

**BOARD OF EDUCATION OF HARFORD COUNTY
INFORMATIONAL REPORT**

**PRESENTATION OF
THE CONCEPT ANALYSIS FOR THE
COMBINATION HARFORD ACADEMY AND
NEW ELEMENTARY SCHOOL PROJECT**

August 12, 2024

Background Information:

Built in 1971, the existing Harford Academy (HA) is the only Public Separate Day School serving students ages three to twenty-one with severe and profound disabilities within Harford County. In 2009, Smolen & Emr Associates completed a scope study to assess the current building condition, safety, and educational program efficiency of the HA facility. It was determined that the existing building had reached a point where components and systems needed to be replaced. The scope study also concluded that the instructional needs, as well as the support service requirements of the students attending the school, have changed since the construction of the original building. Due to the medical fragile nature of the students attending the Public Day School, modernizing the facility through a phased occupied renovation is not an option.

Due to fiscal constraints, the HA project was deferred. Thirteen years have passed since the original scope study, and the HA Project is now the highest major capital priority. On August 10, 2020, the BOE approved a contract with FLO Analytics for the Balancing Enrollment project and an update of the site location study for HA. FLO Analytics partnered with Banta Campbell Architects to conduct a site location study as part of the overall Balancing Enrollment project.

At the BOE business meeting on August 16, 2021, the BOE voted in favor of completely replacing the school and building the replacement school on the Campus Hills site, located at 301 Schucks Road.

At the business meeting on February 14, 2022; the BOE of Harford County approved a Balancing Enrollment plan for HCPS that included adding an elementary school to the HA project to increase elementary capacity within the County's growth envelope and to help meet the needs related to expansion of Pre-Kindergarten and Special Education programs. Building a combined special education and elementary school facility would:

- assist with addressing current and future capacity issues within elementary schools.
- keep HCPS in line with the current county administration funding trends of completing one major capital project at a time.
- prevent the current major capital priorities from being deferred.
- provide HA students direct access to learning opportunities with their typical developing peers.

The Campus Hills site is located just outside of the Maryland Priority Funding Area (PFA). In the "Regulations for the Administration of the Public-School Construction Program",

COMAR 23.03.02, require school projects to be within a Priority Funding Area (PFA). HCPS submitted a waiver request to the Maryland Department of Planning (MDP) on December 07, 2022, for the Campus Hills site based on three factors.

- The existing Harford Academy is not within the PFA and is less than a mile away from the current site.
- HCPS completed a site study of existing BOE properties, and this was the best location.
- The Campus Hills site is just outside of the PFA; less than a mile and will serve students living within the PFA.

MDP reached out to HCPS and requested HCPS to work with the local government to complete one of the following.

- The local government extend the PFA to this area and commit to updating the master plan to extending public water and sewer to the site within 10-years.
- or
- Work with local planning department to locate a property within the PFA.

HCPS has been working with our local government to develop a solution. Harford County Government (HCG) will not update the master plan and commit to extending public water and sewer to the area due to the vast area it will open to development. However, HCG has been working with HCPS to identify and obtain new property for the school.

At the business meeting on February 26, 2024, the BOE approved the site located on N. Fountain Green Road., Bel Air 21015 as the new location for the Harford Academy School. The County government purchased and transferred the property to the BOE on May 29, 2024.

The Education Specification for the new school was approved by the Maryland State Department of Education (MSDE) on July 19, 2024.

Discussion:

At the business meeting on April 15, 2024, the Board of Education (BOE) approved a contract with Grimm + Parker Architects, Inc. to update the Harford Academy concept and conduct preliminary site analysis for the new school site. Grimm + Parker completed the analysis, which included the Phase 1 Environmental Site Assessment, a graphic analysis of existing conditions on the new site, and a high-level "test fit" of the building footprint based on BOE-approved Feasibility Option 3.

Using the results of the "test fit" study and interior building configuration analysis, Grimm + Parker developed schemes demonstrating alternative relationships of the building footprint to the site entry. They adjusted the interior building configuration to ensure alignment with the new site conditions and verify that the building program meets the planned needs of the new school.

