

MEMORANDUM

October 8, 2015

TO: Education Committee

FROM: *KL* Keith Levchenko, Senior Legislative Analyst

SUBJECT: **MCPS FY16 Capital Budget Transfer Requests and Amendment to the FY15-20 Capital Improvements Program**

- 1) Transfer of Unexpended Project Balance within the FY16 Capital Budget, Montgomery County Public Schools
Transfer From
Clarksburg Cluster ES (Clarksburg Village Site #1) (No. 116504), \$1,800,000
Transfer To
MCPS Local Unliquidated Surplus Account (No. 999), \$1,800,000

- 2) Transfer of Unexpended Project Balance within the FY16 Capital Budget and Amendment to the FY15-20 Capital Improvements Program
Montgomery County Public Schools
Transfer From
MCPS Local Unliquidated Surplus Account (No. 999), \$1,800,000
Transfer and Amendment To
Bethesda-Chevy Chase Middle School #2 (No. 135602) \$1,800,000.

Council Staff Recommendation: Approve Item #1 (Transfer out of Clarksburg Cluster ES) and Item #2 (Transfer in to Bethesda-Chevy Chase Middle School #2) as requested by MCPS.

On August 26, 2015, the Board of Education (BOE) transmitted a transfer request (see ©8-9) to the County Executive and Council to move \$1.8 million in appropriation from one completed project (Clarksburg Cluster Elementary School (Clarksburg Village Site #1)), which opened in 2014 as Wilson Wims Elementary School, to MCPS' Unliquidated Surplus Account.

MCPS is requesting that the \$1.8 million then be transferred to the Bethesda-Chevy Chase Middle School #2 project to provide funding to construct shell space for a future 12 classroom addition at the same time as the construction of the school. As noted in the BOE transmittal, the request also provides funding for a bus canopy, brick veneer, and ornamental railing for the site retaining walls and other "add

alternates” included in the construction bid. There are also additional project contingency dollars included as part of the transfer.

On September 9, the County Executive transmitted a memorandum (see ©1) recommending approval of the transfer request and forwarded a pair of resolutions (see ©2-7) to accomplish MCPS’ request. The first resolution is a transfer of appropriation to MCPS’ Unliquidated Surplus Account. The second resolution is a combination transfer/CIP amendment that would increase the appropriation in the Bethesda-Chevy Chase Middle School #2 project. This action requires an amendment, since a project scope change (shell space for the future addition) is involved.

The transfer involves School Impact Tax Revenue, which both projects (as capacity-related projects) are eligible to utilize.

Transfer Process and Use of Unliquidated Surplus

As projects near closeout, MCPS periodically identifies project surpluses. With Council approval, these project surpluses can be transferred to other projects. This process has been utilized in the past, most often to address cost increases in approved projects. In May of 2011, the Council approved a transfer of \$10.7 million out of five elementary school addition projects in order to provide additional funding for MCPS’ FY11-16 amendment requests. In September 2009, the Council approved a transfer out of two classroom addition projects to fund cost increases in two other projects.

Depending on the time of year for these transfer requests, the Executive and Council may or may not have the benefit of balancing these requests with other budgetary needs. However, the requests have typically been done to address approved projects (i.e., cost issues) and not to fund new projects or additional scope in existing projects.

In this case, MCPS is requesting to fund several “add alternate” items which can be considered within the scope of the existing project. However, the requested shell space work does represent a scope change; thus the request is a transfer and amendment.

Bethesda-Chevy Chase Middle School #2 Background

The Bethesda-Chevy Chase Middle School #2 project was first requested and approved within the FY13-18 MCPS CIP, with an opening date of August 2017. The new school is needed to relieve overutilization in the B-CC cluster. Without the school, middle school utilization in the Bethesda-Chevy Chase Cluster would reach 161 percent by August 2020 (per MCPS’ enrollment projections included in the FY16 Educational Facilities Master Plan). There is not sufficient capacity at neighboring middle schools to address this overutilization.

Choosing a site for the new school ultimately involved two site selection processes. The first site selection process concluded in early March of 2011 with a recommendation (later supported by then Superintendent Jerry Weast and endorsed by the Board of Education) to locate the new school on a portion of the Rosemary Hills/ Lyttonville Local Park in Silver Spring, with the Rock Creek Hills Local Park site as an alternate site.

