

DAVID LEVER, EDUCATIONAL FACILITIES PLANNING LLC

1910 Martins Cove Ct., Annapolis, MD 21409

443-926-2444 (m) / 410-757-1469 (o) / edfacplanningLLC@gmail.com

RESUME OF PROFESSIONAL EXPERIENCE

Spring 2023

PROFESSIONAL CREDENTIALS AND AFFILIATIONS

Registered Architect, State of Maryland (Registration No. 9608)

Member, American Institute of Architects

Member, Association of School Business Officials MD-DC (ASBO)

EDUCATION

Rice University School of Architecture, Houston, TX: Doctor of Architecture in Urban Design, May 1995:
"Local Domains: Neighborhood Planning and the Interests of Cities"

Harvard University Graduate School of Design, Cambridge, MA: Master of Architecture, June 1983

Cornell University, Ithaca, NY: Bachelor of Arts in philosophy and classics, June 1970

EDUCATIONAL FACILITIES PLANNING AND DESIGN

2016 - 2023 *Principal, Educational Facilities Planning LLC*

Consultation services to local boards of education, the State of Maryland, and private organizations on K-12 educational facilities funding, enrollment projections and attendance boundaries, community engagement, capital planning, design, procurement, construction, maintenance and management.

- *Baltimore City Public Schools*: Investigation of public-private partnership potential of Board-owned properties (present)
- *Baltimore County Public Schools*:
 - Multi-Year Improvement Plan for All Schools (MYIPAS; 2020-2021), with CannonDesign: Community engagement and survey; utilization, equity, capacity and condition assessment; recommendations for six-year capital plan
 - Review and assistance with Educational Facility Master Plan, Comprehensive Maintenance Plan, and Capital Improvement Program, and development of elementary and middle school educational specifications (2017-2019)
 - Study of Northwest Planning Region Career and Technical Education Center and development of educational specifications (2022)
- *Caroline County Public Schools*: Assistance with project development and capital funding (2017); development of Comprehensive Maintenance Plan and long-term facility management recommendations (2021)
- *Carroll County Public Schools*: Facilitator for Redistricting and School Closure Committee, developing planning options to guide Board of Education capital decisions (2018)
- *Dorchester County Public Schools*: Districtwide master plan for early childhood and elementary education (current)
- *Garrett County Public Schools*: Strategic Facilities Plan, providing planning options to guide long-term Board of Education decisions on capital projects, school attendance boundaries, and funding (2019, 2021)
- *Kent County Public Schools*:
 - Six-Year Facilities Strategic Plan to guide long-term capital decisions (2017-2018)
 - Assistance with annual Educational Facilities Master Plan and Capital Improvement Program (2017-present)
 - Program management, project development and management, procurement of services, and capital forecasting (2017-present)
 - Kent County Middle School: Educational specifications, investigation of planning alternatives for replacement of the school (current)
- *Prince George's County Public Schools*:
 - Study on efficiency and effectiveness of the Department of Capital Programs, with recommendations for improvement (2017-2018)
 - Educational Facilities Master Plan and Capital Improvement Plan (2022, current)
 - Educational specifications for three projects (current)

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- *St. Mary's County Public Schools*: Comprehensive facility utilization study, with CannonDesign: Utilization, enrollment projections, community engagement, capital recommendations (current).
- *Talbot County Public Schools*: Educational Facilities Master Plan, assistance with capital planning and with project development and management (2016-present)
- *Association of School Business Officials MD-DC*:
 - Revision of "Facilities Management for Maryland Public Schools" manual (2019)
 - Collaboration in development of guidelines for school re-opening and future design under conditions of Covid-19 pandemic; co-author, "A Clearinghouse of Resources to Aid in Reopening Schools" (2020)
- *State of Maryland, 21st Century School Facilities Commission*: Research and reports on project delivery methods, alternative financing, and alternative construction methodologies (2016-2017)
- *Association for Learning Environments (A4LE)*: Development of methodology for school safety and security assessment, update of the A4LE School Safety Guidelines (2018)
- *Private Development*: Analysis of a school enrollment situation in Delmar, Maryland (2018)

