

BOARD OF EDUCATION OF HARFORD COUNTY
INFORMATIONAL REPORT AND DECISION ON
THE HOMESTEAD/WAKEFIELD ELEMENTARY REPLACEMENT SCHOOL
SCHEMATIC DESIGN

August 16, 2021

Background Information:

In 2007, Frederick Ward Associates, Inc. completed a scope study to assess the current building conditions, safety, and educational program efficiency of the Homestead/Wakefield Elementary School facilities. The main concerns were the safety and efficiency of the aged, three-building facility, the 40-foot of elevation separating the Wakefield building from the Homestead building, and the facility's inadequate spaces for educational needs. The final recommendation was to expand and modernize the Wakefield building and demolish the Homestead and kindergarten buildings. This project received local planning approval from the State in FY 2012; however, due to local funding constraints, local planning approval was rescinded. This project has remained a top priority. This project was prioritized with the other major capital school facility needs within the county.

Ten years have passed since receiving local planning approval, and this project is now the highest major capital priority. On August 10, 2020, the Board of Education (BOE) approved a contract with FLO Analytics for the Balancing Enrollment Project and an update of the scope study for Homestead/Wakefield Elementary School. FLO Analytics partnered with Banta Campbell Architects to update the scope study as part of the overall balancing enrollment project.

At the business meeting on February 22, 2021, the BOE approved Option #3 of the scope study, to completely replace the Homestead/Wakefield Elementary School on the site of the Wakefield building. The Interagency Commission on School Construction approved local planning, providing the State's commitment to the project. Local planning funding to begin design of the project was approved with the FY 2022 County CIP. At the business meeting on June 21, 2021, the BOE approved the educational specifications for the Homestead/Wakefield Elementary Replacement School outlining the needs for a school with a proposed State Rated Capacity of approximately 1,100 students.

Discussion:

Utilizing the education specifications, Banta Campbell Architects has completed the schematic design for review and approval by the BOE for State submission. Once approved, the design team will move forward with detailed designs. It is anticipated that the construction will begin June of 2022 and be completed August of 2024.

Superintendent's Recommendation:

The Superintendent of Schools recommends that the Board of Education approve, for submission to the State, the schematic design for the Homestead/Wakefield Elementary Replacement School.

