



Garrett County Public Schools

*Broad Ford Elementary School and
Southern Middle School:
Planning Options*

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Broadford Elementary School

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The Problem:

Broad Ford Elementary School:

- **Over-utilized:**
 - 8 modular classrooms installed 2015
 - Projected 2025-26 utilization: **111%** of State Rated Capacity
- ***Open space planning***
- ***46 years old:*** Needs comprehensive renovation and upgrade, or replacement:
 - Existing instructional and support spaces
 - New capacity
 - Almost all building systems



Southern Middle School:

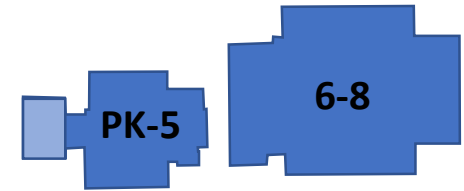
- **Under-utilized:**
 - Projected 2025-26 utilization: **51%** of State Rated Capacity
- ***Open space planning, poorly corrected in past***
- ***45 years old:*** Needs comprehensive renovation and upgrade, or replacement:
 - Almost all instructional and support spaces
 - Many, but not all, building systems



Planning Options:

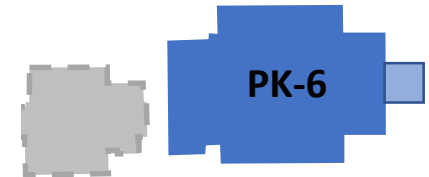
A. Modernize Both Schools

- **Renovate each facility** (with or without grade band reconfiguration)
 - Broad Ford Elementary: PK-5; Increase capacity, remove modular classrooms
 - Southern Middle: 6-8; Reduce capacity if possible



B. PreK-6 Elementary School with Grade Band Reconfiguration

- **Renovate/expand SMS facility as PreK-6**; expand as needed
- **Relocate 7th and 8th grades to Southern High School**



C. PreK-8 Under One Roof

- **Renovate/expand SMS facility**
- **Grade band options**: PreK-8; PreK-5 + 6-8; other grade configurations
- **Expand as needed**



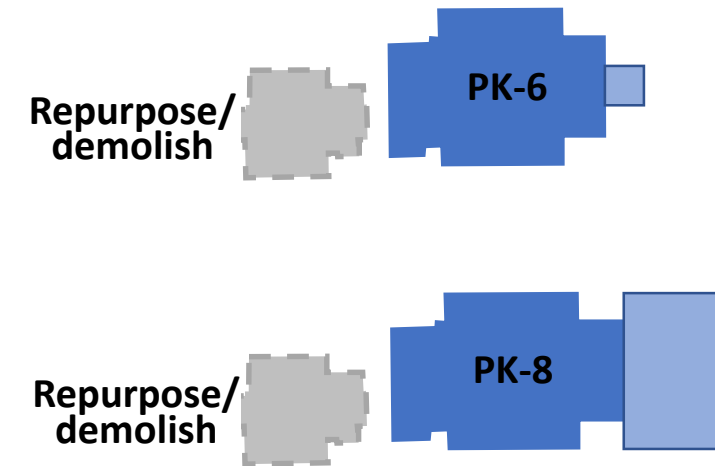
Other Options

- **Broad Ford Elementary**: Re-purpose or demolish
- **Regional Special Education Center**: At Southern Middle facility
- **Community Use Space**: Space for community functions
- **Northern Middle and Northern High**: Partial renovations for grade bands similar to SMS and SHS

General Considerations

Options B and C: Re-purpose or demolish Broad Ford Elementary:

- **Re-purpose for:**
 - Central office functions
 - Community uses
 - Other government functions
- **Demolish:**
 - Land becomes available for other uses
 - Reduces total building inventory
 - Reduces operating costs
 - Avoids cost of renovation

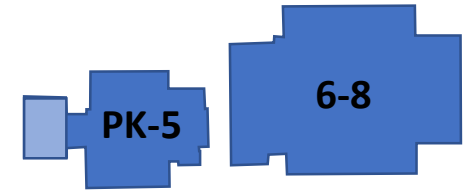


All Options: Renovation is favored over replacement:

- **Achieve “like-new”** conditions at lower cost
- **Provides budget flexibility** by adjusting level of renovation (full, Limited Renovation, Partial Renovation, etc.)
- **Protects prior investments:** Original capital and energy investment, recent improvements
- **Retains and improves familiar buildings** that have symbolic importance to community
- **Reduced environmental impact:** Reduced landfill / material recycling

Option A. Modernize Both Schools

- **Complete renovation** of both schools:
 - Broad Ford Elementary: Increase capacity, remove modular classrooms
 - Southern Middle: Renovate at existing size
 - Existing Broad Ford Elementary: Re-purpose or demolish
- **Consider grade band reconfiguration**: PK-4 at BFES, 5-8 at SMS; -6% total SF; +6% State \$\$



Scope:

- **Broad Ford Elementary School:** Renovate **54,760** sf, add **17,440** sf
- **Southern Middle School:** Renovate **92,000** sf (62,675 eligible for State funding)
- **Net change in systemwide instructional area:** Increase of 17^{k+} sf

Pro:

- **Familiar grade band configurations**
- **Familiar facilities** in a familiar setting
- **Retains prior capital investments** in facilities

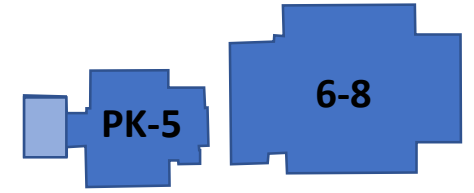
Con:

- **Lengthy disruption** to educational program
- **Temporary housing for all students** during phases of construction
- **High overall cost, long construction schedule, complex scheduling**
- **Inefficient.** Adding space at BFES, excess space remains at SMS
- **Increases total size** of school inventory (17k SF)
- **Excess space at Southern High** remains
- **Partial State funding** of Middle School

Option A. Modernize Both Schools

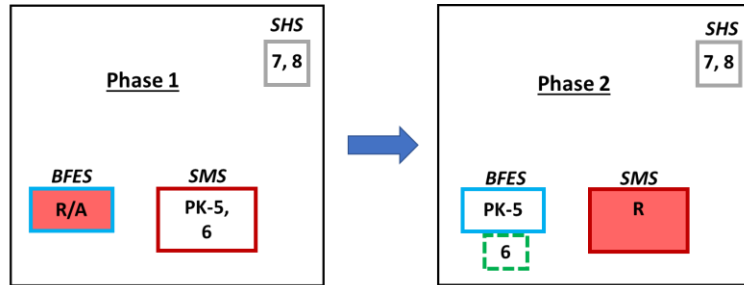
Sub-options:

- **Multiple combinations:** result in range of costs and schedule impacts:
 - **Construction sequencing**
 - **Location of students**
- **Three scenarios:** 7th and 8th graders at Southern High School for 1 to 2 years
- **All scenarios:** All students return to home school after construction



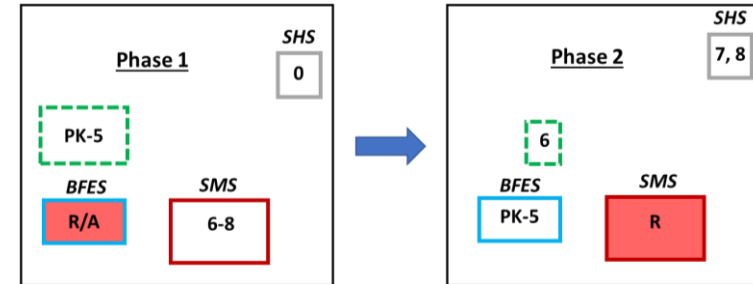
A-1a: BFES → SMS equence; 7/8 @ SHS Tot. \$100.0M (State \$62.7M / Local \$37.3M)