However, in April 2011, after the Planning Board had made clear to MCPS that the Planning Board would not transfer the portion of the Rosemary Hills/Lyttonville Park site needed for the new middle school, Superintendent Weast recommended (and the Board of Education approved) locating the school

at the alternate site (Rock Creek Hills Park). Unlike the Lyttonsville site, MCPS had a reclaim right for the Rock Creek Hills Park site.¹

Due to concerns raised regarding the first site selection process, in November 2011, new Superintendent Joshua Starr recommended (and the Board of Education approved) a second site selection process. This process involved a broader review of sites and a much larger site selection committee (47 members) consisting of MCPS, Planning Board, and County staff, as well as B-CC cluster representatives and a number of community representatives. This second site selection committee met four times in early 2012 and submitted its final report to the Superintendent and Board of Education in March 2012. This report recommended the Rock Creek Hills Park as the preferred site for the new school, with the North Chevy Chase Park as an alternate site.

The project moved into design in FY14, and the project went to the Planning Board in March for Mandatory Referral and Forest Conservation Plan review. The Forest Conservation Plan was conditionally approved pending resolution of issues between MCPS staff and Planning Board staff (which has since occurred).

The Council approved an FY16 appropriation for construction this past May. The Board of Education approved the construction contract on August 20 (including the \$1.8 million assumed from the transfer conditioned upon approval by the Council).

The opening date for the school is August 2017. The school is assumed to be built with an initial classroom capacity of 922 students and a core capacity of 1,200 students. The current project cost is estimated at \$52.3 million (prior to the \$1.8 million transfer). This project cost is comparable to similar middle school projects in MCPS' Capital Improvements Program (CIP), such as the new Clarksburg/Damascus Middle School (MS) (\$52.8 million) and the revitalization/expansion projects for Farquhar MS at \$50.9 million and Tilden MS at \$55 million.

Discussion

Add-Alternates (Note: Shell space request is discussed later)

The add-alternates requested for funding are typical of items that MCPS often bids as "add alternates" with its construction projects. These items often are aesthetic improvements (such as higher quality building finishes) and convenience items (such as bus canopies). In some cases, construction bids come in at funding levels that can cover these items. In other cases, the project cannot fund some or all of the items without additional resources.

For the Bethesda-Chevy Chase Middle School #2 project, the following chart provided by MCPS staff presents these items:

¹ The Rock Creek Hills Park site (13.3 acres) combined with an adjacent property (8.2 acres; now a senior assisted living facility) had been the location of Kensington Junior High School. The school closed in 1979 and was later torn down in the late 1980s.

Alternate # 1 (Quarry Tile - Corridors)	\$35,935.00
Alternate # 2 (Addition Cold-Dark Shell) *	\$605,106.00
Alternate # 3 (Glass Backstops)	\$1,500.00
Alternate # 4 (Bus Canopy)	\$301,419.00
Alternate # 5 (Roller Shades-Media & Dining)	\$7,000.00
Alternate # 6 (Roller Shades-all windows)	\$57,000.00
Alternate # 7 (Flexipave)	No Bid
Alternate # 8 (Site Retaining Walls) - Reverse	\$291,676.00
	\$1,299,636.00

The \$1.3 million above, plus an additional \$500,000 for contingency costs makes up the \$1.8 million transfer request.

Given that MCPS has identified surplus funds from another project and that these items fit within the general scope of the project, Council Staff is supportive of these items (*Note: Alternate #2 is discussed separately below*). In particular, Council Staff would note that the proposed brick veneer for the site retaining walls would be similar to what was done recently as part of the Gaithersburg High School revitalization/expansion project.

Shell Space

The transfer/amendment of \$1.8 million into the project will provide for the construction of shell space for a future 12 classroom addition that has been “master planned” into the design of the new school and would bring the student capacity of the school up from 922 to 1,200. MCPS estimates that building the shell space now will cost approximately \$50 per square foot (which is at least several times less than more typical square footage costs for new construction), resulting in overall savings of approximately 40 to 65 percent off the total estimated \$6 to \$8 million cost to build the entire addition at a later date. The cost savings are derived from economies of scale during initial construction of the school, not having to do the site work later, and avoiding future staging costs for subcontractors.

During design for new schools and rev/ex projects (such as the Bethesda-Chevy Chase MS #2 project), MCPS includes in the design where future classroom space can be added.

