

# CAPITAL PROJECTS STATUS REPORT

As of December 16, 2010

- I. Planning Projects
- II. Construction Projects
- III. FY10 Feasibility Studies
- IV. FY11 Feasibility Studies

Division of Construction  
**Montgomery County Public Schools**  
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## **EXPLANATION OF FOLLOWING PROJECT SCHEDULES**

### **Schematic**

Start - date of project kick-off meeting ( ahead of any Facilities Advisory Committee meetings )

End - date of Board of Education Preliminary Plans Presentation approval meeting

### **Design Development**

Start- date of pre-DD meeting (may proceed earlier than end of Schematic phase when BOE approval schedule is backed up)

End - date of in-house review meeting with Design Team ( Design Team leaves with annotated drawings and written comments to answer)

### **Construction Documents**

Start- date of first working day after DD phase ends

End - date of in-house review meeting with Design Team ( Design Team leaves with annotated drawings, specs, and written comments to answer)

### **Bidding**

Start - date bid documents are available for distribution- Out to Bid Date (CANNOT precede state permission to bid )

End- date bids are received and publicly opened- Bid Date

### **Construction**

Start- date of BOE meeting that awards construction contract to GC or CM (NOT the same date as Notice to Proceed )

End - date of project completion as recorded in CIP Master Plan (approx start of school, NOT the same date as Construction Contract completion date)

## I PLANNING PROJECTS

As of December 16, 2010

### Bel Pre ES

**Project:** Modernization

**Planner:** Karamihas

**Proj Mgr:** Bagai

**Design Architect:** Grimm & Parker

**Project Start:** 7/26/10 **Project End:** 8/1/14

		Start	End	Notes
X	<b>Schematic</b>	7/26/10	02/08/11	Schematic phase meetings complete.
	<b>Design Dev</b>	12/14/10	04/28/11	NRIFSD submitted to MNCPPC 09/09/10.
	<b>Const Docs</b>	05/02/11	11/22/11	Approved 11/24/10.
	<b>Bidding</b>	09/07/12	11/16/12	Preparing preliminary plans presentation for BOE meeting 02/08/11.
	<b>Construction</b>	01/02/13	8/1/14	

### Beverly Farms ES

**Project:** Modernization

**Planner:** Szyfer

**Proj Mgr:** DeRosa

**Design Architect:** Muse Architects

**Project Start:** 01/05/10 **Project End:** 01/01/13

		Start	End	Notes
	<b>Schematic</b>	01/05/10	07/08/10	SD submission to State 10/14/10.
	<b>Design Dev</b>	07/14/10	11/11/10	State approval of SD 12/6/10.
X	<b>Const Docs</b>	11/12/10	03/30/11	In-house DD review held 11/11/10.
	<b>Bidding</b>	05/03/11	06/07/11	Construction Drawings Proceeding.
	<b>Construction</b>	07/07/11	01/01/13	

### Bradley Hills ES

**Project:** Addition

**Planner:** Szyfer

**Proj Mgr:** Tokar

**Design Architect:** Proffit & Associates

**Project Start:** 8/23/10 **Project End:** 8/1/13

		Start	End	Notes
X	<b>Schematic</b>	8/23/10	01/11/11	Schematic phase meetings complete.
	<b>Design Dev</b>	01/12/11	04/14/11	NRIFSD submittal to MNCPPC 09/09/10.
	<b>Const Docs</b>	04/15/11	09/30/11	Approval given.
	<b>Bidding</b>	10/03/11	10/27/11	Preparing Preliminary Plans Presentation being prepared for BOE approval at 01/11/11 meeting.
	<b>Construction</b>	11/08/11	08/01/13	

## I PLANNING PROJECTS

As of December 16, 2010

### Cold Spring ES

**Project:** Gymnasium

**Planner:** Szyfer

**Proj Mgr:** Bagai

**Design Architect:** JK Architects

**Project Start:** 11/10/09 **Project End:** 06/01/12

		Start	End	Notes
	<b>Schematic</b>	11/10/09	04/15/10	Construction Documents
	<b>Design Dev</b>	03/30/10	06/11/10	99% in-house review held 12/13/10.
X	<b>Const Docs</b>	06/14/10	12/13/10*	MR submission made 12/1/10.
	<b>Bidding</b>	02/01/11	02/28/11	
	<b>Construction</b>	07/01/11	06/01/12	

### Darnestown ES

**Project:** Addition

**Planner:** Karamihas

**Proj Mgr:** Shuman

**Design Architect:** Gauthier, Alvarado, & Associates

**Project Start:** 8/24/10 **Project End:** 8/1/13

		Start	End	Notes
X	<b>Schematic</b>	8/24/10	TBD	Schematic phase meetings complete.
	<b>Design Dev</b>	TBD	TBD	NRIFSD submitted to MNCPPC 07/14/10.
	<b>Const Docs</b>	TBD	TBD	Approval 09/21/10.
	<b>Bidding</b>	TBD	TBD	Meetings with State MDE for approval of replacement septic system.
	<b>Construction</b>	TBD	8/1/13	Hired McCrone to prepare septic design system documents.

