



BALTIMORE CITY

PUBLIC SCHOOLS

Construction Update Meeting

Mt. Washington Elementary/Middle School
November 16, 2022

Dr. Sonja Brookins Santelises
Chief Executive Officer, Baltimore City Public Schools

Dr. Lynette Washington, Chief Operating Officer
Cyndi Smith, Executive Director, Facilities Planning, Design & Construction
Rick Rohrbaugh, Project Manager

Introductions and Agenda

Presenter	Agenda
Rick Rohrbaugh Project Manager – Facilities Design and Construction Baltimore City Public Schools	Restroom Project Updates Project Scope Project Timeline Logistics
Maurice Gaskins Director – Facilities and Construction Baltimore City Public Schools	Pre-Fabricated Building Proposed Building Potential Playground Upgrade
Renee Stainrod Manager- Community and Public Relations Baltimore City Public Schools	Q + A
Sara Long, Principal Mt. Washington Baltimore City Public Schools	
Amnastee' Graves Community Engagement Specialist Baltimore City Public Schools	





Project Team

Felicia Alford - *Architect: Waldon*

Wayne Reid - *General Contractor; IMEC group*

Restroom Project Scope

11

This renovation project impacts 11 restrooms in the school building

4

Lower-level restrooms

4

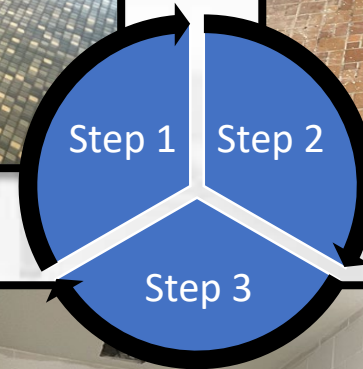
1st floor restrooms

3

2nd floor restrooms

Project Scope

The project consists of a complete renovation of staff and student restrooms.



Project Scope

Scope of Work:

- Mobilization
- Demolition
- Wall & Ceiling Repairs
- Plumbing Rough-ins, Wall Prep
- Ceiling Repairs
- Electrical Rough-in
- Mechanical Rough-in
- Wall Finishing
- Epoxy Flooring
- Ceramic Wall Tile
- Painting
- Plumbing Fixtures
- Exhaust Fans
- Toilet Partitions
- Signage
- Staff Lockers
- Toilet Accessories
- Punch List
- Final Clean



Project Schedule Overview

Construction Work Hours: 6:00 AM – 4:00 PM

Construction Work Evening Hours: 4:00 PM – 10:00 PM

SCHEDULE MILESTONES:

Construction Materials Submittals & Procurement: June 16, 2022

Pre-construction Kickoff Meeting: June 29, 2022

Construction Start Date: July 17, 2022

Construction Duration: 6 months

Construction Completion Date: January 2023



Tentative Schedule Project Phasing

If the phasing no longer applies, we can remove this slide- Sharicca

Construction Phases	Dates
Phase 1: 6 group restrooms Students' restrooms	July 15 – October 6 , 2022
Phase 2: 3 Staff Restrooms	October 10 – November 11, 2022
Phase 3: 2 Staff Restrooms	November 14 – December 31 , 2022

This is a tentative timeline as the schedule may change due to national material and labor shortages

