

# ALLEGANY HIGH SCHOOL REPLACEMENT PROJECT



## BACKGROUND

Allegany High School was constructed in 1925 and has well exceeded its useful life. In 2009, the Board of Education hired an independent educational consultant, Eperitus, to facilitate a utilization study of the secondary schools in the City of Cumberland and the Career Center. The results of this study provided information and recommendations for subsequent decisions of the school board related to the development of a long-range capital improvement plan for Allegany and Fort Hill High Schools, Washington and Braddock Middle Schools, and the Career Center. A community task force was assembled to work collaboratively with Eperitus to establish evaluation criteria through indicators of quality, review data, identify viable options, make evaluations based on the criteria, explore implications, and make recommendations. The committee's recommendations ultimately placed Allegany as the highest priority to receive needed capital improvements.

In February 2011, the Board of Education took the next step in the renovation and/or construction process and awarded a contract to Grimm & Parker Architects of Calverton, Maryland, to complete a feasibility study of three schools in the City of Cumberland. A feasibility study is a requirement of the State Public School Construction Program when a school construction

project includes the abandonment of an existing facility or demolition of more than 50% of the facility. It is also the first required step for capital improvements funding through the Public School Construction Program. The clear recommendation from Grimm & Parker was to replace Allegany on a new site. Finding a suitable site for a new school posed a significant challenge; however, the school board selected the site of the former Western Maryland Health System's Braddock Campus Hospital complex at the recommendation of Grimm & Parker. The City of Cumberland worked collaboratively with the Board of Education and WMHS to sign a Memorandum of Understanding that conveyed a parcel of undeveloped land, owned by the City of Cumberland, in exchange for the WMHS's donation of the Braddock Campus site to the Board of Education for the purpose of building the new Allegany High School.

The next step in the process was to solicit proposals for an architect for the design of the new school. Based on the unanimous recommendation of the Architect Selection Committee, Grimm & Parker Architects was selected. In May 2013, the school board heard a presentation from Grimm & Parker regarding their vision for the new Allegany High School. The role of the architect in the design process for the new school is to align the values of the program with the facts of the

program. Factual data includes such things as program size and components, operations, maintenance, and site concerns. The values of the project were determined by gathering input from various stakeholders including student and community forums and the formation of a core planning committee. A collaborative design charrette was held to assist the architects in aligning the values and facts of the program. Several ideas were eliminated, and the architects took the important pieces from each potential design model to create a tentative design that encompasses the core values.

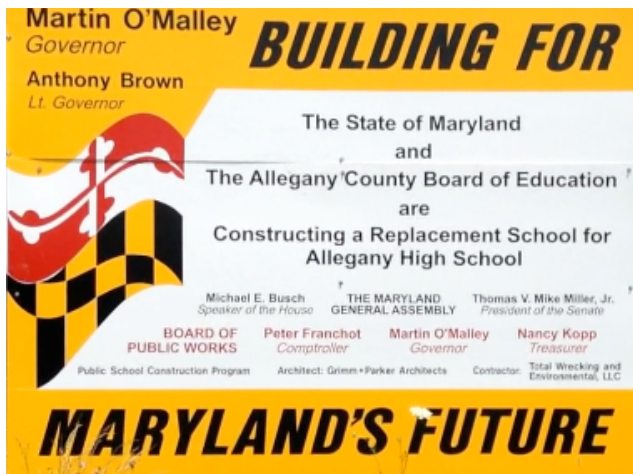
These core values are as follows:

- A modern 21st century character that celebrates its unique hilltop setting and views, embracing the legacy and regional heritage of Allegany High School;
- Open and inviting interior spaces that maximize natural daylight and transparency, while controlling energy efficiency, safety, and security;
- A variety of student-centric spaces and common areas that allow for a full-range of activities and showcase students' work and talents;
- Flexible and adaptable learning spaces that utilize integrated technology and accommodate a variety of teaching methods;
- A variety of engaging outdoor spaces for athletics, student gathering and activities, and environmental learning;
- A sustainable design approach that combines energy conservation, value, and resource management; integrating these core values throughout the building and curriculum as an educational tool.

In June of 2014, schematic designs for the new school were approved by the IAC, and work began on the Design Development drawings. Demolition of the Braddock Hospital campus began in August 2014 and was complete by June 2015. Bids were received on September 2, 2015.

