FACILITY NEEDS ANALYSIS

A. Introduction

The EFMP provides guidelines to govern and manage the school system's construction efforts over a six-year period. These guidelines are intended to provide accountability to the community and assure conformance with a clearly defined approach to meeting the school system's educational facilities goals. However, situations may arise, or conditions change during the six-year period that are sufficient to warrant revisions to the CIP. The capital plan is a fluid program in which projects can be accelerated or decelerated based on changing enrollment demographics, new state or local initiatives, or changes in the condition of a facility.

In addition to the "core" elements of capital improvement projects, the progress of previous projects, past funding analysis, and lessons learned are reviewed annually, as they have a dynamic impact on project logistics. These "core" elements are also on-going opportunities for learning ways to improve the project process. These steps include:

- Reviewing progress of on-going projects
- Analyzing funding availability and impact on the six-year capital plan
- Evaluating lessons learned from projects completed to date
- Analyzing funding patterns and legislation impacting future funding
- Analyzing interim housing opportunities (relocatable classroom units)
- Reviewing communication of the capital plan

B. Facility Guidelines

The Board receives information and recommendations from the review process, the goals, standards, policies, and guidelines, and the background data and inventory of facilities. The Board recognizes the following guidelines as being valid in the organization of this data into a facilities construction program.

- Relocatable facilities will be purchased only when conditions make it impossible to meet space needs through other means and to accommodate growth during the construction of new facilities.
- Determination of site location will give consideration to attendance area needs, safety factors, county growth patterns, suitability to educational program, compliance with federal and state regulations, conformity with health and engineering requirements, transportation distances, development costs, and acquisition costs.
- The Board supports the use of school facilities by community organizations and groups, as authorized by state law. The Board feels it has responsibility for insisting that:
    - Such activities shall not interfere with school activities
    - Adequate provisions shall be made for safeguarding school property
    - Additional operational costs incurred shall be included in the budget or otherwise provided

C. Capacity

School Level	Range of Student Capacity
Elementary School	400 - 644
Middle School	790 - 1,100
High School	1,575 - 1,695

A school should have space appropriate to deliver programs sufficiently varied to meet the needs of the students at a reasonable cost. Based on the year of construction, our current facilities' inventory includes schools with a range of capacities. It is imperative that site size and capacity needs are considered when calculating additional capacity to be constructed for a facility. New school facilities in St. Mary's County are designed in terms of the range of student capacities listed on the chart above. These ranges reflect the existing capacities of our facilities. Based on the age of our facilities, there is a wide range of capacities within our existing facilities.

The state-rated capacity is defined as the number of students that the IAC or its designee determines that an individual school has the physical capacity to enroll and can be reasonably accommodated in a facility. (Source: IAC Administrative Procedures Guide, September 2011)

Elementary school capacity is derived by multiplying the number of classrooms by the student/teacher ratio for each grade level and adding the totals. SMCPS constructs and staffs elementary schools to a lower class size than the state, as detailed in the goals, standards, policies, and guidelines section. As of July 1, 2024, the state-rated capacity for our elementary schools will be 8,791 and the local will be 8,343, for a difference of 448 seats. There is no difference between state and local student/teacher ratios per classroom at the secondary level. As of the 2024-2025 school year, middle school capacity will be 4,207 seats in grades 6 - 8, with all four middle schools having been modernized and/or expanded. This includes 180 seats at the CPCS which completed its middle school capacity expansion in 2023-2024. The current high school capacity is 5,085 and all three schools have been modernized and/or expanded. The DJAFCTC has also been modernized and expanded with a new capacity of 486. The Fairlead Academy in Leonardtown is being discontinued for the 2024-2025 school year. The Virtual Academy will remain in place for the 2024-2025 school year and serves grades 9-12.

Prior to the design of Evergreen Elementary School, a committee reviewed and provided recommendations on the range of student capacity for the new school. The committee recommended that an elementary school building, with relocatables, should not exceed 719 students. For this reason, the committee recommended a state-rated building capacity of 644. This size allows for flexibility of grade changes and addresses the staffing required for programs such as art and music. Both Benjamin Banneker and Green Holly elementary schools function slightly different in terms of capacity based on the fact that these facilities are comprised of two buildings each and therefore have the capability of handling a slightly larger student body. At the time, school system staff completed a review of the school facility sizes based on other county data across the state. Based on the new elementary school capacity size of a 644 state-rated facility, St Mary's County ranked as the 3rd lowest of 16 schools with a capacity over 550. Our neighboring school systems, Charles and Calvert counties, had a high elementary school range of 724. Only seven of the 23 school systems (Cecil County did not report) that were reviewed have a high-range capacity of less than 550, with the majority of those school systems being on the Eastern Shore. The highest elementary school range was in Harford County at 1,026.

