



November 12, 2019

CONFIDENTIAL
MEMORANDUM

To: Members of the Board of Education

From: Michael J. Martirano, Ed.D.
Superintendent

Subject: Old Cedar Lane – Ascend One Property Transaction – Update

The purpose of this memorandum is to inform you of the continuing negotiations with Howard County Government, which began in January 2015, regarding the old Cedar Lane facility and their need to acquire this property for public works projects.

The current state of the negotiation is the county desires the existing old Cedar Lane facility and approximately 15 acres of land. The location will accommodate the Northern Columbia Fire Station. The current delivery schedule for the fire station is undecided based on property acquisition considerations. The proposed fueling station at the fire station has been eliminated. The police station and community outreach center have been eliminated as well and are no longer a part of the project. The revised intent is to provide the community with additional green space. The Department of Public Works design team is confident the diesel fume emissions from fire vehicles will have a negligible impact on the school.

In exchange, the HCPSS will receive a 25 year lease for the entire 81,000 SF second floor, of the Ascend One building. The lease shall include zero dollar rent inclusive of all utilities, custodial services, security maintenance, repair, and snow removal. The lease shall include all onsite furnishings and stored offsite furnishings for the office divider system at Ascend One. Parking at the site of approximately 500 spaces shall be shared. Operations staff is negotiating with the county to provide a moving/building modification allowance of approximately \$250,000. Further, the county will enter into a recordable easement agreement with the HCPSS for approximately two acres at the county's old West Friendship Fire Station for the purpose of a septic drainage reserve area when the existing West Friendship ES Septic system is upgraded.

Over the past 10 years, Operations staff has negotiated several real estate transactions with the county government to the benefit of the Board of Education for non-school facilities including:

Ascend One Building – 15,000sf, 66 staff, rent-free

- Mendenhall Building – 35,000sf, 115 staff, rent-free
- Berger Road Building – 10,300sf, 49 staff, rent-free
- Ridge Road Building – 31,685sf, 42 staff, rent-free

Additionally, the Board owns/uses or rents these non-school facilities:

- Gerwig new Warehouse – 87,000sf, 14 staff, \$518,300 annual rent
- Faulkner Ridge Building – 39,200sf, 0 staff, HCPSS owned
- Old Cedar Lane Building – 50,763sf, 108 staff, HCPSS owned
- Old Bushy Park School – 56,383sf, 8 staff, HCPSS owned
- E building @ ARL – 29,250sf, 15 staff, HCPSS owned

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If you have any questions, please contact Bruce Gist, Executive Director of Operations at Bruce_Gist@hcpss.org

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Board of Education Office