



BALTIMORE CITY PUBLIC SCHOOLS

Presentation to Baltimore City Planning Department Planning Commissioners

**FY2023-28 Capital Improvement Program (CIP)
October 7, 2021**

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Monique Roumo – Acting Executive Director of Operations
Dr. Nichole Stewart – Acting Executive Director of Facilities

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CIP Background, Context & Primary Funding Sources

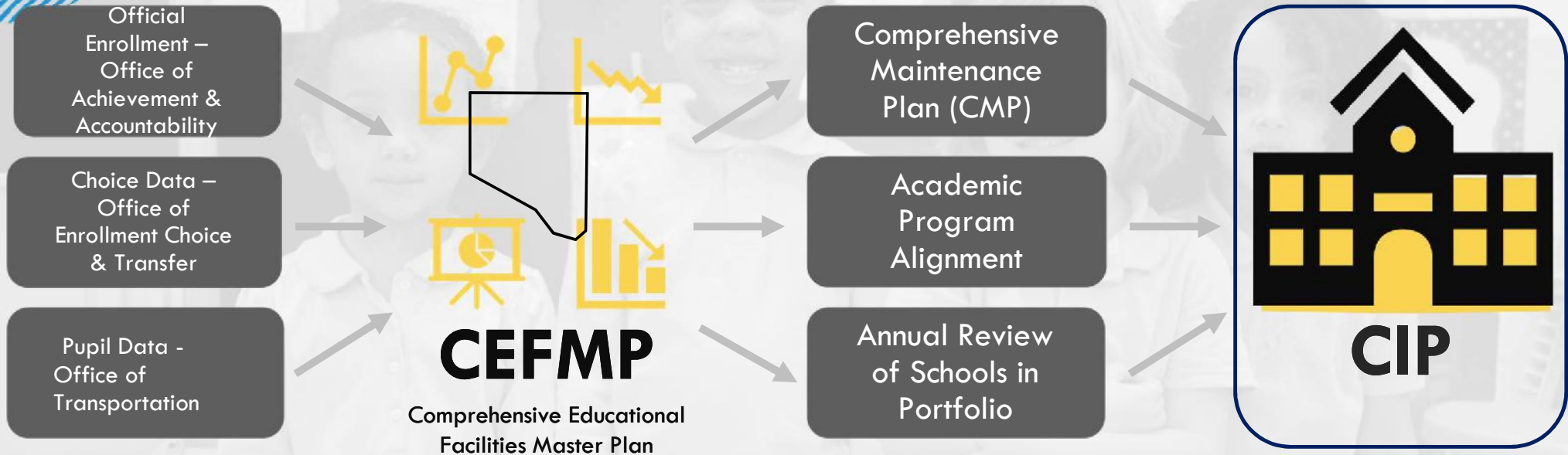
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Background

- **FY2023-28 Capital Improvement Program (CIP):**
 - ✓ **Provides a six-year plan that identifies public school construction needs and establishes a reasonable schedule for funding and implementing projects**
 - ✓ **Consists of requests for the budget year (FY2023), and anticipated requests for the following five years (FY2024-28)**
 - ✓ **Submitted to the Interagency Commission on Public School Construction (IAC)**
 - ✓ **Contains projects proposed to address capacity, to support the implementation of an educational initiative, to improve building performance, and/or to address facility priorities**

CIP in District Context



City Schools' Capital Improvement Program (CIP) provides the budget, schedule and plan for the operational development of our educational facilities to support the overall educational programmatic and planning goals within City Schools' portfolio.

MAINTENANCE & CAPITAL INTERRELATIONSHIP

CRITICAL FOR THE LONG-TERM VIABILITY AND PRESERVATION OF OUR PHYSICAL INFRASTRUCTURE



01 CAPITAL PROJECT

All buildings and major systems typically begin as capital projects. From these projects come **Building Maintenance Plans (BMPs)** and warranties that are provided at turnover to Facilities, Maintenance & Operations (FM&O) to inform maintenance practices over the lifecycle of the building and its systems.