At the middle school level, St. Mary's County ranked 10th lowest of 19 schools with a capacity over 700. Our neighboring counties, Charles County, utilized a high range of 890 and Calvert County utilized a high range of 1,400. Only five of the 24 school systems that were reviewed had a high-range capacity of less than 700, with the majority of those school systems being on the Eastern Shore. The highest middle school range was in Harford County at 1,656.

At the high school level, St. Mary's County ranked 11th lowest of 15 schools with a capacity over 1,200. Our neighboring counties, Charles County, utilized a high range of 1,500 and Calvert County utilized a high range of 1,513. Only eight of the 23 school systems (Kent County did not report) that were reviewed had a high range capacity of less than 1,200, with the majority of those school systems being on the Eastern Shore. The highest high school range was in Montgomery County at 2,900.

These capacity guidelines were followed in the design of Captain Walter Francis Duke Elementary School in Leonardtown. Like Evergreen Elementary School, the state-rated capacity for Captain Walter Francis Duke Elementary School has been calculated to be 644.

D. Funding the CIP

The school system's CIP is funded primarily through state and local funding. While the school system was successful in the past in obtaining federal grant funds through the Qualified Zone Academy Bond (QZAB), recent federal applications, including those submitted for the Bipartisan Infrastructure Law – Renew America's Schools Grant Program have not been successful.

As of FY 2025 there remain two main types of state CIP funding – the traditional CIP and the BTLA funding. In recent years the traditional CIP funding has been an annual anticipated amount based on the average of funding received during the preceding ten years. The current annual average for SMCPS is approximately $5 million. This limited funding per year has made it necessary to span projects over several years and has had the net result of a lack of adequate funding at the time of project bidding and caused fewer projects to move forward. The BTLA was passed to help address this as well as the general need for additional school CIP funding in the state. SMCPS was initially eligible for $16,349,104 in funding under BTLA; however, with the passage of time and sale of additional bonds, this amount has been reduced, and at last report was sitting at $14,944,896. The BTLA funding began being allocated in FY 2022 and will be available for request through FY 2031, although the longer it goes there is an increased chance of less funds or possibly no funds being available. Because of the alternate BTLA funding being utilized by LEAs, the IAC approved a freeze of the ten year funding averages for traditional CIP funding for fiscal years 2023, 2024, and 2025. HB 1390 passed during the 2024 legislative session calls for annual traditional CIP funding of at least $450 million statewide each year and calls for a recalculation of that amount prior to implementation of the Nancy K. Kopp Priority Fund in FY 2028. In FY 2025 the total traditional CIP funding statewide totaled $363,366,561. Of this, $358,881,719 was allocated to LEAs, $500,000 was reserved for Department of General Services (DGS) consultant fees, and $3,984,842 was held in the statewide reserve account. The 100% CIP approval for SMCPS for FY 2025 was $6,353,163 for the completion of the Lettie Marshall Dent Elementary School Limited Renovation. The other two project requests did not receive any traditional CIP funding in FY 2025.

State CIP funding is also available from the ASP, HSFF and SSGP. HB 1290 passed in the 2022 legislative session called for annual funding for the HSFF to be at least $90 million per year from FY 2024 through FY 2026. SMCPS was successful in achieving funding of $9,170,469 in the FY 2024 cycle for the Green Holly Elementary School HVAC Systemic Renovation (Bldg. B) and Roof Systemic Renovation (Bldg. A and partial Bldg. B) and mercury floor abatement project. This amount represents 63% state share funding, marking the first time SMCPS has received add on incentive funding (as authorized under HB 1290) for a project, as well as the first time SMCPS has received funding under the HSFF. SMCPS has received multiple SSGP project approvals, including projects for window safety film, security communications, and surveillance/security technology. HB 1290 also established the School Construction Revolving Loan Fund to run through FY 2026; however, SB 362, the Budget Reconciliation and Financing Act of 2024 repealed the revolving loan fund and transferred the funds to the Blueprint Fund. Additionally, there was one time legislation (SB 291) in FY 2023 that provided state pass through grant funding with no local match. SMCPS' share of those funds was $180,074. These funds were combined with the annual ASP funding, which also requires no local match, to complete a bathroom renovation project at Oakville Elementary School. Legislation (HB 458 / SB 360) was passed in 2023 that would eliminate the ASP and SSGP initiatives effective June 30, 2026; however, HB 1390 passed in 2024 authorized the SSGP to continue but unfortunately did not extend the ASP. Other funding sources include the SSFG administered by the Maryland Center for School Safety (MCSS) and legislative capital grants. Legislation passed in 2024 (HB 472) calls for use of the SSFG for funding to LEAs to complete school mapping. SMCPS has received two of the legislative capital grants. One in FY 2020 was for the Chopticon High School Press Box Replacement and more recently in FY 2023 for the Great Mills High School Press Box Replacement.

