

**MEMORANDUM**

June 26, 2009

TO: County Council

FROM: Essie McGuire, Legislative Analyst 

SUBJECT: **Action – Resolution to Recommend Scope of Project for Northwood High School Wellness Center**

**HHS/ED Committee Recommendation**

A resolution to indicate the County Council's recommendation for the project scope of the Northwood High School Wellness Center is before the Council for action today (circles 1-2). **The Health and Human Services and Education Committees met on June 22 to review the project scope. The Committees recommend that the project proceed with the originally planned scope of a renovation and addition for the wellness center, as indicated in the attached resolution.**

This resolution is needed to indicate the Council's recommendation to the Board of Education, which will then issue a change order to the construction contract. No new dollars are required for the project, which has full appropriation. The Council introduced this resolution on June 23.

**Background**

The Committees discussed the capital project for Wellness Centers in budget discussions this spring. The Council approved the County Executive's recommended amendment for the project, which included construction dollars for the wellness center at Northwood High School and planning funds for centers at Gaithersburg HS and Watkins Mill HS. The total FY10 appropriation was \$2.617 million; of this, \$1.518 million was for Northwood (approved PDF on circle 3 and breakdown of projects by school on circle 4).

Given the cost of the project, the Committees discussed possible reductions to the program of requirements that might achieve cost savings both at Northwood and at other wellness centers going forward. The Committees requested that MCPS bid both a full renovation and addition as planned and a smaller scope (renovation only) and present the results of this process to the Committees.

On June 9, the Board of Education accepted a contract for the Northwood High School project (Board action memorandum on circles 5-6). This action approved the smaller project scope but also authorized a change order for the original scope to be issued “contingent on the Montgomery County Council approval of the project alternate for the enlargement of the wellness center”.

#### **Bid results**

The total cost estimate for the Northwood Wellness Center project presented to the Committees in the spring was \$1.936 million, and the Executive’s amendment recommended programming the remaining \$1.518 million for construction. **The new estimate based on the accepted bid is \$579,000 for the original project scope (renovation plus addition) or \$349,000 for the reduced project scope (renovation only).** MCPS reports that the bids came in lower than projected due to the current state of the construction market.

**The Committees recommend approval of the original project scope for the Northwood Wellness Center (renovation plus addition).** Per the Board’s resolution, MCPS will issue the change order and the approved cost would be \$579,000.

The earlier discussion regarding reducing the project scope had two purposes. First, it was intended to contain costs in the face of a very significant project cost estimate (nearly \$2 million). Second, it was intended to set a precedent for a more sustainable scope and costs going forward.

At this time, these concerns appear to be eclipsed by the actual project costs that have come back. In addition, there are specific site concerns at Northwood that may warrant its wellness center having additional space. The Committees intend to continue to monitor the design and cost estimates for the future projects as they are developed, and revisit the scope if construction costs rise again to previous projections.

Resolution No.: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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By: County Council

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**SUBJECT:** Recommended Scope of Project for Northwood High School Wellness Center

**Background**

1. The County Council has approved in the Capital Improvements Program (CIP) a capital project to construct Wellness Centers at High Schools, and for FY10 appropriated construction funds for a wellness center at Northwood High School.
2. When the Council's Health and Human Services and Education Committees reviewed the project and the FY10 appropriation request, the Committees expressed interest in reviewing options for a smaller scope of project work. The Committees requested that the Montgomery County Public Schools request bid proposals on two project scopes, one with a renovation and addition to the wellness center space at Northwood High School, and one with a renovation only. The Committees also requested that MCPS report back the results of the bid process.
3. The Board of Education on June 9 approved the contract for the Northwood High School music academy and wellness center project. In its resolution, the Board approved the smaller scope of work (renovation only) and also authorized a change order to be issued contingent on the County Council's approval of the scope of work for the Northwood High School Wellness Center.
4. The Health and Human Services and Education Committees reconvened on June 22 to review the bid results. Given the low cost estimates that were returned, the relatively small margin between the two options, and the specific site constraints of Northwood High School, the Committees recommended the originally planned scope of work for the wellness center (renovation and addition). This option was known in the MCPS bid documents as Alternate 2.
5. This recommendation meets the Board of Education's requirement to issue a change order for the Northwood High School contract in the amount of \$230,000.

