

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 and developing new centralized data repositories
- 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

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.

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

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 IAC staff designee determines that an individual school facility has the physical capacity to enroll, based upon a calculation using standardized class sizes published by the IAC. (Source: IAC APG, May 2025)

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, 2026, 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 2026-2027 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 Virtual Academy serving grades 9-12 is located in a relocatable unit on the campus of Leonardtown High School.

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 the original capacity of 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. However, given the amount of limited funding available, the school system pursues all opportunities. This includes federal grants, the most recent of which being the Military-Connected Schools Construction, Modernization and Facilities Maintenance Program Grant. The school system has a close working relationship with the Patuxent River NAS and information on this potential opportunity was provided by them to the school system. While other attempts to secure federal grants have not been successful, staff is hopeful that this application which is for the Esperanza Middle School HVAC Systemic Renovation will be successful. Notifications for the grants will be issued in September 2026.

As of FY 2027 there is one main type of state CIP funding for rural counties– the traditional CIP. Traditional CIP funding is an annual anticipated amount per LEA based on the average of funding received during the preceding ten years. The annual average for SMCPS has been approximately \$5 million over the past several years. However,

when an LEA has a large project and the need is greater in a particular year, the IAC can award additional funds. This was the case for FY 2027, when the IAC awarded \$7.8 million for the Chopticon High School Multi-Systemic and Esperanza Middle School Multi-Systemic Renovation projects. While the school system is very grateful for the additional funding in FY 2027, the limited funding per year makes it necessary to span projects over several years. The result is locking project costs in well in advance of bidding the project, making the funding “old” and behind current costs at the time of bidding. This was the situation with the Chopticon High School project. In addition, limited annual funding pushes projects out further in the CIP. The BTLA was passed in 2020 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. 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. SMCPs had been saving the BTLA allocation for the Chopticon High School Multi-Systemic Renovation knowing that it would be the most expensive project in the school system’s construction history. However, when the traditional CIP funding for the second year of construction for the Piney Point Elementary School HVAC Systemic Renovation was not received, SMCPs requested and received \$1,442,000 of its BTLA allocation to fund the completion of the project. The remaining \$13,531,434 in BTLA funds was approved in the spring of 2026 and will be applied to the Chopticon High School Multi-Systemic Renovation project. This marks the end of the BTLA funding for the school system. FY 2027 was the first year of the Nancy K. Kopp Facilities Priority Fund (KPF). The KPF was originally billed as a priority fund that would utilize the state facilities assessment data in a condition index formula to prioritize funding statewide. However, the KPF was funded in FY 2027 for \$70 million and modified to allocate all of the funding except \$1 million to seven LEA’s. The remaining seventeen LEAs and the Maryland School for the Blind may or may not get any funding from the remaining \$1 million. Indications are that the entire \$1 million will be awarded to one LEA. The FY 2027 KPF funding will be awarded similarly to the previous HSFF funding and will not require a local match. It is not clear if future KPF funding will be allocated in the same fashion and the school system is concerned that the only available state CIP funding in the future will be the annual traditional CIP funding which averages \$5 million per year. There is an additional source of supplemental CIP funding known as the Enrollment Growth and Relocatable Classroom Program (EGRC). This program funds LEAs that far exceed the statewide enrollment growth and meet a high threshold of relocatable usage. SMCPs does not qualify for funding under this program.

Previous state CIP funding sources included the Aging School Program (ASP), Healthy School Facility Fund (HSFF), and the Pass-Through Grant (PTG). Both the ASP and HSFF funding sources sunset in FY 2026. While only providing approximately \$50,000 per year, the ASP required no match and was utilized by the school system to complete numerous bathroom renovation projects. The HSFF was a significant source of funding for the school system on two capital projects that focused on roof replacements. These were 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 and the roof portion of the Chopticon High School Multi-Systemic Renovation project. This additional source of funding was crucial to the Chopticon High School Multi-Systemic project, which makes the FY 2027 KPF funding decision all the more concerning. Without the supplement of funds from BTLA or KPF, there is little chance of being able to fund future systemic projects when they are needed. The Pass-Through Grant was one-time funding in FY 2023 via legislation. It provided \$180,074 in funding that did not require a match and was utilized in combination with ASP funds to complete a bathroom renovation project at Oakville Elementary School.

