP
Whiting-Turner	Cost Estimating

Should we collectively determine that other consultants are required, we will work with DCPS to identify those appropriate consultants and adjust our fee accordingly.

FEE

We propose to provide the scaled-back study for a lump-sum fee of \$64,665, inclusive of expenses associated with the project, with the exception of printing multiple copies of the final report beyond those required for the MSDE submission. We anticipate executing a standard AIA agreement with DCPS for these services.

Please let me know if you have any questions regarding this proposal. We are very honored to be continuing our decades-long relationship with DCPS, and for continuing to help guide you as you strive to improve your school facilities and the education of your students for decades to come.

Sincerely,
HORD COPLAN MACHT, INC.




Peter Winebrenner, AIA, REFP, LEED AP
Principal

Cc Adele Wilson, HCM
Adam MacDonald, HCM
Kathy Mowrer, HCM

April 2, 2025

Patrick Murphy, Facilities Manager
Dorchester County Public Schools
700 Glasgow Street
Cambridge, Maryland 21613

Subject: **Maple Elementary School Feasibility Study**
Fee Proposal

Dear Pat:

Thank you for requesting this fee proposal from Hord Coplan Macht (HCM) to perform a feasibility study for Maple Elementary School. This effort is a direct result of the recently completed District-wide Master Plan that HCM created for DCPS. It will be developed in conjunction with the Districtwide Elementary School Educational Specifications that our team is currently working on with DCPS.

OVERALL SCOPE AND UNDERSTANDING

Per discussions with you, we anticipate seeking a waiver from the State to allow for a scaled-back study process. HCM and our team will develop a scaled-back study for Maple Elementary School, pending waiver approval by the State, evaluating the options for a new replacement school on the existing site. Below are the IAC's requirements to seek a waiver:

- Request letter, to include:
 - Salient reasons why a renovation/addition is not viable
 - Proposed budget and project schedule
 - Proposed program description
- Supporting documentation as required, and may include:
 - Prior scope studies or feasibility studies
 - Assessment of the existing condition of site and building
 - Enrollment projections for the subject and adjacent schools
 - Information regarding special program needs for students
 - Existing site plan or aerial image
 - Floor plans of the existing building showing building use
 - Existing Building Space Summary and Educational Specifications

HCM will assist in providing portions the above supporting documentation. Upon granting of waiver, HCM's team will provide a scaled-back study process and report, based on the IAC's guidelines. The process will involve the following tasks and steps:

- Review of District-wide Ed Specs to customize for this specific school
- Development of a limited range of new/replacement options to address space needs, per IAC guidelines
- Review and refinement of options in conjunction with DCPS
- Development of cost estimates per IAC guidelines
- Development of other supporting data as required
- Final report following guidelines
- Up to 4 Meetings with DCPS as required (virtual when possible)
- Final presentation to Board of Education

- Submission of approved study to State for review

SCHEDULE

We anticipated that the scaled back version should take approximately 3-5 months. This schedule can be adjusted to meet the County's specific needs, with the goal of submitting the final document to MSDE to allow for their review and approval.

TEAM

HCM will lead the process, supported by the following consultants and team members”:

Hord Coplan Macht	Architecture
EFP	Facility consulting
DMS	Civil
Morabito	Structural
Gipe	MEP
Whiting-Turner	Cost Estimating

Should we collectively determine that other consultants are required, we will work with DCPS to identify those appropriate consultants and adjust our fee accordingly.

FEE

We propose to provide the scaled-back study for a lump-sum fee of \$64,665, inclusive of expenses associated with the project, with the exception of printing multiple copies of the final report beyond those required for the MSDE submission. We anticipate executing a standard AIA agreement with DCPS for these services.

Please let me know if you have any questions regarding this proposal. We are very honored to be continuing our decades-long relationship with DCPS, and for continuing to help guide you as you strive to improve your school facilities and the education of your students for decades to come.

Sincerely,

HORD COPLAN MACHT, INC.



Peter Winebrenner, AIA, REFP, LEED AP
Principal

Cc Adele Wilson, HCM
Adam MacDonald, HCM
Kathy Mowrer, HCM

April 2, 2025

Patrick Murphy, Facilities Manager
Dorchester County Public Schools
700 Glasgow Street
Cambridge, Maryland 21613

Subject: Warwick Elementary School Feasibility Study
Fee Proposal

Dear Pat:

Thank you for requesting this fee proposal from Hord Coplan Macht (HCM) to perform a feasibility study for Warwick Elementary School. This effort is a direct result of the recently completed District-wide Master Plan that HCM created for DCPS. It will be developed in conjunction with the Districtwide Elementary School Educational Specifications that our team is currently working on with DCPS.

OVERALL SCOPE AND UNDERSTANDING

Per discussions with you, we anticipate seeking a waiver from the State to allow for a scaled-back study process. HCM and our team will develop a scaled-back study for Warwick Elementary School, pending waiver approval by the State, evaluating the options for a new replacement school on the existing site. Below are the IAC's requirements to seek a waiver:

- Request letter, to include:
 - Salient reasons why a renovation/addition is not viable
 - Proposed budget and project schedule
 - Proposed program description
- Supporting documentation as required, and may include:
 - Prior scope studies or feasibility studies
 - Assessment of the existing condition of site and building
 - Enrollment projections for the subject and adjacent schools
 - Information regarding special program needs for students
 - Existing site plan or aerial image
 - Floor plans of the existing building showing building use
 - Existing Building Space Summary and Educational Specifications

HCM will assist in providing portions the above supporting documentation. Upon granting of waiver, HCM's team will provide a scaled-back study process and report, based on the IAC's guidelines. The process will involve the following tasks and steps:

- Review of District-wide Ed Specs to customize for this specific school
- Development of a limited range of new/replacement options to address space needs, per IAC guidelines
- Review and refinement of options in conjunction with DCPS
- Development of cost estimates per IAC guidelines
- Development of other supporting data as required
- Final report following guidelines
- Up to 4 Meetings with DCPS as required (virtual when possible)
- Final presentation to Board of Education

700 East Pratt Street
Suite 1200
Baltimore, Maryland 21202
P 410.837.7311
F 410.837.6530

www.hcm2.com

- Submission of approved study to State for review

SCHEDULE

We anticipated that the scaled back version should take approximately 3-5 months. This schedule can be adjusted to meet the County's specific needs, with the goal of submitting the final document to MSDE to allow for their review and approval.

TEAM

HCM will lead the process, supported by the following consultants and team members”:

Hord Coplan Macht	Architecture
EFP	Facility consulting
DMS	Civil
Morabito	Structural
Gipe	MEP
Whiting-Turner	Cost Estimating

Should we collectively determine that other consultants are required, we will work with DCPS to identify those appropriate consultants and adjust our fee accordingly.

FEE

We propose to provide the scaled-back study for a lump-sum fee of \$64,665, inclusive of expenses associated with the project, with the exception of printing multiple copies of the final report beyond those required for the MSDE submission. We anticipate executing a standard AIA agreement with DCPS for these services.

Please let me know if you have any questions regarding this proposal. We are very honored to be continuing our decades-long relationship with DCPS, and for continuing to help guide you as you strive to improve your school facilities and the education of your students for decades to come.

Sincerely,

HORD COPLAN MACHT, INC.



Peter Winebrenner, AIA, REFP, LEED AP
Principal

Cc Adele Wilson, HCM
Adam MacDonald, HCM
Kathy Mowrer, HCM

April 2, 2025

Patrick Murphy, Facilities Manager
Dorchester County Public Schools
700 Glasgow Street
Cambridge, Maryland 21613

Subject: Hurlock Elementary School Feasibility Study
Fee Proposal

Dear Pat:

Thank you for requesting this fee proposal from Hord Coplan Macht (HCM) to perform a feasibility study for Hurlock Elementary School. This effort is a direct result of the recently completed District-wide Master Plan that HCM created for DCPS. It will be developed in conjunction with the Districtwide Elementary School Educational Specifications that our team is currently working on with DCPS.

SCOPE OF SERVICES

HCM and our team will provide the services necessary to conduct a feasibility study that follows the State IAC Guidelines and standards. The process will involve the following tasks:

- Existing facility assessments of major building and site systems
- Existing space program, compared with proposed program from Ed Specs
- Development of a range of options to address space needs and building deficiencies
- Review and refinement of options in conjunction with DCPS
- Development of cost estimates per IAC guidelines
- Development of other supporting data as required
- Final report following guidelines (see below)
- Up to 5 Meetings with DCPS as required (virtual when possible)
- Final presentation to Board of Education
- Submission of approved study to State for review

The final deliverable report will follow the submission guidelines, as noted below:

- Executive summary
- Summary of planning goals, methodology, and design considerations
- Proposed program description
- Proposed budget and project schedule.
- Existing condition information that includes:
 - Assessment of existing condition of site and building components
 - Existing site plan
 - Assessment of existing room sizes
 - Existing floor plans showing building use and ages of improvements
- Proposed renovation, renovation and addition, and replacement options. The following should be included for each option:
 - Proposed site plan diagrams
 - Proposed floor plans
 - List of program spaces compared to desired NSF of program areas.

- GSF area totals of new construction, renovation, and demolition.
- Architectural, Civil, Structural, and MEP Design narratives.
- Total length of construction period
- Total project costs
- 30-Year operational and maintenance costs
- Summary of major advantages or deficiencies
- Proposed program space summary

SCHEDULE

We anticipate the feasibility study process to take between 4-6 months, depending on DCPS's schedule and decision-making process. This can be adjusted to meet s specific needs, with the goal of submitting the final document to MSDE to allow for their review and approval.

TEAM

HCM will lead the process, supported by the following consultants and team members”:

Hord Coplan Macht	Architecture
EFP	Facility Consulting
DMS	Civil
Morabito	Structural
Gipe	MEP
Whiting-Turner	Cost Estimating

Should we collectively determine that other consultants are required, we will work with DCPS to identify those appropriate consultants and adjust our fee accordingly.

FEE

We propose to provide the full feasibility study services for a lump-sum fee of \$97,550, inclusive of expenses associated with the project, with the exception of printing multiple copies of the final report beyond those required for the MSDE submission. We anticipate executing a standard AIA agreement with DCPS for these services.

Please let me know if you have any questions regarding this proposal. We are very honored to be continuing our decades-long relationship with DCPS, and for continuing to help guide you as you strive to improve your school facilities and the education of your students for decades to come.

Sincerely,

HORD COPLAN MACHT, INC.



Peter Winebrenner, AIA, REFP, LEED AP
Principal

Cc Adele Wilson, HCM
Adam MacDonald, HCM
Kathy Mowrer, HCM

SECTION 003000
FORM OF PROPOSAL

BOILER PLANT UPGRADES AND GYMNASIUM AIR-CONDITIONING SYSTEM ADDITION
ATHOLTON ELEMENTARY SCHOOL
BID #022.25.B3

Date: 2/11/25 Owner:

Board of Education
of Howard County Maryland
10910 Clarksville Pike
Ellicott City, MD 21042
(410) 313-6723

Contractor: Patapsco Mechanical LLC
7501 Connelley Dr. Ste. J
Hanover, MD 21076

Engineer/Architect: A.J. Adam Engineering LLC
744 Dulaney Valley Rd., Ste 16
Towson, MD 21204
(443) 791-7444

The undersigned, having carefully examined the Bid Announcement and Bid Documents proposes to furnish all specified materials and specified equipment in strict accordance with the aforesaid documents for the Lump Sums as follows:

BASE BID

1. Complete installed cost for the Boiler Plant Upgrades and Gymnasium Air-Conditioning System Addition at Atholton Elementary School and all appurtenances, as indicated on the Drawings, Specifications and addenda.

TOTAL BASE BID (WAGE SCALE) \$ 1,139,000

Please indicate below your Total Base Bid amount in words:

One million one hundred thirty nine thousand and 00 /100 Dollars.

TOTAL BASE BID (NON-WAGE SCALE) \$ 1,139,000

Please indicate below your Total Base Bid amount in words:

One million one hundred thirty nine thousand and 00 /100 Dollars.

NOTE: Bid Form shall reflect bids for the project as shown in the Contract Specifications and addenda. Substitutions shall be included in the section "Proposed Substitutions."

* Note: References to Architect will also include Engineer in all bid documents.

SECTION 00300
FORM OF PROPOSAL

**Boiler Plant Upgrades and Gymnasium
Air-Conditioning System Addition - Forest Ridge ES
BID #017.25.B3**

Date: 02/07/2025

Owner:

Board of Education
of Howard County Maryland
10910 Clarksville Pike
Ellicott City, MD 21042
(410) 313-6723

Contractor: ASN-General Contracting, Inc.
12695 Twin Lakes Drive
Dunkirk, MD 20754

Engineer/Architect

A.J. Adam Engineering LLC
744 Dulaney Valley Rd., Ste 16
Towson, Maryland 21204
(443) 791-7444

The undersigned, having carefully examined the Bid Announcement and Bid Documents proposes to furnish all specified materials and specified equipment in strict accordance with the aforesaid documents for the Lump Sums as follows:

BASE BID

1. Complete installed cost for this project and all appurtenances, as indicated on the Drawings, Specifications and addenda.

TOTAL BASE BID (WAGE SCALE): \$ 975,000.00

Please indicate below your Total Base Bid amount in words:

Nine Hundred seventy-five thousand and zero /100 Dollars.

TOTAL BASE BID (NON-WAGE SCALE): \$ 950,000.00

Please indicate below your Total Base Bid amount in words:

Nine hundred fifty thousand and zero /100 Dollars.

NOTE: Bid Form shall reflect bids for the project as shown in the contract specifications and addenda. Substitutions shall be included in the section "Proposed Substitutions."

* Note: References to Architect will also include Engineer in all bid documents.

ALTERNATE NO. 1

1. Replace the existing domestic water heater, recirculating pumps, mixing valve, and expansion tank.

TOTAL ALTERNATE NO. 1 (WAGE SCALE): \$ 65,000.00

SECTION 00300
FORM OF PROPOSAL

**Central Heating and Cooling Plant Replacement
River Hill High School
BID #136.24.B3**

Date: August 19, 2024

Owner:

Board of Education
of Howard County Maryland
10910 Clarksville Pike
Ellicott City, MD 21042
(410) 313-6723

Contractor: EMJAY Engineering and Construction Co., Inc.
1706 Whitehead Road
Baltimore, MD 21207

Engineer/Architect

James Posey Associates, Inc.
11155 Red Run Blvd, Ste 310
Baltimore, MD 21117
(410) 265-6100

The undersigned, having carefully examined the Bid Announcement and Bid Documents proposes to furnish all specified materials and specified equipment in strict accordance with the aforesaid documents for the Lump Sums as follows:

BASE BID

1. Complete installed cost for this project and all appurtenances, as indicated on the Drawings, Specifications and addenda.

TOTAL BASE BID (WAGE SCALE):

\$ 1,686,000.00

Please indicate below your Total Base Bid amount in words:

One Million Six Hundred Eighty-Six Thousand

and ---- 00/100 Dollars.

TOTAL BASE BID (NON-WAGE SCALE):

\$ 1,602,000.00

Please indicate below your Total Base Bid amount in words:

One Million Six Hundred Two Thousand

and ---- 00/100 Dollars.

