Caroline County PUBLIC SCHOOLS
ONE FAMILY. ONE VISION.

Superintendent's Office
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p: 410-479-1460 | f: 410-479-0108
superintendent@ccpsstaff.org
Dr. Derek Simmons, *Superintendent of Schools*
Rachel Barry, *Executive Assistant*

Date: August 11, 2026

Subject: Site Location of the New Lockerman Middle School

Action/Recommendation: That the Caroline County Board of Education approve the specific location of the new Lockerman Middle School on the North Caroline High School campus.

Background: In November 2023 the Board of Education reviewed capital project needs for all schools. In June 2024, with the approval of the Educational Facilities Master Plan, Lockerman Middle School was officially designated as the next school to undergo a major renovation or new construction project. The current site presents numerous safety challenges and cannot meet the needs of a modern educational facility. The Interagency on School Construction granted Caroline County Public Schools permission to waive a feasibility study of the current location due to the site's logistical constraints.

A feasibility study was conducted by TCA Architects in the spring of 2025 to evaluate two potential sites identified by the Commissioners: Double Hills Road and the North Caroline High School campus. The study was completed and presented to the Board of Education in July 2025, with the North Caroline High School campus selected as the preferred site. In February 2026, the Board contracted with the Maryland Stadium Authority to serve as the project's official manager. In July 2026, Crabtree, Rohrbaugh & Associates was selected as the Architecture and Engineering firm, and Oak Construction was selected as the Construction Manager.

In August 2026, a community meeting was held at Lockerman Middle School to gather feedback on potential locations for the building on the North Caroline High School campus. Community input was collected on the building's location, traffic flow, and potential impacts on the surrounding community.

Explanation/Discussion: During the 2025-26 legislative session, the funding structure was amended for certain school systems, one of those being Caroline County Public Schools. The state share of eligible costs for FY2027 and FY2028 was increased to its highest levels in many years, with FY2028 expected to be the most expensive year of construction. To maximize the use of state funding, it is imperative the Lockerman Middle School project remain on its current schedule, including submission of the next set of documents, which must identify the building site on the property, by September 1. Delaying this decision would have a profound impact on both the timeline and funding of this project, extending major construction costs into FY2029 and beyond. The state's funding formula for FY2029 is not known at this time.

The decision before the Board is the specific location of the building on the selected site. This allows the required studies to be completed and used to create a safe, effective, and efficient school building and campus. This may include refinements to the building's location as well as the placement of parking lots, traffic flows, athletic fields, etc. Additional opportunities for public feedback will be provided as more information becomes available.



Crabtree, Rohrbaugh & Associates
Architecture, Planning, Interior Design

MSA / CAROLINE COUNTY
PUBLIC SCHOOLS

Board of Education Update

Lockerman Middle School Replacement

AUGUST 11, 2026

Maryland Stadium Authority

- **Dawn Sanders** – Project Manager

Educational Facility Planning, LLC & Szyfer Consulting, LLC

- **David Lever** – Planning Consultant
- **Deborah Szyfer** – Planning Consultant

Crabtree, Rohrbaugh & Assoc., Architects

- **Todd Vukmanic** –– Principal | Sr. Project Manager

Lockerman Middle School Replacement

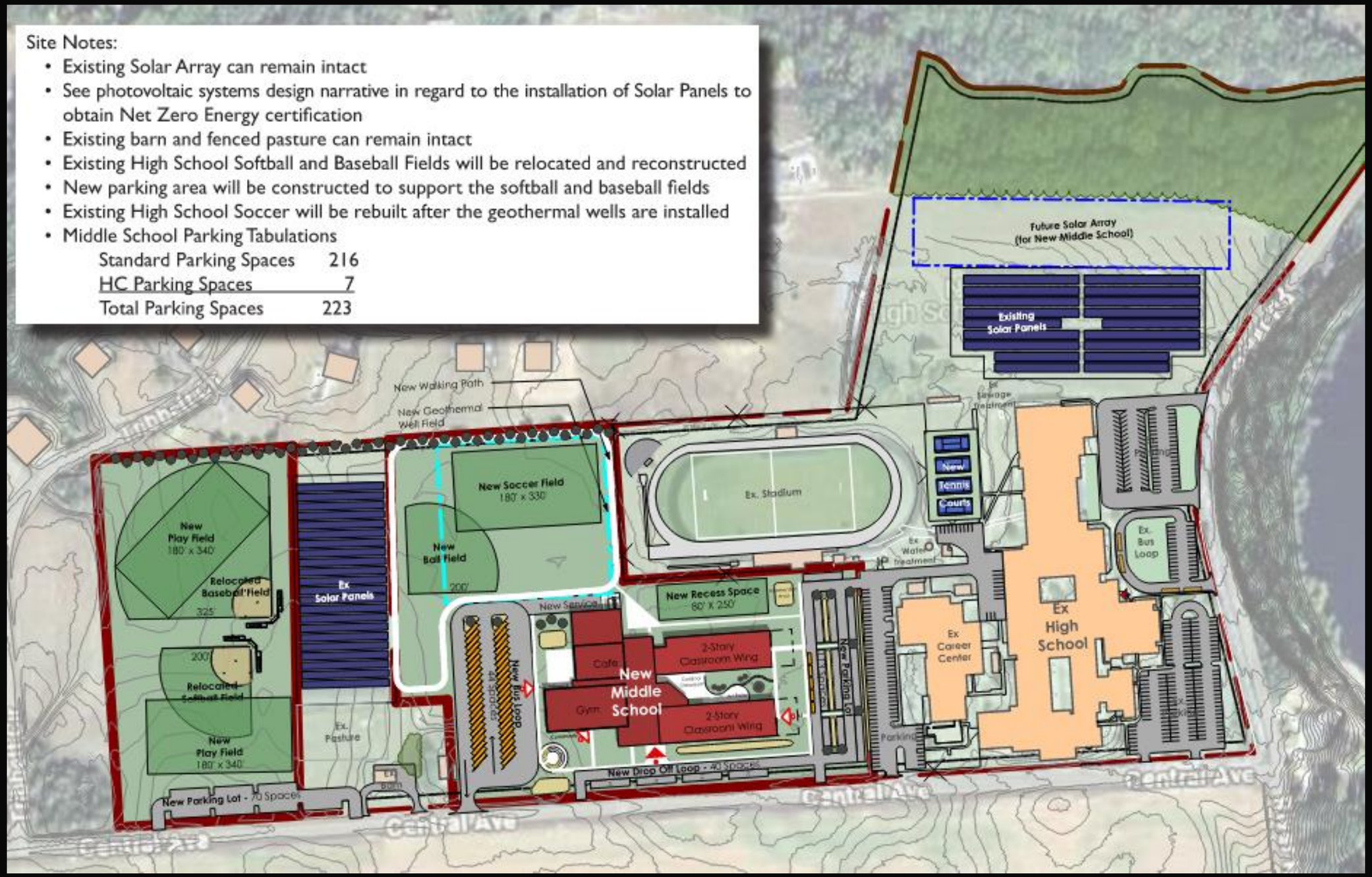
- **July 2025** – Feasibility Study completed / NCHS campus chosen for Lockerman MS
- **December 2025** – MSA contracted to assist in design and construction
- **June 2026** – CRA hired for design and construction administration
- **June 2026** – Biweekly Design Meetings begin for Lockerman Middle School
- **July 2026** – Oak Contracting hired as Construction Manager at Risk
- **Note:** CCPS confirmed elimination of existing solar array at proposed building location

THOUGHTS ON THE FEASIBILITY STUDY: SITE PLAN

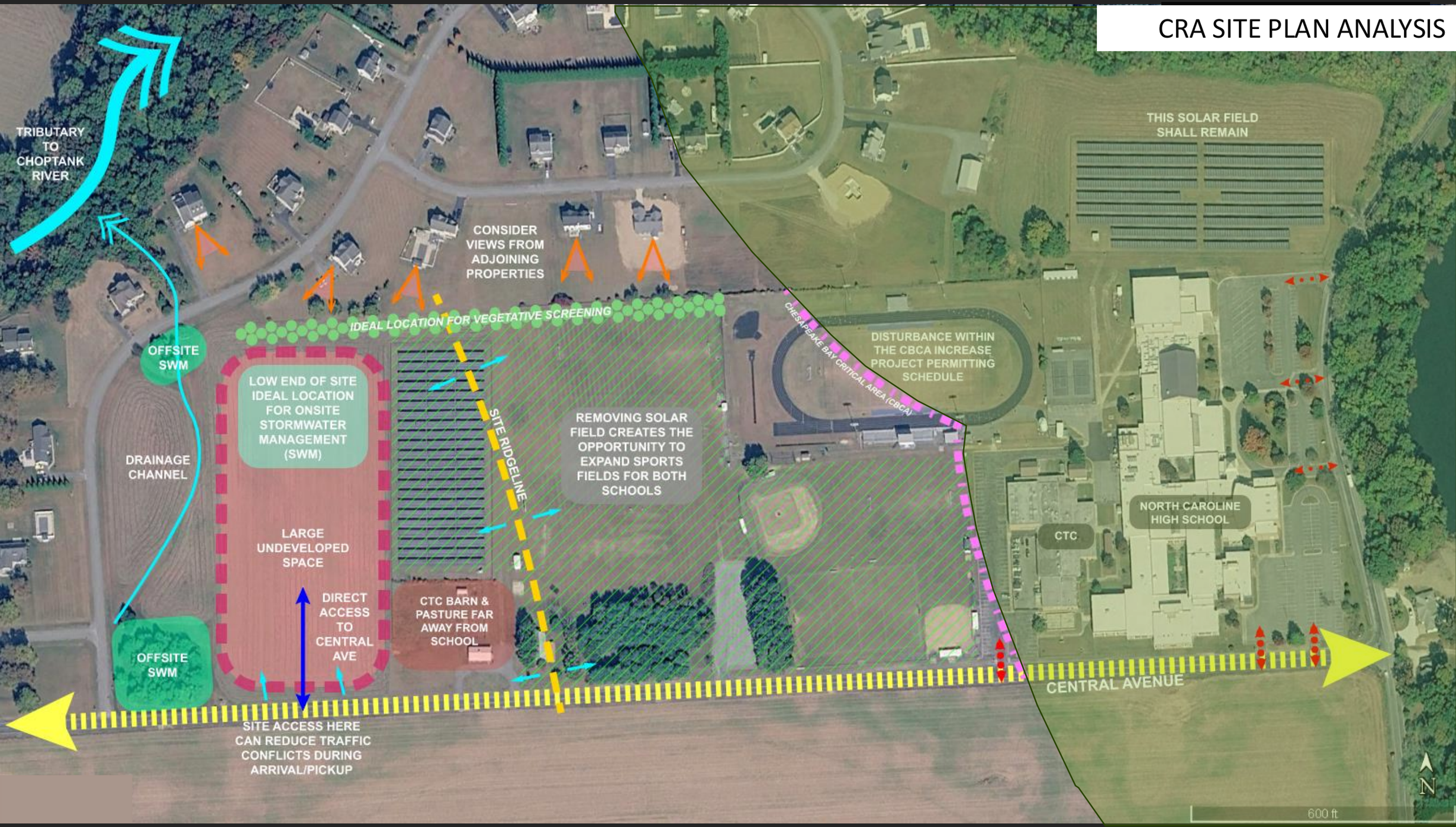
Site Notes:

- Existing Solar Array can remain intact
- See photovoltaic systems design narrative in regard to the installation of Solar Panels to obtain Net Zero Energy certification
- Existing barn and fenced pasture can remain intact
- Existing High School Softball and Baseball Fields will be relocated and reconstructed
- New parking area will be constructed to support the softball and baseball fields
- Existing High School Soccer will be rebuilt after the geothermal wells are installed
- Middle School Parking Tabulations

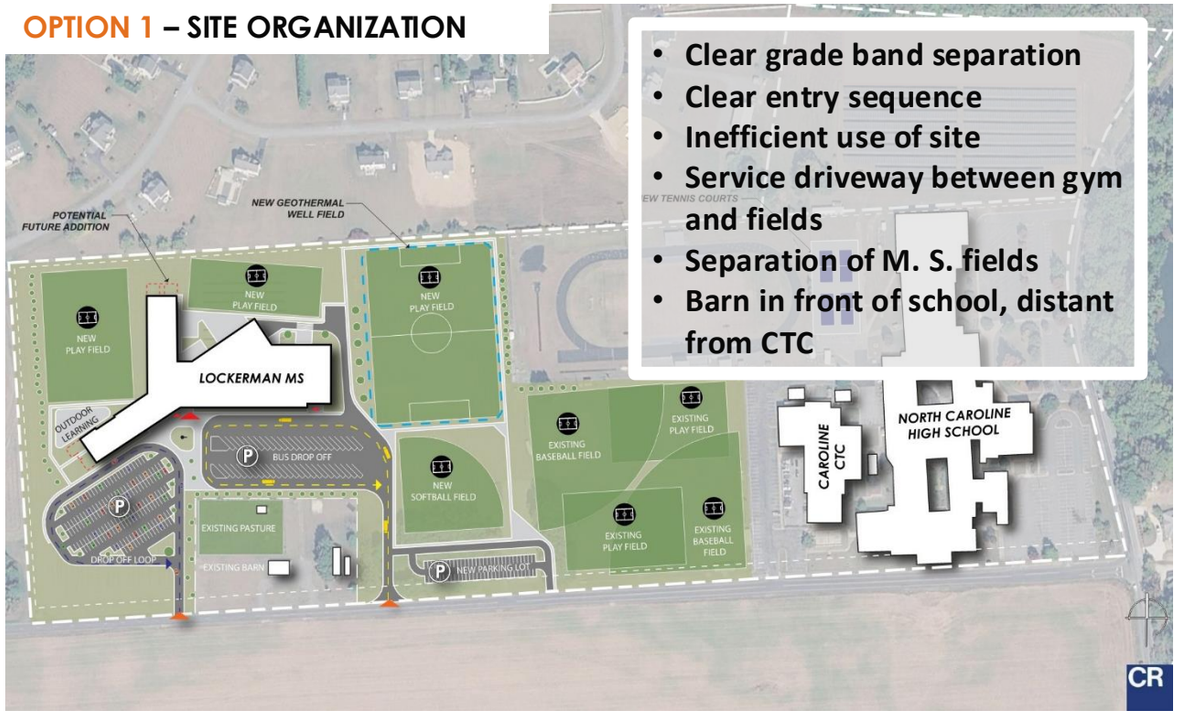
Standard Parking Spaces	216
HC Parking Spaces	7
Total Parking Spaces	223



CRA SITE PLAN ANALYSIS



OPTION 1 – SITE ORGANIZATION



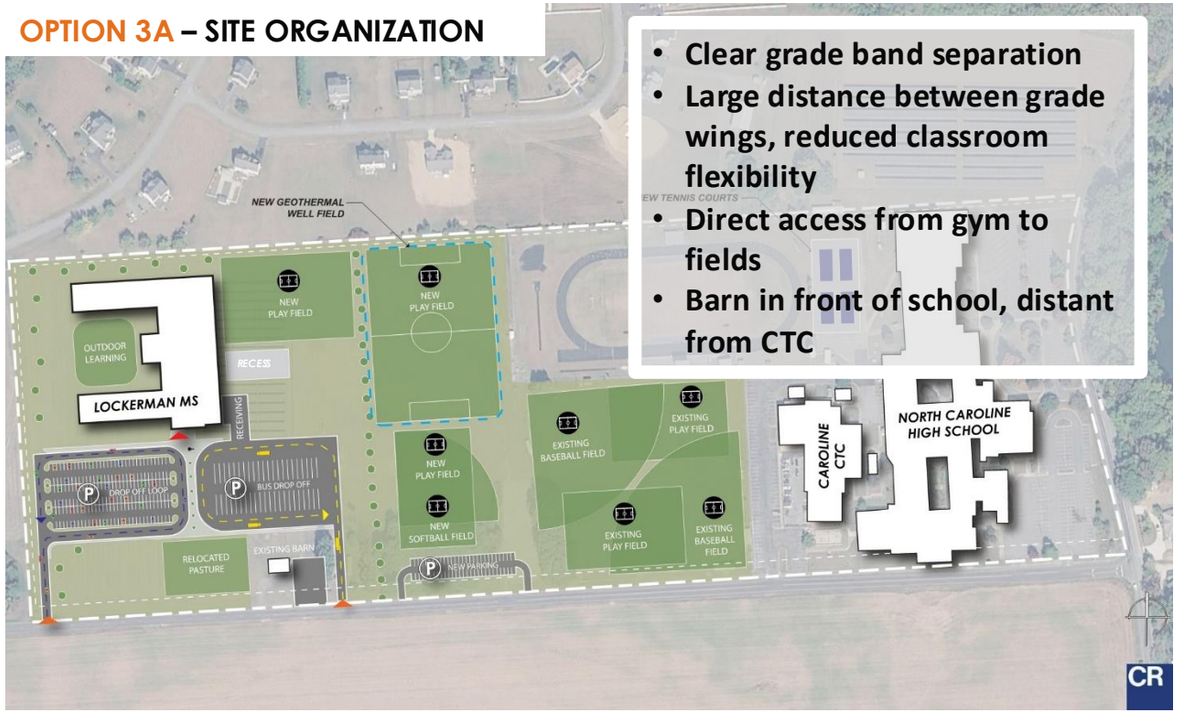
- Clear grade band separation
- Clear entry sequence
- Inefficient use of site
- Service driveway between gym and fields
- Separation of M. S. fields
- Barn in front of school, distant from CTC

OPTION 2A – SITE ORGANIZATION



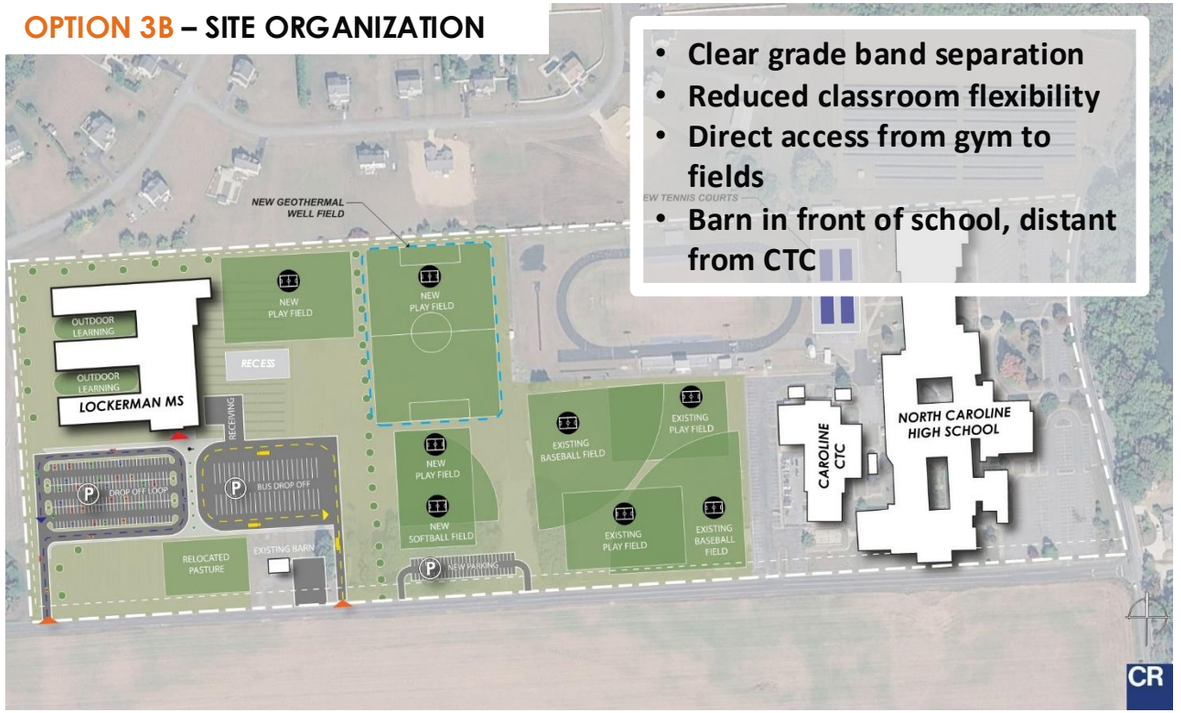
- Consolidates play fields
- Barn closer to CTC
- Direct access from gym to fields
- Efficient building layout
- Classroom wing exposed to direct afternoon sunlight

