



The Board Approved Request for the

FY2022

CAPITAL BUDGET

& the **FY 22-27 CAPITAL IMPROVEMENT PROGRAM**

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PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

EXECUTIVE SUMMARY

Prince George's County Public Schools (PGCPS) is committed to delivering an inventory of safe, sustainable educational facilities that fully support modern instruction to our students, staff and community. We have made tremendous strides in the area of long-range facility planning to advance from a capital program of primarily emergency repair projects towards a major modernization program with a plan to address each older facility in our inventory over the next twenty years.

The consultant-performed Master Plan Support Project (MPSP) employed a sound methodology to develop an objective prioritization order that strategically modernized each facility in our inventory. As such, most of the recommendations from the MPSP are reflected in the Board of Education FY20 Educational Facilities Master Plan (EFMP), which defines our long-term vision and guides the strategic capital investments included in the annual Capital Improvement Program (CIP).

The FY 2022 – 2027 CIP request includes detailed capital project funding requests for the upcoming Fiscal Year (FY) beginning the first of July, as well as five progressive years of planned capital projects. The FY22 CIP requests less than \$260 million in combined State and County capital funding. These funds are needed to continue with full modernizations and smarter, more comprehensive upgrades at our neediest facilities according to the priorities established in the EFMP. They will likewise be used to support previously approved projects and to execute the needed systemic replacements, compliance mandates, code corrections and major repairs that are often unseen but a critical component in a system with most buildings over 40 years of age.

The Alternative Construction Financing (ACF) method and delivery approach is tailored to the average amount of State and County funding PGCPS expects to receive over the next six (6) years; that is, \$1.5 billion in funding as compared to the \$2.5 billion recommended in the MPSP. The 'Staged Renovations' project category will help reduce the amount of funding needed to improve and renovate some of the older buildings in the PGCPS facility inventory. This coupled with ACF projects will allow PGCPS to allocate a smaller amount of funding for major modernizations each year.

The FY22 CIP request along the full EFMP and MPSP is available at www.pgcps.org/cip along with each iteration of the CIP as revisions occur throughout the review and approval cycle. We hope the public will continue to take advantage of the opportunity for input via capital.programs@pgcps.org.

THE ANNUAL CAPITAL BUDGET & CIP PROCESS

DEFINITION

The funds needed to plan, design and construct capital projects for the year are requested in the annual capital budget. Additionally, each year's capital budget is presented in tandem with the capital spending plan for the following five fiscal years (e.g., the FY 2022-2027 CIP requests the capital funds needed to plan/design/construct projects in FY 2022 plus describes all spending planned through FY 2027).

Local Education Agencies (LEAs) requesting State Public School Construction Program (PSCP) funds for any project in the next six (6) years must submit a Capital Improvement Program (CIP) in October of each year to the State of Maryland as per Section 102 of the Interagency Commission on School Construction (IAC) Public School Construction Program (PSCP) Administrative Procedures Guide (APG).