There are three sources of safety and security related state funding that remain available. These include the SSGP, SSFG, SFMG. The SSGP funding was spared from sunseting by HB 1390 in 2024 and remains as a funding source. Both the SSGP and SSFG are non-competitive grants administered. The SSGP is administered by the IAC and the SSFG is administered by the Maryland Center for School Safety (MCSS). The SSGP funds security improvements while the SSFG funds safety services and training. The school system's annual funding under the SSGP program is approximately \$200,000. In recent years, these funds have been utilized to replace life safety communication systems (public address system). These funds were utilized in the past to fund window safety film and surveillance/security technology. The SFMG is a competitive grant administered by the MCSS. The funding for this grant was established by HB 574/SB 540 in 2024. The purpose is to fund projects to develop school maps. All projects must meet standards adopted by the IAC in June 2025. Available grant funds totaled \$3 million in FY 2026.

One other potential state funding source is legislative capital grants. SMCPs has received two legislative capital grants in the past. One in FY 2020 was for the Chopticon High School Press Box Replacement and one in FY 2023 for the Great Mills High School Press Box Replacement.

The future of the KPF funding remains to be seen. The changes implemented for FY 2027 are said to be for FY 2027 only. HB 1390 in 2024 changed the implementation schedule of the Priority Fund and the establishment of how the fund would be implemented via the Work Group on Assessment and Funding of School Facilities. Beginning in FY 2028 the KPF is to provide funds to the highest priority schools in the state as identified in the SFA. The fund is to receive \$70,000,000 annually beginning in FY 2027 which will be supplemental to existing funding for schools. In FY 2027 the fund was to be for projects similar in scope to the HSFF projects. The Work Group on Assessment and Funding of School Facilities will 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 was to report its finding to the governor by January 1, 2026. To date there has been no movement to reestablish the Work Group to complete these tasks and major changes were legislated for FY 2027. With no movement to

establish this review process, the future of the KPF funding is uncertain. 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 five refresh cycles of the assessment data to date. The most recent completed for SMCPs was in February/March of 2026. 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 based on updated legislation passed in 2024 (HB 1390).

Other legislation relating to CIP in the 2026 legislative session includes HB 233/SB 48 which modifies the procedures of the IAC with regard to the annual CIP review process. The 75% recommendation has been replaced with the provision of status reports by the IAC in November, December, and January. There is concern by the LEAs that this could impact local government commitments with no official IAC recommendation until late in the budget cycle. Another interesting piece of legislation is HB 1430 which provides for the allocation of \$200 per student of charter schools for facilities funding beginning in FY 2028. It is unclear at this time how this will be implemented.

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

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%
FY 2027	58%	42%

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 other state funding sources is on a rolling basis. The submission schedule for the Priority Funds 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. This was especially important in the FY 2027 budget cycle given the bid results and project funding that needed to be resolved

with the Chopticon High School Multi-Systemic Renovation project.

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 for several years. The last state share approval by the IAC was in July 2025. SMCPs will remain at 58% through the FY 2028 CIP cycle. Per COMAR 14.39.02.05.C, the calculation of state share percentage must be done every two years. There have been numerous changes to the calculation of the state share percentage in recent years. 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. Based on the recommendation of the Workgroup on the Assessment and Funding of School Facilities, HB 1290 was passed in 2022 that included 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). In July 2025 the IAC approved modifications to COMAR (14.39.02.03) to combine the two Tier 1 state cost-share factors into a single factor that would increase the State cost share by ten percentage points for any LEA in a county that is Tier 1 county as defined by the Economic Development Article. In March 2026 the IAC approved modifications to COMAR (14.39.02.03) to implement a small county state cost share adjustment that increases the state share of low wealth small counties unable to provide local funding in a reasonable time for major projects. Other state cost share calculation factors in COMAR (14.39.02.06D) remain the same.

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. While the additional state funding that has been available in recent years has been great, it must be balanced with the local ability to provide the cost share match. The pressure on local funding is only intensified by the increased construction costs experienced for school construction, with the recent Chopticon High School Multi-Systemic Renovation project being a prime example. 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 2027 the IAC increased the cost per square foot for CIP project funding by 3.6%. Prior year construction cost data can be found in Appendix D Construction Planning Documents. As referenced above, SMCPs felt the impact of inflated costs in 2026 for the Chopticon High School Multi-Systemic Renovation, with project bids that were so over budget that for the first time SMCPs is requesting an increase in the maximum state allocation (MSA) for the project and having to request an adjustment to the FY 2027 state funding allocation to enable the project to move forward. In FY 2023 the project bids were so over budget that the Lettie Marshall Dent Limited Renovation had to be rescinded and resubmitted the following

year. 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. And now on top of that, the construction of data centers in the region is drawing HVAC contractors away from school construction. Most recent cost increases are directly related to the implementation of tariffs. 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. The future capital plan presented here is based on a review of available funding sources, a comprehensive internal review of systemic needs, as well as other factors including administrative direction and the 2026 Redistricting and Facility Utilization Study implementation. The proposed plan addresses basic infrastructure needs with the objective of keeping facilities open and operational. Staff continually reviews and monitors both systemic and capacity needs and adjustments will be made if warranted by a change in circumstances.

