OMB Number: 4040-0004
Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [x] Preapplication
- [ ] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: 06/25/2026

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: BOARD OF EDUCATION OF ST. MARY'S COUNTY

* b. Employer/Taxpayer Identification Number (EIN/TIN): 52-6001013

* c. UEI: ZED3TJK8PNB3

d. Address:

* Street1: 23160 MOAKLEY STREET
Street2:
* City: LEONARDTOWN
County/Parish:
* State: MD: Maryland
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 20650-2922

e. Organizational Unit:

Department Name: Department of Capital Planning

Division Name: Division of Supporting Service

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: KIMBERLY
Middle Name:
* Last Name: HOWE
Suffix:

Title: DIRECTOR OF CAPITAL PLANNING

Organizational Affiliation:

* Telephone Number: 301-475-4256 x 6

Fax Number:

* Email: kahowe@smcps.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Office of Local Defense Community Cooperation

11. Assistance Listing Number:

12.027

Assistance Listing Title:

Defense Community Infrastructure Program

*** 12. Funding Opportunity Number:**

OLDCC-26-F-0001

* Title:

FY 2026 Defense Community Infrastructure Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Esperanza Middle School LED Lighting & Building Envelope Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: MD-005

* b. Program/Project: MD-005

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2026

* b. End Date: 09/30/2028

18. Estimated Funding ($):

* a. Federal	5,472,480.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	5,472,480.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 06/25/2026.

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name: Tammy

Middle Name:

* Last Name: McCourt

Suffix:

* Title: Deputy Superintendent of Fiscal Services

* Telephone Number: 301-475-5511 x34136

Fax Number:

* Email: tsmccourt@smcps.org

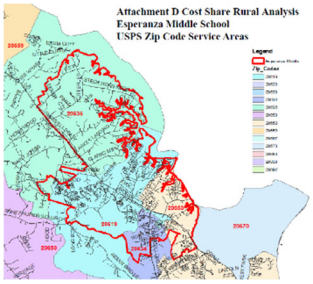
* Signature of Authorized Representative: Tammy McCourt

* Date Signed: 06/25/2026

FY 2026 Defense Community Infrastructure Grant - OLDCC-26-F-001

1. **Submitting entity name**: St. Mary's County Public Schools (SMCPS)
    a. Primary point of contact
        i. **Name**: Kimberly Howe, Director of Capital Planning
        ii. **Phone number**: (301) 475-4256, extension 6
        iii. **Email**: kahowe@smcps.org
        iv. **Organization address**: St. Mary's County Public Schools, Division of Supporting Services, 27190 Point Lookout Road, Loveville, Maryland 20656
    b. **Unique Entity Identifier**: ZED3TJK8PNB3
2. **Project Name**: St. Mary's County Public Schools Esperanza Middle School LED Lighting & Building Envelope Project for Naval Air Station (NAS) Patuxent River 20670-1154
3. **Proposed Project Location**: 22790 Maple Road, Lexington Park, Maryland 20653-3331 Latitude: 38.292689 Longitude: -76.489033
4. **Project Type**: Community Support Facility – Public Middle School Grades 6 – 8
5. **Benefitting Installation**: Naval Air Station (NAS) Patuxent River, 22268 Cedar Point Rd, Patuxent River, MD 20670-1154
6. **Enhancement Category**: Military Family Quality of Life
7. **Project Description**:

    Complete LED lighting and controls replacement throughout the building and repair and replace exterior building envelope elements to ensure the building is energy efficient and to reduce the infiltration of humidity in conjunction with the HVAC systemic replacement. This upgrade will ensure compliance with 21st-Century Learning Readiness by meeting the modern technology-intensive learning environment requirements and provide an energy efficient and humidity-controlled environment. This project is designed in conjunction with a planned HVAC systemic renovation to address conditions that resulted in portions of the building being closed and students being displaced for 30 days in August/September 2024. The work required as part of this project is detailed in the Esperanza Middle School (M.S.) RTM Study, which was completed after the mold remediation in 2024.
8. **Quality of Life Prioritization**: This proposal is not a repeat military family quality of life submission and is a first-time application for the school and the school system.
9. **Status of Local Cost Share Contributions**:
    a. The proposal does not include a non-federal project cost contribution due to the location of the project. Zip codes 20619, 20634, 20636, and 20653 yield a population of 56,958. A cost match is not required, however, SMCPS has local and State funding to support the design, permitting, and planning for this project.



10. **Local cost share and/or another (non-Office of Local Defense Community Cooperation) federal grant source cost contributions**, indicate (more than one can apply)
    a. All proposed local cost share contributions are currently available, and funds are under the control of the proposer.

        While not required under section 4.D.1.c, SMCPS has secured project funding

totaling $3,649,653 in State and Local funding in FY 2027 for design, planning, and permitting. Additional funding will be secured in FY 2028 totaling $12,986,347 to support the contract award for the HVAC systemic renovation portion of the project.

b. All proposed local cost share contributions are not currently under the control of the proposer but will be available for use on the project in time to meet the proposed construction start date.

See comments for section a.

c. Proposed local cost share cost contributions include funding from another (non-Office of Local Defense Community Cooperation) federal grant source that has already been awarded (i.e., financial agreement signed as of the date of this proposal) and/or,

SMCPS has not been awarded any other grant funding for this project, but did submit an application in May 2026 for a Department of War Education Activity Military Connected Grant for the component HVAC renovations to Esperanza M.S., which did not include the LED lighting or building envelope components being requested in this grant.

d. Proposed local cost share contribution will be used to pay for costs listed in the project budget that are unallowable, such as design, planning, environmental, indirect, and other soft costs.