OPTION 3A – SITE ORGANIZATION



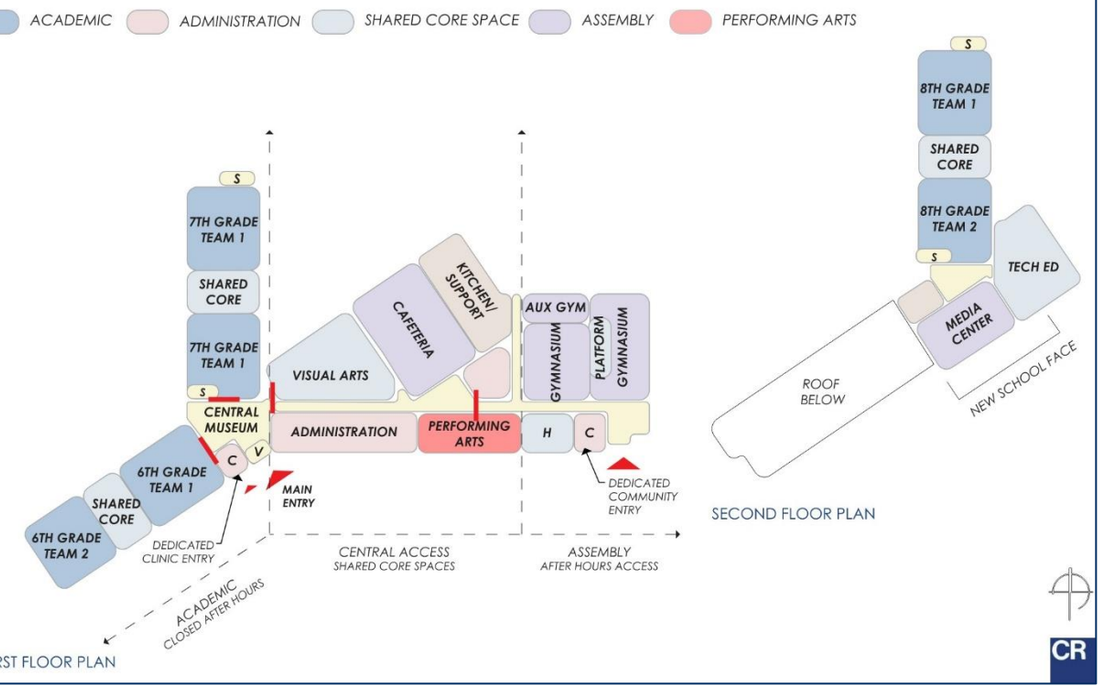
- Clear grade band separation
- Large distance between grade wings, reduced classroom flexibility
- Direct access from gym to fields
- Barn in front of school, distant from CTC

OPTION 3B – SITE ORGANIZATION

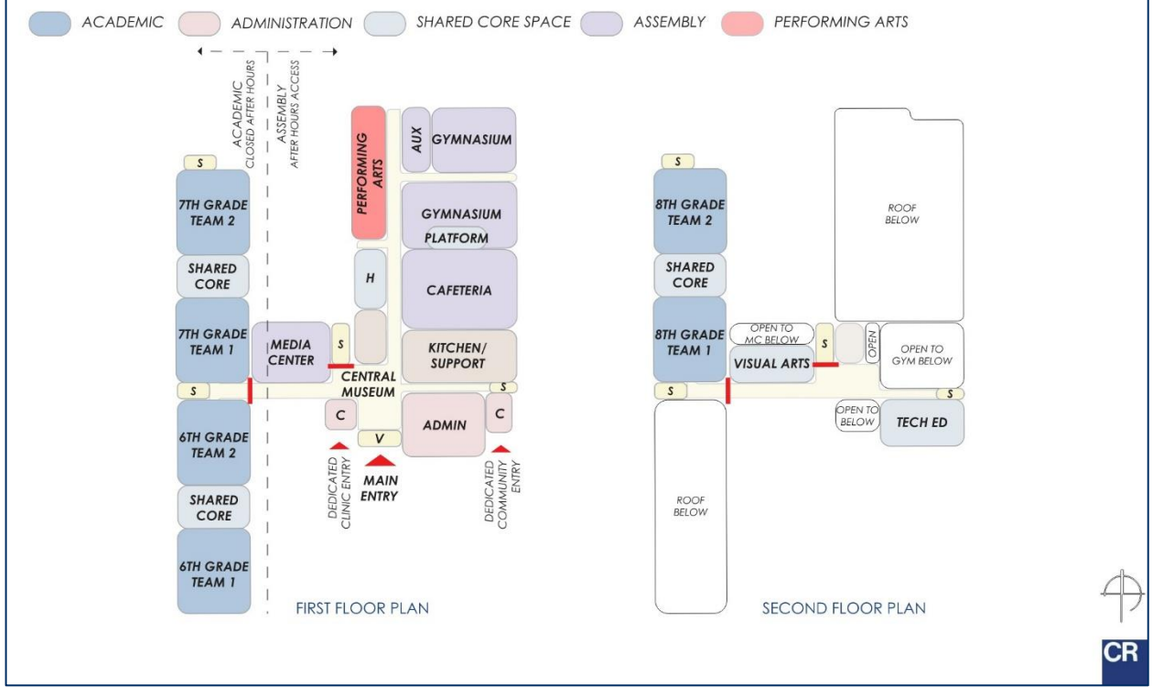


- Clear grade band separation
- Reduced classroom flexibility
- Direct access from gym to fields
- Barn in front of school, distant from CTC