NOTE: Bid Form shall reflect bids for the project as shown in the contract specifications and addenda. Substitutions shall be included in the section "Proposed Substitutions."

* Note: References to Architect will also include Engineer in all bid documents.

ALTERNATE NO. 1

1. Replace the heating water system components including the boilers, heating water pumps, air separator, expansion tank, make-up water assembly, chemical shot feeder, piping, controls, and other system components as indicated on the contract drawings.

TOTAL ALTERNATE NO. 1 (WAGE SCALE):

\$ 1,609,000.00

Central Heating and Cooling Plant Replacement - River Hill HS
Bid #136.24.B3

IAC Meeting 07/17/2025

Please indicate below your Total Base Bid amount in words:

One Million Nine Thousand _____ and ---- 00/100 Dollars.

TOTAL ALTERNATE NO. 1 (NON-WAGE SCALE): \$ 935,000.00

Please indicate below your Total Base Bid amount in words:

Nine Hundred Thirty-Five Thousand _____ and ---- 00/100 Dollars.

ALTERNATE NO. 2

- 1. Replace the domestic water heaters, expansion tanks, thermostatic mixing valve, and circulator pump as indicated on the contract drawings.

TOTAL ALTERNATE NO. 1 (WAGE SCALE): \$ 369,000.00

Please indicate below your Total Base Bid amount in words:

Three Hundred Sixty-Nine Thousand _____ and ---- 00/100 Dollars.

TOTAL ALTERNATE NO. 1 (NON-WAGE SCALE): \$ 338,000.00

Please indicate below your Total Base Bid amount in words:

Three Hundred Thirty-Eight Thousand _____ and ---- 00/100 Dollars.

EQUIPMENT AND MANUFACTURERS

All bidders on the project are hereby required to name at time of bid the manufacturer name to be provided as part of their bid in accordance with the contract documents.

Chillers	Manufacturer: <u>Trane</u>
Water Heaters	Manufacturer: <u>PVI</u>
Boilers	Manufacturer: <u>Fulton</u>

PROPOSED SUBSTITUTIONS

Proposed substitutions shall be submitted in accordance with Instructions to Bidders, see Section 00100 Instructions to Bidders, Article 3, Bidding Documents, 3.3 Substitutions. Bids will be considered on systems, processes, or products of manufacturers other than those cited if accompanied by detailed technical specifications for each item, catalogs, test reports, brochures, and other descriptive literature and supporting data, sufficient in detail to permit evaluation of the proposed substitution without further reference.

Proposed Substitutions	Price Change
<u>N/A</u>	<u>\$ 0.00</u>
<u>N/A</u>	<u>\$ 0.00</u>
<u>N/A</u>	<u>\$ 0.00</u>

SECTION 00300
FORM OF PROPOSAL

**Central Heating and Cooling Plant Replacement
Wilde Lake High School
BID #137.24.B3**

Date: 08/21/2024

Owner: **Board of Education
of Howard County Maryland
10910 Clarksville Pike
Ellicott City, MD 21042
410-313-6723**

Contractor: Flo-Tron Contracting

Engineer/Architect: **James Posey Associates, Inc.
11155 Red Run Blvd, Ste 310
Baltimore, MD 21117
410-265-6100**

The undersigned, having carefully examined the Bid Announcement and Bid Documents proposes to furnish all specified materials and specified equipment in strict accordance with the aforesaid documents for the Lump Sums as follows:

BASE BID

1. Complete installed cost for this project and all appurtenances, as indicated on the Drawings, Specifications and addenda.

TOTAL BASE BID (WAGE SCALE): \$ 2,424,903.00

Please indicate below your Total Base Bid amount in words:

Two million four hundred twenty four thousand nine hundred three dollars and zero cents and ---- /100 Dollars.

TOTAL BASE BID (NON-WAGE SCALE): \$ 2,424,903.00

Please indicate below your Total Base Bid amount in words:

Two million four hundred twenty four thousand nine hundred three dollars and zero cents and ---- /100 Dollars.

NOTE: Bid Form shall reflect bids for the project as shown in the contract specifications and addenda. Substitutions shall be included in the section "Proposed Substitutions."

* Note: References to Architect will also include Engineer in all bid documents.

ALTERNATE NO. 1

1. Replace the heating water system components including the boilers, heating water pumps, air separator, expansion tank, make-up water assembly, chemical shot feeder, piping, controls, and other system components as indicated on the contract drawings.

TOTAL ALTERNATE NO. 1 (WAGE SCALE): \$ 1,073,219.00

Please indicate below your Total Base Bid amount in words:

One million seventy three thousand two hundred nineteen dollars and zero cents and ---- /100 Dollars.

TOTAL ALTERNATE NO. 1 (NON-WAGE SCALE): \$ 1,073,219.00

Please indicate below your Total Base Bid amount in words:

One million seventy three thousand two hundred nineteen dollars and zero cents and ---- /100 Dollars.

EQUIPMENT AND MANUFACTURERS

All bidders on the project are hereby required to name at time of bid the manufacturer name to be provided as part of their bid in accordance with the contract documents.

Chillers	Manufacturer: <u>Dunham Bush</u>
Cooling Tower	Manufacturer: <u>Baltimore Air Coil</u>
Boilers	Manufacturer: <u>Viessmann</u>

PROPOSED SUBSTITUTIONS

Proposed substitutions shall be submitted in accordance with Instructions to Bidders, see Section 00100 Instructions to Bidders, Article 3, Bidding Documents, 3.3 Substitutions. Bids will be considered on systems, processes, or products of manufacturers other than those cited if accompanied by detailed technical specifications for each item, catalogs, test reports, brochures, and other descriptive literature and supporting data, sufficient in detail to permit evaluation of the proposed substitution without further reference.

Proposed Substitutions	Price Change
_____	\$ _____
_____	\$ _____
_____	\$ _____

SUBCONTRACTORS: Bidders are hereby required to name the subcontractors as part of their bid package.

Name of Company	Type of Work
<u>DECA</u>	<u>Electrical</u>
<u>Trinity Energy Associates</u>	<u>Insulation</u>
<u>NS Associates</u>	<u>Demolition</u>
<u>J&G Supply</u>	<u>Equipment</u>
<u>Ample</u>	<u>Sheet Metal</u>

 **AIA**® Document A133® – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the 25th day of July in the year 2023
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)
The Maryland School for the Blind (“MSB”)
3501 Taylor Avenue
Baltimore, MD 21236

and the Construction Manager:
(Name, legal status, address, and other information)

Henry H. Lewis Contractors, LLC d/b/a Lewis Contractors (“Lewis” and “Lewis Contractors”)
55 Gwynns Mill Court
Owings Mills, MD 21117

for the following Project:
(Name, location, and detailed description)

Gym and Pool with detached Restroom Pavilion

The Architect:
(Name, legal status, address, and other information)

Marshall Craft Associates Inc.
2031 Clipper Park Rd. #105
Baltimore, MD 21211

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Montgomery - Wyngate ES - Roof

SECTION 00300 - BID FORM

(SUBMIT IN DUPLICATE ON BIDDER'S STATIONERY)

DATE: 3/13/2025

PROJECT TITLE: Wyngate Elementary School

BID SUBMITTED BY: R. D. BEAN, INC.

REGISTERED MARYLAND CONTRACTOR NO.: 16163813

SUBMITTED TO: **The Board of Education of Montgomery County
Division of Planning, Design and Construction
45 West Gude Drive, Suite 4300
Rockville, Maryland 20850**

PART 1 - GENERAL

- 1.1 The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with the OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.
- 1.2 BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.
- 1.3 BIDDER hereby agrees to furnish all labor, materials, equipment and services required to erect and complete the facility in strict accordance with the Contract Documents for the following price:
- 1.4 BASE BID
- A. TOTAL BASE BID:
SIX HUNDRED SIXTY TWO THOUSAND
SIX HUNDRED SEVENTY & 00/100 Dollars (\$ 662,670.00)

PART 2 UNIT PRICE

2.1 Unit prices are for both extra Work and credits. This list of prices will be submitted with the Bid in duplicate and shall become a part of the Contract upon its award. Unit prices listed below are applicable to all Work in this project involving extra materials/services performed by the Contractor or his Subcontractors and/or credits to the Owner for materials/services deleted from the project. Unit price includes all overhead and profit for the Subcontractor. Contractor mark-up is to be applied per Article 7 of the General Conditions of the Contract for Construction, AIA Document A201 REV.DOC-2007 edition. Prices as stated shall remain in effect through the end of the Contract warranty period. The undersigned acknowledges the unit price values as part of this bid and agrees to add or delete items for the unit prices identified when directed to do so by the Owner.

Montgomery - Meadow Hall ES - Roof

SECTION 00300 - BID FORM

(SUBMIT IN DUPLICATE ON BIDDER'S STATIONERY)

DATE: April 3, 2025

PROJECT TITLE: Meadow Hall Elementary School

BID SUBMITTED BY: John Teabo (Orndorff & Spaid Inc)

REGISTERED MARYLAND CONTRACTOR NO.: 16259508

SUBMITTED TO: The Board of Education of Montgomery County
Division of Planning, Design and Construction
45 West Gude Drive, Suite 4300
Rockville, Maryland 20850

PART 1 - GENERAL

1.1 The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with the OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

1.2 BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

1.3 BIDDER hereby agrees to furnish all labor, materials, equipment and services required to erect and complete the facility in strict accordance with the Contract Documents for the following price:

1.4 BASE BID

A. TOTAL BASE BID: (Thermoplastic Polyolefin (TPO))

TWO HUNDRED EIGHTY-NINE THOUSAND THREE HUNDRED EIGHTY-THREE Dollars (\$ 289,383.00)

ADD ALTERNATE:

B. Thermoplastic Polyolefin FLEECE BACK (TPO)

FOUR THOUSAND FIVE HUNDRED EIGHTY-TWO Dollars (\$ Deduct -4,582.00)

A credit of \$10,000.00 will be issued to the awarded roofing contractor from Carlisle when ordering materials. Referenced in Addendum #1

PART 2 UNIT PRICE

2.1 Unit prices are for both extra Work and credits. This list of prices will be submitted with the Bid in duplicate and shall become a part of the Contract upon its award. Unit prices listed below are applicable to all Work in this project involving extra materials/services performed by the Contractor or his Subcontractors and/or credits to the Owner for materials/services deleted from the project. Unit price includes all overhead and profit for the Subcontractor. Contractor mark-up

AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Crisfield Academy and High School
Systemic Renovations
210 N. Somerset Avenue
Crisfield, Maryland 21817
BMG Project No. 2024093.00

AGREEMENT INFORMATION:
Date: April 16, 2024

AMENDMENT INFORMATION:
Amendment Number: 001
Date: September 5, 2024

OWNER: *(name and address)*
Somerset County Public Schools
7982A Tawes Campus Drive
Westover, Maryland 21871

ARCHITECT: *(name and address)*
Becker Morgan Group, Inc.
312 West Main Street, Suite 300
Salisbury, Maryland 21801

The Owner and Architect amend the Agreement as follows:

Revise original Scope of Work to include Additional Services, in addition to acquiring a Subconsultant for IT / AT / Security / Acoustics services, related to the Design Development, Construction Documents, Bidding, and Construction Phases of work. Modified scope includes demolition and new work to support administrative suite relocation to provide direct adjacency of reception area to main vestibule, including modifications to adjacent media center, health suite, restrooms, lobby, vestibule, corridors and classrooms. Modified scope includes reconfiguration of parking areas for ADA compliant vehicular drop-off loop and entrance sequence to main vestibule. Includes full replacement of interior doors, casework, auditorium seating, existing fire sprinkler system, and courtyard improvements.

The Architect’s compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Increase contracted tasks as indicated in Article 11.1.1 based on the following fixed fee increases:

Design Development	\$185,000
Construction Documents	\$266,550
Bidding	\$ 37,500
Construction Administration	\$126,500
Total Increase to Fixed Fee:	\$615,750

Increase estimated reimburseables from \$10,000 to \$18,000

The previously contracted fixed fee will be increased from \$1,792,500.00 to \$2,408,250.00 exclusive of reimburseables.

The revised total including estimated reimburseables will be increased from \$1,802,500.00 to \$2,426,250.00.

Schedule Adjustment:

None.

SIGNATURES:

Becker Morgan Group, Inc.
ARCHITECT *(Firm name)*

Somerset County Public Schools
OWNER *(Firm name)*

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User Notes:

(3B9ADA4E)



June 12, 2025

Mr. Jonathon Hill
 Supervisor of Capital Planning, Facilities & Security
Somerset County Public Schools
 7982A Tawes Campus Drive
 Westover, MD 21871

RE: **CRISFIELD ACADEMY & HIGH SCHOOL - RENOVATIONS**
 Construction Management at Risk – Guaranteed Maximum Price #2 Presentation

Dear Mr. Hill:

Oak Contracting, LLC is pleased to submit the following information related to the above referenced project.

The 2A, 2B, 4A, 5A, 6A, 7A, 8A, 9A, 9B, 9D, 9E, 12A, 15A, 15B, 15C and 16A packages for the project were advertised for bids on April 14, 2025. A prebid meeting was held on April 17, 2025. Three (3) addenda were issued during the bidding preparation time.