SMCPS acknowledges that the design, planning, environmental, indirect, and other soft costs are a local responsibility.

11. Evidence of the Grantee's ability and authority to manage grants (do not attach resumes); for example, a summary of past federal funding received, the existence of project staff with federal grant management experience that will manage the project, etc.

SMCPS staff has an extensive knowledge of federal grants including the American Rescue Plan Act of 2021 (3 projects $675,395), Qualified Zone Academy Bond (9 projects $1,413,114), and FCC E-Rate (1 project $133,703).

12. Evidence of the intended Grantee's ability and authority to manage the construction improvements and then own, operate, and maintain those improvements.

This work is part of a comprehensive capital improvements program that is funded through the IAC and the Commissioners of St. Mary's County. Plans are based on analysis of data from the IAC state-wide facilities assessment of each facility, life cycle replacement as identified in the SMCPS Comprehensive Maintenance Plan and Educational Facilities Master Plan, and annual inspections and work order data. SMCPS staff spend considerable time planning, developing, and executing a capital budget, with an average $28,729,349 per year, projected for the FY 2028 – FY 2032 timeframe.

13. Identify that the Grant's.gov submitting official is authorized by the proposer to submit a proposal and subsequently apply for assistance.

The Deputy Superintendent of Fiscal and Supporting Services and Superintendent of Schools review and approve the plan for submission on behalf of SMCPS.

14. Identify if artificial intelligence tools were used to draft a proposal and attest that the proposal was subject to human review to ensure data security and accuracy of responses.

a. This application was prepared without the use of artificial intelligence tools.

b. Staff from the Departments of Capital Planning, Design & Construction, and the Finance Department prepared and reviewed all aspects of the proposal documentation.

Summary of Community-Installation Need

1. Description of the proposed project
    a. General Description of the project

In August 2024 mold was found in the school and multiple independent industrial hygiene assessments confirmed widespread microbial contamination across the school's 8th-grade classroom block, with documented species including Aspergillus/Penicillium at 7,600 Count/M³ (Room C105 Computer), Stachybotrys (Heavy growth), and Cladosporium (Very Heavy growth) detected on 1,658 linear feet of pipe insulation across 20+ rooms, plus 346 square feet of metal decking. The 8th grade corridor was taken out of use and the students attended classes off site in partnership with the University of MD Southern MD Campus and emergency remediation was completed. Students returned to Esperanza M.S. September 22, 2024, after 30 days of displacement. A November 2025 engineering study by RTM Engineering Consultants confirmed that without a full HVAC system replacement, this environmental crisis may recur annually. St. Mary's County Public Schools developed a project that includes: a full HVAC system replacement with dehumidification-capable Dedicated Outdoor Air Systems (DOAS), upgrade to condensing boilers, replacement of conventional boilers, and replacement of all heating and chilled water piping. The project will include inspection of existing chilled water piping and replacement where necessary, unit ventilator and terminal unit replacement, and inspection of existing unit ventilators and fan coils and replacement, where necessary. All unit ventilators, whether proposed or existing, will require updated controls. This project has design funding from the Maryland Interagency Commission on School Construction (IAC) funding and local funding from the Commissioners of St. Mary's County and is proceeding into engineering and design. This project was submitted through HE125426R5001- Military-Connected Schools Construction, Modernization and Facilities Maintenance Program Grant in May 2026.

Based on the requirements of that grant, several key elements for the overall project required at the school were not able to be submitted as part of the May 2026 grant including the replacement of the current lighting in the school to modern and energy efficient LED lighting, as well as the building envelope project components, including windows and door replacement, that are needed to ensure energy efficiency and to eliminate any potential humidity into the building.

Existing Lighting Conditions

Lighting fixtures throughout the building typically consist of 2'x'4' recessed fluorescent troffers. Other fixture types include linear pendants and downlights in the main lobby and media center, high bay fixtures in the cafeteria, stage, gymnasium, and track lighting in the stage area. Lighting controls throughout consist of manual toggle switches and do not include any occupancy-based sensors. Exterior lighting consists of wall packs located around the perimeter of the building.

Existing Building Envelope Conditions

Existing brick, split-faced block masonry, exterior insulation and finish system (EIFS), and exposed concrete framing with brick masonry infill on the building range in age from 1960, 1965, 1969, 1976, and 2000. The masonry veneers include concave mortar joints, and periodic control and expansion joints sealed with urethane sealant. Wall sections constructed before the 2000 project contain standard sized red clay brick set in running bond pattern (bricks laid lengthwise) with flemish headers (alternating stretcher and header brick) every sixth course, referred to as Common bond. Brick installed during the 2000 project is installed in running bond. Several other features of the 2000 masonry also differ from pre-2000 masonry, including soldier courses installed along lintels of window and door openings, split-faced architectural concrete masonry unit (CMU) block at the base of the walls and an upper band at the west elevation, and special shaped brick and architectural CMU at windowsills. Split-faced CMU block is also installed in running bond at these sections. EIFS was also introduced to the façade during the 2000 addition. Several older window openings at the south and east façade were infilled with EIFS as part of that project. Additionally, an EIFS cornice was installed at older walls on the east/south elevations, and newer walls of the 2000 addition gymnasium, north elevation, and west elevation. Upper portions below the arched roofs of the newer cafeteria and the newer main entrance were also clad in EIFS in 2000.