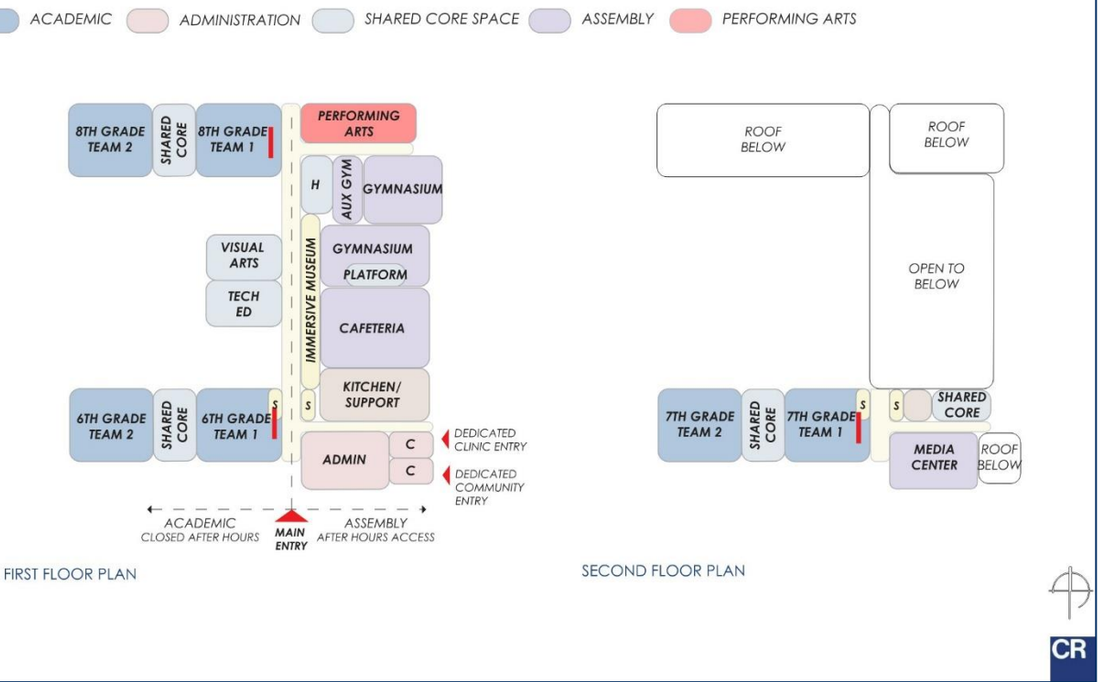
OPTION 1 – BUILDING ORGANIZATION



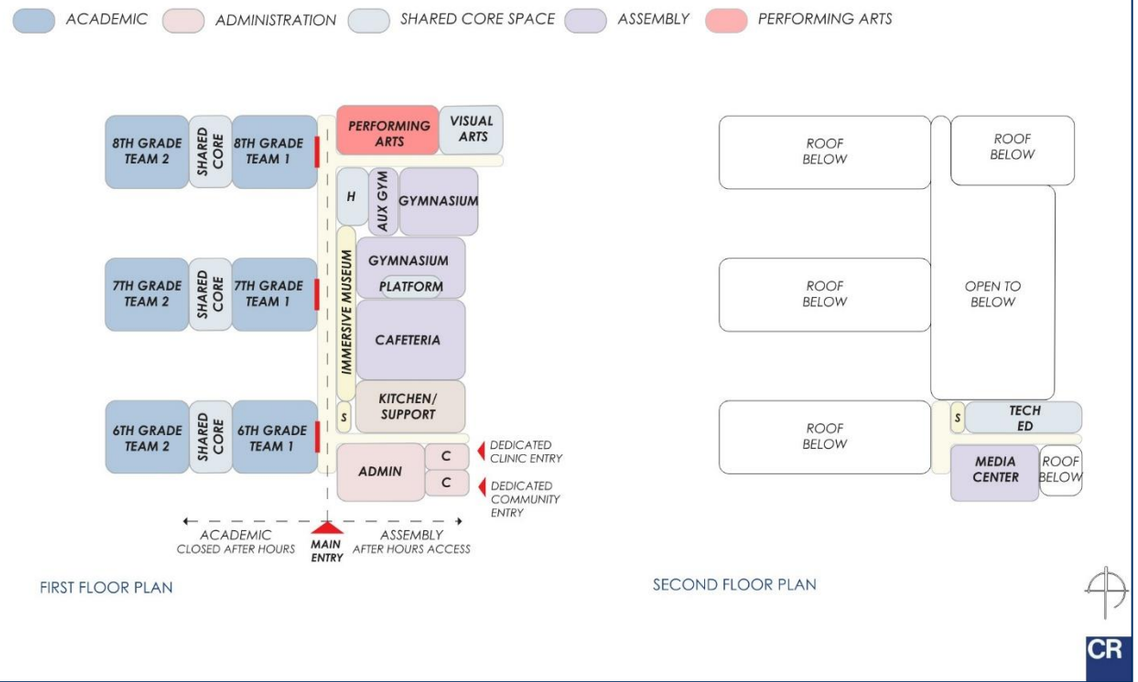
OPTION 2A – BUILDING ORGANIZATION



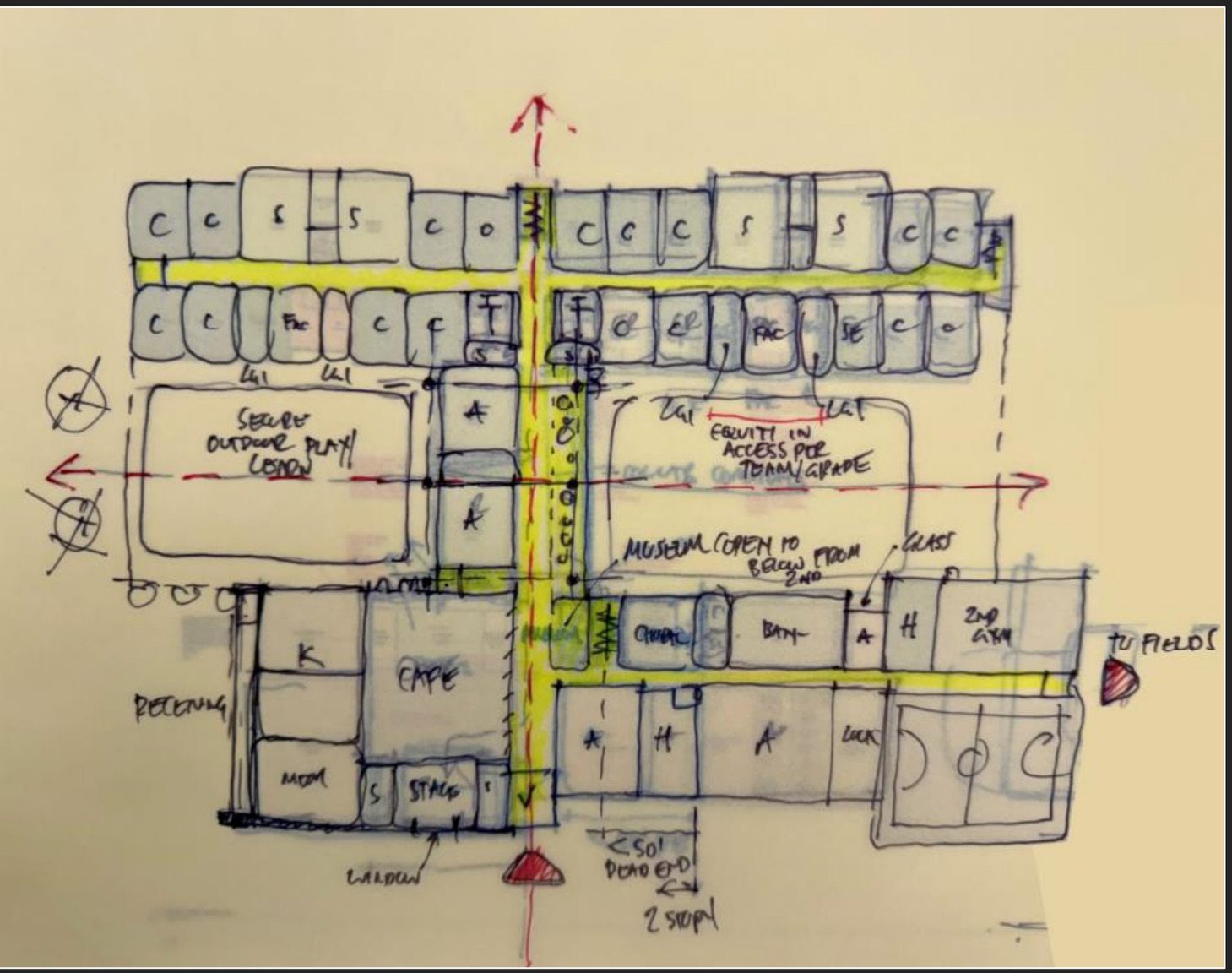
OPTION 3A – BUILDING ORGANIZATION



OPTION 3B – BUILDING ORGANIZATION



CONCEPTUAL FLOOR PLAN ANALYSIS



- **Site-driven** building organization
- **Program Adjacencies** organized among major building design elements
- **Classroom Separation** private & public core support areas
- **Centrally Located** shared core spaces for equitable access
- **Secure/Controlled Primary Entry** for students/staff/public
- **Dedicated Access** for Community School/Health programs
- **Secured Zones** to separate private/public spaces
- **Building Organization** reinforces functional adjacencies and team-based learning concepts
- **Grade Levels Organized** into two teams per grade
- **Daylight and Views** from all instructional spaces
- **Direct Connection** from Gym (s) to outdoor play areas
- **Lockerman Heritage & Museum** centrally located at main entrance lobby
- **Museum** embedded into daily student experience

