



IAC MEETING AGENDA

Thursday, April 11, 2024

Virtual Meeting
9:00 a.m.

Live and archived streams of IAC meetings are available at <https://mdschoolconstruction.org>
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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. March 14, 2024 Meeting Minutes		2*
	B. Contract Awards		8*
	C. Easement		64*
3	Healthy School Facility Fund Administrative Procedures Guide and FY 2025 Application Schedule	Cassandra Viscarra, Deputy Director; Arabia Davis, Funding Programs Manager	65*
4	Aging Schools Program Administrative Procedures Guide and FY 2025 Application Schedule	Cassandra Viscarra, Deputy Director; Arabia Davis, Funding Programs Manager	78*
5	Maximum State Allocation Increase and Award of Reserve Funds - Washington County Public Schools - Williamsport High School (PSC 21.031) Electrical Replacement Project	Lisa Vaughn, Capital Projects Manager	88*
6	Gross Area Baseline Variance - Calvert County Public Schools - Northern Middle School (PSC 04.006) Replacement Project	Lisa Vaughn, Capital Projects Manager	91*
7	Built to Learn Funding Request - Calvert County Public Schools - Northern Middle (PSC 04.006) Replacement Project	Deterrion Sims, Funding Programs Assistant; Lisa Vaughn, Capital Projects Manager	101*
8	Gross Area Baseline Variance - Garrett County Public Schools - Broad Ford Elementary/Southern Middle School (PSC 11.008)	Eugene Shanholtz, Lead Capital Projects Manager	103*
9	Built to Learn Funding Request - Garrett County Public Schools - Broad Ford Elementary/Southern Middle (PSC 11.008) Renovation and Addition Project	Deterrion Sims, Funding Programs Assistant; Eugene Shanholtz, Lead Capital Projects Manager	106*
10	Built to Learn Funding Request - Talbot County Public Schools - Chapel District Elementary School (PSC 20.006) Renovation/Addition Project	Tatyana Tate, Funding Programs & Finance Assistant; Lisa Vaughn, Capital Projects Manager	108*
11	FY 2024 Healthy Schools Facility Fund Realignment and Reversion Request - Carroll County Public Schools	Deterrion Sims, Funding Programs Assistant; Sean Vorsteg, Capital Projects Manager	110*
12	Disposal of State-Owned Relocatable Unit #533-08 and Funding for Demolition - St. Mary's County Public Schools	Eugene Shanholtz, Lead Capital Projects Manager	112*

Announcements

*Action Item



Item 2.A. March 14, 2024 IAC Meeting Minutes

Motion:

To approve the draft March 14, 2024 IAC Meeting Minutes, as presented.



DRAFT Meeting Minutes – March 14, 2024

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
Secretary Atif Chaudhry, Maryland Department of General Services
Michael Darenberg, Appointee of the Governor
Brian Gibbons, Appointee of the Speaker of the House
Gloria Lawlah, Appointee of the President of the Senate
Jill Lemke as Designee for Secretary Rebecca Flora, Maryland Department of Planning
Krishnanda Tallur as Designee for Dr. Carey M. Wright, Interim State Superintendent of Schools

Members Not in Attendance:

None.

Revisions to the Agenda:

None.

Public Comment:

There was no public comment.

IAC Correspondence:

None.

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

Executive Director Alex Donahue informed the IAC of the positive reception the IAC received at the recent operational and capital budget hearings in Annapolis, and the appreciation that the legislature had for the IAC's increased responsiveness to the needs of LEAs. Executive Director Donahue also provided an update on the ongoing discussions with Worcester County regarding the LEA's portfolio needs. Lastly, Executive Director Donahue updated the IAC on the progress that IAC staff has made on recommendations for Capital Improvement Program funding for the 2025 Fiscal Year, and informed the IAC that CIP recommendations, and application schedules for the Aging Schools Program (ASP) and Healthy Schools Facility Fund (HSFF) would be brought to the April and May IAC meetings.

2. Consent Agenda – [Motion Carried]

Executive Director Donahue noted that the Contract Awards Item contained an approval for a contract for Wicomico High School which was contingent upon the cancellation of the existing contract in Item 9 of the meeting agenda. Upon a motion by Mr. Darenberg, seconded by Ms. Lemke, the IAC voted unanimously to approve the consent agenda. Mr. Gibbons was absent.

a. February 8, 2024 Meeting Minutes

To approve the draft February 8, 2024 IAC Meeting Minutes, as presented.

b. Contract Awards

To approve contract procurement as presented.

c. Easement

To approve the conveyance of the easement as presented.

d. Site Approval - Montgomery County Public Schools - Burtonsville Elementary School Replacement

To approve Montgomery County Public Schools' (MCPS) use of Fairland Park Parcel E, Block C at 1409 Saddle Creek Drive, Burtonsville, MD 20866, for the construction of the Burtonsville Elementary School Replacement (PSC 15.285), expected to open in Fall of 2026 to serve the immediate and adjacent neighborhoods and to serve as a replacement for Burtonsville Elementary School (PSC 15.052); adhering to the actions identified in the State clearinghouse review, State identifier 20231128-0902.

3. 21st Century School Buildings Program 2023 Annual Report – [Motion Carried]

Capital Projects Director Melissa Wilfong presented the annual 21st Century School Buildings Report, required to be approved by the IAC prior to presentation to the Governor and the Board of Public Works. This report is prepared jointly by Baltimore City Public Schools, the IAC, and the Maryland Stadium Authority.

Upon a motion by Ms. Lawlah, seconded by Mr. Gibbons, the IAC voted unanimously to approve the 21st Century School Buildings Program 2023 annual report, dated January 17, 2024 by the parties in compliance with the *Memorandum of Understanding for the Construction and Revitalization of Baltimore City Public Schools* for presentation to the Governor, the Board of Public Works and the fiscal committees of the General Assembly on the progress of construction and maintenance of Baltimore City public school facilities.

4. FY 2023 Capital Improvement Program Rescission Request - Carroll County Public Schools - South Carroll High School Window Replacement – [Motion Carried]

Funding Programs Assistant Deterrion Sims presented the request from Carroll County Public Schools (CCPS) to rescind funding from the South Carroll High Window Replacement Project, cancel the project, and reallocate this funding to other critical projects within Carroll County. Ms. Sims also indicated that the LEA plans to determine if the project will seek FY 2026 CIP funding when the Educational Facilities Master Plan (EFMP) for FY 2025 is completed.

Upon a motion by Ms. Lemke seconded by Secretary Chaudhry, the IAC voted unanimously to approve Carroll County Public Schools' request to rescind funding for the FY 2023 Capital Improvement Program South Carroll High School Window Replacement Project (PSC 06.012); and to approve the transfer of the funding to the LEA's prior year reserve account.

5. FY 2020 Capital Improvement Program Adjustments - Baltimore City Public Schools - Maree G. Farring Elementary Middle Annex (PSC 30.286) – [Motion Carried]

Lead Capital Projects Manager Eugene Shanholtz presented a request from City Schools to rescind FY 2023/2024 CIP funding for the Maree G. Farring EM Annex renovation/addition project, transfer the funds to the LEA's prior year reserve account, and resubmit the project for funding under the FY 2024 CIP with more recent project details. Additionally, Mr. Shanholtz indicated that City Schools is

requesting a Gross Area Baseline (GAB) Variance and an increase to the eligible building cost per square foot.

Executive Director Donahue added that the project has been in process for a number of years and is particularly complicated. Due to the extra time that this project has taken to come to fruition, the cost has increased. He also indicated that this project utilizes the \$4.5 million which was in the LEA's reserve account that had not been allocated to a project.

Mr. Gibbons asked for clarification on the reason for the particularly high cost per square foot of the project. Mr. Shanholtz indicated that this is due to various factors, particularly that a portion of the project building is in a historic building which drives the overall cost up. Additionally, Mr. Shanholtz indicated that there are site logistical issues due to the relatively small footprint of the school, and the small size of the project results in higher costs due to a lack of economy of scale. Executive Director Donahue added that the IAC has received other recent project requests that are well over \$500 per square foot.

Upon a motion by Mr. Tallur, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve the following adjustments requested by Baltimore City Public Schools for the Maree G. Farring Elementary Middle Annex (PSC 30.286) renovation/addition project:

1. Rescission of the FY 2023/2024 Capital Improvement Program (CIP) funding approval of \$4,500,000 for the facility's renovation/addition project to transfer the rescinded funding to the LEA's prior year reserve account;
 2. A Gross Area Baseline variance for an additional 10,175 gross square feet;
 3. An amendment to the FY 2024 CIP to include a new Maree G. Farring Annex (PSC 30.286) renovation/addition project with a Maximum State Allocation of \$14,892,000;
 4. An increase to the eligible building cost per square foot for the project to \$486, which results in an increase of the Maximum State Allocation from \$18,809,000, based upon bids received and pursuant to COMAR 14.39.02.07C as reflected in the presented project worksheet; and
 5. To allocate \$4,500,000 from the LEA's Reserve Fund to this project.
- 6. Pass-Through Grant Amendment - Baltimore County Public Schools - Towson High School and Scotts Branch Elementary School – [Motion Carried]**

Funding Programs and Finance Assistant Tatyana Tate presented a request from Baltimore County Public Schools (BCPS) to have \$20,000,000 of Pass-Through Grant funding rescinded from the Towson High School renovation/addition project and reallocated to the Scotts Branch Elementary School replacement project to make up the difference in a funding shortage. Ms. Tate indicated that BCPS would be seeking funding for the Towson High School renovation/addition project via other State programs at a later date.

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

1. Approve the rescission of \$20,000,000 of Pass-Through Grant funds for the Baltimore County Public Schools Renovation/addition project at Towson High School (PSC 03.114); and,
2. Apply \$20,000,000 in Pass-Through Grant funds to the replacement project at Scotts Branch Elementary School (PSC 03.025), thereby increasing the award from \$10,000,000 to \$30,000,000.

7. FY 2021 School Safety Grant Program Extension Request - Baltimore County Public Schools - Intercom Replacement Projects – [Motion Carried]

Ms. Tate presented a five month extension request from BCPS for the FY 2021 School Safety Grant Program (SSGP) expenditure and reimbursement deadlines, specifically for the Cockeysville Middle School and Dogwood Elementary School intercom replacement projects. Ms. Tate noted that BCPS cited unforeseen delays in materials procurement and the contractor’s schedule.

Mr. Darenberg inquired about how long the SSGP is in effect for. Executive Director Donahue clarified that the SSGP has been in operation for a number of years and that it is a limited program, but that there is currently a bill in the General Assembly being considered which would extend the SSGP.

Upon a motion by Ms. Lemke, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve an extension to the FY 2021 School Safety Grant Program (SSGP) expenditure deadline from March 29, 2024 to August 30, 2024 and the reimbursement request deadline from August 5, 2024 to January 5, 2025, for the Baltimore County Public Schools intercom replacement projects at Cockeysville Middle School (PSC 03.006) and Dogwood Elementary School (PSC 03.171).

8. FY 2021-2023 Healthy Schools Facility Fund Amendments - Wicomico County Public Schools – [Motion Carried]

Funding Programs Assistant Sheron Johnson presented a request from Wicomico County Public Schools (WCPS) to reallocate the surplus funding from three projects which came in under budget to the Wicomico High School Roof Replacement Project.

Upon a motion by Mr. Tallur, seconded by Mr. Gibbons, the IAC voted unanimously to approve amendments to the FY 2021 through FY 2023 Healthy School Facility Fund awards for Wicomico County Public Schools (WCPS) as presented in this item.

9. Cancellation of Contract Award - Wicomico County Public Schools - Wicomico High School (PSC 22.009) – [Motion Carried]

Capital Projects Manager Sean Vorsteg presented a request from WCPS to cancel an existing contract with SGK Contracting for Phases 2 and 3 of the 3-phase roof replacement project at Wicomico High School. He noted that this contract was terminated for convenience by the LEA on September 7, 2023. Mr. Vorsteg also indicated that the LEA had submitted a new contract approval package, present in the Consent Agenda for this meeting, which contains a Construction Manager at Risk contract.

Upon a motion by Ms. Lemke, seconded by Mr. Darrenberg, the IAC voted unanimously to approve the cancellation of the contract award to SGK Contracting Inc. for construction services for Phases 2 and 3 of the 3-phase roof replacement project at Wicomico High School (PSC 22.009).

10. FY 2024 Nonpublic Aging Schools Program - Project Approvals and Awards – [Motion Carried]

Executive Director of the Maryland State Department of Education’s Office of School Facilities Jillian Storms and Program Administrator Myron Mason presented the FY 2024 Nonpublic Aging Schools Program project approvals. Mr. Mason detailed the criteria which determines the allocation of funds and the total funding of the program, stating that the FY 2024 program’s funding provides grant funding for 186 schools.

Mr. Darenberg thanked the Office of School Facilities for their level of detail in the report. Mr. Tallur thanked Mr. Mason and Ms. Storms for their work on the program and the assistance of IAC staff in the project recommendations.

Chair Kasemeyer inquired about the total number of schools which applied to the program and how many were awarded funding, to which Mr. Mason indicated that of the 186 schools that applied, all received funding. Chair Kasemeyer then asked Executive Director Donahue to provide some context on the program. Executive Director Donahue indicated that this program funds Nonpublic school facilities, with funding being awarded by MSDE.

Upon a motion by Secretary Chaudhry, seconded by Ms. Lemke, the IAC voted unanimously to approve FY 2024 Senator James E. "Ed" DeGrange Nonpublic Aging Schools Program project allocations as presented, totaling \$3,499,999.88.

Announcements:

None.

Adjournment:

Upon a motion by Mr. Gibbons, seconded by Ms. Lemke, the IAC voted unanimously to adjourn the meeting at 9:36am.

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Anne Arundel County - Cont'd</u>					
	1 - Bob Andrews Construction, Inc.	01/11/2024	\$157,700		
6.	Oak Hill ES PSC #02.107.23 EGRC Systemic Renovation - Exterior Doors		\$188,700	\$94,350	\$94,350
	1 - Bob Andrews Construction, Inc.	01/11/2024	\$188,700		
7.	Sunset ES PSC #02.108.23 EGRC Systemic Renovation - Exterior Doors Replacement		\$242,121	\$121,000	\$121,121
	1 - Bob Andrews Construction, Inc.	01/08/2024	\$242,121		
<u>Baltimore County</u>					
8.	Woodlawn HS PSC #03.050.23 HSFF-FED Systemic Renovation - Chiller Replacement		\$690,600	\$421,266	\$269,334
	1 - Denver-Elek, Inc.	02/09/2024	\$690,600		
<u>Cecil County</u>					
9.	Cecil County School of Technology PSC #07.042.23 HSFF-FED Systemic Renovation - Chiller Replacement		\$1,993,300	\$1,068,259	\$925,041
	1 - RF Warder	12/08/2023	\$1,993,300		
<u>Charles County</u>					
10.	General Smallwood MS PSC #08.005.23 HSFF Systemic Renovation - Roof & HVAC Renovations		\$10,858,000	\$2,674,000	\$8,184,000
	1 - Scheibel Construction	02/28/2024	\$10,858,000		
11.	General Smallwood MS PSC #08.005.23 HSFF Systemic Renovation - Roof & HVAC Renovations (asbestos abatement)		\$171,242	\$0	\$171,242
	1 - Waco, Inc.	03/14/2024	\$171,242		

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Prince George's County</u>					
12.	Phyllis E. Williams ES PSC #16.050.23 B/EGRC Systemic Renovation - HVAC Building Modernization		\$9,318,632	\$6,570,000	\$2,748,632
	1 - Fresh Air Concepts, LLC	05/19/2023	\$9,318,632		
13.	Greenbelt ES PSC #16.108.22 HSFF Systemic Renovation - Roof Replacement (Design)		\$2,936,000	\$1,345,767	\$1,590,233
	1 - SGK Contracting, Incorporated	12/05/2023	\$2,936,000		
<u>St. Mary's County</u>					
14.	Benjamin Banneker ES PSC #18.005.22 B Systemic Renovation - Chiller Replacement		\$256,000	\$148,480	\$107,520
	1 - W.L. Gary Company, Inc.	01/23/2024	\$256,000		
15.	White Marsh ES PSC #18.016.22 B Systemic Renovation - Chiller Replacement		\$198,000	\$114,840	\$83,160
	1 - W.L. Gary Company, Inc.	01/16/2024	\$198,000		
16.	Chopticon HS PSC #18.019.22 B /24 GENF Limited Renovation - Limited Renovation (Design Services)		\$2,678,050	\$1,000,000	\$1,678,050
	1 - Wheeler Goodman Masek (WGM) Architect	12/04/2023	\$2,678,050		
17.	Lexington Park ES PSC #18.021.22 B Systemic Renovation - Chiller Replacement		\$229,000	\$144,270	\$84,730
	1 - W.L. Gary Company, Inc.	01/23/2024	\$229,000		

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
Baltimore City					
18.	#041 Hamilton Building PSC #30.021.24 HSFF Systemic Renovation - Window/Door Replacement (Design) 1 - Grimm & Parker Architecture, Inc.	02/08/2024	\$220,075 \$220,075	\$220,075	\$0
19.	#225 Westport Academy PK-8 PSC #30.082.24 HSFF Systemic Renovation - Window/Door Replacement (Design) 1 - K. Dixon Architecture, PLLC	02/20/2024	\$93,516 \$93,516	\$93,516	\$0
20.	#178 Francis M Wood Building PSC #30.115.24 SPECF Systemic Renovation - Roof Replacement (Design) 1 - Grimm & Parker Architecture, Inc.	02/09/2024	\$216,350 \$216,350	\$216,350	\$0
21.	#064 Liberty ES PSC #30.135.24 HSFF Systemic Renovation - Window/Door Replacement (Design) 1 - Frederick Ward Associates, Inc.	02/15/2024	\$129,505 \$129,505	\$84,170	\$45,335
22.	#133 Paul Laurence Dunbar MS PSC #30.147.24 SPECF Systemic Renovation - Roof Replacement (Design) 1 - Grimm & Parker Architecture, Inc.	02/02/2024	\$217,726 \$217,726	\$217,726	\$0
23.	#402 Northern Building PSC #30.174.23 HSFF Systemic Renovation - Window/Door Replacement (Design) 1 - Frederick Ward Associates, Inc.	02/15/2024	\$368,684 \$368,684	\$353,936	\$14,748

	<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Baltimore City - Cont'd</u>				
24. #095 Franklin Square PK-8 PSC #30.243.16/21 B Systemic Renovation - Window/Door Replacement (Design) 1 - K.Dixon Architecture, 01/30/2024 PLLC		\$169,213	\$162,444	\$6,769
<hr/>				
Summary Totals				
Total Projects: 21	Total Contracts: 24	\$38,136,086	\$18,691,577	\$19,444,509

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.020.24 SPEC

Project Name: Glen Burnie HS

Bid Opening: 6/07/2022

Project Type: Systemic Renovation

Scope of Work: Bldg Enclosure - Phase 2 - Design (1 of 3)

Basis for Award of Contract: Proposal

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

Local Funds: \$147,959

State Funds: \$147,958

Total Contract: \$295,917

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Gale Associates, Inc.	<u>\$295,917</u>
		<u>\$295,917</u>

Notes: (1) Replacement of 48,777 sf (2002/1996) of roofs at Buildings C and D, replacement of windows and storefront assemblies (1947/1976), repair brick on Buildings A and B, and replace 10 windows and 17 doors. (Design portion)
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

GALE ASSOCIATES, INC.