## CONSTRUCTION HISTORY

- 1925 – 39,866 sq. ft. (renovated 1982)
- 1933 – 65,856 sq. ft.: Central wings expanded (renovated 1982)
- 1940 – 29,375 sq. ft.: Auditorium, WPA Project (renovated 1982)
- 1957 – 35,817 sq. ft.: Gymnasium
- 1982 – 733 sq. ft.: Renovation of central and auditorium wings; added boiler room; deleted machine shop building
- 1995 – 2,245 sq. ft.: Added science labs



## CURRENT PROJECT FUNDING

Pre-Bid Available Funding (less \$4.5 million for A&E, demolition) is \$35.2 million:

PRE-BID	\$35.2 MILLION
RESCISSION	\$10 MILLION
ADDITIONAL COUNTY APPROPRIATION	\$4 MILLION (10/22/15)
<b>TOTAL NEW AVAILABLE FUNDING</b>	<b>\$49.2 MILLION</b>

The lowest base bid received totaled \$47 million, with a cost of \$1.2 million for the nine classrooms and \$5.7 million for the auditorium, for a total low bid of **\$53.9 million**. Therefore...

$$\begin{array}{r}
 \$53.9 \text{ million low bid} \\
 - \\
 \$49.2 \text{ million available funding} \\
 = \\
 \$4.7 \text{ MILLION PROJECT SHORTFALL}
 \end{array}$$

However, the school board is continuing to work to further value engineer the project in the hopes of cutting an additional \$2 million. Therefore...

$$\begin{array}{r}
 \$4.7 \text{ million shortfall} \\
 - \\
 \$2 \text{ million additional value engineered savings} \\
 = \\
 \text{\textbf{\$2.7 MILLION PROJECT SHORTFALL*}}
 \end{array}$$

*\*This figure does not include furniture, fixtures, equipment, ineligible fees, or contingency (any unforeseen project cost).*

## IMPORTANT THINGS TO KNOW ABOUT THE PROJECT

The Allegany High School Replacement Project is designed to be a high school, as the program delivered drives the design process. There is no school in Maryland that has actually been constructed at the minimum allowable square footage, and in the case of the new Allegany, building a school at the minimum capacity would be inadequate to deliver the program offered by ACPS.

### DESIGN PROCESS

The design process is based on a minimum program for building a high school. Program documents call for a building capacity of 865 students. A teaching station, consisting mostly of classrooms, accommodates 25 students. A wrestling room or gymnasium, for example, counts as two teaching stations. Therefore, the program currently offered at Allegany translates into a new building with a capacity of 865 students.

### CONSTRUCTION COSTS

Bids were received for the construction of the new Allegany High School in September. All five of the bids that were submitted exceeded the available funding for the project, which is \$35.2 million. The lowest base bid submitted was \$47 million. This bidder's cost for the add alternates of the nine classrooms and the auditorium was \$1.2 million and \$5.7 million, respectively. The school system, in partnership with the architects and engineers, has worked hard to value engineer this project to maximize square footage and reduce costs. The county has borrowed \$9.2 million for this project, and has committed to the use of \$500,000 of Project Open Space funds, and an additional appropriation of \$4 million, for a total contribution of \$13.7 million. The school board has committed \$3 million to the project from its fund balance (\$1 million in FY10, FY11, FY14). Additionally, the school board paid \$30,000 to fund the Study for Secondary Schools and \$200,000 for asbestos abatement at Braddock Campus.

### MOUNTAIN RIDGE COMPARISON

Mountain Ridge High School was bid ten years ago in 2005. The total cost of the project was \$45.9 million, including the stadium. The county contributed \$11 million to the project plus an additional \$350,000 of Project Open Space funds for a total contribution of \$11.3 million. The school board contributed \$3.2 million, and the state contributed \$30.6 million. Mountain Ridge was constructed for a capacity of 1,000, which is slightly bigger than Allegany. Over the past ten years, the total costs of construction per square foot have increased significantly. During the 2014-2015 school year, Mountain Ridge had an enrollment of 850 students and was therefore operating at an 85% utilization rate. During the 2014-2015 school year, Allegany had an enrollment of 668 students. With a proposed capacity of 865, Allegany would essentially be operating at a 77% utilization rate. This is only an 8% difference in utilization rate between Mountain Ridge and Allegany.