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/Sealcoating
- 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.

This category would include the IAC project categories of Maintenance and Preventative Maintenance.

Renovation Projects (Renovation and Renewal)

Timeline: 15 - 30 years

These projects include the design, construction, and equipping process through which an aging school facility and its systems are renewed and updated to meet county, state, and federal codes and requirements. These would also include modernization and renovation work including the redesign of building spaces to meet educational program requirements. 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 renovation 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.

This category would include the IAC project categories of Capital Maintenance (Systemic Renovations), Renewal (Full Renovations/Modernization), and Renovation (Multi-Systemic Renovations).

Replacements & Additions

Timeline: 25+ years

These projects include the design, construction, and equipping of a facility addition or replacement facility.

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 replacement and addition projects for the six-year CIP.

This category would include the IAC project categories of Addition and Replacement.

Individual State Initiatives

Timeline: As Approved by the Legislature

Over time, there have been multiple state initiatives with targeted funding approved. In FY 2012 there was the supplemental funding from the increased alcohol tax. These funds were utilized to replace the lighting in all of the high school gymnasiums with energy efficient fixtures and replace the gym lighting at Lexington Park Elementary School. In FY 2013 there was 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 EEl projects were completed via both QZAB and local funding. In FY 2014 there was an initiative 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. Under the Security Initiative (SI) 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. The former QZAB and ASP funding sources were utilized to complete additional security projects.

In FY 2019 the SSGP was established as part of the implementation of the Maryland Safe to Learn Act of 2018. SMCPs has completed many projects to date under the grant program. These include access control systems, window safety film application, surveillance technology, security vestibules, and public address systems. 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. Over the time period of the HSFF, 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 and for the Chopticon High School Multi-Systemic Renovation project (roof) in FY 2026.

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.

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 after internal discussions within the division, 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. A change in IAC procedure does allow the bundling of components into one state project. This 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.

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	16,861	-1.81%
2025-26	16,522	-2.01%
2026-27	16,370	-0.92%
2027-28	16,256	-0.70%
2028-29	16,108	-0.91%
2029-30	16,067	-0.25%
2030-31	16,055	-0.07%
2031-32	15,989	-0.41%
2032-33	16,027	0.24%
2033-34	16,036	-0.12%
2034-35	16,135	0.91%
2035-36	16,178	0.94%

F. CIP Summary

The official enrollment on September 30, 2025 was 16,581 students in grades PS – 12th. This was a decrease of 332 students from the previous year. The projection for September 30, 2026 is for the loss of 218 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 2026-27 is for 16,370 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 was attributable to the COVID-19 Pandemic. Enrollment has not rebounded since then and is projected to decline for the majority of the projection period, with modest increases projected in the outer years. Over the next six years the elementary school enrollment is projected to increase by 98 students, middle school enrollment will decrease by (181) students, and high school enrollment will decrease by (450) students. At this time enrollment is projected to be 15,658 students by the end of the ten year projection period. However, SMCPS will continue to monitor the demographics that feed enrollment very closely for any indications of actions that could trigger a significant shift in enrollment levels.

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 2028) 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, any 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 redistricting and facility utilization study completed in 2026 provides future options for improving efficiencies and capacity utilization. Enrollment will be monitored for potential implementation of the recommendations, including possible closure of facilities at the elementary school level. In the interim, existing capacity shortfalls at particular schools will be addressed through the use of relocatable classroom units.