### Gaithersburg HS

**Project:** Modernization

**Planner:** Szyfer

**Proj Mgr:** Cross

**Design Architect:** Samaha Associates

**Project Start:** 05/27/09 **Project End:** 08/14\*\*

		Start	End	Notes
	<b>Schematic</b>	05/27/09	01/12/10	99% CD in-house review scheduled for
	<b>Design Dev</b>	12/08/09	04/21/10	12/08/10 and 12/15/10. Studying
X	<b>Const Docs</b>	04/22/10	12/15/10*	construction phasing.
	<b>Bidding</b>	01/13/11	02/16/11	** building complete 08/13
	<b>Construction</b>	03/22/11	08/13/14	Site complete 08/14.

## I PLANNING PROJECTS

As of December 16, 2010

### Georgian Forest ES

**Project:** Addition

**Planner:** Morris

**Proj Mgr:** Bagai/Oh

**Design Architect:** HCM

**Project Start:** 8/4/10 **Project End:** 8/1/13

		Start	End	Notes
X	<b>Schematic</b>	8/4/10	2/8/11*	Schematic phase meetings complete.
	<b>Design Dev</b>	12/7/11	4/15/11	NRIFSD submitted to MNCPPC 09/09/10.
	<b>Const Docs</b>	05/1/11	9/1/11	Approval 12/08/10.
	<b>Bidding</b>	10/1/11	12/1/11	Preliminary Plans Presentation being prepared for BOE approval at 2/8/11 meeting.
	<b>Construction</b>	1/10/12	8/1/13	

### Glenallan ES

**Project:** Modernization

**Planner:** Karamihas

**Proj Mgr:** DeRosa/Oh

**Design Architect:** WMCRP

**Project Start:** 12/14/09\* **Project End:** 08/01/13

		Start	End	Notes
	<b>Schematic</b>	12/14/09	06/08/10	Pre-MR Meeting with MNCPPC 9/1/10.
	<b>Design Dev</b>	06/16/10	10/08/10	MR submission scheduled for 11/16/10.
X	<b>Const Docs</b>	10/11/10	05/13/11	DD submission to State delayed by change in project scope.
	<b>Bidding</b>	09/08/11	10/03/11	Construction Documents Proceeding.
	<b>Construction</b>	01/13/12	08/01/13	

### Highland ES

**Project:** SBHC

**Planner:** Morris

**Proj Mgr:** Bagai

**Design Architect:** Smolen, Emr, Ilkovitch

**Project Start:** 7/28/10 **Project End:** 8/1/12

		Start	End	Notes
	<b>Schematic</b>	7/28/10	11/17/10	Pre-MR meeting held 10/25/10.
X	<b>Design Dev</b>	11/18/10	02/22/11*	SD submission to State being prepared.
	<b>Const Docs</b>	02/23/11*	04/04/11	Design Development Proceeding.
	<b>Bidding</b>	05/01/11	05/23/11	
	<b>Construction</b>	07/01/11	8/1/12	

## I PLANNING PROJECTS

As of December 16, 2010

### Hoover MS

**Project:** Modernization

**Planner:** Karamihas

**Proj Mgr:** Cross/Oh

**Design Architect:** Moseley

**Project Start:** 09/09/09 **Project End:** 08/01/13

		Start	End	Notes
	<b>Schematic</b>	09/09/09	03/09/10	Construction Documents Proceeding. 99% in-house review held today.
	<b>Design Dev</b>	02/12/10	06/22/10	
X	<b>Const Docs</b>	06/23/10	12/16/10	
	<b>Bidding</b>	02/28/11	04/01/11	
	<b>Construction</b>	06/17/11	08/01/13	

### North Chevy Chase ES

**Project:** Gym

**Planner:** Szyfer

**Proj Mgr:** Cross

**Design Architect:** Grimm & Parker

**Project Start:** 8/12/10 **Project End:** 8/1/12

		Start	End	Notes
X	<b>Schematic</b>	08/12/10	01/11/10	Status of classroom addition will be determined in a future CIP. Schematic phase meetings complete. Preparing Preliminary Plans Presentation for approval at 01/11/11 BOE meeting.
	<b>Design Dev</b>	11/29/10	02/01/11	
	<b>Const Docs</b>	02/2/11	03/25/11	
	<b>Bidding</b>	04/25/11	05/24/11	
	<b>Construction</b>	07/1/11	08/01/12	