HOMESTEAD



WAKEFIELD

Homestead/
Wakefield
Elementary
Replacement
School

*Schematic Design
Presentation*

August 16, 2021

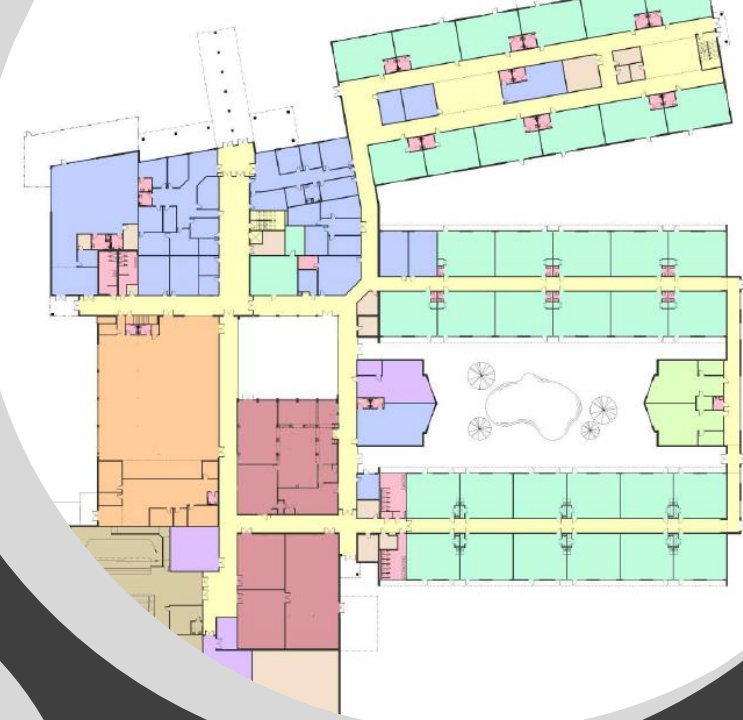
Homestead/Wakefield Background

Initial Scope Study Updated February 2021

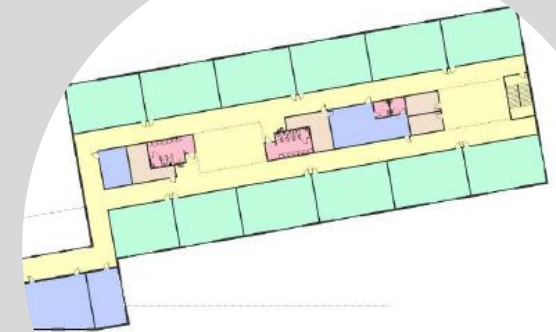
- Main Issues
 - Three (3) buildings
 - Forty (40') feet of elevation separates Wakefield from Homestead
 - Does not meet Educational Goals and needs of both HWES and HCPS
- Recommendation
 - Replacement/new construction on site of Wakefield building
 - Partial two-story configuration
 - Demo existing Homestead, Wakefield and K buildings

Project History

- Planning approval FY 2012
- Rescinded due to local funding constraints
- Remained a top priority
- Update scope study with overall balancing enrollment study
- **Requesting planning approval in FY22 CIP**