Existing Windows and Doors

Existing windows and doors include: aluminum framed, fixed and operable windows with insulated glass units (IGU) installed at newer walls constructed during the 2000 Addition; aluminum framed, fixed and operable windows with IGUs installed in existing (older) wall openings during the 2000 Addition; aluminum storefront windows and doors with IGUs installed as part of the 2000 Addition; aluminum curtainwalls with IGUs installed as part of the 2000 addition; hollow metal doors and frames installed as part of the 2000 addition; and hollow metal doors and frames installed during previous additions.

This project proposal is to:

- To replace all the lighting fixtures throughout the interior and exterior with LED type fixtures. Replacement would also include upgrading lighting controls to comply with current energy codes which include the use of occupant-based sensors and dimming controls throughout. This upgrade will ensure compliance with 21st-Century Learning Readiness by meeting the modern technology-intensive learning environment requirements.
- Repair and replace exterior building envelope elements to ensure the building is energy efficient and to reduce the infiltration of humidity in conjunction with the HVAC systemic replacement.
- To replace deteriorated brick and split-faced block units, reset loose masonry, and
  repoint deteriorated mortar joints. Clean exposed steel items, prime and coat with high-performance coating. Additional vertical control joints will be installed to

control cracking, and existing control joints will be resealed. Manufactured vertical expansion joints to be installed to replace sealed building expansion joints at additions, and other relevant locations. Wall penetrations will be sealed with backer rod and sealant. Masonry surfaces will be cleaned to remove vegetation growth and soiling. The exposed concrete framing at the older walls is generally in poor condition. There are numerous cracks and spalls that must be repaired to ensure their structural integrity, and to prevent further water infiltration and deterioration. Once the concrete is repaired, exposed concrete surfaces will be coated with an elastomeric coating to conceal the repaired areas and protect the concrete.

- EIFS patch repairs will be performed, where applicable. At some areas, particularly where EIFS was previously installed to infill window openings, existing EIFS must be partially demolished and patched to remove adjacent façade elements to properly flash window/door openings. Following flashing replacement, and EIFS patching, EIFS surfaces will be recoated with an elastomeric coating to prolong the integrity of the EIFS.
- The 2021 International Energy Conservation Code (IECC) requires fixed windows to have a U-Factor less than or equal to 0.36; operable windows to have a U-Factor less than or equal to 0.45; and, entrance doors to have a U-Factor less than or equal to 0.63 for Saint Mary's County, Maryland (Climate Zone 4). The 2021 IECC requires air leakage requirements of windows and doors to be in accordance with AAMA/WDMA/CSA 101/I.S.2/A440 or National Fenestration Rating Council (NFRC 400); and curtainwall, storefront, and commercial doors must be in accordance with NFRC 400 or ASTM E283 at 1.57 pounds per square foot (psf). The following work regarding windows and doors should be performed: Replace fixed and operable windows and doors with new architectural grade aluminum, and thermally broken, windows and doors with insulated glass. If increased security is desired, then the glass should be upgraded for ballistic and shatter resistance and a one-way mirror effect. Install new head and sill flashings when windows are replaced. Clean, prime, and coat existing steel lintels at door/window heads. Replace lintels where significant section loss has occurred. Replace hollow metal doors and frames, including those doors with failed IGUs.

Expected Outcome

- This project, by addressing the building envelope issues, will eliminate one of the main causes of recurring mold events and restore safe and healthy learning conditions. The building lacks humidity-stable conditions needed for electronics-rich classrooms.
- Provide an environment that supports measurable academic improvement ensuring compliance with 21st-Century Learning Readiness by meeting the modern technology-intensive learning environment requirements.
  Esperanza M.S. serves 126 military connected students, representing 15.56% of the school's population and 4.7% of the installations 2,699 school-aged children. The school is used after hours to support programs such as the middle school

Civil Air Patrol and Navy's Next Jet Competition Ceremony and community activities that the parents/guardians and families of the students attend.

- Provide an energy efficient and comfortable learning environment.
- Provide for lighting and thermal comfort in support of the students and staff.
- Improve chronic absenteeism: 28% of students (1 in 4) are chronically absent per the MD State Department of Education Report Card, significantly impacting the school's School Quality and Student Success indicator score. Environmental health disruptions, including the August 2024 emergency closure of the 8th grade block due to mold caused from humidity issues, may directly contribute to absenteeism.
- Prevent future instructional disruption: The mold emergency in August 2024 required students to learn remotely, teachers to be displaced, and emergency contractors to operate in the building during the pre-school period. The recurring nature of this problem (confirmed by engineers as annual without HVAC replacement) means this disruption may repeat.

b. Major scope elements (e.g. site work, utility upgrades, horizontal construction, any installation of mechanical systems, etc.)

The Esperanza M.S. LED Lighting & Building Envelope Project includes interior and exterior lighting fixture (to meet current energy codes) and control replacement, occupancy-based sensors, dimming controls, repair/replacement of exterior building components including: existing brick, split-faced block masonry, EIFS, exposed concrete framing, windows and doors (including frames), including lintels and IGU's.

c. Engineering information that demonstrates the technical feasibility of the construction project, and that the final project will be complete and useable; and

SMCPS completes Feasibility and Scope studies prior to the development of all major projects to ensure that all elements of a facility are identified and addressed in current and future project requests. SMCPS contracted with WGM Architects and RTM Engineering Consultants to complete a study for Esperanza M.S. based on the need to correct the building systems to prevent future mold issues. The study includes a cost estimate that was updated in May 2026 to reflect the requirements of The Build America, Buy America Act. The Esperanza M.S. RTM Study provides a breakdown of the existing conditions, recommended project scope by category, and a cost estimate by category. These studies are used by SMCPS and the State to review and approve capital projects.

d. The parties participating in successfully achieving the goals of the project, to include a contemplated grant sub-recipients as defined by 2 C.F.R. §200.1.