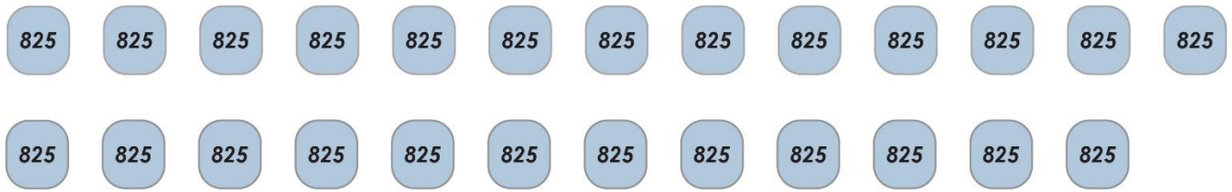
OPTION 2B: SITE ORGANIZATION



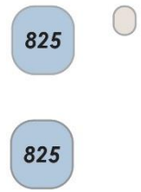
CONCEPTUAL DESIGN FLOOR PLANS: BUILDING PROGRAM VISUALIZATION

CORE ACADEMIC SPACES

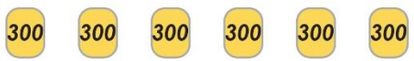
ACADEMIC CLASSROOMS - 825 sq ft



MULTILINGUAL CLASSROOMS - 825 sq ft



LARGE GROUP INSTRUCTION - 300 sq ft



SMALL GROUP INSTRUCTION - 150 sq ft



SCIENCE LABORATORIES - 1,300 sq ft



SPECIAL EDUCATION

CLASSROOMS - 825 sq ft



ADMIN



SENSORY



VISUAL/PERFORMING ARTS AND TECHNICAL EDUCATION

TECH ED - 1,600 sq ft



VISUAL ARTS - 1,300 sq ft

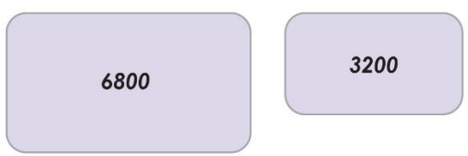


PERFORMING ARTS SPACES



ASSEMBLY SPACES

PHYSICAL EDUCATION



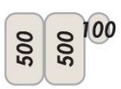
CAFETERIA - 11,685 sq ft



HEALTH



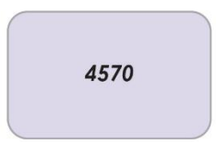
LOCKERS



OFFICES



MEDIA CENTER



ADMINISTRATION

ADMIN



HEALTH SUITE



IT SPACES



AIDE



SERVICE



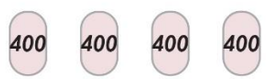
COUNSELING



COMMUNITY



FACULTY PLANNING

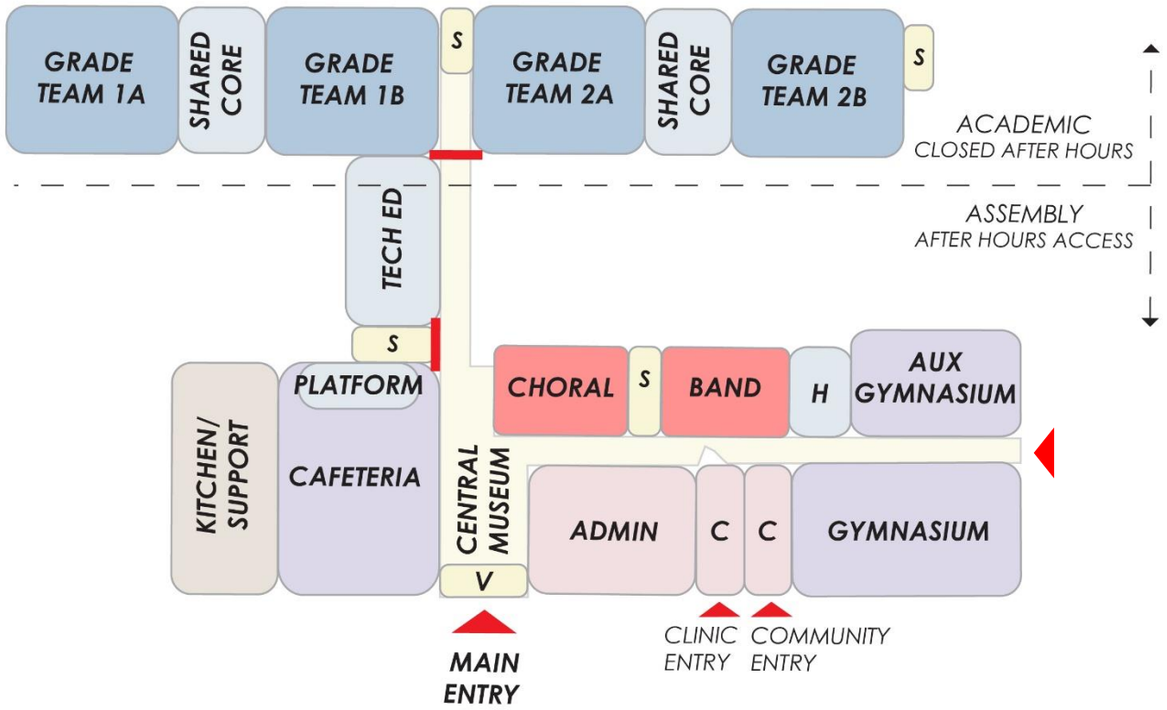


DINING

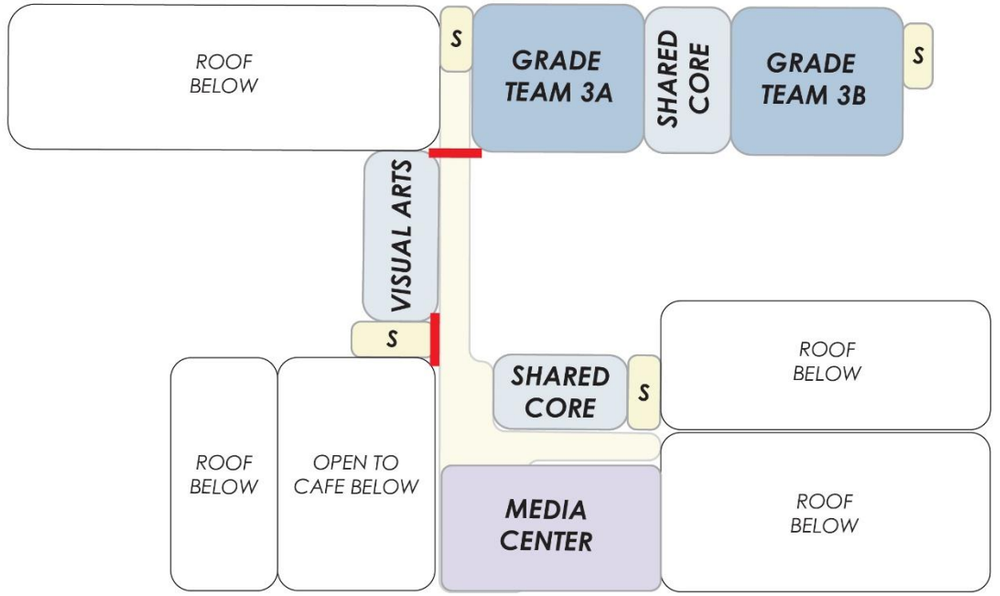


OPTION 2B: BUILDING ORGANIZATION



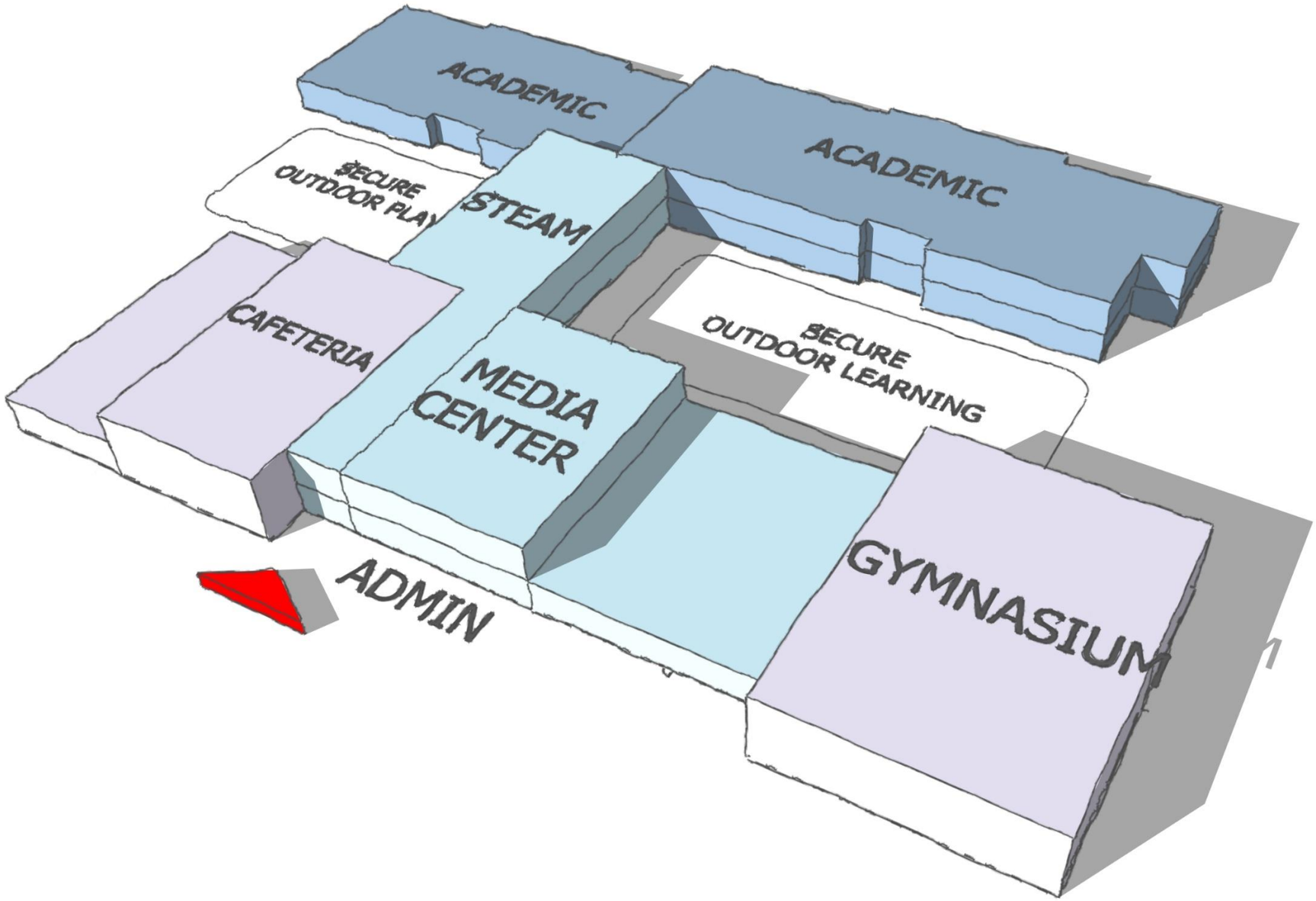


FIRST FLOOR PLAN



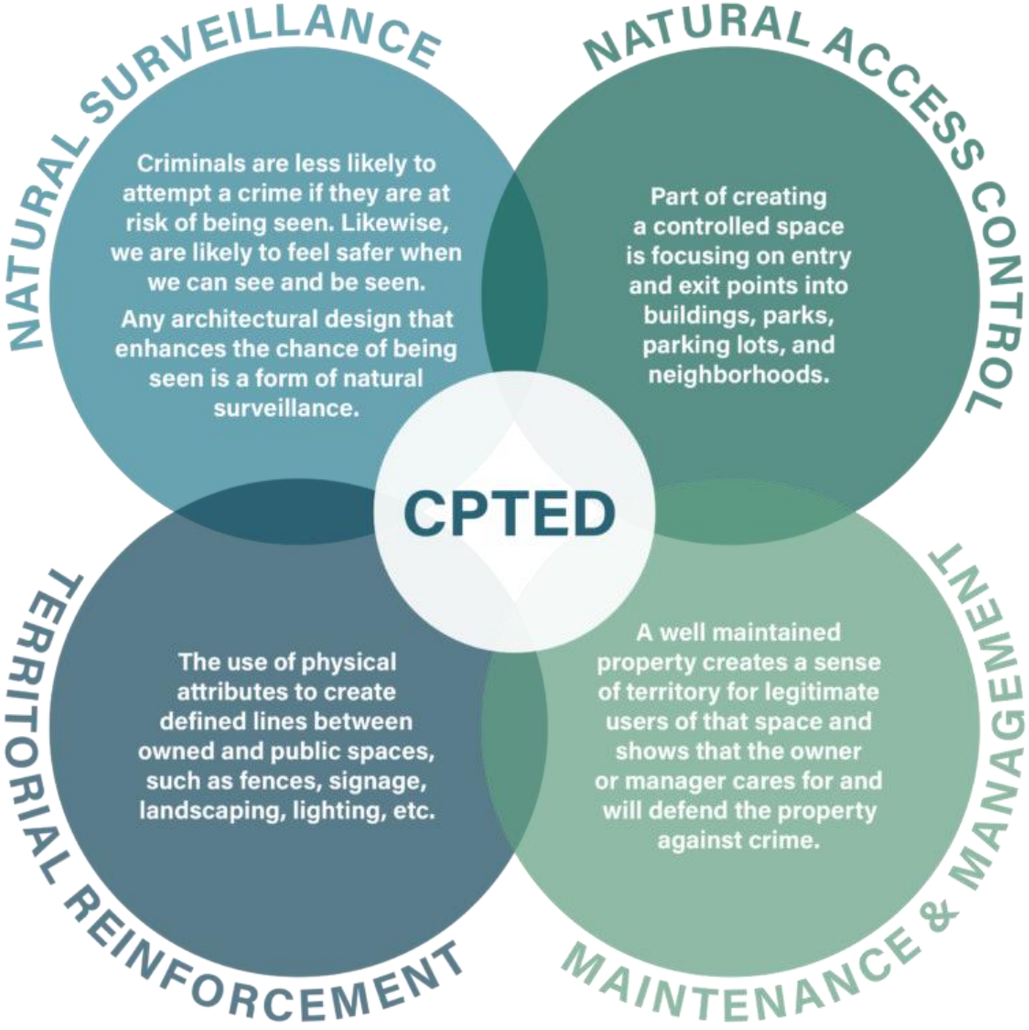
SECOND FLOOR PLAN

OPTION 2B: MASSING STUDY



OPTION 2B: MASSING STUDY





DESIGNING SAFE SCHOOLS

Site Design Strategies

- Protective Standoff Perimeters
- Defined Site Access and Routes
- Adequate Site Lighting
- Site Visibility & Surveillance