The data collected through this process fulfills all requirements for Harford County Public Schools (HCPS) to request site plan approval from the State. Grimm + Parker concluded the analysis with two viable concepts. Moving forward into Schematic Design, they will

collaborate with stakeholders to evaluate the merits of each concept, associated construction costs, and long-term operating costs to develop a final layout for the new school.

Superintendent's Recommendations:

The Superintendent of Schools recommends that the Board of Education accept this informational report and presentation of the concepts developed for the Harford Academy School on the new site located on N. Fountain Green Road.

Harford Academy + ES

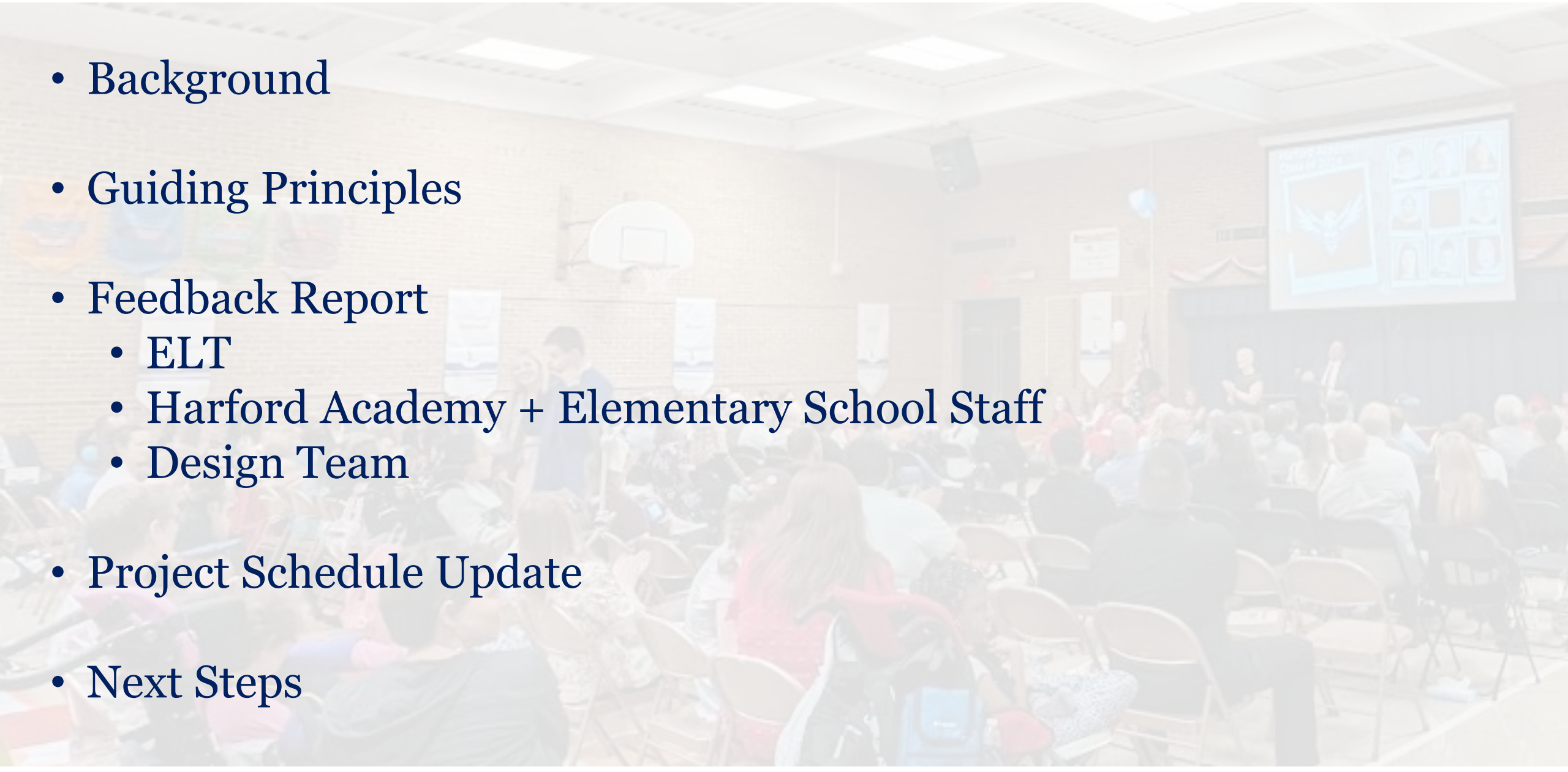
Concept Design Feedback Report



August 12, 2024

Agenda

- Background
- Guiding Principles
- Feedback Report
 - ELT
 - Harford Academy + Elementary School Staff
 - Design Team
- Project Schedule Update
- Next Steps



