

Board Action Summary

An Outline of the Chief Executive Officer's Recommendation to the Board of Education

New Program: Yes No

Modified Program: Yes No

**Subject: Master Plan and Feasibility Study – William Schmidt Outdoor Educational Center
Final Approval & Acceptance**

Abstract and Highlights:

The Board of Education accepts the recommendation of the Chief Executive Officer (CEO) and accepts the findings in the William Schmidt Outdoor Educational Center, Master Plan and Feasibility Study, prepared by Grimm + Parker Architects. The content and format are as delineated by the rules, regulations, and procedures of the State of Maryland Interagency Committee on School Construction (IAC)/Public School Construction Program (PSCP), Section 203- Feasibility Studies.

The William Schmidt Outdoor Educational Center will be included in the proposed FY18-23 Capital Improvement Program (CIP) as priority number 5 for a major renovation and addition. The project received county funding in FY 16 to commence the Master Plan and Feasibility Study. In August 2015, the Department of Capital Programs (DCP) engaged Grimm + Parker Architects for a Master Plan and Feasibility Study.

The feasibility study analyzed the existing conditions of the overall facility and building components to determine deficiencies and to provide recommendations for corrective actions. The William Schmidt Outdoor Educational Center Stakeholder Committee participated in the development of the four options. The details of the options 1A, 1B, 2A and 2B are included in the attached study and in the explanation section of this BAS.

The Committee has reviewed the report and recommends option 2B as the preferred master plan option. This option requires a new access drive to the site to the western side of the property from Horsehead Road. The legal rights to the access drive are currently being reviewed by Prince George's County Public Schools (PGCPS) Staff and the Design Team. The committee also selected option 1A as the second choice if the legal rights for an access drive cannot be established between the William Schmidt Center site and Horsehead Road.

Both options indicated above will best deliver the educational program defined by the proposed educational specifications, taking into account program delivery, cost and existing conditions.

Vendor Name: Grimm + Parker Architects
MBE Status: Non-MBE, Calverton, MD

Explanation:

The William Schmidt Outdoor Educational Center, located on 18501 Aquasco Road, Brandywine, MD 20613, consists of 450 acres of mostly wooded land. The campus has multiple buildings and structures in four separate clusters located on the eastern side of the property for a total area of approximately 38,000 square feet. The four building clusters consist of the Orme Building, Villages I, Neville Administration Building and the Original Cabin Cluster. The details of the building clusters are delineated in the Existing Conditions Assessment section of the attached report.

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The following are the four options developed by the William Schmidt Outdoor Educational Center Stakeholder Committee as described in the study:

Option 1A: Created a “campus” of buildings by locating Villages 2, the Dining Hall, and the Environmental Research Center (ERC) near the existing Administration Building. The Orme Building and Villages 1 stayed in their existing locations.

Option 1B: Is identical to option 1A with the exception of the ERC. In Option 1B the ERC is located along Aquasco Road next to the existing Orme Building.

Option 2A: In this option, Villages 2 are located on the western section of the site. The Dining Hall and ERC are near the existing Pavilion Building. Villages 1, Administration, and the Orme buildings remain in their existing locations.

Option 2B: Located the ERC on the western section of the site. The Dining Hall is near the existing Pavilion Building. Villages 2 are near the existing Administration Building. Villages 1 and the Orme Buildings remain in their existing locations.

In alignment with the State of Maryland IAC/PSCP guidelines, a feasibility study must be carried out whenever replacement of an existing facility is contemplated, as is the case with the existing William Schmidt Outdoor Educational Center. The feasibility study has been completed and is hereby submitted for final approval and acceptance.

PGCPS staff recommends option 2B as the preferred option and option 1A as the second choice, if the access issue entailed in option 2B cannot be successfully resolved in a timely manner. Approval of these options in this order of preference will allow PGCPS to proceed with resolution of site issues and to begin design.

The CEO recommends that William Schmidt Outdoor Educational Center be slated for comprehensive renovation and addition as delineated in option 2B of Master Plan and Feasibility Study in compliance with the previously approved Educational Facility Master Plan (EFMP) and CIP. The CEO also recommends option 1A as the second choice if the legal rights for an access drive cannot be established between the William Schmidt Center site and Horsehead Road.

Budget Implications: None at present. Possible implications in a future CIP.

Staffing Implications: None

School(s) Affected: None at present.



Preparation Date: July 14, 2016

Endorsed: _____
Associate Superintendent of Supporting Services

Person Preparing: Sarah Woodhead

Endorsed: _____
Chief Financial Officer

Board Agenda Intro Date (1st Reader): August 25, 2016

Endorsed: _____
Chief Operating Officer

Board Action Date: (2nd Reader): September 8, 2016

Approved: _____
Chief Executive Officer

PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
Upper Marlboro, Maryland 20772
RESOLUTION

WHEREAS, The Fiscal Year (FY) 2016 Capital Improvement Plan (CIP) included direction to conduct a Master Plan and Feasibility Study for William Schmidt Outdoor Educational Center in FY16. PGCPs conducted a study that included four options: (Option 1A) created a "campus" of buildings by locating Villages 2, the Dining Hall, and the ERC (Environmental Research Center) near the existing Administration building. The Orme Building and Villages 1 stayed in its existing locations; (Option 1B) was identical to option 1A with the exception of the ERC. In Option 1B the ERC is located along Aquasco Road next to the existing Orme building; (Option 2A) located Villages 2 on the western section of the site. It located the Dining Hall and ERC near the existing Pavilion Building. Villages 1, Administration, and the Orme buildings remain in their existing locations; (Option 2B) located the ERC on the western section of the site. The Dining hall is near the existing Pavilion Building. Villages 2 is near the existing Administration building. Villages 1 and the Orme Buildings remain in their existing locations; and,

WHEREAS, A feasibility study is required prior to State funding by the State of Maryland whenever a Local Education agency (LEA) considers new construction and major renovation projects that would abandon an existing school building or demolish more than 50% of the existing building area per Section 203.3 of the Interagency Committee on School Construction (IAC) Public School Construction Program (PSCP) Administrative Procedures Guide, and,

WHEREAS, PGCPs contracted with Grimm + Parker Architects to undertake a detailed analysis of the existing facility and the development of alternate master plan concepts: and,

WHEREAS, PGCPs staff engaged a Stakeholders Committee made up of William Schmidt Outdoor Educational Center staff, other PGCPs staff and external members; and,

WHEREAS, Recommended Options 2B and 1A will:

- a. Result in a William Schmidt Outdoor Educational Center that will support the planned educational programs for decades to come, in a facility that is energy efficient, sustainable, and flexible;
- b. Fulfill the Center's goal of providing students with a meaningful outdoor experience that will enhance and reinforce skills learned in the classroom;
- c. Allow for greater community use of the site and buildings; and,

WHEREAS, The Chief Executive Officer has reviewed the study and carefully considered the input from the William Schmidt Outdoor Educational Center Stakeholder Committee and concurs with staff; and,

THEREFORE, BE IT RESOLVED, the Board of Education of Prince George's County accepts the Chief Executive Officer's recommendation, Option 2B, selected for the future renovation and addition of William Schmidt Outdoor Educational Center, and option 1A as the second choice if the legal rights for an access drive cannot be established between the William Schmidt Center site and Horsehead Road.

Submitted by:	_____ Ms. Sarah Woodhead _____
Agenda Date:	_____ August 25, 2016 _____
Discussion:	_____
First Reader:	_____ August 25, 2016 _____
Second Reader:	_____ September 8, 2016 _____
Emergency:	_____
Amended:	_____
Deferred:	_____
Tabled:	_____
Approved:	_____