

February 8, 2018

Mr. Fred D. Mason III
MSDE School Facilities Branch Chief
Designee to the IAC
200 West Baltimore Street
Baltimore, Maryland 21201

Dear Mr. Mason:

Thank you for your letter dated December 8, 2017 informing us of the Designee's decision on the Talbott Spring Elementary School – Replacement. We would like to respond to the reasons given for not supporting the Howard County Board of Education's (Board) decision to build a replacement.

- The replacement option is more expensive to construct and has a greater 40-year life cycle cost than the renovation/addition option.

The 40-year life cycle cost of replacement is higher due to the overall cost of the replacement option. The operation and maintenance of the new school is actually less than the renovation/addition option even though it is more square footage. One factor which adds to the overall replacement cost is the demolition of the existing building, and preparation of the play fields at this location.

- The replacement option does not reduce the construction schedule compared to the renovation/addition option.

The 27-month schedule for the replacement school allows the school to be occupied while the demolition of the existing school and site mitigation is completed; building occupancy would be approximately 6-8 months sooner than the renovation/addition. While Scheme 2 would be an occupied renovation, it will require the entire 27-month period to be fully completed with all areas of the building occupied.

- The renovation/addition option can, with more intense design effort, significantly address the limitations of the existing facility.

The renovation/addition option was developed as a feasible and comparative design for the feasibility study. The option is a viable layout given the existing building geometry and site limitations. As a conceptual layout for a renovation option, the plan would be further developed during the design process.

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- The proposed replacement facility is large for the student capacity of the school and greater in total area than the renovation/addition option. The replacement option provides 182 gsf per student for a 500 student capacity or 143 gsf per student for the proposed local enrollment of 640 students.

As stated, the current enrollment for this transient population is approximately 500 students. The replacement facility is being constructed for the local capacity of 535 students which would address changing enrollment numbers. In addition, immersion classrooms are designed for an additional 85 students. This provides the new school with a total local capacity of 620 students:

- The existing facility has had \$1,601,704 in state expenditures in the last 16 years, including a partial renovation in 2000 and 2008, a kindergarten addition in 2008, and several QZAB projects in the last 3 years. The facility received a "Good" overall rating in a 2013 PSCP Maintenance Evaluation. It scored 83.6% out of 100% in a 2008 facility appraisal by HCPSS consultants. The perception during the site visit is there is more life to the existing building, providing the partial height walls and open return air plenum are fully addressed.

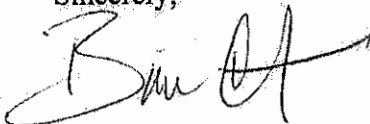
Although the existing facility received a "Good" rating in the 2013 PSCP Maintenance Evaluation and was appraised at a fairly high percentage, it received our highest rating of 121.8% on the Facility Condition Index. The partial renovation in 2000 included some partitioning (partial height walls) and "paint and patch" work but no systems were replaced. The systems are now over 40 years old and can no longer be maintained. The QZAB projects helped to provide much needed maintenance for the facility to continue to function.

The Talbott Springs Elementary School serves one of the County's most disadvantaged communities. It provides many resources outside the routine school functions such as collecting food and clothing and providing space for professional community liaisons and/or social workers. The existing building uses any available space, such as storage closets and teacher planning spaces, to provide these much needed services. A new, larger building would allow the school the flexibility to provide the spaces needed to deliver educational programs as well as the many additional services and resources needed to support the community.

As the design of the project continues we respectfully ask the Designees reconsider their decision and support the recommendation of a replacement school.

Thank you for your consideration of this matter.

Sincerely,



Bruce Gist
Executive Director
Capital Planning and Operations

Cc: Anissa Brown Dennis
Scott Washington
Betsy Zentz
Gina Petrick
Renee Kamen