**BUILDING ENCLOSURE CONSULTING SERVICES
ENGINEERING SERVICES FEE ESTIMATE
SUMMARY**



PROJECT: GLEN BURNIE HIGH SCHOOL- PHASE 2
CLIENT: ANNE ARUNDEL COUNTY PUBLIC SCHOOLS
DATE: June 7, 2022

ITEM		COST	
Evaluation Bldg B- Walls	44,485.00		
Evaluation Bldg C & D- Roofs	20,020.00		
Reimbursable expenses	<u>814.50</u>		
Total Evaluation		65,319.50	
Design	63,025.00		
Reimbursable expenses	<u>1,486.66</u>		
Total Design		<u>64,511.66</u>	
TOTAL EVALUATION & DESIGN		129,831.16	
Bid Phase Services	4,035.00		
Reimbursables	<u>35.75</u>		
TOTAL BID PHASE SERVICES		4,070.75	
Construction Phase Services - Phase I	69,965.00		
Reimbursables	<u>2,094.75</u>		
TOTAL CONSTRUCTION PHASE SERVICES - PHASE I		<u>72,059.75</u>	
Construction Phase Services - Phase II	73,325.00		
Reimbursables	<u>2,130.50</u>		
TOTAL CONSTRUCTION PHASE SERVICES - PHASE II		<u>75,455.50</u>	
TOTAL GALE COST		281,417.16	
Contractors/Equipment			
Roofer (estimated)	<u>2.00</u>	days @ <u>2,750.00</u>	5,500.00
Mason/ Window Removal (estimated)	<u>3.00</u>	days @ <u>3,000.00</u>	9,000.00
TOTAL PROJECT COST			295,917.16

PROPRIETARY INFORMATION COMPILED SPECIFICALLY FOR THE ABOVE-NAMED CLIENT FOR USE ON THIS PROJECT ONLY

6/7/2022 9:53 AM

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.020.24 SPEC

Project Name: Glen Burnie HS

Bid Opening: 7/26/2023

Project Type: Systemic Renovation

Scope of Work: Bldg Enclosure - Phase 2 (2 of 3)

Basis for Award of Contract: Base bid + alt.1

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

Local Funds: \$2,035,972

State Funds: \$2,035,972

Total Contract: \$4,071,944

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Brawner Builders, Inc.	<u>\$4,071,944</u>
		<u>\$4,071,944</u>

Notes: (1) Replacement of windows and storefront assemblies (1947/1976), repair brick on Buildings A and B, and replace ten windows and seventeen doors.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

23CN-011-004

**Building Enclosure Wall and Window Restoration
Buildings A and B at Glen Burnie High School**

CONTRACTOR	Brawner Builders, Inc.	Nastos Construction, Inc.	North Point Builders of Maryland, LLC	Henley Construction Company
BASE BID	\$2,356,174	withdrawn	\$2,450,000	\$2,858,000
ALTERNATE #1	\$1,715,770		\$1,888,800	\$1,580,000
TOTAL	\$4,071,944		\$4,338,800	\$4,438,000

BOLD INDICATES AWARDEE

Alternate #1 : All work associated with Building B including but not limited to window and door replacement and masonry restoration and associated unit price contingencies.

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.020.24 SPECIF

Project Name: Glen Burnie HS

Bid Opening: 6/21/2023

Project Type: Systemic Renovation

Scope of Work: Bldg. Enclosure - Phase 2 (3 of 3)

Basis for Award of Contract: Base bid

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

Local Funds: \$1,016,888

State Funds: \$1,016,889

Total Contract: \$2,033,777

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	CitiRoof Corporation	<u>\$2,033,777</u>
		<u>\$2,033,777</u>

Notes: (1) Replacement of 48,777 sf (2002 and 1996) of roofs at Buildings C and D.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

23CN-151-007

Roof Replacement - Glen Burnie HS Bldgs C & D

CONTRACTOR	Autumn Contracting, Inc.	Simpson Unlimited, Inc.	Citiroof Corporation	Cole Roofing Company, Inc.
BASE BID	\$2,922,000	\$2,165,400	\$2,033,777	\$2,147,500
CONTRACTOR	Vatica Contracting, Inc.			
BASE BID	\$2,229,000			

BOLD INDICATES AWARDEE

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.023.24 ASP

Project Name: Broadneck ES

Bid Opening: 8/25/2023

Project Type: Systemic Renovation

Scope of Work: Elevator Modernization Upgrade

Basis for Award of Contract: Proposal

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

Local Funds: \$56,345

State Funds: \$345,689

Total Contract: \$402,034

State Contingency for Change Orders:

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

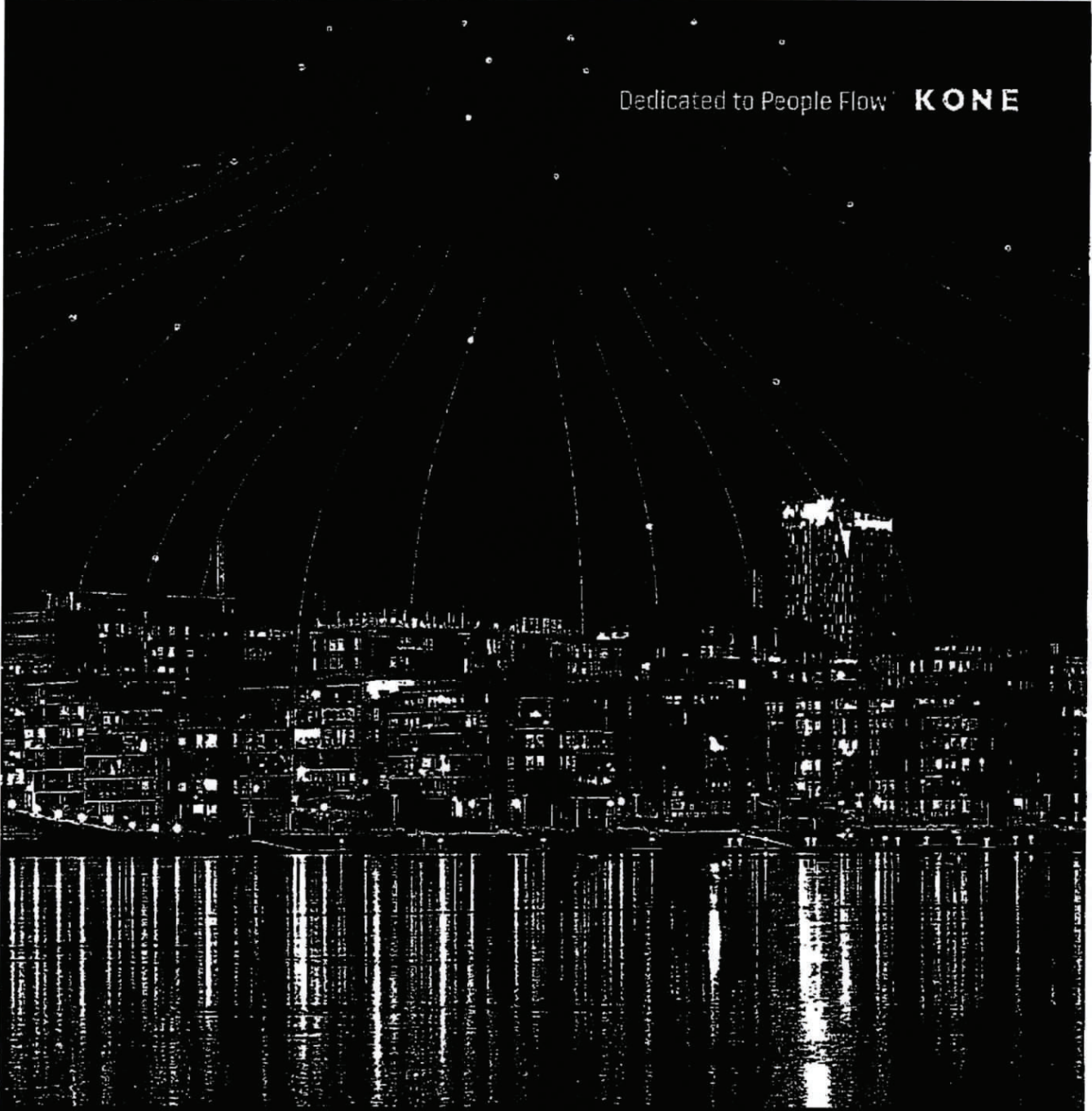
<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Kone, Inc.	<u>\$402,034</u>
		<u>\$402,034</u>

Notes: (1) Elevator modernization upgrade project.

(2) Prevailing wage rates apply to contract.

IAC Approval Date:

Dedicated to People Flow **KONE**



Proposal for

Broadneck Elementary

ANNE ARUNDEL COUNTY BOARD OF EDUCATION
Attention: Crystal Webb

KONE People Flow Solution Proposal
08/25/2023



KONE Inc.
Baltimore Office

517 Progress Drive

Suite Q
Linthicum, Maryland, 21090
Mobile +1 12026175979
Work +14107662100
jason.spelcher@kone.com
www.kone.us



1. Proposal

Dear Crystal Webb,

We are pleased to enclose, for your review and consideration, KONE's proposal to fully replace your equipment located at the following address: 470 Shore Acres Road, Arnold, Maryland.

- This proposal is based on 2024 installation.
- This proposal is valid for (30) days.
- Anticipated downtime: 8 weeks per unit for full replacement + 1-2 weeks for inspection.

The existing equipment, as outlined below, will be replaced in accordance with the explanation provided herein. Where additional items are made a part of this Proposal, a complete description is provided. Where existing equipment and/or systems are not mentioned, the intent of this Proposal is to reuse said item(s) "as is". The KONE solution includes design, manufacturing, supply and installation of the following:

Equipment name	Solution	Capacity/Speed	Landings/Entrances	 Elevator Price
 MonoSpace 500 (Full Replacement) - 20.2-1	1 x KONE MonoSpace 500 DX	2500 lbs / 150 fpm	Landings: 3 Entrances: 2 front / 1 rear	\$ 402,034.00
Broadneck Elementary School Total				\$ 402,034.00
Total Sales Price, net including TAX				\$ 402,034.00

2. Validity of proposal

If provided, our proposal is based on the architectural drawings and specification (Division 14) and meets the general intent of the project. In case of any differences or contradictions between the contents of the documents contained in KONE's Tender Document, the Project Drawings or the Project Specifications, the KONE Tender Document shall prevail. Pricing is based on the contents specified in this Proposal and the appendices and Bid Attachments, which are incorporated into this Proposal (the "Proposal"). Contract terms shall be in accordance with Bid Attachment "A" / KONE Inc. General Terms and Conditions and Bid Attachment "B" / Site Safety Requirements / Work by Others, which are incorporated by reference. The pricing included in this Proposal is submitted with the understanding that all documents referenced and incorporated will be signed without modification. In the event of conflicts or inconsistencies between this Proposal and any other contract document, this Proposal shall supersede and prevail. This Proposal is valid for 30 days.

Should you have any questions or require additional information, please feel free to contact me directly.

We look forward to hearing from you and working together on this project.



Yours sincerely,

A handwritten signature in black ink, appearing to read "Jason Speicher", with a long, sweeping horizontal flourish extending to the right.

Jason Speicher
Senior Sales Executive - Modernization
Kone Inc

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.073.23 EGRC

Project Name: Glen Burnie Park ES

Bid Opening: 1/11/2024

Project Type: Systemic Renovation

Scope of Work: Exterior Doors

Basis for Award of Contract: Base bid

Basis of Funding: 50% + 10% add-on of eligible base bid up to maximum state approved allocation.

Local Funds: \$63,080

State Funds: \$94,620

Total Contract: \$157,700

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Bob Andrews Construction, Inc.	<u>\$157,700</u>
		<u>\$157,700</u>

Notes: (1) Replacement of 4 double and 10 single doors.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

23CN-011-008

Exterior Replacement at Glen Burnie Park, Oak Hill, and Sunset Elementary Schools

CONTRACTOR	Bob Andrews Construction, Inc.	Strayer Contracting	Hayes Construction	Baltimore Contractors, Inc
BASE BID at Glen Burnie Park Elementary School	\$157,700	\$202,475	\$215,480	\$209,888
BASE BID at Oak Hill Elementary School	\$178,200	\$254,765	\$248,180	\$241,888
Alternate No. 1 Oak Hill Elementary School	\$10,500	\$43,620	\$19,180	\$70,937
BASE BID at Sunset Elementary School	\$231,621	\$323,050	\$306,980	\$325,888
Alternate No. 1 Sunset Elementary School	\$10,500	\$41,190	\$15,080	\$76,730
TOTAL	\$588,521	\$865,100	\$804,900	\$925,331

Bold Indicates Awardee

Alternate #1 Oak Hill ES -Raise Door Head at Openings 4,5,6,7, & 8

Alternate #1 Sunset ES -Raise Door Head at Openings 14,15,16,17, & 18

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.107.23 EGRC

Project Name: Oak Hill ES

Bid Opening: 1/11/2024

Project Type: Systemic Renovation

Scope of Work: Exterior Doors

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

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

Local Funds: \$94,350

State Funds: \$94,350

Total Contract: \$188,700

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Bob Andrews Construction, Inc.	<u>\$188,700</u>
		<u>\$188,700</u>

Notes: (1) Replacement of 6 double and 10 single doors.

(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

23CN-011-008

Exterior Replacement at Glen Burnie Park, Oak Hill, and Sunset Elementary Schools

CONTRACTOR	Bob Andrews Construction, Inc.	Strayer Contracting	Hayes Construction	Baltimore Contractors, Inc
BASE BID at Glen Burnie Park Elementary School	\$157,700	\$202,475	\$215,480	\$209,888
BASE BID at Oak Hill Elementary School	\$178,200	\$254,765	\$248,180	\$241,888
Alternate No. 1 Oak Hill Elementary School	\$10,500	\$43,620	\$19,180	\$70,937
BASE BID at Sunset Elementary School	\$231,621	\$323,050	\$306,980	\$325,888
Alternate No. 1 Sunset Elementary School	\$10,500	\$41,190	\$15,080	\$76,730
TOTAL	\$588,521	\$865,100	\$804,900	\$925,331

Bold Indicates Awardee

Alternate #1 Oak Hill ES -Raise Door Head at Openings 4,5,6,7, & 8

Alternate #1 Sunset ES -Raise Door Head at Openings 14,15,16,17, & 18

APPROVAL OF CONTRACTS

LEA: Anne Arundel County

PSC No. 02.108.23 EGRC

Project Name: Sunset ES

Bid Opening: 1/08/2024

Project Type: Systemic Renovation

Scope of Work: Exterior Doors Replacement

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

Basis of Funding: 50% + 5% add-on of eligible base bid + alt. 1 up to maximum state approved allocation.

Local Funds: \$121,121

State Funds: \$121,000

Total Contract: \$242,121

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Bob Andrews Construction, Inc.	<u>\$242,121</u>
		<u>\$242,121</u>

Notes: (1) Replacement of 10 double and 6 single doors.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

23CN-011-008

Exterior Replacement at Glen Burnie Park, Oak Hill, and Sunset Elementary Schools

CONTRACTOR	Bob Andrews Construction, Inc.	Strayer Contracting	Hayes Construction	Baltimore Contractors, Inc
BASE BID at Glen Burnie Park Elementary School	\$157,700	\$202,475	\$215,480	\$209,888
BASE BID at Oak Hill Elementary School	\$178,200	\$254,765	\$248,180	\$241,888
Alternate No. 1 Oak Hill Elementary School	\$10,500	\$43,620	\$19,180	\$70,937
BASE BID at Sunset Elementary School	\$231,621	\$323,050	\$306,980	\$325,888
Alternate No. 1 Sunset Elementary School	\$10,500	\$41,190	\$15,080	\$76,730
TOTAL	\$588,521	\$865,100	\$804,900	\$925,331

Bold Indicates Awardee

Alternate #1 Oak Hill ES -Raise Door Head at Openings 4,5,6,7, & 8

Alternate #1 Sunset ES -Raise Door Head at Openings 14,15,16,17, & 18

APPROVAL OF CONTRACTS

LEA: Baltimore County

PSC No. 03.050.23 HSFF-FED

Project Name: Woodlawn HS

Bid Opening: 2/09/2023

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 61% of eligible base bid up to maximum state approved allocation.

Local Funds: \$269,334

State Funds: \$421,266

Total Contract: \$690,600

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Denver-Elek, Inc.	<u>\$690,600</u>
		<u>\$690,600</u>

Notes: (1) Replacement of the 2001 water cooled chiller and associated cooling tower.

(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

Contract Name: Chiller Replacement at Woodlawn High School
Contract #: DEI-611-23

<i>Bidders</i>					
	Denver Elek Inc.	BMC Services LLC	ASN General Contractors Inc.	Excel Mechanical	Fresh Air Concepts
Base Bid	\$690,600.00	\$722,200.00	\$747,500.00	\$761,587.00	\$771,000.00
Total	\$690,600.00	\$722,200.00	\$747,500.00	\$761,587.00	\$771,000.00

<i>Bidders</i>					
	M&M Welding & Fabrication	Flotron Contractors Inc.	Patapsco Mechanical LLC	Temp Air Company	
Base Bid	\$874,000.00	\$883,700.00	\$909,000.00	\$914,494.00	
Total	\$874,000.00	\$883,700.00	\$909,000.00	\$914,494.00	

APPROVAL OF CONTRACTS

LEA: Cecil County

PSC No. 07.042.23 HSFF-FED

Project Name: Cecil County School of Technology

Bid Opening: 12/08/2023

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement

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

Basis of Funding: 66% of eligible base bid + alt.1 up to maximum state approved allocation.

Local Funds: \$925,041

State Funds: \$1,068,259

Total Contract: \$1,993,300

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	RF Warder	<u>\$1,993,300</u>
		<u>\$1,993,300</u>

Notes: (1) Replacement of 1992 chiller.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

Bid #24-06 Cecil County School of Technology Chiller Replacement Project

Bid Tab

December 8, 2023 @ 2:00 p.m.

The scope of this project consist of the following:

PROJECT DESCRIPTION: The purpose of the project is to remove two (2) existing 800-ton water-cooled chillers, cooling towers, condenser water piping, condenser pumps, primary and secondary chilled water pumps, select chilled water piping, and associated electrical work. Automatic temperature controls will be modified as required. The air-cooled chiller will be located in the existing courtyard in the location of the existing cooling towers. A new transformer will be provided.

Bidder/Company Name

Base Bid:

All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications & drawings for the School of Technology Replacement Project.

Alternate

Replacement of chilled water pumps.

BMC Service	Chillmar Co	Flo-Tron	Patapsco	RF Warder	Denver Elek	Ralph Degli Obizzi & Sons	LG Construction Inc.
\$ 2,244,000	\$ 2,028,396	\$ 2,538,081	\$ 2,100,000	\$ 1,876,800	\$ 1,963,000	\$ 2,455,000	\$ 2,355,690

\$ 147,000	\$ 154,396	\$ 171,054	\$ 285,000	\$ 116,500	\$ 145,000	\$ 195,000	\$ 361,136

TOTAL

\$ 2,391,000	\$ 2,182,792	\$ 2,709,135	\$ 2,385,000	\$ 1,993,300	\$ 2,108,000	\$ 2,650,000	\$ 2,716,826
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Lowest responsive/responsible bidder meeting specifications

APPROVAL OF CONTRACTS

LEA: Charles County

PSC No. 08.005.23 HSFF

Project Name: General Smallwood MS

Bid Opening: 2/28/2024

Project Type: Systemic Renovation

Scope of Work: Roof & HVAC Renovations

Basis for Award of Contract: Base bid + Alts. 1,2 & 3

Basis of Funding: 65% of eligible base bid + alts. 1, 2 & 3 up to maximum state approved allocation.