SMCPS will receive and administer the grant and there will be no pass-through sub-recipients. The planning, design, bidding, and project will be overseen by SMCPS staff and their architect/engineering team.

2. A description of how the project meets one of the enhancement categories identified below: (proposals must select and describe only one enhancement category.)

a. A description of how/if the project will enhance the readiness of a military department of mission assurance at a military installation.

Not Applicable

b. A description of how/if the project will enhance military family quality of life at a military installation, taking into consideration 10 U.S. Code § 2391(e)(4)(c).
    i. During the 2025-26 school year, Esperanza Middle School had a population of 810 students and served 126 military-connected students, representing 15.56% of the school's population. The off-military installation school supports members of the armed forces and their dependents residing in the community and on the military installation.
c. A description how/if the project will enhance military installation resilience, as defined in U.S.C. § 101(f)(8).

    Not Applicable

d. A description of how/if the project will enhance cadet training at "covered educational institutions."

    Not Applicable

3. A narrative describing the community-installation need.
    a. Details about how the completed project will address a specific deficiency in community infrastructure supportive of a military installation.

        Esperanza M.S. serves 4.7% of the school-aged children upon the installation, with 15.56% of the schools population being military connected. In August 2024 mold was found in the school and multiple independent industrial hygiene assessments confirmed widespread microbial contamination across the school's 8th-grade classroom block, resulting from a lack of humidity control. The 8th grade corridor was taken out of use and the students attended classes off site in partnership with the University of MD Southern MD Campus and emergency remediation was completed. Students returned to Esperanza M.S. September 22, 2024, after 30 days of displacement. A November 2025 engineering study by RTM Engineering Consultants confirmed that without a full HVAC system replacement, this environmental crisis may recur annually. The lack of humidity control and lighting that meets the current technology-based standards impacts students and staff, resulting in absenteeism due to health reasons and as in 2024, disruption to the program by displacing students from the building for 30 days. Based on the requirements of the grant, several key elements for the overall project required at the school were not able to be submitted as part of the May 2026 grant including the replacement of the current lighting in the school to modern and energy efficient LED lighting, as well as the building envelope project components that are needed to ensure energy efficiency and to eliminate any potential humidity entering into the building.
    b. A summary of how the selected enhancement category addresses installation need including a description of how the absence of the proposed community infrastructure project degrades the readiness of a military department or mission assurance at a military installation, military family quality of life, military installation resilience, or the training of cadets enrolled in an independent Reserve Officer Training Corps program at a covered educational institution;

        The proposed project provides for 21st Learning Readiness requirements for a modern technology based classroom environment for the military connected students and families, as well as addressing humidity issues related to building envelope issues, eliminating the potential closure of school again due to mold.

c. A list of the benefits of the project the likely beneficiaries of the project, including metrics such as an assessment of the population of military service members or cadets and/or their families that will benefit (e.g. 0 – 100% of the population); and;

Naval Air Station (NAS) Patuxent River statistics include:

Activity-Duty Personnel: 2,541
Civilian Work Force: 20,997
School Aged-Children of Active Duty Personnel: 2,699
Dependent Children (0-4 years old): 709

Esperanza M.S. serves 126 students in grades 6th – 8th, which represents 15.56% of the school population and 4.7% of the school-aged children of active duty personnel at NAS. The school serves as a community hub for events that active duty personnel and their families participate in, in addition to the numerous students and families of the civilian work force. By completing this project, we ensure the continuity of services at the school and the requirements of 21st Learning Readiness requirements for instructional spaces.

d. A letter of support from an installation commander of a benefiting installation. If multiple installations are to benefit from a project, one letter of support is sufficient as long as the letter is signed by all benefiting installations.

NAS Commander Support Letter provided at the end of this document

4. A description of how/if the project supports strategic seaports.
   a. Not applicable

Summary of Construction Readiness

a. Budget and funding sources
   a. Proposals must provide a reasonable, allowable, and allocatable project budget that demonstrates an understanding of eligible costs. Costs identified in this project budget must be broken out by major cost elements for project administration, inspection, construction, and contingency costs. This project budget must also identify the total cost for the proposed project, identifying which costs would be contributed by other sources of funding (e.g., other federal matching funds, cash on hand, in-kind contributions, etc.) An itemization or breakdown of major cost elements must accompany the budget to show how the budget was developed. If soft costs (costs that are not direct construction costs) are required for grant management, planning, design, and execution are identified as part of the project budget, they must be funded as part of the local cost share of the project. Please note that all costs included in the project budgets must have been incurred after August 13, 2018, the date of enactment of the John S. McCain National Defense Authorization Act for Fiscal Year 2019.

