

IAC MEETING AGENDA

Thursday, September 10, 2020

Maryland State Department of Education
Virtual Meeting
9:00 a.m.

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Introduction

- Meeting called to order
- Roll Call

Public Comment

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	Presenter	Page
I. Consent Agenda A. Approval of August 20, 2020 Minutes B. Summary of Contract Awards	Bob Gorrell, Executive Director	1-4 * 5-16 *
II. Total Cost of Ownership Presentation	Alex Donahue, Deputy Director of Field Operations	17-27
III. FY2020 Maintenance Annual Report	Scott Snyder, Acting Maintenance Manager	28-225 *
IV. Cecil County Public Schools (CCPS) CIP reversion	Wanda Ascencio, Finance & Business Manager	226 *
V. Baltimore City E15M HVAC Status Report <i>Note: No presentation as there are no updates from the August 20, 2020 meeting</i>	Jamie Bridges, Baltimore City Project Manager	227-228

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION



LARRY HOGAN
GOVERNOR

KAREN B. SALMON, Ph.D.
CHAIRPERSON

ROBERT A. GORRELL
EXECUTIVE DIRECTOR

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Meeting Minutes August 20, 2020

Call to Order:

Dr. Karen Salmon called the video-conference meeting of the Interagency Commission on School Construction to order at 9:02 a.m.

Members in Attendance:

Dr. Karen Salmon, State Superintendent of Schools, Chair
Denise Avara, Appointee of the Governor
Secretary Ellington Churchill, Department of General Services
Linda Eberhart, Appointee of the Speaker of the House
Brian Gibbons, Appointee of the Speaker of the House
Dick Lombardo, Appointee of the Governor
Secretary Robert S. McCord, Maryland Department of Planning

Members Not in Attendance:

Edward Kasemeyer, Appointee of the President of the Senate
Gloria Lawlah, Appointee of the President of the Senate

Revisions to the Agenda:

Robert Gorrell, Executive Director, requested that Item 5 (Cancellation of Prince George's County Public School System (PGCPS) FY 2019 CIP Dwight D. Eisenhower Middle School HVAC/Building Envelope Project) be removed from the Agenda. He noted that the IAC has statutory authority to extend the deadline as a result of the Governors recent Executive Order issued March 12th, 2020. IAC staff are in the process of providing public notice of the Extension, which will provide more time for Prince George's to procure the project via a method that complies with requirements for State funded projects. Upon direction of the Chair, the item was removed from the agenda.

Public Comment:

None

IAC Correspondence:

None

I. Consent Agenda

Motion Carried

Upon a motion by Mr. Lombardo and a second by Ms. Avara, the members voted unanimously to approve the consent agenda.

A. Approval of June 25, 2020 Minutes

To approve the minutes of the June 25, 2020 Interagency Commission on School Construction Meeting.

B. Summary of Contracts Awards

To approve contract procurement as presented.

C. Approval of Contract Revisions

To approve the revisions to previously approved contract awards to accurately reflect the adjusted State participation.

II. New Maintenance Assessment Methodology

Informational Only

Alex Donahue, Deputy Director of Field Operations, and Scott Snyder, Acting Maintenance Manager, presented a presentation on the new Maintenance Effectiveness Assessment (MEA). Alex and Scott explained that the purpose of the new MEA is to provide feedback on maintenance practices in order to help LEAs maintain facilities that are educationally sufficient and fiscally sustainable, and to achieve the full expected life span from each facility. The new MEA was developed by staff and then modified based upon LEA feedback into a final version that divides the building systems and components into a streamlined list of 21 categories and weights each category appropriately based upon the extent to which maintenance of the system affects the expected 30-year life span of the facility and affects the delivery of educational programs and services within the facility.

In response to questions from the Commission, Mr. Snyder noted that the new MEA was rolled out on July 1, 2020. When asked how category weights were determined, Mr. Snyder explained that the weights correlate to how much impact a deficiency would have on education, and that they align with industry standards.