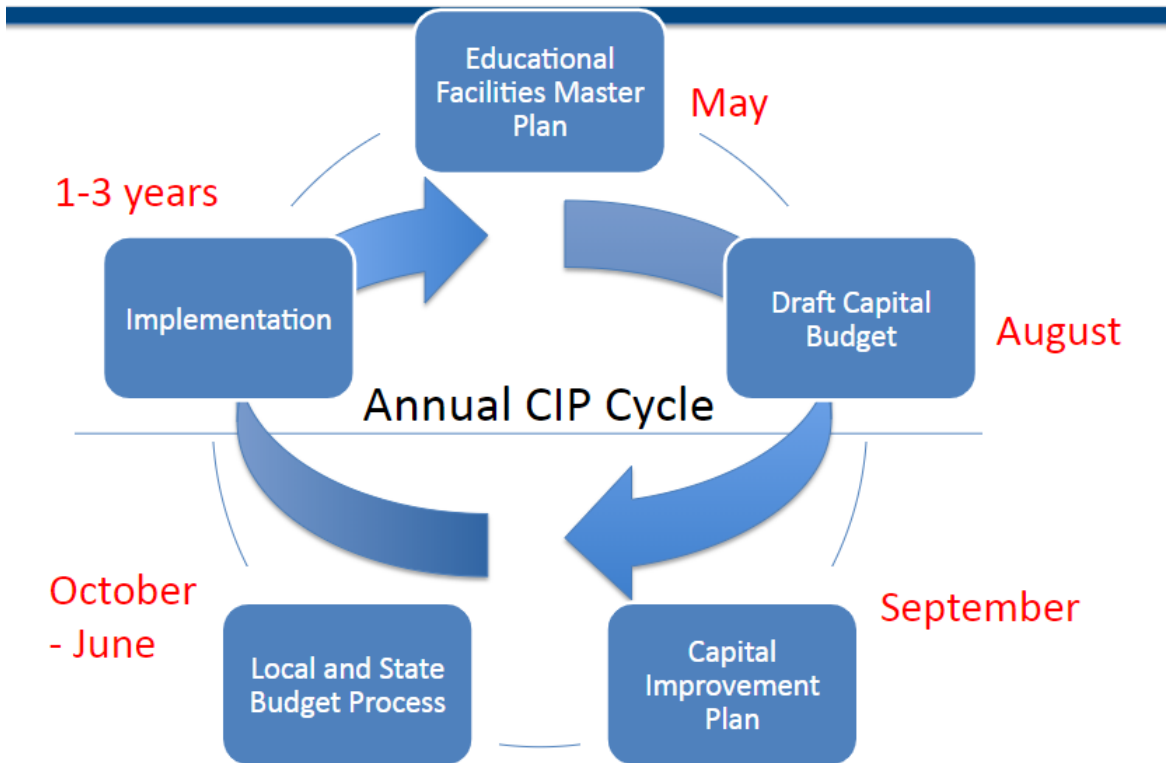
- Per IAC APG Section 102.1.A.4, the Staff Recommended FY22 CIP is in alignment with the priority and needs described in the Board-approved FY21 Educational Facilities Master Plan (EFMP).
- Per IAC APG Section 102.1.A.4.a, the schedules for funding "...reflect the anticipated availability of both local and State funds, the required or desired date for implementation of the educational program, and a realistic schedule for the planning, design, and construction of the individual projects."
- Per IAC APG Section 102.1.A.4.b, projects are listed in priority order "Since local capital needs for school construction projects far exceed both local and State resources" and "realistic expectations for project completion" must be established.

DEVELOPMENT & APPROVAL OVERVIEW

As the facilities for public education in Prince George's County are the second oldest in the State of Maryland, with more than 50% of our school buildings over 45 years old, the limited capital dollars available for school construction must be strategically invested for maximum impact.

To do this, the Educational Facilities Master Plan ("EFMP") prioritizes school construction and renovation projects needed to modernize our aging inventory of buildings based on an objective and transparent evaluation of three factors: **physical condition, educational adequacy and utilization**. Likewise, the Comprehensive Maintenance Plan ("CMP") addresses the scheduled, deferred, emergency, and preventive maintenance plans for all facilities.

The annual CIP then requests funding for the projects identified in the EFMP & CMP.



Both EFMP and CIP are available on the PGCPs web site, as is the entirety of the CIP documents and worksheets including each iteration of these documents as adjustments occur throughout the review and approval cycle (www.pgcp.org/capitalprograms).

