

Board Action Summary

An Outline of the Chief Executive Officer's Recommendation to the Board of Education

New Program: Yes No

Modified Program: Yes No

Subject: Approval of High Point High School Feasibility Study

Abstract and Highlights:

That the Board of Education accept the recommendation of the Chief Executive Officer (CEO) and accept the findings in the High Point High School Feasibility Study, prepared by SHW Group. Further, the CEO recommends acceptance of the staff recommendation to replace the entire school with consideration for re-using and renovating the auditorium (Scheme C). The content and format are as requested by the rules, regulations, and procedures of the State of Maryland Interagency Committee on School Construction (IAC)/Public School Construction Program (PSCP), Section 203- Feasibility Studies. A High Point High School Stakeholder Committee participated in the development of three options: (1) major renovation of at least 50% of the school (Scheme A); (2) complete replacement of the school (Scheme B); and, (3) partial re-use of the school (Scheme C). The Committee has reviewed the report and recommends the partial re-use of the building, Scheme C, which includes re-using and renovating the existing auditorium. PGCPs staff concurs with the Committee's recommendation for Scheme C, which will best deliver the educational program defined by the approved educational specifications within the constraints of the budget, timeline, and existing conditions. Acceptance of this recommendation does not constitute a commitment to advance this project ahead of other high schools that are deemed, by having a higher Facility Condition Index (FCI), to have greater need. Rather, the study provides guidance on how to implement a future modernization at High Point High School.

Explanation:

High Point High School was built in 1954 and is located on Powder Mill Road in Beltsville, MD. The existing campus is comprised of two (2) parcels situated on 37.73 acres. There were major and minor additions to the facility in 1957, 1964, 1967, and 1977, for a combined total facility size of 318,376 square feet. The current State Rated Capacity (SRC) for the facility is 2,253. There were science renovations to the building in 1997, 2005, and 2009 as well as several capital improvements and technology upgrades. Capital improvements include new wiring, chiller replacement and some new plumbing fixtures.

In alignment with the State of Maryland IAC/PSCP guidelines, a feasibility study must be carried out whenever replacement of an existing facility is contemplated, as is the case with the existing High Point High School facility. The Feasibility Study has been completed and is submitted for acceptance. Following acceptance, the study will be submitted to the IAC for review and approval of the appropriate modernization strategy.

The Feasibility Study analyzed the existing conditions of the overall facility and building components to determine deficiencies and to provide recommendations for corrective actions including the following options:

- Replacement of the existing facility on the existing site;
- Modernization and addition; and,
- A combination of selective demolition, replacement, and renovation.

All options are delineated in the attached report.

After reviewing the options presented in the Feasibility Study, the High Point High School Feasibility Study Advisory Committee selected Scheme C, partial re-use of the building specifically including the re-use and renovation of the existing auditorium, as the preferred option. PGCPS staff concurs with this recommendation.

The building will be designed for an SRC of 2,450 students including 50 special education regional students. As specified in the proposed educational specifications summary (Appendix I of the Study), the proposed program will include general education courses as well as the three (3) programmed academies and two (2) programs: Academy of Engineering & Science, of Environmental Studies, and of Homeland Security and Military Science as well as the ProStart culinary and Child Development programs. Athletic and other programs will meet PGCPS guidelines and standards.

The CEO recommends that High Point High School be slated for comprehensive modernization as delineated in Option C, in the order in which it is ranked relative to the other comprehensive high schools.

Budget Implications: None at present. Possible implications in a future CIP.

Staffing Implications: None

School(s) Affected: High Point High School

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Preparation Date: May 21, 2013

Person Preparing: Sarah Woodhead

Board Agenda Introduction Date (1st Reader): June 12, 2014

Board Action Date: (2nd Reader) June 26, 2014

Endorsed: _____
Chief of Supporting Services

Endorsed: _____
Chief Operating Officer

Endorsed: _____
Acting, Chief Financial Officer

Approved: _____
Chief Executive Officer

High Point High School Feasibility Study

Explanation:

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PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS
Upper Marlboro, Maryland 20772

RESOLUTION

WHEREAS, The Fiscal Year (FY) 2014 Capital Improvement Plan (CIP) included direction to conduct a Feasibility Study for High Point High School in FY14. PGCPs conducted a feasibility study that included 3 concepts: (1) major renovation of at least 50% of the school (Scheme A); (2) complete replacement of the school (Scheme B); and, (3) partial re-use of the school (Scheme C) and;

WHEREAS, A Feasibility Study is required prior to State funding by the State of Maryland whenever a Local Education Agency (LEA) considers replacement or abandonment of an existing school rather than renovate 50% or more of the building and/or add to it as per Section 203 of the Interagency Committee on School Construction (IAC) Public School Construction Program (PSCP) Administrative Procedures Guide, and;

WHEREAS, On October 8, 2013, staff conducted a Visioning Session for the future renovation or replacement of High Point High School with over 100 members of the community and staff; and

WHEREAS, The High Point High School Feasibility Advisory Committee met from December 2013 through May 2014 and completed the Educational Specifications (Ed Specs) and Feasibility Study; and

WHEREAS, PGCPs has contracted with SHW Group to undertake a detailed analysis of the existing facility and the development of alternative design concepts; and

WHEREAS, At the May 8, 2013 meeting, the High Point High School Feasibility Advisory Committee selected Scheme C, partial re-use of the building specifically including a renovation of the existing auditorium, as the preferred option; and

WHEREAS, Recommended Scheme C, with consideration for re-use of the auditorium, will:

- a. Result in a High Point High School that will support the planned Educational Programs for decades to come, in a facility that is energy efficient, sustainable, flexible, and conducive to the proposed STEAM program.
- b. Be less disruptive to school operations during the projected 2.5 year construction phase than Scheme A, a major renovation to the building that is projected to take 3.5 to 4 years to construct due to the need to phase renovations while the students occupy the school; and
- c. Allow for the consideration of re-using and modernizing the existing large auditorium at High Point High School; and

WHEREAS, The CEO reviewed the study and carefully considered the input from the High Point High School Feasibility Advisory Committee and concurs with Staff's recommendation; and

THEREFORE, BE IT RESOLVED, that Scheme C, replacement of the building, with consideration for re-use and renovation of the auditorium, is selected for the future modernization of High Point High School, pending future approval of funding by the Prince George's County Council for planning, design and construction funds in a future Capital Improvements Program.

Submitted by:	Ms. Sarah Woodhead
Agenda Date:	June 12, 2014
Discussion:	
First Reader:	June 12, 2014
Second Reader:	June 26, 2014
Emergency:	
Amended:	
Deferred:	
Tabled:	
Approved:	