III. Maryland Public Schools – Introduction to Fiscal Sustainability

Informational Only

Cassandra Viscarra, Program Support Administrator, presented a publication on the importance of understanding the total cost of ownership of school facilities.

Following her presentation, Cassandra requested feedback on the document. Secretary McCord suggested modifications to the document to appropriately acknowledge the importance of educational professionals and putting into context the support role that facilities play as a venue only to allow for education. Mr. Gorrell expressed agreement and noted that one of the primary benefits of reducing total cost of ownership is freeing up our budget for operational costs, such as teacher salaries.

IV. Revise IAC Administrative Procedures Guide 102.4 C. 2. (6) to Require Annual Roofing Inspections

Motion Carried

Cassandra Viscarra, Program Support Administrator, recommended the Administrative Procedures Guide be modified to include the requirement of annual roofing inspection, as opposed to bi-annually. The proposed revisions included new language that would require that LEAs provide evidence showing

that annual roof inspections conducted by qualified inspectors are scheduled preventive maintenance tasks in the LEA's computerized maintenance management system (CMMS) such that the CMMS automatically generates work orders for the inspections; and provide evidence showing that all identified deficiencies requiring corrective work have been timely entered as work orders in the LEA's CMMS. Secretary Churchill followed up on this suggestion and confirmed that the change was discussed with the LEAs before being brought to the IAC members as a recommendation.

Upon a motion from Mr. Lombardo and a second from Mr. Gibbons, the members voted unanimously to approve revisions to the IAC Administrative Procedures Guide Section 102.4 C. 2. (6) as presented and to require annual rather than bi-annual roofing inspections as a requirement for funding eligibility.

V. Facility Status Change Items

Michael Bayer, Manager of Infrastructure and Development at the Maryland Department of Planning, presented four facility status change items to the IAC.

A. Baltimore City Public Schools – Transfer of Multiple Parcels

Motion Carried

Upon a motion from Mr. Gibbons and a second from Ms. Eberhart, the IAC voted unanimously to approve the transfers from the Baltimore City Public Schools Board of Commissioners (BOC) to the Mayor and City Council of Baltimore, of several small remnant land parcels, not used for educational purposes, as identified in the presented table, as approved by the BOC on January 14, 2020.

B. Montgomery County Public Schools – Future Charles W. Woodward High School Parcel

Motion Carried

Upon a motion from Mr. Lombardo and a second from Ms. Avara, the IAC voted unanimously to approve the acquisition by the Montgomery County Board of Education (MCBOE) of 1.75 acres of land along Edson Lane (Tax Map GQ61, Parcel P336), directly north of Tilden Middle School, 11211 Old Georgetown Road, Rockville, Maryland, 20852, from the Montgomery County Government for use as part of the future Charles W. Woodward High School reopening project; adhering to the actions identified in the state clearinghouse review, state identifier MD 20200528-0422.

C. Baltimore City Public Schools – Transfer of Multiple Parcels

Motion Carried

Upon a motion from Mr. Lombardo and a second from Mr. Gibbons, the IAC voted unanimously to approve the conveyance by the Montgomery County Board of Education of the following easements:

School	Type of Easement	Site Acreage	Easement Acreage
John T Baker Middle School	Sidewalk	21.97	0.34
North Chevy Chase Elementary School	State Highway Administration (SHA) intersection improvements at Connecticut Avenue	7.94	0.02

D. Informational Property Change Items - Name Change, Educational Function, Easement, R.O.W.

Informational Only

Michael Bayer, Manager of Infrastructure and Development, presented an informational item regarding renaming of the Fairmount Harford Building #456, and a change in Rosemont Elementary School's management type.

VI. Baltimore City E15M HVAC Project Status Report

Informational Only

Jamie Bridges, Baltimore City Project Manager, presented a status report on the Baltimore City E15M HVAC allocation.

Adjournment:

Upon a motion from Secretary Churchill and a second from Secretary McCord, the video-conference meeting of the Interagency Commission on School Construction adjourned at 9:57 a.m.

Item I. B. - SUMMARY OF CONTRACT AWARDS

Motion: To approve contract procurement as noted below.