On May 15, 2025 at 1:00PM a total of 37 (thirty-seven) bids were received. All bids were received and opened privately. Subsequent to submission of bids, Oak conducted scope confirmation meetings with all apparent Low Bidders for each Contract Package to confirm and clarify the bidding document requirements. Certain allowable adjustments (credits and additions) are included in this GMP. Apparent low bidders for each contract Package are listed below and are recommended for award of Subcontract:

Contract Package	Description	Amount	Contractor	MBE
2A	Sitework and Concrete	\$3,985,000.00	Reynolds Excavating, Inc.	8% ACHIEVED
2B	Helical Piers	\$142,500.00	Levelift Foundations LLC	2.54% ACHIEVED
4A	Masonry	\$1,187,000.00	Diamond State Masonry Company	9% ACHIEVED
5A	Steel	\$703,715.00	Calvary Fabrication LLC	0% ACHIEVED
6A	General Carpentry	\$3,909,000.00	Delmarva Veteran Builders LLC	12.99% ACHIEVED
7A	Roofing	\$449,937.00	AHS, Inc.	0% ACHIEVED
8A	Storefronts and Windows	\$843,000.00	Charles Brown Glass Company	0% ACHIEVED
9A	Drywall and Acoustics	\$1,600,000.00	M3 Contracting LLC	20% ACHIEVED
	Tile	\$430,000.00	L&R Floors	5% ACHIEVED

9B				
9D	Flooring	\$850,000.00	L&R Floors	5% ACHIEVED
9E	Painting	\$174,290.00	Jamestown Painting, Inc.	0% ACHIEVED
12A	Auditorium Seating	\$189,200.00	TJ Distributors, Inc.	0% ACHIEVED
15A	Mechanical, Plumbing, HVAC	\$9,765,867.00	Joseph M. Zimmer, Inc.	15% ACHIEVED
15B	Sprinkler	\$412,980.00	Bear Industries, Inc.	11% ACHIEVED
15C	Automatic Temperature Controls	\$898,500.00	Modern Controls LLC	14.16% ACHIEVED
16A	Electrical (including low-voltage)	\$7,660,000.00	Excel Mechanical Contractors LLC	11% ACHIEVED
	SUBTOTAL	\$33,200,989.00		11.45% ACHIEVED

In addition to the above, the table below contains a summary of selected alternates:

Alternate	Description	Amount	Accepted
1	Storm Water Tie-In at 2017 Head Start Addition	\$15,939.00	Y
2	Secure Vestibule Addition Adjacent Gymnasium	\$324,595.00	N
3	New Display Cases and Feature Walls at HOF & Auditorium Lobby	\$92,294.00	Y
4	Large Courtyard Shade Structure	\$197,820.00	N
5	New Digital Clocks and Bells	\$106,000.00	Y
6	New Art Room Kiln, Power and Ventilation	\$63,918.00	N
7	NOT USED	NOT USED	N/A
8	Copper Conductors	\$122,000.00	N
9	Lighting Controls System by nLight	\$250,000.00	N
10	Electrical Gear by Square D Company	\$52,000.00	N
11	Expedited Base Bid Switch Board	NOT AVAILABLE	N/A
12	Expedited Switchboard by Square D Company	NOT AVAILABLE	N/A
13	Generator and Transfer Switches by Kohler	\$76,000.00	N
14	Lightning Protection System	\$94,000.00	N
15	Fire Alarm System by Edwards Systems Technology (EST)	\$0.00	Y
16	Network Lighting Controls – Enhanced Warranty	\$19,400.00	N
17	Remove Existing Windmill	\$60,000.00	N
18	Helical Pile Support Adjacent New Sump Pit	Deduct: (\$7,500.00)	N
19	Gravel Wetlands	Deduct: (\$48,000.00)	N
	Subtotal Of Accepted Alternates 1, 3, 5, 15	\$214,233.00	



Based on the above information Oak Contracting, LLC proposes a Guaranteed Maximum Price #2 for the above listed Packages as follows:

Base Bid amounts	\$33,200,989.00
Accepted Alternates	<u>\$214,233.00</u>
Subtotal	\$33,415,222.00
Fixed Unit Costs:	
Unsuitable soil 2000 C.Y @ \$48.50/C.Y. =	\$97,000.00
Hazardous materials 900 hours @ \$52.75/hour =	\$47,475.00
EIFS repair 1250 S.F @ 43.00/S.F.=	\$53,750.00
Masonry repair 1200 S.F. @ 41.75/S.F.=	\$50,100.00
Wall extensions/repairs 1750 S.F @ 44.00/S.F.=	\$77,000.00
Sanitary sewer repair/replace 600 L.F. @ \$157.00/L.F.=	\$94,200.00
Storm sewer repair/replace 900 L.F. @ 104.40/ L.F. =	\$93,960.00
Fire alarm devices per Fire Marshal 100Ea. @ \$874.92/Ea.=	\$87,492.00
Support/adjust existing electrical cabling 6000 L.F.@ \$9.75/L.F.	\$58,500.00
General Conditions	\$2,968,074.00
Insurance	\$55,000.00
Bond Premium	\$275,000.00
Fee	<u>\$1,376,384.00</u>
GMP#2 BASE BID TOTAL	\$38,749,127.00

The following qualifications/clarifications/conditions are applicable to this GMP:

1. This GMP presentation is based upon the drawings and specifications dated March 26, 2025, as issued by Becker Morgan Group, as well as Addendum A dated April 23, 2025, Addendum B dated May 1, 2025, Addendum C dated May 8, 2025.
2. Preliminary Project Schedule and schedule development process direction was issued in the bidding documents and supports an overall Substantial Completion date of December 30, 2025. All Trade Contractors must be under contract to Oak Contracting, LLC before the as-planned schedule can be prepared and submitted. This GMP proposal is conditioned upon an equitable adjustment of the contract price and contract time for any delay to the issuance of necessary permits.
3. To support the Commencement date and Substantial Completion date published in the General Scope of the Contract Packages it is required that approval of this GMP and issuance of a Notice to Proceed, occur on or before July 11, 2025.
4. This GMP proposal is conditioned upon there being a force majeure clause in the construction contract that excuses construction manager's performance in the event of force majeure events which would include but not be limited to things such as: acts of God; acts of terrorism, war or the public enemy; flood; earthquake; tornado; storm; fire; civil disobedience; tariffs; pandemic; insurrections; riots; labor disputes; labor or material shortages from the usual sources of supply; sabotage; internet service interruption, restraint by court order or public authority (whether valid or invalid), inability to obtain or keep in force the necessary governmental authorizations, permits, licenses, certificates or approvals if not caused by construction manager; and the requirements of any applicable government in any manner that diverts either the material or the finished product to the direct or indirect benefit of the government.

Wicomico - Fruitland Primary - Replacement

THE WHITING-TURNER CONTRACTING COMPANY



The Whiting-Turner Contracting Company
100 East Main Street, Suite 200
Salisbury, MD 21801
410-677-3253
www.whiting-turner.com



Project Name: Fruitland Primary School
Type of Estimate: Guaranteed Maximum Price
Estimate Date: May 21, 2025
Project Location: 301 N Division St, Fruitland, MD 21826

Owner: Wicomico County Public Schools
101 Long Ave. Salisbury, MD 21804

Architect: Grimm + Parker Architects

MEP Engineer: Alban Engineering, Inc.

Structural Engineer: Columbia Engineering, Inc.

Civil Engineer: Davis, Bowen & Friedel, Inc.

Whiting-Turner VP/Group: Scott Saxman - Division Vice President

Document Set: Bid Set Dated April 1st, 2025
Project Schedule (Months): 32
Gross Building Area (GSF): 110,789
Site Area (Acres): 17.92
Project Description: Construction of new +/- 111,000SF high performance PreK-2nd Primary School. Demolition of existing +/- 60,700SF school. New sitework and utilities.



Fruitland Primary School

Building

110,789 GSF

DIVISION	COST	\$/SF	%/COW
2 Existing Conditions	\$ 492,326	\$ 4.44	0.94%
3 Concrete & Precast	\$ 2,375,000	\$ 21.44	4.56%
4 Masonry	\$ 3,619,000	\$ 32.67	6.94%
5 Metals	\$ 4,175,000	\$ 37.68	8.01%
6 Wood and Plastic	\$ 1,148,025	\$ 10.36	2.20%
7 Thermal & Moisture Protection	\$ 5,159,703	\$ 46.57	9.90%
8 Openings	\$ 2,258,714	\$ 20.39	4.33%
9 Finishes	\$ 5,059,517	\$ 45.67	9.70%
10 Specialties	\$ 962,022	\$ 8.68	1.85%
11 Equipment	\$ 829,820	\$ 7.49	1.59%
12 Furnishings	\$ 2,332,855	\$ 21.06	4.47%
21 Fire Suppression	\$ 535,435	\$ 4.83	1.03%
22 Plumbing, HVAC, Geothermal	\$ 12,672,650	\$ 114.39	24.31%
26 Electrical & Solar	\$ 8,090,071	\$ 73.02	15.52%
27 Communications	\$ 2,428,543	\$ 21.92	4.66%

Subtotal (Building) \$ 52,138,681 \$ 470.61

Sitework

17.9 Acres

	COST	\$/Acre	%/COW
31 Exterior Improvements	\$ 6,365,388	\$ 355,211	12.21%

Subtotal (Site) \$ 6,365,388 \$ 355,211

General Conditions	\$ 3,588,500	\$ 32.39
General Requirements	\$ 1,187,228	\$ 10.72
Builder's Risk Insurance	By Owner	\$ -
CM Fee	\$ 1,610,000	\$ 14.53
CM Contingency	\$ 750,000	\$ 6.77
CM Liability Insurance & CM Bond	\$ 1,219,916	\$ 11.01

Grand Total \$ 66,859,712 \$ 603.49

Total of Recommended Alternates \$ 1,400,288 \$ 12.64

Guaranteed Maximum Price Total \$ 68,260,000 \$ 616.13

90% CD Estimate Total \$ 67,677,723 \$ 610.87

Item 2.C. Revisions to Previously Approved Contracts

Motion:

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

Background Information:

Please see the presented report for revisions to previously approved contracts.



Revisions to Previously Approved Contracts Report

LEA Name	Project Name	PSC Number	Company Name	Original Recommended Local Funds	Revised Local Funds	Original Recommended State Funds	Revised State Funds	Total Contract Amount	State Share	Change Description	Original IAC Approval Date(s)	Recommended Reverted Funds
Calvert	Sunderland Elementary/HVAC	L04F014	EBL Engineering, LLC	\$70,077.00	\$68,307.00	\$78,400.00	\$80,170.00	\$148,477.00	61%	Increases FY 2024 HSFF State funding awarded to the project by \$1,770 due to additional funding approved by the IAC at the June 12, 2025 Meeting.	June 12, 2025	\$0.00
Garrett	Southern Garrett High School/Roof	L11F005	SGK Contracting, Inc.	\$651,000.00	\$480,900.00	\$4,158,000.00	\$4,328,100.00	\$4,809,000.00	90%	Increase to State funding provided for the project in the FY 2024 HSFF to increase the State share by \$170,100 due to additional funding approved by the IAC at the May 8, 2025 Meeting.	May 8, 2025	\$0.00



Item 2.D. Property Transfer – Garrett County Public Schools – North Eighth St. Property

Motion:

To approve the transfer of 1.3 acres at 102 North Eighth St., Oakland, MD 21550 from the Garrett County Board of Education to the Board of County Commissioners of Garrett County. Garrett County shall obtain IAC approval before transferring any right, title, or interest to any portion of the property.

Background Information:

Property Data	
Size	1.3 acres
Acres involved in transaction	1.3 acres
Original Construction Date	N/A
State Rated Capacity	N/A
State Investment	None
Outstanding State Bond Debt	None
Debt Service Payment Schedule	None

The 1.3 acres of property currently houses a warehouse that was previously used for storing excess equipment and fixtures. Garrett County Public Schools (GCPS) has indicated that they no longer utilize this warehouse and property, and the property is intended to be used as a site for a future community center for Garrett County.

Since the parcel of property being transferred contains no school facilities and consists of undeveloped land only, GCPS is only required to obtain approval from the State Superintendent or their designee. Approval of this transfer by the IAC constitutes approval by the State Superintendent of Schools, per the delegation of authority accepted by the IAC on May 16, 2025.

This action, if approved, transfers the 1.3 acre property to Garrett County. The county is required to request IAC approval prior to any further sale, transfer, or other disposition.

IAC staff recommend approval of this item.

Item 2.E. Reversion Correction – Howard County Public School System – Dunloggin Middle School (PSC L13F001)

Motion:

To correct the rescission amount shown for the FY 2024 Capital Improvement Program Dunloggin Middle School (PSC L13F001) renovation/addition project from \$22,840,000 to \$1,994,000.

Background Information:

In June 2025, the IAC approved a request from the Howard County Public School System to rescind the funding awarded to the Dunloggin Middle School HVAC renovation/addition project. The IAC agenda incorrectly reflected the Maximum State Award amount for rescission instead of the actual amount awarded to the project. Approval of this motion will resolve this error.

IAC staff recommend approval.

Item 2.F. FY 2022 Aging Schools Program Reimbursement Extension – Queen Anne’s County Public Schools – Centreville Elementary School (PSC L17F005) Public Address System

Motion:

To approve the request from Queen Anne’s County Public Schools (QACPS) to extend the reimbursement deadline for the FY 2022 Aging Schools Program (ASP) Centreville Elementary School (PSC L17F005) Public Address (PA) System project until September 30, 2025.

Background Information:

On June 3, 2023, QACPS submitted a request to extend their reimbursement submission deadline for the Centreville Elementary School PA System project funded through the FY 2022 ASP, which had inadvertently not been submitted for reimbursement prior to the deadline. The project has been completed and since the reimbursement deadline has passed, QACPS requested to extend the deadline to September 30, 2025 to allow time for the contract documents and reimbursement request to be submitted.

IAC staff recommend approval of this request.



**QUEEN ANNE'S COUNTY
PUBLIC SCHOOLS**
Where Our Future Begins

June 3, 2025

Mr. Alex Donahue, Executive Director
Interagency Commission on School Construction
200 West Baltimore Street
Baltimore, MD 21202

RE: Queen Anne's County Public Schools
Aging Schools Program - ASP FY '22

Dear Mr. Donahue,

Queen Anne's County Public Schools was recently notified that our approved funds for ASP FY '22 were not requested for reimbursement. We also understand that the deadline for submitting for reimbursement has expired.

Please accept this letter as our request for an extension to the deadline. We have the necessary documentation to submit, so our reimbursement request could follow such extension in short order.

Thank you for your consideration of the above request. If you have questions or need additional information, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DBarricklow'.

Darrell Barricklow, AIA, CPD, LEED AP
Supervisor of Facilities and Design

cc: Arabia Davis, IAC
Melissa Wilfong, IAC
Eugene Shanholtz, IAC
Lisa Vaughn, IAC
Sidney Pinder, QACPS
Jolene Gottlieb, QACPS
Rob Watkins, QACPS
Morgan Baker, QACPS



Item 2.G. FY 2026 Capital Improvement Program Amendment – Wicomico County Public Schools – Fruitland Primary School (PSC L22F016) Replacement Project

Motion:

To transfer \$8,339 from the Wicomico County Public Schools' (WCPS) reserve fund account to the FY 2026 Capital Improvement Program (CIP) Fruitland Primary School (PSC L22F016) replacement project, increasing the total award from \$12,033,566 to \$12,041,905.

Background Information:

On June 16, 2025, IAC staff received a request from WCPS to reallocate recently reverted Energy Efficiency Initiative funds to the FY 2026 CIP Fruitland Primary replacement project.

IAC staff recommend approval of the request.

Item 2.H. Cancellation of Amendment and Reversion – Anne Arundel County Public Schools – Northeast Middle School (PSC L02F044) Doors Project

Motion:

To cancel the project award amendment and reversion of \$25 from the Anne Arundel County Public Schools (AACPS) Northeast Middle School (PSC L02F044) doors project to the LEA's reserve account.

Background Information:

At the May 9, 2024 IAC meeting, the IAC approved a motion to amend the project award for the Northeast Middle School (PSC L02F044) doors project from \$157,025 to \$157,000 and revert the remaining \$25 to AACPS' reserve account at the request of the LEA. However, the entire project award of \$157,025 was disbursed to the LEA prior to the motion being approved by the IAC. If approved, this motion will cancel the amendment and reversion and bring the project expenditures in alignment with the total award.

Item 3. FY 2027 & 2028 LEA State Cost-Share Percentages

Motion:

1. To modify COMAR 14.39.02.06.D to provide a ten-percentage-point State cost-share increase where the LEA is located in a Tier 1 county; and
2. To approve amendments to COMAR 14.39.02.06.F to reflect the FY 2027 and FY 2028 State Cost-Share Percentages as presented in this Item and statutory changes to the State Cost share for the Maryland School for the Blind, pursuant to Education Article § 5-303(k)(6), Annotated Code of Md. The proposed COMAR revisions will be published in the Maryland Register and will be open for public comment for a period of at least 30 days before returning to the IAC for final approval.

