

**IAC MEETING AGENDA**  
**Thursday, August 20, 2020**  
Maryland State Department of Education  
Virtual Meeting  
9:00 a.m.

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**Introduction**

- Meeting called to order
- Roll Call

**Public Comment**

*You may sign up for public comment by submitting a request for public comment at <http://iac.maryland.gov>.*

	Presenter	Page
I. Consent Agenda <ul style="list-style-type: none"><li>A. Approval of June 25, 2020 Minutes</li><li>B. Summary of Contract Awards</li><li>C. Contract Revisions</li></ul>	Bob Gorrell, Executive Director	1 - 5 * 6 - 67 * 67 – 75 *
II. New Maintenance Assessment Methodology	Alex Donahue, Deputy Director of Field Operations	76 - 88
III. Maryland Public Schools: An Introduction to Fiscal Sustainability	Cassandra Viscarra, Program Support Administrator	89 - 95
IV. Revise IAC Administrative Procedures Guide 102.4 C.2. (6) to require Annual Roofing Inspections	Cassandra Viscarra, Program Support Administrator	96 *
V. Cancellation of Prince George’s County Public School System (PGCPS) FY 2019 CIP Dwight D. Eisenhower Middle School HVAC/Building Envelope Project	Arabia Davis, Funding Program Manager	97 – 98 *
VI. Facility Status Change Items <ul style="list-style-type: none"><li>A. Baltimore City Parcel Transfers</li><li>B. Charles W. Woodward Property Acquisition – Montgomery County</li><li>C. Montgomery County Easements</li><li>D. Baltimore City Property Changes</li></ul>	Michael Bayer, Maryland Department of Planning	99 * 100 * 101 * 102
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# INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION



**LARRY HOGAN**  
GOVERNOR

**KAREN B. SALMON, Ph.D.**  
CHAIRPERSON

**ROBERT A. GORRELL**  
EXECUTIVE DIRECTOR

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## Meeting Minutes June 25, 2020

### Call to Order:

Dr. Karen Salmon called the video-conference meeting of the Interagency Commission on School Construction to order at 9:01 a.m.

### Members in Attendance:

Dr. Karen Salmon, State Superintendent of Schools, Chair  
Secretary Ellington Churchill, Department of General Services  
Linda Eberhart, Appointee of the Speaker of the House  
Brian Gibbons, Appointee of the Speaker of the House  
Gloria Lawlah, Appointee of the President of the Senate  
Secretary Robert S. McCord, Maryland Department of Planning

### Members Not in Attendance:

Denise Avara, Appointee of the Governor  
Edward Kasemeyer, Appointee of the President of the Senate  
Dick Lombardo, Appointee of the Governor

### Revisions to the Agenda:

None

### Public Comment:

None

### IAC Correspondence:

None

## **I. Consent Agenda**

**Motion Carried**

Upon a motion by Mr. Gibbons and a second by Ms. Lawlah, the members voted unanimously to approve the consent agenda.

### **A. Approval of May 14, 2020 Minutes**

To approve the minutes of the May 14, 2020 Interagency Commission on School Construction Meeting.

### **B. Approval of Contracts**

To approve contract procurement as presented.

## **II. Reverted and Reserved Appropriations**

Alex Donahue, Deputy Director of Field Operations, presented two items regarding reverted and reserved prior-year appropriations.

### **A. Reverted and Reserved Funding**

**Informational Only**

Mr. Donahue gave a presentation quantifying the reverted and reserved prior-year appropriations for all LEAs. The presentation highlighted how many dollars were reverted after project costs came in under their original allocation levels, compared with how many dollars reverted because a project did not move forward as awarded. Mr. Donahue emphasized the necessity of having predictable funding sources that allow successful project delivery within schedule and budget. Furthermore, he reviewed recent approaches by the IAC to achieve fairly distributed CIP allocations, and introduced the need to move to a predictable allocation process.

### **B. Baltimore City Appropriations**

**Informational Only**

Last month, the IAC staff heard concerns voiced by Baltimore City Public School System (BCPSS) that the IAC was supplanting a portion of their expected share of FY21 CIP allocations with reverted funds. In response, Mr. Donahue presented previous annual appropriations to Baltimore City, and compared them to an enrollment-proportional share. Mr. Donahue also further emphasized that the IAC has been developing approaches to proportional allocations in order to support greater predictability.

## **III. Facility Status Change Items**

Michael Bayer, Manager of Infrastructure and Development at the Maryland Department of Planning, presented two facility status change items to the IAC.

### **A. Elementary School #23 – Charles County Site Approval**

**Motion Carried**

Upon a motion from Mr. Gibbons and a second from Senator Lawlah, the IAC voted unanimously to approve the use by the Charles County Board of Education (CCBOE) of 19.3 acres of land along the north side of St. Charles Parkway, approximately 7,000 feet south of the intersection with Billingsley Road in St. Charles, Maryland (on a parcel known as Village of Wooded Glen Neighborhood 3, Tax Map 24, Parcel 149), for the construction of Elementary School #23; adhering to the actions identified in the state clearinghouse review, state identifier MD20200428-0322.

**B. N/S Maryland Route 343 - Dorchester County Property Transfer**

**Motion Carried**

Upon a motion from Mr. Gibbons and a second from Ms. Lawlah, the IAC voted unanimously to approve the transfer of 1.0 acres of vacant land on the North Side of Cambridge-Hudson Road, also known as Maryland Route 343 (Tax Map 0029, Grid 0009, Parcel 0093), in Cambridge, MD, 21613 from the Board of Education of Dorchester County to the Dorchester County Council for the purpose of disposition as surplus property.

**IV. FY 2021 CIP Amendments**

Arabia Davis, Funding Program Manager, and Jamie Bridges, Baltimore City Project Manager presented two FY21 CIP Amendments to the IAC.

**A. Elementary School #23 - Charles County FY21 CIP Amendment**

**Motion Carried**

After several discussions with the LEA, Ms. Davis, presented the IAC staff recommendation that planning approval for the New Elementary School #23 be granted with the understanding that the LEA will provide documentation that describes their approach to facility portfolio management and total cost of ownership.

Upon a motion from Mr. Gibbons and a second from Secretary Churchill the IAC voted unanimously to approve Charles County Public School System's (CCPS) request to amend the FY 2021 CIP status code for the New Elementary School #23 CIP project from "B status" – planning deferred due to fiscal constraints to an "A status" approval of planning.

**B. Northern Building #402 Roof, Baltimore Polytechnic Institute High #403 Elevator – Baltimore City FY21 CIP Amendment**

**Motion Carried**

Mr. Bridges reminded the members that shortly before the May IAC meeting, Baltimore City submitted a request that the roof project at Northern Building and the elevator project at Baltimore Polytechnic Institute not be allocated funding. Instead they wished to hold the funding in reserve for application to the Furley Elementary School project in the FY 22 CIP. As the two projects identified are a lower priority for the City and will not be executed, staff recommended that the FY 21 CIP allocation be revised and that these projects not receive funding. Mr. Bridges clarified that any funding that becomes available as a result of this action will be held in the account reserved for Baltimore City.

Upon a motion from Ms. Eberhart and a second from Secretary Churchill, the IAC voted unanimously to reconsider the approval of the FY 2021 CIP Allocation to Baltimore City Priority 24 Northern Building #402 Roof (PSC# 30.174) of \$4,992,000 and the allocation to Baltimore City Priority 25 Baltimore Polytechnic Institute High #403 (PSC# 30.185) Elevator of \$446,000. Allocations to these projects will be revised to \$0. Available funding will be held in the reserve account for Baltimore City consistent with §5-303(j) of the Education Article, Annotated Code of Maryland.

**V. Program Adjustments**

Ms. Davis presented four program adjustments to the IAC.

**A. Aging Schools Program (ASP) Deadline Extension – Allegany County**

**Motion Carried**

The IAC was asked to extend the deadlines for the George's Creek Elementary School (GCES) Boiler project funded through the FY 2019 ASP, which will allow the LEA to carry out the project with the

available and approved State funding. Ms. Davis noted in the agenda item for the IAC Members that COMAR 14.39.02.18.F (3) states “The IAC may extend the time for placing a project under contract or expending the funds under extraordinary circumstances.”

Upon a motion from Senator Lawlah and a second from Ms. Eberhart, the IAC voted unanimously

- 1) To approve ACPS request to extend the June 28, 2019 deadline for the ASP project to be under contract by 18 months.
- 2) To approve ACPS request to extend the December 3, 2019 deadline to request reimbursement for the George’s Creek Elementary School (GCES) project by 12 months.

**B. Healthy School Facility Fund (HSFF) Deadline Extension – Cecil County**

**Motion Carried**

Ms. Davis presented that Cecil County Public School Systems will be performing in-house installation for the approved HSFF projects. However, the purchase of the equipment needed will require Cecil Board of Education approval. Given current limitations, the LEA believes it is unlikely that the board meeting would occur in time to purchase materials needed to proceed with the scopes of work.

Upon a motion from Secretary McCord and a second from Mr. Gibbons, the IAC voted unanimously to approve CCPS request to extend the June 1, 2020 HSFF deadline by 60 days to have the 18 Lead and mold remediation projects encumbered.

**C. Approval to Delegate Authority to Approve Certain Extension Requests to the Executive Director**

**Motion Carried\***

The Interagency Commission on School Construction has recently received a number of requests for extensions for several of its programs, including the Aging Schools Program, the Healthy School Facility Fund, and the School Safety Grant Program, and have heard from several LEAs that they expect more delays as a result of COVID-19. As such, IAC Staff recommended that the IAC delegate authority to the Executive Director to approve project extensions, so that the turnaround time on extension requests can be reduced. Upon a recommendation from Ms. Eberhart, IAC members agreed that the staff recommended motion should be revised to include a time limit of 12 months.

Upon a motion from Mr. Gibbons and a second from Ms. Eberhart, the IAC voted unanimously to delegate authority for the next 12 months to approve project extensions to the Executive Director for projects funded through the Aging Schools Program, the Healthy School Facility Fund, or the School Safety Grant Program, so long as the extensions do not violate any legal requirement. Any granted extensions are to be reported to the Interagency Commission at their next regularly scheduled meeting.

*\*Ms. Eberhart suggested an amendment to the IAC staff proposed motion before the motion was made. The modified motion was voted on as seen above.*

**D. Healthy School Facility Fund (HSFF) Adjustment – Washington County**

**Motion Carried**

Washington County Public School Systems had determined that the Lead: Water Fountain replacement project at the Washington County Technical High School PSC #21.013.20 HSFF was no longer necessary as the original system had already been removed. Due to the recent bids received for the Cascade Elementary School Lead: Water Fountain project, which came in higher than anticipated, the LEA would like to apply the available HSFF to this previously approved project.

Upon a motion from Ms. Eberhart and a second from Secretary McCord, the IAC voted unanimously

- 1) To approve WCPS request to cancel and transfer \$1,400 for the Washington County Technical

High School Water Fountain Replacement Project to the LEAs HSFF statewide prior year appropriations account.

- 2) To apply \$1,400 from the HSFF prior year appropriations account to the Cascade Elementary School Water Fountain Replacement Project.

#### **VI. Authorize and Approve Allocation for E-Rate Reimbursement**

**Motion Carried**

Kim Spivey, Deputy Director of Administration, reminded IAC members that in accordance with COMAR 14.39.02.10, the IAC staff committed to providing a 10% match of State funds to Frederick County to complete Broadband Special Project Fiber Infrastructure Improvements for Blue Heron Elementary. She noted that the Statewide Appropriations account had funding available to provide the 10% State match and the Universal Service Administrative Company (USAC) approved the grant for the remaining 90%.

Upon a motion from Mr. Gibbons and a second from Ms. Eberhart, the IAC voted unanimously to authorize and approve the transfer of funds from the FY 2021 Reserved Appropriation account for reimbursement to Frederick County for Blue Heron Elementary (10.081.21) in the amount of \$9,500.

#### **VII. FY2022 Cost per Square Foot for School Construction**

**Motion Carried**

COMAR 14.39.02.06 F requires the Interagency Commission on School Construction (IAC) to establish the average Statewide per-square-foot school building cost that will apply to the capital improvement program by July of the calendar year in which applications are submitted. Based upon recent school construction bids and a review of the national building cost index, IAC staff recommended that the IAC increase the cost per sf figure to be used for the FY 2022 CIP to \$341 per sf for building only. That represents a 3.5% increase over the FY 2021 cost per sf figures.

Mr. Gibbons noted that in the private sector, prices have currently been more favorable and contracts seem to be more aggressive in the bids they are submitting than in the last few years. He urged LEAs to get as many projects moving as quickly as possible to take advantage of the favorable prices.

Upon a motion from Mr. Gibbons and a second from Senator Lawlah, the IAC voted unanimously to adopt the FY 2022 Statewide per-square-foot school building costs of \$341 per sf for building only.

#### **Point of Privilege:**

Secretary Churchill informed the IAC members that on March 13, 2020, the Department of General Services sent a memorandum to all LEAs notifying them that DGS had changed their submission requirements to allow digital submission of documents. He expressed his thanks to the LEAs that have adopted DGS's new policies and acknowledged Angela Allen, an employee of DGS who led the digital submission team and was instrumental in the change.

#### **Adjournment:**

The video-conference meeting of the Interagency Commission on School Construction adjourned at 9:45 a.m.

## **Item I. B. - SUMMARY OF CONTRACT AWARDS**

**Motion: To approve contract procurement as noted below.**

**The IAC staff has reviewed the contract procurement for the following State approved projects and recommends IAC approval.**

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<b><u>Frederick County</u></b>					
1.	Green Valley Elementary PSC #10.042.19 SSGP SSGP - Security Vestibule Callas Contractors, LLC	6/4/2020	<b>\$92,200</b>  \$92,200	\$92,000	\$200
2.	Waverley Elementary PSC #10.058.16/21/21EGRC Construction - Replacement 2A - Kinsley Construction, Inc. 3A - Sody Concrete 4A - Bragunier Masonry 5A - S.A. Halac Iron Works, Inc. 6A - William Klingensmith, Inc. 7A - Detwiler Roofing, LLC 8A - Glass Industries, LLC 9A - M3 Contracting, LLC 9B - L&R Enterprises, Inc. 9C - Atlascopco Construction Co. 9E - NLP Enterprises, Inc. 11A - 11400, Inc. 11B - TJ Distributors, Inc. 15A - R.W. Warner, Inc. 16A - Electrico Inc.	4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020 4/29/2020	<b>\$41,550,950</b>  \$9,202,329 \$1,574,500 \$3,766,368 \$2,830,500 \$3,353,000 \$1,180,000 \$1,367,500 \$2,835,000 \$366,000 \$575,000 \$254,000 \$407,500 \$84,500 \$8,997,000 \$4,757,753	\$4,799,060	\$36,751,890
3.	Security Control Access PSC #10.900.2020 SR Systemic Renovation - Security Control Access Communications Electronics Systems, LLC	6/18/2020	<b>\$374,594</b>  \$374,594	\$149,000	\$225,594
<b><u>Harford County</u></b>					
4.	North Harford Middle PSC #12.007.19 SSGP SSGP - Security Vestibule Boulevard Contractors, Corp.	6/8/2020	<b>\$172,650</b>  \$172,650	\$172,650	\$0
5.	Joppatowne High PSC #12.046.21 LPC Construction - Limited Renovation 2A - Stella May Contracting, Inc. 6A - Homewood General Contractors, Inc. 8A - Engineered Constr. Products, Ltd. 9A - Can-Am Contractors, Ltd. 15A - G.E. Tignall & Co. Inc. 16A - Bomark Electric CM - Oak Contracting, LLC	5/26/2020;7/9 5/26/2020;7/9 5/26/2020;7/9 5/26/2020;7/9 5/26/2020;7/9 5/26/2020;7/9 5/26/2020;7/9	<b>\$31,076,830</b>  \$3,567,150 \$6,020,000 \$856,700 \$1,616,259 \$9,668,000 \$7,029,500 \$2,319,221	\$8,070,000	\$23,006,830

**Item I. B. - SUMMARY OF CONTRACT AWARDS - Cont'd**

		<b>Total Contract</b>	<b>State Funds</b>	<b>Local Funds</b>
<b><u>Harford County - Cont'd</u></b>				
<b><u>Howard County</u></b>				
6.	Centennial Lane Elementary PSC #13.005.19SSGP Systemic Renovation - Doors & Door Hardware Nichols Contracting, Inc. 3/30/2020	<b>\$154,365</b>   \$154,365	\$84,901	\$69,464
7.	Worthington Elementary PSC #13.010.19 SSGP Systemic Renovation - Door & Door Hardware Overhead Door Inc. 03/30/2020	<b>\$272,440</b>   \$272,440	\$145,200	\$127,240
8.	Atholton Elementary PSC #13.030.19 SR Systemic Renovation - Roof Replacement Cole Roofing Company, Inc. 04/30/2020	<b>\$1,195,725</b>   \$1,195,725	\$548,000	\$647,725
9.	Forest Ridge Elementary PSC #13.047.19 SSGP SSGP - Security Vestibule 1A - Keller Brothers 3/10/2020 15A - GH Nitzel 3/10/2020 16A - Action Electrical 3/10/2020	<b>\$818,920</b>   \$568,500 \$85,420 \$165,000	\$289,150	\$529,770
10.	Waterloo Elementary PSC #13.062.19 SSGP Systemic Renovation - Doors & Door Hardware Overhead Door Inc. 03/30/2020	<b>\$171,500</b>   \$171,500	\$92,400	\$79,100
<b><u>Kent County</u></b>				
11.	Galena Elementary PSC #14.002.14/15/16NPASP/20LP/21 C Construction - Addition/SR Delmarva Veteran Builders 3/18/2020	<b>\$4,932,600</b>   \$4,932,600	\$2,466,300	\$2,466,300
<b><u>Montgomery County</u></b>				
12.	Bethesda Elementary PSC #15.015.19 SSGP SSGP - Security Vestibule Keller Brothers, Inc. 4/9/2019	<b>\$241,900</b>   \$241,900	\$120,950	\$120,950
13.	Fallsmead Elementary PSC #15.040.19 SSGP SSGP - Security Vestibule Smith & Haines, Inc. 5/2/2019	<b>\$112,000</b>   \$112,000	\$56,000	\$56,000
14.	Captain James E. Daly Elementary PSC #15.159.19 SSGP SSGP - Security Vestibule Smith & Haines, Inc. 5/2/2019	<b>\$217,000</b>   \$217,000	\$108,500	\$108,500