Local Funds: \$8,184,000

State Funds: \$2,674,000

Total Contract: \$10,858,000

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Scheibel Construction	<u>\$10,858,000</u>
		<u>\$10,858,000</u>

Notes: (1) Replacement of the existing HVAC system including all piping, RTU, and Cooling tower, and related pumps and components. In addition, replacement of the main electrical switchboard, entire roof system, and windows in gymnasium area.
(2) Prevailing wage rates apply to this contract.
(3) This contract approval reflects only those allocations approved by the IAC through the current fiscal year. Including future fiscal year allocations anticipated but not yet approved, the total expected State participation for this project is \$9,704,320 not to exceed state share percentage.

IAC Approval Date:

CHARLES COUNTY PUBLIC SCHOOLS

BID TABULATION

General Smallwood Middle School ~ HVAC and Roof Replacement

Burkette, Koehler, Murphy and Associates (bkm)
 6300 Blair Hill Lane, Suite 400
 Baltimore, MD 21209

Bid Date: 2/28/24
 Annex I- 2nd Floor
 2:00 PM

Bid Number: GSMSHRR1-2426

<u>CONTRACTOR</u>	<u>Scheibel Construction</u>		<u>Vatica Contracting</u>	
Addendum No. 1	x		x	
Addendum No. 2	x		x	
Bid Bond	x		x	
Letter from Bonding Company	x		x	
Affidavit/Bribery & Non-Collusion	x		No	
MBE Participatation/Utilization Affidavit	x		x	
MBE Schedule of Participation	x		x	
Percentage of MBE (Goal 18%)	.15 % (Waiver)		18.00%	
Total Base Bid	\$ 10,555,000.00		\$ 14,599,667.00	
Alternate No. 1 (Gym Windows)	\$205,000.00		\$376,850.00	
Alternate No. 2 (Replace existing Louvers)	\$52,000.00		\$96,320.00	
Alternate No. 3 (Lawn Care Building Roof)	\$46,000.00		\$64,800.00	
Total Alternates	\$ 303,000.00		\$ 537,970.00	
Total Base Bid Plus Alternates	\$ 10,858,000.00		\$ 15,137,637.00	

ALL BIDDERS ARE REQUIRED TO CONFIRM THEIR BID WITHIN 24-HOURS OF BID OPENING - Send to Wguntow@ccboe.com

APPROVAL OF CONTRACTS

LEA: Charles County

PSC No. 08.005.23 HSFF

Project Name: General Smallwood MS

Bid Opening: 3/14/2024

Project Type: Systemic Renovation

Scope of Work: Roof & HVAC Renovations (asbestos abatement)

Basis for Award of Contract: Proposal

Basis of Funding: 65% of eligible proposal up to maximum state approved allocation.

Local Funds: \$171,242

State Funds: \$0

Total Contract: \$171,242

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Waco, Inc.	<u>\$171,242</u>
		<u>\$171,242</u>

Notes: (1) Removal and disposal of asbestos pipe insulation and associated pipe fittings & mudded elbows for the replacement of the existing HVAC system, main electrical switchboard, entire roof system, and windows in gymnasium area.
 (2) Prevailing wage rates apply to this contract.
 (3) This contract approval reflects only those allocations approved by the IAC through the current fiscal year. Including future fiscal year allocations anticipated but not yet approved, the total expected State participation for this project is \$9,704,320 not to exceed state share percentage.

IAC Approval Date:



38592 Brett Way • Suite 7 • Mechanicsville, Maryland 20659
Toll Free 888-742-7219 • Fax 301-290-5222

ESTIMATE

CCPS
PO BOX 2770
LA PLATA, MD 20646-0170

DATE: 3-14-2024

ATTENTION: Glenn Belmore

PROJECT NAME: Base Bid & Change Order # 1 - Smallwood M.S. - Phases 1-3 - Asbestos Pipe Insulation

SCOPE OF WORK: - Removal and disposal of asbestos pipe insulation and associated pipe fittings & mudded elbows per CCPS provided drawings MD201, MD202 & MD203. Price is based on normal working hours, all material being accessible, and removal of ceiling tiles and or non-asbestos demolition as needed by others.
See red and blue highlighted drawings attached.
Overtime Excluded.

SCHEDULE: Summer 2024 & 2025

COMPLETION TIME: Summer 2026

PRICED IN ACCORDANCE WITH PWCPs ENVIRONMENTAL ABATEMENT SERVICES CONTRACT #R-DJ-21001-03

PRICING SCHEDULE

ITEM #	DESCRIPTION	QTY	UNIT	PRICE	LINE TOTAL
Containment's - Asbestos, Lead and Mold. Based on Surface Area of Total Project (Price includes decontamination units, air filtration machines and waste disposal)					
1.	Full containment - 0-15' above floor	96634	SF	\$ 1.18	\$ 114,028.12
2.	Full containment - 16-30' above floor	5520	SF	\$ 1.77	\$ 9,770.40
Thermal Straight Pipe Insulation (Price includes waste disposal)					
3.	Asbestos thermal insulation 0-6" dia, 0-500 LF, 0-15' above floor		LF	\$ 3.75	\$ -
4.	Asbestos thermal insulation 0 - 6" dia, > 500 LF, 0-15' above floor	7188	LF	\$ 5.60	\$ 40,252.80
5.	Asbestos thermal insulation 0-6" dia, 0-500 LF, 16'-30' above floor	495	LF	\$ 8.75	\$ 4,331.25
6.	Asbestos thermal insulation 0-6" dia, > 500 LF, 16'-30' above floor		LF	\$ 12.65	\$ -
Thermal Pipe Fitting Insulation (One fitting is equivalent to three linear feet of insulation) (Price includes waste disposal)					
7.	Asbestos pipe fittings 0-6" dia, 0-100 each, 0-15' above floor	597	EA	\$ 4.29	\$ 2,561.13
8.	Asbestos pipe fittings 0-6" dia, > 100 each, 0-15' above floor	45	EA	\$ 6.64	\$ 298.80
9.	Asbestos pipe fittings 0-6" dia, 0-100 each, 16'-30' above floor		EA	\$ 9.85	\$ -
10.	Asbestos pipe fittings 0-6" dia, > 100 each, 16'-30' above floor		EA	\$ 13.50	\$ -
Asbestos Labor					
63.	Supervisor - regular rate		HR	\$ 50.99	\$ -
64.	Supervisor - overtime rate		HR	\$ 73.93	\$ -
65.	Worker - regular rate		HR	\$ 36.95	\$ -
66.	Worker - overtime rate		HR	\$ 53.58	\$ -
Work Hours - Paragraph 6.43.4 Overtime					
1.	Supervisor		HR	\$ 25.50	\$ -
2.	Worker		HR	\$ 18.48	\$ -

\$ 171,242.50

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No. 16.050.23 B/EGRC

Project Name: Phyllis E. Williams ES

Bid Opening: 5/19/2023

Project Type: Systemic Renovation

Scope of Work: HVAC Building Modernization

Basis for Award of Contract: Base bid

Basis of Funding: 73% of eligible base bid up to maximum state approved allocation.

Local Funds: \$2,748,632

State Funds: \$6,570,000

Total Contract: \$9,318,632

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Fresh Air Concepts, LLC	<u>\$9,318,632</u>
		<u>\$9,318,632</u>

Notes: (1) Replacement of 8 AHUs, 16 cabinet unit heaters, 48 VAVs, piping, 4 distribution pumps, suspended ceiling, and lighting.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

Bid Tab

DCP No.: DCP042-23 Phyllis E. Williams HVAC and Building Envelope Modernization

Due May 19, 2023 @ 2PM

Project Manager: Rexie Fernando					
Offeror	CDCI	RSC Electrical	Hot & Cold	Fresh Air	Protec
BASE BID COST BREAKDOWN:					
Division 1 – General Requirements:	\$181,560.00	\$500,000.00	\$752,000.00	\$331,950.00	\$348,000.00
Division 2 –Existing Conditions	\$190,242.00	\$25,000.00	\$65,000.00	\$312,975.00	\$310,000.00
Division 3 –Concrete	\$12,000.00	\$0.00	\$23,500.00	\$10,500.00	\$60,600.00
Division 4 –Masonry	\$18,000.00	\$0.00	\$48,900.00	\$112,644.00	\$382,000.00
Division 5 – Metals:	\$80,280.00	\$0.00	\$485,000.00	\$329,863.00	\$145,000.00
Division 6 – Woods, Plastics & Composites	\$0.00	\$0.00	\$98,000.00	\$22,500.00	\$70,000.00
Division 7 – Thermal & Moisture Protection:	\$226,370.00	\$250,000.00	\$136,500.00	\$111,150.00	\$125,500.00
Division 8 – Openings	\$645,510.00	\$0.00	\$625,000.00	\$646,285.00	\$439,000.00
Division 9 – Finishes	\$521,697.00	\$300,000.00	\$24,225.00	\$449,402.00	\$1,107,000.00
Division 10 – Specialties	\$0.00	\$0.00	\$125,000.00	\$0.00	\$133,500.00
Division 11 –Equipment	\$135,303.00	\$0.00	\$94,000.00	\$128,072.00	\$0.00
Division 12 – Furnishings	\$23,520.00	\$0.00	\$76,000.00	\$24,245.00	\$12,500.00
Division 21 – Sprinkler / Fire Suppression	\$545,676.00	\$900,000.00	\$725,000.00	\$364,104.00	\$371,000.00
Division 22 – Plumbing	\$66,960.00	\$200,000.00	\$227,000.00	\$136,890.00	\$118,000.00
Division 23 – HVAC	\$5,350,240.00	\$5,000,000.00	\$5,400,000.00	\$4,043,229.00	\$5,262,000.00
Division 26 – Electrical	\$1,002,000.00	\$2,000,000.00	\$4,100,000.00	\$1,659,712.00	\$2,841,100.00
Division 28 – Electronic Safety & Security	\$225,600.00	\$0.00	\$877,225.00	\$285,000.00	\$43,000.00
Cost of Builders Risk Insurance	\$9,200.00	\$150,000.00	\$17,000.00	\$4,500.00	\$50,000.00
Pricing Breakout #1 Design Services	\$0.00	\$200,000.00	\$175,000.00	\$17,500.00	\$130,000.00
Pricing Breakout #2 LED 2x4 Fixtures	\$0.00	\$195,000.00	\$458,000.00	\$48,111.00	\$173,000.00
Third Party Review Allowance (included in base bid)	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Contingency Allowance (included in base bid as described in the project specification)	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
TOTAL BASE BID	\$9,514,158.00	\$10,000,000.00	\$14,812,350.00	\$9,318,632.00	\$12,401,200.00
END OF COST BREAKDOWN					
Required Documents (Attachment A)					
Transmittal Letter	Yes	Yes	Yes	Yes	Yes
Appendix A - Addenda Acknowledgement	Yes	Yes	Yes	Yes	Yes

Appendix B - State of Maryland Anti-Bribery	Yes	Yes	Yes	Yes	Yes
Appendix C - State of Maryland Tax Certification	Yes	Yes	Yes	Yes	Yes
Appendix D - Non-Collusion Certification	Yes	Yes	Yes	Yes	Yes
Appendix E - Debarment Affidavit	Yes	Yes	Yes	Yes	Yes
Appendix F - Certificate of Insurance Coverage	Yes	Yes	Yes	Yes	Yes
Appendix G - MBE Forms 7419	Yes	Yes	Yes	Yes	Yes
Appendix L - Fee Proposal Form	Yes	Yes	Yes	Yes	Yes
Bid Bond (Not Listed)	Yes	Yes	Yes		Yes

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No. 16.108.22 HSFF

Project Name: Greenbelt ES

Bid Opening: 12/05/2023

Project Type: Systemic Renovation

Scope of Work: Roof Replacement (Design)

Basis for Award of Contract: Base bid + Alts. 1-4 & 6.

Basis of Funding: 70% of eligible base bid + alts. 1-4 & 6 up to maximum state approved allocation.

Local Funds: \$1,590,233

State Funds: \$1,345,767

Total Contract: \$2,936,000

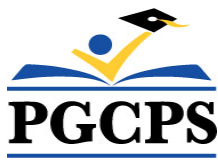
State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	SGK Contracting, Incorporated	<u>\$2,936,000</u>
		<u>\$2,936,000</u>

Notes: (1) Replacement of 51,237 SF (1993) roof.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:



BID TABULATION

Rider: The Interlocal Purchasing System (TIPS) Solicitation/Contract No. 23010401 Roof Replacement Trades, Labor, and Material Cooperative Purchasing Agreement

Bid Opening: December 5, 2023 FY 22 Greenbelt Elementary School Roof Replacement Healthy School Facility Fund (HSFF) PSC. 16.108.22 HSFF	SGK Contracting, Incorporated
# Bids Received: < <u>N/A RFQ</u> >	Awarded Contractor
BASE BID	
Total Base Bid Project Cost for All General Construction	\$2,836,000.00
Design Fee (included in base bid)	\$61,000.00
Contingency Allowance (included in base bid)	\$50,000.00
Total Base Bid	\$2,836,000.00
SELECTED ALTERNATES	
Alternate Bid No. 1: Pressure washing all perimeter soffits, exterior façade, and concrete sidewalks.	\$20,000.00
Alternate Bid No. 2: Prep and painting of perimeter steel at soffits.	\$35,000.00
Alternate Bid No. 3: LED perimeter, soffit, and downlights lighting replacement.	\$10,000.00
Alternate Bid No. 4: Cladding of stucco plaster side of existing brick masonry and stucco plaster equipment screen with .040 aluminum standing-seam panels with Kynar finish.	\$15,000.00
Alternate Bid No. 6: Complete replacement of existing parapet caps and base flashing counter flashing.	\$20,000.00
Total Base with Alternates	\$2,936,000.00

APPROVAL OF CONTRACTS

LEA: St. Mary's County

PSC No. 18.005.22 B

Project Name: Benjamin Banneker ES

Bid Opening: 1/23/2024

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 58% of eligible base bid up to maximum state approved allocation.

Local Funds: \$107,520

State Funds: \$148,480

Total Contract: \$256,000

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	W.L. Gary Company, Inc.	<u>\$256,000</u>
		<u>\$256,000</u>

Notes: (1) Replacement of the 2002 chiller/controls.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

BID TABULATION

Benjamin Banneker Elementary School Chiller Replacement

RFP#: SMCPS-2024-07-DSS-DC

DUE DATE: January 23, 2024 at 11:00 AM

BID OPENING at 11:00 AM

Prequalified Bidder:	Adrian L. Merton Inc. Capitol Heights, MD	American Combustion Industries, Inc. Glenn Dale, MD	C.R.W. Mechanical, Inc. Lanham, MD	Denver-Elek Baltimore, MD	Gaghan Mechanical, Inc. Alexandria, VA	(*) W.L. Gary Company, Inc. Washington, DC	
<i>Time Received:</i>	<i>Base Bid/MBE</i>	NO BID	10:40:00 AM	10:39:00 AM	10:54:00 AM	10:30:00 AM	10:53:00 AM
1 Copy of Bid Package		X	X	X	X	X	X
MBE Attachment D		X	X	X	X	X	X
Addendum Acknowledgement		X	X	X	X	X	X
Bid Proposal Form (004113)		X	X	X	X	X	X
Non-Collusion Affidavit (004519)		X	X	X	missing	X	X
Sex Offender Certification (004521)		X	X	X	X	X	X
Bid Security/Bond (004313)		X	X	X	X	X	X
Bid Letter of Surety		X	X	X	X	X	X
Allowance: Reuse existing wire and conduit		\$7,903.00	\$15,350.00	\$8,000.00	\$6,727.00	\$8,000.00	\$8,000.00
Total Base Bid:	n/a	\$298,075.00	\$294,995.00	\$305,000.00	\$278,990.00	\$256,000.00	\$256,000.00

Bid Start: 11:03 am

Bid Stop: 11:21 am

Bid packages read by: Wes King, Project Management Coordinator

Recorded by: Vivian Johnston, Contract and Fiscal Specialist

Recorded by: Todd Whitlock, Project Management Coordinator

Reviewed by: Paola Laino, Director

(*) Lowest Bidder

APPROVAL OF CONTRACTS

LEA: St. Mary's County

PSC No. 18.016.22 B

Project Name: White Marsh ES

Bid Opening: 1/16/2024

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 58% of eligible base bid up to maximum state approved allocation.

Local Funds: \$83,160

State Funds: \$114,840

Total Contract: \$198,000

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	W.L. Gary Company, Inc.	<u>\$198,000</u>
		<u>\$198,000</u>

Notes: (1) Replacement of the 2002 chiller/controls.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

BID TABULATION

White Marsh Elementary School Chiller Replacement

RFP#: SMCPS-2024-09-DSS-DC

DUE DATE: January 23, 2024 at 11:00 AM

BID OPENING at 11:00 AM

Prequalified Bidder:	Adrian L. Merton Inc. Capitol Heights, MD	American Combustion Industries, Inc. Glenn Dale, MD	C.R.W. Mechanical, Inc. Lanham, MD	Denver-Elek Baltimore, MD	Gaghan Mechanical, Inc. Alexandria, VA	(*) W.L. Gary Company, Inc. Washington, DC	
<i>Time Received:</i>	<i>Base Bid/MBE</i>	NO BID	10:40:00 AM	10:39:00 AM	10:54:00 AM	10:30:00 AM	10:53:00 AM
1 Copy of Bid Package		X	X	X	X	X	X
MBE Attachment D		X	X	X	X	X	X
Addendum Acknowledgement (1 and 2)		X	X	X	X	X	X
Bid Proposal Form (004113)		X	X	X	X	X	X
Non-Collusion Affidavit (004519)		X	X	X	missing	X	X
Sex Offender Certification (004521)		X	X	X	X	X	X
Bid Security/Bond (004313)		X	X	X	X	X	X
Bid Letter of Surety		X	X	X	X	X	X
Allowance: Reuse existing wire and conduit		\$0.00	\$15,650.00	\$4,000.00	\$0.00	\$0.00	\$5,000.00
Total Base Bid:	n/a	\$250,900.00	\$246,345.00	\$237,600.00	\$223,008.00	\$198,000.00	\$198,000.00

Bid Start: 11:03 am

Bid Stop: 11:21 am

Bid packages read by: Wes King, Project Management Coordinator

Recorded by: Vivian Johnston, Contract and Fiscal Specialist

Recorded by: Todd Whitlock, Project Management Coordinator

Reviewed by: Paola Laino, Director

(*) Lowest Bidder

APPROVAL OF CONTRACTS

LEA: St. Mary's County

PSC No. 18.019.22 B /24 GENF

Project Name: Chopticon HS

Bid Opening: 12/04/2023

Project Type: Limited Renovation

Scope of Work: Limited Renovation (Design Services)

Basis for Award of Contract: Base bid + Allowance 1 & 2

Basis of Funding: 58% of eligible base bid + allowance 1 & 2 up to maximum state approved allocation.

Local Funds: \$1,678,050

State Funds: \$1,000,000

Total Contract: \$2,678,050

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Wheeler Goodman Masek (WGM) Architect	<u>\$2,678,050</u>
		<u>\$2,678,050</u>

Notes: (1) Limited renovation of 216,625 sf including cooperative use space for 1,941 students. The request includes selected educational program enhancements and selected system upgrades.
 (2) Prevailing wage rates do not apply to this contract.
 (4) Allowance for additional consultants and reimburseables NTE costs of \$87,940 ineligible for state participation.

IAC Approval Date:



Construction Budget Understanding:

Per the RFP, the construction budget for the modified limited renovation project is currently as in the range of \$67 million dollars.