Location: Bel Air, Maryland
SRC: 920
2019 Enrollment: 1,034
% Capacity: 112%

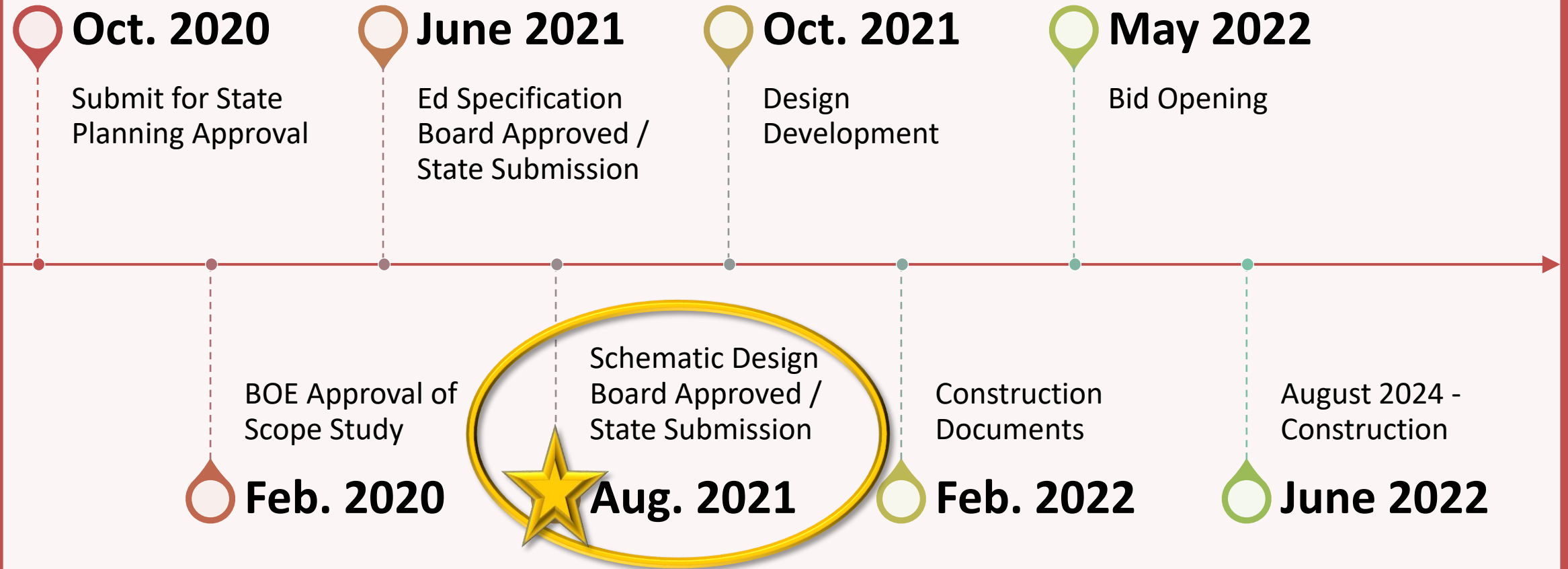


Campus

- Multiple Buildings
- Traffic Concerns
 - Bus
 - Parent
 - Pedestrian
- Inadequate Parking
 - Frequent accidents
 - Automobile damage
 - Not enough event parking
- Inefficient
 - Staffing
 - Deliveries
- Other concern
 - Steep slopes (40 ft difference)
 - Stormwater
 - Aged playground equipment
 - 50yr underground storage tanks