**Item I. B. - SUMMARY OF CONTRACT AWARDS - Cont'd**

			<b>Total Contract</b>	<b>State Funds</b>	<b>Local Funds</b>
<b><u>Montgomery County - Cont'd</u></b>					
15.	Sequoyah Elementary PSC #15.160.19 SSGP SSGP - Security Vestibule Keller Brothers, Inc.	3/28/2019	<b>\$569,700</b> \$569,700	\$137,500	\$432,200
16.	Brooke Grove Elementary PSC #15.164.19 SSGP SSGP - Security Vestibule Keller Brothers, Inc.	3/26/2019	<b>\$607,800</b> \$607,800	\$150,000	\$457,800
17.	Cloverly Elementary PSC #15.234.21 ASP ASP - Ceiling Tile & Lighting Replacement Unisource Services, LLC	4/20/2020	<b>\$235,406</b> \$235,406	\$235,000	\$406
<b><u>Prince George's County</u></b>					
18.	Andrew Jackson Academy PSC #16.197.18 SR Systemic Renovation - Window Replacement Keller Construction Management	1/28/2019	<b>\$698,919</b> \$698,919	\$289,163	\$409,756
19.	Andrew Jackson Academy PSC #16.197.15/16EGRC/18/18EGRC SR Systemic Renovation - HVAC Replacement - Phase II 2 - Keller Construction Management	1/28/2019	<b>\$18,710,322</b> \$18,710,322	\$9,691,502	\$9,018,820
<b><u>Washington County</u></b>					
20.	Clear Spring High PSC #21.005.20 HSFF HSFF - Water Fixture Replacement Borlie Mechanical contracting LLC	5/28/2020	<b>\$3,356</b> \$3,356	\$1,400	\$1,956
21.	Boonsboro Middle PSC #21.010.20 HSFF HSFF - Water Fixture Replacement Borlie Mechanical Contractors LLC	5/28/2020	<b>\$6,050</b> \$6,050	\$2,800	\$3,250
22.	Cascade Elementary PSC #21.023.20 HSFF HSFF - Water Fixture Replacement Borlie Mechanical Contractors LLC	5/28/2020	<b>\$9,077</b> \$9,077	\$5,600	\$3,477
23.	Hancock Middle/High PSC #21.025.20 HSFF HSFF - Water Fixture Replacement Borlie Mechanical Contracting LLC	5/28/2020	<b>\$2,980</b> \$2,980	\$1,400	\$1,580

**Item I. B. - SUMMARY OF CONTRACT AWARDS - Cont'd**

					<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<b><u>Washington County - Cont'd</u></b>							
24.	Smithsburg High PSC #21.026.19 SSGP SSGP - Security Improvements GRC General Contractor, Inc.	5/12/2020	\$387,991	\$204,000	\$183,991		
25.	Williamsport High PSC #21.031.20 HSFF - Water Fixture Replacement Borlie Mechanical contracting LLC	5/28/2020	\$4,592	\$2,800	\$1,792		
26.	Claud Kitchen Outdoor at Fairview PSC #21.048.20 HSFF HSFF - Water Fixture Replacement Borlie Mechanical Contractors LLC	5/28/2020	\$3,445	\$1,400	\$2,045		
<b><u>Baltimore City</u></b>							
27.	#241 Fallstaff PK-8 PSC #30.148.21 C Construction - Media Center Renovation Tito Contractors, Inc.	5/28/2020	\$644,842	\$619,048	\$25,794		
28.	#402 Northern Building PSC #30.174.21 SR Systemic Renovation - Elevator Chilmar Corporation	06/04/20	\$364,396	\$349,820	\$14,576		
29.	#078 Harlem Park Elementary/Middle PSC #30.274.21 SR Systemic Renovation - Elevator Replacement Nichols Contracting, Inc.	6/4/2020	\$632,850	\$446,000	\$186,850		
30.	#078 Harlem Park Elementary/Middle PSC #30.274.19BCHVAC Systemic Renovation - Boiler Replacement 2 - J. F. Fischer, Inc.	6/18/2020	\$1,497,000	\$1,000,000	\$497,000		
<b>Summary Totals</b>							
<b>Total Projects: 30</b>		<b>Total Contracts: 52</b>	<b>\$105,762,400</b>	<b>\$30,331,544</b>	<b>\$75,430,856</b>		

## **APPROVAL OF CONTRACTS**

**LEA:** Frederick County

**PSC No.** 10.042.19 SSGP

**Project Name:** Green Valley Elementary

**Bid Opening:** 6/4/2020

**Project Type:** SSGP

**Scope of Work:** Security Vestibule

**Basis for Award of Contract:** base bid plus alt. 1A

**Basis of Funding:** SSGP

**Local Funds:** \$200

**State Funds:** \$92,000

**Total Contract:** \$92,200

**State Contingency for Change Orders:** \$0

	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>
	Callas Contractors, LLC	<u>\$92,200</u>
		<u><b>\$92,200</b></u>

**Notes:** (1) Construct a security vestibule.

**IAC Approval Date:**

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**RFQ 20C15, SECURITY VESTIBULES FOR GREEN VALLEY ELEMENTARY AND KEMPTOWN ELEMENTARY  
SCHOOLS  
RFQ TABULATION**

<b><u>GREEN VALLEY ELEM. SCHOOL</u></b>	<u>Callas Contractors</u>	<u>Keller Brothers</u>	<u>Waynesboro Construction</u>
GVES Base Bid:	\$ 86,000.00	\$ 124,250.00	N/B
GVES Alternate 1A:	\$ 6,200.00	\$ 6,250.00	N/B
GVES Alternate 1B:	\$ 8,750.00	\$ 6,850.00	N/B
<b>TOTAL (Base Bid + Alternate 1A)</b>	<b>\$ 92,200.00</b>	<b>\$ 130,500.00</b>	
<b><u>KEMPTOWN ELEM. SCHOOL</u></b>			
KES Base Bid:	\$ 67,000.00	\$ 85,450.00	N/B
KES Alternate 1A:	\$ 5,700.00	\$ 5,900.00	N/B
KES Alternate 1B:	\$ 8,750.00	\$ 6,725.00	N/B
<b>TOTAL (Base Bid + Alternate 1A)</b>	<b>\$ 72,700.00</b>	<b>\$ 91,350.00</b>	
<b>TOTAL AWARDED:</b>	<b>\$ 164,900.00</b>	<b>\$ 221,850.00</b>	N/B

## **APPROVAL OF CONTRACTS**

**LEA:** Frederick County

**PSC No.** 10.058.16/21/21EGRC

**Project Name:** Waverley Elementary

**Bid Opening:** 4/29/2020

**Project Type:** Construction

**Scope of Work:** Replacement

**Basis for Award of Contract:** base bid plus alts. 1,1A,2,4

**Basis of Funding:** 64% of eligible base bid plus alts. 1,1A,2,4

**Local Funds:** \$36,751,890

**State Funds:** \$4,799,060

**Total Contract:** \$41,550,950

**State Contingency for Change Orders:** \$0

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
2A	Kinsley Construction, Inc	\$9,202,329
3A	Sody Concrete	\$1,574,500
4A	Bragunier Masonry	\$3,766,368
5A	S.A. Halac Iron Works, Inc.	\$2,830,500
6A	William Klingensmith, Inc.	\$3,353,000
7A	Detwiler Roofing, LLC	\$1,180,000
8A	Glass Industries, LLC	\$1,367,500
9A	M3 Contracting, LLC	\$2,835,000
9B	L&R Enterprises, Inc.	\$366,000
9C	Atlascopco Construction Co.	\$575,000
9E	NLP Enterprises, Inc.	\$254,000
11A	11400, Inc.	\$407,500
11B	TJ Distributors, Inc.	\$84,500
15A	R.W. Warner, Inc.	\$8,997,000
16A	Electrico Inc.	\$4,757,753
		<b><u>\$41,550,950</u></b>

- Notes:** (1) Replacement school on the same site with 130,225 sf, including cooperative use space, as well as demolition of 54,178 sf.  
(2) Prevailing wage rates apply to these contracts.  
(3) Apparent lowest bidder for package 3A (Chevy Chase Contractors, Inc.) & 9A (Can-Am Contractors) requested to withdraw bids due to mathematical error. Bidder (Singer Equipment) for Package 11A did not submit pricing with their proposal.  
(4) Project eligible for additional funding in a future fiscal year.

**IAC Approval Date:**

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## APPROVAL OF CONTRACTS

LEA: Frederick County

PSC No. 10.900.2020 SR

Project Name: Security Control Access

Bid Opening: 6/18/2020

Project Type: Systemic Renovation

Scope of Work: Security Control Access

Basis for Award of Contract: proposal dated 6/18/2020

Basis of Funding: 64% of eligible proposal up to the maximum amount of allocation

Local Funds: \$225,594

State Funds: \$149,000

Total Contract: \$374,594

State Contingency for Change Orders: \$0

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>
	Communications Electronics Systems, LLC	<u>\$374,594</u>
		<u><b>\$374,594</b></u>

Notes: (1) Installation of new access control systems in 58 schools.

(2) Bidder (Securitas Electronic Security) deemed non-responsive for failure to submit proper form of proposal. Apparent low bidder (Tyto Athene, LLC) deemed non responsive due to incorrect required warranty terms as stated in the request for proposals.

IAC Approval Date: \_\_\_\_\_

**RFP 20MISC8, SECURITY ACCESS UPGRADE**  
**TABULATION**

<b>Provide and replace 55 Lenel LNL-1000 controllers with Lenel LNL-x3300 Dual Reader controllers.</b>	Ark Systems	Communications Electronic	Granilux Holdings	Life Safety	One Diversified	S3 Integration	Stanley Security	Tyto Athene	Versar Security
<ul style="list-style-type: none"> <li>•Remove current LNL-1000 controller from cabinet</li> <li>•Provide and install LNL-x3300 controller into cabinet</li> <li>•Transfer 12-volt power from the 1000 controller to the x3300 controller</li> <li>•Wire the new x3300 panel to Lenel specifications</li> <li>•Re-address reader interfaces as needed to make promotion work utilizing port 2 and on-board ports</li> <li>•Re-address panels in the Lenel system programming and perform promotion of controller in the Lenel system utilizing FCPS Access Tech's laptop (on-site)</li> </ul>									
Lump Sum (All 55 Schools):	\$ 106,775.00	\$ 100,284.80	\$ 155,065.00	\$ 121,773.71	\$ 543,743.15	\$ 113,958.90	\$ 118,194.20	\$ 101,256.52	\$ 148,363.45
Install Controller Boards, Model LNL-x3300 - Unit Price:	\$ 1,941.00	\$ 1,823.36	\$ 2,819.38	\$ 2,214.07	\$ 2,214.94	\$ 2,071.98	\$ 2,149.00	\$ 1,527.59	\$ 1,664.02
<b>Provide and install HID P/N 910NNNEK2037P SEOS readers in existing locations and remove current magstripe readers from 59 different schools. Work directly with Access Tech to get the new readers programmed into the access system.</b>									
Lump Sum:	\$ 106,371.00	\$ 110,072.52	\$ 109,134.00	\$ 144,451.55	\$ 152,455.50	\$ 125,160.00	\$ 139,757.34	\$ 92,944.74	\$ 135,310.30
Unit Price (Per Reader):	\$ 223.00	\$ 230.76	\$ 228.79	\$ 302.83	\$ 319.61	\$ 280.00	\$ 293.00	\$ 133.80	\$ 146.75
<b>Subtotal of Installation Services</b>	\$ 213,146.00	\$ 210,357.32	\$ 264,199.00	\$ 266,225.26	\$ 696,198.65	\$ 239,118.90	\$ 257,951.54	\$ 194,201.26	\$ 283,673.75
<b>Provide 10,000 high security smart cards for IT and physical access. FCPS has identified the HID Crescendo C2300 Seos 8K Mag Stripe 402380M. Other cards, with similar features, will be considered.</b>									
Lump Sum:	\$ 203,500.00	\$ 171,130.00	\$ 160,000.00	\$ 271,900.07	\$ 261,686.76	\$ 163,100.00	\$ 252,200.00	\$ 168,000.00	\$ 171,600.00
Unit Price (Per Box):	\$ 2,035.00	\$ 17.13*	\$ 1,600.00	\$ 2,719.00	\$ 26.16*	\$ 362.00	\$ 25.20*	\$ 1,680.00	\$ 1,716.00
		* price per card			* price per card		* price per card		
<b>Provide printing materials, i.e. color ribbon and transfer film, to print the proposed 10,000 cards. FCPS utilizes a Fargo HDP5000 Dual Side ID Card Printer.</b>									
Color Ribbon: Fargo YMCKK 084052 (500 prints, front and back)									
Unit Price (Per Box):	\$ 224.00	\$ 152.74	\$ 286.00	\$ 277.57	\$ 4,353.00	\$ 150.00	\$ 4,349.90	\$ 4,170.42	\$ 154.91
Cost for Boxes to Cover 10K Cards	\$ 4,480.00	\$ 3,054.80	\$ 5,720.00	\$ 5,551.40	\$ 87,060.00	\$ 3,000.00	\$ 86,998.00	\$ 83,408.40	\$ 3,098.20
Transfer Film: Fargo HDP 084053 (750 prints, front and back)									
Unit Price (Per Box):	\$ 131.84	\$ 90.02	\$ 84.00	\$ 159.07	\$ 1,597.68	\$ 88.30	\$ 2,000.46	\$ 154.46	\$ 90.96
Cost for Boxes to Cover 10K Cards	\$ 1,845.76	\$ 1,260.28	\$ 1,176.00	\$ 2,226.98	\$ 22,367.52	\$ 1,236.20	\$ 28,006.44	\$ 2,162.44	\$ 1,273.44
<b>Subtotal for Printing Consumables</b>	\$ 6,325.76	\$ 4,315.08	\$ 6,896.00	\$ 7,778.38	\$ 109,427.52	\$ 4,236.20	\$ 115,004.44	\$ 85,570.84	\$ 4,371.64



## **APPROVAL OF CONTRACTS**

**LEA:** Harford County

**PSC No.** 12.007.19 SSGP

**Project Name:** North Harford Middle

**Bid Opening:** 6/8/2020

**Project Type:** SSGP

**Scope of Work:** Security Vestibule

**Basis for Award of Contract:** proposal dated 6/8/20 utilizing on call contract #19-JHS-013

**Basis of Funding:** SSGP

**Local Funds:** \$0

**State Funds:** \$172,650

**Total Contract:** \$172,650

**State Contingency for Change Orders:** \$0

<b>Transfer State Funds:</b>	<b>Account No.</b>	<b>Amount</b>
<b>Decrease Project Amount:</b>	<u>12.009.2019</u>	<u>\$780</u>
<b>Increase Contingency Amount:</b>	<u>40.000.2019</u>	<u>\$780</u>
<b>Decrease Contingency Amount:</b>		<u>\$0</u>
<b>Increase Project Amount:</b>		<u>\$0</u>

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
	Boulevard Contractors, Corp.	<u>\$172,650</u>
		<u><b>\$172,650</b></u>

**Notes:** (1) Construction of a security entrance vestibule.

(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.

**IAC Approval Date:**

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P0#  
\$  
Boulevard Contractors V#

(B)

Brd Mtg. 6/22/20

FORM 2

Page 1 of 1

FURNITURE, EQUIPMENT and SERVICES REQUISITION

School / Location <u>North Harford Middle School</u>		Item Replacement <input type="checkbox"/>	<u>4359</u>	
Originator/Title <u>Charles A. Grebe</u> Date _____		Original Item <input type="checkbox"/>	Tracking Number	
Quantity	Description (Model# / Item#) / Suggested Vendor/ Delivery Site	Justification	Unit Price	Total Price
1	Conversion of existing storefront entrance to the school, to a secured vestibule entrance into the main office. This is for the School Safety Grant Program.  Suggested Source: Bid #19-JHS-013 On-call building and alterations bid.  See attached plans for description of scope of work, floor plan, ceiling plan, door schedule and details, mechanical plan & electrical plan.  <u>RFQ #20-011-JH</u>			<del>\$150,000.00</del> <u>\$172,650.00</u>

TOTAL, this page: \$150,000.00

TOTAL, All pages: \$150,000.00

FY 2020 390-9098-03-01-55270  
Fiscal Year Account Number (s)

Dept. Supervisor/Budget Manager Signature [Signature]

Date 5/18/2020

Technology Director Signature (if applicable) \_\_\_\_\_

Date \_\_\_\_\_

Education Director, or  
Assistant Superintendent, or  
Chief of Administration \_\_\_\_\_

Date \_\_\_\_\_

Supervisor of Purchasing \_\_\_\_\_

Date \_\_\_\_\_

FUNDING SOURCE (check all that apply):

☐ General Fund ☐ School Fund ☐ Capital Fund ☒ State Fund ☐ Grant Fund ☐ Other

rev 3/2011

181A  
5/20

## **APPROVAL OF CONTRACTS**

**LEA:** Harford County

**PSC No.** 12.046.21 LPC

**Project Name:** Joppatowne High

**Bid Opening:** 5/26/2020;7/9/2019

**Project Type:** Construction

**Scope of Work:** Limited Renovation

**Basis for Award of Contract:** base bid plus alts. 1-9;Proposal dated 7/9/19

**Basis of Funding:** 63% of eligible base bid plus alts. 1-9 up to the maximum amount of allocation;63% of eligible proposal

**Local Funds:** \$23,006,830

**State Funds:** \$8,070,000

**Total Contract:** \$31,076,830

**State Contingency for Change Orders:** \$0

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
2A	Stella May Contracting, Inc.	\$3,567,150
6A	Homewood General Contractors, Inc.	\$6,020,000
8A	Engineered Construction Products, Ltd.	\$856,700
9A	Can-Am Contractors, Ltd.	\$1,616,259
15A	G.E. Tignall & Co. Inc.	\$9,668,000
16A	Bomark Electric	\$7,029,500
CM	Oak Contracting, LLC	\$2,319,221
		<u><b>\$31,076,830</b></u>

**Notes:** (1) Limited Renovation of 126,045 sf, for 776 students. Includes selected educational program enhancements and selected system upgrades in the existing school.

(2) Prevailing wage rates apply to this contract.

(3) Apparent Low Bidder for Package 9A (J&G Building Group) deemed nonresponsive for failure to submit correct MBE paperwork.

(4) Ineligible items (\$4,168,476), Pre-construction CM fees (\$300,000).

(5) Project eligible for balance of funding in a future fiscal year.

**IAC Approval Date:**

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## APPROVAL OF CONTRACTS

LEA: Howard County

PSC No. 13.005.19SSGP

Project Name: Centennial Lane Elementary

Bid Opening: 3/30/2020

Project Type: Systemic Renovation

Scope of Work: Doors & Door Hardware

Basis for Award of Contract: base bid plus alts. 1-5

Basis of Funding: 55% of eligible base bid

Local Funds: \$69,464

State Funds: \$84,901

Total Contract: \$154,365

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>13.005.2019</u>	<u>\$349</u>
Increase Contingency Amount:	<u>40.000.2019</u>	<u>\$349</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Nichols Contracting, Inc.	<u>\$154,365</u>
		<u><b>\$154,365</b></u>

Notes: ((1) Replacement of the 2007 exterior hollow metal doors and frames.  
(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.

