


Office of the Superintendent of Schools  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
Rockville, Maryland

November 18, 2009

MEMORANDUM

To: Members of the Board of Education

From: Jerry D. Weast, Superintendent of Schools 

Subject: Follow-ups from the November 11, 2009, Public Hearing on the *Recommended FY 2011 Capital Budget* and the *FY 2011–2016 Capital Improvements Program*

11-11-09-01

Mr. Kauffman requested information about heating, ventilation and air conditioning (HVAC) upgrades and whether Montgomery County Public Schools (MCPS) has a list of projects planned for FY 2011 as well as the replacement/modernizations line item expenditure list for FY 2011 and FY 2012.

Response

A listing of HVAC projects was supplied as an attachment to my November 11, 2009, memorandum to members of the Board of Education. This memorandum provided answers to follow-up questions from the November 5, 2009, work session on the *Superintendent's Recommended FY 2011 Capital Budget* and the *FY 2011–2016 Capital Improvements Program*.

11-11-09-02

Ms. Berthiaume inquired about the discrepancy of an increase of \$14.4 million and \$5.7 million from the FY 2011 and FY 2012 projects in the Master Plan adopted in June 2009. She wants an explanation about the increase of money without any apparent increase in projects.

Response

It is the practice and process that in each capital budget cycle, the expenditure schedules for projects included in the CIP are evaluated to ensure that they accurately reflect funds that will be expended each fiscal year. Expenditure shifts between fiscal years are common technical adjustments that occur as part of the superintendent's recommendation, as well as during the County Council's reconciliation process. It is important to note that while expenditure schedules may shift, project schedules and completion data are not affected.

11-11-09-03

Ms. Berthiaume requested the projected costs to conduct feasibility studies at Strawberry Knoll and Summit Hall elementary schools.

Response

The cost to conduct a feasibility study for an addition to an elementary school is approximately \$90,000. For a classroom addition to be considered at an elementary school, the enrollment needs to exceed capacity by four classrooms or more (a minimum of 92 seats) in the sixth year of the CIP period. Enrollment growth was significant this year; and although many schools met the minimum requirement, the number of feasibility studies that is conducted each year is limited by the number of staff members available to manage the feasibility studies. Schools are ranked on the capacity deficit projected in the CIP, and the schools most in deficit are managed first. The *Superintendent's Recommended FY 2011 Capital Budget* and the *FY 2011–2016 Capital Improvements Program* include funding to conduct eight elementary school feasibility studies. There are four schools (Capt. James E. Daly, Strawberry Knoll, Summit Hall, and College Gardens elementary schools) that met the minimum deficit to be considered for an addition, but will be reassessed for a feasibility study next year in the FY 2012 Capital Budget.

11-11-09-04

Ms. Berthiaume asked for a staff response on the Burke Design feasibility study for a dishwasher at Piney Branch Elementary School.

Response

Staff will review the feasibility study and prepare a response after it has had the opportunity to analyze the proposal.

11-11-09-05

Mrs. O'Neill would like to see salary and benefits included in the feasibility study for a dishwasher at Piney Branch Elementary School.

Response

Staff will include salary and benefit costs in its evaluation of the feasibility study.

11-11-09-06

Ms. Berthiaume asked for an explanation concerning the fact that Col. E. Brooke Lee Middle School, built in 1966, never has been renovated and there is no date set for modernization. She inquired where the school is on the modernization list.

Response

Col. E. Brooke Lee Middle School has been assessed for modernization and is currently the last middle school in the queue for modernization. Middle school modernizations that precede Col. E. Brooke Lee Middle School—with their completion dates shown in parentheses—include Cabin John (August 2011), Herbert Hoover (August 2013), William H. Farquhar (August 2015), Tilden (August 2017), and Eastern (August 2019) middle schools. Although a completion date has not yet been determined for the Col. E. Brooke Lee Middle School modernization, if the current schedule is maintained, the school's modernization would be completed in August, 2021. Appendix E in the CIP displays this information.

11-11-09-07

Mr. Barclay asked what solutions could be considered to relieve the overcrowding at Oakland Terrace Elementary School.

Response

Oakland Terrace Elementary School faces severe overutilization until the new Downcounty Consortium Elementary School #29 (McKenney Hills site) is opened in August 2012. Staff will work with the school principal and Parent Teacher Association leadership to identify an acceptable approach to dealing with this overutilization. One option that may be considered is housing a grade level at another location, such as Sligo Middle School, where space is available and could be cordoned off from the rest of the school.

11-11-09-08

Mr. Barclay requested information about the black box theater dance studio at A. Mario Loiederman Middle School.

Response

A black box dance studio is a multipurpose room that would accommodate dance instruction as well as small theatrical performances. The space is designed as a simple square or rectangular room with no windows, painted black walls, a flat floor, and no permanent seating. One wall would be equipped with a mirror, dance barre, and black curtain to pull over the mirror when used for theatrical performances. In order to accommodate dance instruction, a sprung floor

would be required. The studio provides for flexible space where the relationship of the audience to the performers can take on several types of configurations such as traditional proscenium or theater-in-the-round.

11-11-09-09

Mr. Barclay asked about the exterior security cameras at A. Mario Loiederman Middle School and whether the school also had interior cameras. He also asked the status of the system regarding security cameras in the middle schools.