APPROVAL STEP DESCRIPTION	APPROXIMATE DATE
First Reader, Board of Education	August 20, 2020
FY22 CIP Public Hearing	September 10, 2020
Second Reader, Board of Education	September 17, 2020
Submission to the IAC & County	October 7, 2020
Governor Announces FY22 Capital Budget	November 2020
IAC Approves 75% of the FY22 CIP	December 10, 2020
County Government Public Hearing for the CIP	January 2021
IAC Approves 90% of the CIP	February 2021
State Legislature Adopts Final Budget	April 2021
IAC Approves Projects in the FY22 CIP	May 2021
County Approves Final Budget	May/June 2021
IAC Releases the Adopted FY22 CIP	June 2021

THE ADOPTED FY21 CAPITAL BUDGET

REQUESTED VS APPROVED FUNDING

In October 2019, the Board approved the FY 2021 CIP request for \$240M in State and County funding. In May/June 2020, the County and State review cycles concluded and the County adopted the FY 2021 CIP for \$193.249M in total funding.

The adopted FY21 CIP includes a \$46,362,000 commitment from the State and a \$160,612,000 commitment from the County. The adopted CIP allows for the execution of critically needed systemic replacements, compliance mandates, major repairs, County-wide initiatives and the furtherance of major modernizations.

Fiscal Year of CIP Request	State CIP Funding		County CIP Funding		TOTAL
	Requested Amount	Approved Amount	Requested Amount	Approved Amount	Approved Funding
FY2016	\$71,355	\$36,978	\$177,963	\$105,827	\$142,805
FY2017	\$62,203	\$40,496	\$232,219	\$111,321	\$151,817
FY2018	\$96,200	\$52,300	\$237,000	\$114,000	\$166,300
FY2019	\$78,169	\$47,524	\$232,293	\$113,563	\$161,087
FY2020	\$73,834	\$65,644	\$174,253	\$134,467	\$211,627
FY2021	\$58,714	\$46,362	\$181,286	\$146,887	\$193,249



PROJECTS INCLUDED IN THE ADOPTED FY21 CIP

PROJECTS APPROVED FOR STATE & LOCAL CONSTRUCTION FUNDING INCLUDE:

- William Wirt Middle School Replacement
- New Glenridge Area Middle School
- Cherokee Lane Elementary School Replacement
- Charles Flowers High School HVAC Upgrade

MAJOR PROJECTS APPROVED FOR LOCAL CONSTRUCTION FUNDING INCLUDE:

- Stephen Decatur Middle School Addition/Renovation
- Margaret Brent Regional Elementary School Modernization/Addition
- Cool Spring Elementary School Annex Renovation/Addition

OVER \$54M APPROVED FOR:

- HVAC Upgrades
- Kitchen and Food Service
- Major Repairs/Life Cycle Replacements
- Playgrounds
- Parking Lots
- Staged Renovations
- Security Upgrades
- Stadium Upgrades

THE FY22 CAPITAL BUDGET REQUEST

BACKGROUND

The FY 2022 Capital Improvement Program (CIP) request continues to reflect a comprehensive, long-range approach. This approach strategically addresses the facility needs relative to condition, educational adequacy and utilization across an aging inventory as presented in the FY21 Educational Facilities Master Plan (EFMP). The FY 2022-27 CIP request includes the first of three, six-year cycles in the EFMP to deliver a lean fleet of facilities that efficiently and fully support modern education and are in a state of good repair.

Recognizing that PGcps has received an average of \$170M a year in capital funding from the County and State for the last six (6) years, this year's continues to request less than \$260 million in funding and more closely aligns projects to anticipated bond funding. This CIP aligns with the approved FY21 EMP including the alternative construction financing (ACF) method and delivery approach, which includes 'Staged Renovation' projects using bond funding and ACF for five or more major projects. Coupled with ACF and fewer State projects, this will help speed up the delivery of new schools and modernizations.

PUBLIC INPUT

The public hearing for the CIP was held on September 10, 2020 at 6 PM.

This will be the culmination of increased efforts to involve community stakeholders and school-based personnel: our capital programs staff attended, whenever requested, community meetings held by Board, Council, school-based personnel/PTA organizations and stakeholders; received numerous calls voicing concerns about their neighborhood schools and messages via the widely-shared email addresses of capital.programs@pgcps.org and cip@pgcps.org.