IAC Approval Date:

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	Tito Contractors, Inc.	Homerite of Baltimore	A&S Unlimited Construction	Most Incorporated	Nichols Contracting, Inc.	Overhead Door of Baltimore, Inc.
Centennial Elementary School						
Base Bid	\$208,263.00	\$150,702.00	\$242,000.00	\$153,758.00	\$130,815.00	\$128,500.00
Alternate 1	\$11,485.00	\$18,646.00	\$14,000.00	\$14,206.00	\$7,730.00	\$12,260.00
Alternate 2	\$5,375.00	\$8,286.00	\$3,800.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 3	\$5,375.00	\$8,286.00	\$3,800.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 4	\$5,375.00	\$7,286.00	\$3,860.00	\$6,698.00	\$3,670.00	\$9,060.00
Alternate 5	\$5,375.00	\$8,286.00	\$3,860.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 6	0%	1.5%	2%	0%	1%	2%
Waterloo Elementary School						
Base Bid	\$160,922.00	\$183,576.00	\$323,000.00	\$182,815.00	\$216,515.00	\$150,000.00
Alternate 1	\$8,120.00	\$8,756.00	\$4,200.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 2	\$11,245.00	\$12,322.00	\$6,180.00	\$16,470.00	\$7,655.00	\$10,000.00
Alternate 3	\$8,620.00	\$9,344.00	\$4,480.00	\$6,434.00	\$8,075.00	\$7,000.00
Alternate 4	\$8,120.00	\$7,756.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 5	\$8,120.00	\$7,756.00	\$4,480.00	\$11,345.00	\$4,230.00	\$8,000.00
Alternate 6	\$9,370.00	\$6,995.00	\$4,480.00	\$11,345.00	\$3,880.00	\$6,000.00
Alternate 7	\$8,120.00	\$9,326.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 8	\$8,700.00	\$9,326.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 9	\$8,700.00	\$10,409.00	\$5,960.00	\$5,738.00	\$5,240.00	\$7,000.00
Alternate 10	\$11,245.00	\$14,301.00	\$7,250.00	\$14,255.00	\$5,105.00	\$9,000.00
Alternate 11	\$11,245.00	\$14,301.00	\$7,250.00	\$14,255.00	\$5,105.00	\$9,000.00
Alternate 12	0%	1.5%	2%	0%	1%	2%
Worthington Elementary School						
Base Bid	\$294,253.00	\$232,888.00	\$349,000.00	No Bid	\$294,900.00	\$218,000.00
Alternate 1	\$9,435.00	\$7,351.00	\$5,980.00	No Bid	\$6,440.00	\$7,500.00
Alternate 2	\$9,435.00	\$8,873.00	\$5,980.00	No Bid	\$6,440.00	\$7,500.00
Alternate 3	\$9,435.00	\$7,199.00	\$6,100.00	No Bid	\$8,940.00	\$7,500.00
Alternate 4	\$9,435.00	\$8,873.00	\$6,135.00	No Bid	\$6,380.00	\$7,500.00
Alternate 5	\$6,260.00	\$6,742.00	\$5,980.00	No Bid	\$7,010.00	\$7,000.00
Alternate 6	\$6,260.00	\$6,742.00	\$5,980.00	No Bid	\$6,380.00	\$7,000.00
Alternate 7	\$9,435.00	\$7,873.00	\$5,780.00	No Bid	\$6,380.00	\$7,500.00
Alternate 8	\$9,435.00	\$6,351.00	\$5,780.00	No Bid	\$6,380.00	\$7,500.00
Alternate 9	\$9,435.00	\$6,351.00	\$5,980.00	No Bid	\$6,380.00	\$7,500.00
Alternate 10	\$9,435.00	\$6,275.00	\$5,565.00	No Bid	\$6,380.00	\$7,500.00
Alternate 11	\$9,800.00	\$5,742.00	\$5,565.00	No Bid	\$5,900.00	\$9,000.00
Alternate 12	\$9,800.00	\$5,742.00	\$5,781.00	No Bid	\$5,900.00	\$9,000.00
Alternate 13	\$5,435.00	\$6,000.00	\$5,781.00	No Bid	\$4,670.00	\$7,000.00
Alternate 14	\$5,435.00	\$5,742.00	\$5,860.00	No Bid	\$5,070.00	\$7,000.00
Alternate 15	\$5,435.00	\$5,690.00	\$5,860.00	No Bid	\$4,810.00	\$7,000.00
Alternate 16	\$5,435.00	\$5,900.00	\$4,980.00	No Bid	\$5,200.00	\$7,000.00
Alternate 17	0%	1%	2%	No Bid	1%	2%

## APPROVAL OF CONTRACTS

LEA: Howard County

PSC No. 13.010.19 SSGP

Project Name: Worthington Elementary

Bid Opening: 03/30/2020

Project Type: Systemic Renovation

Scope of Work: Door & Door Hardware

Basis for Award of Contract: base bid plus alts. 15-6,11-17

Basis of Funding: 55% of eligible base bid plus alts. 15-6,11-17 up to the maximum amount of allocation

Local Funds: \$127,240

State Funds: \$145,200

Total Contract: \$272,440

State Contingency for Change Orders: \$0

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>
	Overhead Door Inc.	<u>\$272,440</u>
		<u><b>\$272,440</b></u>

**Notes:** (1) Replace the 2009 exterior hollow metal doors and frames at thirty-three (33) openings around the perimeter of the school.

(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.

IAC Approval Date: \_\_\_\_\_

	Tito Contractors, Inc.	Homerite of Baltimore	A&S Unlimited Construction	Most Incorporated	Nichols Contracting, Inc.	Overhead Door of Baltimore, Inc.
Centennial Elementary School						
Base Bid	\$208,263.00	\$150,702.00	\$242,000.00	\$153,758.00	\$130,815.00	\$128,500.00
Alternate 1	\$11,485.00	\$18,646.00	\$14,000.00	\$14,206.00	\$7,730.00	\$12,260.00
Alternate 2	\$5,375.00	\$8,286.00	\$3,800.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 3	\$5,375.00	\$8,286.00	\$3,800.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 4	\$5,375.00	\$7,286.00	\$3,860.00	\$6,698.00	\$3,670.00	\$9,060.00
Alternate 5	\$5,375.00	\$8,286.00	\$3,860.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 6	0%	1.5%	2%	0%	1%	2%
Waterloo Elementary School						
Base Bid	\$160,922.00	\$183,576.00	\$323,000.00	\$182,815.00	\$216,515.00	\$150,000.00
Alternate 1	\$8,120.00	\$8,756.00	\$4,200.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 2	\$11,245.00	\$12,322.00	\$6,180.00	\$16,470.00	\$7,655.00	\$10,000.00
Alternate 3	\$8,620.00	\$9,344.00	\$4,480.00	\$6,434.00	\$8,075.00	\$7,000.00
Alternate 4	\$8,120.00	\$7,756.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 5	\$8,120.00	\$7,756.00	\$4,480.00	\$11,345.00	\$4,230.00	\$8,000.00
Alternate 6	\$9,370.00	\$6,995.00	\$4,480.00	\$11,345.00	\$3,880.00	\$6,000.00
Alternate 7	\$8,120.00	\$9,326.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 8	\$8,700.00	\$9,326.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 9	\$8,700.00	\$10,409.00	\$5,960.00	\$5,738.00	\$5,240.00	\$7,000.00
Alternate 10	\$11,245.00	\$14,301.00	\$7,250.00	\$14,255.00	\$5,105.00	\$9,000.00
Alternate 11	\$11,245.00	\$14,301.00	\$7,250.00	\$14,255.00	\$5,105.00	\$9,000.00
Alternate 12	0%	1.5%	2%	0%	1%	2%
Worthington Elementary School						
Base Bid	\$294,253.00	\$232,888.00	\$349,000.00	No Bid	\$294,900.00	\$218,000.00
Alternate 1	\$9,435.00	\$7,351.00	\$5,980.00	No Bid	\$6,440.00	\$7,500.00
Alternate 2	\$9,435.00	\$8,873.00	\$5,980.00	No Bid	\$6,440.00	\$7,500.00
Alternate 3	\$9,435.00	\$7,199.00	\$6,100.00	No Bid	\$8,940.00	\$7,500.00
Alternate 4	\$9,435.00	\$8,873.00	\$6,135.00	No Bid	\$6,380.00	\$7,500.00
Alternate 5	\$6,260.00	\$6,742.00	\$5,980.00	No Bid	\$7,010.00	\$7,000.00
Alternate 6	\$6,260.00	\$6,742.00	\$5,980.00	No Bid	\$6,380.00	\$7,000.00
Alternate 7	\$9,435.00	\$7,873.00	\$5,780.00	No Bid	\$6,380.00	\$7,500.00
Alternate 8	\$9,435.00	\$6,351.00	\$5,780.00	No Bid	\$6,380.00	\$7,500.00
Alternate 9	\$9,435.00	\$6,351.00	\$5,980.00	No Bid	\$6,380.00	\$7,500.00
Alternate 10	\$9,435.00	\$6,275.00	\$5,565.00	No Bid	\$6,380.00	\$7,500.00
Alternate 11	\$9,800.00	\$5,742.00	\$5,565.00	No Bid	\$5,900.00	\$9,000.00
Alternate 12	\$9,800.00	\$5,742.00	\$5,781.00	No Bid	\$5,900.00	\$9,000.00
Alternate 13	\$5,435.00	\$6,000.00	\$5,781.00	No Bid	\$4,670.00	\$7,000.00
Alternate 14	\$5,435.00	\$5,742.00	\$5,860.00	No Bid	\$5,070.00	\$7,000.00
Alternate 15	\$5,435.00	\$5,690.00	\$5,860.00	No Bid	\$4,810.00	\$7,000.00
Alternate 16	\$5,435.00	\$5,900.00	\$4,980.00	No Bid	\$5,200.00	\$7,000.00
Alternate 17	0%	1%	2%	No Bid	1%	2%

## **APPROVAL OF CONTRACTS**

**LEA:** Howard County

**PSC No.** 13.030.19 SR

**Project Name:** Atholton Elementary

**Bid Opening:** 04/30/2020

**Project Type:** Systemic Renovation

**Scope of Work:** Roof Replacement

**Basis for Award of Contract:** base bid

**Basis of Funding:** 55% of eligible base bid up to the maximum amount of allocation

**Local Funds:** \$647,725

**State Funds:** \$548,000

**Total Contract:** \$1,195,725

**State Contingency for Change Orders:** \$0

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
	Cole Roofing Company, Inc.	<u>\$1,195,725</u>
		<u><b>\$1,195,725</b></u>

**Notes:** (1) Replacement of the 44,200 sf 1995 built-up roof.  
(2) Prevailing wage rates apply to this contract.  
(3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review. Final State funding is evaluated at time of project Close-Out.

**IAC Approval Date:**

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	Vatica Contracting, Inc.	Simpson of MD	Ruff Roofers	Cole Roofers	CitiRoof Corp
Atholton Elementary School					
Base Bid - Wage Rate	\$1,680,000.00	\$1,321,990.00	\$1,388,586.00	\$1,195,725.00	\$1,368,500.00
Base Bid - Non Wage Rate	\$1,620,000.00	\$1,241,000.00	\$1,289,026.00	\$1,154,250.00	\$1,327,400.00
Alternate 1 - Wage Rate	No Change	Add \$15,000	\$1,451,748.00	Add \$60,945.00	\$1,362,500.00
Alternate 1 -Non Wage Rate	No Change	Add \$15,000	\$1,380,726.00	Add \$60,125.00	\$1,320,400.00
Alternate 2 - Wage Rate	\$238,000.00	No Bid	\$76,320.00	No Bid	\$195,000.00
Alternate 2 - Non Wage Rate	\$207,000.00	No Bid	\$72,892.00	No Bid	\$162,000.00

MBE provided  
 Bid Bond provided

MBE provided  
 Bid Bond provided

MBE provided  
 Bid Bond provided

MBE provided  
 Bid Bond provided

MBE provided  
 Bid Bond provided

## **APPROVAL OF CONTRACTS**

LEA: Howard County

PSC No. 13.047.19 SSGP

Project Name: Forest Ridge Elementary

Bid Opening: 3/10/2020

Project Type: SSGP

Scope of Work: Security Vestibule

Basis for Award of Contract: base bid

Basis of Funding: SSGP

Local Funds: \$529,770

State Funds: \$289,150

Total Contract: \$818,920

State Contingency for Change Orders: \$0

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>
1A	Keller Brothers	\$568,500
15A	GH Nitzel	\$85,420
16A	Action Electrical	\$165,000
		<u><b>\$818,920</b></u>

**Notes:** (1) Reconfigure the main administration suite and relocate the main entrance to create a secure vestibule to provide a direct and secure entrance into the school.

(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.

**IAC Approval Date:**

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## APPROVAL OF CONTRACTS

LEA: Howard County

PSC No. 13.062.19 SSGP

Project Name: Waterloo Elementary

Bid Opening: 03/30/2020

Project Type: Systemic Renovation

Scope of Work: Doors & Door Hardware

Basis for Award of Contract: base bid plus alts. 1-3, 12

Basis of Funding: 55% of eligible base bid plus alts. 1-3, 12 up to the maximum amount of allocation

Local Funds: \$79,100

State Funds: \$92,400

Total Contract: \$171,500

State Contingency for Change Orders: \$0

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>
	Overhead Door Inc.	<u>\$171,500</u>
		<u><b>\$171,500</b></u>

Notes: (1) Replacement of the 2005 exterior hollow metal doors and frames at twenty-one (21) openings around the perimeter of the school.

(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.

IAC Approval Date: \_\_\_\_\_

	Tito Contractors, Inc.	Homerite of Baltimore	A&S Unlimited Construction	Most Incorporated	Nichols Contracting, Inc.	Overhead Door of Baltimore, Inc.
Centennial Elementary School						
Base Bid	\$208,263.00	\$150,702.00	\$242,000.00	\$153,758.00	\$130,815.00	\$128,500.00
Alternate 1	\$11,485.00	\$18,646.00	\$14,000.00	\$14,206.00	\$7,730.00	\$12,260.00
Alternate 2	\$5,375.00	\$8,286.00	\$3,800.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 3	\$5,375.00	\$8,286.00	\$3,800.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 4	\$5,375.00	\$7,286.00	\$3,860.00	\$6,698.00	\$3,670.00	\$9,060.00
Alternate 5	\$5,375.00	\$8,286.00	\$3,860.00	\$6,698.00	\$4,050.00	\$9,060.00
Alternate 6	0%	1.5%	2%	0%	1%	2%
Waterloo Elementary School						
Base Bid	\$160,922.00	\$183,576.00	\$323,000.00	\$182,815.00	\$216,515.00	\$150,000.00
Alternate 1	\$8,120.00	\$8,756.00	\$4,200.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 2	\$11,245.00	\$12,322.00	\$6,180.00	\$16,470.00	\$7,655.00	\$10,000.00
Alternate 3	\$8,620.00	\$9,344.00	\$4,480.00	\$6,434.00	\$8,075.00	\$7,000.00
Alternate 4	\$8,120.00	\$7,756.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 5	\$8,120.00	\$7,756.00	\$4,480.00	\$11,345.00	\$4,230.00	\$8,000.00
Alternate 6	\$9,370.00	\$6,995.00	\$4,480.00	\$11,345.00	\$3,880.00	\$6,000.00
Alternate 7	\$8,120.00	\$9,326.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 8	\$8,700.00	\$9,326.00	\$4,480.00	\$11,345.00	\$3,880.00	\$8,000.00
Alternate 9	\$8,700.00	\$10,409.00	\$5,960.00	\$5,738.00	\$5,240.00	\$7,000.00
Alternate 10	\$11,245.00	\$14,301.00	\$7,250.00	\$14,255.00	\$5,105.00	\$9,000.00
Alternate 11	\$11,245.00	\$14,301.00	\$7,250.00	\$14,255.00	\$5,105.00	\$9,000.00
Alternate 12	0%	1.5%	2%	0%	1%	2%
Worthington Elementary School						
Base Bid	\$294,253.00	\$232,888.00	\$349,000.00	No Bid	\$294,900.00	\$218,000.00
Alternate 1	\$9,435.00	\$7,351.00	\$5,980.00	No Bid	\$6,440.00	\$7,500.00
Alternate 2	\$9,435.00	\$8,873.00	\$5,980.00	No Bid	\$6,440.00	\$7,500.00
Alternate 3	\$9,435.00	\$7,199.00	\$6,100.00	No Bid	\$8,940.00	\$7,500.00
Alternate 4	\$9,435.00	\$8,873.00	\$6,135.00	No Bid	\$6,380.00	\$7,500.00
Alternate 5	\$6,260.00	\$6,742.00	\$5,980.00	No Bid	\$7,010.00	\$7,000.00
Alternate 6	\$6,260.00	\$6,742.00	\$5,980.00	No Bid	\$6,380.00	\$7,000.00
Alternate 7	\$9,435.00	\$7,873.00	\$5,780.00	No Bid	\$6,380.00	\$7,500.00
Alternate 8	\$9,435.00	\$6,351.00	\$5,780.00	No Bid	\$6,380.00	\$7,500.00
Alternate 9	\$9,435.00	\$6,351.00	\$5,980.00	No Bid	\$6,380.00	\$7,500.00
Alternate 10	\$9,435.00	\$6,275.00	\$5,565.00	No Bid	\$6,380.00	\$7,500.00
Alternate 11	\$9,800.00	\$5,742.00	\$5,565.00	No Bid	\$5,900.00	\$9,000.00
Alternate 12	\$9,800.00	\$5,742.00	\$5,781.00	No Bid	\$5,900.00	\$9,000.00
Alternate 13	\$5,435.00	\$6,000.00	\$5,781.00	No Bid	\$4,670.00	\$7,000.00
Alternate 14	\$5,435.00	\$5,742.00	\$5,860.00	No Bid	\$5,070.00	\$7,000.00
Alternate 15	\$5,435.00	\$5,690.00	\$5,860.00	No Bid	\$4,810.00	\$7,000.00
Alternate 16	\$5,435.00	\$5,900.00	\$4,980.00	No Bid	\$5,200.00	\$7,000.00
Alternate 17	0%	1%	2%	No Bid	1%	2%

## APPROVAL OF CONTRACTS

LEA: Kent County

PSC No. 14.002.14/15/16NPASP/20LP/  
21 C

Project Name: Galena Elementary

Bid Opening: 3/18/20

Project Type: Construction

Scope of Work: Addition/SR

Basis for Award of Contract: base bid plus alts. 1-4

Basis of Funding: base bid plus alts. 1-4

Local Funds: \$2,466,300

State Funds: \$2,466,300

Total Contract: \$4,932,600

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>14.002.2021</u>	<u>\$449,700</u>
Increase Contingency Amount:	<u>40.000.2021</u>	<u>\$449,700</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Delmarva Veteran Builders	<u>\$4,932,600</u>
		<u><b>\$4,932,600</b></u>

Notes: (1) Renovate and replace building systems that are highly deteriorated.

(2) Prevailing wage rates apply to this contract.

IAC Approval Date:

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# **Kent County Public Schools**

*Growing a Community of Leaders*

## **Purchasing Bid Report**

Project Number: PSC 14 002.20LP/21C  
 Bid Title: Galena Elementary School Addition & Renovation Project  
 Date of Bid Opening: 3/18/2020  
 Date of Bid Advertisement: 2/10/2020  
 Advertising Method: EMaryland Market Place/KCPS Website  
 Description of Bid: Contracting Services for the Galena Elementary School Addition & Renovation Project

### **Bid Tabulation**

Contractor Name	Base Bid Amount	Alternate 1 Amount	Alternate 2 Amount	Alternate 3 Amount	Alternate 4 Amount	Total Bid Amount
Commonwealth	\$5,216,000	\$213,800	\$137,900	\$73,500	\$22,900	\$5,664,100.00
Delma Vetrin	\$4,500,000	\$210,900	\$118,900	\$80,300	\$22,500	\$4,932,600.00
Willow Const.	\$5,265,900	\$210,750	\$105,500	\$71,300	\$27,750	\$5,681,200.00
Patriot	\$5,092,736.81	\$221,490.11	\$115,486.79	\$73,951.32	\$28,150.51	\$5,531,373.96
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00
						\$0.00

Procurement Officer

Signature

Date

IAC MEETING 8/20/2020

## **APPROVAL OF CONTRACTS**

**LEA:** Montgomery County

**PSC No.** 15.015.19 SSGP

**Project Name:** Bethesda Elementary

**Bid Opening:** 4/9/2019

**Project Type:** SSGP

**Scope of Work:** Security Vestibule

**Basis for Award of Contract:** base bid

**Basis of Funding:** SSGP

**Local Funds:** \$120,950

**State Funds:** \$120,950

**Total Contract:** \$241,900

**State Contingency for Change Orders:** \$0

<b>Transfer State Funds:</b>	<b>Account No.</b>	<b>Amount</b>
<b>Decrease Project Amount:</b>	<u>15.015.2019</u>	<u>\$40,900</u>
<b>Increase Contingency Amount:</b>	<u>40.000.2019</u>	<u>\$40,900</u>
<b>Decrease Contingency Amount:</b>		<u>\$0</u>
<b>Increase Project Amount:</b>		<u>\$0</u>

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
	Keller Brothers, Inc.	<u>\$241,900</u>
		<u><b>\$241,900</b></u>

**Notes:** (1) Addition and modification of the guided security vestibule.

(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.

