

**Baltimore City Public Schools Construction Program  
MOU Executive Committee Meeting Minutes  
Open Session**

**Wednesday, December 2, 2020 | 2:00 pm**

**Chair, Dorothy Hellman, 21<sup>st</sup> Century School Buildings Program**

**COMMITTEE ATTENDEES**

Gary McGuigan, MSA

David Raith, MSA

Larry Flynn, MSA

Bob Gorrell, IAC

Alex Donahue, IAC

Jamie Bridges, IAC

Tisha Edwards, Baltimore City

Cheryl Casciani, Baltimore City

Deral Falls, Sr., MOED

Dorothy Hellman, 21<sup>st</sup> Century

**Virtual meeting called to order by Dorothy Hellman at 2:01 p.m.**

**APPROVALS / NOTICES**

1. Approval of September 16, 2020 meeting minutes.
  - Motion was made to approve by Bob Gorrell and seconded by Gary McGuigan.
  - Motion carried unanimously.
2. Approval to revise Cross Country #247 EAP from a Renovation with minor addition, to a Replacement school to mitigate flooding concerns brought about by FEMA's remapping of the community from a 100-year to a 500-year flood plain.
  - Motion was made to approve by Tisha Edwards and seconded by Gary McGuigan

**REPORTS**

**IAC Report: Jamie Bridges**

- See *Report to the Executive Committee*, attached.
- The Ed Specs for the Frederick Douglass/ Joseph Briscoe HS renovation was reviewed. There is no concurrence for enrollment at both programs, and further discussion is requested.
- The Ed Specs for City College, and Commodore John Rodgers renovation projects were received. Enrollments to be reviewed to determine concurrence within the next two weeks.
- City Schools' 2020 Comprehensive Maintenance Plan was received and is pending review.

**Coordinating Committee: Cheryl Casciani (Baltimore City)**

- See *Report to the Executive Committee*, attached.
- Traffic safety at Lake Clifton continues to be a challenge. Resolution in process with DOT.
- City Schools and Rec. and Parks are finalizing the MOU for the community space at Walter P. Carter. The Mayor's goal is to have all agreements addressed prior to school openings.
- Dorothy Hellman provided updates on the status of the Rita Church athletics field design progress, as well as the leaking 84" water line under the railroad track adjoining the school.

- Status updates were also provided on the playground and community area design concerns at Highlandtown #237, and removal of Northwood's basketball court from the scope of work.

#### **Financial Report: David Raith, MSA**

- See *Report to the Executive Committee*, attached.

#### **MSA Report: Larry Flynn, MSA**

- See *Report to the Executive Committee*, attached.
- For Plan Year 1 schools, 10 of the 11 school buildings are open and occupied.
- For Plan Year 2 schools, 5 of the 17 school buildings are open and occupied.
- RFP Procurements for the Feasibility Study of Baltimore Polytechnic Institute, and Western High School is in process, as well as for Testing and Inspection services at Montebello.

#### **Collaborative Group: Deral Falls, MOED**

- See *Report to the Executive Committee*, attached.
- To date MOED has received 103 jobs postings, resulting in 252 job positions.
- Approximately 1,416 resumes were submitted for jobs.
- To date, 97 workers make an average salary of \$23.04/ hour.

#### **21<sup>st</sup> Century/City Schools Report: Dorothy Hellman, 21<sup>st</sup> Century/City Schools**

- See *Report to the Executive Committee*, attached.
- 15 school building have been completed out of the 28 approved under the program.
- The High School feasibility studies are in progress. The goal is to ensure that all five schools receive some type of renovation.
- Highlights from the MOU Retreat held October 21 – 22, 2020 was commented on by Cheryl Casciani. The retreat was considered a success, and the consensus from the Partners was that the program overall was successful, given both the challenges, and opportunities.

#### **DISCUSSIONS**

- Dorothy Hellman reminded the Partners that the MOU required a different Partner to chair the Executive Quarterly Meetings each year. The role was passed to Tisha Edwards at the City of Baltimore. Preliminary meeting dates were reviewed. It was confirmed that the Board room at City Schools would be booked, should meetings be held in person.

#### **Q and A**

- No questions asked.

#### **MOTION TO ADJOURN:**

- Motion to adjourn announced at 3:02 p.m.
- Motion was carried by Gary McGuigan and seconded by Tisha Edwards.

Next meeting scheduled for March 3, 2021 at 2PM.

