

COMMODORE JOHN RODGERS ELEMENTARY



May 30, 2024 | Construction Update Meeting Questions & Answers

5/30/24 MEETING FOLLOW UP QUESTIONS

Q: How long does the bidding process take?

A: The procurement process is phased. The Construction Manager (CM) award is scheduled for 7/3/2024. Upon award to the CM, they will proceed with bidding the various phases of the project. Phase 1, which is Long Lead Equipment, Abatement, Shoring, & Demolition, is scheduled for Summer 2024. Phase 2, which is the Major Trade Packages (the majority of the construction), is scheduled for Fall 2024. Phase 3, which is the AV/IT Package, is scheduled for Winter 2024/2025. Phase 4 which is the Furniture, Fixtures and Equipment (FFE) Package, is scheduled for Spring/Summer 2025.

Q: There have been challenges around the timeline - a year and no movement. What is standing in the way of demolition, why so many delays, how are you going to ensure we keep a tight timeline moving forward?

A: Delays have been the result of changes to the design to ensure that we have a building that works for the school and the district. Those changes resulted in delays to the MDE Permitting Approval which is the requirement to begin demolition. Moving forward, as contracts are awarded they contain obligations for the contractors to meet the project schedule. Change Requests which potentially affect the overall schedule will NOT be entertained.

Q: When is the new anticipated date of completion?

A: December 2026.

Q: Is there a chance the project could be completed early?

A: Early completion dates are rare. The Projected completion date is targeted for December 2026.

Q: Can the school raise money to expedite completion?

A: No, a budget has been set in place and already approved. Additional funding will not expedite construction completion.

CURRENT CJR SCHOOL BUILDING SAFETY

Q: A couple of the community members and staff expressed safety concerns with the unoccupied building standing.

A: We will work with school police and Baltimore City police to have more security on site monitoring activity. We will also look for an alarm system with cameras so response time will be faster.

SWING SPACE

Q: We saw daycare won't be there. Where will they go?

A: City Schools is working with the Head Start program to see where else they may want to locate.

Q: How can we make a smooth transition moving into the new space in Dec 2026 (help w/ books, files, furniture)?

A: The new building will be equipped with new furniture and technology prior to occupancy. In Fall of 2026 Staff will be provided boxes & encouraged to pack early. The 21st Century Schools Program will have professional movers move the packed materials from swing space to New Building. Additional details and Move Meetings will be held in Fall 2026 prior to move.

BUILDING DESIGN / CONSTRUCTION DOCUMENTS

Q: Why was the entrance moved to N Washington Street?

A: There are many positive reasons to move the entrance. Moving the entrance to E Fairmount & N Washington Street allows for greater optimizing of the school site, greater control of school entrances, greater separation of bus and parent drop off and pick up, greater building identity within the community, and greater play areas which are easier for staff to provide oversight and security. Within the building, it also allows for better grade banding and separation of students by floor.

Q: Is there a garden space?

A: No. There is no garden space specifically designed for gardening vegetables. There are a number of planted areas of landscaping around the grounds & building. All areas have been designed and specifically calculated to meet the MDE Stormwater Management and forest conservation permitting requirements.

If the school would like to add a garden to the site AFTER COMPLETION of FINAL INSPECTIONS & OCCUPANCY as an operational activity of the school they can request to do so through the School Facility Enhancement Request process.

Q: Is it possible to have a green roof or at least part of the roof that is a green space?

A: No. The building structure and roof systems has already been designed to meet the Solar Ready requirements of the 21st Century School Program as well as current state mandates.

Q: Will there be windows in the common areas and classrooms that can be opened?

A: No. The Window Glazing systems as well as the Heating Cooling & Ventilation systems have been designed to meet the daylighting, air quality and temperature control requirements of the 21st Century School Program.

Q: How was the parking lot changed? How many parking spaces are available?

A: The parking lot has not changed significantly since the last community presentation.

Q: Is the whole interior going to be white?

A: Specification will be made to ensure the newly renovated school is filled with color.

Q: Is there a dedicated Judy Center?

A: There is a dedicated Judy Center space in the community space.

For more information or to view the meeting presentation please visit:
baltimore21stcenturyschools.org