The 2024 legislative session brought changes to the prior HB 1290 legislation via HB 1390 Public Schools – Public School Construction – Funding and Administration. HB 1390 changes the implementation schedule of the Priority Fund and the establishment of how the fund will be implemented via the Work Group on Assessment and Funding of School Facilities. Beginning in FY 2028 there will be the Nancy K. Kopp Public Schools Priority Fund that will provide funds to highest priority schools in the state as identified in the SFA. The fund will receive $70,000,000 annually beginning in FY 2027 which will be supplemental to existing funding for schools. In FY 2027 the fund will be for projects similar in scope to the HSFF projects. The Work Group on Assessment and Funding of School Facilities is to be reestablished. On or after June 1, 2025 the work group will consider how the relative condition of school facilities within the educational sufficiency standards and the facility condition index should be prioritized, taking local priorities into account and then determine whether the results should be incorporated into school construction funding decisions, and if so, how that should be done. The work group must report its finding to the governor by January 1, 2026. The FCI for every facility in the state is determined by the SFA. The initial SFA was completed in 2021 and finalized in 2022. There have been three refresh cycles of the assessment data to date. The most recent was completed for SMCPS was in January of 2024 and there will likely be another before the end of the year. The FCI will be utilized to calculate the Maryland Condition Index (MDCI) score. The MDCI calculation will take the Maryland Sufficiency Standards into account and apply component weighting. The determination of the application of these calculations will be determined by the new Workgroup on the Assessment and Funding of School Facilities updated legislation passed in 2024 (HB 1390).

Every fiscal year, the CSMC sets the funding guidelines for the level of indebtedness it believes the county can afford. The guidelines are set following an analysis of fiscal considerations that shapes the county's economic health, while balancing the need for educational programs and services. Under state procedures, the IAC is the approving authority for public school construction projects. These procedures call for approval of the school construction allocation (traditional CIP funding) by May 1st of each year for the next fiscal year. Approval for BTLA, ASP, and SSGP funding is on a rolling basis. The HSFF cycle was adjusted by the IAC in the Spring of 2023 to better sync up with the LEA timelines. For FY 2025 the HSFF application period was from April to May, with approvals to be issued in mid July. The submission schedule for the Priority Fund coming in FY 2028 is yet to be determined. The IAC has demonstrated it wants to work with the LEAs to understand the local funding approval process and it is hoped that they will continue to do so in setting future state submission deadlines. SMCPS coordinates and communicates with the CSMC to provide all new information and/or changes at the state level in a timely fashion in an effort to meet county budgetary timelines.

State-Local Cost Share Percentage

Year	State	Local
FY 2012	75%	25%
FY 2013	70%	30%
FY 2014	65%	35%
FY 2015	64%	36%
FY 2016	59%	41%
FY 2017	58%	42%
FY 2018	58%	42%
FY 2019	58%	42%
FY 2020	58%	42%
FY 2021	58%	42%
FY 2022	58%	42%
FY 2023	58%	42%
FY 2024	58%	42%
FY 2025	58%	42%
FY 2026	58%	42%