**Baltimore City Public School Construction Program**  
**MOU Executive Committee Meeting**  
**Open Session**



Wednesday, December 2, 2020 | 2:00 PM  
Virtual meeting – Microsoft Teams

**[Join Microsoft Teams Meeting](#)**

[+1 443-961-1488,,795370657#](#) United States, Baltimore (Toll)  
Conference ID: 795 370 657#

Chair: Dorothy Hellman  
21<sup>st</sup> Century School Buildings Program/ Baltimore City Public Schools

**AGENDA**

**Approvals/ Notices**

Minutes, September 16, 2020 ..... Dorothy Hellman, 21<sup>st</sup> Century/ City Schools  
EAP Project Amendment ..... Dorothy Hellman, 21<sup>st</sup> Century/ City Schools

- Cross Country EM 247

**Reporting**

IAC Report ..... Jamie Bridges, IAC  
Coordinating Committee ..... Cheryl Casciani, Baltimore City  
STAT Committee ..... Eric Johnson, MSA  
Collaborative group ..... Deral Falls, Baltimore City  
Financial Report ..... David Raith, MSA  
MSA Report ..... Larry Flynn, MSA  
21<sup>st</sup> Century/ City Schools Report ..... Dorothy Hellman, 21<sup>st</sup> C/ City Schools

**Discussion**

Confirmation of 2021 meeting dates by new meeting chair ..... Tisha Edwards, Baltimore City  
Q&A ..... All  
Meeting Adjourn ..... All

Next Executive Committee Meeting: Wednesday, March 3, 2021 | 2:00 – 4:00 PM

## **EAP APPROVALS**

**Cross Country #247 Elementary/ Middle School**

**Year 2 - Feasibility Study Summary – Cross Country - December 2020**

**Revised Ten Year Plan Recommendation – Replacement School**

**Design Architect – Colimore Architects**

**Contractor – Turner Construction**

### **EAP Budget Allocation:**

Building	\$31,255,638.00
Site	\$2,729,724.00
Contingency	\$4,004,478.00
<u>Other (Design, Soft Costs, Escalation)</u>	<u>\$4,250,000.00</u>
Total	<b>\$42,239,840.00</b>

# INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION

**LARRY HOGAN**  
GOVERNOR

**KAREN SALMON, PhD.**  
CHAIRPERSON

**ROBERT A. GORRELL**  
EXECUTIVE DIRECTOR

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## MEMORANDUM

**TO: THE EXECUTIVE COMMITTEE**

**FROM: BOB GORRELL**

**DATE: DECEMBER 2, 2020**

**RE: REPORT TO THE EXECUTIVE COMMITTEE**

### IN GENERAL

IAC staff continues to work either from home or from the office / field per the orders of the Governor and the requirements of the work, with no disruptions to report.

### MOU §1. ROLES, RIGHTS AND RESPONSIBILITIES

IAC staff attended recent feasibility study team meetings on Commodore John Rodgers PK-8, as well as on High School Plan projects: Frederick Douglass HS / Joseph Briscoe Special Education Center and Baltimore City College HS. In addition, staff attended a lessons-learned retreat with representatives of all Partners.

### MOU §4. IAC AND BPW PROCESSES

IAC staff reviewed the educational specifications (ed specs) for the Frederick Douglass HS / Joseph Briscoe SE renovation project, and then met with Partners to further discuss the projected enrollment for both programs, the spatial needs of the proposed CTE programs at Frederick Douglass HS, and the spatial needs of the (LRE-F) special education program at Joseph Briscoe SE. Enrollment is used to determine the gross area baseline (GAB) applicable to the project, which indicates the gross square feet (GSF) limit of State participation in school construction projects. At this time, staff does not concur with the proposed enrollment of 991 students, and cannot support State funding for the proposed enrollment.

IAC staff reviewed the ed specs for the City College HS #481 renovation project, and then met with Partners to review the projected enrollment for the program. At this time, staff concurs with a proposed enrollment of 1,902. The ed specs call for 296,730 GSF, which is around 4,200 GSF (or 1.5%) more than the GAB for the proposed.

IAC staff received the ed specs for the Commodore John Rodgers PK-8 replacement project, and will consider the proposed enrollment to determine concurrence within the next two weeks.

**MOU §11. COMPREHENSIVE AND BUILDING MAINTENANCE PLANS**

IAC staff received City Schools' 2020 Comprehensive Maintenance Plan (CMP), and will review the plan within the next two weeks.