### Viers Mill ES

**Project:** Addition

**Planner:** Morris

**Proj Mgr:** Marhamati

**Design Architect:** Beery Rio

**Project Start:** 8/12/10 **Project End:** 8/1/13

		Start	End	Notes
X	<b>Schematic</b>	8/12/10	03/08/11	Schematic phase meetings complete. Neighbor house bought and to be demolished. FD not going to burn it down. Preparing Preliminary Plans Presentation for approval by BOE at 03/08/11 meeting.
	<b>Design Dev</b>	12/3/10	02/25/11	
	<b>Const Docs</b>	02/28/11	08/05/11	
	<b>Bidding</b>	11/21/11	12/20/11	
	<b>Construction</b>	01/10/12	8/1/13	

## I PLANNING PROJECTS

As of December 16, 2010

### Weller Road ES

**Project:** Modernization

**Planner:** Morris

**Proj Mgr:** Marhamati

**Design Architect:** Delmar Architects

**Project Start:** 12/17/09 **Project End:** 08/01/13

		Start	End	Notes
	<b>Schematic</b>	12/17/09	05/11/10	DD package sent to State 11/10/10.
	<b>Design Dev</b>	05/26/10	10/01/10*	Construction Document Phase Proceeding.
X	<b>Const Docs</b>	10/02/10	04/29/11	
	<b>Bidding</b>	07/26/11*	08/23/11*	
	<b>Construction</b>	01/02/12	08/01/13	

### Westbrook ES

**Project:** Addition + Gym

**Planner:** Szyfer

**Proj Mgr:** DeRosa

**Design Architect:** Muse Architects

**Project Start:** 07/28/10 **Project End:** 08/01/13

		Start	End	Notes
X	<b>Schematic</b>	07/28/10	02/08/11	Schematic phase meetings complete.
	<b>Design Dev</b>	01/17/11	04/14/11	Preparing Preliminary Plans Presentation for BOE approval at 02/08/11 meeting.
	<b>Const Docs</b>	04/15/11	09/15/11	
	<b>Bidding</b>	10/13/11	11/15/11	
	<b>Construction</b>	01/5/12	08/01/13	

### Wyngate ES

**Project:** Addition

**Planner:** Adler

**Proj Mgr:** Bagai

**Design Architect:** Rubeling

**Project Start:** 07/16/10 **Project End:** 08/01/13

		Start	End	Notes
X	<b>Schematic</b>	07/16/10	01/11/11	Schematic phase meetings complete.
	<b>Design Dev</b>	01/13/11	06/08/11	Preparing Preliminary Plans Presentation for approval by BOE at 01/11/11 meeting.
	<b>Const Docs</b>	04/05/11	09/14/11	NRIFSD approved 09/24/10.
	<b>Bidding</b>	10/10/11	12/16/11	
	<b>Construction</b>	01/10/12	08/01/13	

## II CONSTRUCTION PROJECTS

As of December 16, 2010

School	Const Start	Const End	Proj Mgr	Planner	Design Architect	Contractor	Inspector
Cresthaven ES Modernization/Gym	11/11/09	07/01/10	DeRosa	Karamihas	Sorg & Associates	Oak Contracting (CM)	Staley
Carderock Springs ES Modernization	01/15/09	07/07/10	Tokar	Adler	Beery Rio	Hess Construction (CM)	Coulter
Sherwood ES Addition	05/26/09	08/09/10	Tokar	Karamihas	JK Architects	Keller Brothers	Rivera
Takoma Park ES Addition	11/11/08	08/12/10	Marhamati	Szyfer	Smolen-Emr	Keller Brothers	Badstibner
Cabin John MS Modernization	06/09/09	05/15/11	Cross	Szyfer	Samaha Associates	Dustin (CM)	Coulter
Redland MS Upgrades	06/09/09	06/01/11	Shuman	Karamihas	Delmar Architects	Dustin	Huffer
Whetstone ES Addition	12/08/09	08/01/11	Cross	Karamihas	Grimm & Parker	Dustin	Donahue
Farmland ES Modernization	12/8/09	08/01/11	Shuman	Karamihas	HCM Architects*	Meridian (CM)	Donahue
Rockview ES Addition	12/08/09	08/01/11	Bagai	Szyfer	Delmar	Keller Brothers	Rivera

