



Workgroup on Educational Development Specifications

Meeting #3

Jan. 4, 2019—9:00am to 4:00pm
200 West Baltimore St., 7th floor Board Room
Baltimore, MD 21201

AGENDA

9:00 - 9:15—Introduction/Orientation: Summary of topics to be covered today and the documents provided to support the discussions.

9:15am – 4:00pm—The Workgroup will deliberate key points and questions related to the HB 1783 charges described below, with a 30-minute lunch break beginning at noon. Please refer to the accompanying discussion matrix for detailed information. We will cover the topics listed in the discussion matrix in the following order:

1. Topic #2: State-Rated Capacity (SRC)

- a. Primer on State-Rated Capacity (Michael Bayer)
- b. Chuck Boyd of the Maryland Dept. of Planning will provide a briefing on Adequate Public Facilities Ordinances (APFOs) and how the SRC supports their use as a growth management tool to estimate school capacity for development decisions. (See also <http://smartgrowth.umd.edu/APFOBaltimore.html>)

DOCUMENTS:

- Primer on APFOs and how the SRC is used to estimate school capacity for decisions regarding housing developments.

2. Topics #1 & #3: MSDE Facilities Design Guidelines and IAC Square Footage Allocations (Maximum Gross Area Allowances (MGAAs) and proposed State Funding Participation Baselines (SFPBs)

Note: APG Appendix 202.1: “Educational specifications describe the proposed educational programs, activities, area requirements, *and the performance expectations of the proposed capital project.*”

DOCUMENTS:

- Definitions of Key Facilities Data Elements (NCSF, 2015)
- Life-Cycle Cost Analysis from (NIBS, 2010) as an example of a life-cycle analysis tool used in calculating Total Cost of Ownership (TCO).



- Recent Life-cycle Cost Studies 2014-2017 (MSDE, 2017) to show examples of the costs of construction vs. operations and maintenance.
- Arkansas Code section requiring that LEAs spend nine percent of operating funds on maintenance and operations of public-school facilities.
- COMAR sections requiring gymnasiums and health suites in schools.
- List of spaces typically found in high schools but not in elementary and middle schools, and percentage estimates of such space.
- Space Requirement Differences

3. Topic #4: Regional Cost per Square Foot of School Construction

- a. Recommendation to close out this topic.

4. Topic #5: Cost per Student of School Construction

DOCUMENTS:

- Methods for Calculating Cost per Student (Options 1-3), revised to include figures for cost both including *and* excluding site costs.
- Cost analysis on sample set of projects from School Planning & Management Magazine.
- Data, Design, and Cost of Ownership
- Total Cost of Ownership – Estimate Tool