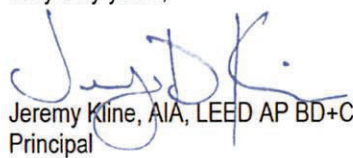
Fee and Expenses:

1. Professional Fee – Primary Disciplines (see attached spreadsheet for details)	\$ 2,590,110.00
2. Allowance #1: Civil / Infrastructure Design for Portables	\$ 59,190.00
3. Allowance #2: CA Support for Irrigation	\$ 3,000.00
4. Reimbursable Expenses	\$ 25,750.00

Total \$ 2,678,050.00

Thank you for the opportunity to provide professional services to SMCPS. We very much enjoy working with you, and hope to continue our excellent relationship and deliver the next great project for you! Please don't hesitate to contact me with any questions as you review the proposal.

Very truly yours,



Jeremy Kline, AIA, LEED AP BD+C
Principal

Enclosures: A/E Fee Summary Format Guide dated December 4, 2023

APPROVAL OF CONTRACTS

LEA: St. Mary's County

PSC No. 18.021.22 B

Project Name: Lexington Park ES

Bid Opening: 1/23/2024

Project Type: Systemic Renovation

Scope of Work: Chiller Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 58% + 5% add-on of eligible base bid up to maximum state approved allocation.

Local Funds: \$84,730

State Funds: \$144,270

Total Contract: \$229,000

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	W.L. Gary Company, Inc.	<u>\$229,000</u>
		<u>\$229,000</u>

Notes: (1) Replacement of the 2003 chiller/controls.
(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

BID TABULATION

Lexington Park Elementary School Chiller Replacement

RFP#: SMCPS-2024-08-DSS-DC

DUE DATE: January 23, 2024 at 11:00 AM

BID OPENING at 11:00 AM

Prequalified Bidder:	Adrian L. Merton Inc. Capitol Heights, MD	American Combustion Industries, Inc. Glenn Dale, MD	C.R.W. Mechanical, Inc. Lanham, MD	Denver-Elek Baltimore, MD	Gaghan Mechanical, Inc. Alexandria, VA	(*) W.L. Gary Company, Inc. Washington, DC	
<i>Time Received:</i>	<i>Base Bid/MBE</i>	NO BID	10:40:00 AM	10:39:00 AM	10:54:00 AM	10:30:00 AM	10:53:00 AM
1 Copy of Bid Package		X	X	X	X	X	X
MBE Attachment D		X	X	X	X	X	X
Addendum Acknowledgement (1 and 2)		X	X	X	X	X	X
Bid Proposal Form (004113)		X	X	X	X	X	X
Non-Collusion Affidavit (004519)		X	X	X	missing	X	X
Sex Offender Certification (004521)		X	X	X	X	X	X
Bid Security/Bond (004313)		X	X	X	X	X	X
Bid Letter of Surety		X	X	X	X	X	X
Allowance: Reuse existing wire and conduit		\$8,790.00	\$17,750.00	\$8,000.00	\$12,248.00	\$11,000.00	
Total Base Bid:	n/a	\$259,000.00	\$245,835.00	\$259,100.00	\$246,453.00	\$229,000.00	

Bid Start: 11:03 am

Bid Stop: 11:21 am

Bid packages read by: Wes King, Project Management Coordinator

Recorded by: Vivian Johnston, Contract and Fiscal Specialist

Recorded by: Todd Whitlock, Project Management Coordinator

Reviewed by: Paola Laino, Director

(*) Lowest Bidder

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.021.24 HSFF

Project Name: #041 Hamilton Building

Bid Opening: 2/08/2024

Project Type: Systemic Renovation

Scope of Work: Window/Door Replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 96% + 4% add-on of eligible proposal up to maximum state approved allocation.

Local Funds: \$0

State Funds: \$220,075

Total Contract: \$220,075

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Grimm & Parker Architecture, Inc.	<u>\$220,075</u>
		<u>\$220,075</u>

Notes: (1) Replacement of 1985 windows and doors. (Design portion)
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

**Baltimore City Public School
Request for Fee Proposal
Architectural Design Consultant Services
Window and Exterior Door Replacement Design at
The Hamilton Building #41
Contract RFP-20007
Solicitation IFB-23119
Company Name: Grimm + Parker Architecture, Inc.
Due Date: Tuesday, February 6, 2024, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at the Hamilton Building #41.

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

Scope of Work:

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at the Hamilton Building #41, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ two hundred twenty thousand, zero hundred and seventy- five dollars (\$220,075.00) **(\$220,075.00)**

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

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

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

Proposal Prepared by:

Company Name:	<u>Grimm +Parker Architects</u>
Company Address:	<u>11720 Beltsville Drive Suite 600 Calverton , MD 20705</u>
Individual Name & Title:	<u>Paul Bradshaw ALEP , Principal</u>
Telephone:	<u>301-595-1000</u>
E-Mail:	<u>bbradshaw@gparch.com</u>

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.082.24 HSFF

Project Name: #225 Westport Academy PK-8

Bid Opening: 2/20/2024

Project Type: Systemic Renovation

Scope of Work: Window/Door Replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 96% + 4% add-on of eligible proposal up to maximum state approved allocation.

Local Funds: \$0

State Funds: \$93,516

Total Contract: \$93,516

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	K. Dixon Architecture, PLLC	<u>\$93,516</u>
		<u>\$93,516</u>

Notes: (1) Replacement of 1977 windows and doors. (Design portion)
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

Fee Summary

IFB-23139 Window & Door Replacement at Westport Academy Pre-K to 8 School #225

RFP No.: BCPS-20007

The submitting firm agrees to perform all A/E Services as outlined below.

Item Description	Proposed Fee
Design Phase	\$71,471
Existing Conditions	\$12,273
60% Submission	\$22,294
95% Submission	\$25,787
100% Submission	\$11,118
Bidding Phase	\$5,368
Bidding Phase	\$5,368
Construction Phase	\$15,177
Construction Admin Phase	\$15,177
Expenses	\$1,500
Printing Costs	\$1,250
Permitting Costs (Allowance Estimate)	\$200
Other	\$50
GRAND TOTAL FEE	\$93,516

K. Dixon Architecture, PLLC

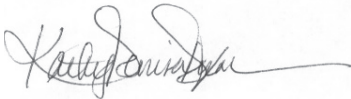
Kathy Dixon

VENDOR NAME

(print name)

145 W. Ostend Street, Suite 600, Baltimore, MD 21230

Address



SIGNATURE

301.364.5053

PHONE #

kdixon@kdixonarchitecture.com

February 20, 2024

EMAIL ADDRESS

DATE

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.115.24 SPEC

Project Name: #178 Francis M Wood Building

Bid Opening: 2/09/2024

Project Type: Systemic Renovation

Scope of Work: Roof Replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 96% + 4% add-on of eligible proposal up to maximum state approved allocation.

Local Funds: \$0

State Funds: \$216,350

Total Contract: \$216,350

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Grimm & Parker Architecture, Inc.	<u>\$216,350</u>
		<u>\$216,350</u>

Notes: (1) Replacement of the 26,950 sf (2001) roof.

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

(3) Complete name of school: #178 Francis M Wood Building of #429 Vivien T Medical Arts Academy.

IAC Approval Date:

**Baltimore City Public School
Request for Fee Proposal
Architectural Design Consultant Services
Roof Replacement Design at the
Vivien T Thomas Medical Arts Academy #413 in the
Francis M Wood Building #178
Contract RFP-20007
Solicitation IFB-23150
Company Name: Grimm & Parker Architecture, Inc.
Due Date: Monday, February 5, 2024, by 11:00 a.m.**

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Roof Replacement Design at the Vivien T Thomas Medical Arts Academy #413 in the Francis M Wood Building #178.

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

Scope of Work:

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Roof Replacement Design at the Vivien T Thomas Medical Arts Academy #413 in the Francis M Wood Building #178, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ two hundred sixteen thousand, three hundred and fifty dollars (\$ 216,350)

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

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

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

Proposal Prepared by:
Company Name: Grimm +Parker Architects
Company Address: 11720 Beltsville Drive Suite 600 Calverton , MD 20705
Individual Name & Title: Paul Bradshaw, ALEP Principal
Telephone: 301-595-1000
E-Mail: Pbradshaw@gparch.com

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.135.24 HSFF

Project Name: #064 Liberty ES

Bid Opening: 2/15/2024

Project Type: Systemic Renovation

Scope of Work: Window/Door Replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 94% + 4% add-on of eligible proposal up to maximum state approved allocation.

Local Funds: \$45,335

State Funds: \$84,170

Total Contract: \$129,505

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Frederick Ward Associates, Inc.	<u>\$129,505</u>
		<u>\$129,505</u>

Notes: (1) Replacement of 2002 windows and doors. (Design portion)
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

Baltimore City Public School
Request for Fee Proposal
Architectural Design Consultant Services
Window and Exterior Door Replacement Design at
Liberty Elementary School #64
Contract RFP-20007
Solicitation IFB-23134
Company Name: Frederick Ward Associates, Inc.
Due Date: Wednesday, February 7, 2024, by 11:00 a.m.

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Replacement Design at Liberty Elementary School #64.

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

Scope of Work:

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Replacement Design at Liberty Elementary School #64, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ One Hundred Twenty-Nine Thousand Five Hundred Five (\$ 129,505.00)

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

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

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

Proposal Prepared by:

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

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.147.24 SPEC

Project Name: #133 Paul Laurence Dunbar MS

Bid Opening: 2/02/2024

Project Type: Systemic Renovation

Scope of Work: Roof Replacement (Design)

Basis for Award of Contract: Proposal

Basis of Funding: 96% + 4% add-on of eligible proposal up to maximum state approved allocation.

Local Funds: \$0

State Funds: \$217,726

Total Contract: \$217,726

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Grimm & Parker Architecture, Inc.	<u>\$217,726</u>
		<u><u>\$217,726</u></u>

Notes: (1) Replacement of the 25,356 sf (2000) roof.
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

Baltimore City Public School
Request for Fee Proposal
Architectural Design Consultant Services
Roof Replacement Design at the Dunbar Middle Building #133
Contract RFP-20007
Solicitation IFB-23151
Company Name: Grimm & Parker Architecture, Inc.
Due Date: Friday, February 2, 2024, by 11:00 a.m.

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Roof Replacement Design at the Dunbar Middle Building #133.

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

Scope of Work:

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Roof Replacement Design at the Dunbar Middle Building #133, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ two hundred seventeen thousand, seven hundred and twenty-six dollars (\$217,726.00)

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

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

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

Proposal Prepared by: Grimm and Parker Architects
Company Name: 11720 Beltsville Drive Suite 600, Calverton MD 20705
Company Address: Paul Bradshaw
Individual Name & Title: 301-595-1000
Telephone: pbradshaw@gparch.com
E-Mail:

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.174.23 HSFF

Project Name: #402 Northern Building

Bid Opening: 2/15/2024

Project Type: Systemic Renovation

Scope of Work: Window/Door Replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$14,748

State Funds: \$353,936

Total Contract: \$368,684

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Frederick Ward Associates, Inc.	<u>\$368,684</u>
		<u>\$368,684</u>

Notes: (1) Replacement of all existing 1965 doors, 26,000 sf windows, and frames.

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

IAC Approval Date:

Baltimore City Public School
Request for Fee Proposal
Architectural Design Consultant Services
Window and Exterior Door Replacement Design at the
Northern Building #402
Contract RFP-20007
Solicitation IFB-23109
Company Name: Frederick Ward Associates, Inc.
Due Date: Thursday, February 8, 2024, by 11:00 a.m.

Baltimore City Public Schools is requesting an on-call architectural consultant to submit a fee proposal for Window and Exterior Door Replacement Design at the Northern Building #402.

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

Scope of Work:

City Schools is asking selected on-call architectural consulting firm to submit a fee proposal for Window and Exterior Door Replacement Design at Northern Building #402, under existing Contract RFP-20007. The scope and requirements of this proposal are outlined in the following pages.

Total Lump Sum Price = \$ Three Hundred Sixty-Eight Thousand Six Hundred Eighty-Four (\$ 368,684.00)

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

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

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

Proposal Prepared by:

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

APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.243.16/21 B

Project Name: #095 Franklin Square PK-8

Bid Opening: 1/30/2024

Project Type: Systemic Renovation

Scope of Work: Window/Door Replacement (Design)

Basis for Award of Contract: Proposal

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

Local Funds: \$6,769

State Funds: \$162,444

Total Contract: \$169,213

State Contingency for Change Orders:

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

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	K.Dixon Architecture, PLLC	<u>\$169,213</u>
		<u>\$169,213</u>

Notes: (1) Replace 11,166 sf 1961 windows and 21 doors and to replace the entire mechanical system (except boilers) to provide heating, cooling, and ventilation.
(2) Prevailing wage rates do not apply to contract.

IAC Approval Date:

Attachment 2

Fee Schedule						
CLIENT	Baltimore City Public Schools					
PROJECT TITLE:	IFB-24083 Window & Exterior Door Replacement at Franklin Square Pre-K to 8 School #95					
PROJECT LOCATION:	Baltimore, MD					
CLIENT PROJECT NUMBER:	RFP No.: RFP-20007					
A/E FIRM:	K. Dixon Architecture, PLLC					
ADDRESS:	145 W. Ostend Street, Suite 600, Baltimore, MD 21230					
DATE:	January 30, 2024					
Fee Schedule						
Location	Franklin Square Pre-K to 8 School #95					
Discipline	ARCHITECT	ASSOCIATE ARCHITECT	STRUCTURAL	COST CONSULTANT	TECHNOLOGY CONSULTANT	Sub-Total
Consultant Name	KDA	SGA	Albrecht	Kumi	CTDG	
Design Services						
Existing Conditions	\$16,074	\$490	\$860	\$0	\$1,386	\$18,810
60% Submission	\$34,511	\$490	\$860	\$4,312	\$3,282	\$43,455
95% Submission	\$30,849	\$490	\$555	\$3,234	\$2,772	\$37,900
100% DGS / Bidding Submission	\$29,148	\$490	\$225	\$2,156	\$1,471	\$33,490
Sub-Total: Design Phase	\$110,581	\$1,960	\$2,500	\$9,702	\$8,911	\$133,654
Construction Admin Services						
Bidding	\$11,891	\$310	\$0	\$0	\$351	\$12,552
Construction Admin Phase	\$6,169	\$13,730	\$1,000	\$0	\$608	\$21,507
Sub-Total: CA Phase	\$18,060	\$14,040	\$1,000	\$0	\$959	\$34,059
TOTAL	\$128,641	\$16,000	\$3,500	\$9,702	\$9,870	\$167,713
MBE / WBE Participation*	38%	10%	2%	6%		
	MBE	WBE	WBE	MBE		
*KDA is allowed 50% of their total percentage per section 5 of the MBE/WBE Prime Self-Performance section						
In-Direct Costs						\$ 1,500
TOTAL PROJECT COST						\$ 169,213

Item 2.C. Easement

Motion:

To approve the conveyance of the easement as presented.

Background Information:

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

LEA	PSC #	School	Type of Easement	Total Site Acreage	Easement Acreage
St. Mary's County	18.017	Lettie Marshall Dent Elementary	Utility Easement for electrical service which is part of a limited renovation project that is currently ongoing.	15.00	0.03

Item 3. Healthy School Facility Fund Administrative Procedures Guide and FY 2025 Application Schedule

Motion:

To approve the FY 2025 Healthy School Facility Fund (HSFF) Administrative Procedures Guide (APG) as shown in the presented draft document and to authorize IAC staff to solicit applications from LEAs and the Maryland School for the Blind for projects that will improve the health of school facilities and to evaluate project requests based on a competitive application process. IAC staff are authorized to make non-substantive edits as necessary.

Background Information:

IAC Staff recommend approval of the presented FY 2025 HSFF APG, which includes updates from the FY 2024 HSFF APG to clarify procurement requirements and update the schedule for applications and funding approval.

State of Maryland
Interagency Commission on School Construction

Healthy School Facility Fund
Administrative Procedures Guide



Interagency Commission on School Construction
200 W. Baltimore Street 351 W. Camden Street, Suite 701
Baltimore, MD 21201
(410) 767-0617
(401) 333-6322 Fax

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

Record of Changes

Version	Description	IAC Approval Date
1.0	Initial Publication	06/13/2019
2.0	Revisions due to Built to Learn Act of 2020; Clarify distinction between immediate risk lead projects above 20 ppb and lead projects under 4.2.1.1; 5 C Ineligible Projects/Expenditures due to statutory changes; update links and COMAR; Update Attachments; Prioritize "Roof" Projects per change in statute.	08/12/2021
2.1	Revisions to the FY 2021 schedule to align remaining deadlines with the schedule for FY 22 funding.	01/13/2022
3.0	Revisions to clarify eligibility of projects that begin prior to allocation; update Attachment 1 schedule for FY 2023 funding.	04/14/2022
4.0	Revision to clarify ineligible gymnasium and auditorium HVAC related projects.	08/11/2022
5.0	Revisions to the prevailing wage threshold and to Attachment 1 FY 2023 Baltimore City Public School System's Schedule for Application and Approval of Project Funding.	01/12/2023
6.0	Revisions to clarify that combining State funding programs is permissible; address resubmittal of previously approved projects; add request to provide estimates; Update Attachment 1 schedule for FY 2024 funding.	03/9/2023
7.0	Update Attachment 1 schedule for FY 2025 funding; minor technical edits.	

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1. Glossary

Definition of terms and acronyms used in this document:

Acronym or Term	Definition
DGS	Maryland Department of General Services
EPA	United States Environmental Protection Agency
HB	House Bill
HSFF or Fund	Healthy School Facility Fund
IAC	Interagency Commission on School Construction
Immediate Environmental Risk	An environmental condition that has the potential to cause serious physical hardship or illness to occupants in a facility
LEA	Local Education Agency
MDE	Maryland Department of the Environment
MDH	Maryland Department of Health
MOSH	Maryland Occupational Safety and Health
MSDE	Maryland State Department of Education
SB	Senate Bill

2. Purpose

The purpose of the Healthy School Facility Fund is to provide grants to public primary and secondary schools for capital projects that will improve the health of school facilities. This includes projects that will improve the conditions related to air conditioning, heating, indoor air quality, mold remediation, temperature regulation, plumbing—including the presence of lead in drinking water outlets, roofs, and windows. Grants will be prioritized to projects that correct issues posing an immediate life, safety, or health threat to occupants of a facility.

3. Background

Established as a new program by legislation in calendar year 2018 and modified in 2021, Education Article §5-322, Annotated Code of Maryland, requires the IAC to administer the HSFF, approve expenditures, and develop administrative procedures for the grant program. **The Governor is required to provide in his budget an annual allocation of \$30 million for the program in Fiscal Years 2020 through 2022, and at least \$40 million in Fiscal Years 2023 and 2024.**

4. Allocations - General

4.1. General

- 4.1.1. For each fiscal year that funds are available, the IAC will distribute allocations based on a competitive application process.
- 4.1.2. Only eligible project requests submitted in accordance with this Administrative Procedures Guide will be considered for funding.
- 4.1.3. All approved projects will have a local match requirement, based on the State-local cost share percentage **applicable to projects approved in the Capital Improvement Program fiscal year, established by the IAC for the fiscal year.** See COMAR 14.39.02-05 or the [IAC's website](#) for State cost share percentages.
 - 4.1.3.1. The LEA is required to have local funds available for the payment of cost in excess of the State allocation and ineligible project cost.
 - 4.1.3.2. State participation will be based on the total estimated cost of the project, less ineligible items.
- 4.1.4. A project allocation remaining after final reimbursement of an approved project will revert to the Fund for redistribution to other eligible statewide projects.
- 4.1.5. **The concentration of poverty and maintenance add-on percentages are applied to eligible projects.**

4.2. Approval Basis

- 4.2.1. Funding priority will be based **first on the severity of an immediate life, safety, or health environmental risk**, and second on the following defined categories of work in the following order:
 - 4.2.1.1. Lead in water, prioritized first to projects related to elementary school age children and second to highest levels of lead. The following help define the projects that will be considered:
 - 4.2.1.1.1. A level of lead at sources where water is normally ingested that exceeds 5 parts per billion (ppb). Please note that levels of lead exceeding 20 ppb are considered an immediate life, safety, or health environmental risk and will be prioritized alongside other high priority projects per 4.2.1 above. Levels must be documented through a process administered by MDE.