Please see Appendix B Charts and Graphs (Charts 20-22) 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 2028 Chopticon H.S. – HVAC/Roof Multi-Systemic Renovation
- FY 2028 Esperanza M.S. – HVAC Multi-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 Ridge 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
- FY 2031 Great Mills H.S. – AHU/RTU Mechanical Replacement

- FY 2032 Lexington Park E.S. – Roof/HVAC Systemic Renovation
- FY 2032 Dr. James A. Forrest Career & Technology Center – Roof/HVAC Systemic Renovation
- FY 2032 Margaret Brent M.S. – HVAC Systemic Renovation
- FY 2032 Leonardtown E.S. – HVAC Systemic Renovation

Extended Project Pipeline:

- FY 2034 Leonardtown H.S. – Roof Systemic Renovation
- FY 2034 Esperanza M.S. – Roof Systemic Renovation
- FY 2034 Greenview Knolls E.S. – Roof Systemic Renovation

State funds through the traditional CIP, KPF, SSFG/SSGP, and any other available programs/initiatives will be utilized in whole or part to complete these infrastructure improvements. Recent grants pursued include the Maryland Decarbonization for Schools Grant Program and the Military-Connected Schools Construction, Modernization and Facilities Maintenance Program Grant . 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 2028 – FY 2033 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 2028 State Capital Improvements Program submission in the fall of 2026.

Chopticon High School HVAC/Roof Multi-Systemic Renovation

Based on budget constraints, this project was revised from a limited renovation to a multi-systemic renovation. Based on bids and available funding, this project was revised further. Project is for roof and HVAC replacement. This includes replacing the roofing with white cap sheet and installing additional overflow drains/scuppers. Structural work includes the reinforcement of the existing roof for new HVAC equipment and new dunnage framing. Mechanical work includes replacement of heating plant, piping distribution, air distribution, and automatic temperature control. Alternates included are restroom and locker room renovations to meet ADA requirements, science lab renovations, sub-slab terra-cotta piping replacement, schoolwide interior painting, Terrazo flooring in entrance and auditorium and cafeteria lobbies, VCT flooring in remainder of school, and steel decking and roof in section D3. State funding is as follows: HSFF \$6,857,923, BTLA \$13,531,434, SCIP \$10,500,354 prior, \$4,529,229 in FY 2027, and \$2,409,246 in FY 2028 – dependent on approvals.

Esperanza Middle School Multi-Systemic Renovation

This project is a multi-systemic renovation that includes the replacement of the HVAC system as well as other building systems. The HVAC system was last replaced in 2000 and will be 25 years old at the time of replacement. In August of 2024 there was a mold issue in the building and the start of school had to be delayed. In addition, part of the student population had to be housed off-site through the last week of September. A chilled water plant and HVAC system study was completed with local funding in October 2024 and was updated to current conditions and to expand the scope and include additional building systems. Due to failure, the chiller was replaced in FY 2026 with local funding. The Multi- Systemic Renovation was accelerated for design request in FY 2026 and construction funding in FY 2027. Remaining construction funding will be requested in FY 2028. This project replaces the remaining components of the HVAC system beyond the chiller. This includes 3 non-condensing boilers, 10 air handling units (5 VAV & 5CV), 37 unit ventilators, and 5 fan coil units. Additionally, all HVAC system replacements now include technology to address humidity. The project will also include electrical switchgear, LED lighting replacement, painting, window and exterior door replacement, and fire alarm replacement if funding permits.

Leonardtown High School HVAC Systemic Renovation

This project is for the replacement of the HVAC system for the building, last updated in 2002. The project will include one domestic hot water boiler and installation of an independent chimney (eliminating the current control draft system) and three heating mechanical replacement units and their independent roof exhaust systems. Additionally, all HVAC system replacements now include technology to address humidity. At the time of completion of the project, the system will be 28 years old. A chiller for the system was funded as a traditional CIP project in FY 2027. Local funds were utilized for the completion of a study for the chiller in FY 2026. Additional local funds were received in FY 2027 to complete a study for the full HVAC replacement. Maintenance monitors the system and provides repairs on an as-needed basis, pending the replacement. Other systemic improvements included in the project include abatement of the mercury in the gym floor and installation of a new gym floor and bleachers as well as replacement of the elevators.

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 34 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 33 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 include HVAC component replacements. In 2025 the chiller, BAS, and one circulating pump were replaced. These items will not be included in this project. The rest of the HVAC system was last replaced in 2002 and will be 29 years old at the time of replacement. HVAC components that have not been replaced and will be included in the project are all other equipment, AHU's, rooftop exhaust, unit ventilators in all rooms, and circulation pumps. Additionally, all HVAC system replacements now include technology to address humidity. 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.