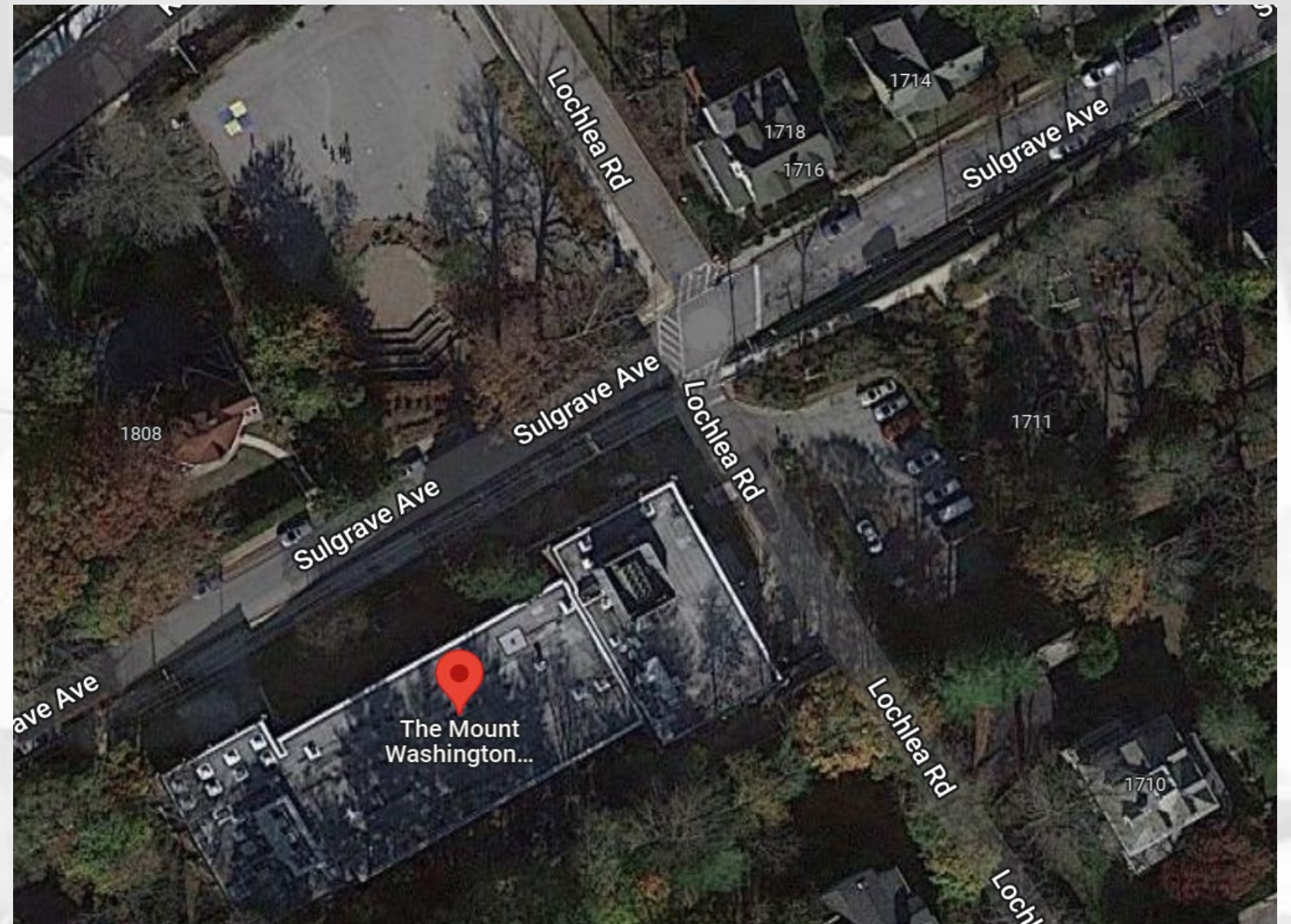
Tentative Schedule Project Activities

Activity	Dates
Demolition	Completed
New rough in	Completed
Floors Installing	Completed
Wall Tile	Completed
Paint	August 15th –November 19th
Plumbing fixtures	Completed
Partitions	Completed
Lighting	November 25th - December 31st
Restroom accessories	November 1st - December 31st

This is a tentative timeline as the schedule may change due to national material and labor shortages

Site Logistics

- The construction dumpster will be placed on site at the rear of the school building.
- Contractors will park on the street.
- Construction materials will be in closed restrooms or in a storage containers on site.
- Construction deliveries will not be made into the school building during student arrival or dismissal times to keep traffic flowing.
- Construction deliveries will be before 7:00 AM, after 5:00 PM, or on weekends.





Restroom Completion

January 2023

This is a tentative date as the schedule may change due to national material and labor shortages.