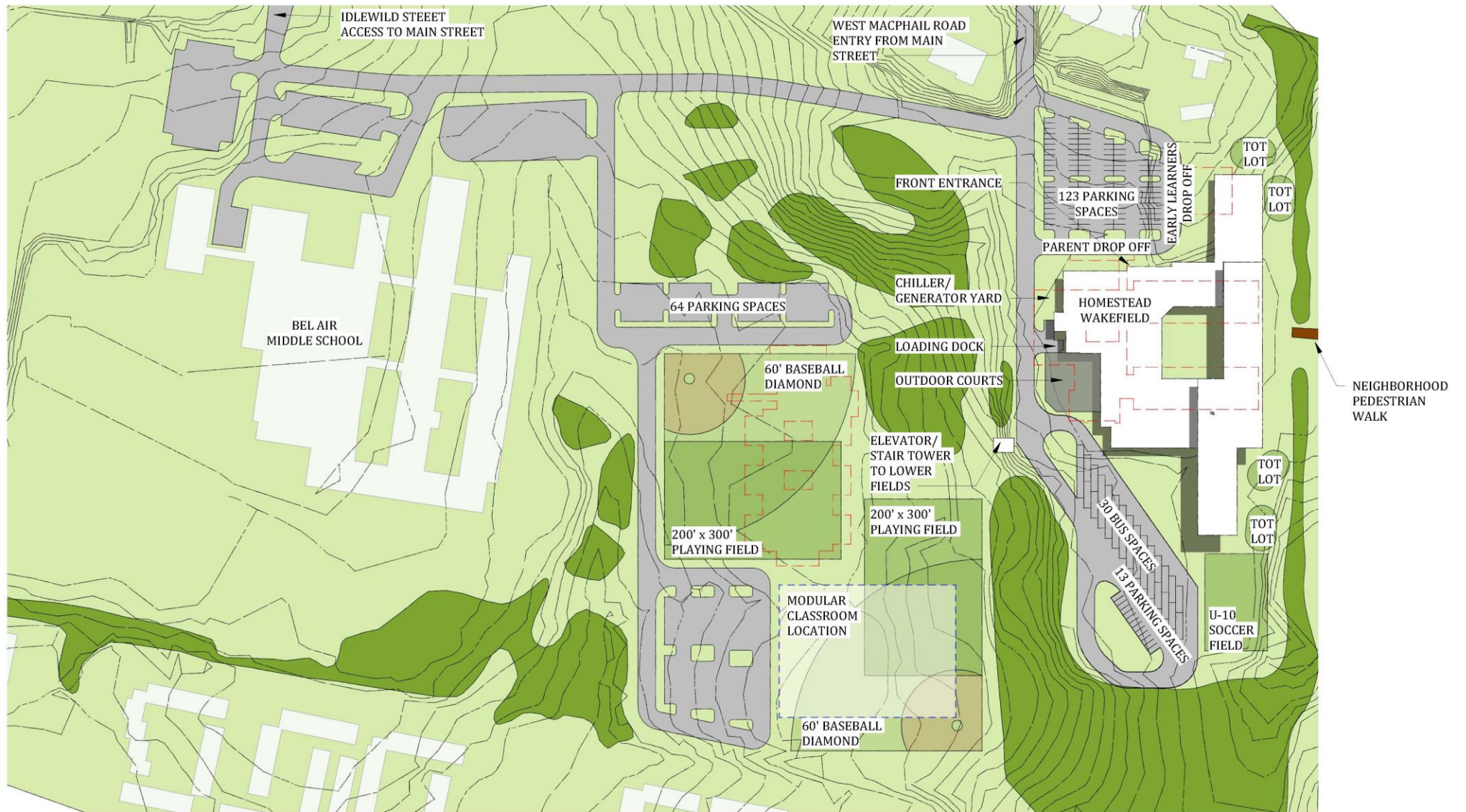
Project Timeline





Forest #1 -	3.06 AC
Forest #2 -	0.20 AC
Forest #3 -	0.19 AC
Forest #4 -	1.58 AC
Forest #5 -	2.00 AC
Total:	7.03 AC





Schematic Design – Key Factors

SITE NOTES

- Parent drop-off and parking is located at the eastern part of the site with closest access to MacPhail Road.
- Bus parking/drop-off and parking located to the west behind the building – helps reduce crossing of busses and cars.
- Special Needs drop-off pull off near Special Needs classrooms.
- Primary access drive is located to the north of the school.
- “Tot” lot play areas per grade group adjacent to the building and near their instructional areas.
- Large flat play area is adjacent to the school, larger play fields are at the lower Homestead portion of the site.

BUILDING NOTES

- New construction energy efficient, ADA accessible and Code compliant.
- Administration has view of parent drop-off, control of main entry with secure vestibule.
- Layout organized around a courtyard.
- Two-story classroom wing includes 3rd-5th grades on upper level.