Ridge Elementary School Roof/HVAC Systemic Renovation

This project will replace 32,537 square feet of existing bituminous roof. The roof was last replaced in 1998 and will be 34 years old at the time of replacement. The project will also include HVAC component replacements. In April 2025 the chiller, BAS, and all AHU's except one mini split that feeds a small room off the media center were replaced. None of these previously replaced items will be included in this project. Components that have not been replaced and will be included in the project are various pumps, unit ventilators in all rooms, and one split unit servicing an office space. Additionally, all HVAC system replacements now include technology to address humidity. Maintenance monitors these systems and provides repairs on an as-needed basis until the replacements can be completed. 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.

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 32 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 21 years old at the time of replacement. The HVAC replacement will include the DX cooling and hot water heating systems. Additionally, all HVAC system replacements now include technology to address humidity. 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 28 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 30 years old at the time of replacement. The project includes rooftop units, AHUs, RTUs, unit ventilators, and two boilers. Additionally, all HVAC system replacements now include technology to address humidity. 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.

**Leonardtwn Middle School
Roof/HVAC Systemic Renovation**

This project will replace approximately 104,750 square feet of the existing roof, last replaced in 2000, and which will be 32 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 22 years old at the time of replacement. All HVAC system replacements now include technology to address humidity. 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.

**Great Mills High School
AHU/RTU Mechanical Replacement**

This project is for the replacement of the AHU/RTU mechanical units, boilers, water heaters, natural gas tanks (3) and remaining mechanical circulation pumps. The project does not include the replacement of the chiller which was replaced with local funding in FY 2025. The HVAC system was last replaced in 1997 and will be 31 years old at the time of replacement. All HVAC replacements now include technology to address humidity. A local study will be completed in FY 2027.

**Lexington Park Elementary School
Roof/HVAC Systemic Renovation**

This project will replace 39,965 square feet of existing roof. The roof was last replaced in 1999 and will be 33 years old at the time of replacement. The project will also include HVAC component replacements. In April 2025 the chiller and BAS were replaced. One circulating pump was replaced in December 2023. These items will not be included in this project. Components that have not been replaced and will be included in the project are all other equipment, AHU's, rooftop exhaust, unit ventilators in all rooms, and circulation pumps. Additionally, all HVAC system replacements now include technology to address humidity. Maintenance monitors these systems and provides repairs on an as-needed basis. Local funds are being requested in FY 2030 for completion of a study to assist with development of the project scope in advance of the project.

**Dr. James A. Forrest Career & Technology Center
Roof/HVAC Systemic Renovation**

This project will replace approximately 130,200 square feet of the existing roof, last replaced in 2005, and which will be 28 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, excluding the chiller which was replaced in 2026. The replacement will include RTUs, AHUs, VAVs, boiler, water heater, and associated pumps. The HVAC system was last replaced in 2005 and will be 28 years old at the time of replacement. All HVAC system replacements now include technology to address humidity. Local funds are being requested in 2030 for completion of a study to assist with development of the project scope in advance of the project.

**Margaret Brent Middle School
HVAC Systemic Renovation**

This project will replace the existing HVAC system (AHU, RTU, and mechanical components), last replaced in 2006 and which will be 27 years old at the time of replacement. All HVAC system replacements now include technology to address humidity. The replacement will not include the chiller, which was replaced in 2026. Maintenance monitors the HVAC system and provides repairs on an as-needed basis pending the full replacement. Local funds are being requested in 2030 for completion of a study to assist with development of the project scope in advance of the project.

**Leonardtwn Elementary School
HVAC Systemic Renovation**

This project will replace the existing HVAC system (DX Cooling and Hot Water Heating System), last replaced in 2007 and which will be 26 years old at the time of replacement. All HVAC system replacements now include technology to address humidity. Maintenance monitors the HVAC system and provides repairs on an as-needed basis pending the full replacement. A local geothermal study is programmed for FY 2028. Local funds are being requested in FY 2030 for completion of a study to assist with development of the project scope in advance of the project.

**Leonardtwn High School
Roof Systemic Renovation**

This project will replace approximately 223,727 square feet of the existing roof, last replaced in 2001, 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 2032 for completion of a study to assist with development of the project scope in advance of the project.

**Esperanza Middle School
Roof Systemic Renovation**

This project will replace approximately 115,866 square feet of the existing roof, last replaced in 1999, and which will be 35 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 2032 for completion of a study to assist with development of the project scope in advance of the project.

**Greenview Knolls Elementary School
Roof Systemic Renovation**

This project will replace approximately 56,528 square feet of the existing roof, last replaced in 2001, 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 2032 for completion of a study to assist with development of the project scope in advance of the project.