REFERENCE DOCUMENTS



CONCEPT OPTIONS



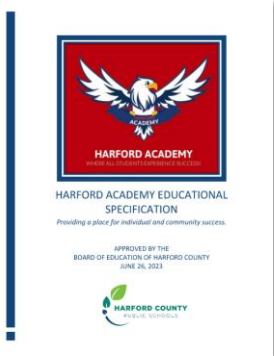
STAKEHOLDER FEEDBACK



BOE APPROVAL



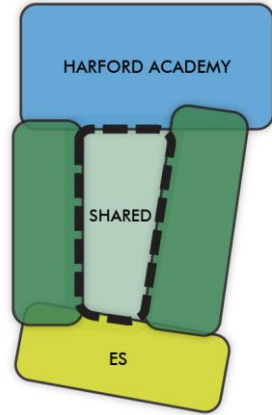
FEASIBILITY STUDY – 2022
On Campus Hills Site



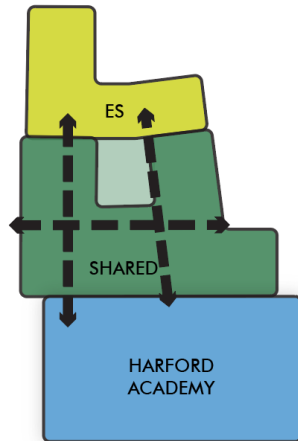
ED SPECS - 2023



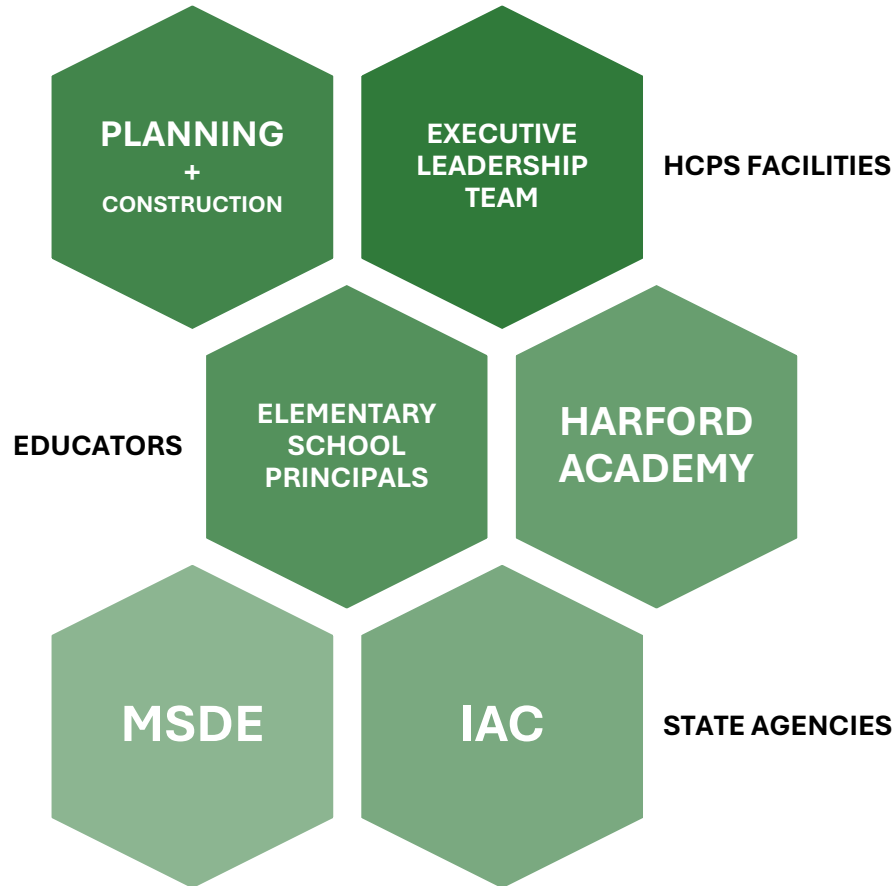
EVA MAR SITEPLAN - 2024



EDGE CONCEPT



LINK CONCEPT



PROCEED INTO SCHEMATIC
DESIGN + BEYOND...