02 MAINTENANCE PROGRAM

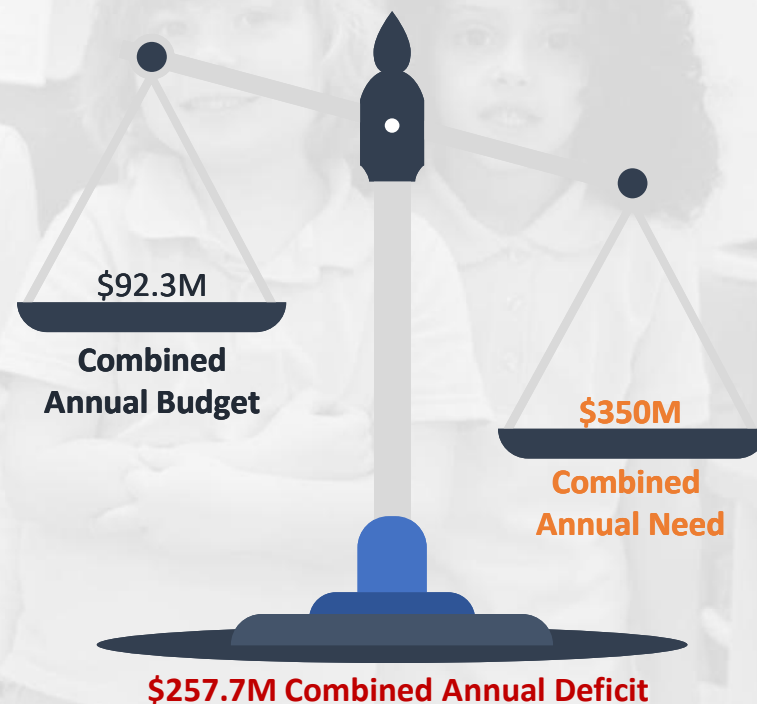
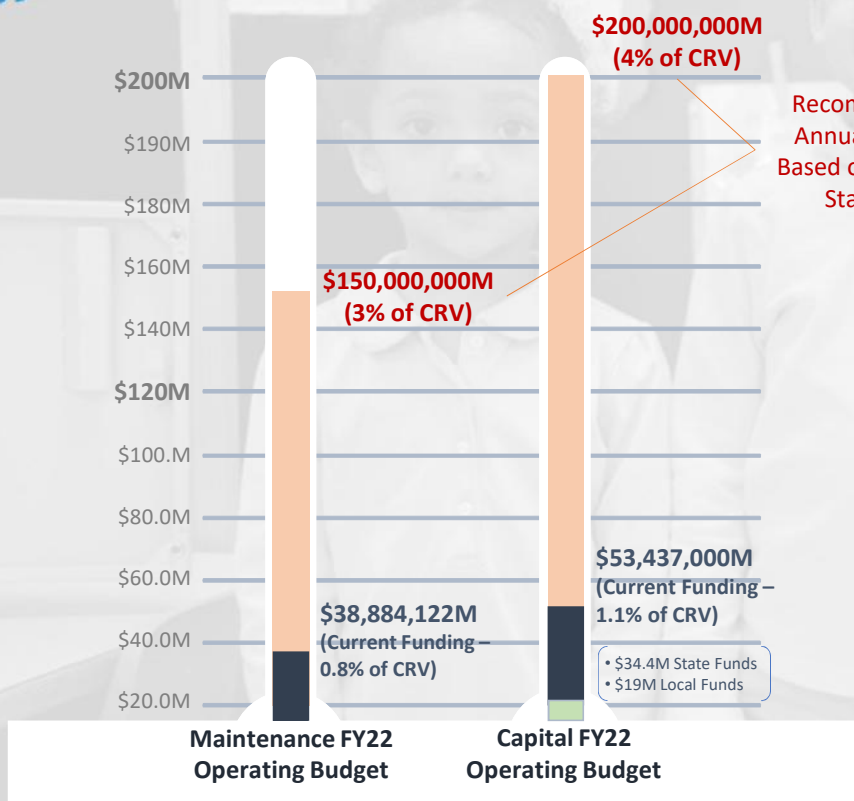
FM&O uses the BMP and warranty information to plan routine and preventive maintenance activities that control the effects of normal usage and deterioration of the building and its systems over its expected lifecycle. FM&O tracks these activities along with emergencies, minor and major repairs, replacements and upgrades. All maintenance activities are dictated by the operating budget.