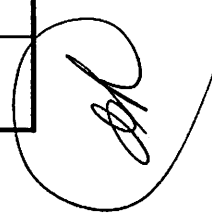
**IAC Approval Date:**

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## Bethesda Elementary School Security Vestibule

April 09, 2019  
4:00 p.m.

BIDDER	Bush Construction, Inc.	Keller Brothers Inc.						
MBE Forms A & B								
Base Bid	No Bid	\$241,900						
Schedule of Alternate Bid Items. None								
MBE		x						
Bid Bond Included		x						
Addenda Acknowledged- (#1)		x						





## APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.040.19 SSGP

Project Name: Fallsmead Elementary

Bid Opening: 5/2/19

Project Type: SSGP

Scope of Work: Security Vestibule

Basis for Award of Contract: base bid

Basis of Funding: SSGP

Local Funds: \$56,000

State Funds: \$56,000

Total Contract: \$112,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>15.040.2019</u>	<u>\$31,500</u>
Increase Contingency Amount:	<u>40.000.2019</u>	<u>\$31,500</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Smith & Haines, Inc.	<u>\$112,000</u>
		<u><b>\$112,000</b></u>

**Notes:** (1) Construct an addition and remodel the existing administration area to create a guided security vestibule  
(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.  
(3) Combined Total Contract \$537,000 with Captain James Daly Elementary -Security Vestibule \$217,000 (15.159.19SSGP) and Highland View Elementary - Security Vestibule \$208,000 (locally funded).

IAC Approval Date:

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# Captain James E. Daly, Fallsmead and Highland View Elementary Schools Security Vestibule

May 2, 2019  
4:00 p.m.

BIDDER	Buch Construction	Henley Construction Company, Inc.	Hess Construction + Engineering Services	Keller Brothers Inc.	Smith & Haines Inc.			
MBE Forms A & B								
Base Bid	No Bid	No Bid	No Bid	No Bid				
James E. Daly ES					\$217,000			
Fallsmead ES					\$112,000			
Highland View ES					\$208,000			
Total					\$537,000			
Bid Bond Included					x			
Addenda Acknowledged-(# 1&2)					x			

## APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.159.19 SSGP

Project Name: Captain James E. Daly Elementary

Bid Opening: 5/2/2019

Project Type: SSGP

Scope of Work: Security Vestibule

Basis for Award of Contract: base bid

Basis of Funding: SSGP

Local Funds: \$108,500

State Funds: \$108,500

Total Contract: \$217,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>15.159.2019</u>	<u>\$28,450</u>
Increase Contingency Amount:	<u>40.000.2019</u>	<u>\$28,450</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Smith & Haines, Inc.	<u>\$217,000</u>
		<u><b>\$217,000</b></u>

**Notes:** (1) Construct an addition to create a guided security vestibule  
(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.  
(3) Combined Total Contract \$537,000 with Fallsmead Elementary -Security Vestibule \$112,000 (15.040.19SSGP) and Highland View Elementary - Security Vestibule \$208,000 (locally funded).

IAC Approval Date: \_\_\_\_\_

# Captain James E. Daly, Fallsmead and Highland View Elementary Schools Security Vestibule

May 2, 2019  
4:00 p.m.

BIDDER	Buch Construction	Henley Construction Company, Inc.	Hess Construction + Engineering Services	Keller Brothers Inc.	Smith & Haines Inc.			
MBE Forms A & B								
Base Bid	No Bid	No Bid	No Bid	No Bid				
James E. Daly ES					\$217,000			
Fallsmead ES					\$112,000			
Highland View ES					\$208,000			
Total					\$537,000			
Bid Bond Included					x			
Addenda Acknowledged-(# 1&2)					x			

## APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.160.19 SSGP

Project Name: Sequoyah Elementary

Bid Opening: 3/28/19

Project Type: SSGP

Scope of Work: Security Vestibule

Basis for Award of Contract: base bid

Basis of Funding: SSGP

Local Funds: \$432,200

State Funds: \$137,500

Total Contract: \$569,700

State Contingency for Change Orders: \$0

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>
	Keller Brothers, Inc.	\$569,700
		<u><b>\$569,700</b></u>

**Notes:** (1) Construct an addition and remodel the existing administration area to create a guided security vestibule  
(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.  
(3) Prevailing wage rates required; project bid with non-prevailing wage rates therefore State participation in this contract is calculated at 24.9%.

IAC Approval Date: \_\_\_\_\_

## Sequoyah Elementary School Security Vestibule

March 28, 2019  
4:00 p.m.

BIDDER	Buch Construction	Henley Construction Company, Inc.	Hess Construction + Engineering Services	Keller Brothers Inc.				
MBE Forms A & B	x			x				
Base Bid	\$587,159			\$569,700				
Schedule of Alternate Bid Items. None								
Bid Bond Included	x			x				
Addenda Acknowledged-(#1)								

## APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.164.19 SSGP

Project Name: Brooke Grove Elementary

Bid Opening: 3/26/19

Project Type: SSGP

Scope of Work: Security Vestibule

Basis for Award of Contract: base bid

Basis of Funding: SSGP

Local Funds: \$457,800

State Funds: \$150,000

Total Contract: \$607,800

State Contingency for Change Orders: \$0

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>
	Keller Brothers, Inc.	\$607,800
		<u><b>\$607,800</b></u>

**Notes:** (1) Construct an addition and remodel the existing administration area to create a guided security vestibule  
(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.  
(3) Prevailing wage rates required; project bid with non-prevailing wage rates therefore State participation in this contract is calculated at 24.9%.

IAC Approval Date: \_\_\_\_\_

## Brooke Grove Elementary School Security Vestibule

March 26, 2019  
4:00 p.m.

BIDDER	Buch Construction, Inc.	Henley Construction Company, Inc.	Hess Construction + Engineering Services	Keller Brothers Inc.				
MBE Forms A & B	x		x	x				
Base Bid	\$608,159	NO BID	\$800,000	\$607,800				
Schedule of Alternate Bid Items. None								
Bid Bond Included	x		x	x				
Addenda Acknowledged- (#1)	x		x	x				

R2



## **APPROVAL OF CONTRACTS**

**LEA:** Montgomery County

**PSC No.** 15.234.21 ASP

**Project Name:** Cloverly Elementary

**Bid Opening:** 4/20/2020

**Project Type:** ASP

**Scope of Work:** Ceiling Tile & Lighting Replacement

**Basis for Award of Contract:** proposal dated 4/20/20 utilizing Bid #9620.4

**Basis of Funding:** ASP

**Local Funds:** \$406

**State Funds:** \$235,000

**Total Contract:** \$235,406

**State Contingency for Change Orders:** \$0

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
	Unisource Services, LLC	<u>\$235,406</u>
		<b><u>\$235,406</u></b>

**Notes:** (1) Replacement of the suspended ceiling tiles, grid system and lights.  
(2) Eligible for funding available within FY 2021 ASP allocation for LEA at time of reimbursement request.

**IAC Approval Date:**

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UNISOURCE SERVICES, LLC  
 2211 Spencerville Rd. Suite D  
 Spencerville, MD 20868  
 Ph: 240.342.2415  
 Fax: 240.342.2479

## **PROPOSAL**

Montgomery County Schools  
 45 West Gude Dr  
 Rockville, MD 20850

Attn: Aaron Cochran  
 CCC Job #  
 Bid# 9620.5  
 Proposal Date: 4/20/2020

Mr. Cochran

We respectfully submit this proposal for the above referenced project. Our quotation is based on the following scope of work and unit prices at Davis-Bacon Wages Rate.

School Name: Cloverly Elementary School  
 Location: Hallways, Main office and Classrooms

### **Areas:**

Bid Item #	Description	Quantity	Unit Price	Total
1	Remove non-asbestos ceiling tile	21951	\$0.81	\$17,780.31
2	Remove non-asbestos Ceiling Grid	21951	\$0.57	\$12,512.07
3	Install New Ceiling Tile	21951	\$2.76	\$60,584.76
4	Installation of New Ceiling Tile (Moisture Resistant)	0	\$10.01	\$0.00
5	Install New Ceiling Grid	21951	\$2.16	\$47,414.16
6	Installation of New Ceiling Grid System (Moisture Resistant)	0	\$3.11	\$0.00
7	Provide and Install 2'x4' drop-in light fixtures w/prismatic lens, 2 lamp as specified herein. 2TG8232-12-UNV	0	\$226.02	\$0.00
8	Provide and Install 2'x4' drop-in light fixtures w/prismatic lens, 3 lamp as specified herein. 2TG8332-12-UNV	0	\$249.86	\$0.00
9	Provide and Install 2'x4' drop-in light fixtures w/prismatic lens, 4 lamp as specified herein. 2TG8432-12-UNV	0	\$222.64	\$0.00
10	Provide and Install 2'x4' drop-in light fixtures w/parabolic lens, 2 lamp as specified herein. 2LP3GS23226AI-UNV	0	\$213.28	\$0.00
11	Provide and Install 2'x4' drop-in light fixtures w/parabolic lens, 3 lamp as specified herein. 2LP3GS33236AI-UNV	0	\$229.28	\$0.00
12	Provide and Install 1'x4' drop-in light fixtures w/prismatic lens, 2 lamp as specified herein. 1TG8232-12-UNV	0	\$225.03	\$0.00
13	Provide and Install 2'x4' surface mounted light fixtures w/prismatic lens, 3 lamp as specified herein. 2SMR332UNV	0	\$265.94	\$0.00
14	Provide and Install low profile wraparound, 15 3/8"x48" w/prismatic lens, 3 lamp as specified herein. CAW332UNV	0	\$224.89	\$0.00
15	Provide and install 2'x4' drop-in LED light fixtures with prismatic lens as specified herein	205	\$296.44	\$60,770.20
16	Disconnect, remove, and disposal of all light fixtures	305	\$5.66	\$1,726.30
17	Removal and re-installation of ceiling mounted Exit light fixture as specified herein	0	\$79.80	\$0.00
18	Removal of existing and installation of new ceiling mounted Exit light fixture as specified herein "connect to existing circuit"	12	\$177.56	\$2,130.72
19	Disconnect and reconnect Fire Alarm System Devices	48	\$137.06	\$6,578.88
20	Disconnect and Reconnect P.A. System Speakers	41	\$72.71	\$2,981.11
21	Disconnect and Reconnect Security System Devices	50	\$98.29	\$4,914.50
22	Provide and install MC Cable 12/2	0	\$3.04	\$0.00

UNISOURCE SERVICES, LLC  
2211 Spencerville Rd. Suite D  
Spencerville, MD 20868  
Ph: 240.342.2415  
Fax: 240.342.2479

23	Hourly rate for Carpenter	0	\$64.98	\$0.00
24	Hourly rate for Carpenter Helper	0	\$28.11	\$0.00
25	Hourly rate for Unskilled Labor	0	\$26.31	\$0.00
26	Hourly rate for Licensed Journeyman Electrician	0	\$99.75	\$0.00
27	Hourly rate for Electrician Helper	0	\$27.62	\$0.00
28	HVAC diffusers clean, sand, prep, and paint as specified herein	170	\$65.62	\$11,155.40
			Subtotal	\$228,548.41
29	Payment and performance bond			\$6,858.45
			Total	\$235,406.86

The dates for this project will be from June 15 to August 20, 2020

I trust that this meets your immediate needs. Please contact me if you require additional information.

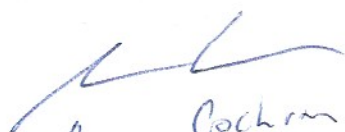
Sincerely,



Jose A. Ramos  
President  
Unisource Services, LLC

Accepted by: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

ASP



Aaron Cochran  
5/5/20

## **APPROVAL OF CONTRACTS**

**LEA:** Prince George's County

**PSC No.** 16.197.18 SR

**Project Name:** Andrew Jackson Academy

**Bid Opening:** 1/28/2019

**Project Type:** Systemic Renovation

**Scope of Work:** Window Replacement

**Basis for Award of Contract:** GMP

**Basis of Funding:** 63% of eligible GMP up to the maximum amount of allocation

**Local Funds:** \$409,756

**State Funds:** \$289,163

**Total Contract:** \$698,919

**State Contingency for Change Orders:** \$0

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
	Keller Construction Management	\$698,919
		<b><u>\$698,919</u></b>

**Notes:** (1) Replacement of all 42 windows, five (5) storefronts, and three (3) exterior doors, installed in 1978.

(2) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.

(3) Combined Total Contract \$19,409,241 with Andrew Jackson Academy 16.079.15/16EGRC/18/18EGRC HVAC (\$18,710,322).

(4) Ineligible contingency allowance (\$17,500).

**IAC Approval Date:**

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# ANDREW JACKSON ACADEMY WINDOW REPLACEMENT

Job Name: Andrew Jackson Academy Window Replacement  
 Owner: Prince Georges County Public Schools  
 Engineer: Kibart

Code	Account	Cost	Division Total	Subcontractor / Vendor	Notes
<b>Division 1 - GENERAL REQUIREMENTS</b>					
01000	Project Management	\$ 47,000			
01005	Superintendent	\$ 20,000			
01006	Labor	\$ 5,000			
	Administrative Costs				
	Printing	\$ 500.00			
	Misc Permits	\$ -			
	Drinking Water	\$ -			
01705	Mobilization	\$ -			
01500	Construction Trailers Set up / Take down	\$ -			
	Construction Trailer Rental 40'	\$ -			
	Construction Storage Trailers	\$ -			
01510	Dumpsters	1,500			
	Temporary Toilets	1,200			
01511	Temporary Electric - Connection Only	-			Consumption By Owner
01512	Temporary Heating - Work Areas	-			
01513	Temporary Water - Connection Only	-			Consumption By Owner
01515	Temporary Internet / Telephone	-			
	Safety Inspections	\$ 1,000			
					For Construction Area only, Fence Around Temp Classroom Trailers included in Temp Trailers Allowance
01525	Temp. Construction Fence	\$ 2,500			
01530	Temp Barriers, Protection, Supports	\$ 5,000			
01580	Project Identification & Signs	-			
01620	Material & Equipment	\$ 1,000			
	Site Maintenance	\$ 1,500			
01706	Fuel	\$ 2,720			
01710	Final Cleaning	\$ -			
<b>TOTAL - DIVISION 1</b>			<b>\$ 88,920.00</b>		
<b>Division 1 - ALLOWANCE SCHEDULE</b>					
Allowance 1	Replace Existing Glazed Tiles at WC1 to WC4 Windows	\$ 20,000		KCM	
		\$ -			
<b>TOTAL - ALLOWANCE</b>			<b>\$ 20,000</b>		
<b>Division 1 - PROFESSIONAL SERVICES</b>					
		\$ -			
<b>TOTAL - PROFESSIONAL SERVICES</b>			<b>\$ -</b>		
<b>Division 2 - EXISTING CONDITIONS</b>					
024160	Demolition	\$ -			
	Architectural / Structural Demolition	\$ -			
	Remove Existing Windows, Including All Accessories & Frame and Support System	\$ -		Glass Industries	Demolition Keynote D01
	Remove Existing Door and Frame	\$ -		Glass Industries	Demolition Keynote D02
	Remove Curtains and Blinds at Demolished Windows	\$ 5,000		KCM	See Demolition General Note 14
		\$ -			
<b>TOTAL - DIVISION 2</b>			<b>\$ 5,000</b>		
<b>Division 3 - CONCRETE</b>					
		\$ -			
<b>TOTAL - DIVISION 3</b>			<b>\$ -</b>		
<b>Division 4 - MASONRY</b>					
	Masonry	\$ -			
	Protect / Clean Existing Precast Sills	\$ 28,000		KCS Masonry	See Demolition General Note 12
	Patch and Repair Existing Sills if Damaged	\$ 45,000		KCS Masonry	See Demolition General Note 10
		\$ -			
<b>TOTAL - DIVISION 4</b>			<b>\$ 73,000</b>		
<b>Division 5 - METALS</b>					
		\$ -			
<b>TOTAL - DIVISION 5</b>			<b>\$ -</b>		
<b>Division 6 - WOOD &amp; PLASTICS</b>					
	Solid Surface Window Sills	\$ 26,900		Paragon	see A-3.1 and 6.C
		\$ -			
<b>TOTAL - DIVISION 6</b>			<b>\$ 26,900</b>		
<b>Division 7 - THERMAL &amp; MOISTURE PROTECTION</b>					
079000	Sealants and Caulking	\$ -		Glass Industries	
		\$ -			
<b>TOTAL - DIVISION 7</b>			<b>\$ -</b>		
<b>Division 8 - DOORS &amp; WINDOWS</b>					
4100, 085200, 088000, 087	Entrances, Storefronts, Windows, Glazing	\$ 428,000		Glass Industries	
	Furnish and Install Door Hardware	\$ -		Glass Industries	
	Include All Low Voltage Wiring for Automatic Door Operators	\$ -		Glass Industries	
	Include Field Measure of Existing Window Openings Prior to Submittal of Shop Drawings	\$ -		Glass Industries	
	Blocking and Shims at Window Heads, Jambes, and Sills	\$ -		Glass Industries	see A-3.1 details
	Interior / Exterior Window Sealants	\$ -		Glass Industries	
	Provide Sealant Under Aluminum Sill Extension	\$ -		Glass Industries	
	Include Aluminum Window Components per Keynotes	\$ -		Glass Industries	
	Trim, Sills, Screens, and Supports - Include Items 8.C to 8.Q	\$ -		Glass Industries	
	Insulated Glazing Units - Keynotes 8.U and 8.V	\$ -		Glass Industries	
	Emergency Egress Window Hardware - Keynote 8.Y	\$ -		Glass Industries	
	Extruded Mullion Cover - Keynote 8.X	\$ -		Glass Industries	
	Insulated Metal Panel - Keynote 8.Z	\$ -		Glass Industries	
		\$ -			
<b>TOTAL - DIVISION 8</b>			<b>\$ 428,000</b>		
<b>Division 9 - FINISHES</b>					
099000	Painting	\$ -			
	Paint at Window Surrounds after New Window Install	\$ 7,500		KCM	
		\$ -			
<b>TOTAL - DIVISION 9</b>			<b>\$ 7,500</b>		
<b>Division 10 - SPECIALTIES</b>					
		\$ -			
<b>TOTAL - DIVISION 10</b>			<b>\$ -</b>		
<b>Division 11 - EQUIPMENT</b>					
		\$ -			
<b>TOTAL - DIVISION 11</b>			<b>\$ -</b>		
<b>Division 12 - FURNISHINGS</b>					
124910	Horizontal Louver Blinds	\$ 10,500		MK Blinds	
		\$ -			
<b>TOTAL - DIVISION 12</b>			<b>\$ 10,500</b>		
<b>Division 13 - SPECIAL CONSTRUCTION</b>					
		\$ -			
<b>TOTAL - DIVISION 13</b>			<b>\$ -</b>		
<b>Division 14 - CONVEYING SYSTEMS</b>					
		\$ -			
<b>TOTAL - DIVISION 14</b>			<b>\$ -</b>		
<b>Division 21-23 - MECHANICAL</b>					
		\$ -			

IAC MEETING 8/20/2020

TOTAL - DIVISION 21-23		\$	-
Division 26-28 - ELECTRICAL		\$	-
TOTAL - DIVISION 26-28		\$	-
Division 31 - EARTHWORK		\$	-
TOTAL - DIVISION 31		\$	-
Division 32 - EXTERIOR IMPROVEMENTS		\$	-
TOTAL - DIVISION 32		\$	-
Division 33 - SITE UTILITIES		\$	-
TOTAL - DIVISION 33		\$	-

