

Help Mt. Hebron Committee

Questions for HCPSS New Concept

The current HCPSS concept for upgrading Mt. Hebron mentioned at the 9/21/07 BOE work session on the 2009 Capital Budget requires more details. Staff presented a concept of constructing two new buildings coupled with a renovation of the existing structure. According to HCPSS staff, this new concept may offer a cost effective solution that will correct the current deficiencies and a reasonable solution to allow construction to occur without major disruption to the educational process. However, HCPSS staff said they have no plan specifics or cost information. They stated that it is in development at this time and within 8 weeks the Board would be provided a schematic design and cost analysis.

The following questions serve as a beginning of what should be publicly discussed and answered to evaluate the effectiveness of and costs for the new construction/ renovation hybrid solution.

1. What is the purpose of annex buildings? How do they differ from additions? Are they physically separated from an existing building or is it just a construction classification?
2. What is the design life of the combined annex/renovation concept?
3. What experience at the High School level does HCPSS have with annexes and modular space? In terms of size and scope, are there any HCPSS experiences similar to the concept for Mt. Hebron?
4. Will the completed campus provide combined facilities that meet (as close as possible) current Howard County Ed Specs? If not, how far off will the difference be between Mt. Hebron and the 1999 HCPSS Ed. Specs.? Are there plans to address the remaining deficiencies in the future? When?
 - a. *We have been consistent in our request that any major renovation, whether at Howard, Mt. Hebron, Atholton, or any other school in the County, be based on the Ed Specs.*
5. Will pedestrian circulation within the existing building be analyzed and reconfigured? How will the new campus setting's pedestrian circulation be analyzed for sufficiency? How will pedestrian circulation throughout the campus be incorporated into the comprehensive solution? What are the time estimates for a student to traverse from one end of the annex, through the school, to the other end? If the annexes are separate buildings, how will students be protected from the elements when changing classes?
 - a. *We have long advocated for improvements in the building circulation, and this will become even more critical with the longer overall travel distances resulting from the annex solution. But the addition of new space in the annexes creates the opportunity to expand circulation cores in the renovation of the existing building.*
6. Will the renovation to the existing building be a total, complete renovation defined as the building being stripped to its skeleton with the replacement of the electrical, mechanical and plumbing systems, new roofs, floor coverings, lights and new technology wiring to name a few things? Have any assessments done on the integrity of the original structure to

Help Mt. Hebron Committee

Questions for HCPSS New Concept

- determine if it can withstand this extensive renovation plan? Will all of the identified deficiencies in the existing building be resolved by the renovation?
7. Will space be reconfigured to ensure all classrooms meet minimum size requirements? Will the Auditorium, Gymnasium, and Cafeteria be renovated to meet 1999 Ed Specs?
 8. What in the existing building will remain untouched?
 9. Will all code and safety deficiencies (ADA and life safety) found in the existing building be resolved as part of the renovation?
 - a. *We recognize that by substituting free standing annexes for an addition to bring the building up to (as close as possible) Ed Specs, two-hour rated separations can be substituted for the structural fire walls, but we want to be assured that the other improvements are included in the program.*
 10. Will the annexes and building renovation be designed to create a consistent aesthetic and harmonious building environment?
 - a. *As the school transforms into a campus setting, the opportunity to create a facility that presents a Howard County standard while at the same time maintaining some individuality exists. To capitalize on this, it is important that while the facility may be three separate structures, it speaks as one.*
 11. How will the building campus approach work? How will the buildings connect together? What programs will be placed in the annexes? Will the annexes be more than two stories?
 12. Have other locations been considered for the annexes such as the front area of the school? How will the steep slopes on the west side of the building (Auditorium) impact the annexes' design?
 13. Will the annexes be self supporting from a power perspective? Would the annexes have their own HVAC systems or draw on the already overburdened existing system? Will they be connected to the new central utility plant? How will the HVAC work be sequenced to maintain the integrity of the system throughout the implementation process?
 14. Which fields will be lost to house the new annexes? Will they be replaced somewhere else on the campus? If not, what arrangements will be instituted to ensure student athletics are not penalized?
 15. Will the temporary relocation plan be included in the overall design of the annexes? What will the Board require to be in the temporary relocation plan? What assurances will be given and actions put in place to ensure minimal disruption to the students' learning environment so as not to compromise their learning opportunities?
 - a. *The annexes offer excellent opportunities to create "swing space" to allow other programs to be relocated during the renovation process. But it may require that the annexes be designed*