Background Information:

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

Pursuant to COMAR 14.39.02.06.C, every two years the IAC shall update, approve, and publish to the IAC's website the State Cost-Share percentages to be applied to individual projects submitted for inclusion in the Capital Improvement Program (CIP) and a number of other IAC funding programs.

Currently, COMAR requires the State cost shares to be calculated using the factors found in COMAR 14.39.02.06.D. The factors include:

- The LEA's State share of the Foundation program divided by the Foundation program of the LEA;
- The LEA's amount of State aid provided by the Guaranteed Tax Base Aid program divided by the Foundation program of the LEA;
- 20% of the amount by which the LEA's free and reduced price meal percentage exceeds the Statewide free and reduced price meal percentage;
- Tier 1 Counties:
 - 5% if the LEA is in a county that is a Tier 1 county that has an unemployment rate greater than the State unemployment rate (either 150% of the State rate or 2 percentage points higher than the State unemployment rate)
 - 5% if the LEA is in a county that is a Tier 1 county that has a median household income level equal to or less than 75% of the level for the State;
- The percent of LEA growth over the Statewide average; and
- 10 times the amount by which the county and LEA outstanding school construction debt + PAYGO exceeds 1% of the county wealth.

This Item proposes to combine the two Tier 1 State cost-share factors into a single factor that would increase the State cost share by ten percentage points for any LEA in a county that is a

Tier 1 county as defined by the Economic Development Article. There are currently no counties eligible for the five-percentage-point increase based on the unemployment rate.

These factors are used to calculate the *base* LEA State cost-share percentage. In addition to the product of this formula, specific projects are eligible for project-based add-ons to the State cost share if they are for schools with certain concentrations of poverty, for schools that demonstrate maintenance effectiveness, and for schools that are designed to be net-zero schools. These project-specific add-ons can sum to as much as a 20-percentage-point increase to the State cost-share percentage, but the State cost share cannot exceed 100% of the eligible project costs.

Please note that COMAR 14.39.02.06.B requires that:

- The minimum State cost share for any LEA is 50%;
- Reductions in the State cost share from one calculation cycle to the next may not exceed 5%; and
- Reductions in the State cost share from one calculation cycle to the next of 4% or more shall be phased in over 2 years, with 2 percentage points in the first year and the remaining 2 or 3 percentage points in the second year.

Further, Education Article § 5-303(k)(2) requires that the State cost share for an LEA with a median household income in the bottom quartile of the State and with a calculated State cost share of 50% be increased to the State cost share of the adjacent county with a cost share closest to 50%. This provision currently only applies to Garrett County, for which the cost share of Allegany County is applied.

The calculated factors presented in the table in this Item have been adjusted according to these provisions.

State Cost Share Calculations - FY 2027 & FY 2028

LEA	FY 2026 (As Adopted in Prior Cycle)	FY 2027	FY 2028	Total Difference
Allegany	89%	95%	95%	6%
Anne Arundel	50%	50%	50%	0%
Baltimore City	91%	91%	91%	0%
Baltimore County	57%	56%	56%	-1%
Calvert	56%	54%	51%	-5%
Caroline	94%	97%	97%	3%
Carroll	54%	57%	57%	3%
Cecil	61%	63%	63%	2%
Charles	64%	66%	66%	2%
Dorchester	98%	97%	97%	-1%
Frederick	67%	69%	69%	2%
Garrett	89%	95%	95%	6%
Harford	58%	59%	59%	1%
Howard	51%	50%	50%	-1%
Kent	50%	50%	50%	0%
Montgomery	50%	50%	50%	0%
Prince George's	68%	67%	67%	-1%
Queen Anne's	50%	50%	50%	0%
St. Mary's	58%	58%	58%	0%
Somerset	100%	98%	95%	-5%
Talbot	50%	50%	50%	0%
Washington	78%	82%	82%	4%
Wicomico	95%	99%	99%	4%
Worcester	50%	50%	50%	0%

The State Cost Share percentages applicable to FY 2027 and 2028 are recommended by IAC staff for adoption as presented.

14.39.02 Administration of the Public School Construction Program

Authority: Education Article, §§4-126, 5-112, and 5-303; State Finance and Procurement Article, §5-7B-07,
Annotated Code of Maryland

.06 State Cost Share Percentage

A. (text unchanged)

B. Percentages

(1)– (4) (text unchanged)

(5) The State share percentage for the Maryland School for the Blind shall be [93] *100%* percent of eligible costs of approved projects.

C. (text unchanged)

D. LEA State Cost Share. The IAC shall add the following amounts to calculate the recommended revised cost share amounts:

(1)– (3) (text unchanged)

(4) [5 percent if the county where the LEA is located is a Tier I county that has an unemployment rate greater than the average rate or number of percentage points identified in Economic Development Article, §1-101, Annotated Code of Maryland, or has met the average rate or number of percentage points identified in Economic Development Article, §1-101, Annotated Code of Maryland, at some time during the preceding 24-month period;] *10 percent if the county where the LEA is located is a Tier I county as defined in Economic Development Article § 1-101, Annotated Code of Maryland.*

[(5) 5 percent if the county where the LEA is located is a Tier I county that has a median household income level below the level identified in Economic Development Article, §1-101, Annotated Code of Maryland, or has had a median household income level below the level identified in Economic Development Article, §1-101, Annotated Code of Maryland, at some time during the preceding 24-month period]

E. (text unchanged)

F. For FY [2025 and] ~~2026~~, 2027, and 2028 the State share percentages of public school construction funding for eligible costs of approved projects are as follows:

County	FY 2027	FY 2028
Allegany	95%	95%
Anne Arundel	50%	50%
Baltimore City	91%	91%
Baltimore	56%	56%
Calvert	54%	51%
Caroline	97%	97%
Carroll	57%	57%
Cecil	63%	63%
Charles	66%	66%
Dorchester	97%	97%
Frederick	69%	69%
Garrett	95%	95%
Harford	59%	59%
Howard	50%	50%
Kent	50%	50%
Montgomery	50%	50%
Prince George's	67%	67%
Queen Anne's	50%	50%
St. Mary's	58%	58%
Somerset	98%	95%
Talbot	50%	50%
Washington	82%	82%

Wicomico	94% 99%	94% 99%
Worcester	50%	50%

Item 4. 2026 Cost per Square Foot for School Construction

Motion:

To adopt the Calendar Year 2026 Statewide per-square-foot school construction cost of \$431 for building only.

Background Information:

COMAR 14.39.02.07F requires the IAC to establish the average Statewide per-square-foot school building cost that will apply to the State Capital Improvement Program and other applicable programs by July of the calendar year in which applications are submitted. The cost per square foot approved in July 2025 will apply to projects that receive their first year of construction funding from January 1 to December 31, 2026, and is based on bids received for new school construction in the prior calendar year and cost information derived from industry sources.

Based on the review of these resources, the IAC staff recommends that the IAC approve for calendar year 2026 a 3.5% increase to the calendar year 2025 cost per square foot resulting in 2026 figures of \$431 per square foot for building only. The IAC adds 19% for site development for new and replacement projects. The allowable cost per square foot for projects that receive the 19% for site development will be \$513. This increase is consistent with industry sources and maintains the IAC's historic approach of remaining conservative in its projections in order to ensure that available funding can be allocated to support the maximum number of eligible projects and to avoid exceeding actual bid prices in volatile markets. In addition, the IAC maintains the authority to consider changes to an individual project's Maximum State Award using the factors identified in COMAR 14.39.02.08 and has exercised that authority in recent years when sufficient justification has been provided by an LEA.



Item 5. Capital Improvement Program FY 2027 CIP Instructions and Schedule

Motion:

To approve the FY 2027 Capital Improvement Program (CIP) schedule and the revised CIP Instructions as presented.

Background Information:

Each year, the IAC publishes year specific factors related to the annual CIP cycle, including:

- Cost per square foot (for consideration in Item 4 of this agenda)
- Target allocation (for consideration in Item 6 of this agenda)
- Schedule (for consideration in this agenda item)
- EGRC estimates (calculated based upon a statutory formula)
- State Cost Share percentages (for consideration in Item 3 of this agenda)

Additionally, for FY 2027 the IAC staff are recommending revisions to the CIP instructions to complement the IAC’s new Administrative Procedures Guide.

FY 2027 CIP Application Schedule:

10/06/2025	Deadline for LEAs to upload FY 2027 CIP requests into the BMS
11/28/2025	Deadline for LEAs to upload final amendments to the FY 2027 CIP request and letters of support from local government (required) into the BMS
12/11/2025	IAC hearing for preliminary approval of 75% of anticipated total CIP funding
02/12/2026	IAC adoption of the 90% CIP
05/14/2026	IAC approval of 100% CIP

FY 2027 Estimated Enrollment Growth and Relocatable Classrooms (EGRC) Allocations:

LEAs are eligible for EGRC funding if their enrollment growth is significant (150% of the statewide average growth over five years) or if they utilize a significant number of relocatable classrooms (averaging 250 or more over five years). EGRC funding is allocated per a statutory formula and estimated allocations for eligible LEAs are as follows.

LEA	Qualifies Based on Enrollment	Qualifies based on # of Relocatables	9/30/2024 Full-Time Equivalent Enrollment	% of Total Statewide Enrollment	FY 2027 Estimated EGRC Allocation
Anne Arundel	X		82,242.00	9.64%	\$6,752,603
Baltimore County		X	105,636.50	12.38%	\$5,983,752
Caroline	X		5,325.25	0.62%	\$1,208,583
Carroll	X		25,636.00	3.00%	\$8,392,175
Charles	X	X	26,995.25	3.16%	\$6,011,830
Frederick	X		46,315.25	5.43%	\$14,112,677
Harford	X		36,593.00	4.29%	\$2,738,856
Howard	X		55,776.75	6.54%	\$3,652,496
Montgomery		X	153,090.30	17.94%	\$8,671,761
Prince George's		X	125,701.00	14.73%	\$7,120,301
Washington	X		21,584.00	2.53%	\$4,232,788
Wicomico	X		14,854.75	1.74%	\$9,047,230
Worcester	X		6,405.50	0.75%	\$2,074,947
Total			706,155.55	83%	\$80,000,000

Notes:

1. Enrollment includes SEED School MD students in home school systems.
2. Prekindergarten students are not included in the Full-time equivalent enrollment for the MSDE Foundation program funding.
3. Full-time equivalent enrollment is defined in State Education Article §5-202.

IAC staff recommend approval of the FY 2027 CIP Schedule and the revised CIP instructions.

State of Maryland

Interagency Commission on School Construction

Capital Improvement Program Instructions for Submission



mdschoolconstruction.org
iac.pscp@maryland.gov
(410) 767-0617



Please note that these instructions are regularly updated for accuracy, process changes, and streamlining. Users of this document are strongly encouraged to access the most recent version on the IAC's website to ensure that the most updated guidance is used.

Record of Changes

Version	Description	IAC Approval Date
1.0	Initial Adoption for the FY 2025 CIP	7/13/2023
1.1	Updates Submission Method from SharePoint to LEA Upload Form	N/A
1.2	Administrative updates to reflect BMS submission method and to make the instructions FY-agnostic.	7/11/2024
1.3	Clarify submission format requirements in Section 16.	N/A
2.0	Removes guidance recorded in the new IAC APG, clarifies submission requirements in the BMS, and condenses duplicate information.	

DRAFT



Table of Contents

1. Purpose	1
2. Timeline	1
3. Application Submission	1
4. Communication Requirements	4
5. CIP Submission Format Requirements	4
6. Amendments to CIP Requests	5
7. Cost per Square Foot	5
8. Planning Requests	6
9. Funding Requests	6
10. Funding Factors	6
11. Eligible and Ineligible Items, Expenditures, and Projects	6
12. Project Evaluation	7
13. Project Approvals	7
14. CIP Publication and Project Execution	8
15. LEA Appeals of Staff Recommendations	8
16. FY 2027 LEA Allocation Targets	9
17. Funding Considerations	10
18. Significant Enrollment Growth and Relocatable Classroom (EGRC) Funding	10

The IAC's [Administrative Procedures Guide \(APG\)](#) provides a detailed summary of the regulations, policies, and procedures used by the IAC to determine project eligibility for most of the IAC's programs, including the Capital Improvement Program. Please see the APG for general requirements – including a glossary of terms, portfolio level policies and tools, design submissions, updates to the IAC's Facility Inventory Database, and other important information.

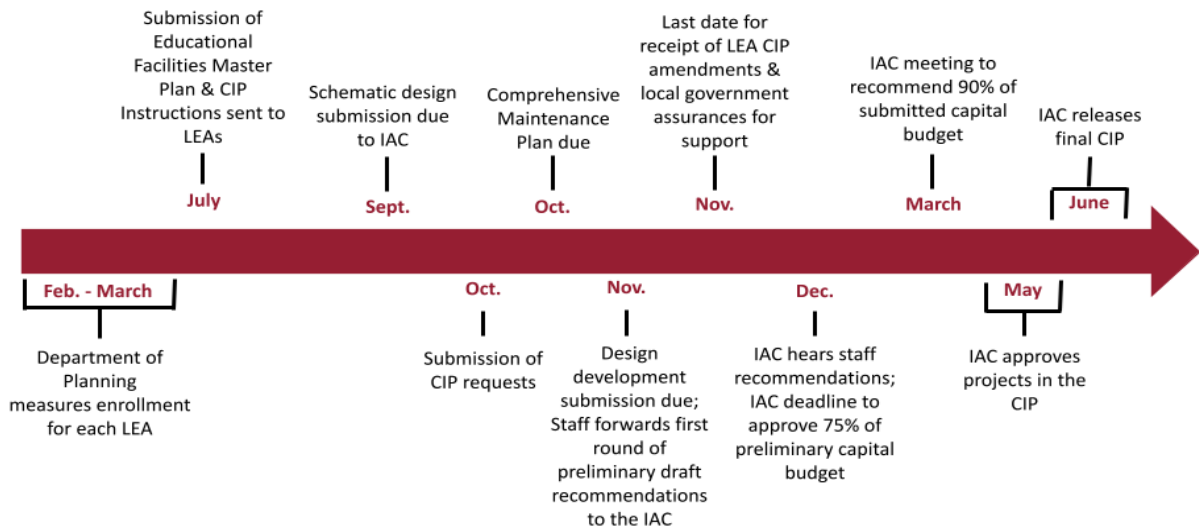
1. Purpose

The Capital Improvement Program (CIP) is governed by [Title 5, Subtitle 3 of the Education Article](#), Annotated Code of Maryland and COMAR 14.39.02. CIP funding can be used for new, renewal, and replacement projects as well as for renovation projects or capital maintenance projects (systemic renovations). Please see the [Administrative Procedures Guide \(APG\)](#) and applicable COMAR sections at the [Division of State Documents Website](#) for specific information on project execution.

