

COMMODORE JOHN RODGERS ELEMENTARY/MIDDLE SCHOOL CONSTRUCTION UPDATE MEETING



POST-MEETING Q&A | OCTOBER 2024

The following questions were asked and answered during the September 26 Community Meeting held at Cornerstone Full Gospel Church and online. Duplicate questions have been combined. Please note: at their October 2, 2024, meeting, Maryland Board of Public Works (BPW) granted approval for the Construction Bid Package, which allows construction to begin.

Please visit [the CJR project page on the 21st Century School Buildings Program website](#) to view this and other meeting presentations.

Now that a contractor has been selected, what is their track record for completing the previous schools on schedule?

CAM Construction has successfully completed four schools as part of the 21st Century School Buildings Program as well as other Baltimore City Public Schools and schools in other districts. Their track record for completing previous schools is stellar—all 21st Century Schools have been completed on time and on budget. Please visit www.cambuilds.com/portfolio to learn more about their work and see photos of completed school projects.

How many of the 21st Century projects have finished on time?

Once construction has begun, all 21st Century schools have finished on time and under budget. There have been some instances, including with the CJR project, that design changes and other requests or unforeseen issues prior to the construction phase have led to delays in the project timeline.

What are the key phases in the construction timeline?

After abatement, the first phase is demolition and the installation of shoring to support N. Chester and E. Fairmount Streets while the existing retaining walls are demolished. The second key phase is getting the new retaining walls constructed, because these new retaining walls go deeper than the new building foundations and hold the two streets and the property between the apartment building. Once the retaining walls are in place, the next phase is the new building.

What challenges have previously arisen during construction, and how have they been addressed?

There are many challenges that arise during the typical construction process. There are the things that you can't control, which are Mother Nature. For instance, you could get four inches of rain in a day, and you have to then overcome that saturated soil and haul it off and bring new soil in or overcome the wet soils in some other way. There could be cold or hot spells, and so our designs are specified with directions to accommodate both hot weather and cold weather.

There is the occasion of a subcontractor going out of business. If that occurs, our contracts contain bonding and insurance policies that take over and kick into effect to reduce everyone's liability and still maintain the construction schedule as well as maintain construction costs.

What factors could interfere with anticipated October demolition and December construction approvals dates?

We do not anticipate any factors interfering with these approval dates. *(As mentioned above, since this meeting was held, on 10/2/2024 the BPW approved the project to proceed.)*

Have previously mentioned issues with the supply chain issues, specific to electrical switch gear, still exist?

Supply chain issues with electrical switch gear are still causing delays. To address this, we have expedited the electrical package in the first phase of the procurement process. By getting the early October approval from BPW, which includes the electrical package, we'll be able to maintain the construction schedule, and it won't affect the overall completion of the project in December 2026.

How has City Schools done a mid-year move in the past? Have teachers been compensated over winter break to move?

Eleven schools in the 21st Century School Buildings Program have completed mid-year moves. 21st Century and other school district staff work closely with principals and other school staff to plan for the move. Moving of all school materials and equipment that is being kept for use in the new building is handled by the 21st Century School Buildings Program. District staff assist with unpacking and set-up. Questions about teacher compensation should be referred to the school.

Where will construction workers park?

Some workers will use public transportation to get to the job site. Some will carpool. There will be a limited number of spaces on site among the construction material piles and storage containers. If there are no spaces on site, they will seek out public or paid parking spaces.

What are the daily start and stop times for construction?

Construction will follow Baltimore City construction codes and noise ordinances, which are generally 7am-9pm Monday-Friday (except holidays) or 10am-10pm on weekends and legal holidays. Typically, workers arrive at 6:45am and start work approximately 7:00 am. Typically, work will end daily by 4:30pm unless there is a large concrete pour and the workers are still finishing the material.

What parking is being blocked in the neighborhood? Is there discussion with the city to create permit parking in the area so that neighbors can still park?

Street Parking and the sidewalk will be closed / blocked on the school side of N. Chester, N. Fairmount, and N. Washington Streets. A request for permit parking in the area would have to be initiated by neighborhood residents. Please get in touch with the [Baltimore City Parking Authority](#) for more information about the permit process.

Can street parking on Chester and Fairmont be opened up upon completion of the retaining wall construction or will it be closed for the balance of the construction?

Street parking and walks adjacent to the school will be closed for the duration of the construction project. The main portion of the new building is three stories tall, and that space will be needed to lift materials from the upper side to get them into the building.

Where are teachers/staff and visitors supposed to park at the new building?

The new site includes 34 spaces in the parking lot and the remaining staff and visitors will use street parking as they did before the building was moved to swing space.

Will the newly designed school have an area where parents can pull in and get their kids or will the new design just be on street parking, like the old school is?

Parent drop-off will be along at the west end of E. Fairmount Street close to the intersection of Washington Street. There is a dedicated curb-side area for this.

With certain sidewalks being closed during construction, what will the accommodation be for kids who are walking to get to the new bus hub?

Children and other pedestrians are asked to use sidewalks on the opposite sides of closed sidewalks while walking to the bus hub or anytime they are walking on streets around the perimeter of the construction site.

My child will start Kindergarten in 2026. If occupancy starts January 2027, where would my child attend class before then?

If you choose to enroll your child at CJR, they would start the year at the swing space at the Southeast Building and then transition to the new building when it opens to students in January 2027.

In reference to questions received related to crossing guards at the swing space, Baltimore City Public Schools Transportation Office is currently finalizing details about the traffic support role and details will be provided on our website and future meetings.



For more information, please visit Baltimore21stCenturySchools.org.