03 CAPITAL RENEWAL

When a system is at the end of its lifecycle it should be presented for capital renewal considering all maintenance records and current physical condition. A repair may be presented for capital renewal when the scope of work extends beyond keeping the asset working.

OBSTACLES & MISSING RESOURCES

WHAT IMPACTS THE VIABILITY AND PRESERVATION OF OUR PHYSICAL INFRASTRUCTURE



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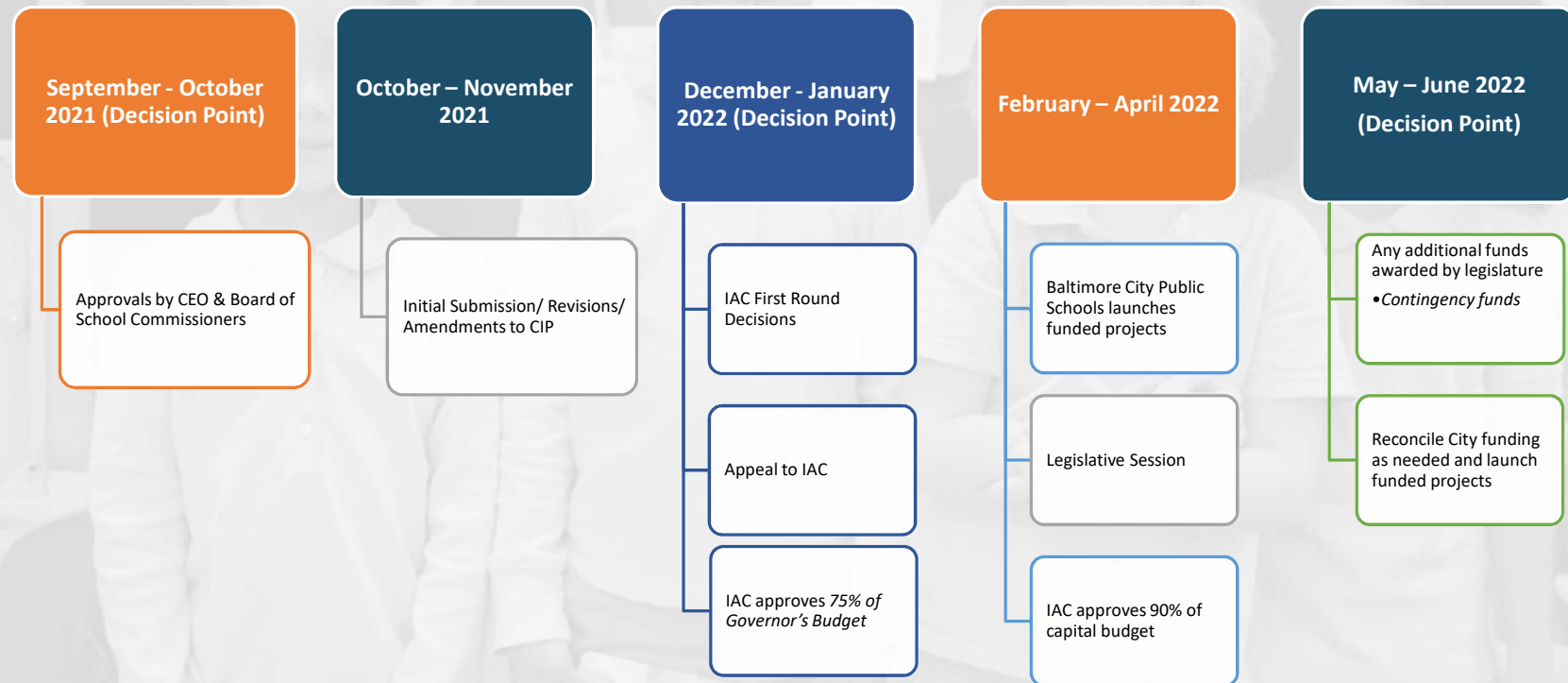
City School's requires an infusion of maintenance AND capital dollars in order to be able to properly maintain and update its physical infrastructure.