Examples:

- i.i. Water Fountains or Bubblers; followed by
- i.ii. Faucets or taps that are used or potentially used for drinking or food preparation;
- i.iii. Ice Makers; and
- i.iv. Hot Drink Machines;

- 4.2.1.2. Roofs.

- 4.2.1.3. Lack of, unreliable, or insufficient air-conditioning, with priority given to schools that do not have any air conditioning.
- 4.2.1.4. Unreliable or insufficient heating.
- 4.2.1.5. Temperature regulation.
- 4.2.1.6. Plumbing, including pipe insulation to reduce condensation in order to prevent mold.
- 4.2.1.7. Indoor air quality, including remediation of indoor pollutants; and
- 4.2.1.8. Windows.
- 4.2.2. Additional priority consideration will be given to projects in elementary schools and special-education schools, followed by middle schools and high schools in that order.

5. Application and Approval Procedures

5.1. General Requirements

- 5.1.1. In accordance with Md. Code, Education Article § 5-322(j)(1)(iii) and (k)(4), the Baltimore City Public School System (BCPSS) will receive at least 50% of funds appropriated to the fund in Fiscal Years 2021 through 2026 through a separate application process specifically for BCPSS. See Section 5.3 for BCPSS Submission Requirements.
- 5.1.2. Projects must be received by the application deadline. Applications may be received within the 30 days preceding the deadline but they will not be reviewed for approval until the date provided by the IAC in its annual publication of the Schedule.
- 5.1.3. All project requests must be accompanied by supporting documentation, such as the results of lead testing as conducted per the requirements of State and federal regulations, mold testing reports by licensed industrial hygienists, elevated moisture content testing reports, indoor air quality assessment reports, and work order history. Detailed budget estimates are encouraged, if available.
- 5.1.4. Project requests should identify the following in the description:
 - 5.1.4.1. All work proposed;
 - 5.1.4.2. The origin, or source of the issue and the cause;
 - 5.1.4.3. How the cause will be corrected;
 - 5.1.4.4. Description of attempts previously made to correct the deficiency; and
 - 5.1.4.5. Plan for how the issue will be prevented from reoccurring.
- 5.1.5. The project schedule should indicate that:
 - 5.1.5.1. The project funds will be encumbered on or before the date shown in the program schedule. All work on the project will be substantially completed and a majority of the project funds will be expended by the date shown in the program schedule.

5.2. Roof Replacement Applications

- 5.2.1. Requests for roof replacement must be accompanied by supporting documentation, including:
 - 5.2.1.1. The reports from any roof inspections conducted during the last 36 months;

- 5.2.1.2. The preventive-maintenance plan for the roofing system;
- 5.2.1.3. All preventive and corrective work orders pertaining to the roof from the last 36 months;
- 5.2.1.4. All information about the roof from any contractors or vendors that have provided service on the roof during the last 36 months;
- 5.2.1.5. Drawings of the area to be repaired/replaced to include measurements of the affected square footage and all rooftop units in the affected area(s); and
- 5.2.1.6. The expected-useful-lifespan (EUL) and most recent remaining-useful-lifespan (RUL) figures pertaining to all portions of the facility's roof as recorded in the IAC's statewide facilities assessment database.

5.3. Baltimore City Submission Requirements

- 5.3.1. Requests for Baltimore City will be considered and approved based on the same programmatic requirements as other LEAs' requests, but will not be prioritized with other LEAs' requests. Baltimore City requests and projects will be delivered in accordance with the schedule published annually [by the IAC on its website](#) and included here as Attachment 1.

6. Eligible Projects/Expenditures

- 6.1. Eligible project expenditures within the HSFF are for improvements to public school buildings used for education.
- 6.2. Each project's cost is to be not less than \$3,000, unless otherwise approved by the Executive Director of the IAC.
- 6.3. A single "project" is defined as:
 - 6.3.1. A single improvement at an individual school that costs at least \$3,000, unless otherwise approved by the Executive Director of the IAC.
 - 6.3.2. Multiple improvements at the same school that collectively cost at least \$3,000, unless otherwise approved by the Executive Director of the IAC:
 - 6.3.2.1. Individual components within a project may be less than \$3,000 in value, but the total cost of a project (including related components) must be at least \$3,000 in value, unless otherwise approved by the Executive Director of the IAC.
 - 6.3.2.2. Components must be identified separately in the application, with the estimated construction value shown.
 - 6.3.3. Multiple improvements of the same kind at different schools, such as remediation of lead at drinking fountains
 - 6.3.3.1. The cumulative cost of the improvements across multiple schools that collectively cost at least \$3,000, unless otherwise approved by the Executive Director of the IAC.
 - 6.3.3.2. Each school must be requested separately and the amount of the requests should be based on specific estimates for each school with the number of requested units, square footage, or some other method.

- 6.3.3.3. Breakout estimates should be provided if projects include multiple scope components.
- 6.4. Design and other planning professional expenses. However, please note that projects that have not been designed must be executed based upon the program schedule.
- 6.5. Certain related components or systems that are logically related to the scope of work may be included in the scope, but the majority of the proposed work must be for environmental improvements.
- 6.6. 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 IAC allocation approval date identified in the schedule (see attachment 1).
- 6.7. Unlike typical CIP projects, requests may be submitted for projects:
 - 6.7.1. In schools that have been built or fully renovated within the last 15 years;
 - 6.7.2. In which the anticipated life of the system or components is less than 15 years due to anticipated changes in technology; or
 - 6.7.3. In locally owned and State-owned relocatable classrooms.
 - 6.7.4. That were encumbered in the six months prior to release of Fiscal Year LEA allocations by the IAC.
- 6.8. HSFF funds may be combined with other State funding programs, such as the Capital Improvement Program or Built to Learn, so long as work is clearly divided in both the scope and cost estimate.
- 6.9. Projects approved in a previous HSFF FY may be resubmitted to fully fund partially funded projects or to increase State funding for projects with bids over the approved amount.

7. Ineligible Projects/Expenditures

- 7.1. To replace the local share of a project;
- 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 approved by the Executive Director of the IAC;
- 7.3. For the movement of relocatable classroom buildings, unless it can be shown that the location of the relocatable classrooms impedes correcting the health of the facility;
- 7.4. For ancillary services, e.g. post-completion monitoring;
- 7.5. For staff training, post-completion;
- 7.6. For salaries of local employees; or
- 7.7. Heating, ventilation, and air conditioning (HVAC) projects in gymnasiums and auditoriums, except when approved by the Executive Director in instances where the space serves as a teaching station for students with critical special needs or has direct impact on education services such that the school has to be closed.
- 7.8. Any contract for an eligible project that is approved by the Local Board of Education more than 18 months prior to the IAC allocation approval date identified in the schedule (Attachment 1).
- 7.9. For items that have a median lifespan of less than 15 years.
- 7.10. For project contingencies.

- 7.11. For generators sized to support more than only the emergency functions in the educational facility, including operation of the emergency systems (such as lighting, food storage, and water purification), communication systems (including broadband), and security systems.
- 7.12. For allowances, with the exception of those for which the IAC Executive Director has granted an exception on a case-by-case basis and either 1) was recommended by the project architect or engineer of record or 2) that specifies a unit cost to establish a price for a known product where the number of units cannot be identified in advance.

8. Project Approval Process

- 8.1. Projects will be reviewed, prioritized, and approved by the IAC within 45 days of the submission due date as shown in the schedule published annually by the IAC.
- 8.2. Upon approval, IAC still will provide to the LEAs a final accounting of approved project allocations. **Prior year federal fund allocations may require additional reporting and contract cost thresholds, as applicable.**
- 8.3. Extension requests may be granted on a case-by-case basis; contact your [assigned CPM](#) for assistance.

9. Design Review

- 9.1. A level of review required will be assigned during the submission approval process. Projects approved in the HSFF are generally subject to design development and/or construction document review as required for similar projects in the CIP.

Review level submission requirements are as follows:

- 0 – No review required by MSDE 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 MSDE/DGS review as applicable.

- 9.2. IAC will consult with MDE and projects that abate lead may be reviewed by MDE.

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 will require approval by the IAC in accordance with COMAR 14.39.04.**
- 10.2. The following will apply to HSFF projects¹, including:
 - 10.2.1. Projects allocated federal funding for contracts of \$2,000 or more require application of the Davis-Bacon Act labor standards. Contracting agencies have the primary responsibility for the enforcement of Davis-Bacon and related acts to ensure that

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.

laborers and mechanics are paid at least the prevailing wage rates required on covered contracts. The applicable wage determination will be the [Davis-Bacon wage determinations](#) as of the date of contract award (or within 10 days of the bid solicitation, in the case of competitive sealed bidding).

- 10.2.2. Projects which cost less than \$50,000 do not require ~~IAC approval of the procurement, and, generally, sealed bids are not required~~ unless local board of education policy or procedures specify a minimum dollar value that requires sealed bids.
 - 10.2.3. Projects that cost at least \$50,000 but less than \$100,000 are required to be competitively procured, consistent with Md. Code, Education Article Section § 5-112, Bids. ~~For projects with a total cost of less than \$100,000, IAC approval of contracts is not required prior to entering into the contract but the award is subject to State review at the time reimbursement is requested.~~ A copy of the bid tabulation must be submitted alongside the HSFF Business Management System (BMS) process.
 - 10.2.4. Projects that cost \$100,000 or more are required to be competitively procured, consistent with Section Md. Code, Education Article, §5-112, Bids. ~~IAC approval of the contract award is recommended prior to the board of education entering into the contract.~~ A copy of the bid tabulation indicating the responsible bidder who provides the best value and conforms to certain specifications bidder's proposal must be submitted for State review and approval of the contract award.
 - 10.2.5. IAC Contract approval;
 - 10.2.6. Competitive procurement requirements;
 - 10.2.7. Minority Business Enterprise requirements;
 - 10.2.8. Prevailing wage rates as applicable; If a HSFF project is estimated to cost \$250,000 or more and State funds are estimated to be 25% or more of the project cost and federal funds are less than \$2,000, the State prevailing wage law is applicable. The appropriate wage rates must be requested from the Department of Labor, Licensing and Regulation (410-767-2357), included in the bid documents and referenced in the advertisement for bids.
 - 10.2.9. Maryland Historical Trust (MHT) consultation on applicable projects; The LEA should review the MHT *Schools by Category* list for projects receiving State funding to determine if consultation with MHT is applicable to the requested project. The project review submission form is available on the [MHT website](#). Contact Beth Cole, Maryland Historical Trust at (410) 697-9541 or beth.cole@maryland.gov if you have any questions.
- 10.3. If multiple projects are procured under a single contract award where the total contract cost exceeds \$100,000, each project will require completion of the Contract Approval Process in the BMS for review and approval by the IAC.
- 10.4. Due to the nature of HSFF projects, a construction sign is not required on site while the work is being performed.

11. Contract Award

- 11.1. At the time of contract award, the LEA may request the IAC to approve realignment of the HSFF funds among their approved projects. Realignment may occur between various fiscal years of

approved projects so long as the program year expenditure and reimbursement deadlines can be met.

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 ~~IAC/PSCP Form 306.2, Request for Reimbursement to LEA.~~ the BMS HSFF process.
- 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 ~~IAC/PSCP Form 306.1 Request for Payment to Contractor should be utilized.~~ the Invoice/Reimbursement process in the BMS should be completed.
- 12.3. The Project Closeout BMS Process ~~IAC/PSCP Form 306.6 Close-Out Cost Summary package submission~~ 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.

[Section 13 detailing SmartSheet application instructions has been removed due to the implementation of the IAC's Business Management System]

Attachment 1

Schedule for Application and Approval of Project Funding

FY 2025 Healthy School Facility Fund **State and Federal Funds** (Schedule A)

3/9/2023

4/11/2024

IAC Approval of the *Healthy School Facility Fund (HSFF) Administrative Procedures Guide & Release of Schedule and Application Instructions*

~~3/9/2023—5/8/2023~~

4/11/2024 - 5/13/2024

Application Submission Period

~~5/8/2023—6/9/2023~~

5/14/2024 - 6/14/2024

IAC Staff Review Period

~~7/13/2023~~

7/11/2024

IAC Approval of Projects and Allocations

~~6/2/2025~~

6/1/2026

All project funds to be encumbered

~~10/3/2025~~

10/2/2026

Deadline for Funds to be substantially expended

~~5/1/2026~~

5/2/2027

Last day to submit requests for reimbursement

Baltimore City Public School System's Schedule for Application and Approval of Project Funding

Baltimore City FY 2025 Healthy School Facility and Federal Funds (Schedule B)

3/9/2023

4/11/2024

IAC Approval of the *Healthy School Facility Fund (HSFF) Administrative Procedures Guide & Release of Schedule and Application Instructions*

3/8/2023

4/11/2024

Application Submission period opens

9/15/2023

9/16/2024

Application Submission period closes

For deadlines to encumber projects, to substantially expend projects, and to submit requests for reimbursement of projects, please see Schedule A.



Item 4. Aging Schools Program Administrative Procedures Guide and FY 2025 Application Schedule

Motion:

1. To approve the Aging Schools Program (ASP) Administrative Procedures Guide, and to authorize IAC staff to make non substantive edits as needed;
2. To open the FY 2025 ASP application period and direct staff to solicit ASP projects from LEAs with a maximum total allocation of \$6,109,000 in accordance with, and contingent upon passage of, the FY 2025 State budget; and,
3. To delegate authority to approve eligible projects within each total LEA allocation to IAC staff and Designees, with a report of project allocations submitted to the IAC periodically at regularly scheduled meetings.

Background Information:

The FY 2025 State budget provides ASP funding for additional grants as follows:

(i)	<i>Allegany County</i>	\$97,791;
(ii)	<i>Anne Arundel County</i>	\$506,038;
(iii)	<i>Baltimore City</i>	\$1,387,927;
(iv)	<i>Baltimore County</i>	\$874,227;
(v)	<i>Calvert County</i>	\$38,293;
(vi)	<i>Caroline County</i>	\$50,074;
(vii)	<i>Carroll County</i>	\$137,261;
(viii)	<i>Cecil County</i>	\$96,024;
(ix)	<i>Charles County</i>	\$50,074;
(x)	<i>Dorchester County</i>	\$38,293;
(xi)	<i>Frederick County</i>	\$182,622;
(xii)	<i>Garrett County</i>	\$38,293;
(xiii)	<i>Harford County</i>	\$217,379;
(xiv)	<i>Howard County</i>	\$87,776;
(xv)	<i>Kent County</i>	\$38,293;
(xvi)	<i>Montgomery County</i>	\$602,651;
(xvii)	<i>Prince George’s County</i>	\$1,209,426;
(xviii)	<i>Queen Anne’s County</i>	\$50,074;
(xix)	<i>St. Mary’s County</i>	\$50,074;
(xx)	<i>Somerset County</i>	\$38,293;
(xxi)	<i>Talbot County</i>	\$38,293;
(xxii)	<i>Washington County</i>	\$134,904;
(xxiii)	<i>Wicomico County</i>	\$106,627;
(xxiv)	<i>Worcester County</i>	\$38,293.

State of Maryland
Interagency Commission on School Construction

Aging Schools Program
Administrative Procedures Guide



Interagency Commission on School Construction
200 W. Baltimore Street 351 W. Camden Street, Suite 701
Baltimore, MD 21201
(410) 767-0617
(410) 333-6322 Fax

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

Applications for this program must be submitted online through the IAC's [SharePoint Business Management System](#).

Record of Changes

<u>Version</u>	<u>Description</u>	<u>Date</u>
2.0	Updated COMAR Reference; 10 Future Project Funding – revised review level submission requirements.	01/21/2020
2.1	Updated 11 Eligible Projects\Expenditures and Required Project Approval; Revised review level submission requirements; update citations.	04/14/2022
2.2	Revisions to the prevailing wage threshold; anticipated project approval timeline; update non-substantive language.	04/20/2023
2.3	Addition to reimbursement instructions; updating application platform to the Business Management System (BMS).	

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1. Background

Maryland's Aging Schools Program (ASP) was established by legislation in 1997. Subsequent legislation extended and modified it. Funds are distributed in accordance with Education Article §5-324 and the annual budget. Beginning with fiscal year 2010, funding for the Program was provided from proceeds of State general obligation bonds. Eligible projects were thereafter restricted to those having at least a 15-year anticipated lifespan.

The ASP is administered by the Interagency Commission on School Construction (IAC) in accordance with COMAR 14.39.02-19 Aging Schools Program. The IAC approves expenditures and develops administrative procedures for the program.

2. Purpose

The ASP provides State funds to all school systems in the State of Maryland to address the needs of their aging school buildings. These funds may be utilized for capital improvement projects in existing public school buildings and sites serving students.

3. Allocations

1. Funding allocations for each Local Education Authority's (LEA) are set forth in Education Article §5- 324.
2. By May 1 of each year the IAC staff will disseminate information regarding the annual allocation available for each LEA and the program schedule.
3. State funds provided through the ASP 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 cost.

4. Eligible Aging School Projects

Eligible projects are capital improvements to public school buildings and sites that, when completed, would protect the school building from deterioration, improve the safety of students and staff, and enhance the delivery of educational programs.

1. The amount of ASP funding requested must be at least \$10,000 and no more than the total State allocation for the LEA, except as allowed by Section 6 of this procedures guide. There are no restrictions on the LEA providing additional funds for the project.
2. The building or building system improved by the project must have a minimum calculated age of 16 years at the time the funding request is submitted. Age will be calculated from the following:
 - a) Original occupancy date if never renovated, or;
 - b) Occupancy date following a complete renovation, or;
 - c) Average of original occupancy date and post-partial renovation occupancy date.
3. The school's utilization rate should be at least 60%; however, the LEA may submit documentation for approval justifying the project if the rate is less.

5. Ineligible Projects/Expenditures

Ineligible projects and expenditures are the same as those specified in COMAR 14.39.02.12. Additionally, ASP funds may not be used:

- a. To increase the State or local share of a project;
- b. To supplement an approved State allocation for a project;
- c. For improvements to property owned by a board of education that is not used by public school students;
- d. For a contractual period exceeding one year;
- e. For improvements to or the movement of relocatable classroom buildings;

Projects placed under contract before approval by the IAC are not eligible.

6. Application Process

The LEA shall complete the [ASP application](#) on the SharePoint portal an ASP process submission in the IAC's [Business Management System \(BMS\)](#) for review and final approval by the IAC staff. Refer to [section 12.7](#) [the IAC's website](#) for detailed BMS [Sharepoint](#) Instructions for a step by step guide.