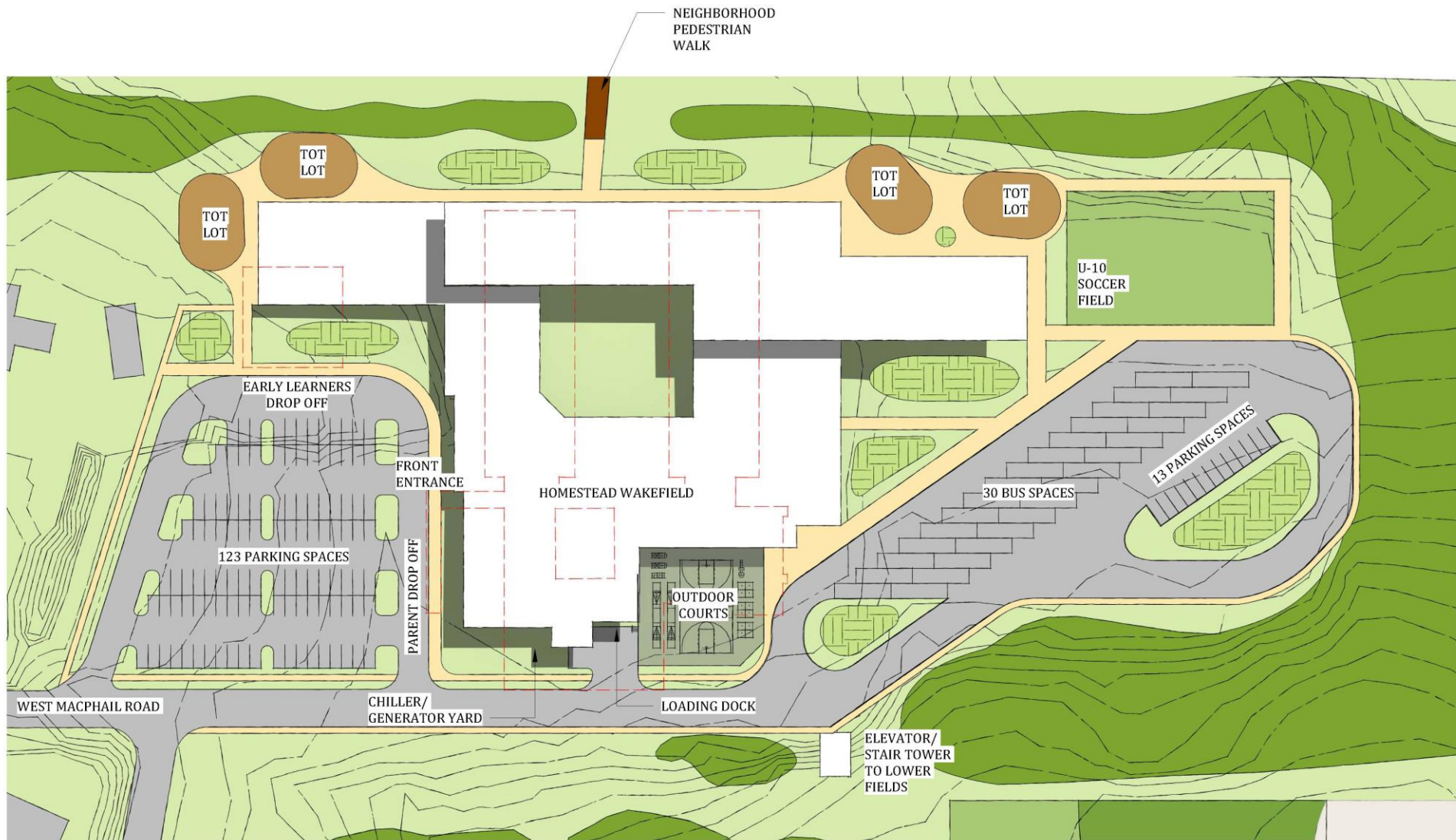
Gross Building Area 134,500 SF

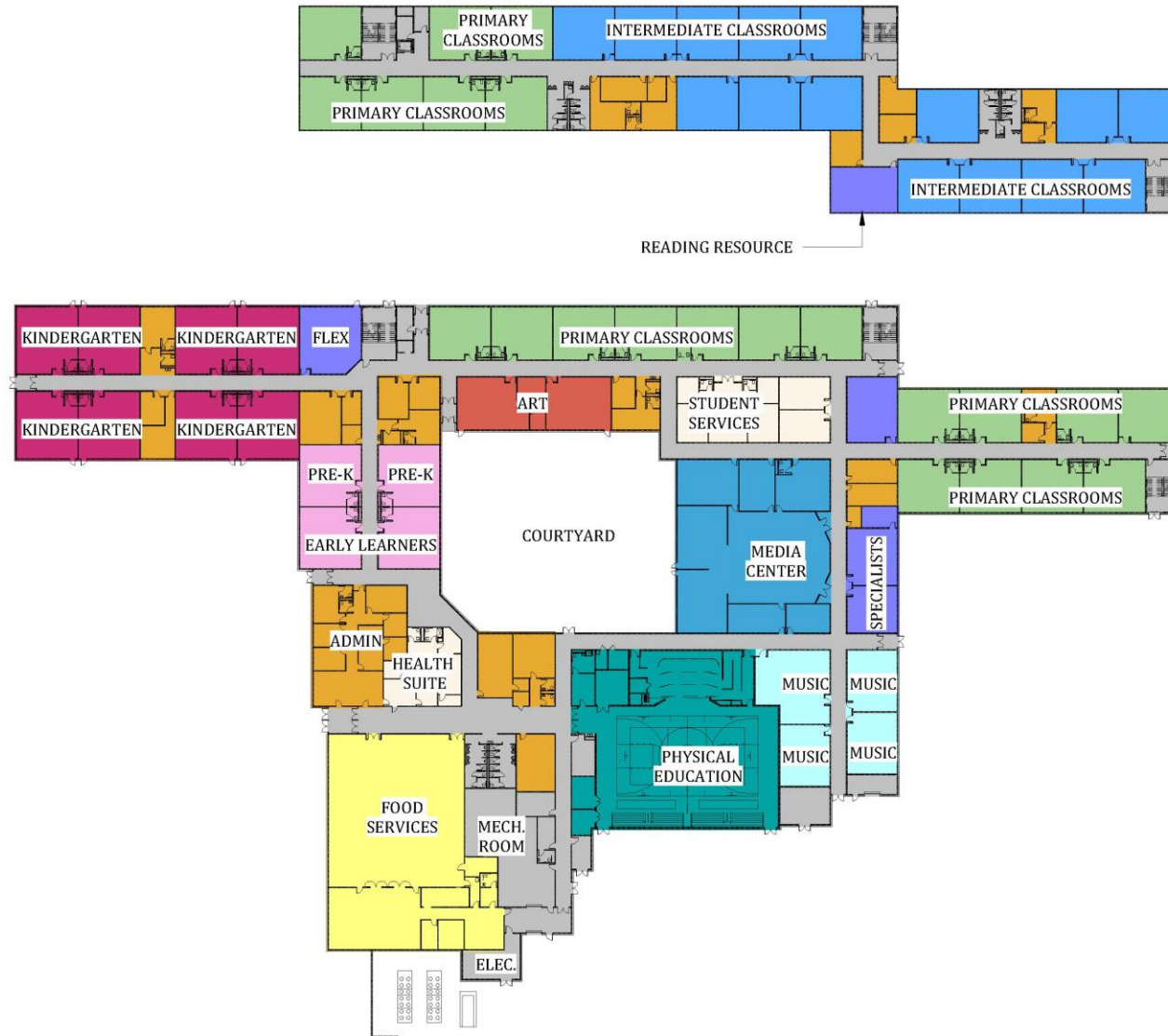
Net Program Area 93,920 SF

COMMENTS

- The plan organization is a continuation of the updated scope study and input from the Committee during the Educational Specification Process.
- Two-story compact plan maximizes daylight to regularly occupied instructional areas.
- Facility layout is well suited to secure portions of the building for after-hours activities.
- Tot lots are adjacent to residences at the south property in lieu of traffic lane.
- Pedestrian path from Chatham is maintained without crossing traffic lanes.
- Students will have to access larger play areas by crossing the bus drive. This can be controlled after initial arrival.