Division 1	GENERAL REQUIREMENTS		\$	88,920	
Division 1	ALLOWANCE SCHEDULE		\$	20,000	
Division 1	PROFESSIONAL SERVICES		\$	-	
Division 2	EXISTING CONDITIONS		\$	5,000	
Division 3	CONCRETE		\$	-	
Division 4	MASONRY		\$	73,000	
Division 5	METALS		\$	-	
Division 6	WOODS & PLASTICS		\$	26,900	
Division 7	THERMAL & MOISTURE PROTECTION		\$	-	
Division 8	DOORS & WINDOWS		\$	428,000	
Division 9	FINISHES		\$	7,500	
Division 10	SPECIALTIES		\$	-	
Division 11	EQUIPMENT		\$	-	
Division 12	FURNISHINGS		\$	10,500	
Division 13	SPECIAL CONSTRUCTION		\$	-	
Division 14	CONVEYING SYSTEMS		\$	-	
Division 20 M	MECHANICAL		\$	-	
Division 20 E	ELECTRICAL		\$	-	
Division 31	EARTHWORK		\$	-	
Division 32	EXTERIOR IMPROVEMENTS		\$	-	
Division 33	SITE UTILITIES		\$	-	
SUB-TOTAL GENERAL CONDITIONS			\$	88,920	
SUB-TOTAL "COST OF THE WORK" Dv 1-33			\$	570,900	COST of the WORK
	BUILDER'S FEE	3.90%	\$	22,265	as % of COST of the WORK
	DESIGN ELABORATION CONTINGENCY (A133 2.2.2)	0.50%	\$	2,855	as % of COST of the WORK
	CONSTRUCTION CONTINGENCY (A133 2.2.4)	1.50%	\$	8,564	as % of COST of the WORK
SUB-TOTAL			\$	693,503	
BOND FEE			\$	4,941	
SUB-TOTAL			\$	698,444	
BUILDER'S RISK - NON-COMBUSTIBLE			\$	475	
PROJECT TOTAL			\$	698,919	

## APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No. 16.197.15/16EGRC/18/18EGR  
C SR

Project Name: Andrew Jackson Academy

Bid Opening: 1/28/2019

Project Type: Systemic Renovation

Scope of Work: HVAC Replacement - Phase II

Basis for Award of Contract: GMP

Basis of Funding: 63% of eligible GMP up to the maximum amount of allocation

Local Funds: \$9,018,820

State Funds: \$9,691,502

Total Contract: \$18,710,322

State Contingency for Change Orders: \$0

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>
2	Keller Construction Management	<u>\$18,710,322</u>
		<u><b>\$18,710,322</b></u>

**Notes:** (1) Phase II- Replacement of the 1971 HVAC equipment including one (1) chiller, 14 air handling units, heating and cooling piping, and the controls system, replacement of one (1) 1996 cooling tower, and replacement of two (2) 2000 steam boilers with hot water boilers.  
(2) Prevailing wage rates apply to this contract.  
(3) All change orders are Local responsibility; change orders are not required to be submitted to the State for review.  
(4) Combined Total Contract \$19,409,241 with Andrew Jackson Academy 16.079.18 Windows (\$698,919).  
(5) Ineligible Contingency (\$390,450).

IAC Approval Date:

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# ANDREW JACKSON ACADEMY SYSTEMIC HVAC UPGRADES

Job Name: Andrew Jackson Academy Systemic HVAC Upgrades  
 Owner: Prince Georges County Public Schools  
 Engineer: Kibart

Code	Account	Cost	Division Total	Subcontractor / Vendor	Notes
<b>Division 1 - GENERAL REQUIREMENTS</b>					
01000	Project Management	\$ 286,500			
01005	Superintendent	\$ 221,000			
01006	Labor	\$ 63,200			
	Administrative Costs				
	Printing	\$ 2,100.00			
	Misc Permits	\$ 1,000.00			
	Drinking Water	\$ 250.00			
01705	Mobilization	\$ 1,000.00			
01500	Construction Trailers Set up / Take down	\$ 1,000			
	Construction Trailer Rental 40'	\$ 8,050			
	Construction Storage Trailers	\$ 5,750			
01510	Dumpsters	\$ 27,100			
	Temporary Toilets	\$ 9,150			
01511	Temporary Electric - Connection Only	\$ 1,500			Consumption By Owner
01512	Temporary Heating - Work Areas	\$ 8,000			
01513	Temporary Water - Connection Only	\$ 500			Consumption By Owner
01515	Temporary Internet / Telephone	\$ 3,450			
	Safety Inspections	\$ 4,750			
					For Construction Area only, Fence Around Temp Classroom Trailers included in Temp Trailers Allowance
01525	Temp. Construction Fence	\$ 5,313			
01530	Temp Barriers, Protection, Supports	\$ 17,000			
01580	Project Identification & Signs	\$ 1,000			
01620	Material & Equipment	\$ 14,000			
	Site Maintenance	\$ 12,000			
01706	Fuel	\$ 17,080			
01710	Final Cleaning	\$ 75,581			
<b>TOTAL - DIVISION 1</b>			<b>\$ 786,274.00</b>		
<b>Division 1 - ALLOWANCE SCHEDULE</b>					
Allowance 2	Temporary Trailer Complex	\$ 900,000		KCM	
	Stakeout for Trailer Complex	\$ -		KCM	
	Permits	\$ -		KCM	
	Provide 16 Portable Classroom Trailers	\$ -		KCM	
	24-Month Rental Period	\$ -		KCM	
	Treated Lumber Ramps and Stairs	\$ -		KCM	
	Walking Paths	\$ -		KCM	
	Sanitary Service to Each Set of Trailers	\$ -		KCM	
	2" Cold Water to Each Modular System	\$ -		KCM	
	Security Fencing Along Bus Loop and Around Temporary Elec. Gear	\$ -		KCM	
	Associated Site Restoration	\$ -		KCM	
	Plumbing Hook-Ups	\$ -		KCM	
	Electrical Requirements	\$ -		KCM	
	500 AMP Breaker in Existing Switchboard	\$ -		KCM	
	3P800A Non Fused Disconnect	\$ -		KCM	
	300 KVA Dry Type Transformer	\$ -		KCM	
	Distribution Panel w/ Circuit Breakers	\$ -		KCM	
	Wiring Between All Components / Wiring to Trailer	\$ -		KCM	
	Fire Alarm Wiring - Land in NAC Panel at Each Trailer	\$ -		KCM	
	Provide Smoke Detectors, Pulls Stations, and Speakers/Strobes in Each Trailer	\$ -		KCM	
	Provide 4.5" Empty Conduits from Building to Trailer with handholes at each Group of Trailers for Telecom	\$ -		KCM	
<b>TOTAL - ALLOWANCE</b>			<b>\$ 900,000</b>		
<b>Division 1 - PROFESSIONAL SERVICES</b>					
01050	Field Engineering	\$ -		DE	
	Stake Out Chiller Foundation	\$ -		DE	
	Project Scheduling	\$ -		KCM	
	Project Set-Up	\$ 7,500		KCM	
	Monthly Updates	\$ 20,700		KCM	
<b>TOTAL - PROFESSIONAL SERVICES</b>			<b>\$ 28,200</b>		
<b>Division 2 - EXISTING CONDITIONS</b>					
024160	Demolition	\$ -			
	Architectural / Structural Demolition	\$ -			
	Remove Existing Ceiling Systems in Storage Room A79	\$ -		DE	See Demolition General Note 16
	Cut Openings in Hollow Core Slab	\$ -		DE	See Renovation Note 16
	Cut Concrete Slab and Joist Pocket for Joist Bearing on Existing Wall	\$ -		DE	See 1/S3 Detail
	Units 7, 8, and 9	\$ -		DE	see D7/8/9/S3
	Misc. Additional Locations	\$ -		DE	see C107/S3
	Demo Roofing as Required to Install New Mechanical Units with Supporting Curbs	\$ -		DE	See A-1.3 General Note 5
026000	Miscellaneous Concrete	\$ -		DE	
	Equipment Pads	\$ -		DE	
028213	Hazardous Materials / Asbestos Abatement	\$ 288,000		ASI	see M-5.2 and E-5.1
	All window caulking is assumed to contain PCB's with a leaching of 1' around the perimeter of the window	\$ -		ASI	
	All mechanical room floors to contain asbestos under all air handling units	\$ -		ASI	
	Both boilers to contain asbestos in the breaching and boiler sections	\$ -		ASI	
	Boiler flue insulation to the chimney to contain asbestos	\$ -		ASI	
	All mastic on ductwork, duct insulation to contain asbestos	\$ -		ASI	
	Boiler Room Ceiling	\$ -		ASI	
<b>TOTAL - DIVISION 2</b>			<b>\$ 288,000</b>		
<b>Division 3 - CONCRETE</b>					
	Cast-In-Place Concrete	\$ -		DE	
	Lightweight Concrete Infills at Closed Floor Openings	\$ -		DE	see 4 and 5/A-1.1
	Cooling Tower Foundation	\$ -		DE	see S-4
	Infill Concrete Box to Seal Off Existing Ducted Floor Opening	\$ -		DE	see M-1.1 Keynote 3
<b>TOTAL - DIVISION 3</b>			<b>\$ -</b>		
<b>Division 4 - MASONRY</b>					
	Masonry	\$ -			
	Close Opening Where Ducts Will Be Removed In Fire Rated Walls w/ CMU	\$ -		DE	
	Exterior Masonry Infills - Brick and CMU	\$ -		DE	see A-1.1 Renovation Note 7
	Patch and Repair Wall Opening at Existing PTAC	\$ -		DE	see M-1.1 Keynote 20
	Patch Existing Bathroom Exhaust Vents	\$ -		DE	see M-1.2 Keynote 9
	Louver Openings	\$ -		DE	
	Misc. Additional	\$ -		DE	
	Fill Cores with Grout at New Joist Bearing Locations	\$ -		DE	
<b>TOTAL - DIVISION 4</b>			<b>\$ -</b>		
<b>Division 5 - METALS</b>					
	Structural Steel	\$ -		DE	
	Metal Decking and Angle Supports at Floor Opening Infills	\$ -		DE	include floor openings to penthouse
	Metal Decking and Angle Supports at Roof Opening Infills	\$ -		DE	
	Structural Modifications at New Mechanical Units	\$ -		DE	
054000	Cold Formed Metal Framing	\$ -		DE	
055000	Metal Fabrications	\$ -		DE	
<b>TOTAL - DIVISION 5</b>			<b>\$ -</b>		
<b>Division 6 - WOOD &amp; PLASTICS</b>					
061000	Rough Carpentry	\$ -		DE	
	Roof Blocking	\$ -		DE	
	Blocking and Cants at Mechanical Unit Supports and Curbs	\$ -		DE	see A-1.3 details
<b>TOTAL - DIVISION 6</b>			<b>\$ -</b>		



# ANDREW JACKSON ACADEMY SYSTEMIC HVAC UPGRADES

Job Name: Andrew Jackson Academy Systemic HVAC Upgrades  
 Owner: Prince Georges County Public Schools  
 Engineer: Kibart

Code	Account	Cost	Division Total	Subcontractor / Vendor	Notes
<b>Division 7 - THERMAL &amp; MOISTURE PROTECTION</b>					
075151	Roofing	\$ -		DE	
	Remove Roofing as Required for New Mechanical Support Curbs	\$ -		DE	
	Provide Roof Crickets Where Required to after Install of Mech Units to Obtain Positive Drainage Slope	\$ -		DE	see A-1.3 general note 4
	Roof Patching at Flexicore Infill Locations	\$ -		DE	see 4/A-1.3
078400	Roof Patching as Required For New and Removed MEP Work	\$ -		DE	see 2/A-1.3 and general notes on same page
079000	Penetration Firestopping	\$ -		DE	
	Sealants and Caulking	\$ -		DE	
<b>TOTAL - DIVISION 7</b>			\$ -		
<b>Division 8 - DOORS &amp; WINDOWS</b>					
		\$ -			
<b>TOTAL - DIVISION 8</b>			\$ -		
<b>Division 9 - FINISHES</b>					
092160, 092500	Gypsum Drywall	\$ -		DE	
	Adjust / Patch / Repair Wall Partitions that Conflict with New Work	\$ -		DE	See Demolition General Note 7
	Pipe Enclosures	\$ -		DE	see Alternate
	1" Wide Metal Strap	\$ -		DE	
	Aluminum Angle Anchored to Floor	\$ -		DE	
	1" x 8" Wood Framing	\$ -		DE	
	Drywall w/ Edge Trim	\$ -		DE	
	Caulking	\$ -		DE	
	Acoustical Ceilings	\$ -		DE	
	Remove / Reinstall Ceiling Tile in Order to Complete Ceiling Work	\$ -		DE	See Demolition General Note 15
	New Ceiling at A79 Storage Room	\$ -		DE	See A-1.1 Renovation Note 15
	Finished Floor Patching at Floor Opening Infills	\$ -		DE	see 4 and 5/A-1.1
099000	Painting	\$ -		DE	
	Paint Pipe Enclosures	\$ -		DE	
	Paint Exterior Masonry Infills	\$ -		DE	see A-1.1 Renovation Note 7
	Misc. Cutting and Patching	\$ -		DE	see A-1.1 Renovation Notes
	Wall Register Infills	\$ -		DE	
	Ceiling Diffuser / Register Infills and Patching	\$ -		DE	
<b>TOTAL - DIVISION 9</b>			\$ -		
<b>Division 10 - SPECIALTIES</b>					
102000	Louvers	\$ -		DE	
	Include Blank-Off of Portions of Existing Louvers	\$ -		DE	
<b>TOTAL - DIVISION 10</b>			\$ -		
<b>Division 11 - EQUIPMENT</b>					
		\$ -			
<b>TOTAL - DIVISION 11</b>			\$ -		
<b>Division 12 - FURNISHINGS</b>					
		\$ -			
<b>TOTAL - DIVISION 12</b>			\$ -		
<b>Division 13 - SPECIAL CONSTRUCTION</b>					
		\$ -			
<b>TOTAL - DIVISION 13</b>			\$ -		
<b>Division 14 - CONVEYING SYSTEMS</b>					
		\$ -			
<b>TOTAL - DIVISION 14</b>			\$ -		
<b>Division 21-23 - MECHANICAL</b>					
	Mechanical	\$ 14,900,000		DE	
	Mechanical Demolition	\$ -		DE	
	Include Removal of Cooling Tower and Associated Structure	\$ -		DE	see M-3.1
Section 22	Plumbing	\$ -		DE	
	Reconnect Fan Coil Units to Existing Condensate Drainage System	\$ -		DE	see M-2.9
	Re-Route Plumbing Piping as Required for Mechanical Work	\$ -		DE	
	Relocate Domestic Water Pipe to Accommodate Ductwork Installation	\$ -		DE	
Section 23	HVAC	\$ -		DE	
	Provide Duct Sound Lagging at Stage Area	\$ -		DE	see M-2.4
	Temporary Connections to Existing Piping as Required	\$ -		DE	
	Flush Existing Hydronic Piping System Prior to New Connections	\$ -		DE	
	Provide Fire Caulking Around New Ductwork at Fire Rated Walls	\$ -		DE	see A Drawing Renovation Note 13
	Include Pre-Fabricated Formed Aluminum Pipe Assembly with Removable Top at Mechanical Curbs	\$ -		DE	see 5/A-1.3 and Mechanical Drawings
	Install New Security Grill on AC Unit Where Existing Grill Occurs	\$ -		DE	see A-3.1 Keynote 15.B
	Remove / Reinstall Kitchen Hoods to Accommodate New Work	\$ -		DE	
	Sheet Metal Pipe Enclosures	\$ -		DE	Base Bid - see alternate for drywall enclosures
Section 21	Sprinkler	\$ -		DE	
	Relocate 4" Sprinkler Main to Accommodate Ductwork Installation	\$ -		DE	
<b>TOTAL - DIVISION 21-23</b>			\$ 14,900,000		
<b>Division 26-28 - ELECTRICAL</b>					
Section 26	Electrical	\$ -		DE	
	Remove / Reinstall Lighting per Electrical Demolition Plans	\$ -		DE	
	Re-Route Electrical Conduits as Required for Mechanical Work	\$ -		DE	
Section 28	Safety and Security	\$ -		DE	
	Support Existing Cabling, Wiring, Voice Cabling, Etc. as Required for Mechanical Work	\$ -		DE	
<b>TOTAL - DIVISION 26-28</b>			\$ -		
<b>Division 31 - EARTHWORK</b>					
	Site Restoration after Cooling Tower Install	\$ -		DE	
<b>TOTAL - DIVISION 31</b>			\$ -		
<b>Division 32 - EXTERIOR IMPROVEMENTS</b>					
		\$ -			
<b>TOTAL - DIVISION 32</b>			\$ -		
<b>Division 33 - SITE UTILITIES</b>					
		\$ -			
<b>TOTAL - DIVISION 33</b>			\$ -		

# ANDREW JACKSON ACADEMY SYSTEMIC HVAC UPGRADES

Job Name: Andrew Jackson Academy Systemic HVAC Upgrades  
 Owner: Prince Georges County Public Schools  
 Engineer: Kibart

Code	Account	Cost	Division Total	Subcontractor / Vendor	Notes
Division 1	GENERAL REQUIREMENTS		\$ 786,274		
Division 1	ALLOWANCE SCHEDULE		\$ 900,000		
Division 1	PROFESSIONAL SERVICES		\$ 28,200		
Division 2	EXISTING CONDITIONS		\$ 288,000		
Division 3	CONCRETE		\$ -		
Division 4	MASONRY		\$ -		
Division 5	METALS		\$ -		
Division 6	WOODS & PLASTICS		\$ -		
Division 7	THERMAL & MOISTURE PROTECTION		\$ -		
Division 8	DOORS & WINDOWS		\$ -		
Division 9	FINISHES		\$ -		
Division 10	SPECIALTIES		\$ -		
Division 11	EQUIPMENT		\$ -		
Division 12	FURNISHINGS		\$ -		
Division 13	SPECIAL CONSTRUCTION		\$ -		
Division 14	CONVEYING SYSTEMS		\$ -		
Division 20 M	MECHANICAL		\$ 14,900,000		
Division 20 E	ELECTRICAL		\$ -		
Division 31	EARTHWORK		\$ -		
Division 32	EXTERIOR IMPROVEMENTS		\$ -		
Division 33	SITE UTILITIES		\$ -		
<b>SUB-TOTAL GENERAL CONDITIONS</b>			\$ 786,274		
<b>SUB-TOTAL "COST OF THE WORK" Dv 1-33</b>			\$ 16,116,200	<b>COST of the WORK</b>	
	BUILDER'S FEE	3.90%	\$ 644,132		as % of COST of the WORK
	DESIGN ELABORATION CONTINGENCY (A133 2.2.2)	0.50%	\$ 82,581		as % of COST of the WORK
	CONSTRUCTION CONTINGENCY (A133 2.2.4)	1.50%	\$ 247,743		as % of COST of the WORK
<b>SUB-TOTAL</b>			\$ 17,876,930		
<b>BOND FEE</b>			\$ 87,025		
<b>SUB-TOTAL</b>			\$ 17,963,955		
<b>BUILDER'S RISK - NON-COMBUSTIBLE</b>			\$ 25,100		
<b>PROJECT SUB TOTAL</b>			\$ 17,989,055		
ALTERNATE 1 - CEILING REPLACEMENT			\$ 852,310.00		
DEDUCT ALTERNATE 3 - DELETE FURNISHING COOLING TOWER			\$ (131,043.00)		
<b>PROJECT TOTAL</b>			\$ 18,710,322.00		

## APPROVAL OF CONTRACTS

LEA: Washington County

PSC No. 21.005.20 HSFF

Project Name: Clear Spring High

Bid Opening: 5/28/20

Project Type: HSFF

Scope of Work: Water Fixture Replacement

Basis for Award of Contract: base bid

Basis of Funding: HSFF

Local Funds: \$1,956

State Funds: \$1,400

Total Contract: \$3,356

State Contingency for Change Orders: \$0

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>
	Borlie Mechanical contracting LLC	<u>\$3,356</u>
		<u><b>\$3,356</b></u>

**Notes:** (1) Replace 1 drinking water outlet that tested between 5ppb and 20 ppb for lead.  
(2) Eligible for funding available within FY 2020 HSFF allocation for LEA at time of reimbursement request.  
(3) Combined Total Contract \$29,500 with: Boonsboro Middle - Water Fixture 2,800 (21.010.20HSFF), Cascade Elementary - Water Fixture \$5,600 (21.023.20 HSFF), Claud Kitchen Outdoor - Water Fixture \$1,400 (21.048.20HSFF), Hancock Middle/High - Water Fixture \$1,400 (21.025.20 HSFF), and Williamsport High - Water Fixture \$1,400 (21.031.20HSFF).