1. The project must be of a distinctive type in a single building.
2. The application should list the proposed projects in priority order and include one or two paragraphs describing in detail the existing conditions and the proposed scope of work including the determination of the applicability of the Emergency Shelter Compliance Process. The submission should also include information in each field as described in 12.7 Table 1 of this procedures guide:
3. For those projects that would qualify as capital maintenance under the Capital Improvement Program, the same information required for CIP submissions is required for the ASP.
4. The ASP list of projects may be submitted following a date specified by the IAC annually, and must be submitted at least 60 days before the end of the fiscal year for which funding is available.
5. After projects are approved and assigned a PSC/ASP number, the LEA may determine that another project is of a higher priority. The LEA may then request a substitution for the previously approved ASP project. The request will be subject to review and approval as for all ASP projects.
6. The cumulative cost estimate for the proposed projects may exceed the LEA's allocation by no more than ten percent. The proposed work estimate may be adjusted upon request from the LEA at the time of contract award approval or approval of the purchase order. Funding is limited to the LEA's total annual allocation.

7. Project Approval Process

1. Requests from the school systems will be reviewed and processed as they are received. The following will be considered:

- a. Type of work;
 - b. Age of the building or system;
 - c. Current CIP for other work planned at the facility;
 - d. The utilization rate of the school.
2. It is anticipated that projects that are submitted on the 1st of the month will be approved by the 15th of the month. A PSC/ASP project number will then be assigned. A project can then proceed through the design and/or procurement process.
 3. Section 11. Required Approved Project lists the levels of review required for eligible expenditures prior to advertising and bidding. The State may alter these requirements at its discretion. Failure to comply with these review requirements will result in the project being deemed ineligible for State funding. The submission requirements for projects that repair or replace components of a building system could be reduced during the initial review process.
 4. The LEA will be required to provide an IAC/PSCP Form [104.2 Environmental Assessment Form](#) to the State Clearinghouse if the project will change the footprint of the existing facility.
 5. The Maryland Emergency Management Agency (MEMA) is to be consulted for each project that the LEA determines will be used for public shelter during a national, state, or local emergency event.
 6. The Maryland Historical Trust (MHT) must be consulted on all projects for State funding, requiring standard review as set forth in the Programmatic Agreement. The LEA should review the MHT *Schools by Category* list for projects receiving State funding to determine if consultation with MHT is applicable to the requested project. The project review submission form is available on the [MHT website](#). Contact Beth Cole, Maryland Historical Trust at (410) 697-9541 or beth.cole@maryland.gov if you have any questions.

8. Procurement/Contract Awards

1. Procurement shall be in compliance with COMAR 14.39.03 as well as Md. Code, Education Article § 5-112. State ASP funds may only be expended for projects which are placed under contract or procured after a PSC/ASP number is assigned and the project has proceeded through the required review process for the specific project type. **Project Delivery Methods other than General Contracting may require approval by the IAC in accordance with COMAR 14.39.04. Please reach out to your assigned Capital Projects Manager with any questions.** Failure to comply with these requirements will result in the withholding of funds for that project. The school system may then substitute another project for review and approval.

The following will apply:

- a. **Projects which cost less than \$50,000** do not require **IAC approval of the procurement and, generally, sealed bids are not required** unless a local board of education policy or procedure has a dollar value that requires sealed bids.
- b. **Projects which cost at least \$50,000 but less than \$100,000 are required to be bid, consistent with Section 5-112 Bids of the Education Article.** **IAC approval of contracts with a total cost of less than \$100,000 is not required prior to entering into the contract but is subject to State review at the time reimbursement is requested.** A copy of the bid tabulation must be submitted with IAC/PSCP Form RE 4000 Project Reimbursement/Expenditure Report for the ASP project.

c. **Projects which cost \$100,000 or more are required to be bid, consistent with § 5-112 Bids of the Education Article.** IAC approval of the contract award is required prior to the board of education entering into the contract. A copy of the bid tabulation with a copy of the low bidder's proposal must be submitted for State review and approval of the contract award.

d. IAC approval is required for all contracts.

2. An existing State or local contract which was previously competitively bid can be utilized for any project in the funding levels described above. The previously approved contract number, the bid date, and the expiration date of the contract should be submitted.
3. Projects over \$250,000 in which the State participation is more than 25% of the total contract value can utilize an existing State or local contract so long as verification is provided that prevailing wages are paid, in accordance with Md. Code, State Finance and Procurement Article §17-201 through §17-226.
4. The LEA must utilize its MBE procedures for all ASP project procurements. All requests for reimbursement must include a completed Project Reimbursement/Expenditures Report, Minority Business Enterprise Participation Form which is located on the [IAC website](#).
5. Adherence to the MBE procedures is required for all ASP project procurements to ensure reimbursement at project completion. Projects with a construction value estimate in excess of \$50,000 are required to submit a MBE Goal Setting Analysis Form, as specified in Subsection 5.d of the amended Section 4.0 MBE Goals Setting Procedures. For projects with a construction value in excess of \$200,000 the Form should also be sent to the Governor's Office of Small, Minority, & Women Business Affairs (GOSBA). Any questions regarding MBE submissions should be directed to iac.pscp@maryland.gov.
6. A State school construction sign is required for ASP projects costing \$100,000 or more. Construction signage instructions are located [on the IAC website](#).

9. Processing For Payment

Payment for work completed under the ASP will be through reimbursement to the school system. The State will provide a single payment to the school system at the completion of the project. Upon completion of the project, the school system should complete the BMS Invoice Reimbursement process, submit IAC/PSCP Form [RE 4000 Project Reimbursement/Expenditure Report](#) and IAC/PSCP Form [306.4 page 3 Certified Minority Business Enterprise Participation Form](#). Copies of canceled checks and contractor's requisitions/invoices or paid purchase orders must accompany this submission form. If the contractor's requisitions/invoices do not provide a description of the type of work performed, a copy of the purchase order or contract shall be provided. No other financial reports or documentation need be submitted to process the reimbursement request. As with all State-funded school construction projects supporting documentation must be retained until future audit.

1. In lieu of submitting a copy of the canceled check from the bank, the Contractor's Certification of Receipt of Payment ([Attachment VII - IAC/PSCP form 306.2a](#)) will be accepted to initiate reimbursement. It must be signed by the contractor and notarized. This form must be attached to the applicable BMS Invoice Reimbursement process, accompany IAC/PSCP form [RE 4000 Project Reimbursement/Expenditure Report](#).

2. If the request for reimbursement differs from the amount specified in the initial submission, the school system must submit a brief explanation of the difference and specify the action requested by the school system. All requests for reimbursement shall be submitted 30 days prior to the end of the calendar year in which reimbursement is required.

10. Future Project Funding

If a public school building is renovated through the Capital Improvement Program within 15 years of the completion of an ASP project, the **Mmaximum Sstate construction Aallocation** for the renovation or limited renovation of the building shall be adjusted to account for the State's previous ASP allocation. Local funds expended for such improvements will not be deducted in future years from the **Mmaximum Sstate construction Aallocation**.

11. Required Approved Project Reviews

Review Level submission requirements are as follows:

0	No review required by MSDE or DGS if the project is less than \$1 million.
1	Construction documents required for review by DGS
2	Design development documents/construction documents required for DGS review.
3	Abbreviated educational specifications and/or schematic design documents required for review by MSDE. Design Development documents and Construction documents required for review by DGS and MSDE.

Project Scope	Review Level
ADA accessibility (interior/exterior)	2
Asbestos and/or lead paint removal/abatement	3
Bleacher repair and/or replacement	3
Building renovations (interior/exterior)	1
Carpeting with a 15-year warranty (installation/replacement with VCT)	3
Ceilings (replacement)	3
Communication systems (telephone and/or public address)	3
Career Technology Education program facilities	0
Doors and/or windows (interior/exterior)	2
Electrical systems	2
Elevators	2
Energy conservation projects	2
Fire protection systems and/or components (alarms and/or sprinklers)	2
Flooring materials (repair, replace, and/or refinish)	3
Folding partitions (installation/replacement)	3

Heating, ventilating, air conditioning systems and/or components	2
Kindergarten/PreKindergarten facilities	0
Lighting systems and/or components	2
Masonry work and/or components	2
Playground equipment	3
Plumbing, water, and/or sewer lines and fixtures	2
Renovation projects (related to educational programs/services)	0
Roofing systems and/or components	2
Science facilities (middle or high school)	0
Security improvements	3
School Library facilities	0
Site redevelopment	2
Underground fuel tanks (remove and/or replace)	3
Wiring schools for technology (voice, video, & data)	2

ADDITIONAL NOTE:

Other projects will be reviewed for eligibility on a case-by-case basis and required submittals will be specified.

[Section 12 detailing SmartSheet application instructions has been removed due to the implementation of the IAC's Business Management System]

Attachment 1

Schedule for Application and Approval of Project Funding

FY 2025 Aging Schools Program State and Federal Funds

4/11/2024	IAC Approval of the <i>Aging Schools Program (ASP) Administrative Procedures Guide & Release of Schedule and Application Instructions.</i>
4/15/2024 - 4/11/2025	Application submission period.
6/1/2024	State funds available.
12/1/2025	Deadline by which project must be under contract.
6/1/2026	Last day to submit requests for reimbursement.

Item 5. Maximum State Allocation Increase and Award of Reserve Funds - Washington County Public Schools - Williamsport High School (PSC 21.031) Electrical Distribution Replacement

Motion:

To increase the Maximum State Allocation for the Washington County Williamsport High School (PSC 21.031) Electrical Distribution Replacement project from \$377,000 to \$592,500 in accordance with COMAR 14.39.02.07 and to transfer \$215,500 from the LEA's reserve funds to the FY 2023 Capital Improvement Program (CIP) project.

Background Information:

COMAR 14.39.02.07.B allows the IAC to:

"...increase the maximum State construction allocation for a systemic renovation project when the LEA has sufficient reserve funds available... [Provided that] The LEA submits the final project scope of work; and a cost estimate ... or the bid tabulation for the project; and the IAC determines that the requested scope of work is eligible for State funding; and the scope of work and associated costs are reasonable."

On March 26, 2024, IAC staff received notification from Washington County Public Schools that the Williamsport High School Electrical Distribution Replacement project that was awarded funding in the FY 2023 CIP came in over budget by \$273,000 due to increased costs for equipment, raw materials, manufacturing, transportation, and labor/wage rates. The LEA is requesting approval to increase the Maximum State Allocation for the project from \$377,000 to \$592,500 and apply \$215,500 in reserve funds to the FY 2023 CIP project.

The County believes that the proposed action is fiscally responsible and the best way forward to make sure the project comes to fruition.

IAC staff recommends approval of this request.

March 26, 2024

Alex Donahue
Executive Director
Interagency Commission on School Construction
200 West Baltimore Street
Baltimore, MD 21201

Re: COMAR 14.39.02.07 – Changes to the Maximum State Construction Allocation – Washington County Public Schools
FY 2023 Capital Improvement Program

Mr. Donahue:

This letter is written to formally request the Interagency Commission on School Construction (IAC) to consider increasing the maximum state construction allocation for the Williamsport High School Electrical Distribution Replacement project (PSC No. 21.031.23SR) consistent with COMAR 14.39.02.07. Funds for this project were allocated to Washington County Public Schools (WCPS) as part of the FY 2023 Capital Improvement Program (CIP).

This project's cost was originally estimated in Summer/Fall of 2021 at \$477,000 for inclusion in the FY 2023 CIP and was subsequently approved by the IAC in Spring of 2022 with funding made available in July 2022. The State allocated 79% of the construction cost, or \$377,000. The design work was started and completed this past year and competitively bid.

Bids were received on February 27, 2024, with the low bid being \$750,000. WCPS has provided the Bid Documents and Bid Tab for this project at the following Google Drive link:

https://drive.google.com/drive/folders/1O7vd_ncdJUPD_tuNdCSIEgNSIjxkD0To?usp=sharing

Based on discussions with the design professionals, contractors, industry representatives, and other Local Education Authorities (LEA's), the cost of electrical equipment has increased substantially in the past year. The increase in raw material costs (copper, etc.), manufacturing costs, transportation costs, labor/wage rate issues, and inflation have all resulted in higher bid prices received than were anticipated when funding requests were made and subsequently approved by the IAC. WCPS believes the received bids reflect the current market conditions noted above.

Therefore, through the use of its reserve fund, WCPS is requesting to increase the State allocation for this project to 79% of the received low-bid, or \$592,500. This increase would require the use of \$215,500 of reserved funding.

The decision to make this request of the IAC is not taken lightly, but WCPS believes it is the best path forward to support this important project. Based on the need, and known current bid prices, WCPS is confident that this request and approach is the most fiscally responsible way to accomplish the replacement of the electrical distribution system at Williamsport High School.

Thank you for you and your staff's time and thoughtful review of this difficult situation. Additionally, WCPS thanks you for your ongoing support of our mission at Washington County Public Schools to construct and maintain the best possible learning environments for our students.

Sincerely,

Robert H. Rollins III

Robert H. Rollins, III, Director
Department of Facilities Planning & Development

cc: Dr. David Sovine, WCPS Superintendent
Jeffrey Proulx, WCPS Chief Operating Officer
Melissa Wilfong, IAC Capital Projects Supervisor
Eugene Shanholtz, Lead Capital Projects Manager
Lisa Vaughn, Capital Projects Manager
Chad Criswell, WCPS Senior Project Manager and Planning Supervisor

Item 6. Gross Area Baseline Variance - Calvert County Public Schools - Northern Middle School (PSC 04.006) Replacement Project

Motion:

To approve a Gross Area Baseline (GAB) variance for an additional 3,857 gross square feet (GSF) at Calvert County's Northern Middle School (PSC 04.006) which increases the eligible building area from 101,219 to 105,076 GSF based upon an eligible enrollment of 692 students.

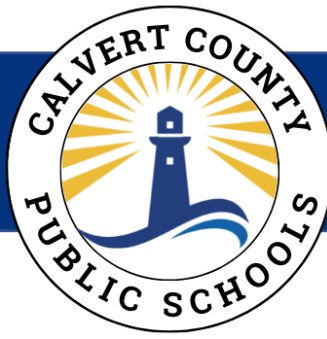
Background Information:

On December 7, 2023, Calvert County Public Schools (CCPS) submitted for IAC consideration a GAB variance request for additional GSF for the Northern Middle School replacement project, which has requested combined funding from the Built to Learn Program and the FY 2025 Capital Improvement Program. Under COMAR 14.39.02.06.E(3), the IAC may adjust GAB square footage on a case-by-case basis. Each GAB variance analysis is specific to the school facility at issue as well as the specific factors identified as part of the IAC staff's review. This analysis and approval is not applicable to other projects.

Staff analyzed the information provided by CCPS as well as other applicable documentation regarding the program requirements for the project and found that additional square footage was warranted to support the project for the following reasons:

- Middle school programming emphasizes the use of a team based structure to provide transitional support for students leaving the elementary school environment but not yet ready for the high school environment. This includes both through scheduling that allows students to function as a unit as they move through their core classrooms and specialty programs as well as school structures that support separation of students of vastly different maturity.
- Due to the team based structure of the program as well as the lower number of students attending Northern Middle School, the core classrooms are more typically used at a 75% utilization versus the 85% utilization that was anticipated in the development of the Gross Area Baseline and is often more easily achieved in larger middle schools.
- Specialty classrooms with speciality equipment are still required in order to deliver the same quality of education as a larger middle school but also results in lower utilization.

Because of these considerations, IAC staff recommend approval of an additional 3,857 GSF for the project which results in an estimated increase to the Maximum State Allocation of \$1,293,000 based upon the IAC's current funding factors.



Northern Middle School Replacement Project (04.006)

Gross Area Baseline Variance Request

Calvert County Public Schools is requesting a Gross Area Baseline variance for the Northern Middle School Replacement Project based on two factors as follows:

- **Educational Support:** The current and projected population of Students with Accommodations (IEPs and 504s) and English Language Learners (ELL) will require additional space within the new building to support their needs. This space is currently not reflected adequately within the current GAB calculation.
- **Site Constraints:** The site constraints create challenges in achieving the Ed Spec targeted net to gross factor of 70.7% within the design. The buildable area of the site is constrained to the south by the existing middle school and to the east by the bus loop, both of which must remain operational through construction. The buildable area is bounded to the north by Chaneyville Road and to the west by Flint Hill Road. Although the design is efficient and the classroom wings stack efficiently, there are portions of the building where net to gross square footage efficiencies are difficult to achieve. Based on the challenging site constraints, CCPS believes that a 68.0% net to gross factor is more realistic for the project.

EDUCATIONAL SUPPORT

Students Requiring Separate Space to Support Accommodations:

Approximately 9 years ago, Maryland State Department of Education approached Calvert County Public Schools because the Least Restrictive Environment data indicated that students were segregated in self-contained instructional environments far more often than students in other LEAs. MSDE (through available grant funds) has provided the services of Maryland Coalition for Inclusive Education (MCIE) from that time until the 2022-2023 school year. During the 2022-2023 school year Calvert County Public Schools began to fund MCIE with special education funds. This initiative has significantly reduced the number of students who are served more than 60% of their school day in a self-contained setting, to the point where Calvert's LRE data is well below the State target level. As a result, a significant number of students who would have otherwise been identified as LRE Code C, are supported in the general education setting, for a majority of their instructional day.

See attached supporting document titled "EXHIBIT A - Evolution of CCPS Special Education Services and Supports (2014 – 2023)".

Even though most students with disabilities (SWD) receive the majority of their instruction within the general education environment, the description of the “general education environment” must be expanded to include more than just one classroom. To support the learning of all students within the general education environment, the following components which require additional space must be in place:

- SWD do best when given the opportunity to work in small group/partner instruction with typically developing peers that allow them to spread out – still within the general education setting.
- Some SWD require more space (e.g., require more desk space to complete work because of the need for communication devices, students using wheelchairs, other physical mobility supports, visual models may require a larger work area/desk, etc.)
- Support to students from related service providers in the general education setting may require additional space.
- Some SWD will require access to a “break” area for short periods of time that are not able to be predetermined throughout the day.
- Provision of related services (e.g., Speech and Language, OT, counseling, etc.) – some skills cannot be provided in the general education setting and require a separate space.

During the 2023-24 School Year, Northern Middle School has 58 students with IEPs and 57 students with 504s. Of these 115 total students, there **90 students**, who based on their IEP or 504, require a separate area to provide their instructional and testing accommodations in one or more of the following areas:

- Extended time
- Reduced distractions to self
- Reduced distractions to others
- Small group setting, and/or frequent breaks.

GRADE	SEPARATE SPACE REQD AS PART OF IEP	SEPARATE SPACE REQD AS PART OF 504	TOTAL STUDENTS REQUIRING SEPARATE SPACE AS PART OF ACCOMMODATIONS
6	15	9	24
7	16	14	30
8	16	20	36
TOTAL	47	43	90

In addition to general instructional support, the frequency of required testing necessitates the availability of several small group instructional spaces.

See attached CCPS 2023-2024 School Year Testing Calendar titled “EXHIBIT B Middle School Testing Calendar SY24” for reference.

English Language Learners (ELL):

The ELL population across CCPS has been growing significantly over the last 10 years. During the 2023-24 School Year, CCPS expanded from one central middle school Regional ELL program to 2 Regional Middle School ELL hubs, due to the population growth and required support. With the completion of the new Northern Middle School, a new ELL Regional Program for the Middle Schools within the northern end of the County would be housed at Northern Middle School.

Although English Language Learner (ELL) students spend the majority of their time in content classrooms, they do require support from ESOL teachers. CCPS traditionally supports all English learners through a support period of ESOL/literacy instruction at the Middle School level.

The 2023-24 enrollment data for ELL students taken across Northern Middle, Plum Point Middle, and Windy Hill Middle indicates that **19 ELL students** require support through a dedicated classroom within the building. Additionally, the general classrooms will require push-in services and space for instructional staff to provide such support.