The IAC staff has reviewed the contract procurement for the following State approved projects and recommends IAC approval.

		<u>Bid Opening</u>	<u>Total Contract</u>	<u>State Funds</u>	<u>Local Funds</u>
<u>Carroll County</u>					
1.	Carroll County Career & Technology Center PSC #06.032.14/21 LPC Construction - Addition/Renovation		\$68,228,493	\$9,000,000	\$59,228,493
	Gilbane Building Company	04/24/2020	\$68,228,493		
<u>Howard County</u>					
2.	New High School #13 PSC #13.090.20/21 EGRC LPC Construction - New - Contract #1 (15 Contracts)		\$98,396,116	\$28,000,000	\$70,396,116
	3A - Sody Concrete Construction, Inc.	02/28/2020	\$2,555,500		
	4A - KaRon Masonry of Maryland, Inc.	02/28/2020	\$10,526,000		
	5A - S. A. Halac Iron Works, Inc.	02/28/2020	\$5,785,500		
	6A - Brawner Builders	02/28/2020	\$7,155,830		
	7A - Cole Roofing Company, Inc.	02/28/2020	\$6,611,345		
	8A - Zephyr Aluminum, LLC	02/28/2020	\$3,726,000		
	9A - M3 Contracting, LLC	02/28/2020	\$3,295,880		
	9B - L&R Enterprises Inc.	02/28/2020	\$3,107,300		
	9C - Miller Flooring Company	05/21/2020	\$317,500		
	9E - J. A. Argetakis Contracting, Inc.	02/28/2020	\$764,560		
	11A - Todd Devin Food Equipment, Inc.	02/28/2020	\$542,723		
	11B - TJ Distributors, Inc.	02/28/2020	\$676,400		
	15A - Towson Mechanical, Inc.	02/28/2020	\$19,652,000		
	16A - Grounded Electrical Construction, Inc.	02/28/2020	\$13,991,780		
	2A - Locust Lane Farms, Inc.	02/28/2020	\$19,687,798		
<u>Montgomery County</u>					
3.	Sherwood Elementary PSC #15.107.20 EGRC SR Systemic Renovation - Roof Replacement		\$1,739,600	\$348,000	\$1,391,600
	1 - CitiRoof Corporation	12/18/2019	\$1,739,600		
4.	Kemp Mill Elementary PSC #15.227.20 EGRC SR Systemic Renovation - Roof Replacement		\$1,100,000	\$274,890	\$825,110
	1 - Interstate Corporation	01/09/2020	\$1,100,000		
<u>Prince George's County</u>					
5.	Stephen Decatur Middle PSC #16.143.16/19/20 LPC EGRC Construction - Renovation/Addition		\$15,105,800	\$8,844,000	\$6,261,800
	Keller Brothers, Inc.	03/16/2020	\$15,105,800		

Item I. B. - SUMMARY OF CONTRACT AWARDS - Cont'd

Summary Totals

Total Projects: 5	Total Contracts: 19	\$184,570,009	\$46,466,890	\$138,103,119
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APPROVAL OF CONTRACTS

LEA: Carroll County

PSC No. 06.032.14/21 LPC

Project Name: Carroll County Career & Technology Center

Bid Opening: 4/24/2020

Project Type: Construction

Scope of Work: Addition/Renovation

Basis for Award of Contract: GMP plus alts. 1-3; 5-10

Basis of Funding: 59% of eligible GMP up to the maximum amount of allocation

Local Funds: \$59,228,493

State Funds: \$9,000,000

Total Contract: \$68,228,493

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Gilbane Building Company	<u>\$68,228,493</u>
		<u>\$68,228,493</u>

Notes: (1) Construct an addition of 108,205 sf and renovation of 88,735 sf, as well as demolition of 23,455 sf, for 816 students.
(2) Prevailing wage rates apply to this contract.
(3) Ineligible CM Contingency Fee (\$862,005).
(4) Project eligible for funding in a future fiscal year.