# City Schools Coordinating Committee Meeting on School Construction

## October 21, 2020

### Meeting Summary

#### 1. Introductions

Attendees: Tisha Edwards (Mayor's Office), Lea Ferguson (Mayor's Office), Larry Flynn (MSA), Michael Bayer (MDP), Chris Ryer (DOP), Laurie Feinberg (DOP), Cheryl Casciani (DOP), Jennifer Leonard (DOP), Mary Colleen Buettner (DOP), Kyle Leggs (DOP), Reni Lawal (DOP), Marshella Wallace (DOP), ViNiceia Carter (DOP), Dorothy Hellman (21<sup>st</sup> Century), Reneè Stainrod (21<sup>st</sup> Century), Robin Smith (21<sup>st</sup> Century), Rachael Romano (21<sup>st</sup> Century), Cynthia Smith (City Schools), Tina Hike-Hubbard (City Schools), Nichole Stewart (City Schools), Jacia Smith (BCRP), Kate Brower (BCRP), Nikia Mack (DOT), Eric Lee (HCD), Nichole Battle (GEDCO)

#### 2. Approved Minutes of July 15, 2020

#### 3. Cooperative Use MOU Status: City Schools, BCRP

<i>Discussion</i>	<i>Follow-up Task</i>
<ul style="list-style-type: none"> <li>Met with Walter P. Carter principal yesterday. Will begin working on agreement after one more walk through. Goal is to have done before Jan 2021.</li> </ul>	None

#### 4. Planning, Design, and Construction Coordination: DOT, DOP, BCRP, City Schools, MSA

##### a. Pedestrian Safety

<i>Discussion</i>	<i>Follow-up Task</i>
<b>Lake Clifton Park: Traffic Safety on Harford Road</b> <ul style="list-style-type: none"> <li>Contractor given final design for Harford Rd and St Lo. Looking to finish on Harford in next few months, weather depending.</li> <li>St. Lo striping: Morgan State is working with DOT; asked to hold so they can coordinate.</li> </ul>	<ul style="list-style-type: none"> <li>DOT to update about St. Lo striping.</li> <li>Michael McBride to share with DOT (Nikia Mack) the changes that City Schools/21<sup>st</sup> Century will make on campus to ensure they're on the same page re: signage package.</li> </ul>
<b>Calvin Rodwell: Hillsdale &amp; Main Crosswalk</b> <ul style="list-style-type: none"> <li>Waiting for ADA contract to be awarded and approved. Will stripe once ADA ramp is constructed on other side of school. Weather permitting will be done before winter, otherwise spring.</li> </ul>	None
<b>John Ruhrah: Ramps, crosswalks</b> <ul style="list-style-type: none"> <li>Waiting on the same ADA contract.</li> </ul>	None
<b>Harford Heights: Stormwater inlet at Regester Lane alley entrance</b> <ul style="list-style-type: none"> <li>DPW completed a CCTV inspection and it's been referred to their office of engineering to review and possibly recommend for the line segment to be lined. DOP continues to follow-up.</li> </ul>	None

**b. MOU for Constructing ADA Ramps and Crosswalks outside of Project Limits**

<i>Discussion</i>	<i>Follow-up Task</i>
<b>MOU Status</b> <ul style="list-style-type: none"> <li>Unforeseen delays on MSA end. In holding pattern. Requested improvements have been submit by DOP.</li> </ul>	<ul style="list-style-type: none"> <li>Update when known.</li> </ul>

**c. Crosswalk Installation – Primary Walking Routes**

<i>Discussion</i>	<i>Follow-up Task</i>
<ul style="list-style-type: none"> <li>Crosswalks that need to be refreshed or installed have been IDd and given to appropriate DOT team. Waiting to hear schedule, so can coordinate between maintenance and new installation. SY 19-20, SY 20-21, and a few SY 21 schools.</li> </ul>	<ul style="list-style-type: none"> <li>Update on timeline when known.</li> </ul>

**d. Upcoming Design Process**

<i>Discussion</i>	<i>Follow-up Task</i>
<b>Cross Country</b> <ul style="list-style-type: none"> <li>3 options provided by MSA to City Schools (renovation as is; renovation to meet 500-year flood plain, and a new build). Schools is reviewing options 2 and 3. About a year behind.</li> <li>Schools has updated the community about the delay.</li> <li>Timeline for decision?</li> <li>Need to set new expectations with community.</li> <li>Question about whether data from Pimlico enrollment raises need to relook at zones.</li> </ul>	<ul style="list-style-type: none"> <li>21<sup>st</sup> Century to update group on decision timeline.</li> <li>Add to meeting invites: Tisha E., Lea F., MC B., and Jen L.</li> </ul>
<b>REACH! – St. Lo Path</b> <ul style="list-style-type: none"> <li>New scope is adding lights along the path. Re-scoping with a new contractor and finalizing the lighting plan.</li> </ul>	<ul style="list-style-type: none"> <li>DOP update 21<sup>st</sup> Century when know construction timeline.</li> </ul>

