

2010 Maryland Smart Sites – Nomination Form

Completed forms and required attachments must be received by 3:00 pm on July 2.

*For more information contact John Papagni at 410-209-5807 or
papagni@mdhousing.org.*

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Project Name: Greenbelt Middle School Replacement

Project Description: (one sentence) This project will undertake the construction of a new middle school on an existing middle school site.

Address: The project site has two addresses. The address of the existing Greenbelt Middle School is 8950 Edmonston Road, Greenbelt, Maryland 20770. The address of the new school will be 6301 Breezewood Drive, Greenbelt, Maryland 20770.

County: Prince George's County

Expected Project Completion Date: April 2012

Project Type: (check one)

Transit Oriented Development

Mixed Use / Infill / Housing

School Construction

Related to Base Realignment and Closure (BRAC)

Other: (describe)

Project Location: (check all that apply)

Note: Projects must be located within Maryland Sustainable Communities (includes previously designated Community Legacy areas and Designated Neighborhoods)

Base Realignment and Closure (BRAC) Zones

Transit-Oriented Development (TOD) Sites

Main Street Maryland

Maple Street

APPLICATION NARRATIVE & BUDGET – Maximum 100 Points

1. Write a BRIEF description of the project and its goals. Please include specifics on project size (i.e., area and number of units), cost, etc. (Limit 250 Words – 5 points maximum)

Greenbelt Middle School is one of the oldest facilities owned by the Prince George's County Board of Education. The original school building was constructed in 1937 and additions were built in 1945, 1953, 1957 and 1962. This project was previously approved by the Board of Education only as a renovation, modernization, and addition project; however the project now also entails the construction of a new school building that is separate and free standing from the existing building and additions. The new building will reflect a two-story middle school design with technology education, Family and Consumer Science, Special Education classrooms, a gymnasium, cafeteria, art and science classrooms, and a centrally located media center. Additionally, the project will involve select demolition of portions of the additions to the original school building and the renovation, modernization and preservation of the 1937 building for learning and the community.

A new vehicular entrance is proposed on the northwest corner of the site, and provides a tree buffer between the existing bus lot and the school. Upon completion of the school the Athletic amenities will include playing fields.

The design capacity for the new school will increase from 757 student seats to 990 seats for grades 6th thru 8th grade.

Project Data:

- Site Area: 32.872 acres
- Designed Building Square Footage: 143,277
- Construction cost per square foot: \$275
- Total Project Budget: \$53,631,000

2. What Smart Growth and/or Liveable Community attributes of this project make it a particularly good Smart Site? See page 2 for useful background information. (Limit 250 words – 15 points maximum)

The following attributes make Greenbelt Middle School a *Smart Site*.

- Greenbelt Middle School is located within the City of Greenbelt. This section of the City is designated as the Greenbelt Historic District, a National Register Historic District and a National Historic Landmark. Greenbelt Middle School is identified as a contributing resource for both the Greenbelt National Register Historic District and the Greenbelt, Maryland National Historic Landmark.
- Greenbelt Middle School is within the Developed Tier as defined by the 2002 Prince George’s County Approved General Plan. The vision for the Developed Tier is “a network of sustainable, pedestrian oriented, transit supporting, mixed-use, medium-to high-density neighborhoods.”
- The school has been designed and its construction is planned to achieve a *Leadership in Energy and Environmental Design (LEED) Gold Certification*.
- The 32-acre school site is shared by the existing Greenbelt Middle School and the Greenbelt Bus Lot. A portion of the bus lot will be removed for the development of soccer, softball, and baseball fields.
- The new school will include a Geothermal HVAC System.
- The community surrounding Greenbelt Middle School consists of multi-family and single-family residential development, a mixture of commercial uses, and office-space.
- The school is pedestrian friendly and transit supported. Three bus stops are within one block of the school and the Greenbelt METRO Station is approximately 1 ½ miles.
- The school site is served by public water and sewer through existing lines.
- Fire and police service is provided by existing facilities.

3. Discuss public and private sector partners in the project and their roles, including key financing commitments, as detailed in the attached budget. (Limit 250 words – 5 points maximum)

The Public and Private Sector Partners are as follows:

Public Sector Partners

- The Board of Education- Reviews and approves project. Owner of the property.
- Prince George’s County Public Schools-Project Manager and Site Operator.
- Prince George’s County-Provider of partial funding for the development of the site.
- State of Maryland-Provider of partial funding for the development of the site.
- City of Greenbelt-Provider of community input and feedback for the project.