Timeline and Decision Points

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CIP FY23-28: Decision Points and Timeline



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CIP FY2023: Recommendation

- **The Office of the Chief Operating Officer recommends approval on the FY2023-28 CIP. The FY2023 CIP state request is for \$54M for 22 projects. The approval of the CIP will provide funding to some of the many needed school construction projects in Baltimore City.**
- **Note: The 102.4 Form, dated 9/14/21, is subject to revisions per additional prioritization and costs analyses.**

CIP Prioritization

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CIP Project Prioritization

Facilities Conditions Assessment (FCA)

Definition



- An asset inventory that captures information on major building systems and components.
- 4-year assessment conducted by EMG.
- Data summary of FCA is available on City Schools website - <https://www.baltimorecityschools.org/equipment-conditions>
- 21st Century buildings not included due to timing of study

Categories



- Site paving
- HVAC
- Roofing
- Electrical
- Plumbing
- Building envelope
- Structural systems

Ratings



- Excellent
- Good
- Fair
- Poor
- Failed

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FACILITY CONDITION ASSESSMENT

prepared for:

Baltimore City Public Schools
200 East North Avenue
Baltimore, Maryland 21202-5910



FACILITY CONDITION ASSESSMENT
OF
0060 GWYNNS FALLS ELEMENTARY
2700 GWYNNS FALLS PARKWAY
BALTIMORE, MARYLAND 21216

PREPARED BY:
EMG
16481 Mill Run Circle, Suite 1100
Covings Mills, Maryland 21117
800.733.6660
www.EMGcorp.com

EMG CONTACT:
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Program Manager
800.733.6660 x6234
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EMG PROJECT #:
122269.17R000-042.322