## II CONSTRUCTION PROJECTS

As of December 16, 2010

School	Const Start	Const End	Proj Mgr	Planner	Design Architect	Contractor	Inspector
Jackson Road ES Addition	11/10/09	08/01/11	Bagai	Szyfer	Samaha Associates	Henley	Staley
Fox Chapel ES Addition	11/10/09*	08/01/11	Tokar	Karamihas	JK Architects	Keller Brothers	Donahue
Brookhaven ES Addition	12/08/09	08/01/11	Shuman	Szyfer	Delmar Architects	Crowley	Rivera
Fairland ES Addition	01/12/10	08/01/11	Bagai	Karamihas	Rubeling & Associates	Tuckman Barbee	Wolford
Rolling Terrace ES SBHC	08/26/10*	08/01/11	Bagai	Szyfer	Smolen & Associates	Keller Brothers	Staley
Harmony Hills ES Addition	01/12/10	01/01/12	Cross	Szyfer	Lukmire	Klingensmith	Rivera
Montgomery Knolls ES Addition & Gym	01/12/10	01/01/12	DeRosa	Szyfer	GWWO	Keller Brothers	Staley
Cannon Road ES Modernization	06/08/10	01/01/12	DeRosa	Karamihas	Delmar Architects	Hess Construction (CM)	Staley
Garrett Park ES Modernization	06/28/10	01/01/12	Marhamati	Szyfer	GWWO	Dustin (CM)	Donahue

## II CONSTRUCTION PROJECTS

As of December 16, 2010

School	Const Start	Const End	Proj Mgr	Planner	Design Architect	Contractor	Inspector
Seven Locks ES Modernization	06/08/10*	01/03/12	Tokar	Karamihas	WMRCP	Oak Contracting (CM)	Coulter
McKenney Hills ES (DCC 29) Modernization	01/11/11	08/01/12	Tokar	Szyfer	Grimm & Parker	Henley (CM)	TBD
Ridgeview MS Upgrades	08/16/10	08/15/12	Shuman	Karamihas	Lukmire Partnership	Oak Contracting (CM)	Rivera
Paint Branch HS Modernization	01/12/10	08/01/13	Cross	Szyfer	Moseley Architects	Hess (CM)	Badstibner

# III FEASIBILITY STUDIES

FY 2010

As of December 16, 2010

School	Project Type	Planner	Project Mgr	Feas Architect	BOE Award Arc	Final Report
Bethesda ES	Addition	Szyfer	Tokar	WMCRP		Draft Report
Chevy Chase ES	Addition	Szyfer	Cross	Muse Architects		Capacity study report complete
Germantown ES	Replacement	Karamihas	Oh	GWWO	3/11/10	Meetings Complete
Highland View ES	Addition	Karamihas	Bagai/Oh	Proffit Associates	02/17/10	Draft Report
North Chevy Chase	Gym	Szyfer	Cross	Grimm & Parker	12/08/09	Capacity study report complete
Ritchie Park ES	Addition	Karamihas	Marhamati	Smolen Emr	02/17/10	Report Complete
Rosemary Hills ES	Addition	Szyfer	Marhamati/Oh	JK Architects	02/17/10	Meetings Complete
Waters Landing ES	Addition	Karamihas	DeRosa	Lukmire	12/08/09	Draft Report

# IV FEASIBILITY STUDIES

FY 2011

As of December 16, 2010

School	Project Type	Planner	Project Mgr	Feas Architect	BOE Award Arc	Final Report
Arcola ES	Addition	Szyfer	DeRosa	Lukmire		
Bannockburn	Addition Capacity	Karamihas	Tokar	WMCRP		
BCC MS #2	New	Szyfer	Cross	TBD		
Beall ES	Addition Capacity	Morris	Marhamati	Beery Rio		
Brown Station ES	Modernization	Karamihas	Shuman	TBD		
Candlewood ES	Modernization	Morris	Bagai	TBD		
Farquhar MS	Modernization	Karamihas	Marhamati	TBD		
Flower Hill ES	Addition	Morris	Shuman	Purple Cherry		
Julius West MS	Addition	Karamihas	Tokar	Smolen, Emr, Ilkovit		
Maryvale/CS	Colocation	Szyfer	Bagai	Architecture Inc.		
Northwest #8 ES	New	Karamihas	DeRosa	TBD		
RM #5 ES	New	Karamihas	Marhamati	WMCRP		
Rock Creek Forest E	Modernization	Szyfer	Oh	WMCRP		
Seneca Valley HS	Modernization	Szyfer	Tokar	TBD		
Twinbrook ES	Addition	Morris	Bagai	Smolen, Emr Ilkovitc		

# IV FEASIBILITY STUDIES

FY 2011

As of December 16, 2010

School	Project Type	Planner	Project Mgr	Feas Architect	BOE Award Arc	Final Report
Upcounty Holding E	New	Morris	Oh	TBD		
Wayside ES	Modernization	Morris	Tokar	Beery Rio		
Wheaton HS	Modernization	Szyfer	Cross	Grimm & Parker		
Wheaton Woods ES	Modernization	Morris	Marhamati	TBD		
Wood Acres ES	Addition Capacity	Karamihas	Cross	McDonald, Williams,		