**e. Close Out**

<i>Discussion</i>	<i>Follow-up Task</i>
<b>Walter P. Carter Pool</b> <ul style="list-style-type: none"> <li>Design contract being processed. Design to begin Nov/Dec. Outreach to the community as part of design.</li> </ul>	<ul style="list-style-type: none"> <li>Take off list.</li> </ul>
<b>REACH!/Clifton Park stormwater pipe leak</b> DOP handed off research to 21 <sup>st</sup> Century. Need to get into a City budget to address.	<ul style="list-style-type: none"> <li>Dorothy send Chris correspondence and he'll schedule a meeting for them with DPW.</li> </ul>



## 5. Design issues

### a. Design Issues

<i>Discussion</i>	<i>Follow-up Task</i>
<b>Highlandtown #237: Community space update</b> <ul style="list-style-type: none"> <li>21<sup>st</sup> Century met with elected officials 8/11 for site walk re: community space and addition. Concern/letter about community and green space, which was addressed in a follow-up letter.</li> <li>Another site visit scheduled for 11/12.</li> <li>Next community meeting will be scheduled before Thanksgiving.</li> <li>Lesson: need to be clear about project progress and timeline of when information is available.</li> </ul>	<ul style="list-style-type: none"> <li>Chris follow-up with Dorothy and Michael re: design sticking points.</li> </ul>
<b>Northwood</b> <ul style="list-style-type: none"> <li>Basketball court has been eliminated, but area will be graded and prepped. 21<sup>st</sup> Century looking at alternative rec at site (walking path, garden, etc.).</li> <li>Community will have access to full-size court in the school after hours, through BCRP programming or through City Schools.</li> <li>Need look at recreation opportunities holistically in area, not just school site. Jacia can highlight. DOP connect with them too (INSPIRE starting).</li> </ul>	<ul style="list-style-type: none"> <li>Jen follow-up with Jacia and 21<sup>st</sup> Century re: INSPIRE start, area recreation.</li> </ul>

### b. Design Process

<i>Discussion</i>	<i>Follow-up Task</i>
<b>Schedule SPRC/UDAAP Wrap-ups</b> <ul style="list-style-type: none"> <li>Post UDAAP follow-up: Highlandtown #237</li> <li>Post SPRC follow-up: Montebello scheduled for 10/26.</li> </ul>	<ul style="list-style-type: none"> <li>Schedule Highlandtown #237 for mid-November.</li> </ul>

## 6. Feasibility Studies for the Next Round of Schools (High Schools)

<i>Discussion</i>	<i>Follow-up Task</i>
<ul style="list-style-type: none"> <li>Have Ed Specs on Frederick Douglass/Briscoe and City College. Studies in progress.</li> <li>City Schools is working with IAC to work out gross area determination and enrollment issues.</li> <li>Evaluating financial proposals for Poly Western.</li> </ul>	

<ul style="list-style-type: none"> <li>Waiting for City Schools to advise if they'd like the other two schools: Vivien T. Thomas/Bluford and Edmondson.</li> </ul>	
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## 7. Construction Schedule Update

<i>Discussion</i>	<i>Follow-up Task</i>
<ul style="list-style-type: none"> <li>No changes since July schedule</li> <li>Cross Country in "TBD" until City Schools makes a decision.</li> </ul>	None

## 8. Community Engagement – Coordinating/Collaborating/Informing – 21<sup>st</sup> Century, DOP, BCRP

<i>Discussion</i>	<i>Follow-up Task</i>
<ul style="list-style-type: none"> <li>21C continuing to work with BCRP and DOP. Met with INSPIRE to go through schools and projects.</li> </ul>	None

## 9. Updates

### a. 21<sup>st</sup> Century Portfolio Building Tour & Lessons Learned Review/ Recap

<i>Discussion</i>	<i>Follow-up Task</i>
<ul style="list-style-type: none"> <li>Tour following meeting.</li> </ul>	None

### b. Upcoming Events - None

### c. INSPIRE

<i>Discussion</i>	<i>Follow-up Task</i>
<ul style="list-style-type: none"> <li>Primary route sidewalk improvements: Medfield, Mary E. Rodman, Patterson, and Walter P. Carter are complete. Govans is 50% complete.</li> </ul>	None

**Next Scheduled Coordinating Committee Meeting: January 20, 2021 at 9:00 a.m.**

Baltimore City Schools Construction Program  
MOU Executive Committee Meeting  
September 16, 2020

Stat Committee Update

NO CURRENT UPDATE.