On occasion in the past, MCPS has gone further and built “shell space” that can be converted later to classroom space. For instance, as part of the modernization of Bethesda-Chevy Chase High School (modernization completed in 2001), shell space was built within a portion of the building which was later built out as a five classroom addition. (It was later opened in August 2009.) At Matsunaga Elementary School (which opened in 2001), first floor space under a second story classroom wing was reserved for a future addition. While not full shell space, this space was included within the original construction footprint and provided for a lower cost six classroom addition project (which opened in August 2005).

With regard to the shell space request for Bethesda-Chevy Chase Middle School, Council Staff reviewed the middle school enrollment projections assumed in the Approved FY16 Master Plan² for the Bethesda-Chevy Chase Cluster as well as for six other middle schools in the area to see if and when a future addition may be needed.

Seats Available by Middle School								
	FY16	FY17	FY18	FY19	FY20	FY21	2024	2029 Comment
B-CC Cluster								
Westland MS - 1097	-192	-306	342	260	270	254	119	219 B-CC MS #2 (+922) 8/17
Other Middle Schools - with current capacity noted								
Pyle MS (Whitman) - 1289	-243	-189	-181	-213	-220	-154	-211	-111 addition in planning
North Bethesda MS (WJ) - 874	-157	-239	-298	24	13	46	-92	8 addition approved (+334) 8/18
Tilden MS (WJ) - 972	145	50	35	-18	-23	150	0	100 rev/ex to add capacity (+228) 8/20
Newport Mill MS (DC Cons) - 825	220	218	176	164	142	152	25	75
Silver Spring International School (DC Cons) - 1118	108	54	-23	-89	-164	-193	-282	-182 addition in planning
Sligo (DC Cons) - 915	283	174	94	101	14	-4	-35	15
Total Surplus Capacity at Other Middle Schools	356	68	-197	-31	-238	-3	-595	-95
Total Seats Available (Gap)	164	-238	145	229	32	251	-476	124
Impact of 12 Classroom Addition at B-CC MS#2			270	270	270	270	270	270
Total Seats Available (Gap)	164	-238	415	499	302	521	-206	394

The chart shows that the Bethesda-Chevy Chase Cluster is projected to have sufficient space through the 2029 projection window. There is a significant projected seat deficit in 2024 across the neighboring six schools (-595). However, two addition projects are currently in facility planning for the two schools with the highest projected space deficits (Pyle MS and Silver Spring International MS), but no additional capacity is assumed for these projects yet in MCPS' projections.

Also, interestingly, seats available increase by 500 students from 2024 to 2029 from projected downward enrollment trends alone.

Enrollment projections are less reliable the more years out one goes. Also, the enrollment projections do not take into account all of the new development that is in the development process for this area (e.g., Chevy Chase Lake, Bethesda Downtown, Lyttonsville, and Westbard). There are thousands of multi-family housing units in those plans (and none are yet in the forecast, since they are not yet through the preliminary plan process).

In short, it is not clear if and when additional capacity will be needed in this area or that the next increment of capacity should be located at Bethesda-Chevy Chase Middle School #2.

However, building shell space (and not a full addition now) is about preserving future long-term flexibility at a reasonable upfront cost. The Bethesda-Chevy Chase High School addition was built out of shell space that was constructed eight years before. The shell space proposed at Bethesda-Chevy Chase Middle School #2 would provide a cost-effective future option to build classrooms out to the 1200 core

² MCPS Staff have indicated that its latest middle school enrollment projections (to be included in the upcoming FY17-22 CIP/Master Plan request) are similar to the projections in the Approved Master Plan.

capacity. The space required is already master planned into the design of the school, therefore not presenting additional site challenges.

At the public hearing, the Council heard from several residents of the Rock Creek Hills area about their concerns with the adequacy of the Rock Creek Hills Park site for the new school as currently planned with a capacity of 922 students (see written testimony received on ©10-13) and their concerns that expanding the school to 1200 students would exacerbate these issues. Some of the issues raised include: lack of need for additional space through 2024, concerns regarding traffic and pedestrian safety, inadequate outdoor ballfield spaces, and lack of sufficient bus and car parking.

The Rock Creek Hills site is one of the smallest middle school sites (13.3 acres³) in the County and will not be adjacent to a park (which could otherwise offset the small site size by providing for the use of additional ballfields and parking). While fitting the addition itself on the site is not a problem (it is master planned into the design), the impact of having more students (the student capacity would be increased by 278 students) will mean that the school will have one of the largest middle school populations on one of the smallest sites, and the impact on parking and ballfields (elements that are somewhat limited by the site size) will be increased.