The FY 2012 state participation for state eligible projects was 75% of the construction cost, which resulted in approximately a 50% state participation and a 50% local participation on the total project cost. Beginning in FY 2013, the state share has been reduced. In FY 2017 the state share went to 58% and it has remained there and will continue to remain at 58% through the FY 2026 CIP cycle. Per COMAR 14.39.02.05.C, the calculation of state share percentage must be calculated every two years. During the 2021 legislative session SB 551 was passed requiring that the Workgroup on the Assessment and Funding of School Facilities make a recommendation on the factors utilized in the state cost share formula by December 31, 2021 and required that the state cost share percentages for FY 2023 and FY 2024 not be less than FY 2022 levels. The final report of the Workgroup in December 2021 recommended that beginning with the FY 2025-2026 cycle, the cost share formula components for the foundation formula and guaranteed tax base be updated to align with the Blueprint and that any funding decreases be capped at 5% for the two year period. No changes were recommended to other components of the formula including enrollment growth, the county's school construction debt, and percentage of free and reduced meals (FARM) per COMAR (14.39.02.05). The Workgroup did recommend project specific additions to cost share based on meeting specific conditions for the first time. These were approved as part of HB 1290 and include additional state share funding for maintenance ratings (5% for superior and good ratings or 5% for adequate ratings with a remaining systems useful life of at least 120%), poverty concentration (10% for facilities with a concentration of poverty above 80% or 5% for a concentration of poverty between 55% and 80%), and construction of a net zero facility (5%). These legislative changes were incorporated into Education Article 5-303(d)(5)(ii). The Built to Learn Act of 2020 modified eligible costs for state school construction funding to include planning and design costs as well as furniture, fixtures, and equipment (FF&E). The IAC approved modifications to COMAR (14.39.02.03) in March of 2021 to implement this change. Land acquisition will remain an ineligible expense under state funding. Additionally, the state does not pay for federal

mandates, such as projects to comply with the Clean Air Act, the Asbestos Hazard Emergency Response Act (AHERA), or Environmental Protection Agency (EPA) regulations.

The school system will continue to work closely with the CSMC over the course of the current and future CIP requests to navigate the numerous changes at the state level and maximize funding for projects while balancing needs with local financial realities. The unprecedented availability of state funding for school construction is great news; however, it is only as good as the local ability to provide the required cost share match. Unfortunately, this is only being intensified by the current market of inflated costs of construction materials and supply chain issues. The IAC annually assembles data from LEAs regarding construction costs in preparation for issuance of the next fiscal year cost per square foot for CIP project funding. In addition, they reference data from MSA managed CIP projects, industry resources, and cost escalation utilized by the Department of Budget and Management. In FY 2025 the IAC increased the cost per square foot for CIP project funding by 5%. Prior year construction cost data can be found in Appendix D Construction Planning Documents. SMCPS felt the impact of inflated costs in FY 2023, with project bids coming in so far over budget that a project had to rescinded and resubmitted in FY 2024. This was the first instance of a project recission in over 20 years of CIP projects. Historically, SMCPS has experienced higher construction costs due to location in relation to available contractors/equipment. The recent influx of school construction funding in the state has exasperated the problem of available contractors given the enormous volume of work available. Additionally, as the recent legislative sessions have shown, legislative action can drastically impact the future CIP process. SMCPS continually monitors the legislative process and works with counterparts in other jurisdictions as well as state organizations to represent the interests of SMCPS and provide relevant input. The IAC has been very helpful in working with SMCPS through the capital projects manager meetings, providing guidance and input on how best to maximize funding opportunities for the county. Based on a review of available funding sources, internal discussions of priorities based on real time maintenance requests and life cycle replacement schedules, as well as other factors including administrative direction and the 2002 Facility Utilization Study, staff will review and recommend changes to future capital plans to address infrastructure needs and any changes to the student population. Future CIP project determinations will be enhanced by use of the Brightly Capital Predictor software which will incorporate the analysis of all building systems.

E. Infrastructure Categories

State law requires that each county Board of Education "maintain throughout its county a reasonably uniform system of public schools that is designed to provide quality education and equal educational opportunity for all children." To address this issue, the school system approves a CIP including projects in the following categories:

Preventative Maintenance Projects
Timeline: Occupancy - Onward

This infrastructure category refers to, on a day-to-day basis, the ongoing upkeep of property and equipment that includes an annual physical assessment by the maintenance staff, as well as the repair and minor replacement activities necessary to support a safe, orderly, and healthy environment.

Preventative maintenance is provided to ensure that the building component or item of equipment will achieve its expected useful life. This effort begins with the existing equipment and continues until it is replaced or modernized; at which time the process is started again. Facilities receive regular operational care such as cleaning and maintenance of systems and finishes, lubricating, checking for proper operation, adjusting and aligning, and identifying items to be repaired, modified, or included in the CIP.

