

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: FY-15 Feasibility Study – William Wirt Middle School
PSC No. 16.183.15
Final Approval & Acceptance

Abstract and Highlights:

That the Board of Education accept the recommendation of the Chief Executive Officer and accept the findings in the William Wirt Middle School Feasibility Study, prepared by Grimm + Parker Architects. Specifically, the CEO recommends acceptance of the staff recommendation to replace the entire building (Scheme 3) in a future CIP. 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.

A William Wirt Middle School Stakeholder Committee participated in the development of three options:

- 1) Scheme 1: major renovation of a majority of the existing school and an addition to accommodate a greater number of students for a total capacity of 1200;
- 2) Scheme 2: some demolition and partial re-use of the existing school plus a larger addition; and,
- 3) Scheme 3: complete replacement of the school.

The Committee has reviewed the report and recommends the complete replacement of the building, Scheme 3. PGCPs staff concurs with the Committee's recommendation for Scheme 3, which will best deliver the educational program defined by the proposed educational specifications, taking into account cost, timeline, and existing conditions. Acceptance of this recommendation does not constitute a commitment to advance this project ahead of other schools that are deemed, by having a higher Facility Condition Index (FCI), to have greater need. Rather, the study provides guidance on how to implement a future modernization at William Wirt Middle School.

Vendor Name: Grimm + Parker Architects

MBE Status: Non-MBE, Calverton, MD

Explanation:

William Wirt Middle School was built in 1964 and is located on 6200 Tuckerman Street in Riverdale, MD. The existing campus is situated on 18.5 acres. There have been no major or minor additions to the facility, which has a total gross area of 106,318 square feet. The current State Rated Capacity (SRC) for the facility is 850.

There have been some major systemic replacements to the building: replacement of the water line in 2013, 3 boiler replacements in 2002, and replacement of the 1970 roof and some exhaust fans, stacks and removal of skylights in 1999. Other minor capital improvements include new wiring, infrastructure technology, and some new plumbing fixtures as well as flooring and ceiling replacement.

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 Wirt Middle School facility. The Feasibility Study has been completed and is here by submitted for acceptance.

The Feasibility Study analyzed the existing conditions of the overall facility and building components to determine deficiencies and to provide recommendations for corrective actions including the following options:

- Modernization and addition;
- A combination of selective demolition, replacement, and renovation; and,
- Replacement of the existing facility on the existing site.

All options are delineated in the attached report.

After reviewing the options presented in the Feasibility Study, the William Wirt Middle School Feasibility Study Advisory Committee selected Scheme 3, complete replacement of the building as the preferred option. PGCPs staff concurs with this recommendation.

The study's parameters include a building designed for an SRC of 1200 students. This expanded capacity addresses current overcrowding, projected demand within the attendance boundary, and some relief for overcrowding in the adjacent schools including Charles Carroll and Hyattsville Middle Schools. As specified in the proposed educational specifications summary (Appendix I of the Study), the proposed program will include general education courses as well as ESL, AVID, co-teaching, intensive and self-contained classrooms. Athletic and other programs will meet PGCPs guidelines and standards.

The CEO recommends that William Wirt Middle School be slated for comprehensive modernization as delineated in Option 3, in the order in which it is ranked relative to the other schools.

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

Staffing Implications: None

School(s) Affected: William Wirt Middle School



Preparation Date: November 3, 2014

Endorsed: _____
Chief Operating Officer

Person Preparing: Sarah Woodhead

Endorsed: _____
Interim Chief Financial Officer

Board Agenda Introduction Date (Discussion): December 11, 2014

Approved: _____
Chief Executive Officer

Board Action Date (Consent): January 8, 2015

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

RESOLUTION

WHEREAS, The Fiscal Year (FY) 2015 Capital Improvement Plan (CIP) included direction to conduct a Feasibility Study for William Wirt Middle School in FY15. PGCPs conducted a feasibility study that included 3 concepts: (Scheme 1) major renovation of a majority of the existing school and an addition to accommodate a greater number of students for a total capacity of 1200; (Scheme 2) some demolition and partial re-use of the existing school plus a larger addition; and, (Scheme 3) complete replacement of the school; and,

WHEREAS, A Feasibility Study is required prior to State funding by the State of Maryland whenever a Local Education Agency (LEA) considers replacement or abandonment of an existing school rather than renovate 50% or more of the building and/or add to it as per Section 203 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 alternative design concepts; and

WHEREAS, PGCPs staff engaged the PTSA as well as an Advisory Committee made up of William Wirt staff, students, and stakeholders; and,

WHEREAS, Recommended Scheme 3 will:

- a. Result in a William Wirt Middle School that will support the planned educational programs for decades to come, in a facility that is energy efficient, sustainable, flexible, and conducive to its educational program.
- b. Be less disruptive to school operations during the projected 2 year construction phase than Scheme 1, a major renovation and addition to the building that is projected to take 3.5 to 4 years to construct due to the need to phase renovations while the students occupy the school; and
- c. Allow for greater community use of the existing site and fields with excellent public surveillance of the site to the street; and

WHEREAS, The CEO of Schools reviewed the study and carefully considered the input from the William Wirt Middle School Feasibility Advisory Committee and concurs with Staff's recommendation; and

THEREFORE, be it resolved that Scheme 3, replacement of the building, is selected for the future modernization of William Wirt Middle School, pending future approval of funding by the Prince George's County Council for planning, design and construction funds in a future Capital Improvements Program.

Submitted by:	Ms. Sarah Woodhead
Agenda Date:	January 8, 2015
Discussion:	December 11, 2014 (CIP/FAB (Meeting))
First Reader:	
Consent:	January 8, 2015
Emergency:	
Amended:	
Deferred:	
Tabled:	
Approved:	