IAC Approval Date: \_\_\_\_\_

## Bid 2020-24 Water Fixture Replacement at Various WCPS Facilities

Venders	Base Bid
Colossal Contractors, Inc.	\$ 48,600.00
Borlie Mechanical Contracting, Inc.	\$ 29,500.00

## APPROVAL OF CONTRACTS

LEA: Washington County

PSC No. 21.010.20 HSFF

Project Name: Boonsboro Middle

Bid Opening: 5/28/2020

Project Type: HSFF

Scope of Work: Water Fixture Replacement

Basis for Award of Contract: base bid

Basis of Funding: HSFF

Local Funds: \$3,250

State Funds: \$2,800

Total Contract: \$6,050

State Contingency for Change Orders: \$0

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>
	Borlie Mechanical Contractors LLC	<u>\$6,050</u>
		<u><b>\$6,050</b></u>

**Notes:** (1) Replace 2 water outlets that tested between 5 ppb and 20 ppb for lead.  
(2) Eligible for funding available within FY 2020 HSFF allocation for LEA at time of reimbursement request.  
(3) Combined Total Contract \$29,500 with: Cascade Elementary - Water Fixture Replacement \$5,600 (21.023.20 HSFF), Claud Kitchen Outdoor - Water Fixture Replacement \$1,400 (21.048.20HSFF), Clear Spring High - Water Fixture Replacement \$1,400 (21.005.20HSFF), Hancock Middle/High - Water Fixture Replacement \$1,400 (21.025.20 HSFF), and Williamsport High - Water Fixture Replacement \$1,400 (21.031.20HSFF).

IAC Approval Date:

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## APPROVAL OF CONTRACTS

LEA: Washington County

PSC No. 21.023.20 HSFF

Project Name: Cascade Elementary

Bid Opening: 5/28/20

Project Type: HSFF

Scope of Work: Water Fixture Replacement

Basis for Award of Contract: base bid

Basis of Funding: HSFF

Local Funds: \$3,477

State Funds: \$5,600

Total Contract: \$9,077

State Contingency for Change Orders: \$0

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>
	Borlie Mechanical Contractors LLC	<u>\$9,077</u>
		<u><b>\$9,077</b></u>

**Notes:** (1) Replace 3 water outlets that tested between 5 ppb and 20 ppb for lead.  
(2) Eligible for funding available within FY 2020 HSFF allocation for LEA at time of reimbursement request.  
(3) Combined Total Contract \$29,500 with: Boonsboro Middle - Water Fixture Replacement \$2,800 (21.010.20 HSFF), Claud Kitchen Outdoor - Water Fixture Replacement \$1,400 (21.048.20HSFF), Clear Spring High - Water Fixture Replacement \$1,400 (21.005.20HSFF), Hancock Middle/High - Water Fixture Replacement \$1,400 (21.025.20 HSFF), and Williamsport High - Water Fixture Replacement \$1,400 (21.031.20HSFF).

**IAC Approval Date:**

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## APPROVAL OF CONTRACTS

LEA: Washington County

PSC No. 21.025.20 HSFF

Project Name: Hancock Middle/High

Bid Opening: 5/28/20

Project Type: HSFF

Scope of Work: Water Fixture Replacement

Basis for Award of Contract: base bid

Basis of Funding: HSFF

Local Funds: \$1,580

State Funds: \$1,400

Total Contract: \$2,980

State Contingency for Change Orders: \$0

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>
	Borlie Mechanical Contracting LLC	<u>\$2,980</u>
		<u><b>\$2,980</b></u>

**Notes:** (1) Replace 1 water outlet that tested between 5 ppb and 20 ppb for lead.  
(2) Eligible for funding available within FY 2020 HSFF allocation for LEA at time of reimbursement request.  
(3) Combined Total Contract \$29,500 with: Boonsboro Middle - Water Fixture Replacement 2,800 (21.010.20HSFF), Cascade Elementary - Water Fixture Replacement \$5,600 (21.023.20 HSFF), Claud Kitchen Outdoor - Water Fixture Replacement \$1,400 (21.048.20HSFF), Clear Spring High - Water Fixture Replacement \$1,400 (21.005.20HSFF), and Williamsport High - Water Fixture Replacement \$1,400 (21.031.20HSFF).

IAC Approval Date: \_\_\_\_\_

## **APPROVAL OF CONTRACTS**

**LEA:** Washington County

**PSC No.** 21.026.19 SSGP

**Project Name:** Smithsburg High

**Bid Opening:** 5/12/2020

**Project Type:** SSGP

**Scope of Work:** Security Improvements

**Basis for Award of Contract:** base bid plus alt. 1

**Basis of Funding:** SSGP

**Local Funds:** \$183,991

**State Funds:** \$204,000

**Total Contract:** \$387,991

**State Contingency for Change Orders:** \$0

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
	GRC General Contractor, Inc.	<u>\$387,991</u>
		<u><b>\$387,991</b></u>

**Notes:** (1) Provide needed security upgrades including a security fence.

(2) Eligible for funding available within FY 2019 SSGP allocation for LEA at time of reimbursement request.

**IAC Approval Date:**

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Below are the list of vendors who submitted pricing for Bid 2020-22

Venders	Base Bid - Prevailing Wage	Base Bid - Non- Prevailing Wage	Add Alternate No. 1 - Prevailing Wage	Add Alternate No. 1 - Non-Prevailing Wage
Milton Stamper Builders	\$ 638,000.00	\$ 516,000.00	\$ 13,000.00	\$ 10,200.00
Callas Contractors, LLC	\$ 630,000.00	\$ 488,000.00	\$ 35,000.00	\$ 35,000.00
The Eagle Construction Company	\$ 623,107.00	\$ 489,685.00	\$ 13,487.00	\$ 10,234.00
GRC General Contractor, Inc.	\$ 440,615.00	\$ 361,438.00	\$ 27,206.00	\$ 26,553.00
Warner Construction	\$ 510,000.00	\$ 444,000.00	\$ 11,000.00	\$ 9,000.00
Building Systems	\$ 663,500.00	\$ 529,500.00	\$ 24,000.00	\$ 23,500.00

## APPROVAL OF CONTRACTS

LEA: Washington County

PSC No. 21.031.20

Project Name: Williamsport High

Bid Opening: 5/28/20

Project Type: HSFF

Scope of Work: Water Fixture Replacement

Basis for Award of Contract: base bid

Basis of Funding: HSFF

Local Funds: \$1,792

State Funds: \$2,800

Total Contract: \$4,592

State Contingency for Change Orders: \$0

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>
	Borlie Mechanical contracting LLC	<u>\$4,592</u>
		<u><b>\$4,592</b></u>

**Notes:** (1) Replace 1 water outlet that tested between 5 ppb and 20 ppb for lead.  
(2) Eligible for funding available within FY 2020 HSFF allocation for LEA at time of reimbursement request.  
(3) Combined Total Contract \$29,500 with: Boonsboro Middle - Water Fixture Replacement \$2,800 (21.010.20 HSFF), Claud Kitchen Outdoor - Water Fixture Replacement \$1,400 (21.048.20HSFF), Clear Spring High - Water Fixture Replacement \$1,400 (21.005.20HSFF), Hancock Middle/High - Water Fixture Replacement \$1,400 (21.025.20 HSFF), and Williamsport High - Water Fixture Replacement \$1,400 (21.031.20HSFF).

IAC Approval Date:

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## Bid 2020-24 Water Fixture Replacement at Various WCPS Facilities

Venders	Base Bid
Colossal Contractors, Inc.	\$ 48,600.00
Borlie Mechanical Contracting, Inc.	\$ 29,500.00

## APPROVAL OF CONTRACTS

LEA: Washington County

PSC No. 21.048.20 HSFF

Project Name: Claud Kitchen Outdoor at Fairview

Bid Opening: 5/28/20

Project Type: HSFF

Scope of Work: Water Fixture Replacement

Basis for Award of Contract: base bid

Basis of Funding: HSFF

Local Funds: \$2,045

State Funds: \$1,400

Total Contract: \$3,445

State Contingency for Change Orders: \$0

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>
	Borlie Mechanical Contractors LLC	<u>\$3,445</u>
		<u><b>\$3,445</b></u>

**Notes:** (1) Replace 1 water outlet that tested between 5 ppb and 20 ppb for lead.  
(2) Eligible for funding available within FY 2020 HSFF allocation for LEA at time of reimbursement request.  
(3) Combined Total Contract \$29,500 with: Boonsboro Middle - Water Fixture Replacement \$2,800 (21.010.20 HSFF), Cascade Elementary - Water Fixture Replacement \$5,600 (21.023.20 HSFF), Clear Spring High - Water Fixture Replacement \$1,400 (21.005.20HSFF), Hancock Middle/High - Water Fixture Replacement \$1,400 (21.025.20 HSFF), and Williamsport High - Water Fixture Replacement \$1,400 (21.031.20HSFF).

IAC Approval Date:

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## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.148.21 C

Project Name: #241 Fallstaff PK-8

Bid Opening: 5/28/2020

Project Type: Construction

Scope of Work: Media Center Renovation

Basis for Award of Contract: base bid

Basis of Funding: 96% of eligible base bid

Local Funds: \$25,794

State Funds: \$619,048

Total Contract: \$644,842

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>30.148.2021</u>	<u>\$52,952</u>
Increase Contingency Amount:	<u>40.000.2021</u>	<u>\$52,952</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Tito Contractors, Inc.	<u>\$644,842</u>
		<u><b>\$644,842</b></u>

Notes: (1) Renovation of the 2,500 sf media center and 1,200 sf support spaces.

(2) Prevailing wages apply to this contract.

IAC Approval Date:

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**BALTIMORE CITY PUBLIC SCHOOLS**

**IFB-20069**

**MEDIA SYSTEM RENOVATION AT FALLSTAFF PRE K-8 SCHOOL #241**

**BID DUE DATE: THURSDAY, MAY 28, 2020, 12:00 P.M. LOCAL TIME**

	<b>Responding Vendor</b>	<b>Grand Total</b>
1	Brawner Builders	\$829,000.00
2	Jeffrey Brown Contracting	\$779,680.00
3	Plano-Coudon Construction	\$806,297.00
4	Tito Contractors	\$644,842.00
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Bids Opened By: Stuart Feldman

Date 5/28/2020

Bids Recorded By: Leonard Emerson

Date 5/28/2020

## APPROVAL OF CONTRACTS

LEA: Baltimore City

PSC No. 30.174.21 SR

Project Name: #402 Northern Building

Bid Opening: 06/04/20

Project Type: Systemic Renovation

Scope of Work: Elevator

Basis for Award of Contract: base bid

Basis of Funding: 96% of eligible base bid up to the amount of maximum allocation

Local Funds: \$14,576

State Funds: \$349,820

Total Contract: \$364,396

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>30.174.2021</u>	<u>\$96,180</u>
Increase Contingency Amount:	<u>40.000.2021</u>	<u>\$96,180</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Chilmar Corporation	<u>\$364,396</u>
		<u><b>\$364,396</b></u>

Notes: (1) Upgrade of the 1965 elevator and elevator machine room.  
(2) Prevailing wage rates apply.

IAC Approval Date:

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**BALTIMORE CITY PUBLIC SCHOOLS**

**IFB-20067**

**ELEVATOR RENOVATION AT NORTHERN BUILDING SCHOOL #401 School # is 402**

**BID DUE DATE: THURSDAY, JUNE 4, 2020, 12:00 P.M. LOCAL TIME**

	<b>Responding Vendor</b>	<b>Grand Total</b>
1	Chilmar Corp.	\$364,396.00
2	Nicholas Contracting	\$438,060.00
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Bids Opened By: Stuart Feldman

Date 6/4/2020

Bids Recorded By: Patricia Graff

Date 6/4/2020



## **APPROVAL OF CONTRACTS**

**LEA:** Baltimore City

**PSC No.** 30.274.21 SR

**Project Name:** #078 Harlem Park Elementary/Middle

**Bid Opening:** 6/4/2020

**Project Type:** Systemic Renovation

**Scope of Work:** Elevator Replacement

**Basis for Award of Contract:** base bid

**Basis of Funding:** 96% of eligible base bid up the amount of maximum allocation

**Local Funds:** \$186,850

**State Funds:** \$446,000

**Total Contract:** \$632,850

**State Contingency for Change Orders:** \$0

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
	Nichols Contracting, Inc.	<u>\$632,850</u>
		<u><b>\$632,850</b></u>

**Notes:** (1) Upgrade of the 1963 elevator and elevator machine room.  
(2) Prevailing wage rates apply to this contract.  
(3) IAC approval contingent upon BOE approval July 2020.

**IAC Approval Date:**

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**BALTIMORE CITY PUBLIC SCHOOLS**  
**IFB-20070**  
**ELEVATOR RENOVATION AT HARLEM PARK BUILDING #78**  
**BID DUE DATE: THURSDAY, JUNE 4, 2020, 12:00 P.M. LOCAL TIME**

	<b>Responding Vendor</b>	<b>Grand Total</b>
1	Chilmar Corporation	\$729,396.00
2	Nichols Corporation	\$632,850.00
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Bids Opened By: Stuart Feldman

Date 4/9/2020

Bids Recorded By: Patricia Graff

Date 6/4/2020

## **APPROVAL OF CONTRACTS**

**LEA:** Baltimore City

**PSC No.** 30.274.19BCHVAC

**Project Name:** #078 Harlem Park Elementary/Middle

**Bid Opening:** 6/18/2020

**Project Type:** Systemic Renovation

**Scope of Work:** Boiler Replacement

**Basis for Award of Contract:** base bid

**Basis of Funding:** 100% of eligible base bid up to the maximum amount of allocation

**Local Funds:** \$497,000

**State Funds:** \$1,000,000

**Total Contract:** \$1,497,000

**State Contingency for Change Orders:** \$0

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

<b><u>Contract #</u></b>	<b><u>Contractor</u></b>	<b><u>Total Contract</u></b>
2	J. F. Fischer, Inc.	<u>\$1,497,000</u>
		<u><b>\$1,497,000</b></u>

**Notes:** (1) Replacement of boiler.

(2) Prevailing wage rates apply to this contract.

**IAC Approval Date:**

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**BALTIMORE CITY PUBLIC SCHOOLS**  
**IFB-20066**  
**BOILER REPLACEMENT AT HARLEM PARK BUILDING #078**  
**BID DUE DATE: THURSDAY, JUNE 18, 2020, 12:00 P.M. LOCAL TIME**

	<b>Responding Vendor</b>	<b>Grand Total</b>
1	J. F. Fischer	\$1,497,000.00
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Bids Opened By: Stuart Feldman

Date 6/18/2020

Bids Recorded By: Patricia Graff

Date 6/18/2020

**Item I.C. Approval of Revisions to Previously Approved Contracts**

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**Motion:**

To approve the revisions to previously approved contract awards to accurately reflect the adjusted State participation.

**Background information:**

Projects approved for additional funding in the current FY 2021 CIP that have previously had contract awards approved by the IAC need to be revised to reflect the additional State funding for the project. Additional revisions and/or adjustments to the school name, PSC Number, notes, etc. may also be required and are reflected in the detail information per project.

The following contract awards approved by the IAC at the June 25, 2020 meeting referenced the incorrect contingency account and require revision:

<b><u>County</u></b>	<b><u>Project</u></b>	<b><u>Old Contingency Account Number</u></b>	<b><u>Revised Contingency Account Number</u></b>
Dorchester	Vienna Elementary – Roof Replacement	40.000.2020	40.000.2021
Dorchester	Cambridge-South Dorchester High – Roof Replacement	40.000.2020	40.000.2021
Dorchester	Sandy Hill Elementary – Roof Replacement	40.000.2020	40.000.2021
Frederick	Carroll Manor Elementary – Sewage Pump Replacement	40.000.2020	40.000.2019
Harford	Hickory Elementary – Roof Replacement	40.000.2020	40.000.2021
Howard	Glenwood Middle – Building Envelope	40.000.2020	40.000.2019
Prince George	C. Elizabeth Rieg Special Education – Limited Renovation	40.000.2020	40.000.2017
Prince George	Riverdale Elementary – Windows/Doors	40.000.2020	40.000.2016

June 25, 2020– Approval of Contracts

Dorchester County – Mace’s Lane Elementary

PSC 09.015.20 SR

Project Type: Security Vestibule

Change Decrease Project Amount from \$23,195 to \$25,410

Change Increase Contingency Amount from \$23,195 to \$25,410

June 25, 2020– Approval of Contracts

Queen Anne’s County – Kent Island High

PSC 17.023.18/19 SR

Project Type: Chiller

Change Local Funds from \$784,000 to \$678,840

Change State Funds from \$699,000 to \$671,160

Change Total Contract from \$1,483,000 to \$1,350,000

Change Increase Contingency Account from 40.000.2020 to 40.000.2019

April 9, 2020 – Approval of Contracts

Caroline County – Greensboro Elementary

PSC 05.001.18/19/20 LPC

Project Type: Replacement

Change PSC # from 05.001.18/19/20 LPC to

05.001.18/19/20/21/21EGRC LPC

Change Local Funding from \$32,076,145 to \$18,563,599

Change State Funding from \$11,602,627 to \$25,115,173

Add Note:

(5) Increase in state funding due to additional partial allocation provided in the FY 2021 CIP.

March 12, 2020 – Approval of Contracts

Kent County – Rock Hall Elementary

PSCP 14.004.20/21 SR

Project Type: HVAC/Fire Safety

Change PSC# 14.004.20 SR to 14.004.20/21 SR

Change Local Funds from 936,260 to \$859,500

Change State Funds from \$782,740 to \$859,500

Change Project Type from Targeted Renovation to HVAC/Fire Safety

Add Note:

(5) Increase in state funding due to balance of allocation provided in the FY 2021 CIP.

February 6, 2020 – Approval of Contracts

Wicomico County – Beaver Run Elementary

PSC 22.005.12/14ACI/20/21 LPC

Project Type: Replacement

Change PSC # from PSC 22.005.12/14ACI/20 LPC to

22.005.12/14ACI/20/21 LPC

Change Local Funding from \$35,059,809 to \$25,886,923

Change State Funding from \$7,360,555 to \$16,533,441

Add Note:

(5) Increase in state funding due to additional partial allocation provided in the FY 2021 CIP.