IAC Approval Date:



BID SUMMARY

PHASE

	Potential Bids	75% CD ESTIMATE (FEB-07, 2020)			GMP VALUE		BIDDER #2			BIDDER #3			GMP VALUE		\$/SF					
		#	#	GBC ESTIMATE w/ DESIGN CONT.	BID (\$)	RECOMMENDED BIDDER	BID (\$)	2nd BIDDER	%	BID (\$)	3rd BIDDER	%	% SPREAD ALL BIDS							
00A - SITE SERVICES			\$	59,533	\$	315,202	GILBANE							\$	315,202	\$	3.45			
01A - SURVEYING	4	0	\$	70,000	\$	86,800	KCW Technologies	\$	95,480	Frederick Ward	9.09%	\$	109,400	Hanover Land Svc	12.72%	0.00%	\$	86,800	\$	0.95
01B - TESTING & INSPECTIONS	3	3	\$	150,000	\$	118,961	HILLIS-CARNES	\$	142,425	Froehling & Robertson	16.47%	\$	149,940	Specialized Engineering	5.01%	26.04%	\$	118,961	\$	1.30
01C - DUMPSTERS	1	1	\$	105,300	\$	105,300	GILBANE	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	105,300	\$	1.15	
01D - PROJECT DOCUMENTATION	1	1	\$	50,000	\$	92,219	Multivista	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	92,219	\$	1.01	
01E - SITE FENCING	2	1	\$	222,925	\$	291,780	Best Fence	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	291,780	\$	3.20	
01F - FINAL CLEANING	1	1	\$	206,798	\$	206,799	GILBANE	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	206,799	\$	2.26	
02A - DEMOLITION	3	3	\$	1,300,768	\$	986,750	ISI Demolition	\$	1,187,795	BARCO Enterprises	16.93%	\$	1,396,590	ACECO	14.95%	41.53%	\$	986,750	\$	10.81
03A - CONCRETE	5	5	\$	3,053,657	\$	2,972,150	Sody Concrete	\$	3,234,300	Dance Brothers	8.11%	\$	3,271,011	GLB	1.12%	21.14%	\$	2,972,150	\$	32.55
04A - MASONRY	3	2	\$	3,133,530	\$	3,498,000	G. Moehrlie Masonry	\$	3,632,000	KaRon Masonry	3.69%	Only 2 Bidders	Only 2 Bidders	0.00%	3.83%	\$	3,498,000	\$	38.30	
05A - STEEL	5	5	\$	2,396,116	\$	2,281,842	Crystal Steel Fab	\$	2,404,322	SteelFab, Inc.	5.09%	\$	2,411,442	Kinsley Construction	0.30%	88.97%	\$	2,281,842	\$	24.99
05B - MISCELLANEOUS METALS	3	2	\$	510,909	\$	939,750	Hanover Ironworks	\$	1,239,750	Crystal Steel Fab	24.20%	Only 2 Bidders	Only 2 Bidders	0.00%	31.92%	\$	939,750	\$	10.29	
06A - GENERAL CARPENTRY	4	4	\$	1,989,765	\$	1,791,660	KBK Builders	\$	1,842,505	JRB, LLC	2.76%	\$	2,095,900	Homewood GC	12.09%	47.85%	\$	1,791,660	\$	19.62
06B - FINISH CARPENTRY	3	3	\$	1,261,335	\$	1,030,188	ISEC	\$	1,039,521	Cabinet Max	0.90%	\$	1,373,146	DES, Inc.	24.30%	33.29%	\$	1,030,188	\$	11.28
07A - AIR BARRIERS	2	2	\$	267,384	\$	271,375	Royals Comm of MD	\$	359,125	Cameron BES	24.43%	Only 2 Bidders	Only 2 Bidders	0.00%	32.34%	\$	271,375	\$	2.97	
07B - ROOFING	5	5	\$	1,839,004	\$	1,382,411	Cole Roofing	\$	1,451,075	Simpson of MD	4.73%	\$	1,949,125	Ruff Roofers	25.55%	49.93%	\$	1,382,411	\$	15.14