PLEASE REFER TO THE SEPTEMBER 16, 2020 REPORT  
ENCLOSED WITHIN THE MOU QUARTERLY MEETING PACKET

DATED SEPTEMBER 16, 2020

## MOED School Construction Report Summary

Report Period: 10/01/20 - 12/30/20

### 06/30/20 - 09/30/20 Recruitment Summary

# of Job Postings Received	3	NLP Enterprises; District Construction Corporation; Carter Site Services
# of Positions Posted	6	Laborers (5); Painter (1)
# of Resumes Received by Partners	3	CFUF-0; Civic Wks-0; IARC-0 ; Jpstart-0 ; Liv. Class-3 ; Sec. Chance- 0; City Life-0; BCCC-0; HEBCAC/YO - 0
Referrals	9	Simpson of Maryland (1); M&R Drywall Metal & Stud (1); Alliance Exterior Construction, Inc. (1); District Construction Corporation (4); Carter Site Services (1); NLP Enterprised (1)

### 10/01/20 - 12/30/20 New Hire Summary - Current Schools

School	# of New Hires	New Hire Name				Referral Source	
Arlington ES	0						
Calverton Elementary School	1		K. Kingsborough - Carter Site				
Patterson Park High	0						
Fairmount	0						
James Mosher Elem	0						
John Ruhrah	0						
Baybrook Elem/Middle	0						
Calvin Rodwell	0						
Harford Heights School	2		C. HOLMES JR; J. O'Neill - District Construction				
Lois T. Murray ES/MS	0						
Walter P. Carter	0						
Fairmount Harford	0						
Medfield Heights Ele.Sch	0						
Total	3						

### Resume Source

### 01/20/15 - 12/30/20 Recruitment Summary

### PTD

Schooljobs email	27	639
Bmore email	17	91
Walk Ins	78	572
MWE	15	114
Total	137	1416

**Project to Date (PTD) Recruitment Summary 01/20/15 -12/30/20**

School	# of Job Postings Received	# of Positions	New Positions Posted October	New Positions Posted November	New Positions Posted December	# of New Hires	Average Wage of New Hires	* Pending Hires
Arlington E.S.	9	26	0	0	0	6	\$ 24.66	0
Arundel E.S.†	9	18	0	0	0	11	\$ 20.85	0
Calverton Elementary School	1	2	0	0	0	0		
Cherry Hill E.S.†	6	8	0	0	0	2	\$ 20.34	0
Fairmount Harford	7	14	0	0	0	7	\$ 24.66	0
Forest Park H.S.†	3	5	0	0	0	4	\$ 19.60	0
Ft Worthington E.S.†	9	23	0	0	0	23	\$ 23.04	0
Frederick E.S.†	6	12	0	0	0	13	\$ 18.05	0
Harford Heights School	3	5	2	0	0	0		
James Mosher Elem	1	2	0	0	0	0	\$ 21.00	
John Ruhrah	4	10	0	0	0	3	\$ 23.66	0
John E. Howard †	9	21	0	0	0	5	\$ 26.10	0
Lyndhurst†	5	13	0	0	0	1	\$ 27.89	0
Pimlico ES/MS †	6	17	0	0	0	5	\$ 19.02	0
Robert Poole †	9	12	0	0	0	0		0
Baybrook Elem/Middle	0	0	0	0	0	0		0
Calvin Rodwell	6	6	0	0	0	0		0
Lois T. Murray ES/MS	0	0	0	0	0	0		0
Patterson Middle/High Sch.	4	6	1	0	2	2	\$ 18.00	
Mary E. Rodman Ele.Sch.	1	3	0	0	0	0		
Medfield Heights Ele.Sch.	1	28	0	0	0	10	\$ 29.40	0
Walter P. Carter	4	21	0	0	12	5	\$29.30	0
<b>Total</b>	<b>103</b>	<b>252</b>	<b>3</b>	<b>0</b>	<b>14</b>	<b>97</b>	<b>\$ 23.04</b>	<b>0</b>

**Maryland Stadium Authority**  
**Baltimore City Public Schools Construction and Revitalization**  
**Financial Reporting**  
**June 30, 2020**