November 14, 2019 – Approval of Contracts

Frederick County – Rock Creek School

PSC 10.080.11/20 LPC

Project Type: Replacement

Change PSC # from 10.080.11/20 LPC to 10.080.11/20/21 LPC

Change Local Funding from \$38,353,711 to \$33,353,711

Change State Funding from \$1,702,976 to \$6,702,976

Change Note:

(4) Increase in state funding due to additional partial allocation provided in the FY 2021 CIP.

October 10, 2019 – Approval of Contracts

Charles County – Benjamin Stoddert Middle

PSC 08.002.20 LPC

Project Type: Renovation/Addition

Change PSC # from 08.002.20 LPC to 08.002.20/21 LPC

Change Local Funding from \$36,335,000 to \$28,220,000

Change State Funding from \$11,848,000 to \$19,963,000

Add Note:

(5) Increase in state funding due to additional partial allocation provided in the FY 2021 CIP.

August 22, 2019 – Approval of Contracts

Anne Arundel County – Edgewater Elementary

PSC 02.033.20/20EGRC LPC

Project Type: Renovation/Addition

Change PSC # from 02.033.20/20EGRC LPC to 02.033.20/20EGRC/21 LPC

Change Local Funding from \$23,666,904 to \$19,981,904

Change State Funding from \$5,527,000 to \$9,212,000

Add Note:

(6) Increase in State funding due to balance of allocation provided in the FY 2020 CIP and FY 2021 CIP.

August 22, 2019 – Approval of Contracts

Baltimore County – Berkshire Elementary

PSC 03.174.20 LPC

Project Type: Replacement

Change PSC # from 03.174.20 LPC to 03.174.20/21 LPC

Change Local Funding from \$36,114,301 to \$26,823,952

Change State Funding from \$4,672,651 to \$13,963,000

Add Note:

(5) Increase in state funding due to balance of allocation provided in the FY 2021 CIP.

August 22, 2019 – Approval of Contracts

Charles County – Dr. James Craik Elementary



PSC 08.001.11/14ACI/18/20 LPC

Project Type: K Addition/Renovation

Change PSC # from 08.001.11/14ACI/18/20 LPC to  
08.001.11/14ACI/18/20/21 LPC

Change Local Funding from \$1,488,299 to \$1,362,660

Change State Funding from \$2,005,701 to \$2,131,340

Add Note:

(5) Increase in state funding due to balance of allocation  
provided in the FY 2021 CIP.

#### August 22, 2019 – Approval of Contracts

Frederick County – Butterfly Ridge Elementary

PSC 10.079.17/18/19/20 LPC

Project Type: New

Change PSC # from 10.079.17/18/19/20 LPC to  
10.079.17/18/19/20/21 LPC

Change Local Funding from \$19,028,591 to \$18,054,591

Change State Funding from \$17,082,000 to \$18,056,000

Add Note:

(4) Increase in state funding due to balance of allocation  
provided in the FY 2021 CIP.

#### August 22, 2019 – Approval of Contracts

Maryland School for the Blind – Newcomer, Case & Campbell Halls

PSC 25.001.14/18/19/20/21 LPC

Project Type: Renovation/Addition

Change PSC # from PSC 25.001.14/18/19/20 LPC to PSC  
25.001.14/18/19/20/21 LPC

Change Local Funding from \$11,484,010 to \$4,905,057

Change State Funding from \$22,721,918 to \$29,300,871

Change Note:

(5) Increase in State funding due to additional allocation  
provided via an amendment to the FY 2018 CIP and  
additional allocation provided in the FY 2019 CIP and FY  
2020 CIP to Increase in State funding due to additional  
allocation provided via an amendment to the FY 2018 CIP  
and additional allocation provided in the FY 2019 CIP, FY  
2020 CIP and FY 2021 CIP.

August 22, 2019– Approval of Contracts

Montgomery County – Tilden Middle

PSC 15.210.08/11/14/20LPC

Project Type: Replacement

Change PSC# from 15.210.08/11/14/20LPC to

15.210.08/11/14/20EGRC/21EGRCLPC

Change Local Funds from \$67,146,780 to \$52,432,000

Change State Funds from \$2,753,220 to \$17,468,000

Add Note:

(7) Increase in State funding due to balance of allocation provided in the FY 2021 CIP.

August 22, 2019 – Approval of Contracts

Washington County – Sharpsburg Elementary

PSC 21.019.19/20 LPC

Project Type: Replacement

Change PSC# from 21.19.19/20 LPC to 21.19.19/20/21 LPC

Change Local Funding from \$9,568,700 to \$6,463,722

Change State Funding from \$12,184,000 to \$15,288,978

Change Note:

(5) Increase in State funding due to additional allocation provided in the FY 2020 CIP to Increase in state funding due to additional allocation provided in the FY 2020 CIP and balance of allocation provided in the FY 2021 CIP.

July 9, 2019 – Approval of Contracts

Calvert County – Patuxent High

PSC 04.019.13EEI/19/20 SR

Project Type: HVAC

Change PSC # from 04.019.13EEI/19/20 SR to 04.019.13EEI/19/20/21 SR

Change Local Funding from \$1,822,600 to \$1,306,600

Change State Funding from \$957,400 to \$1,473,400

Change Note:

(4) Project eligible for balance of funding in a future fiscal year to Increase in state funding due to balance of allocation provided in the FY 2021 CIP.

July 9, 2019 – Approval of Contracts

Cecil County – Chesapeake City Elementary

PSC 07.043.19/20 LPC

Project Type: Replacement

Change PSC # from 07.043.19/20 LPC to 07.043.19/20/21 LPC

Change Local Funding from \$17,513,400 to \$14,230,400

Change State Funding from \$3,870,662 to \$7,153,662

Add Note:

(5) Increase in state funding due to additional partial allocation provided in the FY 2021 CIP.

June 13, 2019 – Approval of Contracts

Charles County – Eva Turner Elementary

PSC 08.019.20 LPC

Project Type: Renovation/Addition

Change PSC # from 08.019.20 LPC to 08.019.20/21 LPC

Change Local Funding from \$21,949,414 to \$20,442,751

Change State Funding from \$843,129 to \$2,349,792

Add Note:

(5) Increase in state funding due to additional partial allocation provided in the FY 2021 CIP.

February 12, 2019 – Approval of Contracts

Anne Arundel County – Richard Henry Lee Elementary

PSC 02.022.20/20EGRC LPC

Project Type: Renovation/Addition

Change PSC # from 02.022.20/20EGRC LPC to 02.022.20/20EGRC/21 LPC

Change Local Funding from \$23,862,437 to \$19,672,437

Change State Funding from \$5,827,000 to \$10,017,000

Add Note:

(7) Increase State funding due to balance of allocation provided in the FY 2021 CIP.

January 10, 2019 – Approval of Contracts

Anne Arundel County – Tyler Heights Elementary

PSC 02.069.20/20EGRC LPC

Project Type: Renovation/Addition

Change PSC # from 02.069.20/20EGRC LPC to 02.069.20/20EGRC/21 LPC

Change Local Funding from \$30,023,790 to \$28,551,790

Change State Funding from \$2,663,000 to \$4,135,000

Change Note:

(5) Project eligible for additional funding in a future fiscal year to Increase in State funding due to balance of allocation provided in the FY 2021 CIP

October 9, 2018 – Approval of Contracts

Talbot County – Easton Dobson Elementary

PSC 20.005.12SA/16/19/20/21 LPC

Project Type: Replacement

Change PSC# from 20.005.12SA/16/19/20 LPC to 20.005.12SA/16/19/20/21 LPC

Change Local Funding from \$28,292,329 to 25,585,006

Change State Funding from \$17,390,040 to 20,097,303

Add Note:

(6) Increase in State funding due to additional partial allocation provided in the FY 2021 CIP.

February 14, 2018 – Approval of Contracts

Anne Arundel County – Crofton Area High

PSC 02.135.17/19/19EGRC/20/20EGRC LPC

Project Type: New

Change PSC # from 02.135.17/19/19EGRC/20/20EGRC LPC to 02.135.14/17/19/19EGRC/20/20EGRC/21/21EGRC LPC

Change Local Funding from \$94,304,536 to \$71,112,457

Change State Funding from \$7,600,523 to \$30,792,602

Change Note:

(5) Increase in State funding due to partial allocation provided in the FY 2020 CIP to Increase in state funding due to additional partial allocation provided in the FY 2020 CIP and the FY 2021 CIP.

**Item II. New Maintenance Assessment Methodology**

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**Motion:**

This item is informational and does not require IAC action.

**Background information:**

At the start of Fiscal Year 2021 on July 1, 2020, the IAC's Assessment & Maintenance Group replaced its maintenance inspections of LEAs' school facilities with a new maintenance-effectiveness assessment. This presentation describes the nature and purpose of the new assessment, how the new assessment process works, and how the new assessment improves upon the old maintenance inspections. In particular, the presentation highlights how the new assessment focuses on the aspects of facilities maintenance that matter most for facilities usefulness, reliability, and longevity. Also described is how the assessment increases transparency and accountability of LEAs and incentivizes and supports quicker remediation by the LEA of any deficiencies identified through the assessment.

# IAC Maintenance-Effectiveness Assessment

Alex Donahue, Deputy Director for Field Operations

Scott Snyder, Acting Manager of the Assessment and Maintenance Group

# Value of the New MEA

*Maintenance-Effectiveness Assessment*

- Targeted to what matters most for facilities usefulness, reliability, and longevity
- More objective
- More consistent and comparable ratings
- More transparent
- More easily understood reports
- Uses technology for greater efficiency

- Help to ensure that LEAs are doing what's needed to maintain school facilities that are
  1. Educationally Sufficient &
  2. Fiscally Sustainable
- **Meaning**
  - Systems work as intended
  - No unplanned facility shutdowns
  - No lost educational delivery function
  - Facility lasts for its expected life span of 30 years

# Purpose

Of the new MEA

*Maintenance-Effectiveness Assessment*



# Original Maintenance Inspections

*FY 2007 – FY 2020*

- Evaluated maintenance of 35 categories of building systems and components
- Rated each on a five-level scale: Superior—Good—Adequate—Not Adequate—Poor
- Categories were weighted from x1 to x3

x1

x2

x3

# Inspections Performed, with Ratings & Percentages

*FY 2007 – FY 2020*

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total	Reassessments included in total
2007	161	62	10	0	233	
2008	151	89	10	0	250	10
2009	69	71	5	0	145*	7
2010	130	54	3	0	187*	5
2011	162	66	4	1	233	3
2012	184	47	3	0	234	5
2013	162	60	10	0	232	
2014	148	70	8	0	226	5
2015	136	75	10	0	221	1
2016	153	71	3	0	227	7
2017	140	93	0	0	233	13
2018	88	101	10	0	199**	
2019	96	117	18	0	231	8
2020	110	142	8	0	260	17
<b>Total Ratings</b>	<b>1,890</b>	<b>1,118</b>	<b>102</b>	<b>1</b>	<b>3,111</b>	
<b>Total Percentages</b>	60.75%	35.94%	3.28%	0.03%	100%	

\* Temporary reduction in number of inspections due to budgetary constraints.

\*\* Temporary reduction due to Maintenance Program staff turnover.  
IAC MEETING 8/20/2020

- The old maintenance inspections
  - Did not evaluate maintenance processes, structures, & practices
  - Did not adequately differentiate between well maintained facilities and poorly maintained facilities
  - Had no rubric
  - Were overly subjective
  - Did not incentivize quick correction of deficiencies affecting life/safety/health of occupants, teaching & learning, or facility longevity

# Opportunities for Improvement



# New Maintenance Effectiveness Assessment

Groups	Categories	Weight
Site	Roadways, Parking Lots, & Walkways	5
	Grounds	3
	Positive Site Drainage Away from Structure(s)	8
	Playgrounds, Equipment, & Fields	4
	Relocatables & Additional Structures	6
Building Exterior	Exterior Structure & Finishes	6
	Roof Drains, Gutters, & Downspouts	7
	Windows, Caulking, & Skylights	3
	Entryways & Exterior Doors	7
	Roofs, Flashing, and Gravel Stops	7
Building Interior	Interior Doors, Walls, Partitions, & Finishes	3
	Floors	3
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	6
	Ceilings	3
	Interior Lighting	5
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filter)	10
	Electrical Distribution & Service Equipment	3
	Boilers, Water Heaters, Steam, & Hot-water Distribution	8
	Plumbing Fixtures and Equipment	5
	Fire and Safety Systems & Utility Controls	10
	Conveyances	5
Maintenance Management	Preventive Maintenance (PM) Plan	10
	Computerized Maint. Mgmt. System (incl. Equip. Data)	9
	Pest Management	5
	Custodial Scope of Work (SoW)	5

# Rubric for Rating Building Systems

Category	Rating	Criteria
HVAC: Forced air Heating, Ventilation, and AC	Superior:	<ul style="list-style-type: none"> <li>• No problems or issues visible; and</li> <li>• Evidence that only normal preventive maintenance is required.</li> </ul>
	Good:	<ul style="list-style-type: none"> <li>• Evidence of systems functioning normally with no signs of corrosion, collapsed or missing filters, leaks, or activated alarm indicators;</li> <li>• Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; and</li> <li>• Evidence of routinely above-standard custodial and maintenance practices.</li> </ul>
	Adequate:	<ul style="list-style-type: none"> <li>• Evidence of systems functioning normally with few signs of corrosion, collapsed or missing filters, leaks, or activated alarm indicators;</li> <li>• Evidence of issues that may require repairs or cleanup but do not significantly affect structural integrity or intended uses; and</li> <li>• Evidence of regular competent custodial and maintenance practices.</li> </ul>
	Not Adequate:	<ul style="list-style-type: none"> <li>• System is not functioning as intended;</li> <li>• Evidence of significant signs of corrosion, collapsed or missing filters, leaking, or activated alarm indicators;</li> <li>• Evidence of issues requiring significant repairs or replacement; or</li> <li>• Evidence of inconsistent custodial or maintenance practices.</li> </ul>
	Poor:	<ul style="list-style-type: none"> <li>• System is nonfunctional or unsafe to operate;</li> <li>• Evidence of extensive signs of corrosion, collapsed or missing filters, leaking, or activated alarm indicators;</li> <li>• Evidence of issues requiring extensive repairs or replacement; or</li> <li>• Evidence of consistently sub-standard custodial or maintenance practices.</li> </ul>

# Definitions of Major and Minor Deficiencies

Type	Definition	Category Rating Reduction
 <b>Minor Deficiency</b>	Poses a <u>potential threat</u> to life, safety, or health of occupants; delivery of educational programs or services; or the expected life span of the facility.	-34%
 <b>Major Deficiency</b>	Poses an <u>immediate threat</u> to life, safety, or health of occupants; delivery of educational programs or services; or the expected life span of the facility.	-100%

# Overall Ratings

	Minimum Overall Score	
	<i>Pre-FY21</i>	<i><b>FY21</b></i>
Superior	96%	<b>90%</b>
Good	86%	<b>80%</b>
Adequate	76%	<b>70%</b>
Not Adequate	66%	<b>60%</b>



# IAC Facility Maintenance Assessment

[PSC #] / [DATE] / [Assessor Name]

Complete

Score	66.93%	Failed items	3
Site	[School Facility Name]		
Assessment Date	[Date] [Time]		
Assessor's Name	[Assessor Name]		
School Address /Location	[Facility Address], USA ([Latitude]; [Longitude])		
LEA Representative(s)	[Names]		
Weather Conditions	Sunny  Dry  Hot		
Start Time	7:30 AM EDT		
End Time	11:00 AM EDT		

# Modern Technology

Table of Contents	
Failed Items	3
Assessment - 66.93%	4
Site - 67.15%	4
Building Exterior - 77.9%	5
Building Interior - 45.77%	6
Building Equipment & Systems	8
Maintenance Management - 71%	11
Summary	11
Appendix	13



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

*Special thanks go to  
Frederick County Public Schools and  
Baltimore City Public Schools  
for their assistance.*



**Motion:**

This item is informational and does not require IAC action.

**Background information:**

Attached is a draft document which is intended to provide a broad overview to the public of the importance of understanding the total cost of ownership of school facilities and to explain the IAC's facility standards which include the Educational Facilities Sufficiency Standards and the Gross Area Baselines.

This draft document has been in progress for some time, but is particularly appropriate right now as LEAs and the State face potentially years of constrained budgets as a result of the COVID-19 Pandemic. We often hear that capital budgets do not compete with operational budgets, but the costs of owning and operating a school facility for its (typical) 30 year life directly compete with funding available for teachers and textbooks. Much attention is focused on capital expenses, understandably so because they typically require large sums of money all at once. But the cost of owning and operating a facility over 30 years — of paying for utilities, cleaning the floors, heating, cooling, replacing the roof when necessary, and more — add up to equal or sometimes exceed the up-front cost of constructing the facility.

This paper provides a very high level introduction to these concepts and puts them in context of how every project decision impacts the fiscal sustainability of the entire school facilities portfolio — either improving the fiscal sustainability or reducing it.

**JULY 2020**

# Maryland Public Schools: An Introduction to Fiscal Sustainability



**Prepared by the IAC**

## What Kids Require to Learn

School facilities attributes and their condition affect the ability of teachers to teach and students to learn. There is an abundance of evidence that poor conditions inhibit learning. Factors that directly impact student learning include temperature, lighting, acoustics, and age (Earthman, 2002, p. 1). This fact is easy to see in present day Maryland when some LEAs battle lack of adequate heating or cooling, the presence of mold, antiquated layouts, open space classrooms, and other challenges. Researchers have found that students in poor facilities perform 5 to 17 percentile points lower than students that are in buildings in good condition (Earthman, 2002, p. 1). Poor conditions are generally the result of insufficient funding to sustain good conditions; good conditions can become fiscally unsustainable as facilities age individually and as a portfolio. Fiscal sustainability requires a balance between supply (available funding) and demand (total need). The total size of a school facilities portfolio is the practical indicator of the total demand for facilities funding.

Like school conditions, there are many studies related to classroom enrollment size, student to teacher ratios, and total school enrollment size (design capacity), which indicate that each of these factors can impact learning. In a 2014 study commissioned by the Maryland State Department of Education, APA Consulting found evidence suggesting that school operating efficiency is ‘U’ shaped, and schools with very small enrollment can suffer operational inefficiencies. The study found that operating cost efficiencies increase with design capacity up to a point, then the efficiency advantage is erased by the increasing costs of

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“... Students in poor facilities perform 5 to 17 percentile points lower than students in standard buildings.” - Glen Earthman, [School Facilities Conditions and Student Academic Achievement](#)

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administration and coordination (Augenblick, Palaich and Associates Consulting, 2014, p. 11). School districts struggle to find the right size of the enrollment, and the percentage of schools with small enrollment continues to decline. The cost to operate is likely a contributor to this decline.

While there is significant research on the appropriate class or school size (in terms of student enrollment), less attention is paid to the total space, or gross square-foot-per-student, despite the fact that total asset size is a significant factor of operational cost over time. There is a dearth of research on gross square-foot-per-student and educational performance despite the obvious: that school facilities are too often in need of repair, renewal, or replacement and these needs are outpacing funding, and school conditions are declining.

Jones, M.A., from the University of Georgia, hypothesized that space per student did not affect reading and math learning as measured by standardized testing (Jones, 2006). She found essentially little correlation of academic performance in math and reading associated to square-foot-per-student. Specifically, her research revealed only statistically marginal correlation for reading ( $p\text{-value } \alpha=.10$ ) and none for math ( $p\text{-value } \alpha\text{ less than } .05$ ).

The amount of square footage per student has increased drastically since the early 1970s as schools have taken on additional responsibilities that were historically provided within the home or by the community, including multi-model-athletics, health, and additional services for special-needs students and younger (pre-kindergarten) students. In Maryland, the gross square feet per student has doubled in this time period.