These instructions have been modified to serve as the guide and resource on the process for submitting CIP applications and includes the preliminary LEA CIP funding targets, and the Enrollment Growth and Relocatable Classroom (EGRC) funding summary for eligible Local Education Agencies (LEAs). The annual CIP Notice which contains pertinent information specific for this CIP cycle is available along with past annual memos and instructions on the [IAC's website](#).

2. Timeline

Refer to the relevant [fiscal year notice](#), which follows the general schedule in the graphic below.



3. Application Submission

The deadline for all CIP submissions is typically in October on a date set each year in the relevant fiscal year notice to LEAs. Projects requested in the CIP shall be consistent with the priority and needs described in the Educational Facilities Master Plan, which is submitted annually in July.



LEAs should consult with their assigned Capital Projects Manager to determine if a site visit for a project is necessary. Outside of the CIP cycle, IAC staff will generally request site visits for major capital projects when in the Feasibility Study phase.

For the initial submission, LEAs should upload all files required in the Submission Checklist below to the [Business Management System \(BMS\)](#). Each project should have a CIP Funding Application process submitted in the BMS. Additionally, general CIP documentation is to be submitted on the LEA's Global project via the CIP Front End Upload process in the BMS, which must include written local board of education support for the CIP request.

IAC Submission Checklist

Front End Documentation

- Upload general CIP request documentation to the CIP Front End Upload process in the BMS, including the LEA-wide Forms 102.3-102.6 in Excel format and one PDF that includes:
 - Summary of FY requests
 - Letter(s) or record of Board of Education action stating local financial support

Individual Project Requests

- For each individual project request:
 - Verify that the State Rated Capacity, square footage, and prior project information in the IAC's Facility Inventory Database is complete and accurate.
 - Upload Excel versions of the applicable CIP Forms 102-102.7.
 - Upload a draw schedule including all project expenditures shown separately for each funding source.
 - Each project submission in the BMS will require that a priority number be indicated. Generally, the IAC will follow the local priority order to the extent that projects are eligible and funds are available. Requests for prekindergarten classrooms may take priority over other requests outside of the LEA's requested priority order. Prioritization of prekindergarten classrooms will occur within each LEA's target allocations, and the IAC will prioritize prekindergarten requests for local planning and for early planning and design or construction funding.¹
 - If more than one project is submitted for the same facility, cross reference the projects by priority number and project type (e.g. "See Priority #X - Roof Replacement"), clearly indicate why they are submitted as separate projects rather than as a single project, and explain whether or not there is a preference for the projects to be funded together and whether they will be awarded under a single or multiple contracts.
- For major construction projects, verify that the adjacent schools listed in the IAC's Facility Inventory Database are accurate and use the list of adjacent schools in the IAC's Facility Inventory to complete Form 102.

¹ In accordance with Education Article §7-1A-07, Annotated Code of Maryland

- If the list of adjacent schools are inaccurate, meaning they are not geographically contiguous to the project school, submit an FIDB Update Request process in the IAC's BMS to request a correction at least two months before a request for construction funding is anticipated to be submitted.
- If the schools are geographically contiguous but you would like to request an exclusion for the purposes of developing the Maximum State Award for the requested project:
 - Provide justification for exclusions and/or additions by submitting the Adjacent Schools Inclusion/Exclusion Request process in the BMS; and then
 - Identify exclusions and/or additions to the list in Form 102.
- For major construction projects, verify that the eligible enrollment calculated in Form 102 is used to calculate the Gross Area Baseline (GAB) in Form 102 - Computational Supplement.
- For all projects that would impact floor plans, include a proposed floor plan of the school.
- For projects including CTE spaces, upload a letter of support from the MSDE Senior Executive Director of MSDE's Division of College and Career Pathways.
- For projects including regional special education program spaces, upload a letter of support from the MSDE Assistant State Superintendent of the Division of Special Education.
- For any project subject to the Safe Walk to Schools Act (Educ. Art., § 5-329, Annotated Code of Maryland), upload a Pedestrian Safety Plan in accordance with the Safe Walk to Schools Act of 2022.
- For capital maintenance (systemic renovation) projects:
 - Verify that the project information corresponds to information provided in the Comprehensive Maintenance Plan submitted in October of the application year
 - Identify ineligible work proposed
 - Provide the age of building systems or the age and number of units
 - Identify specific areas of the building where work will not be done or will be locally funded
 - For roof replacement projects:
 - Submit the three most recent annual roof inspection reports;
 - Address how the ¼ inch per square foot slope requirement will be met; and
 - Provide roof plans of the entire school which indicate the existing type and slope of each section.

4. Communication Requirements

All electronic communications and documents must be submitted via the BMS. Emails or other methods of communication will not be accepted.

Some documents are required to be submitted in PDF format. If you require technical support to create your PDF document, please contact iac.pscp@maryland.gov for assistance. PDF documents should provide a table of contents and bookmarks; number all pages in the document consecutively.

5. Amendments to CIP Requests

Amendments to an LEA's pending request for the current CIP application year must be submitted by the date identified on the CIP schedule. Submit amendments only for those projects for which information has changed. Reupload the entire 102 form to the BMS process, but do not resubmit supporting documentation unless it has changed.

Provide verification that the Board of Education supports the revised priorities. The letter of support and other documents must be uploaded separately to ensure that local board support is properly documented and must be received by the amendment submission date identified on the CIP schedule. For demonstration of Board of Education support, a cover letter signed by the Superintendent certifying that the local board approval has taken place is sufficient along with the date of approval. The letter of support from the local government must address all amended and unchanged project requests.

Amendments to a CIP year that have already been approved by the IAC may be requested at any time (including immediately following the closure of a CIP cycle year). The LEA should prepare the appropriate Forms 102 and 102.4 and submit them along with appropriate justification and back-up information to the LEA's Global Project. Forms shall be clearly marked "**amendment**," dated, and must be approved in writing by the Board of Education and the local government executive (County Executive or County Administrator).

After review of amendment requests, the LEA will be informed of IAC staff recommendations and IAC action. Opportunities for the LEA to appeal before the IAC are the same as for the normal CIP approval process.

6. Cost per Square Foot

The cost per square foot for each calendar year is set by the IAC in July of the prior year. The approved costs per square foot for building only and for building plus site development are published [on the IAC website](#). The cost per square foot for a project is set at first-time construction funding.

7. Planning Requests

Requests for local planning approval must be submitted for all projects except capital maintenance projects, high school science projects, open space enclosures, and small additions. Requests for planning and funding may be submitted in the same year.

Planning requests typically will not be evaluated or recommended for approval prior to the 100% IAC approval in May. State funding commitments to, and progress of, the LEA's backlog of previously approved projects will be considered when evaluating additional requests for planning approval.

8. Funding Requests

Funds may be requested for **early planning and design** prior to meeting the necessary project progress requirements that are otherwise required for local planning or construction funding approval.



For **forward-funded projects**, the factors (enrollment, square feet per student, cost per square foot) that were in effect on the date of the project's bid opening should be used. **This may require pre-populated factors in the computation supplement to be customized.** LEAs should contact IAC staff with any questions about specific factors and provide all required contract award information, including MBE participation documentation.

9. Funding Factors

See the [IAC's APG](#) for the funding methodology for new, replacement, and renewal projects and specific phase requirements for each of the following:

- Gross Area Baselines
- Eligible Enrollment
- Cost per Square Foot

10. Eligible and Ineligible Items, Expenditures, and Projects

Projects eligible under the CIP include all facilities owned by local boards that are used primarily for educational purposes, including charter schools, facilities owned by a private entity under an alternative financing arrangement, and projects in the Baltimore City 21st Century Schools (formerly 10-Year) Plan, as established by 2013 Md. Laws, Ch. 647. For the complete listing of eligible and ineligible project classifications please review the [IAC's APG](#).

11. Project Evaluation

To ensure data used in the evaluation of funding requests is completely finalized, the following data will be utilized:

- Enrollment: Data from the Maryland State Department of Education's State Aid to Local Education Agencies from the calendar year preceding the calendar year in which applications are due (i.e., for the FY 2026 CIP, applications were due in October 2024 so enrollment figures from the MSDE State Aid Data as of September 30, 2023 were utilized).
- Concentration of Poverty (CPG): Same method as enrollment data.
- Maintenance Effectiveness Assessment (MEA): Data finalized by the end of the fiscal year preceding the October in which applications are due (i.e., for the FY 2026 CIP, applications were due in October 2024 so MEA data finalized as of June 30, 2024 were utilized).
- Statewide Facilities Assessment: Same method as MEA data.

Funding for the current Fiscal Year CIP cycle that is recommended at the 75% stage in December is an estimate which will not be finalized until the 100% approval in May when the Capital Budget has been finalized.

For forward funded projects, the data used will be based upon the bid date of the projects rather than the fiscal year of the request.

12. Project Approvals

The IAC will approve the Capital Improvement Program in stages as shown in the CIP Application Schedule.

- Approval of 75% of the preliminary school construction allocation for the following fiscal year by December 31.
- Recommendations of 90% of the submitted public school capital budget by March 1.
- Approval of 100% of the approved allocation after May 1.

Each project submitted in the CIP will be assigned a project review status. Statuses will continue to be revised throughout the CIP process until final approvals are made after May 1.

Project Review Status Definitions

A - Recommended for Approval: All IAC and LEA staff questions, problems, or comments have been resolved and the project is eligible and recommended for IAC approval of the requested type (design/planning funding, local planning, or construction funding).

B - Deferred but eligible: All IAC and LEA staff questions, problems, or comments have been resolved and the project is eligible for planning or funding, but it has been deferred due to State fiscal constraints in the current fiscal year or related to funding commitments for future years. **The project is not approved by the IAC.**

C - Deferred and not currently eligible for a planning or funding approval due to unresolved issues: Outstanding issues may be of a technical or other nature and may include but are not necessarily limited to: lack of an acceptable feasibility study, capacity/enrollment, scope, or project schedule; the LEA's ability to carry out a large number of projects; lack of maintenance for the requested component or system; concerns regarding estimated cost or calculation of State or local funds; lack of commitment of local funds; submission or clarification of Minority Business Enterprise (MBE) documentation or process; review of alternative solutions available; lack of site approval; pending waiver regarding location outside of a Priority Funding Area; lack of supporting documentation; master plan inconsistency; and pending approvals by other agencies. These issues may be resolved at any time prior to final approval of the CIP by the IAC.

D - Denied and not eligible for planning or funding approval: Due to the nature of the project, it is ineligible for State participation. Reasons for ineligibility include but are not limited to: the project scope does not fit within an approved category of State-eligible CIP projects; local fiscal support was not provided or was withdrawn after the date established by the IAC; the project does not meet minimum State requirements for cost or scope; the facility is too new or was too recently renovated; the project was funded through another program or the funds are not required; MBE procedures were not followed in the procurement of the project; the LEA proceeded to construction prior to State approval (certain capital maintenance (systemic) projects); enrollment projections do not justify the project; the future of the facility is uncertain;

or the facility has not been adequately maintained.

U - Deferred and currently has outstanding IAC staff issues that will need to be resolved by a date determined by the IAC Designees: Funding is shown within the **Total Projected Allocation** column for projects with this status and is contingent upon resolution of pending issues.

13. CIP Publication and Project Execution

Final details of IAC Approvals are available in the [IAC's CIP](#) publication, which is posted to the website each December and June, after the 75% and 100% funding approvals, respectively.

For information regarding project execution, including IAC contract approval, payment and reimbursement requests, and closeout procedures, see the [IAC's Administrative Procedures Guide](#).

14. LEA Appeals of Staff Recommendations

If the IAC staff does not recommend approval of an LEA's specific request for planning or funding of a project, the LEA may submit to the Executive Director a written request for a hearing to take place at the first meeting of the IAC to take place between 30 to 45 days after receipt of the request by the Executive Director. The request shall explain all of the LEA's reasons for disagreeing with the IAC staff's recommendation. The LEA shall provide to IAC staff any supporting documentation that may be requested.

15. Funding Considerations

Detailed information on design submissions, Cooperative Use Space, Career and Technical Education, regional Special Education, and Pedestrian Safety Plans can be found in the [IAC's APG](#).

16. Significant Enrollment Growth and Relocatable Classroom (EGRC) Funding

LEAs are eligible for EGRC funding if their enrollment growth is significant (150% of the statewide average growth over five years) or if they utilize a significant number of relocatable classrooms (averaging 250 or more over five years).

EGRC funding is allocated per a statutory formula. LEAs eligible for EGRC funding will be notified in each year's Annual CIP Application Notice.



Item 6. FY 2027 Capital Improvement Program LEA Target Allocations

Motion:

To approve the FY 2027 Capital Improvement Program (CIP) LEA target allocations as presented.

Background Information:

To assist each LEA with properly planning and executing the construction and maintenance of their school facilities, a target of the funding anticipated to be available for each LEA is needed. In order to accomplish this, IAC staff have calculated CIP target allocations for FY 2027 based on each LEA's enrollment as a percentage of statewide enrollment, adjusted for the wealth of the LEA's county, with increases for critical project cash flows as needed based upon current project estimates, and with a minimum allocation for each LEA of one percent of the total base CIP funding. This method of calculation was implemented to better align State allocations to the number of students being served by each LEA as adjusted for variations in local wealth.

Consistent with past practice, the IAC staff recommends setting aside \$5 million in Statewide reserve-account funding to address unanticipated project cost increases and out-of-cycle requests for design funding.

The final amount an LEA receives in the CIP is based on the final capital budget amount, eligibility of submitted projects, statewide needs, cash-flow projections, and other considerations. IAC staff recognize that allocation levels are insufficient to meet statewide project needs and will work with State decision makers through FY 2027 budget development to try to maximize the amount of funding available for school construction within statewide needs and budget constraints. If appropriations for FY 2027 exceed the target allocations, the additional funds will be awarded to unmet high-priority project needs.

FY 2027 LEA Target Allocations

LEA	FY 2027 Target Allocation
Allegany	\$2,831,320
Anne Arundel	\$20,869,680
Baltimore City	\$25,752,036
Baltimore County	\$30,741,736
Calvert	\$4,196,862
Caroline	\$2,750,000

LEA	FY 2027 Target Allocation
Carroll	\$7,491,655
Cecil	\$6,000,000
Charles	\$8,904,536
Dorchester	\$2,750,000
Frederick	\$14,179,964
Garrett	\$6,993,638
Harford	\$10,917,664
Howard	\$14,417,824
Kent	\$2,750,000
Montgomery	\$32,238,778
Prince George's	\$39,969,111
Queen Anne's	\$2,750,000
Somerset	\$2,750,000
St. Mary's	\$5,089,106
Talbot	\$2,750,000
Washington	\$7,519,299
Wicomico	\$5,636,791
Worcester	\$2,750,000
Maryland School for the Blind	\$12,000,000
<i>Statewide Reserve Fund</i>	\$5,000,000
Total	\$280,000,000

IAC staff recommend approval.

Item 7. School Safety Grant Program Administrative Procedures Guide

Motion:

To approve the Administrative Procedures Guide (APG) for the School Safety Grant Program (SSGP), including the FY 2026 program schedule and LEA allocations, as presented, and to delegate authority to the IAC Executive Director to approve eligible projects within each total LEA allocation, with a report of project awards submitted to the IAC periodically at regularly scheduled meetings.