Private Sector Partners

- Delmar Architects- Project Architect
- Tuckman-Barbee Construction Company-Project Contractor

Project Budget:	Capital Allocation
• Design	\$2,812,000
• Construction:	\$40,173,000
• Furniture Fixtures & Equipment:	\$3,013,000
• Others(Insurance, Permits, Surveys, etc):	\$1,406,000
• Contingency:	\$6,227,000
Total Project Budget:	\$53,631,000

4. Describe the community need that the project will address. (Limit 250 words – 10 points maximum)

The Greenbelt Middle School Replacement project is needed to better serve the community. It will provide a safer more comfortable learning environment for both students and faculty.

The original school was built 73 years ago. Since that time five additions were built. In 2008, Parsons 3D/International (Parsons 3DI) in association with three subcontractors conducted a facilities condition assessment of public schools for Prince George's County Public Schools. The study measured schools based on a facilities condition index (FCI) which is a measurement of "a facility's condition represented by the ratio of the cost to correct a school facility's deficiencies to the current replacement value of the facility."

Schools with an FCI of 0-40% are considered to be in good condition, an FCI of 40-75% is fair condition, and an FCI greater than 75% is considered poor by industry standards. The existing Greenbelt Middle School has a FCI of 42.69% and the cost of repair was estimated at \$15,275,922.00.

The facilities' condition assessment shows the existing school has the following issues:

- Moisture in various areas of the school
- Occasional flooding of the boiler room
- Poor ventilation in bathrooms and classrooms of the school
- Outdated kitchen equipment and services
- Inadequate and non-compliant window units in the original building and additions
- Poor condition of plumbing fixtures; and
- Poor HVAC system balancing.

5. How and what public input was received on the project? Include the nature and extent of public support for or opposition to the proposed project. Explain the decision-making process that has led to this proposal. (Limit 250 words – 5 points maximum)

The planning and design of the Greenbelt Middle School Replacement spanned from 1998 to the early part of 2010. Throughout this period, the Board of Education and Prince George's County Public Schools led public meetings with the community and the City of Greenbelt to discuss the project, listen to community concerns, and make note of recommendations. Follow-up meetings and/or updates were provided for the community and City to address the issues and concerns raised regarding the project's design. The project has the support of the City of Greenbelt Mayor, City Council and community.

The decision making process that has led to this proposal involved the Superintendent of Prince George's County Public Schools making recommendations to the Prince George's County Board of Education. The Board of Education, the project's approving authority, provides their approval during the various phases of the project. The Board's approval was followed by the submission of specific site information to the State of Maryland Clearinghouse by specified deadlines to meet the Interagency Committee's guidelines and schedule.

6. For capital projects, indicate the status of site control as well as zoning and building code approval. (Limit 250 words – 10 points maximum)

Also for capital projects, give the age of the building(s), and indicate if the project is located within a local historic district or a National Register historic district. Include names of consultants, architects, or contractors that you plan to use.

The Board of Education is the property owner and has control of the existing school site. The Board plans to develop the new Greenbelt Middle School on the existing school site. The project site is zoned Rural-Residential (R-R) and the use is permitted within this zone.

Presently, the project is awaiting receipt of permits. The Washington Suburban Sanitary Commission has added easement requirements on Edmonston Road and a Memorandum of Understanding is needed between the Board of Education, The Maryland-National Capital Park & Planning Commission and the City of Greenbelt for lights for the playing fields.

The original school building was constructed on the project site in 1937. Additions were built in 1945, 1953, 1957 and 1962. The project site is within the City of Greenbelt and this section of the City is designated as the Greenbelt Historic District, a National Register Historic District and a National Historic Landmark. Greenbelt Middle School is identified as a contributing resource for both the Greenbelt National Register Historic District and the Greenbelt, Maryland National Historic Landmark.

The project's architect is Delmar Architects and the contractor is Tuckman-Barbee Construction Company.

7. Describe how this project fits into any local revitalization / redevelopment plans, including local comprehensive plans. (Limit 250 words – 10 points maximum)

The new Greenbelt Middle School Replacement project is within the plan boundary of the 2001 *Approved Greenbelt Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area*.

The project is consistent with the sector plan's objectives to:

- Provide needed public infrastructure and services with attention given to the needs of specific user groups;
- Upgrade existing building facades to revitalize streetscapes and improve the overall Sector Plan Area's visual image; and
- Provide recreation and open space facilities throughout the Sector Plan Area to benefit Sector Plan communities, residents, employees and visitors.