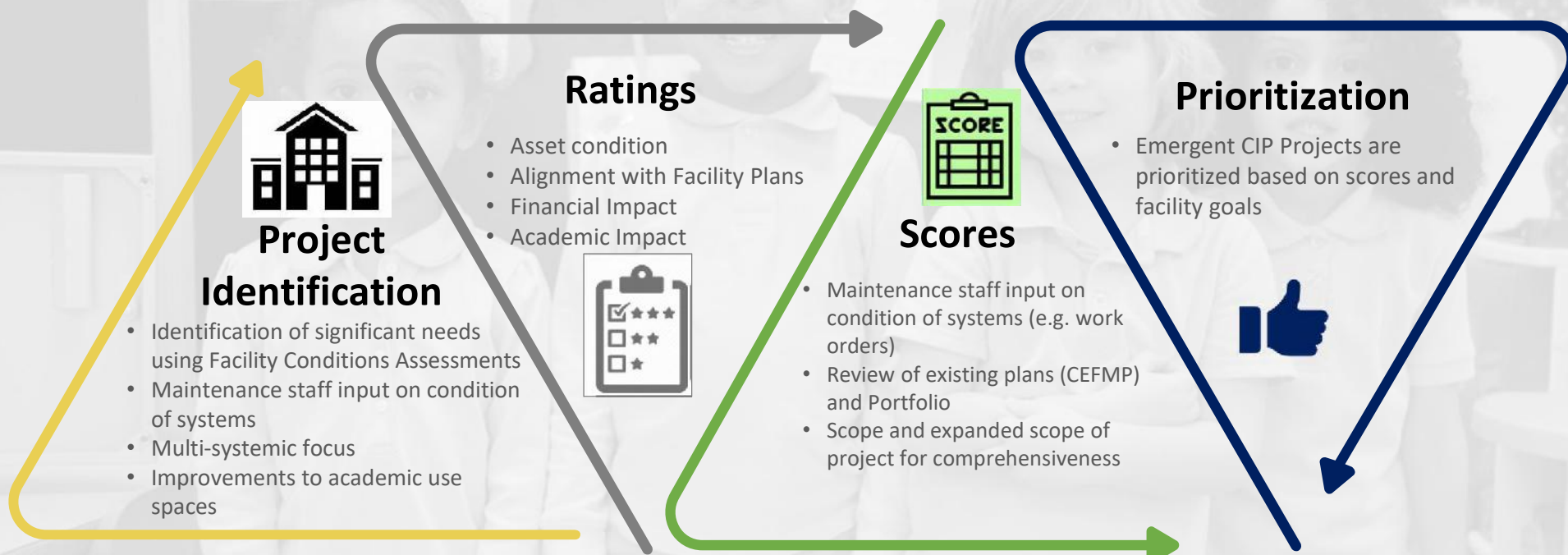
DATE OF REPORT:
July 27, 2018

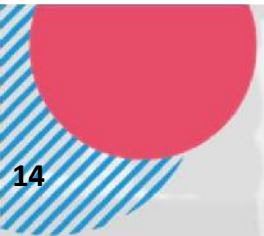
ONSITE DATE:
July 17, 2017



Dude SOLUTIONS
EMG's partner in School Data Analytics

CIP Project Identification and Prioritization Process





City Schools' Capital Projects

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Previously Approved Project Status

	Total Systemic Projects	Design Consultant Services	Design	Construction Contract Award	Construction	Complete	Rescinded	Postponed
FY22 CIP (Approved May 2021) (incl reserve appropriations projects)	12	10	2					
FY21 CIP (Approved May 2020) (incl reserve appropriations projects)	20	7	11		2			
FY20 CIP (Approved May 2019)	20 (3 partially funded)			8	9		3	
FY19 CIP (Approved May 2018) (incl res approp projs)	31			5	7	5	14 (shifted to other fund sources)	
FY20 HSFF	6 (1 partially funded)					5	1	
\$15M HVAC Funds	18		1		5	12		

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Major Projects

Holabird

\$32M

- Schematic Design 02.15
- Construction began 06.18
- **Building occupied 08.20**
- State allocated \$26M



Graceland

\$31M

- Schematic Design 02.15
- Construction began 06.18
- **Building occupied 08.20**
- State allocated \$26M



Armistead Gardens

\$43M

- Feasibility 10.16
- Bid + award 04.22
- Construction starts 08.22
- **Building occupancy 08.24**
- State approved for Planning



Maree G. Farring

\$13M

- Feasibility 07.19
- Bid + award 03.22
- Construction starts 07.22
- **Building occupancy 08.23**
- State approved for Planning



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Major Projects, cont.

Furley

\$35M

- FY21 Planning approval for replacement
- Proposed capacity 678
- Larger facility to accommodate increased enrollment
- **Proposed occupancy 08.24**



Northeast

\$15M

- FY21 Planning Approval for renovation
- Permanent home for Vanguard; address middle seat demand in northeast area of city
- **Proposed occupancy 08.23**



Edmondson

TBD

- Submitted in FY23CIP Request for Planning Approval for Renovation
- Permanent home for Edmondson Westside Voc. Tech.
- **Proposed occupancy 06.26**



Ben Franklin

TBD

- Submitted in FY23 CIP Request for Planning Approval for Renovation/Addition
- Permanent home for Ben Franklin High School
- **Proposed occupancy 06.26**



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Key Goals for CIP FY2023

- **Funding for (4) major projects (FY23 request = \$24M)**
 - Armistead Gardens #243 - Renovation/Addition
 - Maree G. Farring #203 – Renovation/Addition
 - Furley #206 – Replacement
 - Northeast Building #49 – Renovation
- **Unfunded projects from FY22 CIP request – “B & C” projects(14)**
 - 14 systemics (elevator, roof, boiler, HVAC, and multi systemics)
 - List of projects on next slide
- **New Projects (4)**
 - 2 Major – local planning (Ben Franklin-Reno/Addition; Edmondson-Reno/Addition)
 - 2 Systemics (Winterling-fire alarm; Edmondson-pool)
 - Projects beyond life cycle and coordinated with other priority projects