Since the timeframe for any potential buildout of this space is likely a number of years out, the school will have time to operate at current projected enrollment levels, and MCPS can assess whether the school can accommodate more students in the future without the traffic problems, parking, ballfield space, and other concerns noted earlier.

Council Staff is supportive of the request to build the shell space at this time because of the very favorable cost and the future flexibility this can provide to MCPS in addressing middle school capacity issues in the area.

Attachments

KML:f:\levchenko\mcps\fy15 20 cip amendments\bcc ms2 project\ed 10 12 15 mcps cip transfer and amendment.docx

³ Interestingly, Pyle MS (capacity 1289) and Silver Spring International MS (capacity 1118) are also located on relatively small sites (14.3 and 10.6 acres respectively) and both are in facility planning for addition projects.

*Bud. Fin + Econ
Dew*

Intro 9/15

*KL
CC
SBF
LL
EMC*



2015 SEP -9 PM 2: 22

OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

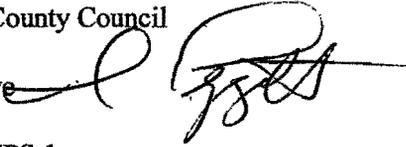
RECEIVED
MONTGOMERY COUNTY
COUNCIL

Isiah Leggett
County Executive

MEMORANDUM

September 9, 2015

TO: George Leventhal, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Transfer of Funds 5-A16-CMCPS-1
Montgomery County Public Schools
Transfer of Unexpended Project Balances within the FY16 Capital Budget and
FY15-20 Capital Improvements Program
\$1,800,000

The Board of Education of the Montgomery County Public Schools (MCPS) has requested that \$1,800,000 be transferred from the Clarksburg Cluster Elementary School (Clarksburg Village Site #1) (No.116504) project with excess resources to the MCPS local unliquidated surplus account. It further requests that the amount just transferred be moved from the MCPS local unliquidated surplus account to the Bethesda-Chevy Chase Middle School #2 (No.136502) project in need of additional funds to construct the master-planned addition building shell supporting future expansion space for 12 additional classrooms; bus canopy; brick veneer and ornamental railing for the site retaining walls; and other alternatives.

The Bethesda-Chevy Chase Middle School #2 Project requires additional funds because its construction at this time is cost effective within the context of a larger project, and due to site constraints related to the location of the master-planned addition.

I recommend that the County Council approve these transfers; however, the Council should stipulate that MCPS review all current capital projects and identify any other unexpended surpluses that may exist. Such funds might then be reprogrammed for other projects in the MCPS Capital Improvements Program.

I appreciate your prompt consideration of this action.

IL:rs

Attachments: Transfer of Unexpended Project Balance within the FY16 Capital Budget and amendments to the FY15-20 Capital Improvements Program #5-A16-CMCPS-1

cc: Larry A. Bowers, Interim Superintendent of Schools
Jennifer A. Hughes, Director, Office of Management and Budget



Resolution No: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Transfer of Unexpended Project Balance within the FY16 Capital Budget
Montgomery County Public Schools
From: Clarksburg Cluster ES (Clarksburg Village Site #1) (No.116504), \$1,800,000
To: MCPS Local Unliquidated Surplus Account (No. 999), \$1,800,000

Background

1. Section 5-106 (c) of the Education Article of the Annotated Code of Maryland provides for transfers of unexpended project balances within the capital budget of the Board of Education only with the approval of the County Council.
2. Section 5-306 of the Education Article of the Annotated Code of Maryland requires that the County Council adopt a six-year capital improvements program for the Board of Education. This section also allows the Council to make amendments, revisions, and modifications to the program.
3. The Board of Education has requested the following transfer of appropriation within the FY16 Capital budget:

<u>Project</u>	<u>Project Number</u>	<u>Amount</u>	<u>Source of Funds</u>
Clarksburg Cluster ES (Clarksburg Village Site #1)	116504	-\$1,800,000	School Impact Tax
Local Unliquidated Surplus Account	999	+\$1,800,000	School Impact Tax

4. This transfer is intended to support construction of the master-planned addition building shell supporting future expansion space for 12 additional classrooms in the Bethesda-Chevy Chase Middle School #2 project.

Transfer of Unexpended Project Balance within the FY16 Capital Budget
Page Two

5. Surplus funds of \$1,800,000 have been identified in the Clarksburg Cluster ES (Clarksburg Village Site #1) project listed in Paragraph 3 above.