In and of itself, this expansion of responsibility is not a problem (and many would argue these changes have been positive!); however, these expanded services have not necessarily been accompanied by additional capital or operational dollars. The available funding, therefore, has been diluted, contributing to a decline in the average school condition. Additional emphasis on the **Total Cost of Ownership (TCO)** of each school

facility project will help to counter this trend. This means that during the planning phase of a project, we must analyze the cost to own the facility over time to ensure that we can not only build the facility, but also that we will be able to provide the maintenance necessary to sustain the school, and subsequently the entire school facilities portfolio. School related space must be carefully conceived, planned, designed, and built to be as flexible as possible and right-sized so that we can provide essential services cost effectively, and the anticipated costs to own must be planned for and well-understood before commencing a project. Minimizing gross square feet per student is essential, as is building quality easily maintained structures. Conservatively managing the size of space on a per-student basis is also the most cost effective path to *Net Zero Energy Schools*. Fiscal sustainability to ensure good quality learning environments over time requires strategies to control costs and this requires close attention to the TCO for each project and for entire facilities portfolios.

## Total Cost of Ownership

The “Total Cost of Ownership” includes both the **initial costs** to plan, design, and construct a facility and all the operational and maintenance (O&M) **costs to own** the facility over time. After a facility is built, it must be properly operated and maintained to preserve the intended educational environment over the expected life of the investment. Unfortunately, unlike many modern commodities, school facilities are not set-and-forget assets. Over the expected life of a school facility, major building systems (components) such as roofs, HVAC, and electrical systems must be replaced, with some systems needing to be replaced several times.

The expected life of a school facility is 30 years before needing significant investment such as major renovation, renewal or replacement (this is standard benchmark for comparable measures). Building systems replacement(s), **known as capital maintenance** (aka systemics) are required maintenance costs along with all the maintenance types: preventive, reactive, and planned. Operational costs include utilities, custodial, and building services, which is often not accounted for. After the initial capital investment to build the facility, the 30-year O&M costs can make up more than half of the total cost of ownership (Figure 1).

In an era where needs seem to exceed available resources, it is more important than ever that the total cost of owning a facility is considered early and often throughout a school construction project. Total cost of ownership can be controlled through smart selection of building materials and systems, and of course, through smart use of space. Innovative design and furniture selection are essential. Perhaps more than any other choice, using space wisely and reducing space to the amount necessary to fully support the occupants but without excess, can ensure that the total cost of ownership is affordable.



Figure 1: Total Cost of a Facility

Building systems that exceed their expected useful life often cannot be properly maintained and a facility's conditions and educational environment will decline. Conversely, quality initial investment and sufficient O&M budgets can result in facilities that function well over their full expected life and sometimes beyond. In other words, additional up-front expense often pays for itself over time, and both up front and long-term costs should be considered when making project decisions. *Educational Week* cites a 2014 Pew Research center poll showing 92 percent of Americans think schools should be upgraded, yet more than half the nation's taxpayers today think their taxes are too high (Burnette II, 2017).

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As school facilities owners and managers of our nation's portfolio of schools see conditions worsening, we face a dilemma: **either we must convince the public to raise their taxes or we must reduce the cost of ownership.** Generations of administrators, teachers, and most importantly, students, will have to live with the financial implications of choices made today, and unlike capital expenses (typically), O&M expenses directly compete with funding that would otherwise be available for teachers and textbooks.

## IAC's Educational Facility Sufficiency Standards

The Maryland Public School Facilities Educational Sufficiency Standards establish acceptable *minimum* levels for the physical attributes, capacity, and educational suitability of existing public K-12 school facilities. These minimums are used to assess learning spaces of existing facilities. **They are not the basis of IAC funding** for school construction projects. Instead, funding is defined by the IAC's Gross Area Baselines (see page 4).

The Sufficiency Standards are based upon proven conditions that affect a student's ability to learn, like adequate temperature, lighting, acoustics, and so on, and prescribe attributes both for the facility itself and also for the educational suitability of spaces within the facility. For example: the standards prescribe that the heating, ventilation, and air conditioning (HVAC) system must be capable of maintaining a temperature between 68 and 75 degrees Fahrenheit. This would be a facility requirement. But the standards also require that at the middle and high school levels, at least 4 net square feet of space per student be provided for science programming and the space must be outfitted with appropriate science fixtures and equipment. This is an example of an educational sufficiency requirement. Facilities must have good physical conditions and also appropriate layouts and amounts of space.

The sufficiency standards are **used only as a measure** and this metric can be used to compare school facilities against one another to better understand relative need. Scores derived from the measurement of school facilities conditions and educational sufficiency are used:

- To assess overall condition of the statewide school facilities portfolio
- To project school facilities needs to improve or maintain conditions at a certain level
- In the future, as a consideration for certain IAC funding programs.



## IAC Gross Area Baselines

IAC Capital Improvement Program (CIP) funding for each new, renewal, or replacement school project is primarily based upon the project's gross square footage. To determine the funding for any project, the IAC multiplies the eligible square footage per student by the eligible projected enrollment at the facility. Then, the resulting number of square feet is multiplied by the current year cost per square foot. Finally, the result is multiplied by the State cost share for the LEA (Figure 2).

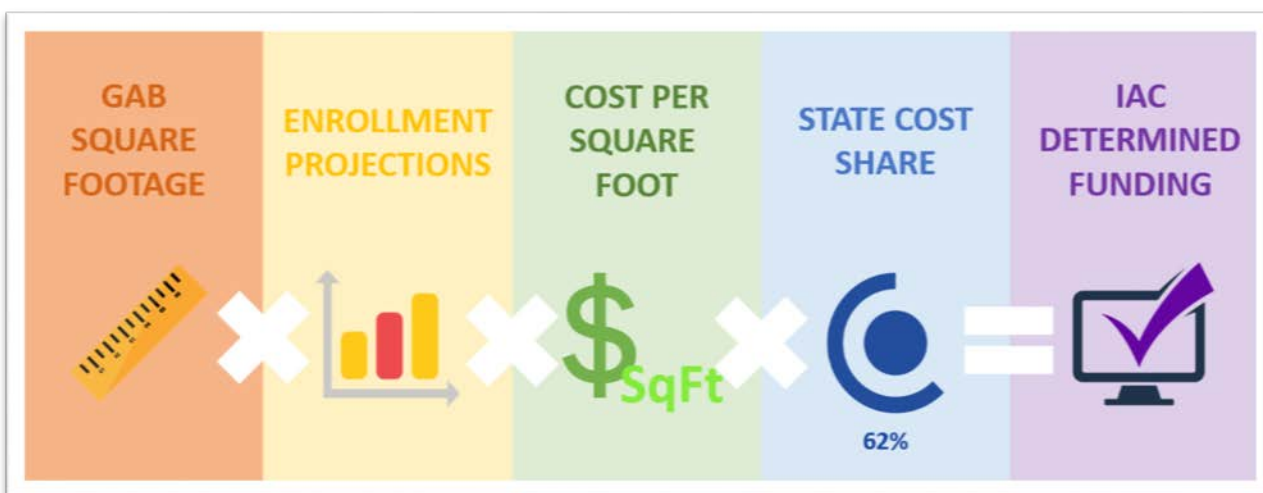


Figure 22: Determining IAC Funding

In May of 2019, the IAC adopted new Gross Area Baselines (GABs) to replace the Maximum Gross Area Allowances used per COMAR 14.39.02.06 in calculating state construction allocations. To develop the GABs, IAC staff launched a side-by-side review of the Area Allowances and MSDE's facilities guidelines. IAC staff created detailed tallies at the elementary, middle, and high school levels of all needed spaces and their sizes as recommended in MSDE's existing facilities guidelines. IAC staff also worked with stakeholders in the Local Education Agencies for feedback before recommending that the IAC approve the GABs.

The IAC [Gross Area Baseline Calculator](#) can be found on the IAC's website. These square footages are intended to include the space necessary to provide traditional education, but in a reasonable way so that the total cost of ownership is as low as possible while still meeting the educational needs of a school's student population. The GABs do not represent the minimum possible sizes of schools and in fact are representative of recently built size-efficient status quo schools that are supporting the delivery of traditional educational programs.

## What Can We Do?

1. The State as a whole and each LEA can take a portfolio perspective in understanding school facility needs. Each new, replacement, or renewed school project can improve the affordability of the portfolio **one project at a time**.

2. Consider the Total Cost of Ownership (TCO) from the earliest point of project planning. Fiscal sustainability requires exemplary planning and accountability.
3. Create Educational Specifications that make known the estimated TCO and make this information fully transparent to the public so that they understand the annual per student cost-to-own over 30-years **before** beginning a feasibility study or start of design.
4. Select architects, builders, or developers based upon TCO budgets and hold them accountable. The initial building or renovation of a facility only represents about half the cost to own. Remember that right-sized facilities incorporating innovative and effective design and appropriate flexible, movable furniture are essential to achieving an affordable portfolio that can be maintained in good condition over time.

The 2020 COVID-19 pandemic has amplified the need for deliberate, well-thought-out planning that will support shared and flexible specialty spaces, not only to accommodate the natural evolution of educational delivery, but for the reconfiguration of spaces for other reasons. The changing face of educational programs pressured our school facilities footprints to grow. Greater flexibility in how educational spaces can be utilized over time is necessary. Today we are looking at how we can transform gyms and cafeterias into classrooms, and there may be need for additional flexibility in the future. By wisely planning and using movable furniture, we can configure and reconfigure school spaces as needed for any future event or need. By enhancing flexibility and reducing total space, the corresponding lower TCO can free funding for teachers and programs. We know that the public is not willing to increase taxes to build and maintain more space, but are communities prepared to make wise decisions to minimize space so that spaces remain effective without compromising budget for teachers? Let's hope so.

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## Bibliography

- Augenblick, Palaich and Associates Consulting. (2014). *Summary of School Size Report*.
- Burnette II, D. (2017, December 1). High Costs, Wary Taxpayers Make School Projects a Hard Sell.
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Retrieved from <https://escholarship.org/uc/item/5sw56439>
- Jones, M. (2006). *Teaching Self-Determination*.

## Additional Information

Please see the [IAC's website homepage](#) and look for School Facilities Webinar Series for additional information regarding [school facilities total cost of ownership](#). Questions can be directed to our office at (410) 767-0617 or [iac.pscp@maryland.gov](mailto:iac.pscp@maryland.gov).



**Item IV. Revise IAC Administrative Procedures Guide 102.4 C. 2. (6) to Require Annual Roofing Inspections**

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**Motion:**

To approve revisions to the IAC Administrative Procedures Guide Section 102.4 C. 2. (6), as presented in this item, to require annual rather than bi-annual roofing inspections as a requirement for funding eligibility.

**Background information:**

IAC submission requirements in the APG include submission of the following for roof replacement projects:

*vi. Provide the three (3) most recent semi-annual roofing inspection reports completed by the LEA. No roof replacement project will be approved for funding if the roof inspection reports do not demonstrate that roof inspections are conducted at least semi-annually.*

IAC staff have reviewed this requirement after hearing from several LEAs that it may be overly cumbersome, and have determined that a single roof inspection per year, so long as it is conducted in a meaningful way, will be more beneficial than the bi-annual inspections that are conducted now as a requirement for future Capital Improvement Program funding.

IAC staff recommend that 102.4 C. 2. (6) of the APG be modified as shown below (italics indicate new language).

- i. Address how the 1/4 inch-per-foot slope requirement will be met.
- ii. Provide roof plans of the entire school on 8-1/2" X 11" pages, giving the square footage and age of each identified section and the total.
- iii. Indicate on the plan the existing slope of the roof.
- iv. Indicate the existing roof type(s) and the replacement roof type(s).
- v. Describe any special features or equipment on the roof.
- vi. Provide the three (3) most recent ~~semi-annual~~ roofing inspection reports completed by the LEA. No roof replacement project will be approved for funding if the roof inspection reports do not demonstrate that roof inspections are conducted at least ~~semi-annually~~.
- vii. Provide evidence showing that annual roof inspections conducted by qualified inspectors are scheduled preventive maintenance tasks in the LEA's computerized maintenance management system (CMMS) such that the CMMS automatically generates work orders for the inspections; and
- viii. Provide evidence showing that all identified deficiencies requiring corrective work have been timely entered as work orders in the LEA's CMMS.

**Item V. Cancellation of Prince George's County Public School System (PGCPS) FY 2019 CIP Dwight D. Eisenhower Middle School HVAC/Building Envelope Project**

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**Motion:**

To cancel the FY 2019 CIP Dwight D. Eisenhower Middle School HVAC/Building Envelope Project and, in accordance with Education Article 5-303(j)(3), transfer the funds to the LEAs Reserved Appropriations Account.

**Background information:**

COMAR 14.39.04.08.E (2)(a) states:

*The JOC may include extension clauses, but the State may not participate in a project executed under a JOC has more than three annual extensions.*

Education Article §5-303(j)(3) states:

*Any funds approved for a county for a project that has not been contracted for within 2 years of the approval of the project, shall be:*

- 1. Available for another eligible project in the county in the current fiscal year; or*
- 2. Reserved for eligible projects in the county in the next fiscal year, in addition to the new funds allocated for projects in the county in the next fiscal year, and may not supplant new funds allocated in the next fiscal year or in later fiscal years.*

It has been determined that the project delivery method utilized by the LEA for HVAC/Building Envelope project at Dwight D. Eisenhower Middle School is not in compliance with the State's procurement rules and regulation for Design Build: Job Order Contracting (JOC) procurement process. The initial contract term was 5/1/14 to 4/30/17. The three allowable State extensions were for: 5/1/17 to 4/30/18; 5/1/18 to 4/30/19; and 5/1/19 to 4/30/20. A fourth extension was granted by the LEA, but per COMAR renders projects executed under this extension ineligible for State funding. The bid opening for the contract occurred on 5/22/20.

Upon staff's review of the request for contract approval for this project, our findings indicated that the LEA exceeded the number of allowable extensions/renewals for the project; thereby, rendering the contract bid date of 5/22/2020 invalid.

Because the LEA did not achieve an eligible contract within two years of project award, the LEA has not met the two year statutory limit to have the project under contract, resulting in a required cancellation of project allocations.

In light of this information and because all allocations have expired, staff are recommending that the project be canceled. Funding will be transferred to the LEAs Reserved Appropriations Account.

Table 1				
School Name / Account Name	PSC#	Project Type	FY 19 CIP Project Allocation	Proposed Action
Dwight D. Eisenhower	16.008.19SR	HVAC/Building Envelope	\$8,070,000	\$0
LEA Reserved Appropriations Account	16.000.2019	N/A	\$0	\$8,070,000
<b>Total</b>			<b>\$0</b>	<b>\$8,070,000</b>

Funding in an LEA's reserved account may be applied in the upcoming Capital Improvement Program or can be requested as an amendment to the current year CIP. IAC staff have been in contact with the LEA and will continue to work closely with the facility planner to determine an appropriate way to utilize the reserved funding and potential solutions to meet the needs of the Dwight D. Eisenhower school facility.

## Item VI.A. Approval of Property Transfers – Baltimore City Public Schools – Transfer of Multiple Parcels

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### **Motion:**

To approve the transfers from the Baltimore City Public Schools Board of Commissioners (BOC) to the Mayor and City Council of Baltimore, of several small remnant land parcels, not used for educational purposes, as identified in the table below, as approved by the BOC on January 14, 2020.

### **Background:**

The Baltimore City Public Schools Board of Commissioners (BOC) voted in January 2020 to transfer to Baltimore City several small remnant land parcels that no longer served an educational purpose.

In 2019, the Baltimore City Schools' Office of Real Estate and Permits, together with the Facilities Department, reviewed all property in Baltimore City's real property database for which Baltimore City Public Schools (BCPSS) was identified the responsible agency. Through this review, parcels that were not being used for educational purposes were identified as surplus.

Upon IAC approval, BCPSS will work with city officials to transfer the properties for potential future disposition. No future use for any of the properties has been determined.

Tax Map	Section	Block	Lot	Site (Acres)	Location, Address or Parcel Notes
0015	38	0018	024	< 1	Corner of N Payson St and Pressman St
0015	38	0018	025	< 1	Payson Street
0015	38	0018	046	< 1	Alley
0016	12	0077	065A	< 1	935 N Woodyear St
0002	08	1829	036	< 1	S Durham St 60 feet south of Fleet St
0016	20	2444	058	< 1	Alley north of Winchester St
0013	15	3575C	235	< 1	Clydesdale Ave and Rosemary Ave
0009	04	4082	018	< 1	Alley
0027	29	5288D	271	< 1	East side of Pioneer Drive near Westfield Ave
0026	22	6019	028A	< 1	Newholme Ave
0025	08	7200	084A	1.32	Church St near Bay Ave
0025	04	7471	023	3.23	2400 Harman Ave
0025	05	7610	009	< 1	Seamon Avenue

**Item VI.B. Property Acquisition – Montgomery County Public Schools – Future Charles W. Woodward High School Parcel**

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**Motion:**

To approve the acquisition by the Montgomery County Board of Education (MCBOE) of 1.75 acres of land along Edson Lane (Tax Map GQ61, Parcel P336), directly north of Tilden Middle School, 11211 Old Georgetown Road, Rockville, Maryland, 20852, from the Montgomery County Government for use as part of the future Charles W. Woodward High School reopening project; adhering to the actions identified in the state clearinghouse review, state identifier MD 20200528-0422.

**Background:**

The Montgomery County Board of Education (MCBOE) requests approval from the Interagency Commission for School Construction (IAC) to reacquire from the Montgomery County Government a 1.75-acre parcel of land along Edson Lane for future use as part of the Charles W. Woodward High School reopening project.

The MCBOE granted a deed for the undeveloped parcel (Tax Map GQ61, Parcel P336) to Montgomery County on May 3, 2005 after declaring it surplus property. The parcel is adjacent to the current Tilden Middle School (previously, the Charles W. Woodward High School). Staff from the Montgomery County Public Schools has been coordinating with the Montgomery County Department of General Services to reacquire the property and deed it back to the MCBOE to support the reopening of Charles W. Woodward High School.

Upon approval by the IAC, Montgomery County will prepare a quitclaim deed for the parcel and release it to the MCBOE.

Students assigned to Tilden Middle School will relocate to its new building in fall 2020. When Woodward High School is proposed to reopen in 2023, it would serve as a holding school for Northwood High School students while that facility is redeveloped. Under current plans, Woodward would serve students in the current Walter Johnson High School cluster and Downcounty Consortium in 2025.

## Item VI.C. Approval of Easements

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**Motion:**

To approve the conveyance by the Montgomery County Board of Education of the following easements:

School	Type of Easement	Site Acreage	Easement Acreage
John T Baker Middle School	Sidewalk	21.97	0.34
North Chevy Chase Elementary School	State Highway Administration (SHA) intersection improvements at Connecticut Avenue	7.94	0.02

**Item VI.D. Informational Property Change Items - Name Change, Educational Function, Easement, R.O.W.**

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**Motion:**

These items are informational and do not require IAC action.

LEA	School	New Name/New Function	Effective Date
Baltimore City	Rosemont Elementary School	Educational Function	Fall 2019
BCPSS approved a motion to change Rosemont's management type from charter to traditional on June 11, 2019.			
Baltimore City	Fairmount Harford Building #456	Name	Fall 2019
BCPSS approved a motion to rename the Fairmount Harford building #456 as the Lake Clifton Park building #456. The REACH Partnership High School #341 relocated to the newly renovated building in Fall 2019.			

**Item VII. Baltimore City E15M HVAC Status Report**

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**Motion:**

This item is informational and does not require IAC action.

**Background Information:**

Please see attached table: Baltimore City E15M HVAC Status Report.