Help Mt. Hebron Committee

Questions for HCPSS New Concept

with some flexibility included to allowance for the multiple uses they may house during construction (and in the long term as well).

16. What are the itemized costs to construct the annexes? To remove hazardous materials from the existing building? To renovate the existing building? What are the total, complete renovation costs? What is the planned level of contingency funding?
17. What will it cost to implement the plan effectively, commonly referred to as costs of temporary construction and relocation? Will costs estimates include premiums to permit renovate during off-peak hours to minimize learning environment disruption?
18. Will the total, anticipated costs of the new concept ever be compared to the costs of a replacement school? Will cost estimates for the budget and the comparisons of the various alternatives be based on escalation to the mid-point of construction?
19. What are the long term operating costs of an expanded campus compared to those of a single school facility? Although these do not factor into the capital budget they do impact the overall long-term expense to the county.
20. How will the community have input into development of the plans for Mt. Hebron? Will there be an opportunity for public testimony?
21. What will the role of the re-established Planning Committee be? Will it include representation from PTSA and its sub-committee Help Mt. Hebron?
22. How will the Board, the community, the County Executive and the County Council all know this new concept is the right solution? What criteria will be used to make that decision?
23. Has the BOE looked into what creative ways other school districts have managed to finance school construction and renovation?
24. How will existing and successful LEED practices used in other school districts including nearby jurisdictions be incorporated into the new annexes and renovated building?

Additional Questions Submitted by Mt. Hebron Staff

1. How is this plan different from 2b other than the addition of the two annexes?
2. Specifically, does this plan eliminate the dangerous low hallway ceilings?
3. Are you going to widen the dangerously narrow hallways?
4. Are you going to widen the dangerously narrow stairwells?
5. Are you going to construct a journalism literary production room?
6. Are you going to construct a television production room?
7. Are you going to construct a dance studio?

Help Mt. Hebron Committee

Questions for HCPSS New Concept

8. Are all classes going to have access to closed circuit television?
9. The existing dark rooms are a major liability issue. Are you going to construct two dark rooms adjacent to the existing art rooms?
10. Is the tech ed class going to be renovated and air conditioned?
11. Are the gymnasium, tech ed room, weight room, and locker rooms going to be air conditioned?
12. Are you going to replace all the physical education lockers?
13. Are the annexes going to cause us to lose field space and force team off campus?
14. Are the annexes going to cause us to lose much needed parking spots?
15. Are you going to construct two separate team rooms that will accommodate a minimum of 100 players each?
16. In each locker room will there be two coaches rooms equipped with showers and restroom?
17. In each locker room will there be two officials changing rooms with showers and restroom?
18. Will there be an industrial size washer and dryer in both locker rooms?
19. Will there be industrial size ice machines in both locker rooms?
20. In each locker room, will there be two physical education offices with restroom?
21. Will there be a minimum of four physical education storage rooms? Will there be two football storage rooms for equipment and uniforms? Will there be an additional four athletic storage rooms for uniforms and equipment?
22. Will restrooms that accessible from the stadium?
23. Are you going to construct a new gymnasium that meets ed Specs, is air conditioned, and meets the needs of the growing and rapidly deteriorating athletic facilities?
24. Will the athletic director have an office in the gymnasium with a conference room and immediate accessible storage for scores tables and chairs?