Action

The County Council for Montgomery County, Maryland, approves the following action:

A transfer of appropriation from the project listed below to the Local Unliquidated Surplus account is approved as follows and as noted on the attached project description forms.

<u>Project</u>	<u>Project Number</u>	<u>Amount</u>	<u>Source of Funds</u>
Clarksburg Cluster ES (Clarksburg Village Site #1)	116504	-\$1,800,000	School Impact Tax
Local Unliquidated Surplus Account	999	+\$1,800,000	School Impact Tax

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Clarksburg Cluster ES (Clarksburg Village Site #1) (P116504)

Category	Montgomery County Public Schools	Date Last Modified	11/17/14
Sub Category	Individual Schools	Required Adequate Public Facility	No
Administering Agency	Public Schools (AAGE18)	Relocation Impact	None
Planning Area	Clarksburg	Status	Planning Stage

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	1,567	1,254	313	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,998	1,599	1,599	800	800	0	0	0	0	0	0
Construction	<i>19,905</i>	21,703	4,341	6,511	10,851	18,851	<i>9,050</i>	0	0	0	0
Other	950	0	190	760	760	0	0	0	0	0	0
Total	28,218	7,194	8,613	12,411	12,411	0	0	0	0	0	0

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
Current Revenue: Recordation Tax	65	0	0	65	65	0	0	0	0	0	0
G.O. Bonds	6,514	2,610	3,613	291	291	0	0	0	0	0	0
Schools Impact Tax	<i>19,839</i>	21,639	4,584	5,000	12,055	12,055	0	0	0	0	0
Total	28,218	7,194	8,613	12,411	12,411	0	0	0	0	0	0

20,418 **APPROPRIATION AND EXPENDITURE DATA (000s)** *10,611* *10,255*

Appropriation Request	FY 16	0
Supplemental Appropriation Request		0
Transfer	<i>(1,800)</i>	0
Cumulative Appropriation		28,218
Expenditure / Encumbrances		7,194
Unencumbered Balance		21,024

Date First Appropriation	FY 16
First Cost Estimate	
Current Scope	0
Last FY's Cost Estimate	28,218

Description

The Clarksburg Master Plan, approved in 1994, allows for the potential development of 15,000 housing units. Development of this community resulted in the formation of a new cluster of schools. Elementary school enrollment projections in the Clarksburg Cluster continue to increase dramatically throughout the FY 2011-2016 six-year CIP. This continued growth justifies the need for the opening of another elementary school in the Clarksburg Cluster. The new elementary school is intended to relieve overutilization at Cedar Grove, Clarksburg, and Little Bennett elementary schools. An FY 2011 appropriation was requested for planning funds in the Board of Education's FY 2011-2016 CIP. However, due to fiscal constraints, the County Council, in the adopted FY 2011-2016 CIP, delayed this project one year. An FY 2012 appropriation was approved for planning funds. An FY 2013 appropriation was approved for construction funds. An FY 2014 appropriation was approved to complete this project. The project is now scheduled to be completed by August 2014.

Capacity

Program Capacity After Project: 740

Disclosures

Resolution No: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Transfer of Unexpended Project Balance within the FY16 Capital Budget and amendments to the FY15-20 Capital Improvements Program 5-A16-CMCPS-1 Montgomery County Public Schools
From: MCPS Local Unliquidated Surplus Account (No. 999), \$1,800,000
Transfer and Amendments To: Bethesda-Chevy Chase Middle School #2 (No.135602)

Background

1. Section 5-106 (c) of the Education Article of the Annotated Code of Maryland provides for transfers of unexpended project balances within the capital budget of the Board of Education only with the approval of the County Council.
2. Section 5-306 of the Education Article of the Annotated Code of Maryland requires that the County Council adopt a six-year capital improvements program for the Board of Education. This section also allows the Council to make amendments, revisions, and modifications to the program.
3. Section 302 of the County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of six Councilmembers.
4. The Board of Education has requested the following transfer of appropriation within the FY16 Capital budget:

<u>Project</u>	<u>Project Number</u>	<u>Amount</u>	<u>Source of Funds</u>
Local Unliquidated Surplus Account	999	-\$1,800,000	School Impact Tax
Bethesda-Chevy Chase Middle School #2	136502	+\$1,800,000	School Impact Tax

Transfer of Unexpended Project Balance within the FY16 Capital Budget and amendment to the
FY15-20 Capital Improvements Program 5-A16-CMCP5-1
Page Two

5. This transfer is intended to support construction of the master-planned additional building shell supporting future expansion space for 12 additional classrooms in the Bethesda-Chevy Chase Middle School #2 project.