**Action**

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

The County Council recommends to the Board of Education that the scope of work for the Northwood High School Wellness Center include renovation and addition, and that a change order be issued in the amount of \$230,000 for the enlargement of the center.

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

# High School Wellness Center -- No. 640902

Category  
Subcategory  
Administering Agency  
Planning Area

Health and Human Services  
Health and Human Services  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 05, 2009  
No  
None  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,277	0	0	1,277	158	464	247	294	114	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	57	0	0	57	0	57	0	0	0	0	0
Construction	1,829	0	0	1,829	0	1,509	320	0	0	0	0
Other	50	0	0	50	0	50	0	0	0	0	0
<b>Total</b>	<b>3,213</b>	<b>0</b>	<b>0</b>	<b>3,213</b>	<b>158</b>	<b>2,080</b>	<b>567</b>	<b>294</b>	<b>114</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Current Revenue: General	90	0	0	90	60	0	30	0	0	0	0
G.O. Bonds	3,123	0	0	3,123	98	2,080	537	294	114	0	0
<b>Total</b>	<b>3,213</b>	<b>0</b>	<b>0</b>	<b>3,213</b>	<b>158</b>	<b>2,080</b>	<b>567</b>	<b>294</b>	<b>114</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Program-Staff				355	0	0	0	87	89	179
Program-Other				2,332	0	0	0	538	598	1,196
<b>Net Impact</b>				<b>2,687</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>625</b>	<b>687</b>	<b>1,375</b>
Work Years					0.0	0.0	0.0	0.9	1.0	2.0

#### DESCRIPTION

This project provides for the placement of High School Wellness Centers (HSWC) at public schools. It is in accordance with the recommendations of the School Based Wellness Center Planning Group (SBWCPG), the Department of Health and Human Services (DHHS) and Montgomery County Public Schools (MCPS). The selection of the "host" public school is based upon criteria recommended by the SBWCPG. Montgomery County Public Schools will oversee the construction of the HSWC sites. The county will occupy the space with DHHS personnel and contractors. The HSWC are similar in design to School Based Health Centers with modifications to accommodate the older student population's needs and services. Site specific factors are to be determined, and will be provided during construction.

#### COST CHANGE

Increase due to the addition of construction costs for the Northwood High School Wellness Center.

#### JUSTIFICATION

This project is recommended by the School Based Wellness Center Planning Group (SBWCPG), the Department of Health and Human Services (DHHS) and Montgomery County Public Schools (MCPS). Each HSWC will provide services to address the physical health, mental health, and social service needs, as well as provide youth development opportunities to the students.

#### FISCAL NOTE

The approved FY09-14 CIP included additional planning and design funds for Northwood High School in FY09 (\$240,000 in planning funds was included in the School Based Health & Linkages to Learning Centers project (No. 640400)) and planning and design funds for three additional sites: Watkins Mill High School, Gaithersburg High School, and Wheaton High School. Planning and design will begin for Gaithersburg and Watkins Mill High Schools in FY10, and Wheaton High Schools in FY12.

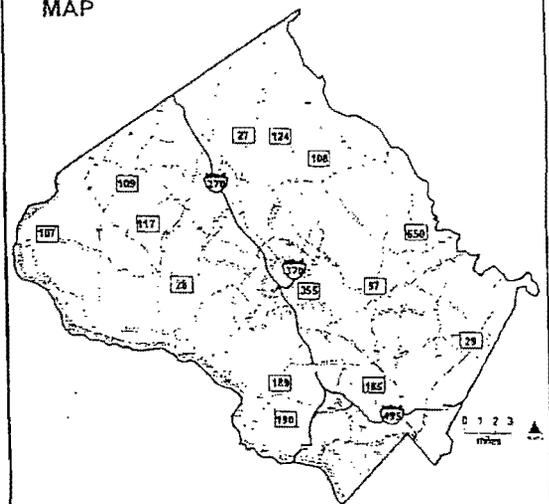
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY10	3,213
Last FY's Cost Estimate		1,375
Appropriation Request	FY10	2,617
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		158
Expenditures / Encumbrances		0
Unencumbered Balance		158
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

#### COORDINATION

Department of Health and Human Services  
Department of General Services  
Montgomery County Public Schools