2003 - 2016 Interagency Committee on School Construction (IAC), State of Maryland

Executive Director for statewide K-12 public schools funding and regulatory program:

- Promotion of best practices for school finance, procurement, planning, design, construction and maintenance among school districts
- Continuous assistance to local educational agencies on facility management issues (site selection, planning, design, procurement, construction administration, community relations, etc.)
- Development of legislation, regulation and policy on public school facilities
- Development of annual State Capital Improvement Program (CIP); management of the Program and three other funding programs
- Collaboration with staff from Maryland State Department of Education, Department of General Services, and Maryland Department of Planning on funding programs, proposed sites, facility design, enrollment projections, project scopes, and related matters
- Annual maintenance inspections of approximately one-sixth of all Maryland schools
- Research and reports on:
 - Special topics: Baltimore City 21st Century Building Program; Funding and Financing of School Construction; Maintenance and School Funding; Containment of School Construction Costs
 - Status of funding programs, maintenance and related matters to the Governor, Board of Public Works, Interagency Committee on School Construction, General Assembly, other elected and appointed officials, local governments, school systems, the public
 - Alternative procurement, delivery, and financing methods; high performance school initiatives
- Maintenance of a statewide school facility database
- Staff support to 21st Century School Facilities Commission established by legislature (2016-2017)
- Membership in the following organizations and statutory task forces:
 - Maryland Green Building Council (2007-2016)
 - Sustainable Growth Commission; designee for State Superintendent (2010-2016)
 - Executive Committee, Baltimore City 21st Century Building Program (2013-2016; Chair, 2014-2015)
 - Lieutenant Governor's Subcabinet on Public Private Partnerships (2013-2014)
 - Task Force on Prevailing Wage Rates in School Construction (2013-2014)
 - Task Force on the Future of Growth and Development, Schools Sub-Group (2009)
 - Treasurer's Task Force to Study Public School Facilities (2003-2004)
 - BRAC Preparation Team (2003-2009)

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Major structural and policy initiatives:

- Legislation to enable alternative project procurement, delivery, and financing methodologies (2004), high performance school requirements (2008, 2014), and the Baltimore City Public Schools 21st Century Building Program (2013)
- Development of regulations for administration of the IAC and for school procurement, project delivery, and alternative financing; interpretation and enforcement of regulations; revision of Administrative Procedures Guide to implement regulations
- Incorporation of State community planning policies (Smart Growth) into site selection and funding regulations and into project evaluations
- Monitoring of facility maintenance and capital projects in Baltimore City Public Schools, and implementation of improvements in staffing, organization, and practices
- Assumption of annual maintenance inspections from another agency, with dedicated staff and doubling the number of annual inspections performed
- Revision of Minority Business Enterprise Procedures for PSCP, and assumption of monitoring role for agency

1996 - 2003 Prince George's County Public Schools, Upper Marlboro, MD.

Director of Planning and Architectural Services (2001-2003; formerly Capital Improvement Program Officer 1996-2001) for a school system with 200 facilities and 132,000 students:

- Formulation and execution of the Six-Year Capital Improvement Program:
 - Project oversight and management, including programming, scheduling, budgeting, design, construction and occupancy of school facility projects estimated at approximately \$700 million in total construction value
 - Oversight of staff architects, engineers, construction observers, support personnel, and outside consultants
 - Coordination with related school system professionals in pupil accounting, curriculum, maintenance, plant operations, food services, transportation, and purchasing
- Staff support to elected and appointed officials in deliberations with County, State, and Federal agencies and legislative bodies
- Designated liaison to County Project Management Team in fulfillment of court-mandated termination of a desegregation order; Chair, Consultants Subcommittee; Board of Education representative, Budget and Finance and Site Selection subcommittees
- Superintendent's designated liaison to Board of Education, County Council, and State of Maryland legislative committees to report on status of projects and policy issues
- Board of Education representative to State Committee on High Performance Schools and Working Group on School Adequacy
- Board of Education representative, Corporate Partnership for Project Excellence (a public-private partnership team)