Action

The County Council for Montgomery County, Maryland, approves the following action:

An amendment to the FY15-20 Capital Improvements Program and transfer of appropriation from the Local Unliquidated Surplus account to the project listed below is approved as follows and as noted on the attached project description forms.

<u>Project</u>	<u>Project Number</u>	<u>Amount</u>	<u>Source of Funds</u>
Local Unliquidated Surplus Account	999	-\$1,800,000	School Impact Tax
Bethesda-Chevy Chase Middle School #2	136502	+\$1,800,000	School Impact Tax

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Bethesda-Chevy Chase MS #2 (P136502)

Category	Montgomery County Public Schools	Date Last Modified	11/17/14
Sub Category	Individual Schools	Required Adequate Public Facility	No
Administering Agency	Public Schools (AAGE18)	Relocation Impact	None
Planning Area	Bethesda-Chevy Chase	Status	7,643 Planning Stage

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	2,698	0	250	2,448	829	809	540	270	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	8,705	0	0	8,705	0	6,529	2,176	0	0	0	0
Construction	41,011 39,211	0	0	39,211	0	5,843	29,448	3,920	0	0	0
Other	1,700	0	0	1,700	0	0	510	1,190	0	0	0
54,943 Total	52,314	0	250	52,064	829	12,181	32,674	5,380	0	0	0

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	11,694	0	250	11,444	829	360	10,100	155	0	0	0
Schools Impact Tax	42,420 40,620	0	0	40,620	0	12,821	22,574	5,225	0	0	0
Total	52,314	0	250	52,064	829	13,181	32,674	5,380	0	0	0

54,943 **APPROPRIATION AND EXPENDITURE DATA (000s)** **14,981** **3,081**

Appropriation Request	FY 16	47,916
Supplemental Appropriation Request		0
Transfer	1,820	0
Cumulative Appropriation		2,698
Expenditure / Encumbrances		0
Unencumbered Balance		2,698

Date First Appropriation	FY 15
First Cost Estimate	
Current Scope	0
Last FY's Cost Estimate	52,314

Description

Enrollment projections at Westland Middle School and the plan to reassign Grade 6 students from Chevy Chase and North Chevy Chase elementary schools to the middle school level, will result in a total cluster middle school enrollment of approximately 1,600 students. This projected enrollment would far exceed the current capacity of Westland Middle School. Therefore, a new middle school is needed in the cluster to accommodate the projected enrollment. A feasibility study was conducted to determine the cost and scope of the project. An FY 2014 appropriation was approved to begin planning this new school. An FY 2016 appropriation was approved for construction funds. This project is scheduled to be completed by August 2017.

Capacity

Program Capacity: 944

Coordination

Mandatory Referral - M-NCPPC, Department of Environmental Protection, Building Permits, Code Review, Fire Marshall, Department of Transportation, Inspections, Sediment Control, Stormwater Management, WSSC Permits

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

August 26, 2015

MEMORANDUM

To: The Honorable Isiah Leggett, County Executive
The Honorable George Leventhal, President,
Montgomery County Council

From: Larry A. Bowers, Interim Superintendent of Schools *LAB*

Subject: Transmittal of Board of Education Agenda Item #7.10

Fiscal Year 2016 Capital Budget and Amended FY 2015-2020 Capital Improvements Program
Transfer of Funds

BOE Meeting Date: August 20, 2015

Type of Action: Transfer of Funds

LAB:AMZ:JS:ak

Attachment

Copy to:

Dr. Zuckerman

Ms. Karamihis

Mr. Song

Montgomery County Office of Management and Budget

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

August 20, 2015

MEMORANDUM

To: Members of the Board of Education

From: Larry A. Bowers, Interim Superintendent of Schools *Larry A. Bowers*

Subject: Fiscal Year 2016 Capital Budget and Amended Fiscal Year 2015-2020 Capital Improvements Program Transfer of Funds

WHEREAS, The sealed bids for the new Bethesda-Chevy Chase Middle School #2 project were received on July 14, 2015, and the bids included alternate pricing for the master-planned addition building shell that will provide future expansion space for 12 additional classrooms; bus canopy; brick veneer and ornamental railing for the site retaining walls; and other alternates; and