#### MAP



**High School Wellness Centers (FY10 Amendment)**

Summary Expenditure Schedule on PDF						
	FY09	FY10	FY 11	FY12	FY13	Total Cost
Planning and Design	158	464	247	294	114	
Construction	0	1509	320			
Site Development	0	57				
Other		50				
<b>TOTAL</b>	<b>158</b>	<b>2080</b>	<b>567</b>	<b>294</b>	<b>114</b>	<b>3,213</b>

**Detailed Breakdown by School**

**Northwood**

Planning and Design (\$240K in SBHC PDF)	98	-98				
Construction	0	1509	320			
Site Development	0	57				
Other		50				
<b>TOTAL</b>	<b>98</b>	<b>1518</b>	<b>320</b>			<b>1936</b>

**Gaithersburg**

Planning and Design	0	268	103			
Construction						
Site Development						
Other						
<b>TOTAL</b>	<b>0</b>	<b>268</b>	<b>103</b>			<b>371</b>

**Watkins Mill**

Planning and Design (includes \$60K for FS)	60	294	114			
Construction						
Site Development						
Other						
<b>TOTAL</b>	<b>60</b>	<b>294</b>	<b>114</b>			<b>468</b>

**Wheaton**

Planning and Design (includes \$30K for FS)	0	0	30	294	114	
Construction						
Site Development						
Other						
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>294</b>	<b>114</b>	<b>438</b>

<b>TOTAL FOR ALL PROJECTS</b>	<b>158</b>	<b>2080</b>	<b>567</b>	<b>294</b>	<b>114</b>	<b>3213</b>
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→ multi year appropriation needs

→ current revenue

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

June 9, 2009

MEMORANDUM

To: Members of the Board of Education

From: Jerry D. Weast, Superintendent of Schools 

Subject: Award of Contract—Northwood High School Music Academy and Wellness Center

WHEREAS, The following sealed bids were received May 26, 2009, for the Northwood High School music academy and wellness center project:

<u>Bidder</u>	<u>Amount</u>
R. J. Crowley, Inc.	\$1,374,450
Keller Brothers, Inc.	1,387,956
William F. Klingensmith, Inc.	1,597,400
Tuckman-Barbee Construction Co., Inc.	1,652,000
Meridian Construction Co., Inc.	1,778,000

and

WHEREAS, The goal for Maryland Department of Transportation-certified Minority Business Enterprise participation established for this project was 14 percent; and

WHEREAS, The low bidder, R. J. Crowley, Inc., has submitted 5.9 percent Maryland Department of Transportation-certified Minority Business Enterprise participation, the highest percentage of all bidders, of which 1.5 percent is African American and 4.4 percent is other minority-owned; and

WHEREAS, That 7.3 percent non-Maryland Department of Transportation-certified Minority Business Enterprise participation also has been submitted, totaling 13.2 percent Minority Business Enterprise participation; and

WHEREAS, The state minority business requirements for school construction projects stipulate that only Maryland Department of Transportation-certified minority businesses can be used to satisfy the Minority Business Enterprise goal of 14 percent;

and

WHEREAS, R. J. Crowley, Inc. has submitted a request to waive the balance of the Maryland Department of Transportation-certified Minority Business Enterprise participation; and

WHEREAS, Department of Facilities Management staff has reviewed and certified that the waiver request meets the contract requirements and recommends waiving the remaining balance of the Maryland Department of Transportation-certified Minority Business Enterprise participation; and

WHEREAS, The contract award includes an alternate for the renovation of existing space to accommodate the wellness center funded by the Montgomery County Department of Health and Human Services; and

WHEREAS, The Montgomery County Council reserves the option to accept an alternate bid price to include in the contract award the enlargement of the existing space planned for the wellness center at an additional cost of \$230,000; and

WHEREAS, R. J. Crowley, Inc. has completed similar work successfully for Montgomery County Public Schools; now therefore be it

Resolved, That a \$1,374,450 contract be awarded to R. J. Crowley, Inc. for the Northwood High School music academy and wellness center project, in accordance with drawings and specifications prepared by Samaha Associates, P.C.; and be it further

Resolved, That a change order in the amount of \$230,000 be issued to R. J. Crowley, Inc. contingent upon the Montgomery County Council approval of the project alternate for the enlargement of the wellness center.

JDW:LAB:JLJ:jlc