Harford Academy - Guiding Principles

Learning Happens Everywhere

- “Every space is a learning space. Every space.”
- Encourage Independence
- Integrate Model School + Observation

Spaces Where Students Belong

- Shared Experience, Shared Spaces
- Inclusion + Equity
- Universal Access + Barrier Free

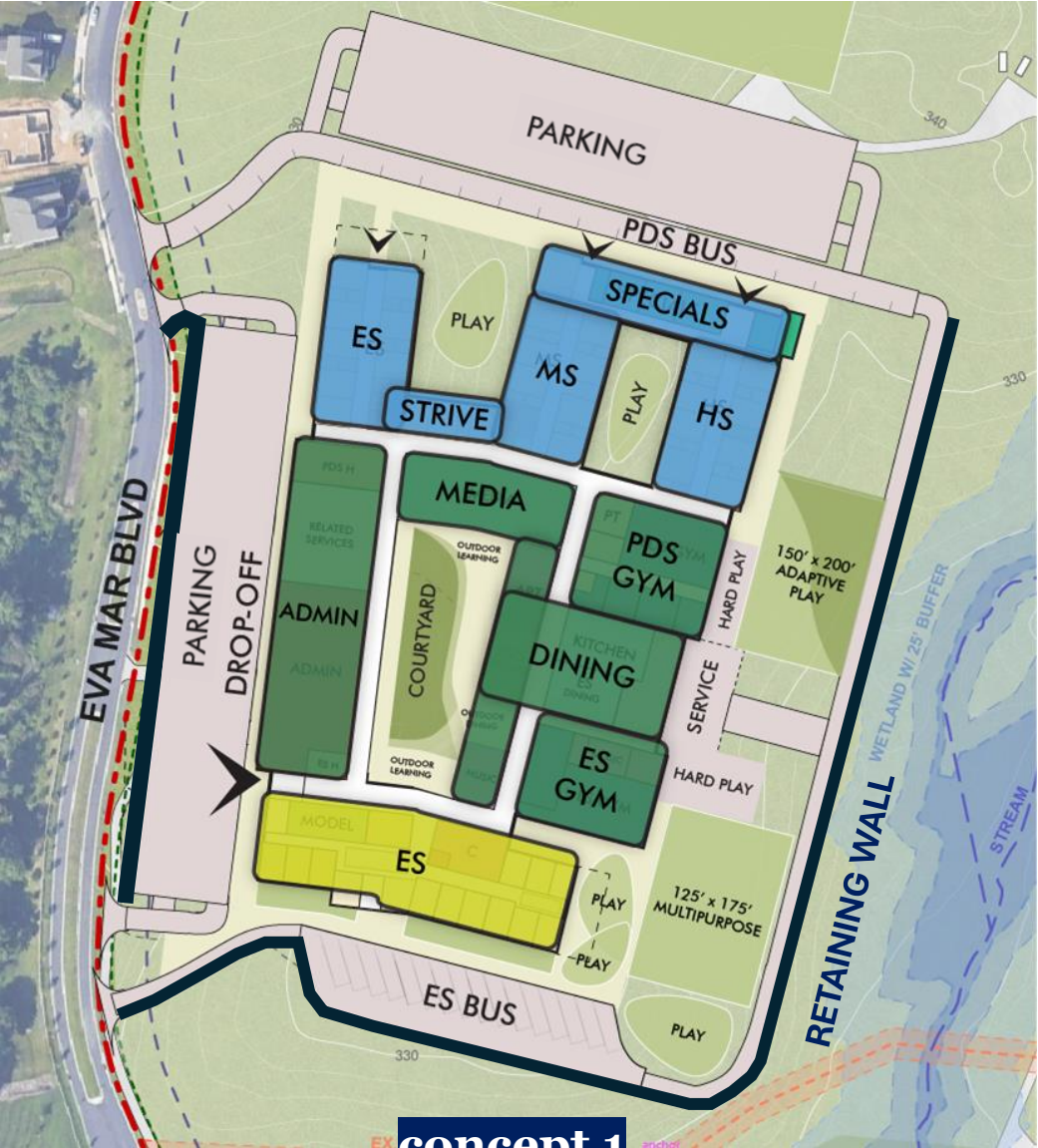