Many ELL students who have been arriving to CCPS in the last two years are SIFE/SLIFE students – Students with Interrupted (or Limited) Formal Education. These students require additional supports because not only do they not speak English, they have substantial gaps in their education as compared to a grade level peer. They may not even be literate in their native language. These students require additional support from teachers and are often in content classrooms but pulled into a smaller space of the classroom or a nearby space for direct literacy instruction and/or small group enhancement, while still involved in the daily lesson of the content teacher.

CCPS Staffing for ELL students ranges from 1 teacher/10 - 15 ELL students. Currently, class sizes are typically 6-8 students.

Although the current enrollment data at the Middle School level within the northern half of the County shows 19 ELL students, the exponential rise in Elementary age ELL students across the same area is indicative of larger numbers of ELL students that will feed into a Northern Middle School Regional Program, in the near future. Based on these trends, it is critical that ample support spaces be provided for ELL students within the design of the new Northern Middle School.

See attached supporting documentation for ELL Population Trends titled “EXHIBIT C Population Trends for English Language Learners at CCPS”.

Current Enrollment Projections:

The current eligible square footage based on the 7-year combined enrollment projections at Northern Middle, Windy Hill Middle, and Plum Point Middle is calculated as follows, based on the current GABs, as approved by the IAC on 9/14/2023:

General Education Students: $682 \times 143.48 = 97,853.36$ SF

Special Education Students (Code C): $10 \times 36.52 = 365.2$ SF

Cooperative Use Space: 3,000 SF

TOTAL STATE ELIGIBLE SF = 101,219 SF

New Northern Middle School Design:

The following spaces have been incorporated into the new Northern Middle School in order to support students requiring additional space as part of their accommodations and ELL students projected over the next 7 years:

- **QTY - 1** Special Education Classroom for SWDs that are LRE Code C, receiving special education and related services inside the general education setting less than 40% of the school day.
 - *Special Education Classroom (1 @ 800 SF) = **800 SF***
- **QTY - 3** Special Education Resources Rooms
 - *Special Education Resource Rooms (3 @ 400 SF) = **1,200 SF***
- **QTY - 1** English as a Second Language (ESOL) Classroom
 - *ESOL Classroom (1 @ 800 SF) = **800 SF***
- **QTY – 3** Collaborative Learning Areas (CLA's) centralized within Grade Level Pods
 - *CLA's (3 @ 300 SF) = **900 SF***
- **QTY – 7** Collaborative Planning/Small Group Instruction (SGI) Rooms (Dual Purpose Spaces to be used for Blueprint related Teacher Planning/Professional Development as well as Small Group Instruction and Testing for students)
 - *SGI's (7 @ 300 SF) = **2,100 SF***

See attached Floor Plans Titled "EXHIBIT D" for location of spaces noted above, typical relationship to the General Education Classrooms, and furniture layout.

See attached "EXHIBIT G" for IAC Utilization Calculator – For Proposed Replacement Middle or High School. CLAs and SGIs are color coded in blue.

Based on the current population of students with IEPs and 504 plans with specific accommodations requiring additional space for small group enhancement and testing, as well as the ELL students who require a dedicated classroom, our request is that the state supported square footage should, at minimum, be increased as follows:

Students with IEPs and 504s having specific accommodations requiring add'l space: 90 students (2023-24 SY) X 36.52 SF/student = 3,286.80 SF

ELL Students: 19 students (2023-24 SY) requiring a dedicated ESOL classroom for a scheduled period = 800 SF

SQUARE FOOTAGE FOR SPECIAL EDUCATION STUDENTS CURRENTLY BEING FUNDED BY STATE = 365.2 SF

ADDITIONAL REQUESTED STATE SQUARE FOOTAGE = 3,722 SF (3,286.80 SF + 800 SF – 365.2 SF)

SITE CONSTRAINTS

Northern Middle School's Ed Specs include a total Net Assignable Square Footage (NASF) of 74,220 SF which includes community use space (CUS). The total Gross Square Foot area within the Ed Specs is 104,914 SF, which equates to a net to gross efficiency of 70.7%.

The site constraints create challenges in achieving the Ed Spec targeted net to gross factor of 70.7% within the design. The buildable area of the site is constrained to the south by the existing middle school and to the east by the bus loop, both of which must remain operational through construction. The buildable area is bounded to the north by Chaneyville Road and to the west by Flint Hill Road. The following factors drive the net to gross efficiency below 70%:

- Although the classroom wings stack very efficiently and are composed of double loaded corridors, there are areas of the building where double loaded corridors are difficult to achieve and maximize.
- The site constraints have naturally forced the design to become elongated and require additional support spaces such as toilets at the Band/Orchestra/Chorus as well as egress stairs, such as a dedicated stair from the Media Center for a secondary means of egress.
- The new middle school building design maintains a 20 ft offset from the existing building, which is sited at an angled orientation to the North-South axis. To maintain the offset while simultaneously maximizing the buildable area, the building geometry along the gymnasium corridor loses some efficiency.
- Programmed spaces such as Band, Orchestra, and Chorus are best suited to be placed along an exterior wall and should ideally be in close proximity to the on-site Mary Harrison Performing Arts Center, used by the middle school students for larger performances. The resultant proximity and site constraints, as well as the importance of maintaining good sight lines into the corridor, create further inefficiencies within the non-programmed "tare".

CCPS believes the Northern Middle School GAB variance request is similar to prior GAB variance requests for major renovation projects, where existing irregularly shaped space layouts might place limiting constraints on a project, by producing a larger but less efficiently laid out classroom, than the GAB allows. Northern Middle School's site constraints and optimized programmatic placement of spaces result in very similar challenges and should be evaluated by the IAC in a similar manner.

In conclusion, based on the challenging site constraints, CCPS believes that a 68.0% net to gross factor should be applied to the Net Assignable Square Footage for the project. The table below shows the resulting Gross Square Footage that would equate to the total GSF that CCPS requests the State participate in funding towards the Northern Middle School Project:

	Ed Specs	GAB Variance Request due to Site Constraints
Net Assigned Square Footage included CUS	74,220 NSF	74,220 NSF
Net to Gross Efficiency	70.7%	68.0%
Total Gross Square Foot Area	104,914 GSF	109,147 GSF

Refer to attached “EXHIBIT E” which contains the overall site plan showing the location of the new Northern Middle School as well as Schematic Design Submission Floor Plans.

Refer to attached “EXHIBIT F” for Summary of Program Spaces comparing Ed Specs vs. Schematic Design with Building Net to Gross Efficiency for both.

GAB Variance Request on the Basis of Educational Support Requirements:

Based on the current population of students with IEPs and 504 plans with specific accommodations requiring additional space for small group enhancement and testing, as well as the ELL students who require a dedicated classroom, our request is that the state supported square footage should, at minimum, be increased as follows:

Students with IEPs and 504s having specific accommodations requiring add'l space: 90 students (2023-24 SY) X 36.52 SF/student = 3,286.80 SF

ELL Students: 19 students (2023-24 SY) requiring a dedicated ESOL classroom for a scheduled period = 800 SF

SQUARE FOOTAGE FOR SPECIAL EDUCATION STUDENTS CURRENTLY BEING FUNDED BY STATE = 365.2 GSF

TOTAL ADDL. REQUESTED STATE SQUARE FOOTAGE = 3,722 GSF (3,286.80 SF + 800 SF – 365.2 SF)

GAB Variance Request on the Basis of Site Constraints:

Based on the site constraints and resultant design outcomes noted earlier, a net to gross efficiency factor of 68.0% should be applied for the project. Therefore, CCPS' GAB Variance Request for additional State Square Footage participation would increase the eligible State Square Footage for the Northern Middle School Replacement Project as follows:

Current Eligible State Square Footage = 101,219 SF

Proposed Eligible State SF based on a 68.0% Net to Gross Efficiency Factor = 109,147 GSF

Additional Eligible State Square Footage based on application of a 68.0% Net to Gross Efficiency Factor = 7,928 GSF (109,147 GSF – 101,219 GSF)

Total Eligible State Square Footage = 109,147 GSF (inclusive of Requested Eligible GSF based on Educational Support Requirement)

TOTAL GAB VARINCE REQUEST FOR NORTHERN MIDDLE SCHOOL = 109,147 SF

The GAB Variance Request package includes the following information in support of CCPS' request:

- **EXHIBIT A** - Changes to the Special Education Philosophy within CCPS over the last 9 years, based on MCIE grant and guidance from MSDE, and how this aligns with the Northern Middle Ed Spec and identified space needs at the future Northern Middle School.
- **EXHIBIT B** - CCPS Testing Calendar with testing dates for the school year (Information provided in support of separate spaces required for SWDs requiring accommodations for testing)
- **EXHIBIT C** – Population Trends for English Language Learners at CCPS
- **EXHIBIT D** – Typical Floor plan showing support spaces and their relationship to General Education Classrooms. Also included are furniture layouts for typical classrooms requiring push-in services and support spaces requiring pull-out services.
- **EXHIBIT E** – Site Plan and Floor Plans for the Northern Middle School Project.
- **EXHIBIT F** – Summary of Space Requirements (Ed Specs vs. Schematic Design Submission)
- **EXHIBIT G** – Middle School Utilization Calculator for the proposed Northern Middle School

END OF DOCUMENT

Item 7. Built to Learn Funding Request – Calvert County Public Schools - Northern Middle (PSC 04.006) Replacement Project

Motion:

To approve Calvert County Public Schools' (CCPS) request for Built to Learn (BTL) construction funding for the Northern Middle School (PSC 04.006) replacement project totaling \$13,566,212.

Background Information:

The Built To Learn Act of 2020 became effective February 12, 2021. The Act authorizes the Maryland Stadium Authority (MSA) to sell revenue bonds to fund up to \$2.2 billion in school construction projects approved on a rolling basis by the IAC. Currently, based upon information from MSA, the IAC will base its approval on total estimated available funding of \$1.7 billion until such time that the MSA informs the IAC that its estimate of availability based upon available debt service payments to support the bonds has changed.

CCPS is requesting BTL funding for a replacement of Northern Middle School. The project scope includes the replacement of the existing facility to accommodate 775 students. Based on the LEA's requested scope and the State cost share, which includes the maintenance add-on of 61% for this project, the Maximum State Allocation for the project is \$35,191,000, contingent upon approval of the Gross Area Baseline variance in item 6 of this agenda. The LEA has requested that the entirety of their Built to Learn allocation of \$13,566,212 be applied to this project. The LEA anticipates requesting the balance of construction funding through the IAC's Capital Improvement Program.

IAC staff recommend approval of the request.



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET FOR ESTIMATING THE STATE ALLOCATION FOR FY 2025**
(Amounts rounded to the nearest 1,000)

LEA Entry
IAC Entry

PSC No.: 04.006		Calvert				Priority #	1
Project Type: Replacement		Northern Middle				CIP or CIP/BTL	CIP/BTL
GROSS AREA BASELINE in GSF						Request Type	Funding
Educ. Type	Eligible Enrollment	GSF per student	Total GSF		Basis for Applied Funding Factors:	Estimate	
PreK-3		x 126.39	=		Date of First Construction Funding:	12/14/2023	
PreK-4		x 126.39	=		Bid Date (Actual Only):		
Elementary (K-5)		x 126.39	=		LEA State Share	56%	
Middle	682	x 143.48	=	97,854	Concentration of Poverty Add-on	-	
High		x 165.00	=		Maintenance Add-on	5%	
Special ED Elem		x	=		Net Zero Energy Add-on	-	
Special ED Middle	10	x 36.52	=	365	Project State Share	61%	
Special ED High		x	=				
				98,219	Enrollment Case # (if applicable)		
Existing Facility GSF	88,780	Adjusted Eligible GSF*					
Demolition of Existing GSF	88,780						
Revised Existing Facility GSF	-						
Eligible New GSF	98,219						
NEW GSF						Construction Cost	Cost State Share
A. Eligible New GSF	98,219	x 404.00			39,680,000	24,205,000	
B. Cooperative-Use Space (GSF)	3,000	x 404.00			1,212,000	739,000	
C. CTE Program-Based GSF Add-on	0	x 404.00					
D. Concentration of Poverty/EL Add-on	0	x 404.00					
E. GAB Variance (if applicable)	3,857	x 404.00			1,558,000	950,000	
F. Facility Addition Subtotal (A+B+C+D+E)	105,076				42,450,000	25,894,000	
G. Site Development (0.19*F)		x 19%			8,066,000	4,920,000	
H. Facility Addition & Site Subtotal (F+G)					50,516,000	30,814,000	
I. Design Cost (0.1*H)		x 10%			5,052,000	3,082,000	
J. Furniture, Fixtures and Equipment (0.05*F)		x 5%			2,123,000	1,295,000	
K. Total Costs for new space (H+I+J)					57,691,000	35,191,000	
RENOVATED GSF						Construction Cost	Cost State Share
Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost		
40 & older		x 404.00	x 100%	=			
31-39		x 404.00	x 85%	=			
26-30		x 404.00	x 75%	=			
21-25		x 404.00	x 65%	=			
16-20		x 404.00	x 50%	=			
0-15		x 404.00	x 0%	=			
L. Eligible Structure Renovation					0		
M. Cooperative-Use Space (GSF)		x 404.00					
N. CTE Program-Based GSF Add-on	0	x 404.00					
O. Concentration of Poverty/EL Add-on	0	x 404.00					
P. GAB Variance (if applicable)		x 404.00					
Q. Facility Reno Subtotal (L+M+N+O+P)							
R. Site Development (0.1*Q)			5%				
S. Facility Renovation & Site Subtotal (Q+R)							
T. Design Cost (0.1*S)			10%				
U. Furniture, Fixtures and Equipment (0.05*Q)			5%				
V. Total Cost for Renovated Space (S+T+U)							
TOTAL COST						57,691,000	35,191,000
Less Prior State Funds for Related Projects							
MAXIMUM STATE ALLOCATION							35,191,000
Less CIP allocations for the Project		Design Services Funded Approved: 5/1/2023				Fiscal Year: 2024	(2,965,000)
Less CIP allocations for the Project		Date Construction Funding Approved: 12/1/2023				Fiscal Year: 2025	(2,861,306)
Less CIP allocations for the Project		Date BTL Funding Recommended: 4/11/2024				Fiscal Year: 2025	(13,566,212)
BALANCE							15,798,482
Additional Notes: The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.					Date Planning Approved:	05/01/23	
Project consists of replacement of 112,095 sf and demolition of the entire existing 88,780 sf facility, per SD submission.					Date Revised:	4/1/2024	

Item 8. Gross Area Baseline Variance - Garrett County Public Schools - Broad Ford Elementary/Southern Middle School (PSC 11.008)

Motion:

To approve a Gross Area Baseline (GAB) variance for an additional 5,527 gross square feet (GSF) at Garrett County's Broad Ford Elementary/Southern Middle School (PSC 11.008) renovation and addition project. This increases the eligible building area from 100,661 to 106,188 gross square feet based upon an eligible enrollment of 774 students.

Background Information:

On October 30, 2023, Garrett County Public Schools (GCPS) submitted for IAC consideration a GAB variance request for additional GSF for the Broad Ford Elementary/Southern Middle School renovation and addition project, which is slated to become a PreK-6 facility called Broad Ford Elementary School and will house all of the existing Broad Ford Elementary and some of the existing Southern Middle school students. Under COMAR 14.39.02.06.E(3), the IAC may adjust GAB square footage on a case-by-case basis. Each GAB variance analysis is specific to the school facility at issue as well as the specific factors identified as part of the IAC staff's review. This analysis and approval is not applicable to other projects.

Staff analyzed the information provided by GCPS as well as other applicable documentation regarding the program requirements for the project and found that additional square footage was warranted to support the project for the following reasons:

- The use of an existing middle school to be modified and repurposed as an elementary (PreK-6) school resulted in several spaces being oversized for the requirements of an elementary school program. It would be cost prohibitive to modify these spaces to account for this discrepancy therefore it is in the best fiscal interest for the LEA to retain those existing spaces.
- Garrett County has an established alternative education program, the Students Taking Active Responsibility for Success (STARS) program, that will be housed in the newly renovated building. Square footage allocation for alternative education is not accounted for in the existing Gross Area Baseline methodology therefore additional square footage can only be allocated for this program via the GAB variance process.

Because of these two considerations, IAC staff recommend approval of an additional 5,527 GSF for the project which results in an estimated increase to the Maximum State Allocation of \$2,700,000 based upon the IAC's current funding factors.



Members of the Board of Education

- Mr. M. Thomas Woods, President
- Mr. Rodney B. Glotfelty, Vice President
- Mr. Cody C. Brill, Associate Member
- Mr. Josh D. Hinebaugh, Associate Member
- Mr. Jason E. VanSickle, Associate Member
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770 Dennett Road • Oakland, Maryland 21550
 Telephone: 301.334.8900 • <https://www.gcps.net/>

Interim Superintendent of Schools
 Dr. Brenda E. McCartney

October 30, 2023

Mr. Alex Donohue
 Executive Director
 Interagency Commission on School Construction
 200 West Baltimore Street
 Baltimore, MD 21201

Re: Southern Elementary Gross Area Baseline (GAB) Variance

Dear Mr. Donohue,

This letter requests an additional 15,047 gross square feet above the Gross Area Baseline (GAB) square footage of Southern Garrett Elementary School (PSC 11.008). All indications are Southern Garrett Elementary School (SGES) will be designated as a “Community School” as defined in the Blueprint for Maryland’s future legislation therefore, it will serve as a hub to unite families, the community, and various partners to remove barriers and strengthen connections to generate improved student outcomes. GCPS believes that the current design will allow us to do so and be a great benefit to the southern end of the county, especially in the Oakland area.

With this goal in mind, the design includes a regional special education and behavioral intervention center, a Head Start Pre K3 program, a Judy center, a Maryland School-Based Health Center, and a new main entrance addition to enhance safety and security.

The existing building also contains various structural features, such as load-bearing walls along the corridors, and larger spaces that could be more cost-effective to reduce their size to obtain additional square footage and optimize efficiency.

As a result, GCPs believe the spaces must remain larger than would be optimal for maintaining a total GSF within the outer boundaries of the size described by the GABs. The additional square footage to support the request is as follows:

Current Square Footage	92,000
Designed Square Footage	107,047
Existing Oversized Spaces	
• Mechanical Room (2,070 sf vs 1,200 sf) Note: Provides HVAC to Broad Ford Elementary School next door.	(870)
• Cafeteria/Platform (5,630 sf vs 3,888 sf)	(1,742)
• Additional Gym SF (7,130 sf vs 4,900 sf)	(2,230)
• Existing Corridors and Front Office	(1,020)
New Spaces Requiring Additions	
• Regional Behavioral Center	(1,324)
• School-Based Health Center	(440)
• Head Start and PRE K 3	(4,280)
• Regional Special Education Center	(2,243)
• Auxiliary Gym	(1,977)
• Judy Center	(1,880)
Revised Total SF	89,041

I thank you in advance for your consideration of this matter and please do not hesitate to contact me if additional information is needed.

Richard Wesolowski

A handwritten signature in black ink, appearing to read "Richard Wesolowski". The signature is stylized and cursive.

Director of Maintenance, Operations, Facilities and Transportation
Garrett County Public Schools



Item 9. Built to Learn Funding Request– Garrett County Public Schools - Broad Ford Elementary/Southern Middle (PSC 11.008) Renovation and Addition Project

Motion:

To approve Garrett County Public Schools' (GCPS) request for Built to Learn (BTL) construction funding for the Broad Ford Elementary/Southern Middle School (PSC 11.008) renovation and addition project totaling \$3,162,862.