OPTION A-1a:
Renovate both schools as is: BFES 1st, SMS 2nd; limited use of trailers



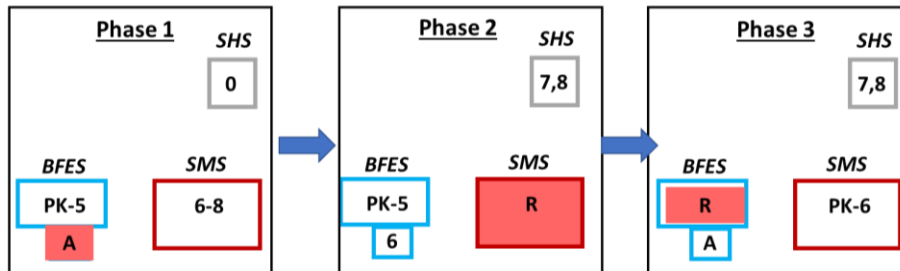
A-1b: PreK-5 in modular building; 7/8 @ SHS Tot. \$104.0M (State \$62.7M / Local \$41.3M)

OPTION A-1b:
Renovate both schools as is: modular building 1st, BFES 2nd, SMS 3rd



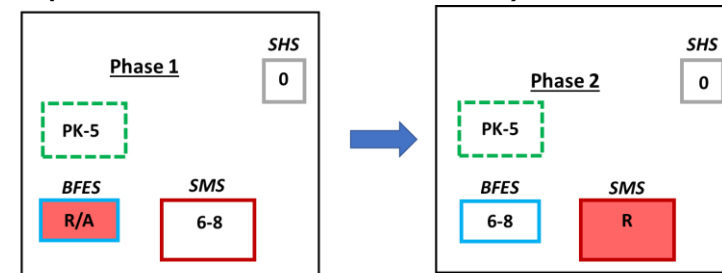
A-1d: SMS → BFES Sequence; 7/8 @ SHS Tot. \$102.3M (State \$63.6M / Local \$38.7M)

OPTION A-1d:
Renovate both schools as is: BFES Addition 1st, SMS 2nd, BFES renovation 3rd



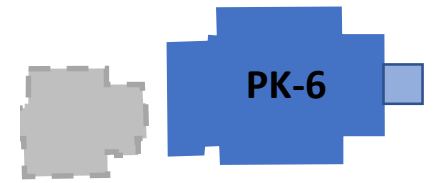
A-1c: All students in modular on campus Tot. \$104.7M (State \$61.7M / Local \$43.0M)

OPTION A-1c:
Renovate both schools as is: modular building 1st, BFES 2nd, SMS 3rd



Option B. PreK-6 Elementary School, 7/8 @ SHS

- **Broad Ford Elementary**: Prek-6 in Southern Middle facility
- **Grades 7 and 8**: Permanently at Southern High School
- **Existing Broad Ford Elementary**: Re-purpose or demolish



Scope:

- ***New PreK-6 School:*** Renovate **92,000** sf, add **705** sf
- ***Southern High School:*** Partially renovate up to **12,000** sf
- ***Net change in systemwide instructional area:*** **Decrease of 54,055 sf**

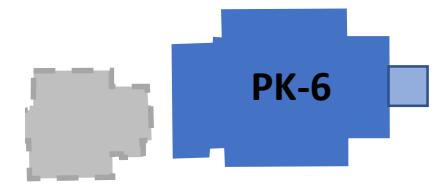
Pro:

- ***Reduces total facility inventory***
- ***Uses under-utilized space at Southern High***
- ***Most students are in home school*** for duration of construction (existing or new)
- ***Least cost*** of three major options
- ***Most likely to be supported by State*** for funding
- ***Instructional opportunities for 7th & 8th graders:*** band, advanced classes, CTE exposure, etc.