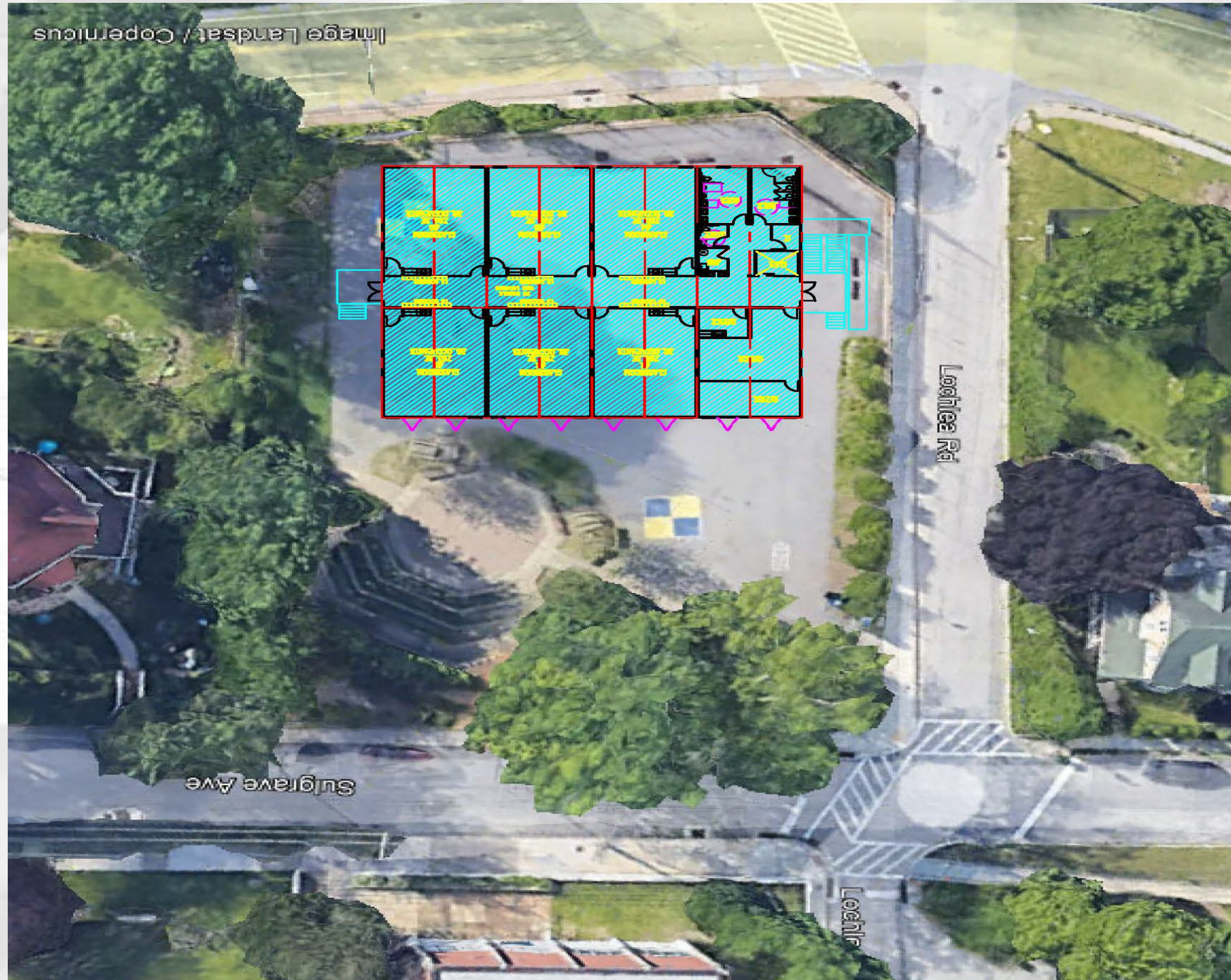
Pre-Fabricated Building Updates



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Proposed Site Plan

Retains the outdoor classroom area and some blacktop



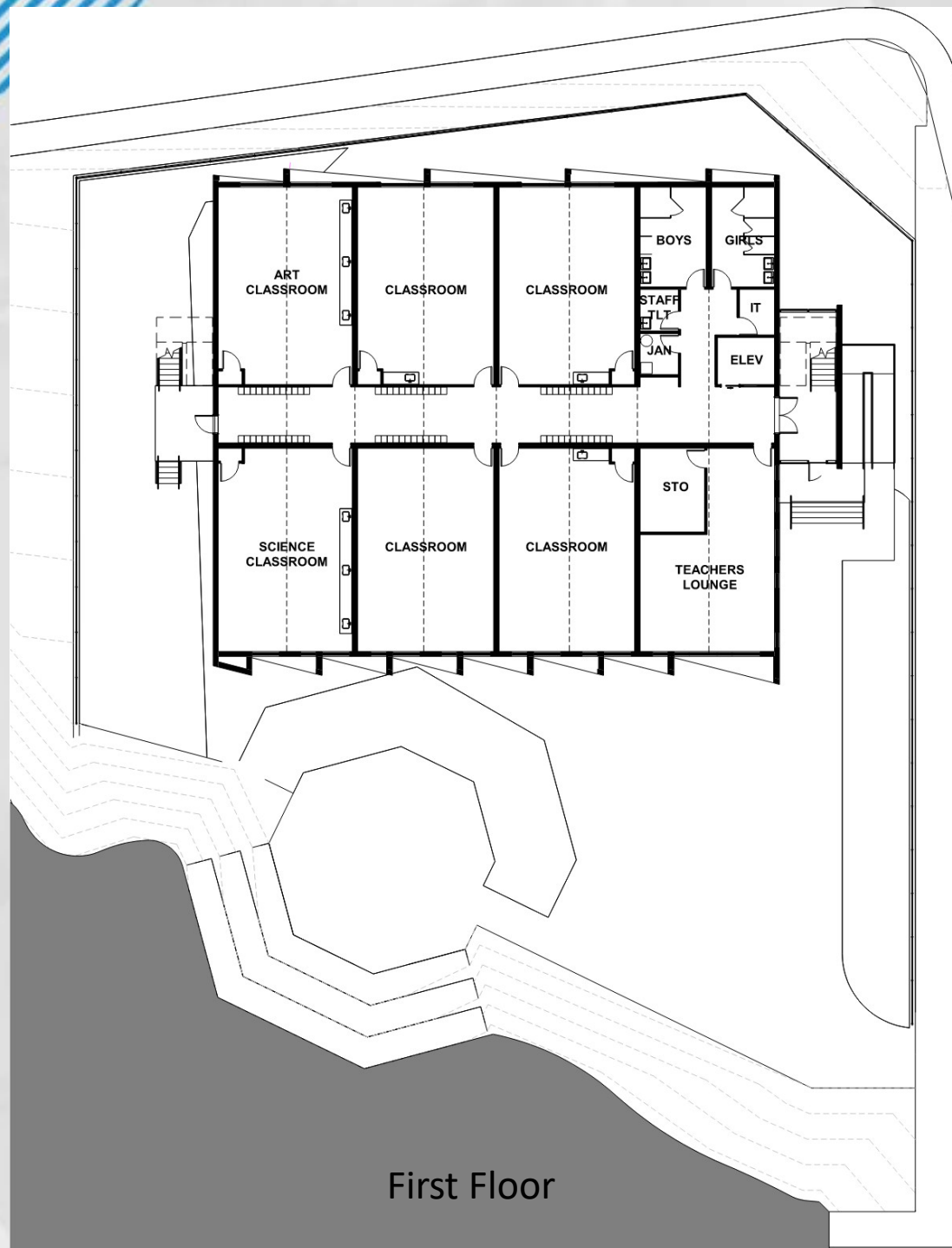
Proposed Site Plan

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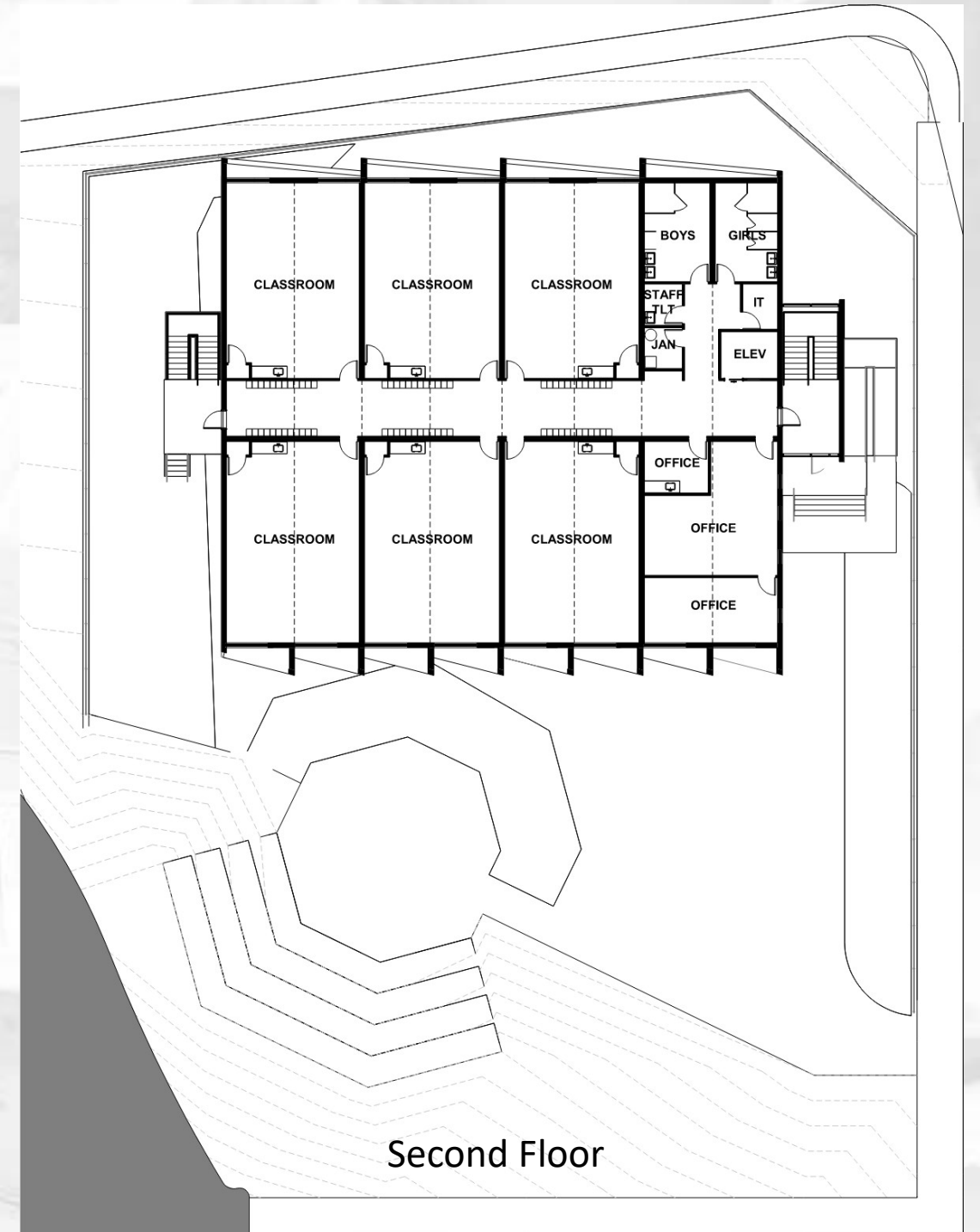
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Proposed Plan



First Floor

- 2 levels
- 12 classrooms, for 6th – 8th grade students
- Administrative spaces
- 15,700 sf



Second Floor

Proposed Elevations

- **Wood-look phenolic panel rainscreen**
- **Fiber cement rainscreen**
- **Storefront Windows**



Proposed Elevations



From Kelly and Lochlea



From Sulgrave and Lochlea



From Sulgrave

Sample Pre- Fabricated Building Interior



Mt. Washington Pre-Fab Timeline

2022		2023							
Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Design and Permit Approval									
		Building Manufacturing							
					Site Utilities and Foundation				
						Building Installation			
							Building Utilities		
								Finish Sitework and Interiors	
									Inspections and Closeout
									Move In and Set up