The total project budget analysis outlines the two distinct elements of the project. The HVAC Systemic Renovation to address mechanical system improvements required to address humidity control will be funded by the IAC and the Commissioners of St. Mary's County in the amount of $20,276,540 which includes the planning, design, construction administration and contingency for all elements of the HVAC project. The design services for the proposed DCIP project are included in the HVAC project. The DCIP proposal is for 100% of the cost of the LED lighting and Building Envelope work,

including the contingencies, for a total of $5,472,480. The cost estimate breakdown by system component is:

Lighting Upgrades	**Total**
General Conditions/Temporary Conditions	60,000
Demolition	80,000
Lighting Fixtures & Controls	1,450,000
Sub-Total	1,590,000
Design Contingency (15%)	238,500
Sub-Total	1,828,500
Construction Contingency (5%)	91,425
Lighting Upgrades Project Total	**1,919,925**

Building Façade & Envelope	**Total**
General Conditions/Temporary Conditions	268,000
Demolition	80,000
Replace deteriorated brick	65,000
Replace deteriorated block masonry	1,800
Repoint masonry	300,000
Patch limestone masonry	33,000
Clean, prime and paint steel	5,000
Concrete repairs	29,750
EIFS repairs	3,825
Coat concrete and EIFS	171,000
Reseal control joints	60,000
Install expansion joints	22,200
Seal wall penetrations	500
Clean masonry surfaces	20,000
Replace aluminum windows and doors	1,484,000
Replace head and sill flashings	200,000
Clean, prime, and coat steel lintels	26,000
Replace hollow metal doors	172,000
Sub-Total	2,942,075
Design Contingency (15%)	441,311
Sub-Total	3,383,386
Construction Contingency (5%)	169,169
Building Facade Project Total	**3,552,555**

Lighting & Building Facade Total Project	**5,472,480**

b. If the proposed project is part of a larger project (i.e. a phase), the proposer must provide details about the status of all funding to complete the total project, and the severability of the project portion being requested in the proposal from the larger project.

SMCPS has secured project funding totaling $3,649,653 in State and Local funding in FY 2027 for design, planning, and permitting. Additional funding will be secured in FY 2028 totaling $12,986,347 to support the contract award for the HVAC systemic renovation portion of the project. This project funding has already been presented and is part of the capital plans for the IAC and the local funding agent the Commissioners of St. Mary's County. SMCPS utilizes bid alternates as part of their bidding process to ensure that a contract award for the minimum required project

elements can be made based on actual bids received based on changing market conditions. The LED lighting and building envelope will be bid alternates as part of the overall project. The proposed notification of grant awards is prior to the bidding of this project in the spring of 2027 and will allow for inclusion of the project funding in the contract award process.

c. An overview of all funding sources, including for each proposed local cost share source a firm commitment and unconditioned availability (including any eligibility of federal funds to be counted as the funding contribution) to complete the project. The proposal itself must include evidence that the necessary local cost share funding will be available to execute the project prior to disbursement of Office of Local Defense Community Cooperation funds.

Based on our analysis the USPS ZIP Codes of the Esperanza M.S. service area and the 2020 Census Resident Population (Total) falls into the Rural under 100,000 population criteria for a waiver of the non-federal 30% match, as follows:

Zip code	Population
20619	14,179
20634	6,984
20636	10,615
20653	25,180
Total	56,958

The service area and Census data maps and tabular data can be found at the end of this document.

While a non-federal project cost match is not required, SMCPS has local and State funding to support the design, permitting, and planning for this project, as well as construction funds for additional work being completed at the school as part of an overall HVAC systemic renovation.

d. Proposals relying on debt financing for any portion of their project must demonstrate how any Federal Interest that is created through the proposed project will be preserved through any subsequent refinancing, foreclosure, or other actions that may change the purpose, life, and/or benefactors of the enhancement that was the basis for the Federal Interest.

SMCPS will not be financing this project, funding will be through county Pay-Go funding or State and Local bond sales.

e. If necessary, provide an acknowledgement that the requested grant funds do not supplant other available federal funds, such as those through the Defense Access Road Program, Better Utilizing Investments to Leverage Development Grant Program, the Economic Development Administration Public Works and Economic Adjustment Assistance Programs, etc. If other federal funding is required to execute the project, the proposer must include a copy of the counter-signed funding agreement with the awarding federal agency.

This project request does not supplant other available federal funding.

f. The proposing entity must also state its capability to secure a security bond (e.g. a bid guarantee, performance bond, payment bond, etc.) prior to the commencement of the construction activity in accordance with 2. C.F.R. § 200.326.

SMCPS will bid this project to eligible pre-qualified general contractors. SMCPS bid documents include bond instructions and forms that bidders are required to follow and submit in order to be considered for construction projects. Our standard bid documents include security bond instructions and forms, as follows:

Division 00 Procurement and Contracting Requirements

Invitation to Bid - 00 11 16 - "A certified check or bank draft, or SMCPS Bid Bond Form 004313..." must provide a notarized letter surety equal to 5% of base bid

Instructions to Bidders - 00 21 13

Article 4.2 Bid Security and Surety Letter of Intent

Article 7 Performance Bond and Labor and Material Payment Bond

Bid Proposal Form - 00 41 13 - 7. "The following documents are attached to and made a condition of this bid:"

Bid Bond Form - 00 43 13

Performance Bond Form - 00 61 13

Labor and Material Bond - 00 61 15

g. Acknowledgement that any cost overruns will be the obligation of the proposer.

SMCPS acknowledges all cost overruns will be their sole obligation to fund.

h. Acknowledgement that the Build America, Buy America Act, applies to all grant awards under the Defense Community Infrastructure Program. Please note that the Office of Local Defense Community Cooperating does not provide waivers for compliance with the Build America, Buy America Act.