Background Information:

IAC staff have drafted a new APG for SSGP that is significantly altered to reflect the change in program administration. Under a governing Memorandum of Understanding between the agencies, the Maryland Center for School Safety (MCSS) administered the program for Fiscal Years 2022, 2023, 2024, and 2025. MCSS has declined to administer the program in FY 2026 and future years.

The revised APG includes three attachments: FY 2026 SSGP Allocations by LEA, the FY 2026 program schedule, and a table indicating eligibility of project expenditures for SSGP versus other programs administered by MCSS for safety-related items not integral to the physical facility.

IAC staff recommend approval.

State of Maryland
Interagency Commission on School Construction

School Safety Grant Program
Administrative Procedures Guide



Interagency Commission on School Construction
351 W. Camden Street, Suite 701
Baltimore, MD 21201
(410) 767-0617

These procedures are available for download at iac.mdschoolconstruction.org

Record of Changes

Version	Description	IAC Approval Date
1.0	Initial Publication	

Table of Contents

1. Glossary	1
2. Purpose	1
3. Background	2
4. Allocations	2
5. Application Procedures	2
6. Eligible Projects/Expenditures	3
7. Ineligible Projects/Expenditures	5
8. Project Approval Process	5
9. Design Review	6
10. Procurement	6
11. Contract Award	7
12. Processing for Payment/Financial Reporting	7
13. General and Special Conditions	7
Attachment 1: FY 2026 SSGP Allocations by LEA	9
Attachment 2: FY 2026 Program Schedule	10

1. Glossary

Definition of terms and acronyms used in this document:

Acronym or Term	Definition
DGS	Maryland Department of General Services
IAC	Interagency Commission on School Construction
LEA	Local Education Agency
MCSS	Maryland Center for School Safety
MSDE	Maryland State Department of Education
SSGP	School Safety Grant Program

2. Purpose

SSGP provides grants to local school systems and the Maryland School for the Blind (MSB) to address school security improvements, including but not limited to secure and lockable classroom doors, areas of visual refuge in classrooms, surveillance, security vestibules, and other structural school security related improvements that have direct impact on the school facility, students, and school administrators.

3. **Background**

The program was established by legislation in calendar year 2018 through the enactment of HB 1783. Education Article §5-322, Annotated Code of Maryland, requires the IAC to administer SSGP, approve expenditures, and develop administrative procedures for the program. The Md. Code Ann., Educ. § 5-317, requires the Governor to provide an annual allocation of \$10 million to the program beginning in fiscal year 2019. The program was managed by the IAC during FY 2019 and FY 2020, by the Maryland Center for School Safety (MCSS) in FY 2022 through FY 2025, and will again be managed by the IAC for FY 2026 onward.

4. **Allocations**

- 4.1. The program will operate based on the schedule in Attachment 1.
- 4.2. The funding distribution for each LEA shall be calculated using two factors: 1) each LEA's proportionate share of the final full-time equivalent enrollment from the previous September 30; and 2) the proportionate share of the total gross square footage. Each of the two factors accounts for fifty-percent of the funding (see Attachment 1). There is a minimum allocation of \$200,000 for each LEA and the Maryland School for the Blind (MSB).
 - 4.2.1. The full-time equivalent enrollment figure is the total LEA enrollment figure utilized for calculating the Foundation Program for the Major State Aid Programs, as published annually by the Maryland State Department of Education (MSDE) Office of Finance and Administration and as defined in Education Article, § 5-201, plus the LEA's prekindergarten enrollment. Enrollment includes SEED School of MD students in home school systems.
 - 4.2.2. The total square footage is as of July 1 and is obtained from the IAC's Facility Inventory database that was used in Managing for Results (MFR) reporting for the current budget year. The Facility Inventory Database is a database populated by the LEAs and monitored by the IAC staff.
- 4.3. State funds provided through the SSGP do not require matching local funds. The LEA is required to have local funds available for the payment of cost in excess of the State allocation and ineligible project costs.
- 4.4. Unused LEA allocations will revert to the Statewide Reserve Fund.

5. **Application Procedures**

5.1. **General Requirements**

- 5.1.1. Project requests in the SSGP will be submitted in accordance with the requirements during the application period.
- 5.1.2. SSGP projects applications are to be listed with a priority order beginning with the number 1. Bundled projects (where a single type of project, such as access control, is executed under a single contract but at multiple sites) should be entered per school but will share the same priority number.

5.2. **Application Process and Requirements**

- 5.2.1. LEAs must submit the SSGP application request process via the IAC's BMS. Access to the BMS can be requested by authorized LEA individuals by emailing iac.pscp@maryland.gov.
- 5.2.2. LEAs must submit the following:
 - 5.2.2.1. For security systems or access control systems, supplemental literature that describes the system; the age and maintenance records for the system, where applicable.
 - 5.2.2.2. For door lock replacement, supplemental literature that describes the door locking mechanism and fire marshal approval.
 - 5.2.2.3. For security vestibules or other floor plan modifications, a floor plan showing the changes.
 - 5.2.2.4. Applications are required to include details on the following:
 - 5.2.2.4.1. Statement of need narrative
 - 5.2.2.4.2. Detailed project description
 - 5.2.2.4.3. Age of the equipment/system being replaced
 - 5.2.2.4.4. Maintenance records of equipment being replaced, where applicable
 - 5.2.2.4.5. Other fund source(s), if applicable
 - 5.2.2.4.6. Supplemental literature (should describe the system(s) being installed)
 - 5.2.2.4.7. Competitive quotes (optional for pre-award; required for post-award)

5.3. **IAC Requests for Information and Clarification**

- 5.3.1. In order to facilitate timely review, it is imperative that LEAs respond to requests for information from the IAC in a timely manner
- 5.3.2. Requests for information will be sent via the IAC's BMS.
 - 5.3.2.1. Requests for Comments or requests for information sent via the LEA's "Initiator Revise" step must be responded to within 3 business days.
 - 5.3.2.2. Responses required in the LEA's "LEA Issues Response" step must be responded to within 5 business days.
- 5.3.3. Failure to respond within the above timeframes may result in a project being determined to be ineligible for funding.

6. **Eligible Projects/Expenditures**

- 6.1. Eligible project expenditures within the SSGP are for new security improvements to public school buildings and sites (see Attachment 3).
- 6.2. The minimum single project should cost at least \$3,000.
- 6.3. A single "project" is defined as:
 - 6.3.1. A single improvement at an individual school that costs at least \$3,000.
 - 6.3.2. Multiple security improvements at the same school that collectively cost at least \$10,000.

- 6.3.2.1. Individual components within a project may be less than \$10,000 in value, but the total cost of a project (including both security and non-security related components) must be at least \$10,000 in value.
- 6.3.2.2. Components must be listed separately in the application, with the estimated value shown.
- 6.3.3. Multiple improvements of the same kind at different schools, such as changes of locksets or the installation of cameras, that collectively cost at least \$10,000, unless otherwise approved by the IAC Executive Director.
 - 6.3.3.1. In the application, each school should be requested separately (but with the same priority number), and the amount of the request should be based on specific estimates for each school or the total project request prorated across all schools based on number of requested units (such as locksets or cameras), square footage, or some other method.
- 6.4. Certain non-security components that are logically related to the scope of work (such as replacement of a portion of a ceiling associated with installation of wiring or cameras) may be included in the scope, but the majority of the proposed work must be for security-related improvements.
- 6.5. An eligible contract (including design, construction, or other eligible services) for a locally funded project that is approved by the local board of education within 18 months prior to the allocation approval date identified in the schedule (see attachment 2).
- 6.6. Unlike typical IAC Capital Improvement Program (CIP) projects, requests may be submitted for security projects:
 - 6.6.1. In schools that have been built or fully renovated within the last 15 years;
 - 6.6.2. In which the anticipated life of the system or components is less than 15 years due to anticipated changes in technology;
 - 6.6.3. For locally owned and State-owned relocatable classrooms, including the movement of relocatable classroom units under certain security-related circumstances; or
 - 6.6.4. In privately owned (leased) facilities, so long as the requested project is for movable equipment that can be retained by the LEA to be utilized elsewhere in the event of a lease termination.
- 6.7. Projects should be for long-term capital facility improvement and include, but are not limited to, the following categories of security projects:
 - 6.7.1. Access Control Systems: Safety/Security Station, ballistic resistant, window covering, door monitoring system, installation of card access system, metal detectors and weapon detection systems, wayfinding signage and campus fencing;
 - 6.7.2. Camera Surveillance Systems: new security systems;
 - 6.7.3. Door Hardware: proximity card readers;
 - 6.7.4. Door Improvements: Secure and lockable classroom doors in schools that include door replacement, lockbox for emergency key access, door alarms/sensors, door intercoms and panic buttons;
 - 6.7.5. Emergency Generators: Emergency generator that provides safety for power outages;

- 6.7.6. Interior building modifications: Creation of an area of safe (visual) refuge in classrooms in the school, installation of pass through window, installation of security mirrors, relocation of administrative office, phone and intercom systems;
- 6.7.7. Security Communications: Directional signage;
- 6.7.8. Site Improvements: Campus lighting and walkway enclosure; and
- 6.7.9. Other security and safety projects as identified by the LEA. These projects will be reviewed on a case-by-case basis, based on the description provided, supporting documentation, local board policies, availability of funds, and cost-effectiveness.

7. Ineligible Projects/Expenditures

Projects and expenditures that are ineligible for funding from SSGP are any that are:

- 7.1. To fund any project not eligible under the purpose of the grant;
- 7.2. For improvements to property owned by a board of education that is not used by public school students, e.g. garages, central office facilities, staff training quarters, etc., unless it can be demonstrated that improvements outside of a school will improve student safety, with review and approval by the IAC Executive Director;
- 7.3. For the movement of relocatable classroom buildings, unless it can be shown that the location of the relocatable classrooms impedes security and that other types of security improvements will not correct the situation;
- 7.4. For ancillary services associated with security, e.g. post-completion monitoring;
- 7.5. For staff training, unless staff training associated with the installation of new electronic security systems;
- 7.6. For salaries of local employees;
- 7.7. For projects related to behavioral management; or
- 7.8. For any contract for an eligible project that is approved by the Local Board of Education more than 18-months prior to the IAC award approval date identified in the schedule.

8. Project Approval Requirements and Process

To be eligible for approval, a requested project must meet all of the following requirements:

- 8.1. The project must meet the application submittal requirements.
- 8.2. The project schedule should indicate that all work on the project will be completed by the grant end date of July 15, 2027. IAC allows 45 days after the end of the grant period to submit final invoices.
- 8.3. SSGP applications will be reviewed and processed as they are received. It is anticipated that projects will be reviewed and approved within 30 working days of a complete submission. The IAC has delegated approval authority for SSGP applications within the LEA's allocation to IAC staff. A status of approved in the IAC's BMS indicates that the grant has been approved and the LEA may proceed with project execution.
- 8.4. State funding for proposed projects is limited to the LEA total allocation and individual project awards.

9. Design Review

Projects approved in the SSGP are subject to design development and construction document review (see below) only if any means of egress will be altered. A means of egress is a continuous and unobstructed way of exit travel from any point in a building or structure to a public way and consists of three separate and distinct parts: the way of exit access, the exit, and the way of exit discharge. Door hardware projects may also affect egress and are subject to review. Upon approval, the required Design Review Requirement Level will be reflected in the application review status. The primary point of contact will be notified via email about the status of the Design Review Requirement Level. Depending on the status, further action may be required. Design Review Requirements are as follows for the assigned review level:

- 0 – No review required by IAC or DGS.
- 1 – Construction documents required for DGS review.
- 2 – Design development documents/construction documents required for DGS review.
- 3 – Abbreviated educational specifications, schematic drawings, design development documents/construction documents required for IAC review, design development documents and construction documents required for DGS review.

10. Procurement

- 10.1. Procurements shall be in compliance with COMAR 14.39.03 as well as with State public school procurement law, Md. Code, Education Article §5-112, “Bids.” Project Delivery Methods other than General Contracting may require approval by the IAC in accordance with COMAR 14.39.04. The following will apply to SSGP projects¹, including:
 - 10.1.1. Competitive procurement requirements;
 - 10.1.2. Minority Business Enterprise requirements; and
 - 10.1.3. Prevailing wage rates as applicable.

11. Contract Award

- 11.1. IAC Approval is required for all SSGP contracts, regardless of value. Contracts should be submitted via the contract approval process in the IAC’s BMS for review.
- 11.2. If multiple projects are procured under a single contract award, each project will require completion of the Contract Approval Process in the BMS for review and approval by the IAC.
- 11.3. When all anticipated project contracts are submitted and evaluated, the IAC will revert any remaining project funding to the Statewide Reserve.

12. Processing for Payment/Financial Reporting

- 12.1. Payment will be made through reimbursement to the school system, at time of 100% project completion using the BMS SSGP process.

¹ Please note that the thresholds for applicability of prevailing wage may change from time to time. The LEA is responsible for procuring projects in compliance with statutory and regulatory federal, State, and local requirements regardless of the guidance published in this Procedures Guide.

- 12.2. Recognizing that reimbursement only at the time of project completion may create cash flow difficulties for some jurisdictions with larger projects, the IAC, upon request, will process progress payments on projects of \$100,000 or more that received IAC Approval of Contract Award. If the IAC makes progress payments directly to a contractor for a jurisdiction for a specific project, then the Invoice/Reimbursement process in the BMS should be completed.
- 12.3. The Project Closeout BMS Process completion will only be required at time of project completion for projects that exceed \$100,000 and utilize the direct payment to contractor option. All projects that were reimbursed at time of project completion do not require submission of the Close-Out Summary package.

13. **General and Special Conditions**

- 13.1. SSPG awards are subject to these General and Special Conditions. The IAC reserves the right to add Special Conditions, if and when needed, during the life of the award period. The LEA shall ensure any expenditure of SSGP funds that is not consistent with the purposes of the award, or that violates any requirement, procurement, term, or condition of the School Safety Grant program (SSGP), or the APG, will be disallowed.
- 13.2. The LEA shall ensure all grant project related activities are completed no later than December 31, 2026.
- 13.3. The LEA shall ensure that all work performed pursuant to the SSGP and this agreement is completed by contractors and/or staff holding all necessary certifications and licenses.
- 13.4. The LEA shall ensure that any business or non-profit organization operating in Maryland with which Grantee contracts or partners to carry out the purposes of the Grant is registered and in good standing with the Maryland State Department of Assessments and Taxation.
- 13.5. The LEA shall ensure all work performed pursuant to the Grant shall comply with all applicable State, local, and federal laws and regulations.
- 13.6. The LEA shall ensure all equipment acquired using State issued grant funds is protected from theft, loss, and damage. IAC must be notified if any grant funded equipment is lost, stolen, or damaged.
- 13.7. Awards may be terminated by one or both parties with written notice. If the award is terminated before the end of the funding period, an accounting of the year-to-date expenses must be provided within thirty (30) calendar days after termination.
- 13.8. All funds related to the award project must be encumbered, obligated (requisitions, purchase orders, or contracts, which are negotiated purchases), or expended (payment of an invoice) by the dates identified in the Attachment 2 of this APG.
- 13.9. Failure to expend encumbered funds and to submit a request for reimbursement by the date established in Attachment 2 may jeopardize reimbursement and/or result in the de-obligation of funds unless an extension is granted by the IAC. If no extension is granted, remaining obligations will be the sole responsibility of the recipient.
- 13.10. Any requests for grant realignment or modifications of any kind to any portion of this award must be submitted in writing prior to occurrence and forty-five (45) days prior to the end of the performance period. All realignment requests must be submitted to iac.pscp@maryland.gov with a copy to the LEA's assigned Capital Projects Manager.

