

# Winter 2021 Newsletter



Blue Heron Elementary School – Frederick County

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## Announcing the New IAC Website!

**The IAC is happy to announce we have launched a new website! You can access our new site at [mdschoolconstruction.org](https://www.mdschoolconstruction.org).**

The IAC has developed the new website in an effort to improve real time information distribution and transparency. Additional content will continue to be developed.

As we continue to enhance the website in the coming months, we will be keeping our legacy website accessible, though we will no longer be updating its content. You may visit our legacy website at [iac.maryland.gov](https://iac.maryland.gov). If you have any questions, please reach out to our IAC Staff inbox at [iac.pscp@maryland.gov](mailto:iac.pscp@maryland.gov).

# School Project Spotlight:

## Blue Heron Elementary School

Frederick County Public Schools



Frederick County's new Blue Heron Elementary School is set to open Fall of 2021 and is the first of a new prototype elementary school design. The name Blue Heron was chosen last year out of 39 suggestions from the public. Located on a 15-acre site in the rapidly growing neighborhoods of Lake Linganore in Eastern Frederick County, the new elementary school will relieve overcrowding at existing elementary schools.

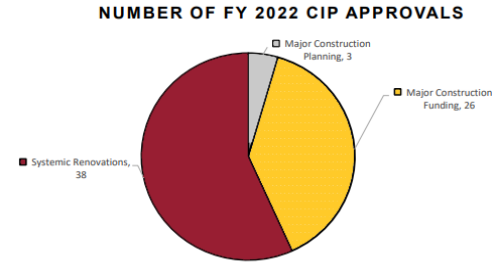
In Frederick County, as a condition for County development approval, school sites must be dedicated prior to approval of developments and as a part of an MOU with the Board of Education. This allowed FCPS staff the leverage to negotiate a site appropriately sized within a strategically chosen location in the front of the neighborhood. It also allows for FCPS staff to negotiate infrastructure development associated with a site that in part could be related to site size or location such as clearing, grading, road access, storm drainage, and utilities and placing all off-site maintenance firmly on the development.

The school is approximately 95,085 gross square feet. The new elementary school will house a Regional Pyramid Program which serves students with significant social, emotional, and behavior needs. The total contract amount at bid award was \$31,160,053, for an estimated cost per square foot of \$328.

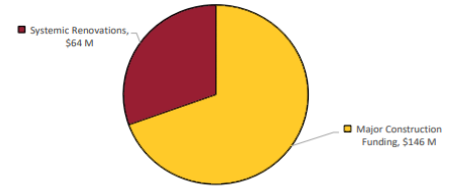
# FY 2022 75% Capital Improvement Program

On December 10, 2020, in accordance with Education Article §5-304(b)(5), Annotated Code of Maryland, the IAC approved 75% of the preliminary school construction budget for fiscal year 2022.

For more information, [download the entire FY 2022 75% CIP Publication.](#)

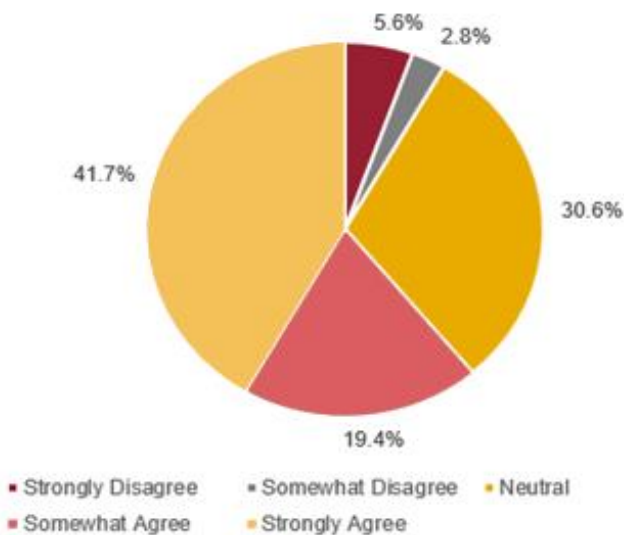


**FY 2022 CIP AMOUNT APPROVED (\$000 OMITTED)**



## Prevailing Wage Report

**Question 1:** If deciding between two equal value school projects to bid, one being a Maryland School prevailing wage construction project and the other being a non-prevailing wage school construction project, the prevailing wage requirement would be an important factor to consider when my firm is providing a bid.



Prevailing wage laws have been a part of both Federal and State policy in some capacity in the United States, requiring that construction workers be paid the “prevailing rate” for their trade when working on publicly funded construction projects. These laws were initially established to support the objective of maintaining a family wage, and to protect contractors from the government’s monopolistic power. Section 7 of the 21st Century School Facilities Act (2018 Md. Laws, Chap. 14) required the IAC to examine the effects of prevailing wage requirements on Maryland school construction costs. In an attempt to quantify the impact of prevailing wage on school construction in Maryland and to meet the statutory requirements for this report, the IAC looked at existing bid data submitted by Local Education Agencies (LEAs) and surveyed firms who have worked or applied to work on school construction projects in the State of Maryland.

The IAC published their report and full survey findings on December 31<sup>st</sup>, 2020. [The report is available to download here.](#)

## Statewide Facilities Assessment Update

After several years of planning, the IAC kicked off the Statewide Facilities Assessment (SFA) on the 1,400+ PK-12 public school facilities in Maryland in December 2020. The SFA and the data that it will generate are central to the IAC’s ability to support LEAs in their portfolio management.



*Rock Creek School – Frederick County*

The SFA is collecting essential data on the condition of each building system (i.e. Roof, HVAC, Plumbing, etc.) to determine an overall Facility Condition Index (FCI) for each facility. The FCI is an output that takes into account the percent a system is degraded against its expected life-cycle and weights it against the ratio of the system’s value to the value of the entire facility.

The SFA is also collecting data on the educational sufficiency of the spaces within each school. In addition to calculating the FCI, the SFA will identify whether the facility itself has the minimum necessary spaces, square footage, and building-system functionality necessary to deliver the educational programs and services required by the State for the student population that it is expected to serve within the next five years.

Upon the completion of the SFA in the Summer of 2021, the IAC will use the collected data to provide LEA staff information that can be used to determine each facility’s current overall condition; identify high-priority existing deficiencies; help predict future deficiencies; estimate life-cycle costs; assist with prioritization of future capital projects; and support Capital Improvement Plan project decisions to all stakeholders.

### Upcoming Events

February 11<sup>th</sup>, 2021 – IAC Meeting

February 11<sup>th</sup>, 2021 – Release of 90% CIP Recommendations

March 11<sup>th</sup>, 2021 – IAC Meeting

April 13<sup>th</sup>, 2021 – End of Legislative Session