SMCPS acknowledges and will ensure that the Build America, Buy America Act applies to this grant award during the bidding and construction process.
Sample contractual language will include:

Example 1 – "The Contractor acknowledges and agrees that the project funded under this Request for Proposals (RFP) is supported by Federal financial assistance and is entirely subject to the requirements of the Build America, Buy America Act (BABAA) (Pub. L. 117-58, §§ 70901-70952). All iron and steel, manufactured products, and construction materials permanently incorporated into this project must be produced in the

United States."

Example 2 - "It is the policy of the Agency to require 100% domestic sourcing for all covered materials on this project. The Contractor is strictly prohibited from utilizing foreign-sourced materials, and the Agency will not entertain, request, or support any project-specific waivers (whether based on public interest, nonavailability, or unreasonable cost). Failure to procure and install domestically produced materials will result in a default of the contract, rejection of work at the Contractor's expense, and potential withholding of Federal funds."

Example 3 - "By submitting a proposal, the Contractor certifies that its supply chain and subcontractors are fully compliant with BABAA. The Contractor must submit verified Country of Origin certifications, material traceability documentation, and compliant packing slips for all materials prior to installation."

c. Proposed Project Schedule
    a. Status and timeline to complete design and engineering for the project.

        Effective July 1, 2026, SMCPS has design funding secured in the amount of $1,661,000 and will be executing a contract with TCA Architects for the design of the new HVAC system. By the time of grant awards, SMCPS will be well into the design development document phase and is positioned to commence immediately upon award. RTM Engineering's November 2025 study constitutes a 30% design document with Rough Order of Magnitude (ROM) cost estimates updated as of May 2026. Full design and construction documents can be completed within 12 months of award, enabling a construction start within 18 months and substantial completion within 48 months — well within the five-year performance period. No new land acquisition is required. All work occurs within the existing building footprint.
    b. Status and identification of all required federal and state/local permits including status and timeline to obtain such permits; this includes construction, planning, and environmental permits, reviews, or authorizations.

        A detailed timeline for the completion of the project, based on the total project, including the LED lighting and building envelope components includes:

June 2026
Submit Environmental (NEPA) & Historic Preservation (NHPA) documentation
Submit Maryland Clearinghouse Intergovernmental Review

July 2026
Award contract to design firm: TCA Architects and begin work

August - October 2026
Design Development (DD) (State approvals subject to timing at application)
Review of existing drawings and reports
Site visits and field verification
System replacement strategies and phasing approach
Preliminary design concepts for HVAC and associated systems

Initial cost estimate
Detailed system layouts and integration
Coordination between disciplines (MEP, structural, architectural)
Owner review meetings
Coordination with state agencies as required

November - December 2026 (State approvals subject to timing at application)
Construction Documents (CD)
Complete permit and bid documents
Technical specifications
Coordination with local/state agencies as required
Updated cost estimate

February - May 2027
Bidding / Procurement (State approvals subject to timing at application)
Assistance with bid process
Responses to RFIs
Bid evaluation and recommendation

Summer 2027 - September 2028
Construction Phase
Project will be phased construction with student occupancy of the building during construction
DCIP - LED lighting installation
DCIP - Window/Door Replacement; masonry repairs, waterproofing
Primary work will occur during the unoccupied summer months
Substantial completion: September 2028

SMCPS will be required to coordinate this project design with the Maryland Interagency Commission on School Construction (IAC), including their construction document review through the Maryland Department of General Services. SMCPS has a proven track record of completing projects of this size and scope. This is the standard plan for all projects of this size within the State of Maryland and is an established protocol.

The school is not a historic building or site. As part of our normal project requirements, through the IAC SMCPS is required to complete a historic trust review. SMCPS has an established working relationship with St. Mary's County and State permitting authorities through prior capital projects and anticipates no unusual delays. SMCPS is considered a State Agency, therefore not subject to St. Mary's County ordinances and codes. As a State Agency, St. Mary's County Planning Commission is limited to the sole issue of consistency of the project with the St. Mary's County Comprehensive Plan, and does not constitute a voluntary submission to local land use requirements.

c. Status and identification of federal and state/local environmental compliance and consultation requirements (e.g. National Environmental Policy Act (42 U.S.C. § § 4321 et seq.)) and a detailed plan for their completion.

To ensure that the project is ready to proceed if awarded a grant, SMCPS will

submit the proposed project for a National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA) review in June 2026.

A categorical exclusion (CATEX) is anticipated from NEPA based on the project being considered routine maintenance. Documentation will be prepared during the design phase. It is not anticipated that Esperanza M.S. is eligible for the National Register for Historic Places and therefore NHPA would not be applicable. SMCPS staff will work with the Maryland Historical Trust to review the school and confirm.

d. Timeline for contracting and bidding process.

Per the project timeline and schedule, the bidding and contracting of the project is scheduled for February 2027 – May 2027. The contract award will require Board of Education of St. Mary's County and IAC approvals.

e. Start and end dates of construction.

Per the project timeline and schedule, the start of construction is scheduled for July 2027, and the project is scheduled to be completed in September 2028. This project requires phased construction as the school will be in operation during construction. The majority of the work will be completed during the summer months when students are not in attendance.

f. Timeline to establish site control. If the site is not under the proposer's control for construction or renovation purposes, the schedule must identify a timeline for key milestones to obtaining site control (including the acquisition of any necessary easements) to ensure the project can be completed within five (5) years of grant award date when the funds for this competition will expire.