Routine maintenance restores items and components to their normal operating condition. Planned repairs are made while the component is still operational to avoid a breakdown. "Broken - fix-it" repairs may require immediate attention to prevent damage to other building or equipment components. Repairs are initiated by maintenance staff, school staff requests, manufacturer's recommendations, and as identified during scheduled maintenance site assessments.

This work is accomplished by a team of electricians, plumbers, carpenters, heating mechanics, and general maintenance workers and is scheduled and directed by each maintenance trade. The program is staffed and funded through the operating budget of the Department of Maintenance.

Life cycle replacement of key infrastructure components is tracked within the CMP. These projects include:

- Roofing
- HVAC
- Paving
- Electrical
- Gym Floors
- Tracks/Tennis Courts
- Oil Tank Testing
- Painting (interior and exterior)
- Flooring
- Vehicle Replacement
- Bleacher Replacement
- Playgrounds
- Generator Replacement
- Athletic Amenities Replacement
- Fire Alarm Replacement

These projects are included in the appropriate operating or capital budget for funding. These life cycle checks are being expanded to include other facility components.

Renovation Projects (Full and Limited)
Timeline: 15 - 30 years

These projects include the design, construction, and equipping process through which a school facility and its systems are renewed and updated to meet county, state, and federal codes and requirements. An addition or major redesign of building spaces for program reasons is not included. These projects include, but are not limited to, the planned life-cycle asset

replacement of major athletic components (tracks, gymnasium floors, etc.), playgrounds, roof systems, HVAC systems, and window replacement systemic renovations.

Facilities are evaluated by school system staff and consultants; facilities are scheduled for system renovation. Major replacement projects are expected to extend the useful life of a facility and may reduce the overall needs of a 30-year-old facility.

The program is funded through the CIP budget and reduces the impact on the operating budget because resources will not be applied to continuing, costly routine repairs to worn-out building components and equipment, and as a result there is increased energy and building efficiency.

Modernization Projects & Addition/Renovations
Timeline: 25+ years

These projects include the design, construction, and equipping process through which an aging school facility is brought up to current educational standards as established by the school system and through which its systems are renewed and updated to meet school, county, state, and federal codes and requirements. Modernization and renovation may require an addition or redesign of space to meet educational program requirements.

An in-depth analysis and evaluation of physical conditions and educational standards are reviewed along with current enrollment and long-term projections for all schools, both in the fall and spring of each year, by the DCP. In addition, the reports and recommendations of advisory boards are used in the analysis and evaluation process. The Superintendent will recommend, and the Board will approve and request funding for modernization projects for the six-year CIP.

Individual State Initiatives
Timeline: As Approved by the Legislature

In FY 2012, the state legislature provided supplemental funding for school construction projects under an increased alcohol tax. These funds were utilized to replace the lighting in all of the high school gymnasiums with energy efficient fixtures. The remaining funding under this initiative was utilized to replace the gym lighting at Lexington Park Elementary School.

In FY 2013, the state legislature provided funding for the Energy Efficiency Initiative (EEI). This initiative provided the opportunity for LEAs to pursue funding for projects such as the installation of high efficiency lighting, solar panels, and the amendment of existing projects to incorporate energy efficient components. While SMCPS received approval for projects to replace exterior lighting with energy efficient LED fixtures at 23 schools, only six projects were able to be completed, with funding being reverted to the state for the remaining 17 projects. This initiative was difficult to implement based on the timeframe of approvals and the listing of approved products on the design light standard. Since the reversion, additional EEI projects were completed via both QZAB and local funding.

In FY 2014, the state legislature passed initiatives to fund safety and security projects, as well as projects to complete air conditioning in facilities that do not have full air conditioning. Since SMCPS is fully air-conditioned, the focus was on safety and security projects. SMCPS was well prepared to identify and submit projects based on existing planning completed by the

Department of Safety and Security. The mission of the department is to “enhance the safety and security of all schools, offices, and surrounding campuses through proactive action, initiatives, and programming.” This is supported by the vision statement of the department which is “The St. Mary’s County Public School system believes that one of our greatest responsibilities is to provide for the safety and security of students, staff, and visitors.” To this end, the department has developed a strategic plan and goals to achieve this vision. The projects completed under the Security Initiative (SI) support the goals under this plan. Under this initiative, five schools received security cameras, six schools received security communications, and nine schools received door hardware. Not all planned security projects were able to be funded under this initiative. Other funding sources, including QZAB, were sought to complete the remaining projects. To date, nine additional security projects have been completed under the QZAB program and seven additional security projects under the ASP program.