Quality of Environment

- Connection to Nature + Daylighting
- Spaces that make students feel like they matter
- Inspiring and Energetic
- Whole Child Wellness

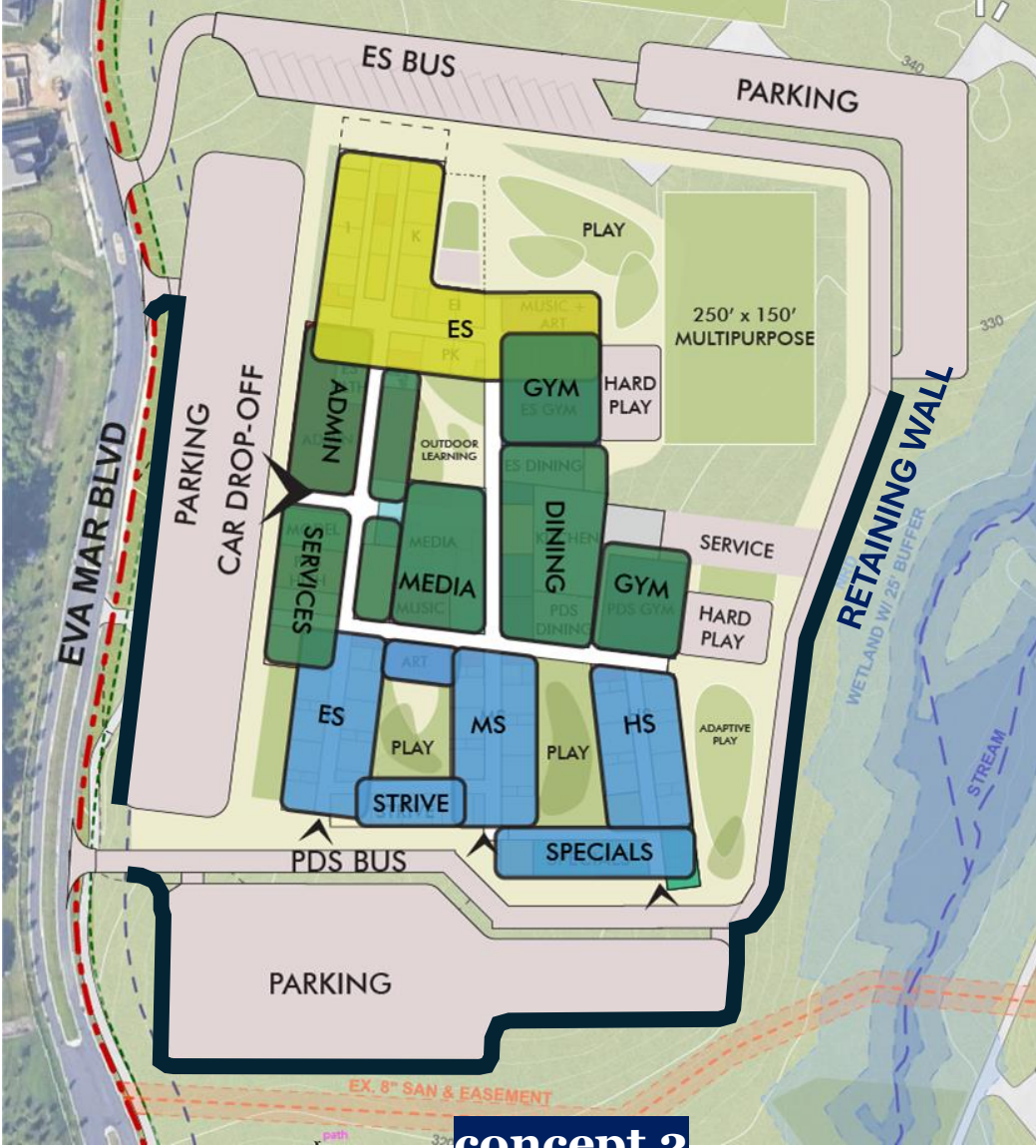
Building a Support Network

- Sharing Resources
- Parent + Community Support
- Professional Development/Retention
- “Front Door” to Special Education Services