WHEREAS, Due to site constraints related to the location of the master-planned addition and the cost effectiveness of constructing within the context of a larger project, staff in the Department of Facilities Management recommends that the master-planned addition building shell be included as part of the construction to be completed in August 2017; and

WHEREAS, The project bids have been received and are within the established budget; however, the budget did not include the construction of the master-planned addition; and

WHEREAS, Surplus funds have been identified in the Clarksburg Cluster Elementary School (Clarksburg Village Site #1) project, now Wilson Wims Elementary School, completed in 2014, and are available to be transferred to the Unliquidated Surplus account to fund the alternates in the Bethesda-Chevy Chase Middle School #2 project; now therefore be it

Resolved, That the Board of Education requests the Montgomery County Council to transfer surplus funds in the amount of \$1,800,000 from the Clarksburg Cluster Elementary School (Clarksburg Village Site #1) project to the Capital Budget Unliquidated Surplus account; and be it further

Resolved, That the Board of Education requests the Montgomery County Council to transfer \$1,800,000 in the Unliquidated Surplus account to the Bethesda-Chevy Chase Middle School #2 project.

LAB:AMZ:JS:mas

My name is Dr. James Pekar. I am here as President of the Rock Creek Hills Citizens' Association to ask you to vote against funding the addition - what MCPS calls a "cold dark shell" - because supersizing the new middle school to 1200 students is unneeded, unwise, and unsafe.

It is unneeded, according to MCPS's 2015 forecasts, which state that the new school would hold no more than 803 students through 2024.

It is unwise, because the opening capacity of 949 students already exceeds recent guidance from the State of Maryland, calling for middle schools to be no larger than 900 students. The addition would push the total to 1200, far above the state recommendation.

It is unsafe, because hazards identified by our County's Planning Board remain unaddressed, as was recently noted in the letter to Mrs. O'Neil from County Planning Board Chair Mr. Anderson and the Chair of our hearing today, Councilmember Rice. Over a one-hour period every school morning, over 800 vehicle trips (on top of high levels of commuter traffic) will access this school via narrow, hilly, curving, neighborhood streets. Restricted visibility for pedestrians and cars will increase accident risk for children accessing the site. A single steep driveway, plagued with blind spots and low visibility, must be shared by all student drop-offs, crosswalks, deliveries, parking, and emergency vehicles. Interactions between walkers and vehicles would inevitably create hazards. While many MCPS schools are embedded in neighborhoods, few, if any, have such a combination of traffic and site challenges, which would be exacerbated by expansion to 1200.

For context, Rock Creek Hills Park is significantly reduced from the former site of Kensington Junior High School. After the old school was torn down, an elder-care facility was built on much of its footprint, taking a third of the land and a vehicle entrance. The remainder fails to meet almost all official County site standards, including size, topography, and access. Once built, this will be the only middle school with less than the new 15-acre requirement without an adjacent park to provide additional space. Due to this critical lack of space, this school will have no regulation soccer field, no large playing field, and just 2 of the 4 softball fields, 4 of the 6 tennis courts and 2 of the 3 basketball courts required by standards approved by the Board of Education. The soccer and softball fields are "overlaid" meaning just one athletic activity at a time. Classrooms are below standard size. If expanded to 1200 students, cafeteria and auditorium seating will be 25% undersized, necessitating "operational" solutions, such as staggering lunch throughout the day. Despite additional costs for retaining walls up to 22 feet high to maximize useable space, the site will not have a separated student drop off, and, if expanded to 1200 students, would be short almost 25% of car and bus parking required by MCPS.

So please, say no to this CIP amendment. Supersizing the school is unneeded, unwise, and unsafe. Instead, limit the size to 949 students, to improve outcomes, minimize harm, and, most importantly, protect students.

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Testimony
Laura Dennis

I've been a Montgomery County taxpayer since my first job at 16 years old. I'm a County homeowner, MCPS parent, active PTA member, and volunteer. I tell you this because I want you to know that I am heavily invested in our County and concerned about the irresponsible use of taxpayer funds and lack of transparency by MCPS. As our elected officials, we entrust you to ensure taxpayer funds are being used responsibly, in the best interest of the community and the entire County.

I ask that you deny the request from MCPS to transfer \$1.8 million from the Clarksburg Cluster to build a "cold dark shell" (MCPS term) at the proposed B-CC middle school #2. In this time of belt-tightening, this spending is not justifiable.