In FY 2019 the SSGP was established as part of the implementation of the Maryland Safe to Learn Act of 2018. SMCPS has completed sixteen projects to date under the grant program, with five additional in process. These include access control systems, window safety film application, surveillance technology, and security vestibules. SMCPS will continue to utilize funds available under the grant program in combination with local CIP funds to complete various safety and security related projects throughout the school system.

In FY 2020 the HSFF was established to implement SB 611 which was approved in 2018 to provide funding to local school systems to improve environmental health in school facilities. This legislation was modified in 2019 by HB 1253 to include the remediation of lead in drinking water as one of the funding priorities. The legislation was modified again in 2021 via SB 551 to include roofs as one of the funding priorities and the plumbing priority was modified to include pipe insulation to reduce condensation and prevent mold. SMCPS received approval for the Green Holly Elementary School HVAC Systemic Renovation (Bldg. B) and Roof Systemic Renovation (Bldg. A and partial Bldg. B) and mercury floor abatement project in FY 2024. Four projects have been submitted for the FY 2025 HSFF cycle, including second year construction funding for the Piney Point Elementary School HVAC Systemic Renovation and the replacement of chillers at Margaret Brent Middle School, Esperanza Middle School, and the Dr. James A. Forrest Career and Technology Center.

SMCPS maintains an extensive database of facilities and systems within the CMP, as well as by department, and will utilize that information to formulate appropriate project requests under the existing as well as any additional new state funding initiatives in the future. As mentioned previously, the ability to predict needed capital projects will be enhanced by the implementation of the Brightly software to manage assets and predict capital needs based on that data.

Local Capital Projects
Timeline: Ongoing to Meet the Need

Local capital projects are specific projects to restore and/or improve school environments for students, staff, and the community, which are not eligible for state funds. Recent examples are modifications for handicap accessibility, space modifications to accommodate new or expanded programs, asphalt resurfacing, parking lot modifications, replacement of HVAC components, and safety and security enhancements including public address systems. These

are renovation-type projects that provide minor modifications to a facility to restore/continue its physical and educational functionality. These capital projects are not intended primarily to lengthen the life of the facility and probably will not lessen the needs of the facilities in the 25+ year old range. These projects are identified by the DCP, annual school requests, and county, state, and federal codes and regulations and are funded through the CIP. These types of projects are categorized under the local CIP as building infrastructure critical and building infrastructure programmatic. Recently, the IAC approved the bundling of components into one state project. This precedent is very helpful as it will allow the life of the systems these components support to be extended until sufficient funding can be obtained to complete a system replacement.

F. CIP Summary

School Year	Actual and Projected PreK-12 Enrollment	Projected Growth %
2015-16	17,321	0.58%
2016-17	17,470	0.86%
2017-18	17,492	0.13%
2018-19	17,398	-0.54%
2019-20	17,491	0.53%
2020-21	16,915	-3.29%
2021-22	17,041	0.74%
2022-23	17,223	1.07%
2023-24	17,172	-0.30%
2024-25	17,256	0.49%
2025-26	17,325	0.40%
2026-27	17,368	0.25%
2027-28	17,545	1.02%
2028-29	17,649	0.59%
2029-30	17,757	0.61%
2030-31	17,901	0.81%
2031-32	17,941	0.22%
2032-33	18,015	0.41%
2033-34	18,094	1.08%

The official enrollment on September 30, 2023 was 17,223 students in grades PS – 12th. This was a decrease of 270 students from the previous year. The projection for September 30, 2024 is for an additional 130 students in grades K-12th. Both SMCPS and MDP calculate projections based on K-12th enrollment because PreK and PSSE are program eligibility based. The PreK and PSSE figures are added as a result of the official September 30th enrollment. The spring ten year enrollment projections have an average deviation of 1.6% from the MDP projections.