Concept Studies



concept 1
Edge



concept 2
Link

ELT FEEDBACK



Which *three* Guiding Principles are a **highest priority** for you?

Shared Experience, Shared Spaces

Provide Universal + Barrier Free Access

Connect to Nature + Daylighting

Promote Whole Child Wellness

Integration of Lab School + Observation

Invite Parent + Community Support

Cultivate Professional Development/Retention

Create “Front Door” to Special Education Services

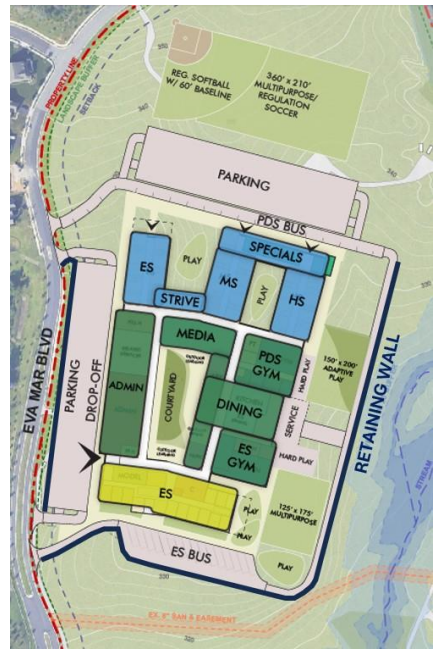
Encourage inclusion + Equity

Every space is a learning space

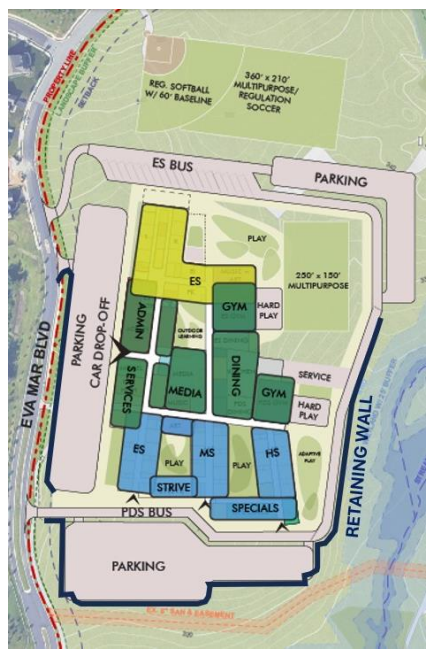
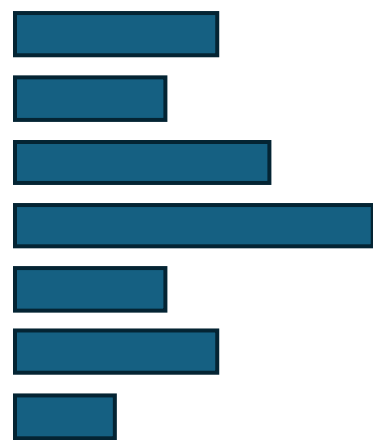
Which aspects of are most successful?

(Check all that apply.)