**NO CURRENT UPDATE.**

**PLEASE REFER TO THE JUNE 30, 2020 REPORT**

**ENCLOSED WITHIN THE MOU QUARTERLY MEETING PACKET**

**DATED SEPTEMBER 16, 2020**

Baltimore City Schools Construction Program  
MOU Executive Committee Meeting  
December 2, 2020  
Maryland Stadium Authority Update

**Current Status:**

➤ **Year 1 Schools**

- Ten of the eleven Year 1 schools are open and occupied.
- Patterson/Claremont construction continues. Roofing is substantially complete. Brick facade is complete, and installation of metal panels and windows are ongoing. MEP rough-ins are ongoing throughout the building and drywall installation has begun in areas where MEP rough-ins are complete. Completion of the new building is scheduled for Summer 2021.

➤ **Year 2 Schools**

- Five of the seventeen Year 2 schools are open and occupied. (Fairmont Harford, Bay Brook, John Ruhrah, Calvin Rodwell and Mary Rodman)
- Walter P. Carter/Lois T. Murray construction is nearing completion. Site finishes and sod are being installed with conversion of SWM ponds commencing. Building superstructure is complete. Interior finishes are nearing completion with final cleaning taking place behind final touch up. Permanent water, gas and electric are complete. System commissioning is nearing completion. Scheduled for a January 2021 opening.
- Govans construction continues. Steel erection is ongoing and scheduled to be completed by mid-December. Elevated deck pours have begun. Metal framing has started on the first floor, along with MEP rough-ins. Scheduled for a summer 2021 opening.
- Medfield construction is nearing completion. Interior punch list finishes, painting and miscellaneous work is in progress, along with final cleaning and floor waxing. Site work is 99% complete. Security system surveillance camera installation is nearing completion. Scheduled for a January 2021 opening.
- Harford Heights construction continues. Addition area A interior framing and MEP rough-ins complete, exterior sheathing is essentially complete, exterior brick installation in progress. Existing building 1st floor MEP rough-ins complete, walls closed in, ceiling grid and VRF cassettes installed and prime painting in progress. MEP rough-ins, drywall, ceiling grid, window, VRF cassette installation are in progress in the remainder of the building. Scheduled for a summer 2021 opening.
- Calverton construction continues. Interior framing and MEP rough-ins are in progress in the Classroom wing and exterior framing is nearing completion. Steel erection, block walls, metal decking and concrete pours continue in the remainder of the building. Slab on grade for the Gym wing is complete and block walls are nearing completion. Site utility and water line installation continues. Scheduled for a summer 2021 opening.
- Cross Country – Currently in process to revise the scope of the project to a replacement building built to address 500 year flood plain issues. Pending EAP amendment approval, construction is expected to commence in late Fall 2021 with completion of the new building in summer 2023.
- James Mosher construction continues. Interior and exterior demolition work and new addition steel framing is complete. Cafetorium steel framing and decking, interior wall framing and blocking and MEP rough-ins are progressing. Roofing and exterior façade work started in late September. Scheduled for a summer 2021 opening.
- Robert Coleman construction continues. Interior and exterior demolition work is nearing completion and interior framing is progressing. Drywall, insulation, MEP

Baltimore City Schools Construction Program  
MOU Executive Committee Meeting  
December 2, 2020  
Maryland Stadium Authority Update

rough-ins and new utility installation is proceeding. Scheduled for a summer 2021 opening.

- Northwood construction is underway. The building pad is on grade and footings and slab on grade concrete work continues. Masonry for the gym walls will begin next week. Steel erection will begin at the end of December. Underground utilities are being installed. GMP 2 is currently scheduled to be presented to MSA's board on December 1, 2020, and BPW on December 16, 2020 with a winter 2021 opening.
- Montebello – Montebello design continues. The 50% Construction Document submission was received in early September and has been approved. The 90% Construction Document submission was submitted in mid-November and is currently under review. GMP-1 covering site fencing, demolition and abatement is currently out for bidding. MSA Board and BPW approval is anticipated in January 2021 with construction starting in early February. Scheduled for a summer 2022 opening.
- Highlandtown 237 – The Concept and Schematic Design have been submitted and have been approved. and is currently under review. The 50% Design Development submission was submitted on November 20, 2020 and is currently under review. The 100% Design Development submission is due in mid-December. Scheduled for a summer 2022 opening.