The projected enrollment for school year 2024-25 is for 17,256 students in grades PreK-12th. The rate of increased elementary school enrollment that was experienced since the late 1990's has declined in recent years, with the first drop in enrollment occurring in school year 2018-2019. The significant enrollment drop in school year 2020-2021 is attributed to the COVID-19 Pandemic. Enrollment in school year 2022-2023 increased by just over 1% but enrollment is still not back to pre-pandemic levels. It is anticipated that enrollment will not reach pre-pandemic levels until school year 2027-2028. Over the next six years the elementary school enrollment is projected to increase by 35 students, middle school enrollment by 198 students, and high school enrollment by 352 students. At this time enrollment is projected to reach 17,674 students by the end of the ten year projection period. However, enrollments will be monitored closely as recent development review applications appear to indicate an increase in residential growth and potential subsequent student growth. Future changes in enrollment will also need to be monitored from an economic standpoint, as the current housing market and increased cost of goods and services could lead to a decrease in private and parochial school enrollment and increase in public school enrollments.

The IAC requires that 50% of the student population be in place when requesting planning approval for projects that are requesting additional capacity. In addition, they require that the enrollment projections indicate that at completion of the facility, the school will be nearing full capacity. This ensures that dollars are utilized to construct seats that are needed immediately following the opening versus building for students that might come in the future. This ensures that funds are used to satisfy current needs across the state. Since the State provides 58% (thru FY 2026) of the construction funding, it is imperative that we work collaboratively to find a construction schedule that meets the needs of the school system, while being fiscally responsible.

Based on the current enrollment projections, there are insufficient capacity needs to warrant new school construction or additions to existing schools. For this reason, the new elementary school and secondary capacity projects have been deferred beyond the six-year capital plan. Staff will continue to monitor the demographics over the next several years and if required, new capacity projects will be introduced into the capital plan. The facility utilization study completed in 2022 provides options for meeting the short and long term capacity needs of the school system. In the interim, existing capacity shortfalls will be addressed through the use of relocatable classroom units.

Please see Appendix B Charts and Graphs for an analysis of enrollment projections versus rated capacity by school level.

Existing Infrastructure

The school system embarked on an aggressive capital improvements program in the 1990's to renovate existing facilities and to make additions to facilities to maximize state funding. This was a successful program, and the majority of the school system infrastructure was updated and renovated during that time. Many of the life cycle replacements for these projects are coming due over the next ten years, including Roof and HVAC systemic projects, paving, and flooring replacement.

With the deferral of all capacity projects, the CIP is focused on addressing the life cycle replacement of major system components including:

- FY 2026 Chopticon H.S. – Modified Limited Renovation
- FY 2028 Ridge E.S. – Roof/HVAC Systemic Renovation
- FY 2028 Lexington Park E.S. – Roof/HVAC Systemic Renovation
- FY 2029 Leonardtown H.S. – HVAC Systemic Renovation
- FY 2030 Town Creek E.S. – Roof Systemic Renovation
- FY 2030 Benjamin Banneker E.S. – Roof/HVAC Systemic Renovation
- FY 2031 Oakville E.S. – Roof/HVAC Systemic Renovation
- FY 2031 Mechanicsville E.S. – Roof/HVAC Systemic Renovation
- FY 2031 Leonardtown M.S. – Roof/HVAC Systemic Renovation

State funds through the traditional CIP, BTLA, ASP, SSFG/SSGP, HSFF and any other available programs/initiatives will be utilized in whole or part to complete these infrastructure improvements. Descriptions of all planned state eligible projects are listed below. The project costs shown for these projects in the facility modifications summary are the best estimates available at this time and will be updated in the fall traditional CIP submission.

G. FY 2026 – FY 2031 State Eligible Project Descriptions

The projects listed below will be reviewed against available State and Local funding sources, as well as the completed pre-design studies. Adjustments to the project timelines, scopes, and budgets will be included in the FY 2026 State Capital Improvements Program submission in the fall of 2024.

Chopticon High School
Modified Limited Renovation
Based on the findings of the pre-design study this project has changed from an HVAC renovation to a limited renovation and will be the Built to Learn Act project. Staff has reviewed the costs in terms of total cost of ownership as well as funding availability and is proceeding with a modified limited renovation rather than replacement. The project will include the following: exterior painting, exterior building repairs, replacement of windows, replacement of metal doors, regrading and drainage improvements, replacement of the roof with a 4-ply asphalt and fiberglass felt built up roof including reinforcement and new dunnage framing to support new HVAC equipment, interior painting, replacement of ceiling grid, replacement of fixtures and meeting ADA compliance in locker rooms and restrooms, (HVAC) replacement of heating plant including three boilers and pumps, replacement of piping distribution system, replacement of air distribution systems, replacement of automatic temperature control system, replacement of domestic water heaters, replacement of plumbing fixtures including science labs, replacement of electrical power distribution switchboards, replacement of fluorescent lighting fixtures with LED fixtures and installation of new lighting controls, upgrade of telecommunications cabling, upgrade of PA system, refurbishment of fire protection system, identification and abatement of hazardous materials, and renovation of science classrooms per previous science classroom study.

