

**RE01A**  
**Maryland School for the Deaf**

**Bus Loop and Parking Lot – Frederick Campus (Frederick County)**

**General Obligation Bonds**      **\$1,606,000**      **Recommendation: Approve**

**Bill Text:** Provide funds to construct a new bus loop and parking lot on the Frederick Campus.

**Project Description:** The project involves the construction of a bus loop and a new parking lot on the main portion of the Frederick Campus. The Kent-McCanner Elementary Building, a tennis court, and a 35-space parking lot will be demolished.

**Prior Authorization and Capital Improvement Program**

**Authorization Uses**  
**(\$ in Millions)**

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2011 Allowance</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>
Planning	\$0.205	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Construction	0.000	1.606	0.000	0.000	0.000	0.000
<b>Total</b>	<b>\$0.205</b>	<b>\$1.606</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

**Authorization Sources**  
**(\$ in Millions)**

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2011 Allowance</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>
GO Bond	\$0.205	\$1.606	\$0.000	\$0.000	\$0.000	\$0.000
<b>Total</b>	<b>\$0.205</b>	<b>\$1.606</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

For further information contact: Monica L. Kearns

Phone: (410) 946-5530

## ***Project Summary Information***

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<b>Total Project Cost:</b>	\$1,811,000	<b>Est. Completion Date:</b>	April 2012
<b>Program Plan Status:</b>	Part I & II Approved	<b>Project Design Cost %:</b>	11%
<b>Green Building:</b>	No	<b>Regional Cost Factor:</b>	90%

- **Regional Cost Factor:** The project includes a 90% regional cost factor (RCF) adjustment. This is a decrease from the 115% RCF used to provide a cost estimate when the project was presented to the General Assembly for design funding in the 2009 session. This 25% change helps explain why the estimated construction costs decreased from \$1.75 million in the 2009 CIP to \$1.6 million as requested for fiscal 2011. This difference, however, was partially offset by increased cost estimates for the demolition of the Kent-McCanner Building which increased by \$200,000 from last year's estimate.
- **Project Design Cost %:** 11% to include an additional fee for a traffic study.

## ***Project Analysis***

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The proposed project will construct a bus loop, parking lot, and sidewalk along South Carroll Street where the Kent-McCanner Building, tennis courts, and a 35-space parking lot currently stand. The bus loop and parking lot will provide greater access to the center of the main campus and will be closer to the site of future residential cottages. The Kent-McCanner Building will be demolished, and its functions already have been relocated to the new elementary school completed in January 2009.

The Maryland School for the Deaf's Frederick Campus was originally designed as a residential campus and was not planned to accommodate a significant number of school buses on a daily basis. Since the early 1990s, the school's enrollment demographics have shifted from residential to significantly commuter due in part to the counties deciding to provide day buses.

The school accommodates about 16 daily buses from surrounding counties. Currently, those buses line up in the Clarke Place parking lot. This is the main parking lot located on the campus, but the lot is not large enough to accommodate all of the buses at once. During drop-off and pick-up, the buses back up along Clarke Place to South Carroll Street. Staff and visitors cannot enter or exit the parking lot during this time as buses are loading or unloading students.

Traffic around the school has increased significantly as the population of the City of Frederick has increased. The school is located at a major intersection that leads in and out of Frederick. The existing conditions for bus drop-off and pick-up create a traffic jam around the campus. Students must wait until their buses reach the designated drop-off and pick-up space to safely load and unload, which slows the process down, and creates safety issues. The design of the new bus loop will allow all buses to park off-street as they arrive, increasing student safety during drop-off and pick-up.

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This project will also address the lack of adequate parking for school employees and visitors. Currently, there are two parking lots with a total of 77 spaces on the main campus. The current visitors' lot, where the buses drop off and pick up students, has an additional 35 spaces for a total of 112 spaces for 197 day-shift employees, 32 second-shift employees and, on average, 25 visitors daily. When on-campus parking spaces are not available, staff must park on public streets in the neighborhood. The new parking lot will add an additional 101 spaces, bringing the total available parking to 197 spots, reducing the need to park off campus and limiting the tension between the school and the community.

***Executive's Operating Budget Impact Statement***

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(\$ in Millions)

	<i>FY 2011</i>	<i>FY 2012</i>	<i>FY 2013</i>	<i>FY 2014</i>	<i>FY 2015</i>
Estimated Operating Cost	-\$ .109	-\$ .109	-\$ .109	-\$ .109	-\$ .109
Estimated Staffing	0	0	0	0	0

The new parking lot and bus loop will be located on property that currently houses the Kent-McCanner Building. This building is set for demolition, which means building maintenance will no longer be needed and operating savings will be gained. The annual savings are \$71,000 for fuel and utilities, \$26,000 for contractual maintenance, and \$12,000 for supplies and materials. The agency reports that the savings should offset expenses incurred in maintaining the new parking lot and bus loop.

## ***Recommended Actions***

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Approve.

**Capital Project Cost Estimate Worksheet**

**Department:** Maryland School for the Deaf  
**Project Number:** RE01A  
**Project Title:** Bus Loop and Parking Lot – Frederick Campus  
**Analyst:** Monica L. Kearns

**Structure**

New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	\$0
New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Built-in Equipment:			0
Demolition:			0
Information Technology:	0 GSF X	\$0.00 GSF =	0
Telecommunications:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
<b>Subtotal</b>			<b>\$0</b>
Regional Factor:	90.0%		0
<b>Subtotal</b>			<b>\$0</b>
Escalation to Mid-point:	2.67 Yrs. X	2.6% =	6.83%
<b>Total Cost of Structure (Bid Cost)</b>			<b>\$0</b>

**Site Work and Utilities**

Site Improvements:	1,167,000 + regional factor + mid-point escalation	\$1,122,071
Utilities:	258,000 + regional factor + mid-point escalation	248,067
<b>Project Subtotal (Bid Cost)</b>		<b>\$1,370,138</b>

**Fees and Miscellaneous Costs**

Green Building Premium:	0.0%	\$0
Total Construction Contingency:	10.0%	137,009
Inspection Cost:	4.6%	63,024
Miscellaneous: CPM		36,000
Miscellaneous: Permits		24,000
Miscellaneous:		0
A/E Fee through Construction Phase @	11.5%	180,853
<b>Total Cost of Project</b>		<b>\$1,811,024</b>

<b>Base Cost Per New Square Foot</b>	<b>\$0</b>
<b>Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)</b>	<b>\$0</b>
<b>Base Cost Per Renovated Square Foot</b>	<b>\$0</b>
<b>Adjusted Cost Per Renovated Square Foot (incl. escalation, conting., and Green Bldg.)</b>	<b>\$0</b>