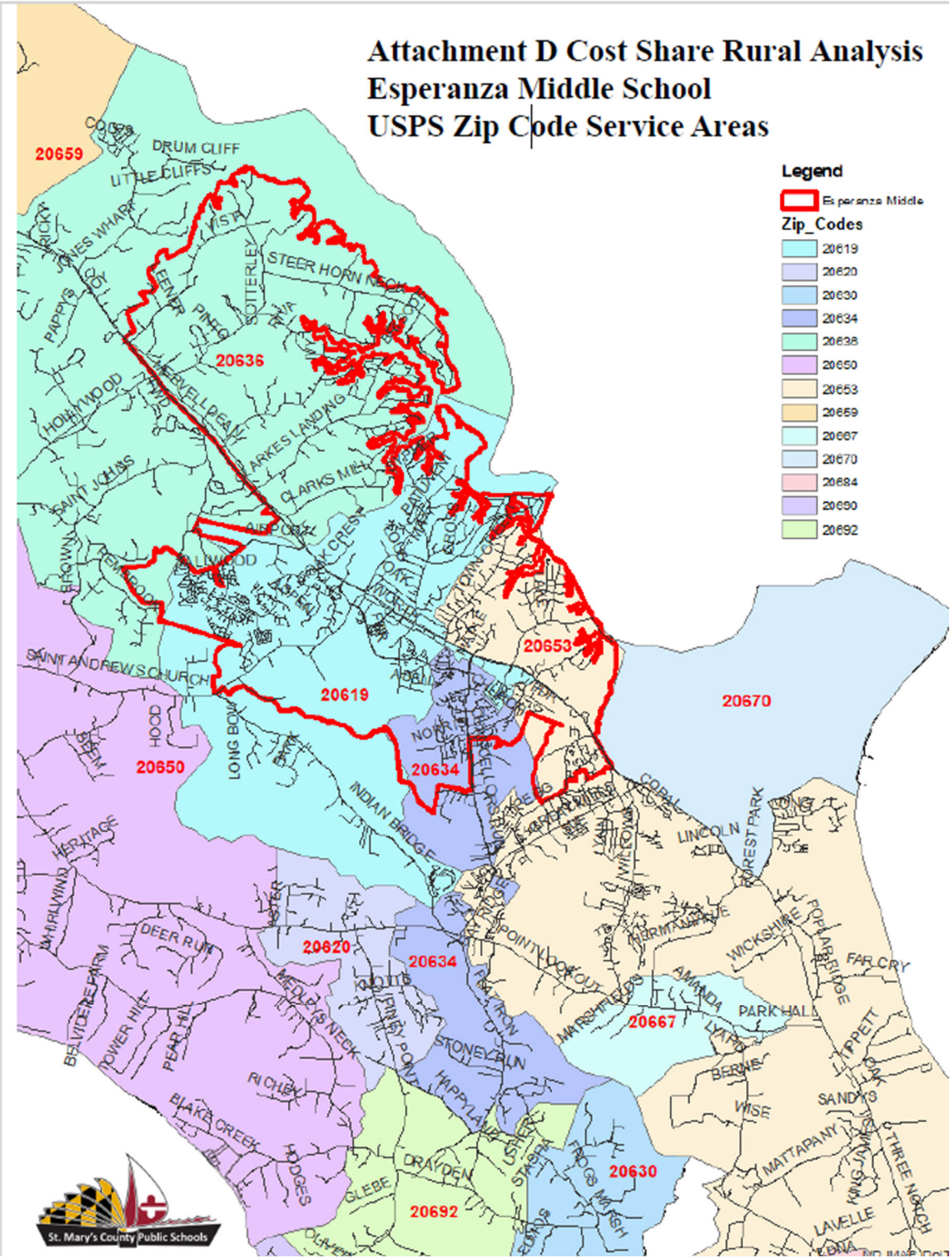
Not applicable – Esperanza M.S. is under the ownership of the school system.

d. Status of Site Control

Proposals must provide details on the status of the site control for the life of the investment. If legal documentation (e.g. lease, deed, or easement) is available to affirm site control, the proposal should describe that legal documentation. Proposers should be prepared to provide any site control documentation referenced in the proposal at the time the Office of Local Defense Community Cooperation invites grant applications.

Esperanza M.S. is owned by the Board of Education of St. Mary's County and the land was acquired in three separate pieces. The Esperanza M.S. deeds for the property as follows:

90@283 dated 8/6/1960
92@451 dated 1/6/1961
92@448 dated 6/27/1960


Attachment D Cost Share Rural Analysis
Esperanza Middle School
USPS Zip Code Service Areas
Legend
Esperanza Middle
Zip_Codes
20619
20620
20630
20634
20638
20650
20653
20659
20667
20670
20684
20690
20692
20659
20636
20653
20619
20670
20650
20634
20620
20634
20667
20630
20692
DRUM CLIFF
LITTLE CLIFFS
STEER HORN NECK
CLARKS LANDING
CLARKS MILL
SAINT ANDREWS CHURCH
INDIAN BRIDGE
POINT LOOKOUT
LINCOLN
FOREST PARK
WICKSHIRE
FAR CRY
PARK HALL
SANDY 3
MATTAPANY
THREE NOTCH
LAVELLE
DEER RUN
MEDLEYS NECK
STONEY RUN
HAPPYLAND
DRAYDEN
GLEBE
BLAKE CREEK
HOLLYWOOD
HERITAGE
BELVIDERE FARM
TOWER HILL
PEAR HILL
RICHEY
HODGES
St. Mary's County Public Schools

TOTAL POPULATION

United States Census Bureau

Note: The table shown may have been modified by user selections. Some information may be missing.