Resulting feedback has been incorporated into the FY22 CIP request, wherever fiscally possible and/or responsible.

FACILITY PROJECT PRIORITIZATION

In the fall of 2014, PGCPs engaged a consultant to assist the school system to develop a more effective way to prioritize the next 20 years of school construction and renovation projects. The new prioritization methodology evaluated three factors: physical condition, educational adequacy, and utilization. The first six years of the twenty-year program is weighted toward addressing significant utilization concerns and middle school deficiencies. The ranking of schools by each factor can be found in the adopted FY21 Educational Facilities Master Plan available on the PGCPs web site. The overall goal of the CIP is to coordinate future facility modifications and improvements supportive of educational objectives on a priority basis that is realistic, achievable, and sustainable subject to the annual availability of bond funds and alternative financing methods.

ALTERNATIVE CONSTRUCTION FINANCING

History has demonstrated that Prince George’s County Public Schools receives an average of 170 million per year from State and County funding sources. At the current rate of funding, the proposed facility modernization plan, as outlined in the FY17 Educational Facilities Master Plan, would take approximately 50 years instead of 20 years to address facilities that exceeded their life expectancy.

Actual / Projected Capital Funds (Local and State)

	FY 2021*	FY2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
County	\$147M	\$210M	\$176M	\$181M	\$168M	\$ 56M	\$ 195M
State	\$46M	\$46M	\$53M	\$56M	\$63M	\$ 170M	\$ 64M
Combined	\$193M	\$256M	\$229M	\$237M	\$231M	\$226 M	\$ 259M

** Actual funding as of 6/2020*

An alternative delivery and financing method was adopted in the FY19 Amendments to the FY17 EFMP. It will provide funding for school facility replacement projects as well as new infrastructure projects to relieve overcrowding in the northern area schools. Additionally, PGCPs needs a project delivery method that leverages the funds, expedites the project duration, and provides for a cost mechanism that is built-in to accommodate the maintenance liability over the normal life of the facility. Alternative financing is proposed to support major replacement projects to be financed over a period of 30 years. This includes an Progress and Milestone payments beginning in FY22 and Availability Payments beginning in FY24 that incorporate maintenance over the same period. PGCPs would need to commit roughly \$34 million annually to its P3 Program, which includes the establishment of a P3 Department, independent of the Capital Programs Department. Upon

occupancy of the first group of buildings, PGCPs would allocate 17 million from the existing capital budget, 2 million from the operating budget, and 15 million of new funding from the County.

The adopted FY20 Educational Facilities Master Plan continues the shift in systemic maintenance projects to County only funding and reserves State funding for comprehensive major modernization and or replacement projects.

The following schools have been selected for the first package schools delivered under alternative construction financing method:

- New Adelphi Area MS
- Hyattsville MS Relocation/Replacement
- Kenmoor MS Replacement
- Drew-Freeman MS Replacement
- New Southern Area K-8 at Tantallon
- Walker Mill MS Replacement

STAGED RENOVATIONS

In addition to the ACF, the funding category called ‘Staged Renovations’ will address the most critical needs at more schools sooner and with less disruption. Rather than having schools wait years to receive critically needed repairs and renovations, the plan is to separate schools in Cycle 1 into those schools that may need significant modernization and additions from those that may be candidates for Staged Renovations and systemic replacements. The scope of work under this category will focus on summer projects in five stages but be flexible enough to allow work to continue during the regular school year depending on the size of the facility. The following Staged Renovation categories will provide building enhancements that will allow end users to see and experience the improvements at the completion of each category of work:

- Healthy Buildings
- Core Enhancements
- Future Ready Schools
- Safe Passages to Schools (SPS)
- Secure Accessible Facilities Entrances (SAFE)

Staged Renovations will focus on key policy areas for PGCPs and are defined as follows (\$ + anticipated average cost per stage):

\$\$\$\$\$ HEALTHY BUILDINGS

The Healthy Buildings Stage is the most expensive funding category because it primarily addresses aging heating and cooling (HVAC) systems in PGCPs schools. In addition, it incorporates improvements to the building envelope to increase performance of new HVAC systems. Improvements include new roofing, when needed, and new windows and doors that tighten the

thermal envelope, improve lighting and views, reduce noise, minimize moisture and improve safety and security.