Facility Design Strategies

- Structural Hardening
- Clear/Identifiable Main Entrance
- Way-Finding
- Layered Building Security
- Building Surveillance

Operational Measures

- Staffing
- Policy and Procedures
- Evaluate Buildings



42

LEED Certified & Registered Projects

12

LEED & GG Maryland Middle Schools

24

Million in Sustainable Grants

ENERGY EFFICIENT DESIGN

- Durable, cost-conscious design
- Holistic integrated design to reduce energy consumption and greenhouse gas emissions
- Building orientation of primary spaces for solar control
- Energy efficient building envelope
- Compact building footprint for efficient thermal comfort
- Minimize energy consumption with efficient building systems and renewable energy sources
- Investigate sustainable grants to help offset first costs
- Building as a teaching tool

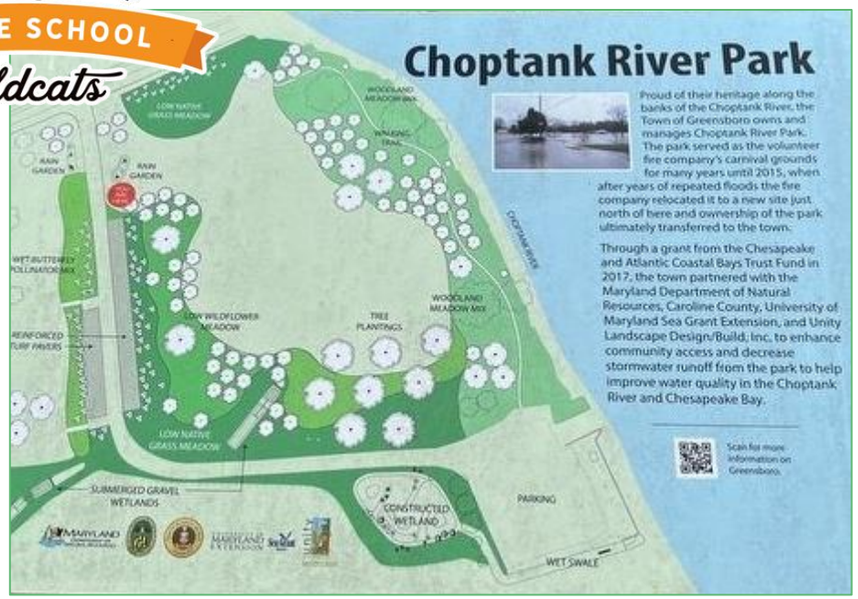
HISTORICAL DISPLAY DESIGN OPPORTUNITIES

Caroline County PUBLIC SCHOOLS

ONE FAMILY. ONE VISION.

LOCKERMAN MIDDLE SCHOOL Wildcats

Agricultural Heritage



Sustainability

Lockerman Legacy

Eastern Shore

- Incorporates Caroline Co. history & instils community pride.
- Collaborate with CCPS to obtain insight into historical elements to feature, such as Lockerman, Eastern Shore, Choptank River, agricultural heritage, sustainability, etc.
- Will feature will honor the county's rich heritage and serve as a modern community hub to support collaboration.

HISTORICAL DISPLAY OPPORTUNITIES



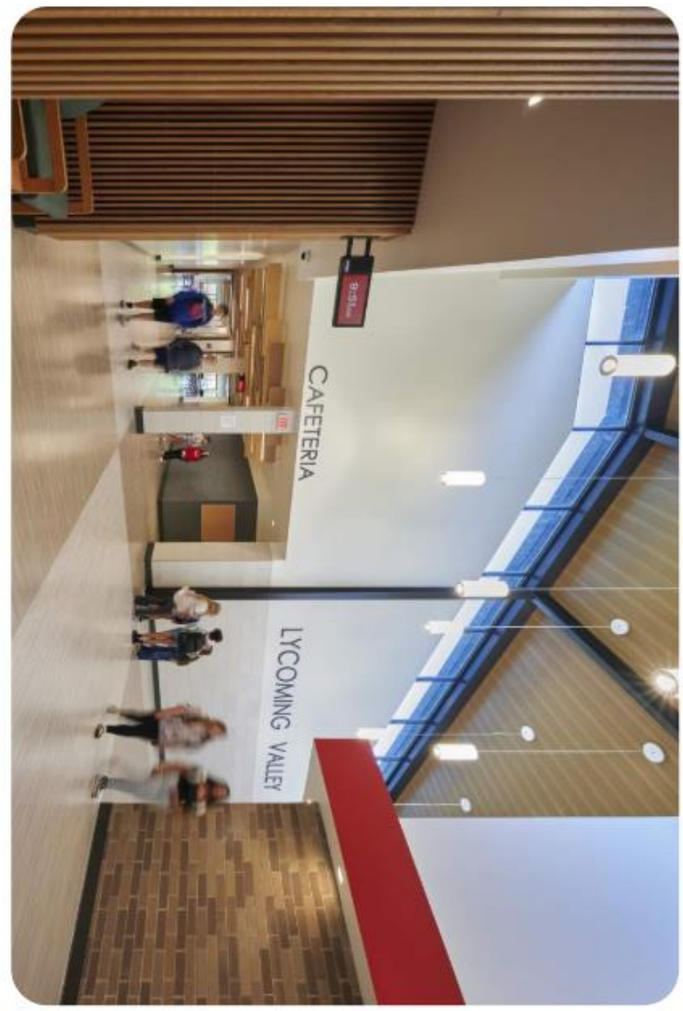
HISTORICAL DISPLAY OPPORTUNITIES

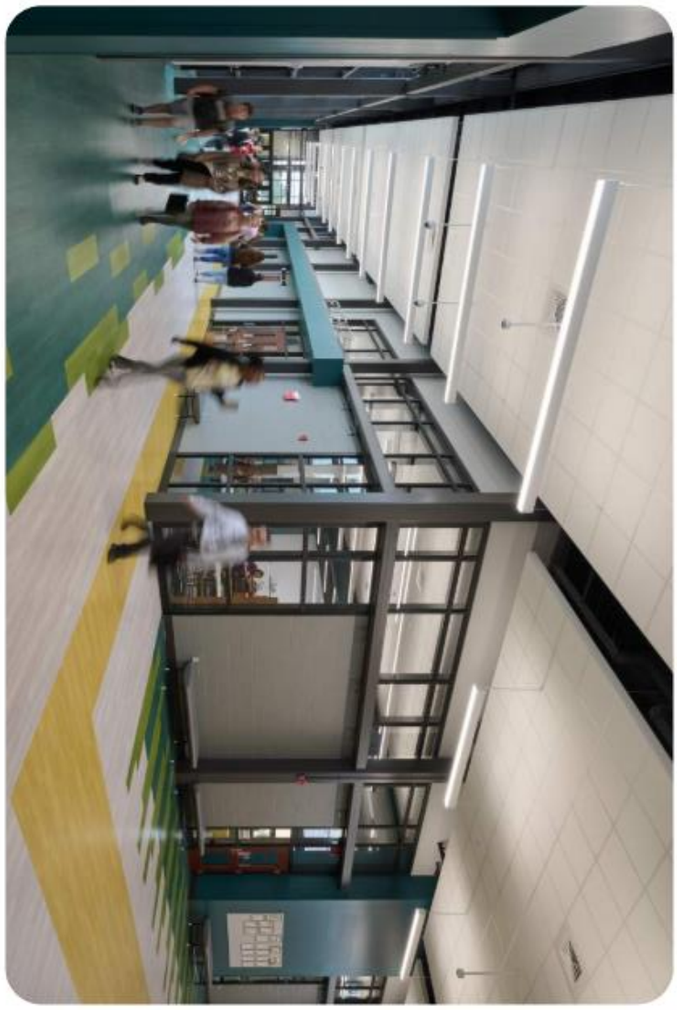


WAYFINDING OPPORTUNITIES:







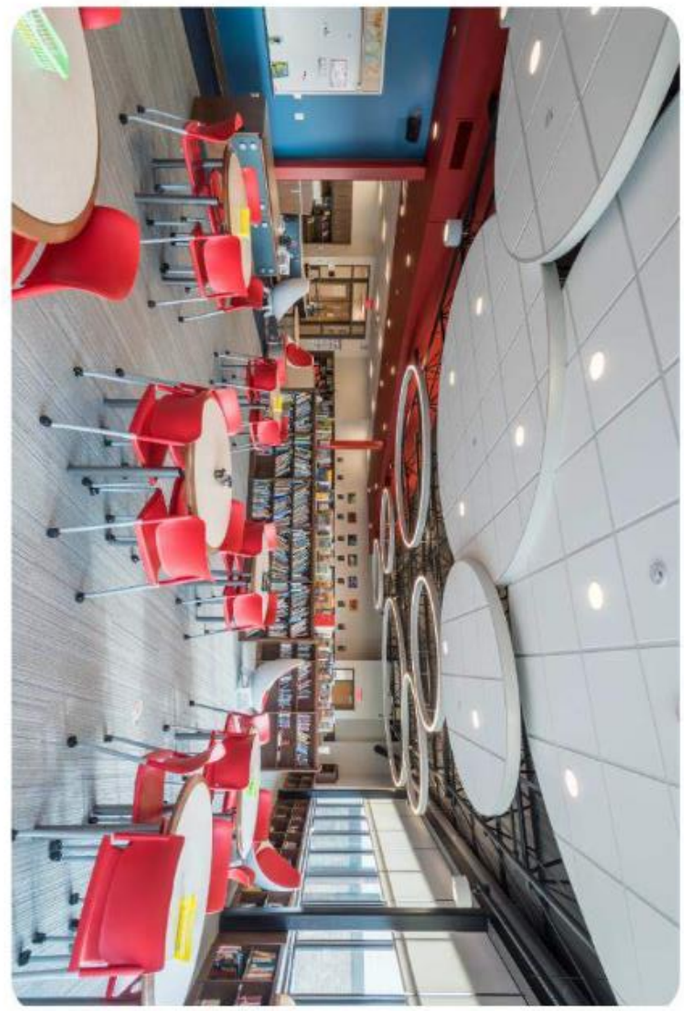


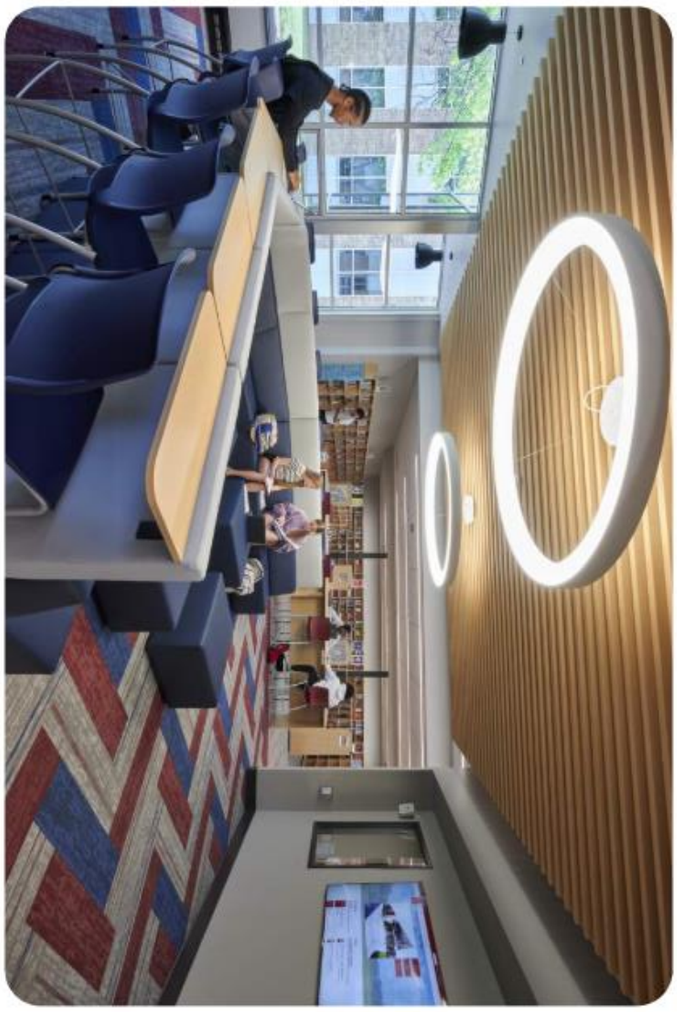


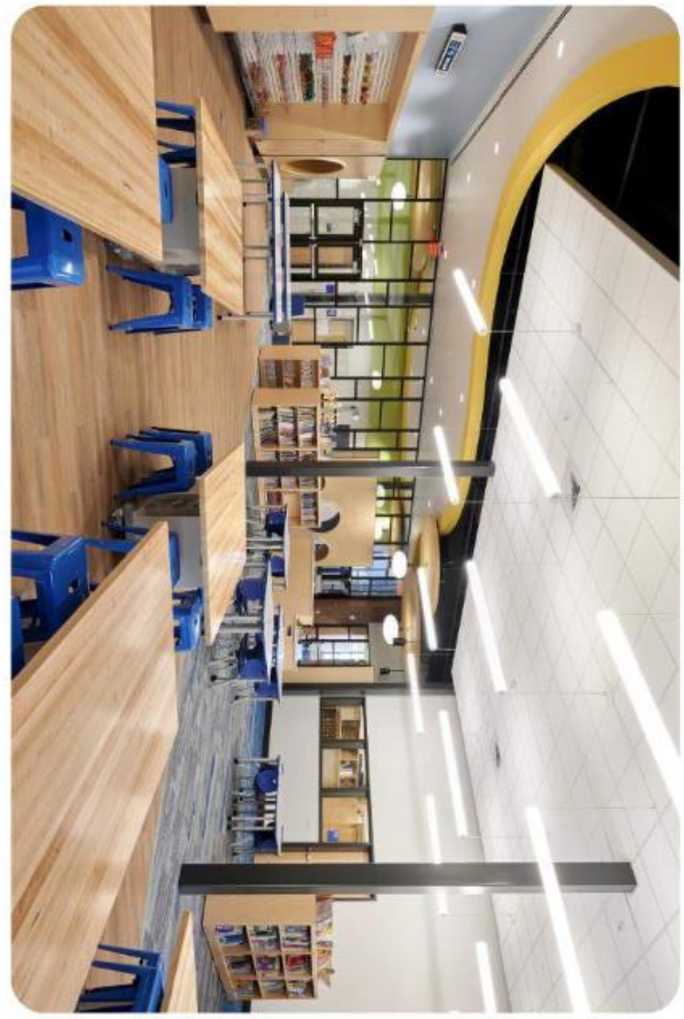
EXAMPLES OF PRECEDENT IMAGERY:

LOBBIES / MAINSTREETS





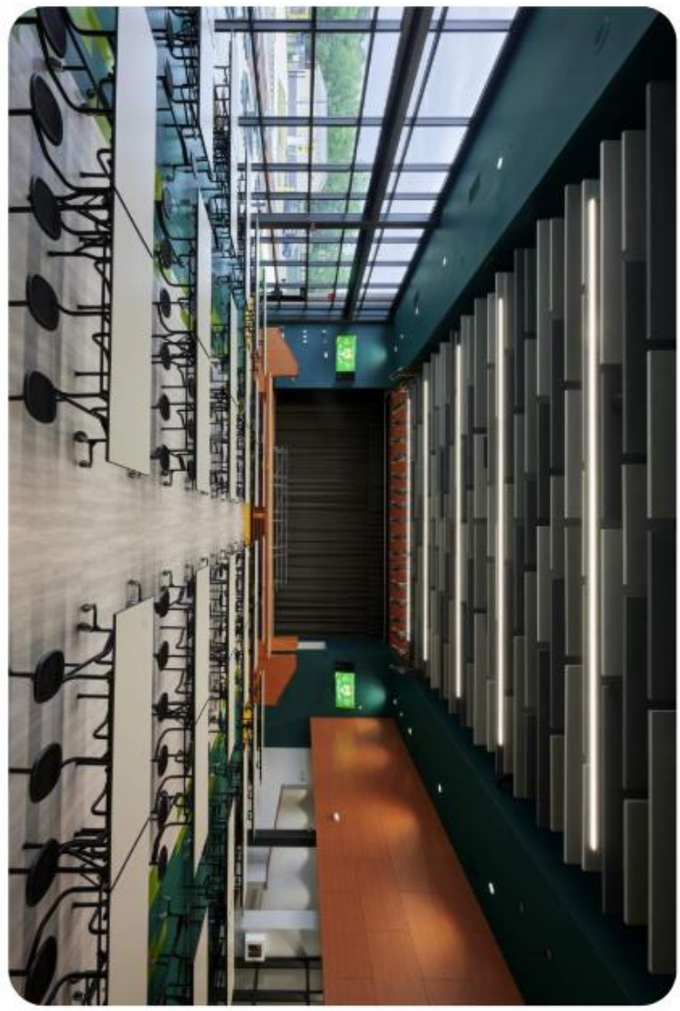




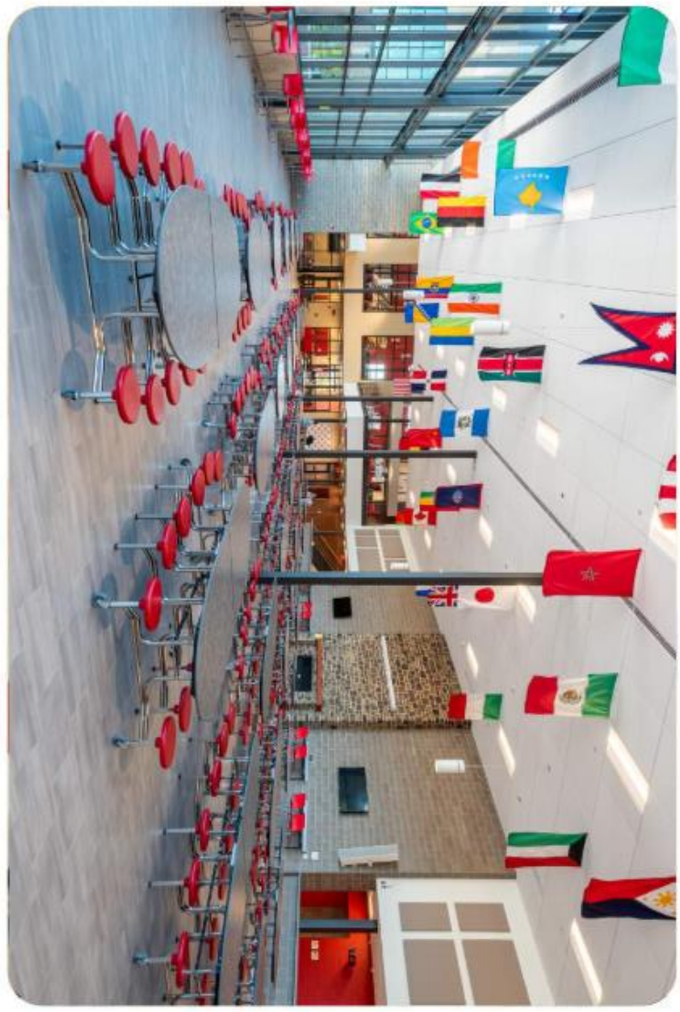
EXAMPLES OF PRECEDENT IMAGERY:

MEDIA CENTERS / LIBRARIES



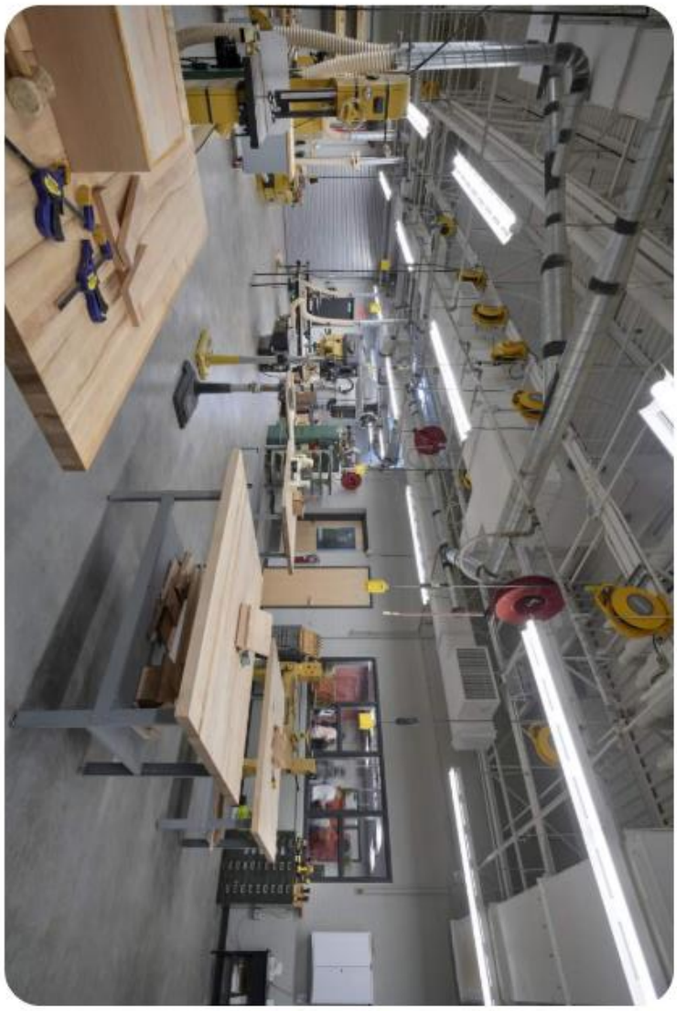


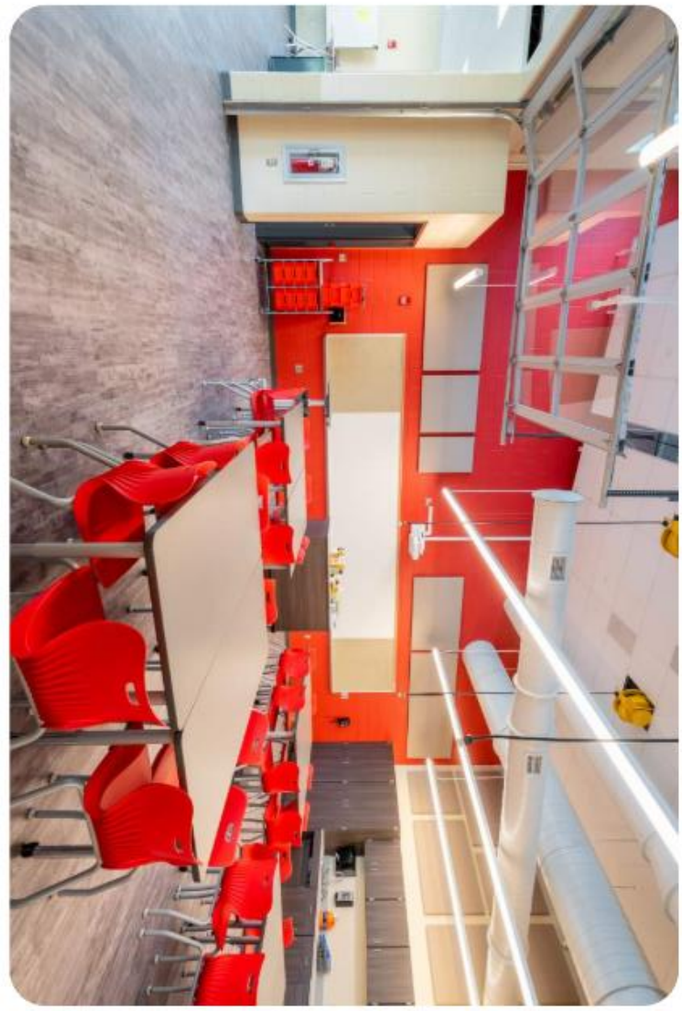




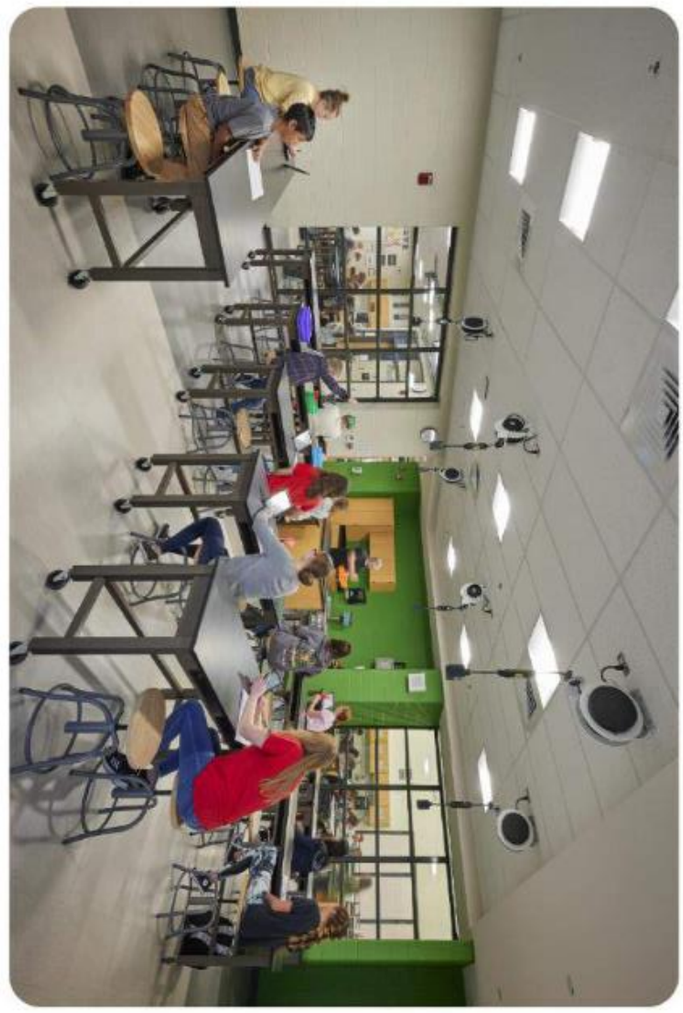
EXAMPLES OF PRECEDENT IMAGERY:

CAFETERIAS







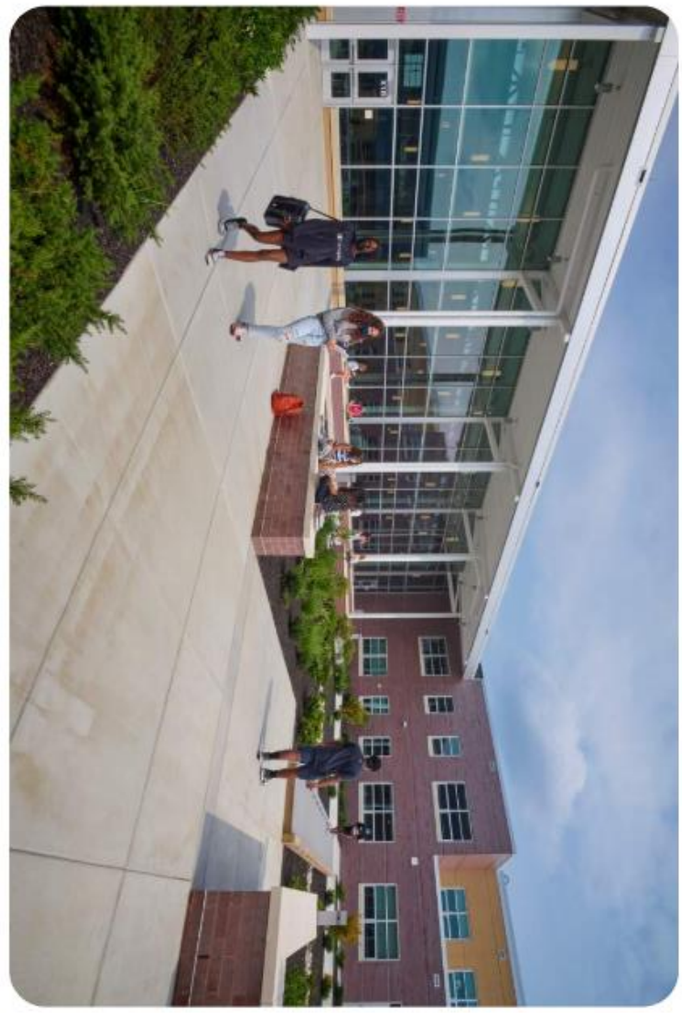


EXAMPLES OF PRECEDENT IMAGERY:

TECHNOLOGY AREAS

EXAMPLES OF PRECEDENT IMAGERY:
GYMNASIUMS









EXAMPLES OF PRECEDENT IMAGERY:

OUTDOOR LEARNING AREAS

2026 Kent County Middle School –
Photo Contest Winners









Middle School

- **Sustainability Theme**:
  "*Our School, Our Planet, Our Future*!"
- **Grade level appropriate activities** in conjunction with curriculum
- **NGSS Middle School rubrics for essay contest**
- **Photo competition**
- **Presentations to the entire school**
- **Apply to become an MD Green School -** MD Association for Environmental & Outdoor Education (MAEOE)
- **Incentives & prizes**

PROJECT SCHEDULE MILESTONES

- **Winter 2027 –** Next community meeting for design review
- **Current thru Summer 2027** – Lockerman Middle School Replacement design effort
- **Summer/Fall 2027** – Begin construction on Lockerman Middle School Replacement
- **Spring/Summer 2029** – Construction completion for Lockerman Middle School Replacement
- **August 2029** – Occupancy at Lockerman Middle School Replacement


THANK YOU!
QUESTIONS?