Background Information:

The Built To Learn Act of 2020 became effective February 12, 2021. The Act authorizes the Maryland Stadium Authority (MSA) to sell revenue bonds to fund up to \$2.2 billion in school construction projects approved on a rolling basis by the IAC. Currently, based upon information from MSA, the IAC will base its approval on total estimated available funding of \$1.7 billion until such time that MSA informs the IAC that its estimate of availability based upon available debt service payments to support the bonds has changed.

GCPS is requesting BTL funding for the demolition of the existing Broad Ford Elementary (PSC 11.006) and renovation and addition of the Southern Middle School (PSC 11.008) campus, which is slated to become a PreK-6 facility called Broad Ford Elementary School and will house all of the existing Broad Ford Elementary and some of the existing Southern Middle school students. The project scope includes the construction of an addition and renovation of the existing facility to accommodate 878 students. Based on the LEA's requested scope and the State cost share of 94% for this project, the Maximum State Allocation for this project is \$45,358,000, contingent upon approval of the Gross Area Baseline variance in item 8 of this agenda. The LEA has requested that the entirety of their Built to Learn allocation of \$3,162,862 be applied to this project. The LEA anticipates requesting the balance of construction funding through the IAC's Capital Improvement Program.

IAC staff recommend approval of this request.



STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
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 (Amounts rounded to the nearest 1,000)

LEA Entry
 IAC Entry

PSC No.:	11.008	Garrett				Priority #	1
Project Type:	Renovation/Addition	Broad Ford Elementary/Southern Middle				CIP or CIP/BTL	CIP/BTL
GROSS AREA BASELINE in GSF		Educ. Type	Eligible Enrollment	GSF per student	Total GSF	Request Type	Funding
		PreK-3	60	x 120.91 =	7,255	Basis for Applied Funding Factors:	Estimate
		PreK-4	80	x 120.91 =	9,673	Date of First Construction Funding:	12/1/2023
		Elementary (K-5)	491	x 120.91 =	59,366	Bid Date (Actual Only):	
		Middle	143	x 141.16 =	20,186	LEA State Share	89%
		High		x 165.00 =		Concentration of Poverty Add-on	
		Special ED Elem	20	x 59.09 =	1,182	Maintenance Add-on	
		Special ED Middle		x		Net Zero Energy Add-on	-
		Special ED High		x		Project State Share	89%
					97,661	Enrollment Case # (if applicable)	2023_008
		Existing Facility GSF	92,000	Adjusted Eligible GSF*			
		Demolition of Existing GSF					
		Revised Existing Facility GSF	92,000				
		Eligible New GSF	5,661				
NEW GSF						Construction Cost	Cost State Share
	A. Eligible New GSF	5,661	x 404.00			2,287,000	2,035,000
	B. Cooperative-Use Space (GSF)	3,000	x 404.00			1,212,000	1,079,000
	C. CTE Program-Based GSF Add-on		x 404.00				
	D. Concentration of Poverty/EL Add-on		x 404.00				
	E. GAB Variance (if applicable)	5,527	x 404.00			2,233,000	1,987,000
	F. Facility Addition Subtotal (A+B+C+D+E)	14,188				5,732,000	5,101,000
	G. Site Development (0.19*F)		x 19%			1,089,000	969,000
	H. Facility Addition & Site Subtotal (F+G)					6,821,000	6,070,000
	I. Design Cost (0.1*H)		x 10%			682,000	607,000
	J. Furniture, Fixtures and Equipment (0.05*F)		x 5%			287,000	255,000
	K. Total Costs for new space (H+I+J)					7,790,000	6,932,000
RENOVATED GSF						Construction Cost	Cost State Share
	Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost	
	40 & older	1979	92,000	x 404.00	x 100%	37,168,000	
	31-39			x 404.00	x 85%		
	26-30			x 404.00	x 75%		
	21-25			x 404.00	x 65%		
	16-20			x 404.00	x 50%		
	0-15			x 404.00	x 0%		
	L. Eligible Structure Renovation		92,000			37,168,000	33,080,000
	M. Cooperative-Use Space (GSF)			x 404.00			
	N. CTE Program-Based GSF Add-on			x 404.00			
	O. Concentration of Poverty/EL Add-on			x 404.00			
	P. GAB Variance (if applicable)			x 404.00			
	Q. Facility Reno Subtotal (L+M+N+O+P)		92,000			37,168,000	33,080,000
	R. Site Development (0.1*Q)			5%		1,858,000	1,654,000
	S. Facility Renovation & Site Subtotal (Q+R)					39,026,000	34,734,000
	T. Design Cost (0.1*S)			10%		3,903,000	3,474,000
	U. Furniture, Fixtures and Equipment (0.05*Q)			5%		1,858,000	1,654,000
	V. Total Cost for Renovated Space (S+T+U)					44,787,000	39,862,000
TOTAL COST						52,577,000	46,794,000
	Less Prior State Funds for Related Projects						FY'12 Chiller (177,177)
	Less Prior State Funds for Related Projects						FY'18 Roof (1,159,900)
	Less Prior State Funds for Related Projects						FY'18 Fire Safety (98,564)
MAXIMUM STATE ALLOCATION							45,358,000
	Less CIP allocations for the Project				Date Design Services Funding Approved: 12/1/2023	Fiscal Year: 2025	(443,000)
	Less CIP allocations for the Project				Date Construction Funding Approved: 12/1/2023	Fiscal Year: 2025	(559,158)
	Less CIP allocations for the Project				Date Design Services Funding Approved: 5/1/2023	Fiscal Year: 2025	(40,000)
	Less CIP allocations for the Project				Date Construction Funding Approved: 5/1/2024	Fiscal Year: 2025	(22,561,342)
BALANCE							21,754,500

Additional Notes: The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.

Project consists of renovation of 92,000 gsf and an addition of 12,000 gsf per CIP submission at the Southern Middle School Facility (PSC 11.008). Eligible new square footage includes 5,527 gsf per GAB variance. The project also includes demolition of the existing Broad Ford Elementary School (PSC 11.006) of 54,760 gsf.

Date Planning Approved: 05/01/23
 Date Revised: 04/03/24



Item 10. Built to Learn Funding Request– Talbot County Public Schools - Chapel District Elementary (PSC 20.006) Renovation/Addition Project

Motion:

To approve Talbot County Public Schools' (TCPS) request for Built to Learn (BTL) construction funding for the Chapel District Elementary School (PSC 20.006) renovation/addition project totaling \$3,878,801.

Background Information:

The Built To Learn Act of 2020 became effective February 12, 2021. The Act authorizes the Maryland Stadium Authority (MSA) to sell revenue bonds to fund up to \$2.2 billion in school construction projects approved on a rolling basis by the IAC. Currently, based upon information from MSA, the IAC will base its approval on total estimated available funding of \$1.7 billion until such time that MSA informs the IAC that its estimate of availability based upon available debt service payments to support the bonds has changed.

TCPS is requesting BTL funding for the renovation of Chapel District Elementary School. The project scope includes the renovation/addition of the existing facility to accommodate 471 students. Based on the LEA's requested scope and the State cost share, which includes the maintenance add-on of 55% for this project, the Maximum State Allocation for this project is \$13,357,000. The LEA has requested that the entirety of their Built to Learn allocation of \$3,878,801 be applied to this project. The LEA anticipates requesting the balance of construction funding through the IAC's Capital Improvement Program.

IAC staff recommend approval of the request.



**STATE OF MARYLAND - CAPITAL IMPROVEMENT PROGRAM / BUILT TO LEARN
COMPUTATION SUPPLEMENTAL WORKSHEET FOR ESTIMATING THE STATE ALLOCATION FOR FY 2025**
(Amounts rounded to the nearest 1,000)

LEA Entry
IAC Entry

PSC No.:	20.006	Talbot				Priority #	1	
Project Type:	Renovation/Addition	Chapel District Elementary				CIP or CIP/BTL	CIP/BTL	
GROSS AREA BASELINE in GSF		Educ. Type	Eligible Enrollment	GSF per student	Total GSF	Request Type	Funding	
		PreK-3	20	144.43	2,889	Basis for Applied Funding Factors:	Estimate	
		PreK-4	23	144.43	3,322	Date of First Construction Funding:		
		Elementary (K-5)	353	144.43	50,982	Bid Date (Actual Only):		
		Middle		147.00		LEA State Share	50%	
		High		165.00		Concentration of Poverty Add-on	-	
		Special ED Elem	10	35.57	356	Maintenance Add-on	5%	
		Special ED Middle				Net Zero Energy Add-on	-	
		Special ED High				Project State Share	55%	
					57,548	Enrollment Case # (if applicable)	2022_006	
		Existing Facility GSF	46,070	Adjusted Eligible GSF*				
		Demolition of Existing GSF	-					
		Revised Existing Facility GSF	46,070					
		Eligible New GSF	11,478					
NEW GSF						Construction Cost	Cost State Share	
A. Eligible New GSF		11,478	x 404.00			4,637,000	2,550,000	
B. Cooperative-Use Space (GSF)		3,000	x 404.00			1,212,000	667,000	
C. CTE Program-Based GSF Add-on			x 404.00					
D. Concentration of Poverty/EL Add-on			x 404.00					
E. GAB Variance (if applicable)			x 404.00					
F. Facility Addition Subtotal (A+B+C+D+E)		14,478				5,849,000	3,217,000	
G. Site Development (0.19*F)			x 19%			1,111,000	611,000	
H. Facility Addition & Site Subtotal (F+G)						6,960,000	3,828,000	
I. Design Cost (0.1*H)			x 10%			696,000	383,000	
J. Furniture, Fixtures and Equipment (0.05*F)			x 5%			292,000	161,000	
K. Total Costs for new space (H+I+J)						7,948,000	4,372,000	
RENOVATED GSF						Construction Cost	Cost State Share	
	Age of Structure	Construction Year	GSF to be Renovated	Cost per GSF	Percentage to be Covered	Cost		
	40 & older			404.00	100%			
	31-39			404.00	85%			
	26-30	1994	43,225	404.00	75%	13,097,175		
	21-25	2000 / 2001	2,845	404.00	65%	747,097		
	16-20			404.00	50%			
	0-15			404.00	0%			
L. Eligible Structure Renovation			46,070			13,844,272	7,614,000	
M. Cooperative-Use Space (GSF)				404.00				
N. CTE Program-Based GSF Add-on				404.00				
O. Concentration of Poverty/EL Add-on				404.00				
P. GAB Variance (if applicable)				404.00				
Q. Facility Reno Subtotal (L+M+N+O+P)			46,070			13,844,000	7,614,000	
R. Site Development (0.1*Q)				5%		692,000	381,000	
S. Facility Renovation & Site Subtotal (Q+R)						14,536,000	7,995,000	
T. Design Cost (0.1*S)				10%		1,454,000	800,000	
U. Furniture, Fixtures and Equipment (0.05*Q)				5%		692,000	381,000	
V. Total Cost for Renovated Space (S+T+U)						16,682,000	9,176,000	
TOTAL COST						24,630,000	13,548,000	
Less Prior State Funds for Related Projects							FY 24 Chiller (131,000)	
Less Prior State Funds for Related Projects							FY 18 Unit Ventilators (18,800)	
Less Prior State Funds for Related Projects							FY 14 Temperature Control System (41,010)	
MAXIMUM STATE ALLOCATION							13,357,000	
Less CIP allocations for the Project							Date Design Services Funding Approved: 5/1/2023 Fiscal Year: 2024 (1,005,000)	
Less CIP allocations for the Project							Date BTL Funding Recommended: 4/11/2024 Fiscal Year: 2025 (3,878,801)	
BALANCE							8,473,199	
Additional Notes: The "Net State Funding" on this worksheet is an estimate of the maximum State allocation for this project, but may be reduced based on the costs of the approved contract(s), ineligible items, and change orders.							Date Planning Approved:	05/01/23
Project consists of renovation of 44,870 sf and an addition of 12,320 sf per CIP submission. Existing Facility is 46,070 sf.							Date Revised:	04/01/24



Item 11. FY 2024 Healthy Schools Facility Fund Realignment and Reversion Requests - Carroll County Public Schools

Motion:

1. To cancel the FY 2024 Healthy School Facility Fund (HSFF) Carroll County Public Schools (CCPS) Westminster High School (PSC 06.042) Window project, totaling \$2,240,000, and to:
2. Reallocate \$1,435,000 to the FY 2023 HSFF Oklahoma Road Middle School (PSC 06.043) HVAC project;
3. Reallocate \$211,996 to the FY 2023 HSFF North Carroll Middle School (PSC 06.028) Roof Replacement project; and
4. Rescind the remaining \$593,004 to the Statewide Healthy School Facility reserve fund for reallocation.

Background Information:

At the September 8, 2022 IAC Meeting, the IAC awarded \$1,901,620 of FY 2023 Healthy School Facility Fund (HSFF) funding to the North Carroll Middle School (PSC 06.028) Roof Replacement project and \$5,468,000 to the Oklahoma Road Middle School (PSC 06.043) HVAC project.

At the July 13, 2023 IAC Meeting, the IAC awarded \$2,240,000 of FY 2024 HSFF funds to the Westminster High (PSC 06.042) Window Replacement project.

On December 20, 2023 the IAC received a request from CCPS to rescind \$1,435,000 of funding from the Westminster High Window project and reallocate the funds to the Oklahoma Road Middle HVAC project. The LEA indicated that the reason for this realignment was due to the increased bid estimate for the Oklahoma Road Middle HVAC project, and the fact that the Westminster High Window project was still being evaluated by the LEA in collaboration with the Environmental Protection Agency (EPA), and would not be ready for construction by Summer 2024.

On February 26, 2024, the IAC received another request from CCPS to rescind another \$211,996 in funding from the Westminster High Window Project to be reallocated to the North Carroll Middle Roof Replacement project due to higher than expected bids.

The rescission amount from the Westminster High Window project totals \$1,646,996, which reduces the total award from \$2,240,000 to \$593,004. Because HSFF is a competitive funding program and the Westminster High Window project cannot be completed with the remaining funding, IAC staff recommend that the remaining \$593,004 revert back to the program for reallocation at a future date.

Facility and Project	Project	HSFF FY	Previously Approved Funds	Requested Funding Change	Requested Amended Funds
Westminster High School (PSC 06.042)	Windows	2024	\$2,240,000	(\$2,240,000)	\$0
Oklahoma Road Middle School (PSC 06.043)	HVAC	2023	\$5,468,000	\$1,435,000	\$6,903,000
North Carroll Middle School (PSC 06.028)	Roof Replacement	2023	\$1,901,620	\$211,996	\$2,113,616
Healthy School Facility Fund Reserve	n/a	n/a	n/a	\$593,004	\$593,004
Total			\$9,609,620	\$0	\$9,609,620

IAC staff recommend approval of the LEA's request.

Item 12. Disposal of State-Owned Relocatable Unit #533-08 and Funding for Demolition - St. Mary's County Public Schools

Motion:

1. To approve the disposal of State-Owned Relocatable Unit #533-08 stationed at the Department of Supporting Services Campus behind Benjamin Banneker Elementary School in St. Mary's County Public Schools (SMCPS) for the purposes of demolition; and,
2. To, upon approval of the disposal of the unit by the Department of General Services (DGS), provide demolition funding totalling \$30,333 from the Statewide Relocatable Repair Fund, a subset of the Statewide reserves.

Background Information:

On March 11, 2024, the IAC received a letter from SMCPS which informed IAC staff that SMCPS was no longer in need of the unit (referred to as R024) for instructional purposes. SMCPS also noted that the unit, initially built in January of 1987, was in need of extensive repairs in order to maintain operability.

SMCPS indicates that the unit would require remodeling or complete removal in order to be used for instruction, and given the extensive repairs required, requested a proposal to demolish the unit utilizing an existing Charles County Public Schools demolition contract. SMCPS and the contractor have indicated that the cost to demolish the unit is \$52,298 and are requesting authorization for demolition and funding of the state share of 58% of the total cost, totalling \$30,333.

IAC Staff recommend approval of this request.



Phone: 301-475-4256 ext. 6; Fax: 301-475-4255

Ms. Kimberly Howe
 Director

March 11, 2024

Mr. Eugene Shanholtz
 Interagency Commission on School Construction
 Capital Projects Manager, Team Lead
 351 W. Camden Street, Suite 701
 Baltimore, Maryland 21201

Re: **Relocatable Demolition Request**
State Unit R024

Dear Mr. Shanholtz:

As was previously shared with you, St. Mary's County Public Schools (SMCPS) is no longer in need of State relocatable unit R024 for educational or capacity needs. SMCPS has evaluated our needs and the unit is no longer required and we are seeking approval of the Interagency Commission on School Construction (IAC) for approval to demolish the unit, as well as assistance with the funding for the demolition and removal of the unit.

Unit R024 currently located at DSS campus (behind Benjamin Banneker Elementary School) is in need of demolition due to the conditions of the building, the age of manufacturing, ACM Present in the building, and the scope of work beyond the life of expectancy.

1. Measurement for humidity levels, water penetrations and IAQ were taken and results recommends an extensive repair ensuring that the unit is inaccessible to staff.
2. Unit R024 was manufactured on 1/1/1987, making this unit more than 37 years old, exceeding all the maximum service life available for each category. Please see the chart below.

<https://www.modulargenius.com/lc/how-long-modular-buildings-last.html>

Category	Minimum Service Life
Interior finishes	= 5 to 10 years
Roofing systems	= 20 years
Mechanical systems	= 20 years
Electrical and plumbing systems	= 25 years
Windows and siding	= 30 years
Building structure	= 25-30 years (temporary); 50+ years (permanent)
Foundations	= Forever

St. Mary's County Public School System does not discriminate on the basis of race, color, gender, age, national origin, marital status, sexual orientation, religion, or disability in matters affecting employment or providing access to programs.

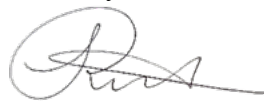
3. Inspections to the existing unit indicate:
- a. This unit has Transite insulation board sandwiched between the wall panels. Transite is an ACM insulation product. The wall panels must be removed by a qualified hazardous materials contractor and disposed of at an approved facility for ACM disposal.
 - b. The entire roof is beyond its service life. This has caused the acoustical ceiling system to need replacement.
 - c. The structural tubular steel is rusted out and is not easily replaced.
 - d. The subfloor is rotten and requires replacement.
 - e. The finished floor covering has failed and requires replacement.
 - f. The entry door and frame has failed and is completely rusted and in need of replacement.
 - g. The unit ventilator has failed and is in need of replacement.
 - h. The skirting is rotten and is in need of replacement.
 - i. The exterior security lighting has failed and is in need of replacement.
 - j. The restroom is not ADA accessible.
 - k. Moving this unit to a different site would add to the work required given the condition of the unit.

To remain in use, the unit would have to be remodeled or removed completely in order to be used by instruction. Given the extent of the work required to keep this unit in service, SMCPS requested a proposal to demolish utilizing an existing Charles County Public Schools Contract (PCRR-1920). The cost to demolish the State-owned unit R024 is \$52,298. Please see proposal attached. The quote that we currently have is valid through May 1, 2024.

We are requesting authorization to demo this unit and funding of the State share of 58% of \$52,298 which is \$30,333.

If you have any questions or need additional information, please do not hesitate to contact my office at (301) 475-4256, extension 6.

Sincerely,



Kimberly Howe
Director of Capital Planning

Cc: Dr. Alex Jaffurs, Asst. Superintendent of Supporting Services
Ms. Paola Laino, Director of Design & Construction