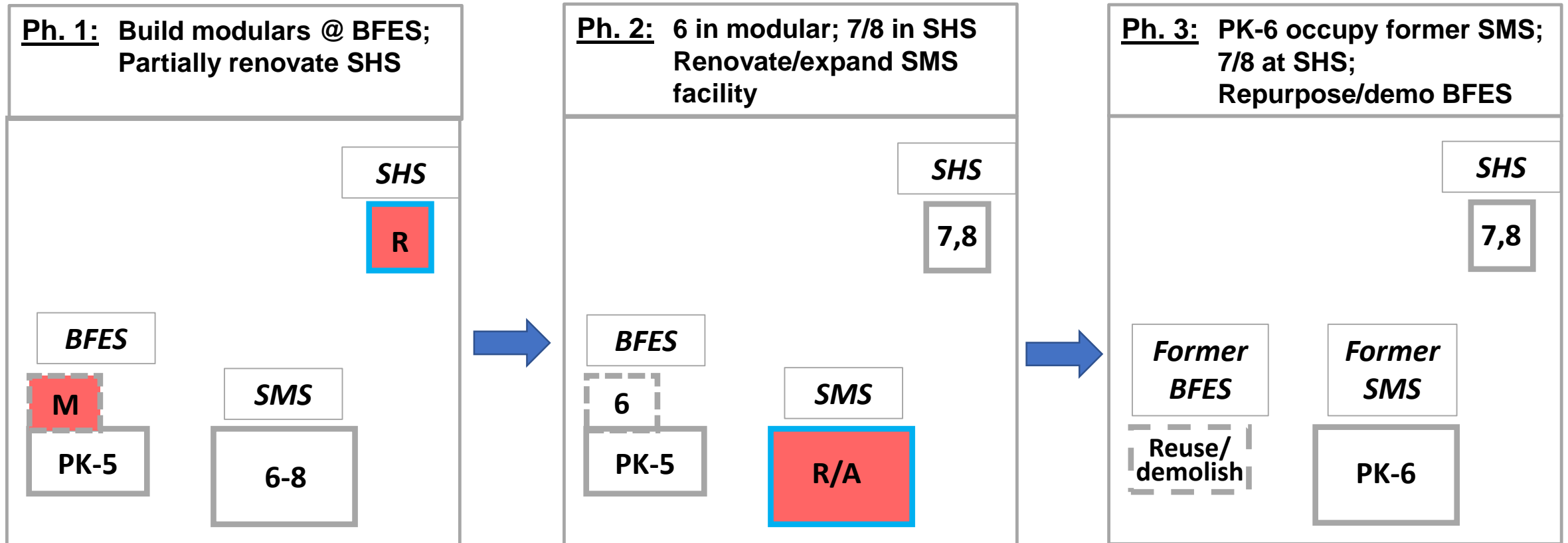
Con:

- ***Separate age groups*** in high school setting
- ***6th grade in temporary housing*** at BFES during construction

Option B. PreK-6 Elementary School, 7/8 @ SHS



- **Broad Ford Elementary**: Prek-6 in Southern Middle facility
- **Grades 7 and 8**: Permanently at Southern High School
- **Existing Broad Ford Elementary**: Re-purpose or demolish



Total Cost: \$57.4M (State \$44.2M / Local \$13.2M)

Option C. PreK-8 Under One Roof

- **New PreK to 8**: Combine BFES and SMS in Southern Middle facility
 - PreK-8 as a single school; or
 - Separate PreK-5 and 6-8 under one roof
 - Other combinations:



Scope:

- ***New PreK-8 School:*** Renovate **92,000** sf, add **42,875** sf
- ***Net change in systemwide instructional area:*** **Decrease of 11,885** sf

Pro:

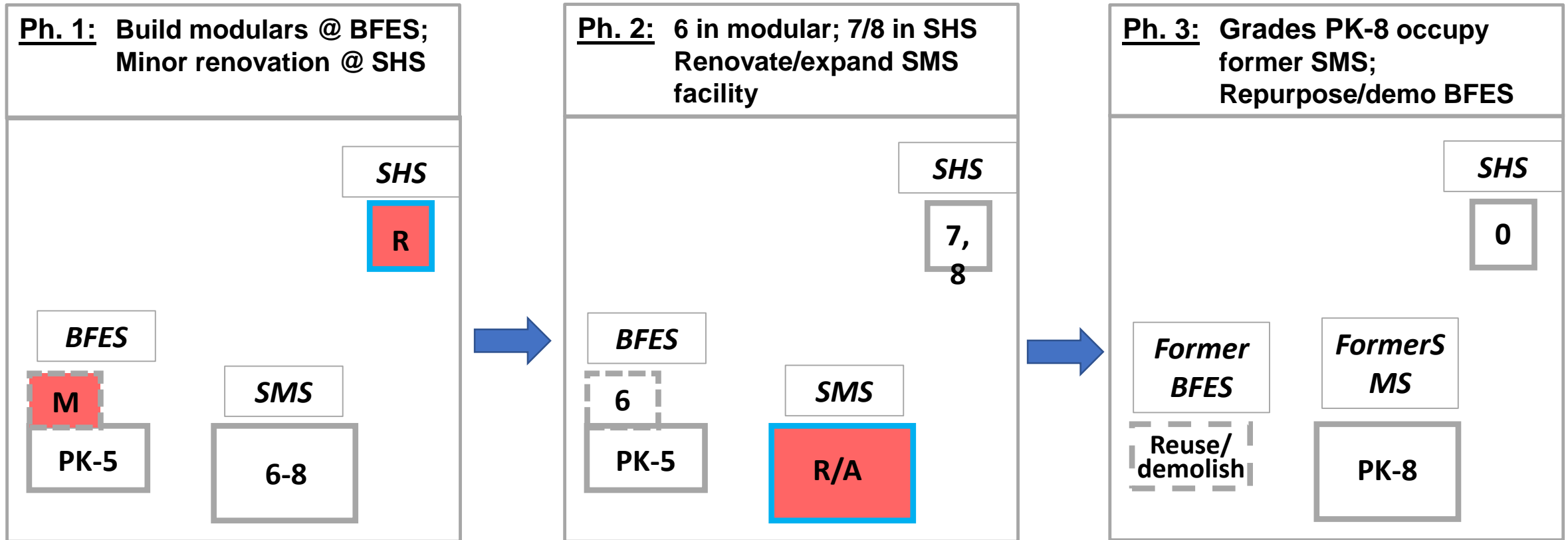
- ***Reduces total instructional space***
- ***Keeps all students on familiar campus***

Con:

- ***Separate age groups***
- ***7th and 8th in temporary housing*** at SHS during construction
- ***6th grade in temporary housing*** at BFES during construction
- ***Excess space at Southern High*** remains after completion
- ***Not likely to be fully supported*** by State for funding

Option C. PreK-8 Under One Roof

- **New PreK to 8**: Combine BFES and SMS in Southern Middle facility
 - PreK-8 as a single school; or
 - Separate PreK-5 and 6-8 under one roof
 - Other combinations



Total Cost: \$79.3M (State \$63.4M / Local \$15.9M)

Other Options

Regional Special Education Center

- **Purpose-built facility** for children with special needs
- **Within or as addition** to modernized Southern Middle facility

Scope: 10,600 sf +/- (TBD by program)

Pro:

- **Inclusion** and **reverse inclusion opportunities** with regular school population (ex: Cedar Lane School, Howard County)
- **Centrally located** in southern Garrett County
- **Reduced cost of construction** if built concurrent with the major project
- **Aligns with all other options**
- **State participates** in capital cost
- **Creates capacity** in area elementary schools

Con:

- **None**

Community Use Space

- **Joint-use space:** school and community functions
- **Within or as addition** to modernized Southern Middle facility

Scope: 3,000 sf

Pro:

- **Space and resources for the community**
- **Involves community** in planning and design of facility
- **Avoids cost** of building a separate community facility
- **Increases utilization** of a large capital investment
- **Aligns with all other options**
- **State participates** in capital cost (up to 3,000 sf)

Con:

- **Complex agreements with County or private entity** on maintenance, operations, security arrangements
- **Security of students** during operating hours₁₁

Other Options

Renovation of Northern Middle and Northern High Schools

- **Targeted Renovations** to accommodate grade changes
 - **Northern Middle facility:** PreK-6
 - **Northern High School:** 7th and 8th grades

Scope:

- Budgeted at \$150,000 construction each school (plus project development costs)
- Renovation scope to be determined by program and needs

Pro:

- **Uniform grade band configurations** throughout county
- **Takes advantage of available capacity** in both schools
- **Improves likelihood of State** funding for needed improvements at Northern schools
- **Instructional opportunities for 7th & 8th graders:** band, advanced classes, CTE exposure, etc.

Con:

- **Separate age groups** in high school setting

Cost Comparisons

All figures in millions

	Total	State	Local
Option A: Modernize Both Schools (1)	\$102.7	\$62.7	\$40.1
Option B: PreK-6 Elementary School, 7 th /8 th @ SHS	\$57.4	\$44.3	\$13.2
Option C: PreK-8 Under One Roof	\$79.3	\$63.4	\$15.9
Broad Ford ES Demolition	\$1.0	\$0.7	\$0.3
Special Education Center	\$6.8	\$5.7	\$1.1
Community Space	\$1.9	\$1.6	\$0.3
Northern High School Renovations (2)	\$0.2	\$0.0	\$0.2
Northern Middle School Renovations (2)	\$0.2	\$0.0	\$0.2

Notes:

(1) Average of four sequence scenarios

(2) Not known if State will participate in funding

Cost Assumptions

Applies to:

State Funding Participation

90% All eligible items except contingency, local premium, & increase in SF allocation

Cost per SF, FY 2023

\$358.00/SF Building only, new (IAC FY 2023 CIP)

Previously Funded Work (previous 15 years)

-\$3,423,000 Renovation of Southern Middle (chiller, plumbing, roof)

Sitework:

New:

21% (IAC: 19%) Building cost

Renovation:

8% (IAC: 5%) Building cost

Construction Cost Escalation

5%/year Building + site

Contingencies:

Construction – New:

2.5% Building + site

Construction – Renovation:

10% Building + site

Design:

1% Building + site

Project Development Costs:

Architectural/Engineering (A/E)

8.0% Bldg + site + contingency

Project Manager (PM)

2.0% Bldg + site + contingency

Furniture, furnishings & equipment (FF&E)

7.5% Bldg + site + contingency

Total Project Development Factor

17.5% Bldg + site + contingency

Garrett County Premium (location, winter conditions, labor)

3% Building + site

Increase of SF allocation/student (unique needs of locality)

5% Project cost

Cost Reduction Measures:

Overall Scope:	Reduce total square footage	Reduced construction cost, and reduces life-cycle costs (operations, maintenance, renewal)
Renovation Scope:	Use Limited Renovation	Reduce scope without compromising performance; tailor scope to budget
Avoid Phasing:	Single phase projects	Phasing within a single occupied building adds 15% to 25% to cost, and is disruptive to the educational program
Timing:	Early bidding	Reduces impact of construction cost escalation
Competition:	Broad solicitation, clear documents	Lowers bid prices, reduces change orders later
Bundling:	Combine projects	Reduces contractor mobilization costs, increases bulk buying power

Recommendation

Option B: PreK-6 Elementary School, 7/8 at Southern High School

Tentative Schedule:

Educational Specification and Feasibility Study:	Winter 2021-Spring 2022
Request IAC Planning Approval:	Fall 2022 (FY 2024)
Architectural/Engineering Design:	Spring 2023-Summer 2024
Request IAC Funding Approval:	Fall 2023 (FY 2025)
Renovate Southern High Spaces for 7 th and 8 th grades:	Winter 2023-Spring 2024
Install relocatable classrooms at BFES for 6 th grade:	Summer 2024
Construction of PreK-6 facility:	Summer 2024-Fall/Winter 2025
Occupancy:	January 2026