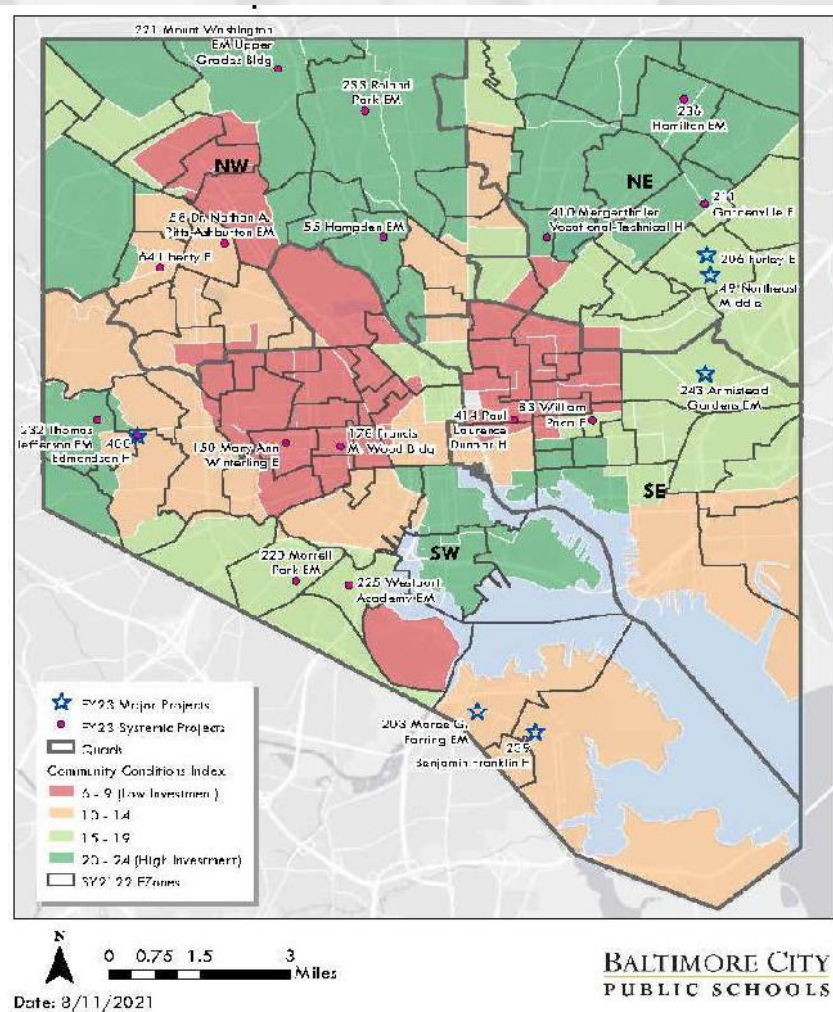
Projects from FY22 CIP – “B & C” projects(14)

1. Roland Park – Structural
2. Thomas Jefferson – Windows, fire alarm, HVAC
3. Westport Academy – Elevator
4. Hamilton – Roof
5. Mount Washington – Roof
6. Liberty – Boilers, controls
7. Gardenville – Elevator
8. Dr. Nathan Pitts – HVAC
9. Hampden – Elevator
10. William Paca – New UV and AHU
11. Francis M. Wood – Elevator
12. Paul Laurence Dunbar H – New gym AHU
13. Morrell Park – Elevator
14. Mergenthaler Voc. – 2 elevators

FY2023 CIP: Project Requests

Project Categories	Number of Projects
<u>Major Projects</u>	6
Armistead Gardens (Renovation/Addition) Maree G. Farring (Renovation/Addition) Furley (Replacement) Northeast (Renovation) Benjamin Franklin (Planning - Renovation/Addition) Edmondson (Planning - Renovation/Addition)	
<u>Systemic Projects</u>	16
HVAC	3
Boiler	1
Elevator	6
Fire Safety	1
Multi Systemic	1
Pool	1
Roof	2
Structural	1
TOTAL PROJECTS	22

FY2023 CIP Requests



CCI Scores

- 6-9 Low Investment (3 projects)
- 10-14 (6 projects)
- 15-19 (6 projects)
- 20-24 High Investment (7 projects)