Attachment 1: FY 2026 SSGP Allocations by LEA

LEA	Full Time Equivalent Enrollment as of 9/30/2024	Percentage	Total Square Footage as of 6/16/2025	Percentage	FY 2026 Allocation
Allegany	7,921.25	0.90%	1,749,398	1.23%	\$200,000
Anne Arundel	84,519.00	9.65%	14,006,828	9.81%	\$801,624
Baltimore City	74,849.50	8.55%	14,996,168	10.51%	\$785,032
Baltimore County	107,571.50	12.29%	16,828,128	11.79%	\$991,311
Calvert	14,736.25	1.68%	2,475,898	1.73%	\$200,000
Caroline	5,639.25	0.64%	877,773	0.62%	\$200,000
Carroll	25,972.00	2.97%	4,266,519	2.99%	\$245,241
Cecil	14,556.25	1.66%	2,267,203	1.59%	\$200,000
Charles	27,940.25	3.19%	4,185,809	2.93%	\$252,116
Dorchester	4,548.00	0.52%	970,840	0.68%	\$200,000
Frederick	47,482.25	5.42%	6,923,758	4.85%	\$422,953
Garrett	3,382.75	0.39%	741,671	0.52%	\$200,000
Harford	37,271.00	4.26%	5,991,468	4.20%	\$348,130
Howard	56,442.75	6.45%	8,527,365	5.98%	\$511,377
Kent	1,674.75	0.19%	441,409	0.31%	\$200,000
Montgomery	154,968.25	17.70%	25,832,149	18.10%	\$1,474,156
Prince George's	129,540.00	14.80%	19,175,555	13.44%	\$1,162,188
Queen Anne's	7,379.00	0.84%	1,302,658	0.91%	\$200,000
St. Mary's	16,842.00	1.92%	2,300,101	1.61%	\$200,000
Somerset	2,873.00	0.33%	671,356	0.47%	\$200,000
Talbot	4,381.50	0.50%	700,971	0.49%	\$200,000
Washington	22,453.00	2.56%	3,476,621	2.44%	\$205,873
Wicomico	15,537.75	1.77%	2,283,618	1.60%	\$200,000
Worcester	6,833.50	0.78%	1,310,647	0.92%	\$200,000
Maryland School for the Blind	210	0.02%	410,302	0.29%	\$200,000
Total	875,524.75	100.00%	142,714,213	100.00%	\$10,000,000

Attachment 2: FY 2026 Program Schedule

7/17/2025	IAC Approval of the SSGP Administrative Procedures Guide & Release of Schedule and Application Instructions
7/22/2025	Application Process Open in the Business Management System
8/22/2025	Application Deadline
8/25/2025 - 9/15/2025	IAC Staff Review Period
10/9/2025	IAC Approval of Projects and Allocations
10/30/2026	All project funds to be encumbered by State Approved Contracts
7/15/2027	All project work funded by an award from the Program must be completed
8/31/2027	Last day to submit requests for reimbursement

Attachment 3: Eligible Project Expenditures for SSGP and Programs Administered by the Maryland Center for School Safety

● Eligible for SSGP: Fixed assets that provide long-term facility improvements and generally exclude operational expenses and items with a life of less than 15 years.

■ Eligible for other Maryland Center for School Safety Grant Programs: Related to school safety, training, staffing, etc. and items that are not integral to the physical facility.

Project Scope	9 Basic School Safety Categories								
	Access Control Systems	Camera Surveillance Systems	Door Hardware & Improvements	Emergency Generators	Interior Renovations	Security Communications	Site Improvements	Visitor Management Systems	Other
Behavior programs/training/materials									■
Bi-directional Amplifiers (BDA)						● ■			
Buzzer	●								
Cameras added to existing systems		●							
Card swipe/student ID/check-in kiosk								■	
Cellular Enhancement Systems						■			
Create area of visual refuge					●				
Directional signage (safety related)						■			
Distributed Antenna System (DAS)						■			
Door hardware/locks/frames/security screens/lock box			●						
Emergency generator that provides safety for power outages				●					
Emergency response panic buttons/systems (hardwired)	●								
Enclose walkways							●		
Exterior/site lighting							●		

Project Scope	9 Basic School Safety Categories								
	Access Control Systems	Camera Surveillance Systems	Door Hardware & Improvements	Emergency Generators	Interior Renovations	Security Communications	Site Improvements	Visitor Management Systems	Other
Fencing							●		
Intercom systems	●								
Interior building modifications related to security					●				
Metal detectors & AI Weapon Detection Systems	●								
Mobile radios - administrative/emergency						● ■			
Network/Wi-Fi enhancements to improve safety communications						■			
New security doors			●						
New security systems		●							
Open space classroom enclosures and adjacent hallways					●				
Proximity card readers			●						
Safety assessments									■
Secure vestibules to limit visitor access					●				
Security gates							●		
Security system software/license/subscriptions/renewals		■				■		■	
Staffing - SRO- School Safety Specialists									■
Systems to control access to	●								

Project Scope	9 Basic School Safety Categories								
	Access Control Systems	Camera Surveillance Systems	Door Hardware & Improvements	Emergency Generators	Interior Renovations	Security Communications	Site Improvements	Visitor Management Systems	Other
entrances									
Technical assistance									■
Visitor management systems								■	
Repairs as a result of vandalism/graffiti							●		
School culture training/information						■			■
Threat reporting systems						■			■
Concentric rings of protection/layers to points of entry							●		
Improvements to visual transparency					●				



Item 8. FY 2026 Healthy School Facility Fund Late Applications

Motion:

To approve the acceptance of late FY 2026 Healthy School Facility Fund (HSFF) applications.

Background Information:

The deadline established by the IAC for submission of FY 2026 HSFF project requests through the Business Management System was June 12, 2025. Requests for HSFF funding from three LEAs – Charles, Howard, and Somerset – were submitted after the approved submission deadline.

Applications are currently under review and recommendations for program awards will be presented at the August IAC meeting.

IAC staff recommend approval.

Item 9. FY 2026 Capital Improvement Program Award Adjustment and Maximum State Award Amendment – Charles County Public Schools – William B. Wade Elementary (PSC L08F028) Pre-K & K Addition Project

Motion:

To amend the Maximum State Award (MSA) for the Charles County Public Schools (CCPS) William B. Wade Elementary (PSC L08F028) Pre-K & K Addition project from \$5,911,230 to \$6,187,230, to apply \$276,000 of FY 2026 Enrollment Growth or Relocatable Classroom (EGRC) funds designated for CCPS to the project in the FY 2026 Capital Improvement Program (CIP), and to modify the previously approved construction contract approval for the project to apply the additional \$276,000 in FY 2026 EGRC funding, for a total State contract award amount of \$6,187,230.

Background Information:

The MSA for the William B. Wade Elementary (PSC L08F028) Pre-K & K Addition project was erroneously reduced between the FY 2026 CIP 90% and 100% recommendation rounds based upon an inaccurate ineligible figure used in the calculation.

Upon review, it was determined that the MSA should be amended from \$5,911,230 to \$6,187,230. CCPS has \$1,911,738 in remaining EGRC funds from the FY 2026 CIP, which is sufficient to fund the \$276,000 increase.

IAC staff recommend approval of the requested amendments.



Item 10. FY 2024 and FY 2026 Capital Improvement Program Amendments - Baltimore City Public Schools

Motion:

To rescind \$26,389,500 awarded to 12 projects funded through Baltimore City Public Schools' (City Schools) FY 2024 Capital Improvement Program (CIP), transfer the funds to the Local Education Agency (LEA) reserve account fund, and amend the FY 2026 CIP to include the awards as presented.

Background Information:

On May 30, 2025, IAC staff received a request from City Schools to rescind funds awarded to 12 projects in the FY 2024 CIP and amend the FY 2026 CIP to award reserve funds to the same 12 projects with the same funding amounts. The LEA has indicated that the rescission of the awards is necessary in order to meet project funding timelines due to a lack of available local funding as a result of unforeseen increases in project costs associated with other projects submitted through the FY 2024 CIP.

School	PSC	Project Type	Awarded Funds
Paul Laurence Dunbar High #414	L30F128	HVAC	\$1,500,000
Mary A. Winterling Elementary #150	L30F225	Fire Safety	\$435,000
Mary A. Winterling Elementary #150	L30F225	Roof	\$2,615,000
Francis M. Wood Building #178	L30F115	Fire Safety	\$385,000
Cecil Elementary #007	L30F250	Fire Safety	\$355,000
Lakeland PK-8 #012	L30F179	Fire Safety	\$495,000
Lakewood Early Learning Center #086	L30F269	HVAC/ Electrical	\$3,141,000
Charles Carroll Barrister Elementary #034	L30F018	HVAC	\$5,845,000
Digital Harbor High #416	L30F146	HVAC	\$1,687,500
Fallstaff PK-8 #241	L30F148	HVAC	\$6,480,000
Garrett Heights PreK-8 #212	L30F210	Roof/Fire Safety	\$2,254,750
Gwynn Falls Elementary #060	L30F261	Plumbing/Fire Safety	\$1,196,250
Total			\$26,389,500

IAC staff recommend approval.

May 30, 2025

Mr. Alex Donahue, JD
Executive Director, Interagency Commission on School Construction
200 West Baltimore Street, Suite 200
Baltimore, MD 21021

**RE: Baltimore City Public Schools (City Schools) Capital Improvement Program (CIP)
Fiscal Year (FY) 2024 Rescissions and FY 2026 Amendment**

Dear Executive Director Donahue:

The purpose of this letter is to request the rescission of multiple allocations from City Schools' FY24 CIP, and the subsequent amendment of the FY26 CIP to reallocate the funds to the 2026 fiscal year.

These requests are necessary due to economic escalation that has led to unforeseen increased project costs on other funded projects. Based on project priorities, funding has not been available as originally scheduled to support these projects. Baltimore City has made additional funding available to City Schools to support these projects to proceed in the upcoming fiscal year.

Please find the requests detailed within the table on the following page.

FY24 CIP Rescissions

PSC #	Facility Name	Project	FY24 Allocation
L30F128	Paul Laurence Dunbar High #414	HVAC	\$1,500,000
L30F225	Mary A. Winterling Elementary #150	Fire Safety	\$435,000
L30F225	Mary A. Winterling Elementary #150	Roof	\$2,615,000
L30F115	Francis M. Wood Building #178	Fire Safety	\$385,000
L30F250	Cecil Elementary #007	Fire Safety	\$355,000
L30F179	Lakeland PK-8 #012	Fire Safety	\$495,000
L30F269	Lakewood Early Learning Center #086	HVAC/Electrical	\$3,141,000
L30F018	Charles Carroll Barrister Elementary #034	HVAC	\$5,845,000
L30F146	Digital Harbor High #416	HVAC	\$1,687,500
L30F148	Fallstaff PK-8 #241	HVAC	\$6,480,000
L30F210	Garrett Heights PK-8 #212	Roof/Fire Alarm	\$2,254,750
L30F261	Gwynns Falls Elementary #060	Plumbing/Fire Alarm	\$1,196,250
		Total	\$26,389,500

FY26 CIP Amendment

Please amend the FY26 CIP to reallocate the rescinded FY24 funds to their respective projects in the 2026 fiscal year.

Should you have any questions or concerns, please contact me. Thank you for your consideration in this matter.

Respectfully submitted,



Cynthia Smith, P.E., PMP, ALEP
Executive Director, Facilities Planning, Design & Construction
Baltimore City Public Schools

CC:

Dr. Lynette Washington, COO, City Schools
Melissa Wilfong, IAC
Gene Shanholtz, IAC
Maureen Gershberg, City Schools

Item 11. FY 2024 Healthy School Facility Fund Amendment – Howard County Public School System

Motion:

1. To amend the Maximum State Award for the Howard County Public School System (HCPSS) FY 2024 Healthy School Facility Fund (HSFF) River Hill High School (PSC L13F053) chiller replacement project and award \$142,740 from the HSFF Statewide Reserve Account to the project, which increases the award from \$885,720 to \$1,028,460; and,
2. To amend the Maximum State Award for the HCPSS FY 2024 HSFF Wilde Lake High School (PSC L13F058) chiller and cooling tower replacement project and award \$150,610 from the HSFF Statewide Reserve Account to the project, increasing the total award from \$1,328,580 to \$1,479,190.

Background Information:

On June 10, 2025, IAC staff received a request from HCPSS to reallocate funds from the HSFF Statewide Reserve Account to the River Hill High School chiller replacement project and Wilde Lake High School chiller and cooling tower replacement project based on higher than anticipated bid results. The LEA noted that the factors associated with the increases in project costs are for additional rigging and materials transport, as the location of the central cooling plant at both schools are located in a penthouse mechanical room.

IAC staff recommend approval.



Office of Building Maintenance
9020 Mendenhall Court, Suite A
Columbia, MD 21045

June 10, 2025

Mr. Sean Vorsteg
Capital Projects Manager
Interagency Commission on School Construction
351 W. Camden Street
Suite 701
Baltimore, Maryland 21201

Re: FY 2024 HSFF Projects - River Hill HS Chiller and Wilde Lake HS - Chiller
Difference Between Actual Bid and Construction Cost Estimate at Application

Dear Mr. Vorsteg:

The Howard County Public School System (HCPSS) would like to provide an explanation for the difference in bids received and project cost estimates submitted in the project applications for the FY 2024 Healthy School Facilities Fund (HSFF) for the River Hill HS Chiller Replacement and Wilde Lake HS Chiller and Cooling Tower Replacement. The estimates for these projects were based on a similar project completed at another high school in 2023 using the low bid, scaling up the price proportionally based on chiller plant capacity, and escalation.

River Hill HS Chiller Replacement

The \$1,320,000 budget for this project was derived from the estimate that the replacement of each chiller would cost approximately \$650,000. The low bid for this project was \$1,686,000, or \$366,000 more than the construction cost estimate. One factor that contributed to this higher cost is the additional rigging and materials transport costs associated with the fact that the central cooling plant for the school is located in a penthouse mechanical room instead of a first-floor mechanical room. The project included two alternates, both accepted from the low bidder, totaling \$1,378,000.

Wilde Lake HS Chiller and Cooling Tower Replacement

The \$1,980,000 budget for this project was derived from the estimate that the chiller replacement would cost approximately \$1,200,000 and the cooling tower replacement would cost approximately \$750,000. The low bid for this project was \$2,424,903, or \$444,903 more than the construction cost estimate. Contributing factors to this higher cost include the additional rigging and materials transport costs associated with the fact that the central cooling plant for Wilde Lake HS is located in a penthouse mechanical room instead of a first-floor mechanical room. There was also a need to remove a section of the penthouse wall to gain access for removal of the existing chillers and installation of the replacement chillers. The project included one alternate, which was accepted from the low bidder, for \$1,073,219.