DATA NOTES	
TABLE ID:	P1
SURVEY/PROGRAM:	Decennial Census
VINTAGE:	2020
DATASET:	DECENNIALDHC2020
PRODUCT:	DEC Demographic and Housing Characteristics
UNIVERSE:	Total population
MLA:	U.S. Census Bureau. "TOTAL POPULATION." Decennial Census, DEC Demographic and Housing Characteristics, Table P1, https://data.census.gov/table/DECENNIALDHC2020.P1?q=P1&g=860XX00US20619,20634,20636,20653&tp=true. Accessed on 11 Jun 2026.
FTP URL:	https://www2.census.gov/programs-surveys/decennial/2020/data/
API URL:	https://api.census.gov/data/2020/dec/dhc
USER SELECTIONS	
TABLES	P1
GEOS	ZCTA5 20636; ZCTA5 20634; ZCTA5 20619; ZCTA5 20653
EXCLUDED COLUMNS	None
APPLIED FILTERS	None
APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None
VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/DECENNIALDHC2020.P1?q=P1&g=860XX00US20619,20634,20636,20653&tp=true
TABLE NOTES	
	Note: For information on data collection, confidentiality protection, nonsampling error, subject definitions, and guidance on using the data, visit the 2020 Census Demographic and Housing Characteristics File (DHC) Technical Documentation webpage.
	To protect respondent confidentiality, data have undergone disclosure avoidance methods which add "statistical noise" - small, random additions or subtractions - to the data so that no one can reliably link the published data to a specific person or household. The Census Bureau encourages data users to aggregate small populations and geographies to improve accuracy and diminish implausible results.
	Source: U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC)
COLUMN NOTES	None

Table: DECENNIALDHC2020.P1

Label	Total
ZCTA5 20619	
ZCTA5 20619	14,179
ZCTA5 20634	
ZCTA5 20634	6,984
ZCTA5 20636	
ZCTA5 20636	10,615
ZCTA5 20653	
ZCTA5 20653	25,180

DEPARTMENT OF THE NAVY
NAVAL AIR STATION PATUXENT RIVER
22268 CEDAR POINT ROAD
PATUXENT RIVER, MD 20670-1154

5726
Ser N00/128
22 Jun 26

Mr. Patrick O'Brien
Director
Office of Local Defense Community Cooperation
2231 Crystal Drive, Suite 520
Arlington, VA 22202-3711

Dear Mr. O'Brien:

SUBJECT: LETTER OF SUPPORT FOR THE ST. MARY'S COUNTY PUBLIC SCHOOLS 2026 DCIP APPLICATION

It is with my strongest endorsement that I offer the full support of Naval Air Station (NAS) Patuxent River for the St. Mary's County Public Schools' application to the FY 2026 Defense Community Infrastructure Program (DCIP). This project—the LED Lighting and Building Envelope Enhancement at Esperanza Middle School—is a critical investment in the community infrastructure that directly supports the well-being of our military families and the mission readiness of our installation.

NAS Patuxent River is the Navy's premier center for Research, Development, Testing, and Acquisition. Our mission success depends on our ability to attract and retain a highly specialized workforce. The quality of local schools is a primary consideration for these service members and civilians when they choose to relocate to our community. Esperanza Middle School, located just three miles from our installation, serves a significant number of these families, with a military-connected student population of 15.56%. The condition of this school is not a peripheral issue; it is a core factor in our military family readiness and quality of life.

The challenges at Esperanza Middle School are significant and well-documented. In August 2024, the discovery of extensive mold, stemming from a failing HVAC system, forced school closures and displaced a portion of the student body. This created significant disruption and uncertainty for all students, including the children of our sailors and civilian personnel. While St. Mary's County Public Schools has secured state and local funding to replace the HVAC system, that essential project will not be complete without the complementary upgrades this DCIP grant will fund.

This DCIP application addresses the building envelope and lighting systems—critical components that are integral to creating a healthy, safe, and energy-efficient learning environment. By replacing outdated windows, doors, and lighting fixtures, this project will:

5726
Ser N00/128
22 Jun 26

1. Protect the Community's Investment: The new building envelope will seal the school from moisture intrusion, preventing future mold growth and protecting the significant investment being made in the new HVAC system.

2. Enhance Student Health and Safety: Upgrading to modern, efficient LED lighting and eliminating drafts and potential water leaks will create a safer and more comfortable learning environment for the 21st-century.

3. Improve Energy Resilience: These upgrades will substantially reduce the school's energy consumption, lowering operational costs and improving the resilience of a key community asset.

This project is a testament to the powerful partnership between NAS Patuxent River and St. Mary's County. It is a smart, targeted investment that directly addresses documented health and safety issues, enhances the quality of life for our military families, and supports the long-term readiness of our installation. By ensuring our military children have access to a safe and modern learning environment, we strengthen our ability to execute our national defense mission.

We are honored to support this vital project and strongly urge you to give this application your highest consideration.

Sincerely,

M. E. ZEMATIS
Captain, U.S. Navy
Commanding Officer

Tracking Number:GRANT14687473 Funding Opportunity Number:OLDCC-26-F-0001 Received Date:Jun 25, 2026 11:00:39 AM EDT