The project is also consistent with the 2002 Prince George's County Approved General Plan's goals for the Developed Tier. These goals are to:

- Strengthen existing neighborhoods;
- Encourage appropriate infill;
- Preserve, restore and enhance sensitive features; and
- Provide open space.

Greenbelt Middle School Replacement project fits into both the local plan and county's plan for revitalization. The project will be constructed on an existing site. The new school will have a higher capacity than the existing school. The project will add additional school seats upon completion to accommodate the current population and future growth. Playing fields will be provided as open space for use by the student population and the surrounding community.

The project is also within a designated Priority Funding Area.

8. Describe your organizations past experience in administering similar projects/awards successfully. If this project involves partnerships with any government entity, public or private organizations, please describe their role and capacity to assist in administering similar projects/awards successfully. (Limit 250 words – 10 points maximum)

Prince George's County Public Schools and the Board of Education have administered the design and construction of six schools, five additions, and three major renovations in the past five years.

Two of the five newly constructed schools received *Leadership in Energy and Environmental Design (LEED) certification*. These schools are Vansville and Barack Obama Elementary Schools.

Vansville Elementary School in Beltsville, built in 2008, is designed around a State Rated Capacity of 792 students. The project is a park-school site, built in conjunction with The Maryland-National Capitol Park and Planning Commission. The Commission provided additional funding for a full size public use gymnasium as part of the school campus.

The construction of Barack Obama Elementary School in Upper Marlboro Maryland was completed during the Spring of 2010 and will open to students in August. This school, which was named after the President of the United States, was designed around a State Rated Capacity of 792 students.

Both Vansville and Barack Obama Elementary Schools utilize Geo-Thermal systems to provide summer cooling and winter heating.

9. TIMELINE: Include dates referring to the Starting Date range, Mid-Cycle range and the Completion Date range. (5 points maximum)

Date	Description of Activity
1998 - 2008	Planning
2008 - 2010	Design/Engineering
July 2010-April 2012	Site Development
July 2010-April 2012	Under Construction
April 2012	Completion

10. PROJECT BUDGET – SOURCES AND USES OF FUNDS - 15 points
maximum

Using the budget form which follows, please complete the uses and sources budget sheet for each project. Also, explain expenditures included under each line item, what activities will be covered by each funding source, the status and source of the matching funds, and the basis (cost estimates, etc.) for the estimated expenses.

USES OF FUNDS BY ACTIVITY	SOURCES OF FUNDS		TOTALS BY ACTIVITY		*STATUS OF FUNDING
	Applicant's Contribution	Other Sources (Identify other funding sources)	Amount	Totals	
<i>Building/Site Acquisition</i>	N/A	N/A	N/A	N/A	
Predevelopment	N/A	N/A	N/A	N/A	
Studies Market, Feasibility or Planning	N/A				C
<i>New Construction</i>	N/A	County General Obligation Bonds	\$12,860,000	\$12,860,000	R
		State of Maryland	\$7,622,000	\$7,622,000	C
		Other Funding**	\$12,024,000	\$12,024,000	R
<i>Rehabilitation/Renovation</i>	N/A	N/A	N/A	N/A	N/A
Project Admin. (Cash)			\$	\$	
Project Admin. (In kind)	\$		\$	\$	
Other (please describe)	\$		\$	\$	
Other (please describe)	\$		\$	\$	
<i>TOTALS</i> <i>BY SOURCES OF FUNDS</i>	N/A	County General Obligation Bonds	\$12,860,000		
		State of Maryland	\$7,622,000		
		Other Funding**	\$12,024,000		
			\$32,506,000	\$32,506,000	C & R

*Status Codes:

R = Requested, C = Committed - Include proof of all funding commitments under Tab #3.