Response

A. Mario Loiederman Middle School has 26 interior security cameras. The cameras were installed as part of the school security initiative at all middle schools. The School Security project in the *Superintendent's Recommended FY 2011–2016 Capital Improvements Program* does not include funding for exterior security cameras at middle schools. However, the installation of exterior security cameras at middle schools will be evaluated for inclusion in future CIPs.

11-11-09-10

Ms. Brandman inquired about the projected enrollment for Oakland Terrace Elementary School after Downcounty Consortium Elementary School #29 (McKenney Hills site) opens.

Response

Enrollment projections for schools that will be relieved through the opening of a new school do not show the change that will result in enrollment until boundaries for the new school are adopted by the Board of Education. It is not possible to know in advance of adopted boundaries how many students will be reassigned from an overutilized school. Boundaries for Downcounty Consortium Elementary School #29 (McKenney Hills site) will be adopted by the Board of Education in November 2011, following a community involvement process in spring 2011.

11-11-09-11

Ms. Berthiaume asked for the cost to accelerate the design and bid process to a maximum of 12 months on the following schools: Herbert Hoover Middle School; Gaithersburg High School; and Glenallan, Beverly Farms, and Bel Pre elementary schools.

Response

There are several problems with accelerating the currently scheduled modernization schedule. Regarding Gaithersburg High School, the design is currently under way. Construction is

scheduled to start in July 2011 and is expected to be completed by August 2014. For a high school modernization, a minimum of 24 months is required to design and obtain the necessary permits from the various governing agencies and for approvals from the Board of Education and the Maryland State Department of Education.

11-11-09-12

Mr. Kauffman requested a report on whether there is a plan to address the gymnasium floor and mold in the carpets at Neelsville Middle School.

Response

The gymnasium floor at Neelsville Middle School is scheduled to be replaced in summer 2010 as part of the Planned Life-cycle Asset Replacement (PLAR) project. The condition of the carpeting will be evaluated by staff on the Indoor Air Quality Team to determine if replacement is necessary.

11-11-09-13

Mr. Barclay asked about the Americans with Disabilities Act (ADA) compliance issue at Damascus Elementary School.

Response

The Division of Construction will investigate the ADA complaint and address any noncompliance issue through the ADA program.

11-11-09-14

Ms. Brandman asked about the cost for replacement of the cabinetry and the sinks in the science laboratories at Col. Zadok Magruder High School.

Response

The average estimated cost to replace science cabinets and sinks, including all labor and materials, would be \$45,000 per classroom. With 12 classrooms at Col. Zadok Magruder High School, the total estimated cost for this project would be \$540,000.

11-11-09-15

Ms. Berthiaume inquired whether the school system is doing an adequate job of inspections at our facilities at the end of the construction phase to ensure there is no breach of contract. She

wanted to take a look back to see how MCPS is doing, how the buildings are holding up, and whether the construction partners are being held to their contract with MCPS.

Response

There are layers of inspections for the school construction program that include inspections by subcontractors, general contractors, construction managers, architects, engineers, MCPS inspection staff, and permitting agencies' inspectors. The construction inspection process includes: material specification, material submittal reviews, daily onsite inspections during the installations, final inspections prior to occupancy, Board inspection/acceptance, and warranty compliance. It is the responsibility of the Division of Construction Inspection Team staff to ensure that the school buildings are constructed in accordance with contract documents and applicable codes, and that contractors are held to the contract requirements. In addition, the Division of Construction follows up on the warranty issues after building occupancies.

11-11-09-16

Ms. Brandman asked about the assessment and prioritization process for roof replacement.

Response

All roof replacement projects are determined based on the overall surface condition, age, expiring manufactures' warranties, and review of historical maintenance data. Various MCPS maintenance depot roofing staff meets regularly with the roof construction specialist during the year to discuss changing roof conditions. They also meet collectively once a year to examine and revise countywide roof replacement projections in an orderly and prioritized manner based on the above process.

11-11-09-17

Ms. Berthiaume inquired about the cost to conduct a feasibility study to convert Rocking Horse Center into an elementary school that could be expanded to a middle school.

Response

The cost to conduct a feasibility study for reopening the Rocking Horse Road Center as an elementary school that could be expanded to a middle school is approximately \$110,000.

11-11-09-18

Mrs. O'Neill asked about the fiscal impact on the operating budget if another elementary school was added at Rocking Horse Road, as well as the impact on the International Student Admissions Office and the Residency Compliance Unit.

Response

The cost to operate a new elementary school at Rocking Horse Road would vary depending on the enrollment and programs offered at the school. As an example, a school with an enrollment of 500 has an operating cost to open the building of approximately \$2.5 million—including textbooks, materials, and media center outfitting—an ongoing annual operating cost of approximately \$1.5 million.

The Rocking Horse Road facility, with the modular units that were added recently, provides about 62,500 square feet of space. A full-service lease that includes a tenant allowance for space buildout at \$25 per square foot would cost \$1,562,500 annually for 62,500 square feet.

JDW:jlc

Copy to:

Mr. Bowers  
Dr. Lacey  
Mr. Edwards  
Mr. Bedford  
Mr. Crispell  
Mr. Lavorgna