The HCPSS respectfully requests the Interagency Commission consider participating in the increased costs based on actual bids received, including the alternates for these projects.

Please contact me at 410-313-7084 or at Larsen_Angel@hcpss.org if you have any questions or require further information.

Very truly yours,



W. Larsen Angel, P.E.
Mechanical Engineering Manager

cc: Dan Lubeley
Herb Savje
Betsy Zentz
Gina Petrick

Attachments



Item 12. FY 2025 Healthy School Facility Fund Amendments – Anne Arundel County Public Schools

Motion:

To revert \$94,357 of the FY 2025 Healthy School Facility Fund (HSFF) award to the Anne Arundel County Public Schools (AACPS) Sunset Elementary School (PSC L02F108) roof project to the HSFF Statewide Reserve Account, and transfer \$94,357 from the HSFF Statewide Reserve Account to the AACPS Crofton Woods Elementary School (PSC L02F115) roof project.

Background Information:

On June 17, 2025, IAC staff received a request from AACPS to rescind funding awarded to the Sunset Elementary School roof project and reallocate the rescinded funds to the Crofton Woods Elementary School roof project due to bids coming in slightly higher than anticipated, and to align costs for each project with the project bids received.

School Facility	PSC #	Project Type	Previously Approved Funds	Funding Change	New Funding Total
Sunset Elementary	L02F108	Roof Project	\$2,204,136	(\$94,357)	\$2,109,779
Crofton Woods Elementary	L02F115	Roof Project	\$1,984,228	\$94,357	\$2,078,585

IAC staff recommends approval.



Facilities Division

9034 Fort Smallwood Road | Pasadena, MD 21122 | 443-770-5220

June 17, 2025

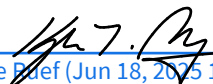
Lisa Vaughn, Capital Projects Manager
351 W. Camden Street, Suite 701
Baltimore, Maryland 21201

Ms. Vaughn:

AACPS is requesting a reallocation of \$94,357.04 of the FY25 Healthy School Facility Fund allocation from the Sunset ES Roof Project to the Crofton Woods ES Roof Project. The contracts to be approved by the IAC for Crofton Woods Elementary School exceed the original allocation while the contracts for Sunset ES Roof Project are lower than the original allocation. This realignment of funds will allow AACPS to utilize already allocated funds and will ensure that the necessary repairs can be carried out promptly, thereby improving the safety and functionality of the school facility. It is anticipated that contracts for both projects will be submitted through the BMS between July and August 2025. Reference attached worksheet for additional contract amount and allocation details.

Thank you for your consideration of this request. Please feel free to contact me at 443-770-5228 should you need any other supporting information. We look forward to your favorable response.

Respectfully submitted,


[Kyle Ruef \(Jun 18, 2025 12:51 EDT\)](#)

Kyle Ruef, Director
Facilities Division

KR/js
Attachment

Sunset ES**State/Local Cost Share - 55%/45%**

Contractor	Contract		County	State
Cole Roofing	\$	3,139,700.00	\$ 1,412,865.00	\$ 1,726,835.00
Gale	\$	231,239.08	\$ 104,057.59	\$ 127,181.49
Northstar	\$	4,920.00	\$ 2,214.00	\$ 2,706.00
Aerosol	\$	1,206.00	\$ 542.70	\$ 663.30
Total	\$	3,370,939.08	\$ 1,516,922.59	\$ 1,857,385.79
Original Funding Allocation				\$ 2,204,136.00
Delta				\$ 346,750.21

Crofton Woods**State/Local Cost Share - 50%/50%**

Contractor	Contract		County	State
CitiRoof	\$	3,919,600.00	\$ 1,959,800.00	\$ 1,959,800.00
Gale	\$	228,594.08	\$ 114,297.04	\$ 114,297.04
Northstar	\$	7,000.00	\$ 3,500.00	\$ 3,500.00
Aerosol	\$	1,976.00	\$ 988.00	\$ 988.00
Total	\$	4,157,170.08	\$ 2,078,585.04	\$ 2,078,585.04
Original Funding Allocation				\$ 1,984,228.00
Delta				\$ (94,357.04)



Item 13. Pass-Through Grant Amendment – Baltimore City Public Schools

Motion:

To realign a total of \$37,000,000 of Pass-Through Grant (PTG) funds awarded to the Baltimore City Public Schools limited renovation projects at Baltimore Polytechnic Institute #403 (PSC L30F185) and Western High Building #407 (PSC L30F227) to the renewal project at Baltimore City College #480 (PSC L30F110), thereby increasing the award from \$18,500,000 to \$55,500,000.

Background Information:

In 2022, \$237 million was appropriated to be distributed to specified Local Education Agencies (LEAs) under Senate Bill 291 (Md. Laws, Ch. 344) for school construction projects selected by each county government. These 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 for those programs are met. PTG funds are provided without the requirement of a local match in accordance with the budget bill.

PTG funds were required to be awarded by June 30, 2023, but LEAs may request realignments between awarded projects. On May 11, 2023, the IAC approved PTG awards of \$18,500,000 each for limited renovation projects at Baltimore Polytechnic Institute #403 and Western High Building #407, and for the renovation of Baltimore City College #480. On June 11, 2025, City Schools requested to realign their PTG application to cancel the awards at Polytechnic and Western and to increase the funding awarded to the Baltimore City College renewal project to address the higher than anticipated bid results.

IAC staff recommend the approval of this amendment.

Item 14. Adoption of Final 14.39.04 COMAR Revisions to Project Delivery Methods

Motion:

To adopt the final COMAR revisions as published in the May 16, 2025 Maryland Register (Volume 52, Issue 10, Page 471).

Background Information:

The IAC approved the proposed COMAR 14.39.04 revisions for publication at the April 10, 2025 IAC meeting.

After publication of the May 16, 2025 Maryland Register, the COMAR revisions were open to public comment for 30 days, ending on June 16, 2025. IAC staff received no public comments regarding these revisions.

IAC staff recommend the final adoption of the proposed actions on regulations as published in the May 16, 2025 Maryland Register. If approved, the regulations will go into effect 10 days after publication in the Maryland Register.

Title 14 INDEPENDENT AGENCIES

Subtitle 39 INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION

14.39.04 Project Delivery Methods

Authority: Education Article, §§4-126, 5-112, and 5-303, Annotated Code of Maryland

Notice of Proposed Action

[25-079-P]

The Interagency Commission on School Construction proposes to amend Regulations **.05** and **.08** under **COMAR 14.39.04 Project Delivery Methods**. This action was considered by the Interagency Commission on School Construction at open meetings held on April 10, 2025 for which notice was given by publication on the General Assembly website pursuant to General Provisions Article, §3-302, Annotated Code of Maryland.

Statement of Purpose

The purpose of this action is to remove the requirement of advance notification prior to contract award for the use of Job Order Contracting and Construction Management Agency project delivery methods for Local Education Agency State Funded school construction projects.

Estimate of Economic Impact

The proposed action has no economic impact.

Economic Impact on Small Businesses

The proposed action has minimal or no economic impact on small businesses.

Impact on Individuals with Disabilities

The proposed action has no impact on individuals with disabilities.

Opportunity for Public Comment

Comments may be sent to Victoria Howard, Policy Analyst, Interagency Commission on School Construction, 351 W. Camden St. Baltimore MD 21201, or call 410-767-0600, or email to victoria.howard@maryland.gov. Comments will be accepted through June 16, 2025. A public hearing has not been scheduled.

.05 Construction Management Agency.

A. (text unchanged)

[B. Notice to the IAC.

(1) Not later than 2 months before the release of the solicitation documents to offerors, the LEA shall provide written notice to the IAC or its designee that the CMA method will be used.

(2) The LEA shall acknowledge in the notice that the State is not responsible for any project cost overruns.]

[C.] B. (text unchanged)

[D.] C. State Reimbursement.

[(1) If the LEA is not acting as construction manager, State funds may be used to reimburse allowable CMA costs associated with procuring and managing trade contracts, as defined by the IAC or its designee.]

[(2)] (1) (text unchanged)

[(3) CMA services provided during the design phase of the project are not eligible for State reimbursement.]

[(4)] (2)—[(5)] (3) (text unchanged)

.08 Job Order Contracting.

A.—D. (text unchanged)

E. Procurement and Award.

(1)—(2) (text unchanged)

(3) *When submitting a contract approval to the IAC, the LEA must acknowledge that the State is not responsible for any project cost overruns.*

F. Approvals. *If an LEA intends to execute a State-funded project through a JOC, it:*

[(1) If an LEA intends to execute a State-funded project through the JOC, it

(a) Shall provide the IAC or its designee with evidence that the JOC was procured competitively, including documents and the submissions from bidders or offerors;]

[(b)] (1) Shall provide the IAC or its designee with a brief description of the anticipated scope of work, the duration of the JOC contract, the number of annual extensions, and the maximum combined cost of the projects to be performed under the JOC,

[(c) May also include the anticipated minimum cost of each project and the estimated cost of all projects to be performed in each fiscal or calendar year.

(2) The LEA shall notify the IAC or its designee of its intention to use the JOC to execute a State-funded project at the earliest possible date, and shall provide the information required under §F(1)(a) of this regulation.

(3) The LEA shall acknowledge in the notification that the State is not responsible for any project cost overruns.

(4) Approval of Contracts or Reimbursement.

(a) The LEA shall obtain approval of project award, reimbursement, or both, in the manner and timeframe required for all projects funded under the relevant program.]

[(b)] (2) [Design] *Shall submit the project for design review prior to the start of construction [shall be required] if it would be required for similar project funded through the same State funding program[.];*

[(c)] (3) [If approval is requested for a project to be executed through a JOC under which a State-funded project was previously approved, the LEA may] *May reference [the] an earlier approval and the JOC solicitation if approval is requested for a project to be executed through a JOC under which a State-funded project was previously approved, but is not required to resubmit all relevant information[.];*

(4) *Shall obtain approval of contract award, reimbursement, or both, in the manner and timeframe required for all projects funded under the relevant program;*

[(d)] (5) [For] *Shall, for design-build JOC projects, clearly indicate on the request for approval of [project] contract award or for reimbursement [shall clearly indicate] those portions of the project cost that are associated with preconstruction activities in order to allow the IAC or its designee to determine which costs are eligible for State reimbursement[.];*

[(e)] (6) [Allowable] *Shall include in the total construction cost allowable preconstruction services, as determined by the IAC [shall be included in the total construction cost.]; and,*

[(f)] (7) [Final] *Shall acknowledge that final adjustment of the State's participation [shall] will be made at project closeout.*

ALEX DONAHUE
Executive Director

Item 15. Closed Session

Motion:

This item is informational and does not require IAC action.

Background Information:

Please see the presented Closed Session Closing Statement.

PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)
with Instructions

Instructions to presiding officer: To meet in a closed session under the Act, the public body must first meet in open session, after providing proper notice. Make sure that the open session is attended by a member designated to receive open meetings training. If a designated member cannot attend, complete the Compliance Checklist.¹ If the public body has never designated a member for training, it must do so **before closing the session**.

Before closing the session, take two steps: (1) conduct a recorded vote on a motion to close; and (2) make a written "closing" statement. If the public body might return to open session afterwards, be sure to tell the public that. *During* the closed session, keep the discussion topics within the confines of the closing statement. *After* the closed session, the events of the closed session must be disclosed in the next open-session minutes.

The top part of this form is a model closing statement. **It has two sides. Before closing the open session, complete items 1 through 4 on this form or in any writing with the same information.** If someone pre-prepared the form for you, make sure it reflects the public body's own intended topics and reasons for closing the meeting. A member of the public may inspect the closing statement at the time of the closing and may object to the decision to close the meeting. Once the meeting is closed, the closing statement sets the agenda and may not be changed.

The bottom part of the form is a worksheet that provides a checklist of the disclosures that must be made in the next open-session minutes. The worksheet is not part of the closing statement.

1. Recorded vote to close the meeting: Date: 7/17/25; Time: 9:55 am; Location: Online/Virtual ;
Motion to close meeting made by: Michael Darenberg ; Seconded by Chuck Boyd ;
Members in favor: All ; Opposed: None ;
Abstaining: N/A ; Absent: None

2. Statutory authority to close session (check all provisions that apply):

This meeting will only be closed under the provision or provisions checked below, all from General Provisions Art. § 3-305(b):

- (1) "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; (2) "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3) "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4) "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5) "To consider the investment of public funds"; (6) "To consider the marketing of public securities"; (7) "To consult with counsel to obtain legal advice"; (8) "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9) "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10) "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11) "To prepare, administer, or grade a scholastic, licensing, or qualifying

¹ http://www.marylandattorneygeneral.gov/OpenGov%20Documents/Openmeetings/COMPLIANCE_CHECKLIST%20.pdf

examination”; (12) “To conduct or discuss an investigative proceeding on actual or possible criminal conduct”; (13) “To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter”; (14) “Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process”; (15) “To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to” (i) “security assessments or deployments relating to information resources technology”; (ii) “network security information,” such as information that is related to passwords, personal ID numbers, access codes, encryption, security devices, or vulnerability assessments or that a governmental entity collects or maintains to prevent, detect, or investigate criminal activity; or (iii) “deployments or implementation of security personnel, critical infrastructure, or security devices.”

3. For each provision checked above, the corresponding topic to be discussed and the public body’s reason for discussing that topic in closed session, in as much detail as possible without disclosing the information that may be discussed behind closed doors:

Citation (insert # from above)	Topic We expect to discuss these matters:	Reason for closed-session discussion of topic - We are closing the meeting to discuss this topic because:
§ 3-305(b) <input checked="" type="checkbox"/> 1	Personnel	To discuss the performance evaluation of the Executive Director
§ 3-305(b) <input checked="" type="checkbox"/> 7	Legal Advice	To discuss with counsel for the purpose of obtaining legal advice
§ 3-305(b) <input type="checkbox"/>		
§ 3-305(b) <input type="checkbox"/>		

4. This statement is made by Edward J. Raverz, Presiding Officer.

WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION THAT MUST BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN SESSION (§ 3-306)(c)(2) or § 3-104

For meetings closed under an exception, as disclosed above:

Time of closed session: 9:55 am Place: Online/Virtual

Purpose(s): To discuss the performance review of the Executive Director and to obtain legal advice.

Members who voted to meet in closed session: No vote was held

Persons attending closed session: Chair Kasemeyer, Vice-chair Eberhart, Mr. Darenberg, Ms. Lawlah, Craig Curtis for Sec. Chaudhry, Chuck Boyd for Sec. Flora, and Krishnanda Tallur for Dr. Wright.

Authority under § 3-305 for the closed session (see chart above): §§ 3-305(b)(1) and 3-505(b)(7)

Topics actually discussed: The annual performance evaluation of the Executive Director, and a discussion with the Assistant Attorney General regarding a legal matter.

Each action Taken: No actions or votes were held.