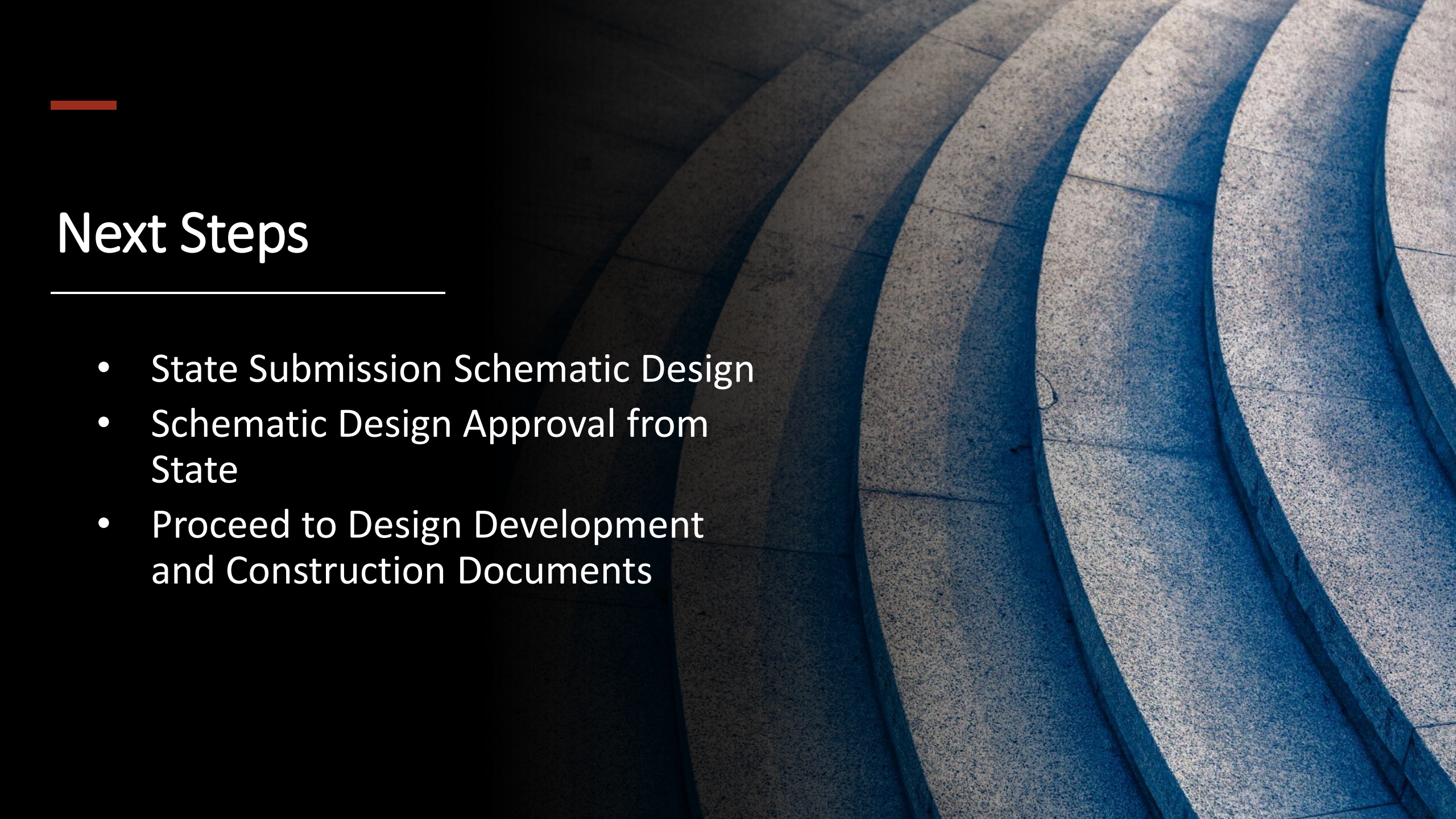
COLOR LEGEND

- PRE-K / EARLY LEARNERS CLASSROOMS
- KINDERGARTEN CLASSROOMS
- PRIMARY CLASSROOMS
- INTERMEDIATE CLASSROOMS
- ART
- MUSIC
- PHYSICAL EDUCATION
- SPECIALIST AREAS
- MEDIA CENTER
- FOOD SERVICES
- ADMINISTRATION / TEACHER PLANNING
- HEALTH SUITE / STUDENT SERVICES
- CORRIDOR / RESTROOM / MECHANICAL

Square Foot Costs Estimate

REPLACEMENT

Gross Building Area	119,600 SF (Net Program Area 93,920 SF)	
Site Work	\$400,000/Acre x 11.54 Acres	\$ 4,616,000
Mass Demolition	115,458 SF x \$9/SF	\$ 1,039,122
New Construction	134,500 SF x \$341/SF	<u>\$45,864,500</u>
Total Project		\$51,519,622



Next Steps

- State Submission Schematic Design
- Schematic Design Approval from State
- Proceed to Design Development and Construction Documents

DECISION ON SCHEMATIC DESIGN HOMESTEAD/WAKEFIELD ELEMENTARY REPLACEMENT SCHOOL

The Superintendent of Schools recommends that the Board of Education approve the Schematic Design, with a gross square footage of 134,500 and SRC of 1,100. The Schematic Design completely replaces the existing Homestead/Wakefield Elementary School on the site of the Wakefield building and demolishes the existing facilities.