** Other funding came from State reimbursement of forward funds.

Tab 3

SMART SITES PROJECT ESTIMATED IMPACT:		Numerical Value
1. "As is" tax value of the property(ies)*		N/A
2. "As completed" tax value of the property(ies)*		N/A
3. Number of existing housing units that will be renovated		N/A
4. Number of new housing units that will be created		N/A
5. Number of new homeowners (each household equals 1 homeowner)		N/A
6. Percentage of Community Legacy funds that will be repaid within 5 years		N/A
7. Number of existing clients to be served annually at the project location*		757
8. Number of new clients to be served annually at the project location*		233 (additional)
9. Number of commercial facades that will be improved		N/A
10. Number of linear feet of streetscapes that will be improved		N/A
11. Number of linear feet of water/sewer lines that will be added or improved		N/A
12. Additional neighborhood investment that will result from this project over the next 3 years*		N/A
13. Annual increase in sales (for retail and commercial activities)*		N/A
14. Number of vacant/underutilized buildings that will be put back into operation		N/A
15. Square footage of vacant/underutilized space that will be put back into operation		N/A
16. Length of time building(s)/space referenced above has been vacant		N/A
17. Number of blighted properties to be removed		N/A
18. Increase in inventory of developable lots		N/A
19. Number of direct permanent employees*		N/A
20. Number of direct temporary employees*		N/A
21. Number of direct permanent Maryland resident employees*		N/A
22. Number of direct temporary Maryland resident employees*		N/A
23. Annual wages/salaries of direct permanent employees*		N/A
24. Annual wages/salaries of direct temporary employees*		N/A
25. Annual project operating expenditures including wages/salaries*		N/A
26. Other (please explain)*		N/A
27. Visitor-based activities**	Number of new annual day-trip patrons*	N/A
	Number of new annual overnight patrons*	N/A
	Admission fee (per entry)	N/A

* Provide a brief narrative explanation of how these numbers were calculated – if applicable please provide any math, calculations and/or formulas that were used.

** Visitor-based activities include those engaged in visual arts, museums, amusement and recreation, theaters, etc.

The State Rated Capacity of the existing Greenbelt Middle School is 757 seats. The new replacement school will be constructed with a State Rated Capacity of 990. The difference between the existing school and the proposed school is 233.

**SAMPLE FORM OF RESOLUTION
FOR LOCAL JURISDICTION'S GOVERNING BODY**

A RESOLUTION concerning

MARYLAND SMART SITES INITIATIVE

FOR the purpose of nominating _____ Greenbelt Middle School Replacement [name and location of project] (the "**Project**") as a "**Smart Site**" for participation in the Maryland Smart Sites Initiative of the Governor's Smart Green and Growing initiative, administered by the Maryland Department of Housing and Community Development ("**DHCD**").

WHEREAS, the State of Maryland has established the Smart Sites Initiative in order to:

- Strengthen public and private partnerships at the local level that leverage substantial private investment in appropriate growth and revitalization areas.
- Educate Maryland citizenry on the development of exemplary growth and revitalization projects and partnerships in communities throughout Maryland.
- Coordinate State, local and private investment in high impact, site-specific capital projects in targeted areas, including BRAC zones, transit-oriented development (TOD) sites, Main Streets, Maple Streets and Sustainable Communities.

WHEREAS, we have studied the Project and have considered the following factors in support of the nomination of the Project as a "**Smart Site**":

The Project will:

- Strengthen and coordinate public and private partnerships within this jurisdiction
- Coordinate the use of State, local and private financing
- Leverage substantial private investment
- Be located in one of the following targeted growth and revitalization areas:
 - Maryland Sustainable Communities
 - Designated BRAC zones
 - Designated TOD sites
 - Designated Main Streets
 - Designated Maple Streets
 - Community Legacy Areas
 - Designated Neighborhoods
- Include green building practices
- Result in one or more of the following categories of projects:
 - Redevelopment of key historic properties in Main Street communities;
 - Mixed-use Transit-Oriented Development (TOD) that benefits surrounding communities and encourages transit ridership;
 - Innovative school construction in existing communities;
 - Innovative rehabilitation projects in existing communities;
 - Development of mixed-income housing proximate to job centers and desirable schools, including areas benefiting from BRAC-induced growth.

WHEREAS, we have considered additional information in support of this nomination included in the Maryland Smart Sites application attached hereto as **Exhibit A** (the “**Application**”).

NOW, THEREFORE, BE IT RESOLVED that we hereby nominate the Project as a “**Smart Site**” for participation in the Maryland Smart Sites Initiative, subject to approval of the Application by the Smart Growth Subcabinet.