Quadrant

- Northwest (5 projects)
- Northeast (5 projects)
- Southwest (9 projects)
- Southeast (3 projects)

* While we review CCI score and geographic location in identifying capital projects, most projects are based on emergent needs and life cycle

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FY2023 CIP Financial Implications

22

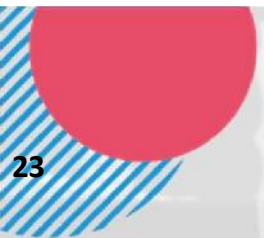
Capital Spending - \$ 73 million

State: \$ 54 ,000,000

City: \$ 19,000,000

Total \$ 73,000,000

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Other Relative Information

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Local Allocation Expenditures

- **Hard costs: Currently 4%**
- **Contingency costs 8% - 10%**
- **A/E costs 8% - 12% of the total (state and local)**
- **Construction Management fees 3% (large projects)**
- **Local initiative projects**
 - **Temporary AC or portables to support construction**
- **Unforeseen project costs**
 - **Hazardous material**

City Schools' Air Conditioning Plan

21 Non-AC Schools

(as of September 2021, originally 75)

\$80M Spent to Date* through CIP requests

SY1718 (Year 1) \$18.5M 7 projects (1) 21 st Century (6) HVAC projects complete	SY1819 (Year 2) \$3.6M 7 projects (6) 21 st Century (1) AC projects complete	SY1920 (Year 3) \$11.6M 10 projects (8) AC projects complete (1) HVAC project complete (1) AC project Rescinded
SY2021 (Year 4) \$27M 13 projects (1) 21 st Century (2) CIP replacements (7) AC projects complete (2) HVAC projects complete (1) HVAC project rescinded	SY2122 (Year 5) \$45.3M Anticipated 22 projects (4) 21 st Century (2) HVAC projects complete (4) AC projects complete (1) 21 st Century in construction (4) AC projects in construction (3) HVAC projects in design (4) AC projects in design	Other (1) Replacement Building via Housing partnership (3) 21 st Century projects (1) HB1 21 st Century project (1) Major CIP project (5) Funding still to be determined (7) surplus to date (4) to be surplus

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AC project complete at Northern High School

**The total spent to date for the AC plan does not include costs for AC provided through the 21st Century buildings or major CIP Projects. It also does not include the maintenance and replacement costs for existing HVAC systems and auxiliary equipment in non-classroom spaces where VPUs installed. SEE APPENDIX FOR LIST OF PROJECTS*



Ravens provided a second donation towards funding for AC at Lakewood and Thomas Jefferson

Other Funding Programs

SCHOOL SAFETY GRANT

- HB 1783 to provide school security improvements
- \$20M allotted for all LEAs in two rounds
- Round 1 **\$1M City Schools allocation**
- Round 2 **\$883k allocation**; 142 access control system projects approved
- Improvements include secure and lockable classroom doors or areas, other security technology



\$15M HVAC FUNDS

- 2018 SB 186 to provide **\$15M** to City Schools over 7 years
- Held in reserve and not included in CIP allocation
- **18 projects approved**
- Funds used for design, construction, and capital equipment of HVAC improvement

HEALTHY SCHOOL FACILITY

- \$30M provided annually, not more than \$15M per LEA for FY2020
- For FY2022, legislatively guaranteed 50% of \$30M total allocation
- Funding separate from CIP
- **Projects being submitted currently for HVAC, roofing, windows**
- Approved projects require local match

See appendix for listing by LEA

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Recent Legislative Actions

- House Bill 1 (HB1) – to be used by 21st Century for High School Plan
- Healthy School Funds – to be used for additional systemic projects (specific projects to be determined)



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Comments or Questions

Dr. Lynette Washington - Chief Operating Officer
Monique Roumo - Acting Executive Director of Operations
Dr. Nichole Stewart - Acting Executive Director of Facilities
Cynthia Smith - Director, Facilities Design & Construction
Blaine Lipski - Director, Facilities Maintenance & Operations

Baltimore City Public Schools
200 E. North Avenue

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Ezra Horwitz, *Student Commissioner*

Christian Gant, Esq., *Board Executive Officer*

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