- MCPS' own data in their June 2015 CIP shows that the BCC middle school population will not exceed 803 students before year 2024. Therefore the school as already planned for 922 students will support the projected population without need for an "empty shell." At a time when there is immediate need at schools which are already overpopulated (including Clarksburg), we should not spend money on a "shell" which will remain empty for years. When budgets are being cut and at a premium, we need our elected officials to review the options to ensure taxpayer funds are being used wisely on behalf of our students today!
- I also bring your attention to the vague statement that the funds will cover "other" items, with no specification of what those items are. By approving a budget request with this vague statement, you would give MCPS de-facto authority to use \$1.8M for any items they choose without further review or oversight or even notification to the community of their plans. The Council has already approved \$52M to build this school. From the start the community was told that brick veneer walls and fences were part of the CORE construction costs. This raises questions of what other items have been removed because of cost overruns. Scope creep has occurred even before groundbreaking! If this transfer is approved, the cost as of today will be \$55M, far exceeding the original projection of \$46M! The Council needs to demand that MCPS show the true cost of building this school before appropriating any additional funds!
- A 25% expansion of the building to support 1200 students will have a significant impact on the facility and surrounding infrastructure. Before prematurely rubber stamping this, the Council should conduct your own due diligence, and no plans should be approved to expand a school further beyond its limits before County agencies have properly assessed safety, environmental, academic, traffic and parking impacts, as well as define the incremental cost to taxpayers to remediate those issues.

Please do not hit the "easy button" without serious consideration of the long-term implications of such a decision. As our elected officials, we expect you to make the right decisions on behalf of your constituents, to consider the total costs and effect on the community and the entire County's children.

BETHESDA-CHEVY CHASE CLUSTER

Projected Enrollment and Space Availability

Effects of the Recommended Amendments to the FY2015–2020 CIP and Non-CIP Actions on Space Available

Schools		Actual	Projections								
			14-15	15-16	16-17	17-18	18-19	19-20	20-21	2024	2029
Bethesda-Chevy Chase HS	Program Capacity	1683	1683	1683	2398	2398	2398	2398	2398	2398	2398
	Enrollment	1993	1996	2067	2097	2178	2287	2367	2500	2400	
	Available Space	(310)	(313)	(384)	302	220	112	32	(102)	(2)	
	Comments	Planning for Addition			Addition Complete						
Bethesda-Chevy Chase MS #2	Program Capacity				922	922	922	922	922	922	922
	Enrollment				0	0	0	0	0	0	0
	Available Space				922	922	922	922	922	922	922
	Comments	Planning for new school			Opens						
Westland MS	Program Capacity	1097	1097	1097	1097	1097	1097	1097	1097	1097	1097
	Enrollment	1250	1294	1403	1676	1758	1749	1765	1900	1800	
	Available Space	(154)	(198)	(306)	(580)	(662)	(652)	(668)	(803)	(703)	
	Comments				See text						

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Mary Maday

From: Mary Maday
Sent: Tuesday, October 06, 2015 1:20 PM
To: Mary Maday
Subject: New BCC-Middle School

New BCC-Middle School

Council Members

I asked to speak to you today as a concerned lifelong Montgomery County resident. My early years were growing up in Bethesda and the last Forty five years as a resident of Parkwood in Kensington. Over the years I have watched as schools have been closed and property given over or sold for other purposes. The Rock Creek Hills site for the New Middle School is just such a site. The site was once home to Kensington Junior High School with adequate land to support the School and future growth of the school. The old school was razed and now over a third of the Land that School sat on has been given over to a Senior Living Facility and houses three buildings.

Now with just over ten acres with no adjacent parkland to pull from it has been decided by the BOE that this is the ideal site to house what will be the largest Middle School in lower MOCO on the smallest site. This site is just TOO SMALL to offer and support a full school experience both during school hours and for afterhours programs. There are real traffic and safety issues, environmental issues but the key to a decision in picking a site should be the quality experience our kids will be offered and this just is not that site.

I would ask that each and every Council Member visit the site with the plans, walk the site and have it explained exactly what you are being pressured to sign off on. If you do this you will see how ill-conceived this site is.

Everyone agrees a new school is needed but we need a school that can grow with our kids. not one that is too small before ground is broken.

Do Not Rubber Stamp this project. Find out for yourselves whether you are offering the best to the students and taxpayers of MOCO. You are our elected officials and we put our trust in you to do what is right and not to blindly pass on projects that don't serve the best interest of the County now or for the future.

Mary Maday

10115 Ashwood Drive
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