\$\$\$\$ CORE ENHANCEMENTS

The Core Enhancements Stage addresses shared large spaces in school facilities such as gymnasiums, media centers, bathrooms, cafeterias, multi-purpose rooms, and halls. Enhancements include new gym and stage floors, where needed, new or restored flooring and finishes, new bathroom fixtures, and lab renovations.

\$\$\$ FUTURE READY SCHOOLS

The Future Ready Schools Stage focuses on improvements to teaching and learning spaces such as new interactive whiteboards and teaching technology, and new fixtures and finishes in the classrooms. The classrooms of the future have rigorous wireless access, adequate electrical outlets, flexible furniture, good acoustics, and comfortable lighting.

\$\$ SAFE PASSAGES TO SCHOOLS (SPS)

The SPS Stage is designed to provide safe school sites by addressing vehicular and pedestrian circulation and signage, fences, play areas, and exterior lighting. This stage is focused on the school property in coordination with Safe Routes to Schools, a national program that ensures that routes from the neighborhood to the school property are safe for walkers and bikers.

\$ SECURE ACCESSIBLE FACILITIES ENTRANCE PROJECTS (SAFE)

The SAFE Stage is supportive of other County funded ADA and Security Upgrade project categories. This stage combines several previous objectives of the school system into a more comprehensive project type. It includes security improvements to the front entrance and lobby of school buildings; as well as upgraded signage to and within the building to ensure 'universal' ADA accessible signage to key locations in the building.

The intent is to perform the above 'Staged Renovations' to prioritized school facilities that have been identified as structurally sound buildings that require no additional capacity. This will reduce the amount of funding needed to perform systemic and visual enhancements and result in a positive experience for the end users. The introduction of "Staged Renovations" will allow PGCPs to reduce and eventually to eliminate the "Systemic Renovations" category, which has been a State and County funded category. Additionally, this will increase available State funding for new, replacement or major comprehensive projects.

INTRODUCTION TO THE FY22 REQUEST

This year's FY2022-27 Capital Improvement Program continues the full modernizations and more comprehensive upgrades at our neediest facilities according to the priorities established in the Board-approved FY21 Educational Facilities Master Plan (EFMP). Specifically, this year's request includes:

1. Continued funding of previously approved projects;
2. Updates to existing projects as required due to schedule, cost and evolving needs; and,
3. New projects based on the approved EFMP.

The request is for \$210 million in County funding and \$46 million in State funding for a total request of \$256 million.

FY22 STATE FUNDING Requested Amount	FY22 COUNTY FUNDING Requested Amount	TOTAL RECOMMENDED FY22 CAPITAL REQUEST
\$46 Million	\$210 Million	\$256 Million

The Board approved request is subject to subsequent actions by the County Executive, County Council, and the State Interagency Commission on School Construction (IAC).

MAJOR PROJECTS AND INITIATIVES

MAJOR PROJECTS IN THE RECOMMENDED FY22 BUDGET:

- ✓ **\$104 Million** for five (5) new schools or modernizations of existing schools;
- ✓ **\$64 Million** in County-wide, county only, funded projects including, but not limited to, code compliance mandate projects, major life cycle replacement projects, and stadium upgrades;
- ✓ **\$34 Million** in ACF/P3 funding;

OTHER INITIATIVES IN THE RECOMMENDED FY22 BUDGET:

- ✓ **\$16 Million** in design funding for one (1) neighborhood elementary school, one (1) early childhood center, and two (2) new or modernized high schools;

- ✓ **\$10 Million** in Roof Replacement projects at existing schools and facilities;
- ✓ **\$10 Million** in Central Garage & Transportation projects;
- ✓ **\$9 Million** in Staged Renovations to modernize Cycle 1 approved schools;
- ✓ **\$5 Million** in Systemic Mechanical (HVAC) upgrades at existing schools;
- ✓ **\$4 Million** in planning and design funding for, but not limited to, upcoming feasibility studies and design services for future projects.