**Current Procurements:**

- RFP – Feasibility Study – Baltimore Polytechnic Institute and Western High School
- RFP – Montebello Testing and Inspection Services

**Upcoming Procurements**

- None





**Baltimore City Public Schools Construction Program  
MOU Executive Committee Meeting | December 2, 2020**

**21<sup>st</sup> CENTURY SCHOOL BUILDINGS PROGRAM UPDATE**

*Dorothy Hellman, Executive Director*

**CONTENTS**

- Introduction
- School Building Plan Amendments
- Feasibility Studies
- Utilization Rates/Surplus
- Staffing Updates
- Finance Update
- Design & Construction
- Furniture, Fixtures & Equipment (FF&E) Asset Management
- Technology
- 21<sup>st</sup> Century Academic Planning
- Current Swing Occupancy
- Workforce Development/Background Checks
- Comprehensive Maintenance Plan Highlights
- 21<sup>st</sup> Century Student Internship Program
- Community Engagement
- Communications

**INTRODUCTION**

Fifteen of the 28 school buildings approved under the program are complete. Of the 13 remaining, nine are under construction, three are in various stages of design development through pre-construction, and one is in the feasibility/planning phase. Between now and summer 2021, eight buildings will be completed, making the program substantially complete, with only five remaining in Plan Year 2.

**SCHOOL BUILDING PLAN AMENDMENTS**

City Schools reviews and modifies the plan yearly to reflect any necessary updates as part of its annual portfolio review process, now called the Annual Review of Schools (Annual Review). Multiple constituents were briefed on the recommendations and proposed amendments to the 21<sup>st</sup> Century School Buildings Plan on October 26, 2020. These were also presented at the November 10, 2020 meeting of the Baltimore City Board of School Commissioners and are scheduled to be voted upon on January 10, 2021. The table below shows the recommendations and proposed amendments and, when approved, will be reflected in the revised Exhibit 6.

Category	School / Building	Program Recommendation	Building Recommendation
Closures and Building Surplus	Alexander Hamilton Elementary	Close, effective Summer 2021	Surplus in summer 2021
Closures and Building Surplus	Guilford Elem./Middle School	Close, effective Summer 2021	Surplus in summer 2021
Closures and Building Surplus	Lockerman Bundy Elem. School	Close, effective Summer 2021	Surplus in summer 2021
School Relocation and Building Surplus	Lois T. Murray Elementary/Middle School	Relocate program to the newly renovated 21 <sup>st</sup> Century Walter P. Carter building	Surplus in summer 2021
School Relocation, Grade Reconfiguration, and Building Surplus	Sharp-Leadenhall Elem. School	Expand grade bands from 1 to 5, to 1 to 8 and relocate program to the renovated 21 <sup>st</sup> Century Harford Heights bldg.	Surplus in summer 2021
Building Surplus	Harriet Tubman building	n/a	Surplus in summer 2021
Building Surplus	West Baltimore building	n/a	Surplus in summer 2022
Building Surplus	William C. March building	n/a	Surplus in summer 2021
21 <sup>st</sup> Century School Buildings Plan Amendments	Northwestern building	n/a	Change surplus date from 2021 to 2025

## FEASIBILITY STUDIES

All Plan Year 1 feasibility studies are complete. Of the Plan Year 2 studies, the Commodore John Rodgers E/M plan was kicked off on October 27, 2020. Site visits and community meetings are in progress to guide the preliminary layouts, which are scheduled to be completed this winter.

The high school program is in progress. City Schools' leadership team is playing a proactive role in guiding the preliminary layouts and scope of each individual school. This is being done to provide a lens of equity balance between the recommended Ed Spec Program and cost, and to maximize (as much as possible) the spread of the \$400-million anticipated under the Built to Learn Act, across the school buildings identified.



City College



Frederick Douglass co-located with Joseph C. Briscoe

1. Both **City College** and the **Frederick Douglass High School** and **Joseph C. Briscoe Academy** co-location at the Frederick Douglass building are progressing. Development of Ed Spec “test-fit” concept schemes continue. Meetings have been scheduled through January 2021 to facilitate the completion of the preliminary designs and pricing proposal before the legislative session.
2. **Western High School** and **Baltimore Polytechnic Institute** are scheduled for project kick-off in December as the procurement process nears completion. The RFP for services was received, the A/E selection has been concluded, and the MSA is scheduled to approve the design teams at its next board meeting in December. Pending approval and Notice-To-Proceed, meetings will be scheduled.
3. **Vivien T. Thomas Medical Arts** co-located with **Bluford Drew Jemison STEM** at the Francis M. Wood building, and the **Edmondson-Westside** school have not yet started. Draft Ed Specs are pending.

