



STATE OF MARYLAND
PUBLIC SCHOOL CONSTRUCTION PROGRAM
200 W. BALTIMORE STREET
BALTIMORE, MARYLAND 21201
410-767-0617

ROBERT A. GORRELL
EXECUTIVE DIRECTOR

LARRY HOGAN
GOVERNOR

INTERAGENCY COMMITTEE ON SCHOOL CONSTRUCTION

KAREN SALMON, Ph.D.
CHAIRPERSON

December 20, 2017

Mr. Milton Nagel
Director of Administrative Services
Caroline County Public Schools
204 Franklin Street
Denton, Maryland 21629

**Re: Greensboro Elementary School
Replacement – Feasibility Study
Locally-Funded**

Dear Mr. Nagel:

The Designees for the Interagency Committee on School Construction (IAC) reviewed the Feasibility Study, dated August 15, 2017 and received on October 11, 2017, as well as the additional information provided on December 8, 2017, for the above referenced project. The Designees agreed at their meeting on December 18, 2017 to support the preferred option to construct a replacement school on the same site and demolish the existing building.

The existing school was constructed in 1974 as an open space school with a small 718 gross square feet (gsf) renovation in 1995, and additions in 1989 and 1995, bringing the total area of the school to 74,785 gsf. The State Rated Capacity of the existing school is 647 students. The current enrollment is 800 students, which is projected to increase to 814 students in seven years. There are seven portables on the site to accommodate the additional classroom spaces currently needed.

Two options were studied with a design capacity of 800 students. One option proposes to demolish 820 gsf, renovate the remainder of the facility, and construct a 28,600 gsf one-story addition for a total building area of 100,750 gsf. The other option, and the one Caroline County Public Schools (CCPS) plans to develop, replaces the existing facility with a new 91,500 gsf, two-story school.

The Designees agree with CCPS's assessment the replacement option is more appropriate because:

- The estimated duration of construction of the replacement option is 30 months less than the phased, occupied renovation/addition option, thus allowing for a safer, less disrupted program delivery, especially for the school's larger special needs population.
- The building area of the renovation/addition option is 10% larger and less efficient than the replacement option (67% efficiency versus 74%, respectively). Thus, its 40-Year Life-Cycle Costs are greater than that of the replacement option (\$87,181,326 versus \$82,915,639, respectively).
- The replacement option has better building program placement with all instructional spaces having access to direct natural light (versus only 72% of the instructional spaces in the renovation/addition option).

Mr. Milton Nagel
Greensboro Elementary School
December 20, 2017
Page 2

Should this project receive local planning approval from the State in the future, State funding will be calculated on the basis of new construction cost. The Designees' decision to support replacement should not be construed as approval of the project by the IAC. The scope of work that may be approved by the IAC at a future date will be based on enrollment projections, capacities at adjacent schools, and the square footage formula.

We understand this project is proceeding as a locally-funded project. The Maryland State Department of Education (MSDE) staff is available to work with you during the schematic design process. If you or your staff has questions, please contact me at 410-767-0097 or fred.mason1@maryland.gov or Jillian Storms, MSDE School Facilities Architect, at 410-767-0615 or jillian.storms@maryland.gov and we will be happy to assist you.

Sincerely,



Fred D. Mason III
MSDE School Facilities Branch Chief
Designee to the IAC

FM/js

c: Chuck Petrick, CCPS
Arabia Davis, MDP
Robert A. Gorrell, PSCP
Joan Schaefer, PSCP
Mahmood Yahyai, PSCP/DGS
Michael Bayer, PSCP/MDP
Jeff Hagan, HCM Architects

PSCP
FISCAL YEAR 2019 IAC RECOMMENDATIONS
as of December 29, 2017
(\$000 omitted)

Caroline County

	Number of Projects	Requested	Recommended	Deferred	Denied
Total Requests		1	0	1	0
Total Allocation		0	0	0	0
	Systemic Renovation	1	1	0	0
	Science	0	0	0	0
	Total	2	1	1	0

Note: (1) Refer to Section XIII - Summary of Project Requests and Recommendations for an explanation of the abbreviations.

PSC#	LEA PRI#	SCHOOL/PROJECT	RECOMMENDATIONS	TOTAL EST COST	LEA FUNDING	NET STATE FUNDING	PRIOR STATE FUNDING	LEA REQUEST	STATE ALLOC
	1	Greensboro Elementary Replacement	B <u>Deferral</u> of planning due to fiscal constraints. The request is for a replacement school on the same site with 90,946 sf, including cooperative use space, as well as demolition of 74,785 sf, for 814 students.	\$39,913	\$13,787			LP	
05.005	2	Lockerman Middle Roof	A <u>Approval</u> of funding to replace 21,000 sf of the 1993 roof.	\$538	\$115	\$423		\$424	\$423