

OPTION No.1. CAPITAL IMPROVEMENTS
1.3 MAJOR RENOVATIONS

Description: The program will provide funding for one or more major renovations to schools that will be identified because of the extent of their deficiencies, their criticality to the educational process, and their role in the community. Renovations will be undertaken to address most, if not all, of the building performance and educational deficiencies in the school. On completion, the school will be in a like-new condition, or a condition that is close to like-new.

Purpose: To improve the building performance and the learning environment at one or more selected schools, leaving them in like-new or nearly-new condition.

Planning Assumptions:

- Because of funding constraints, it is likely that only one major renovation will be carried out at a time.
- The timeframe for planning, design, and construction of these projects is substantial. Consequently, subsequent projects must be re-examined at critical milestones to confirm their scope, cost, and schedule.

Planning Goals Addressed:

- *Address the largest number of the most critical facility deficiencies*
The projects will address all, or almost all, of the deficiencies in the selected school facilities. However, because of funding constraints, deficiencies in other facilities will be deferred for a substantial period of time.
- *Improve the learning environment for the largest number of students*
If the selected schools also have large student populations, a substantial number of students will enjoy a like-new facility environment. Addressing facilities that every student must pass through, for example the secondary schools, will ensure that every student within the attendance area benefits from the improved learning environment.
- *Correct inequities in the quality of facilities*
The projects will result in a dramatic and highly visible improvement in the selected facility or facilities.
- *Improve the efficiency of operations*
The renovations will result in schools that enjoy modern building systems, resulting in improved energy and water performance. As like-new facilities, the schools will present a substantially reduced maintenance burden, allowing staff resources to be used more effectively and efficiently elsewhere in the school system.

Planning Objectives Addressed:

- *Educational excellence:* The projects will provide a state-of-the-art learning environment.
- *Equity:* The methodology used to select the school or schools for improvement should factor in inequities in school facility condition. Because only a limited number of schools will benefit from the program, it is important that the public perceive the process as equitable and fair.
- *Community:* As complete renovations, these projects can include from the outset significant facilities to meet community needs; projects of this kind are highly supported in the funding that is allocated by the State of Maryland.
- *Safety and Security:* Security vestibules and other safety and security enhancements are a standard feature of all major renovation projects.

Benefits:

- Because the design will be based on an educational specification, the project(s) will fully support the educational programs and priorities established by the Board of Education.
- The improvements will address all, or most, of the critical building performance, safety and ADA concerns in a comprehensive way, with little need to carry out additional projects at the school or schools for many years.

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- The projects will have a markedly positive influence on the average age of square footage of the school system.
- The schools will have a renewed and appealing aesthetic quality, helping to send a positive message about the value placed on education in Garrett County.
- The projects may provide an opportunity to reduce the overall State Rated Capacity of the school system through selective demolition or by allocating space to community partners, thus improving utilization.

Detriments:

- The large cost of the projects will require the dedication of substantial State and County funds over a period of years, limiting the capacity to carry out other needed projects.
- The large size of the projects may exceed the bonding capacity of local contractors, requiring contractors from outside of the region and adding to the costs.
- Providing a safe, clean, and quiet learning environment for the students during construction is critical, and may be addressed either by phasing the project at a considerable premium of cost, or by relocating them temporarily to another facility.

Implementation:

- Establish a planning committee to determine the scope, schedule, and cost of the overall program and to establish priorities:
 - The committee should include representatives from the Facilities Department, administrators, the academic disciplines, community members, the County government, and the Maryland State Department of Education.
 - Seek Board of Education approval of the overall program and the specific projects, including their scopes, budgets, and schedules for implementation.
 - Include the projects in the annual Educational Facilities Master Plan (EFMP).
- As determined by the conceptual scope, engage an architectural firm to develop a feasibility study for each project:
 - Examine alternative renovation approaches (e.g. Limited Renovation) in order to tailor the scope to the anticipated budget.
 - Develop concept-level budgets for purposes of funding applications to the State and County.
 - Develop detailed schedules for implementation, based on the committee's recommendations and prioritization of projects, on the anticipated availability of funding, and on the availability of temporary housing if needed.
- Seek State and local funding approval:
 - State: FY 20__
 - County:
 - Planning and design: FY 20__
 - Construction: FY 20__
 - Other: grants, donations, etc.
- Develop project designs:
 - Detailed architectural/engineering design
 - Detailed cost projection and schedule for design and construction
 - Project delivery method.
 - Special considerations (safety, special needs students, timing of grant funds, etc.)
- Suggested timeframe (initial round of projects):
 - Design: FY 20__
 - Construction: FY 20__

Budgetary Implications:

- Estimated cost of improvements: \$23.5 million
- Estimated cost of equipment: \$_____

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- Estimated cost of training: \$ _____
- Misc. other: \$ _____
- **Total** \$ _____

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