## UTILIZATION RATES/SURPLUS

No current update.

## STAFFING UPDATES

The 21<sup>st</sup> Century School Buildings Program office currently has one active vacancy:

- The **Senior Utilities Manager** was replaced with a **Director of Engineering & Construction** position as we were not attracting qualified personnel. The position is currently being advertised.

## FINANCE UPDATE

The operations appropriations request of \$5,977,327 approved by the Board of Commissioners received MSA approval on October 8, 2020 in the revised amount of \$5,848,841. This includes reductions in reimbursable salary, travel, SchoolDude renewal, and some engagement costs.

## DESIGN & CONSTRUCTION

Multiple submittals for projects in design and under construction were completed. Quality control walk-throughs are ongoing for the mid-year deliveries of Medfield Heights and Walter P. Carter/Lois T. Murray. Building orientations for principals and staff have been scheduled for December and include key turnover.



The 21<sup>st</sup> Century School Buildings Team along with City Schools participated in a MOU Partners Retreat on October 21 and 22 with the MSA, IAC, and Baltimore City to perform an in-person tour of Fort Worthington and The Reach! Partnership School in the Fairmont Harford building. The teams reviewed progress to date, challenges, opportunities, and lessons learned since the inception of the Program. The feedback from the retreat will be used as a catalyst to initiate design changes in future buildouts.

## FURNITURE, FIXTURES & EQUIPMENT (FF&E) ASSET MANAGEMENT

The team is currently coordinating the delivery, barcoding, and installation of FF&E items for Medfield Heights and Walter P. Carter school buildings. They are scheduled to be open on January 4, 2021.

## TECHNOLOGY

Most of the end-user technology devices for Medfield Heights and Walter P. Carter school buildings have been received for delivery and installation. A few items on backorder for Mary E. Rodman have been received and installed. Professional development sessions for staff are being held virtually, where needed.

## 21<sup>st</sup> CENTURY ACADEMIC PLANNING

No current update.

## CURRENT SWING OCCUPANCY

At present, nine schools are in swing locations. Coordination is in progress for two schools to relocate during the 2020-21 winter break.

1. Medfield Heights will relocate from the Chinquapin building to its permanent school building
2. Walter P. Carter will relocate from the Winston building to its permanent school building.

## WORKFORCE DEVELOPMENT/ BACKGROUND CHECKS

As of November 13, 2020, **7,722** fingerprinting/background clearances had been performed. Of these:

- 7,375 - cleared
- 347 - not cleared

Since re-opening on July 6, 2020 by appointment only, **623** fingerprinting/background clearances have been performed for critical hires that were employed under the “temporary work-around process.” Of these:

- 595 - cleared
- 28 - not cleared

## COMPREHENSIVE MAINTENANCE PLAN HIGHLIGHTS

No current update.

## 21<sup>ST</sup> CENTURY STUDENT INTERNSHIP PROGRAM

In lieu of an onsite “hands-on” experience in offices and on project sites, 2020/2021’s partnership with Urban Alliance (UA) will proceed with a hybrid (virtual and in-person) training model for students. This includes **“Operating in a Post-COVID-19 Workplace”** and **“Transition to Worksites Plan”** to benefit students and mentors. This paid remote internship/training will include intensive skill building in digital literacy (e.g., G-mail suite, presentations, and hosting virtual meetings), a national speaker series, and online mentoring. Recruitment is through December 2020, and the work period will be from February to July of 2021.

## COMMUNITY ENGAGEMENT

The Engagement Team completed 42 virtual community meetings with over 900 attendees and continues to schedule community meetings utilizing GoToWebinar as its platform. Engagement continues to actively work with principals at merging schools and engage students and families virtually. Additionally, the team is coordinating principal and project tours of schools in different phases of design and construction.



Robert W. Coleman



Montebello



Walter P. Carter/Lois T. Murray

## COMMUNICATIONS

A combined “hybrid” Grand Opening for Medfield Heights Elementary School and the co-located schools of Walter P. Carter Elementary/Middle and Lois T. Murray Elementary/Middle School is being scheduled for Wednesday, January 6, 2021. The event will be held in accordance with Baltimore City’s COVID-19 guidelines, where the in-person audience may be limited. The event will also be livestreamed via City Schools’ social media channels.



Walter P. Carter & Lois T. Murray | 820 East 43rd Street



Medfield Heights | 4300 Buchanan Avenue