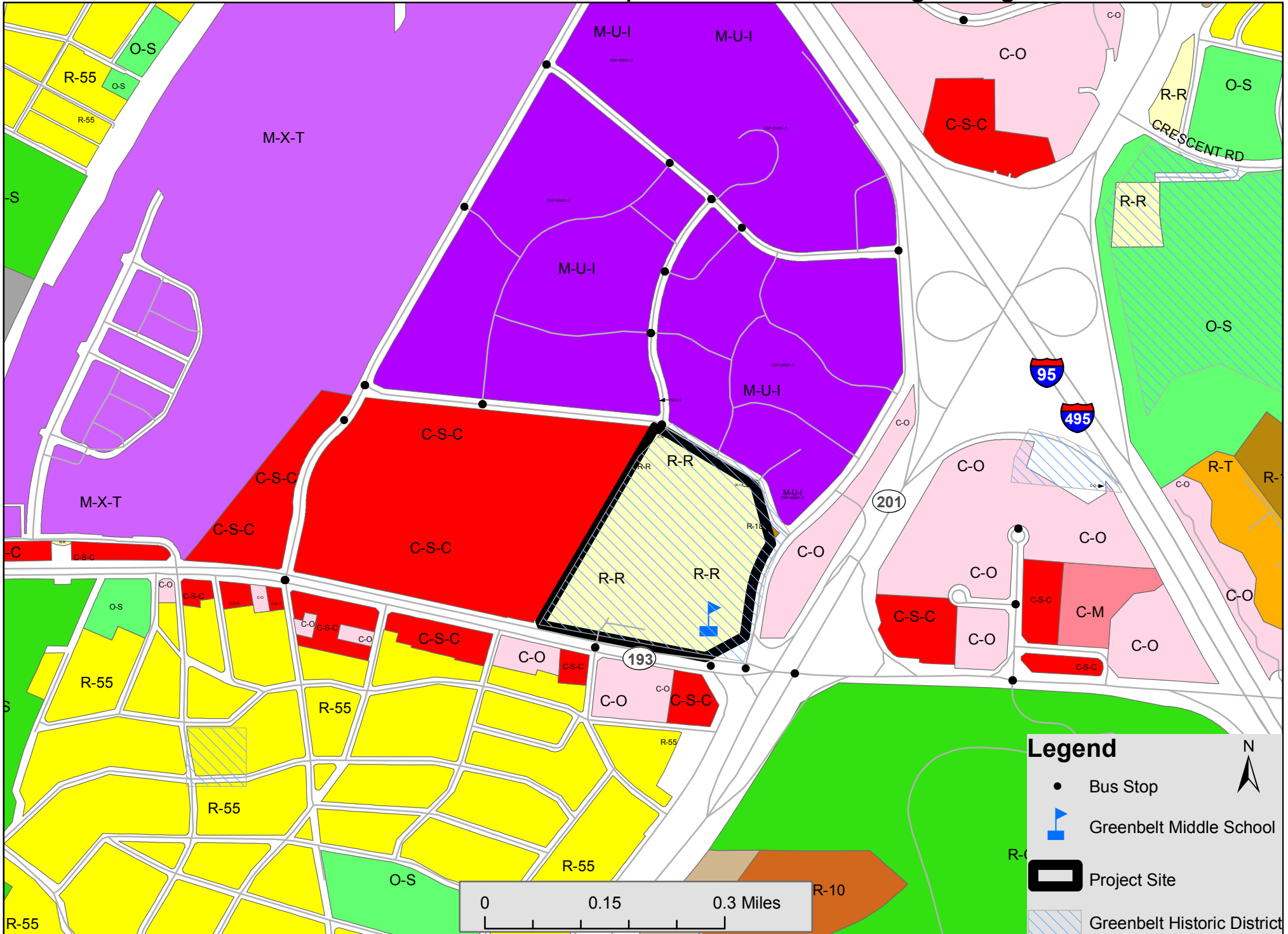
APPROVED by the _____ [Name of Governing Body] on
_____, 20_____.

[Governing Body]

By:

Attest:

Greenbelt Middle School Replacement and Zoning Categories



RENDERING OF GREENBELT MIDDLE SCHOOL REPLACEMENT



Delmar Architects, P.A.

GREENBELT MIDDLE SCHOOL REPLACEMENT

2010 MARYLAND SMART SITES NOMINATION



Existing Greenbelt Middle School



Greenbelt Middle School Replacement

GREENBELT MIDDLE SCHOOL REPLACEMENT NOMINATING TEAM

Tiffany Williams Jennings, Planner Coordinator, Special Projects Section, Countywide Planning Division, Prince George's County Planning Department, The Maryland-National Capital Park & Planning Commission

Chuck Floeck , Greenbelt Middle School Replacement Project Manager, Department of Planning and Architectural Services, Prince George's County Public Schools

Jay Mangalvedhe, Senior Planner, Special Projects Section, Countywide Planning Division, Prince George's County Planning Department, The Maryland-National Capital Park & Planning Commission

Maria Martin, Supervisor, Special Projects Section, Countywide Planning Division, Prince George's County Planning Department, The Maryland-National Capital Park & Planning Commission

John Funk, Chief, Countywide Planning Division, Prince George's County Planning Department, The Maryland-National Capital Park & Planning Commission