Major structural and policy initiatives:

- Development of six-year high school facility plan
- Development of prototypical designs for elementary and middle schools
- Introduction of Construction Management Agency, Construction Management At-Risk, and Design-Build project delivery methods
- Implementation of a Facilities Assessment Study and a methodology for prioritizing future renovation and replacement projects
- Initiation of forward funding of County monies to accelerate design and site surveys
- Review and improvement of the project permitting process, involving in-house procedures and coordination with public agencies

URBAN DESIGN AND PLANNING

1993 - 1995 Bryant and Bryant, Architects, Engineers and Planners, Washington, D.C. Urban context studies for facility site plans, Washington, D.C. and Xi'an, People's Republic of China.

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Comprehensive planning (application to U.S. HUD for Empowerment Zone funding for the District of Columbia and Macon Co., Alabama): responsibility for planning process and documentation, in collaboration with experts in housing, human services, economic development, safety and security, and community participation

1989 - 1993 Private Practice

- Urban design studies for community client groups in Houston, TX: area analyses, goals assessment, design, housing studies, costing; liaison with City of Houston, area planning organizations, civic clubs, and private interests
- American Institute of Architects Main Street, Houston, Regional/ Urban Design Assistance Team (R/UDAT) (Steering Committee; Co-chair, Midtown Planning Committee)
- Houston Councilmember Jim Greenwood Planning and Zoning Task Force (Goals, Education, Community Participation Subcommittee)

1988 - 1989 James Pratt Architecture, Dallas, TX. Design team member for *Revisioning Dallas: Toward a 21st Century Urban Design* under grants from the National Endowment for the Arts and others: regional, city and neighborhood analysis, conceptual design, reports and grant applications, presentations, financial management, outreach and community involvement

ARCHITECTURAL PLANNING AND DESIGN

2010 - 2014 Forest Dhamma Buddhist Monastery, Lexington, VA. Architectural design of a Thai Theravada Buddhist monastery in a rural Virginia setting (*pro bono*)

1993 - 1996 Bryant and Bryant, Architects, Engineers and Planners, Washington, D.C., and Cho, Wilks and Benn, Architects, Baltimore, MD. Project manager and design architect for medical and educational renovations and new educational, industrial, and residential work

1988 - 1989 James Pratt Architecture, Dallas, TX. Project architect for custom residential design and historic renovation

1982 - 1988 Private practice, Boston, MA. Principal for residential design in the Boston area

1985 Consultant on special projects for three firms in Cambridge, MA

1983 - 1984 August Associates, Architects, Boston, MA. Project architect for historic renovation, new commercial, and residential projects

1981 John Catlin Associates, Boston, MA: Project architect for commercial and residential work

CONSTRUCTION MANAGEMENT AND BUILDING ARTS

2000 C B Richard Ellis, Washington, D.C. Quality control review of construction documents

1993 - 1996 Columbia Construction Company, Inc., Lanham, MD. Consultant for submittals review, estimating, construction management, and contracts

1979 - 1980 Columbia Woodworking Inc., Washington, D.C. Job coordination and design for residential construction: scheduling, purchasing, estimating, contracts, supervision

1978 - 1979 Columbia Woodworking Inc., Washington, D.C. Cabinetmaker and millman; foreman for residential renovations

1972 - 1978 Residential construction, woodwork and furniture design

INSTRUCTION IN URBAN DESIGN, ARCHITECTURE AND URBAN PLANNING

1993 - 2023 Adjunct faculty in architecture, urban design and planning, Virginia Polytechnic Institute National Capital Region (Washington-Alexandria Architecture Center and Department of Urban Affairs and Planning), Alexandria, VA; thesis and dissertation advisor

1991 - 1993 Adjunct faculty in urban design, Rice University School of Architecture, Houston, TX, and University of Houston College of Architecture, Houston, TX

1988 - 1989 Adjunct faculty in architectural and aesthetic theory, The University of Texas at Dallas; visiting lecturer in the Arts and Humanities Forum

1984 Architectural studio instructor, Boston Architectural Center, Boston, MA.