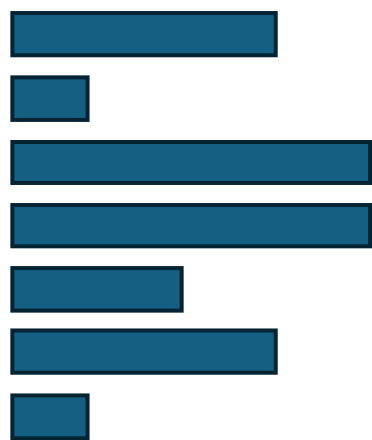
- Organization of Harford Academy
- Organization of Elementary program
- Organization of Shared program
- Opportunities for inclusion of co-located programs
- Site circulation for cars, busses, and pedestrians
- Outdoor recreation and learning space
- Connection to surrounding communities



Edge



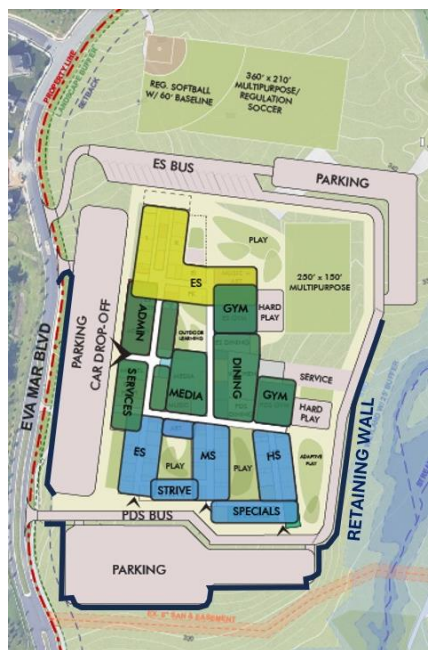
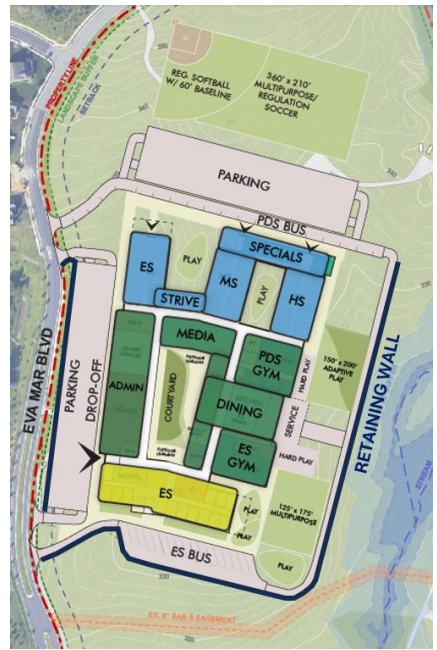
Link



Which aspects need *improvement?*

(Check all that apply.)

- Organization of Harford Academy
- Organization of Elementary program
- Organization of Shared program
- Opportunities for inclusion of co-located programs
- Site circulation for cars, busses, and pedestrians
- Outdoor recreation and learning space
- Connection to surrounding communities



Edge

Link

HARFORD ACADEMY + ELEMENTARY SCHOOL FEEDBACK



HARFORD ACADEMY STAFF FEEDBACK



Edge

Advantages:

- Play space + Courtyard
- Building proximity to Fountain

Opportunities for Improvement:

- Dining location
- Shared Circulation



Link

Advantages:

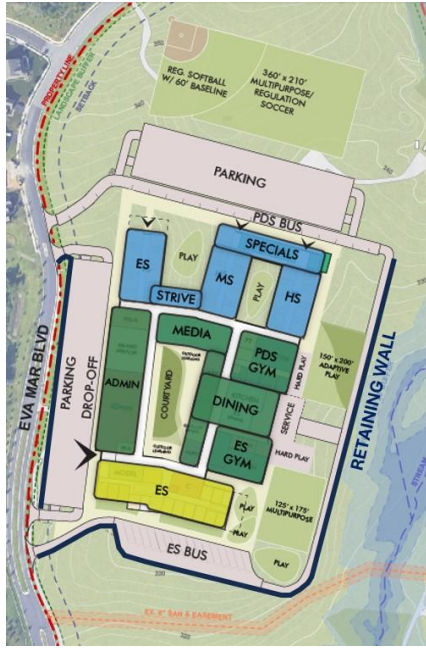
- Separation of programs
- Dining location

Opportunities for Improvement:

- Building proximity to Fountain
- Play spaces + Exterior Access

DESIGN TEAM FEEDBACK





Edge

Advantages:

- PDS adjacent to larger playfields
- ES adjacent to North Fountain
- Entry presence visible from North Fountain

Opportunities for Improvement:

- ES remote from larger playfields
- Extensive retaining walls required



Link

Advantages:

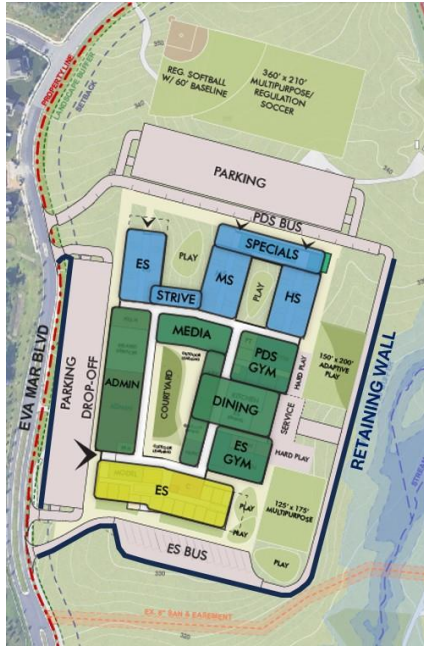
- ES adjacent to larger playfields
- PDS adjacent to North Fountain
- Entry presence visible from Eva Mar

Opportunities for Improvement:

- PDS remote from larger playfields
- Extensive retaining walls required

Site

DESIGN TEAM FEEDBACK



Edge

Advantages:

- Simple circulation path around one shared courtyard

Opportunities:

- Crossing of circulation paths by ES and PDS
- Lengthy travel distance to circulate through building



Link

Advantages:

- Multiple, smaller courtyards, smaller circuits
- No crossing of circulation paths by ES and PDS

Opportunities:

- Limited daylight opportunities into Media
- Dining spaces remotely located

Building

PROJECT SCHEDULE

Concept

- New Site Analysis
- New Ed Spec
- Program Configuration

Schematic

- Stakeholder Engagement
- Concept Development
- Initial Cost Estimate
- Community Meeting

Design Development

- 1/4 Scale Reviews
- FFE + Interiors Workshop
- Building Footprint
- Energy Goal Setting

Construction Documents

- FFE + Interiors
- Clash Detection

Permitting Process : Site + Building

- Community Input Meeting
- DAC Meeting
- ESC/FSD/SWM Reviews

Permits

Bid/Procure

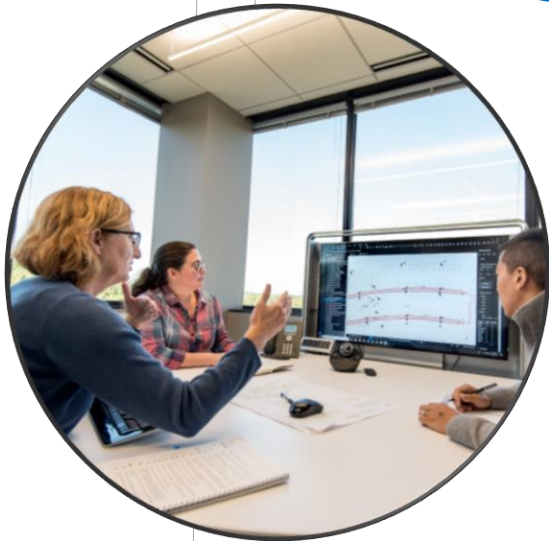
Construction Phase

- Building + Site Construction
- Project Closeout

Final Completion

CRITICAL SCHEDULE ISSUES

- Ed Spec Approval
- New Site Acquisition
- Design, Permitting and Bidding better coordinated w/ construction schedule
- Site Permitting Process
 - TIA Scoping Mtg - new process
 - Permits obtained during Bidding/Procurement



NEXT STEPS...

BOE Approval of
A/E Design Services



Proceed with Schematic
Design



BOE Approval of Schematic
Design

- Complete A/E Scope & Proposal
- Submit to BOE for Approval at September Meeting

- Incorporate Stakeholder Feedback
- Cost Data from Concepts
- Evaluate Concepts for recommendation

- Recommendation to BOE

Thank You

