

BOARD OF EDUCATION OF HARFORD COUNTY

INFORMATIONAL REPORT

**DECISION ON SCOPE STUDY FOR
HOMESTEAD/WAKEFIELD ELEMENTARY SCHOOL**

NOVEMBER 23, 2009

Background Information:

Frederick Ward Associates, Inc. was hired to perform a scope study, to assess the current building condition, safety, and educational program efficiency of the Homestead/Wakefield Elementary School facilities. The current two-facility campus consists of the Homestead and Wakefield buildings and provides a total square footage area of 115,458 with a state-rated capacity of 907. The planning team was also tasked to assess the existing site conditions and to recommend options for the modernization and/or replacement of the Homestead/Wakefield Elementary School that would result in a more efficient use of program space and the school site.

The planning team was asked to consider the proposed future site development of the remaining Bel Air Campus that includes the existing Bel Air Middle School and the proposed John Archer School Addition. The planning team was given the task of evaluating the feasibility of designing a school facility with the building capacity to accommodate 1,000 or 1,100 students. The design capacity of 1,000 students is a preferred capacity size based on the current and projected enrollment. However, we wanted to compare this with the largest possible option based on the site constraints consisting of 1,100 building design capacity. The enrollment at Homestead/Wakefield Elementary School during the 2009-2010 school is showing approximately 911 students. The final scope study that was prepared by Frederick Ward Associates, Inc. explores various floor plans and building configurations on the 21-acre Wakefield building site and one option to renovate the existing two-building facilities in their current location.

Discussion:

The Scope Study Committee for the Homestead/Wakefield Elementary School project explored three (3) site options and concluded that Option #3 (state-rated capacity – 1,029) is the preferred option. It has been determined that the recommended option provides the best opportunity in providing a state-of-the-art educational facility in the shortest amount of time with the least financial impact. This option utilizes the existing building footprint of the Wakefield building by expanding the facility to the northeast and west minimizing the amount of demolition to this building salvaging most of the recent building envelopment and HVAC improvements. This state-rated capacity of 1,029 balances the enrollment needs and provides the most efficient circulation within the building and throughout the site. From a constructability standpoint, this design provides a compact building footprint, utilizes steep slope areas for parking areas, contains numerous opportunities for sustainable solutions, and offers a more efficient building area and minimal building excavation.

Once the County provides funding commitment, the next step would include the development of Educational Specifications and the refinement of the building layout, room sizes, adjacencies, and the site development during the Schematic Design Phase. Planning approval must be granted by the State Public School Construction Program in order for this project to be considered for future State funding. The current 2009 Master Plan and current proposed FY 2011 Capital Improvement Program, with a five-year capital improvement budget projection plan, show that funding for full design services is scheduled for FY 2014. However, this schedule is contingent upon County funding and could be postponed further in the future.

Superintendent's Recommendation:

The Superintendent of Schools recommends that the Board of Education approve Option #3, which proposes to demolish the existing Homestead building and expand the existing Wakefield building with a gross building square footage of 138, 940 and a state-rated capacity of 1,029.