FY22 PROJECT LIST: STATE PARTICIPATION

Priority	Project Description	FY22 State Request	FY22 County Request	FY22 Total Request
1	William Wirt MS Replacement*	\$10,565,705	\$10,599,275	\$21,164,980
2	New Glenridge Area Middle School *	\$11,035,860	\$14,196,925	\$25,232,785
3	Cherokee Lane ES Replacement @ Buck Lodge Site*	\$0	\$14,208,000	\$14,208,000
4	William Schmidt Outdoor Ed. Center Reno/Add.*	\$10,539,000	\$9,416,000	\$19,955,000
5	Suitland HS Complex - Renovation/Replacement	\$11,710,417	\$11,516,379	\$23,226,796
6	Cool Spring ES Renovation/Addition to the Annex	LP	\$3,020,087	\$3,020,087
7	New Northern Adelphi Area High School	LP	\$3,000,000	\$3,000,000
8	High Point HS Replacement	LP	\$8,000,000	\$8,000,000
9	New International HS at Langley Park	LP	\$0	\$0
10	Charles Flowers HS HVAC	\$2,181,000	\$3,000,000	\$5,181,000
	SUBTOTAL	\$46,031,982	\$76,956,666	\$120,807,648

* Planning Approval received from the State in prior years.

FY22 PROJECT LIST: PRIOR YEAR SHORTFALLS

Shortfall for Prior Year Approved Projects	FY22 State Request	FY22 County Request	FY22 Total Request
Open Space Classroom Pod Conversion Project Financial Closeouts	\$0	\$1,000,000	\$1,000,000
Systemic Replacement Project Financial Closeouts	\$0	\$5,000,000	\$5,000,000
SUBTOTAL	\$0	\$6,000,000	\$6,000,000

FY22 PROJECT LIST: COUNTY-WIDE PROJECTS & INITIATIVES

Staged Renovations (County Funded Only)	FY22 Total
Healthy Schools (HVAC)	\$2,000,000
Core Enhancements	\$2,000,000
Future Ready Teaching & Learning	\$2,000,000
Safe Passages to Schools (SPS)	\$2,000,000
Secure, Accessible Facilities Entrances (SAFE)	\$750,000
SUBTOTAL	\$8,750,000

Compliance Mandate Projects (County Funded Only)	FY22 Total
Asbestos Abatement (HCT & HFT)	\$850,000
ADA Upgrades	\$1,000,000
Buried Fuel Storage Tanks	\$500,000
CFC Control and AC Modernization	\$0
Code Corrections (Fire Alarms, Hydrants)	\$1,875,000
Lead Remediation	\$500,000
SUBTOTAL	\$4,725,000

Design Funds Needed for Future Projects (County Funded Only)	FY22 Total
Frances R. Fuchs ECC Modernization/Addition	\$1,800,000
SUBTOTAL	\$1,800,000

Miscellaneous County-Wide Initiatives (County Funded Only)	FY22 Total
AC Upgrades (in major projects)	\$15,000,000
Central Garage & Transportation	\$10,000,000
Kitchen and Food Service	\$3,000,000
Land, Building and Infrastructure	\$4,000,000
Major Repairs/Life Cycle Replacements	\$17,095,000
Parking Lots/Driveways	\$1,500,000
Planning & Design	\$4,000,000
Playground Equipment/Play Field Replace	\$500,000
Roof Replacement Projects	\$10,300,000
Security Upgrades	\$3,000,000
Stadium Upgrades	\$3,500,000
Stand-Alone Classrooms	\$6,000,000
SUBTOTAL	\$77,895,000