Pre-Fabricated Building Completion

August 14, 2023

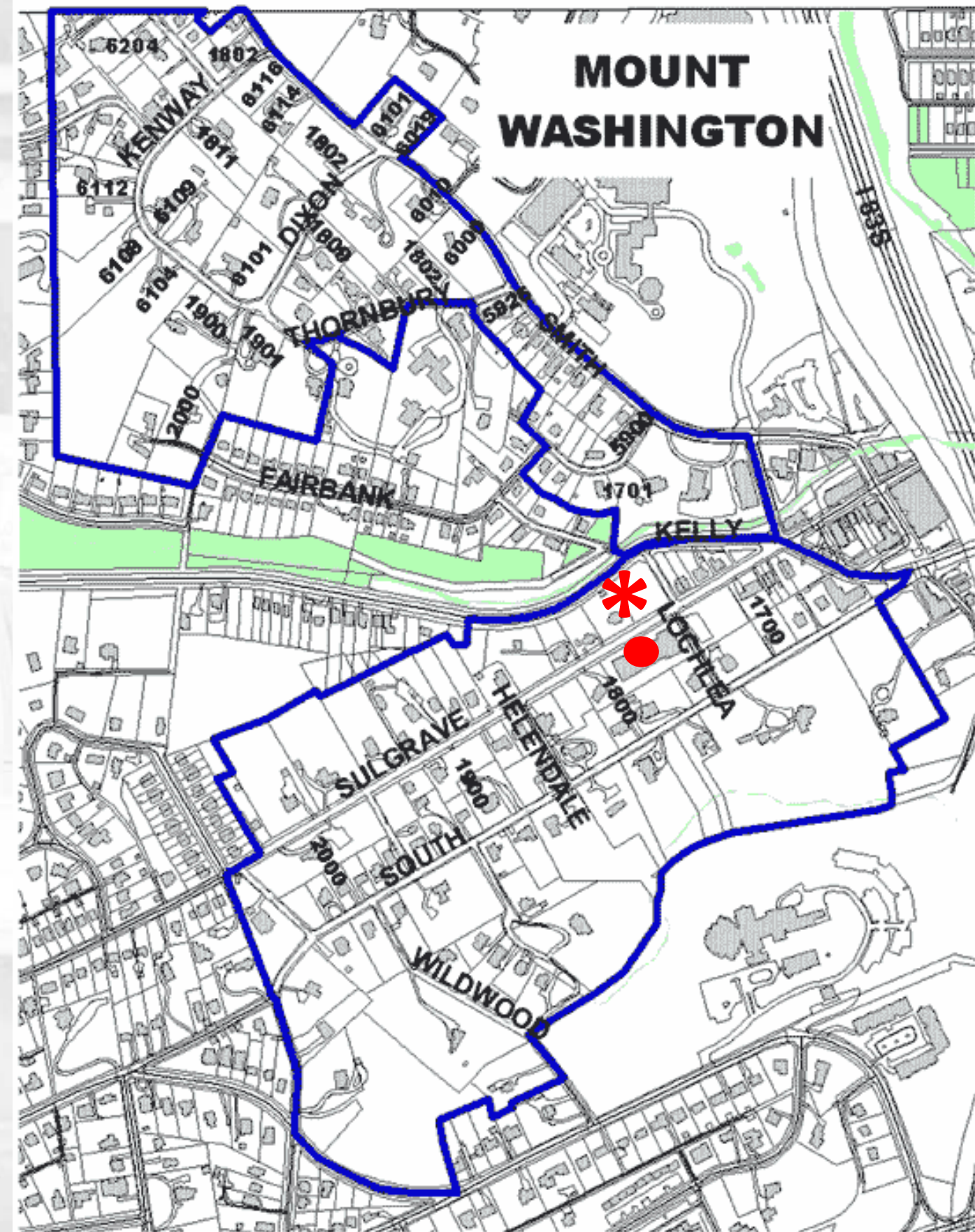
PO submitted 10/11/22

CHAP Update

Process:

1. City Schools will submit materials (design drawings, authorization to proceed application, and items listed in application) to CHAP and the ARC* Chairperson 25 days before meeting with CHAP.
2. A pre-development meeting is help with CHAP
3. A Public Hearing is held 25 days after step 1.

**Architectural Review Committee from the Neighborhood Association*



Estimated Cost of Playground Upgrade

- Appropriate play structures for elementary and middle school students
- Last estimate: \$175,000 (pricing will fluctuate)
- Funding for this playground upgrade is not available from City Schools
- Estimate is provided for community reference
- **What additional information would be helpful?**



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Traffic Planning

City Schools is launching a new workgroup with the Baltimore City Department of Transportation to focus on school traffic.

The Mount Washington School will be included in the scope of the workgroup.

Is there interest in having community conversations around traffic planning in addition to the general construction updates? Please email Amnastee' Graves if interested.

Previously Submitted Questions

- A. Has all necessary funding for the prefab project been secured? And, has the prefab building been ordered from Modular Genius?**
- B. On September 1, BCPP (Amnastee' Graves) confirmed that BCPSS would share the following materials so that the community could better understand the prefab project. Please confirm the status.**
 - A. A site plan drawn to scale
 - B. Interior renderings (entry vestibule, classrooms, labs, restrooms, offices)
 - C. Milestone Project Schedule
- a) The funding has been secured and Purchase Order has been issued. The building is in process of being ordered and the design documents are currently being developed in order for the building to be installed and ready by summer 2023**
- b) The vendor is working on the site plan now. Photos of sample interiors in within this presentation. A proposed schedule is provided within this presentation.**



What's
Next?

**Community
Update Meeting
January 12, 2023
@ 6pm**

Q + A

• For additional questions or comments please contact:

Amnastee' Graves

Community Engagement Specialist

ALGraves@bcps.k12.md.us

**GREAT KIDS
GREAT SCHOOLS**