Ridge Elementary School
Roof/HVAC Systemic Renovation
This project is for the replacement of the HVAC system for the building, last updated in 2001 and the roof, last updated in 1998. At the time of completion of the project, the HVAC system will be 27 years old. This project includes the replacement of the central cooling plant (50 tonnage rating) and the refurbishment of the HVAC controls within each unitary device connected to the chiller water system. This includes the replacement of an air cooled chiller and HVAC control devices on all portions of the HVAC system. Maintenance monitors the system and provides repairs on an as-needed basis, pending the replacement. This project will replace 32,537 square feet of existing bituminous roof. The roof was last replaced in 1998 and will be 30 years old at the time of replacement. Local funds are being requested in FY 2026 for completion of a study to assist with development of the project scope in advance of the project.

Lexington Park Elementary School
Roof/HVAC Systemic Renovation
This project will replace approximately 39,965 square feet of the existing roof, which was last replaced in 1999 and which will be 29 years old at the time of this project. Maintenance monitors the roof and provides repairs on an as-needed basis, pending the roof replacement. This project will also replace the existing HVAC system which was last replaced in 2003, which will be 25 years old at the time of this project. This project will also include the replacement of the emergency generator. Local funds are being requested in FY 2026 for completion of a study to assist with development of the project scope in advance of the project.

Leonardtown High School
HVAC Systemic Renovation
This project is for the replacement of the HVAC system for the building, last updated in 2002. At the time of completion of the project, the system will be 27 years old. Maintenance monitors the system and provides repairs on an as-needed basis, pending the replacement. Local funds are being requested in FY 2027 for completion of a study to assist with development of the project scope in advance of the project.

Town Creek Elementary School
Roof Systemic Renovation
This project will replace approximately 35,498 square feet of the existing roof last replaced in 1997 and which will be 33 years old at the time of replacement. Maintenance monitors the roof and provides repairs on an as-needed basis, pending the roof replacement. Local funds are being requested in FY 2028 for completion of a study to assist with project scope development in advance of the project.

Benjamin Banneker Elementary School
Roof/HVAC Systemic Renovation
This project will replace approximately 36,000 square feet of the existing roof that was last replaced in 1998, which will be 32 years old at the time of replacement. A pre-design study will review the whole roof to determine if any additional work needs to be included in the project. Maintenance monitors the roof and provides repairs on an as-needed basis, pending the roof replacement. This project will also replace the existing HVAC system which was last replaced in 2002 and which will be 28 years old at the time of replacement. Local funds are being requested in FY 2028 for completion of the pre-design study to assist with project scope development in advance of the project.

Oakville Elementary School
Roof/HVAC Systemic Renovation
This project will replace approximately 48,072 square feet of the existing roof, which was last replaced in 2000 and which will be 31 years old at the time of replacement. Maintenance monitors the roof and provides repairs on an as-needed basis, pending the roof replacement. This project will also replace the existing HVAC system which was last replaced in 2011, which will be 20 years old at the time of replacement. Local funds are being requested in FY 2029 for completion of a study to assist with development of the project scope in advance of the project.

Mechanicsville Elementary School
Roof/HVAC Systemic Renovation
This project will replace approximately 40,095 square feet of the existing roof, which was last replaced in 2004 and which will be 27 years old at the time of replacement. Maintenance monitors the roof and provides repairs on an as-needed basis, pending the roof replacement. This project will also replace the HVAC system which was last replaced in 2002 and which will be 29 years old at the time of replacement. Local funds are being requested in 2029 for completion of a study to assist with development of the project scope in advance of the project.

Leonardtown Middle School
Roof/HVAC Systemic Renovation

This project will replace approximately 104,750 square feet of the existing roof, lats replaced in 2000, and which will be 31 years old at the time of replacement. Maintenance monitors the roof and provides repairs on an as-needed basis, pending the roof replacement. This project will also replace the existing HVAC system, last replaced in 2010 and which will be 21 years old at the time of replacement. Local funds are being requested in FY 2029 for completion of a study to assist with development of the project scope in advance of the project.