07C - METAL PANELS	3	3	\$	1,203,380	\$	921,580	EDA	\$	926,000	Kalkreuth	0.48%	\$	998,800	Alliance Exterior	7.29%	8.38%	\$	921,580	\$	10.09
07E - WATERPROOFING	3	2	\$	175,718	\$	106,365	Balt. Waterproofing	\$	125,983	CBM	15.57%	Only 2 Bidders	Only 2 Bidders	0.00%	18.44%	\$	106,365	\$	1.16	
08A - DOORS/FRAMES/HARDWARE	5	5	\$	699,515	\$	671,690	A.G.Mauro	\$	712,596	Bunting Door	5.74%	\$	726,863	CH Edwards	1.96%	31.26%	\$	671,690	\$	7.36
08B - ALUMINUM & GLASS	5	5	\$	1,136,287	\$	1,056,151	Glass Industries, Inc.	\$	1,058,400	ECP, Ltd.	0.21%	\$	1,097,300	Zephyr Aluminum	3.55%	14.66%	\$	1,056,151	\$	11.57
08C - OVERHEAD DOORS	1	1	\$	461,276	\$	404,092	McKeon Door of DC	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	404,092	\$	4.43	
09A - DRYWALL & CEILINGS	4	4	\$	2,923,239	\$	2,817,000	Avena Contracting	\$	3,117,572	Summit Construction	9.64%	\$	3,553,500	Centerline Construction	12.27%	35.11%	\$	2,817,000	\$	30.85
09B - TILE	5	5	\$	145,167	\$	99,595	CB Flooring	\$	110,400	Artelye	9.79%	\$	128,450	Atlascopco	14.05%	89.76%	\$	99,595	\$	1.09
09C - CARPET & VCT	4	4	\$	520,688	\$	421,197	CB Flooring	\$	431,271	Park Rug	2.34%	\$	434,522	Atlascopco	0.75%	6.25%	\$	421,197	\$	4.61
09D - RESINOUS FLOORING	2	2	\$	429,134	\$	502,505	Durex Coverings Inc.	\$	667,543	R&R Coatings	24.72%	Only 2 Bidders	Only 2 Bidders	0.00%	32.84%	\$	502,505	\$	5.50	
09E - PAINT & WALLCOVERINGS	4	4	\$	622,719	\$	624,800	Paintech	\$	698,565	Precision Wall Tech	10.56%	\$	987,638	Delta Painting	29.27%	99.90%	\$	624,800	\$	6.84
10C - SIGNAGE	1	1	\$	184,521	\$	178,490	KBK Builders	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	178,490	\$	1.95	
11A - FOOD SERVICE EQUIPMENT	4	4	\$	646,117	\$	562,500	11400 Inc.	\$	565,861	Singer Ashland LLC	0.59%	\$	656,275	Gill Group	13.78%	33.42%	\$	562,500	\$	6.16
11B - EQUIPMENT & MOVING	1	1	\$	361,825	\$	462,831	GILBANE	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	462,831	\$	5.07	
12A - WINDOW TREATMENTS	3	2	\$	86,631	\$	146,665	Goodwin Brothers	\$	147,006	Commonwealth	0.23%	Only 2 Bidders	Only 2 Bidders	0.00%	0.23%	\$	146,665	\$	1.61	
12B - OWNER EQUIPMENT	1	1	\$	877,012	\$	548,349	GILBANE	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	548,349	\$	6.00	
13A - GREENHOUSE	2	2	\$	120,953	\$	114,559	Rimol Greenhouse	\$	189,940	Winandy Greenhouse Co	39.69%	Only 2 Bidders	Only 2 Bidders	0.00%	65.80%	\$	114,559	\$	1.25	
14A - ELEVATORS	4	4	\$	330,812	\$	269,150	Otis Elevators	\$	316,690	Delaware Elevator Co	15.01%	\$	327,000	Schindler Elev	3.15%	38.69%	\$	269,150	\$	2.95
21A - FIRE PROTECTION	5	5	\$	979,240	\$	997,725	S.A. Comunale	\$	1,036,270	Oliver Sprinkler	3.72%	\$	1,057,240	Strickland Fire	1.98%	27.15%	\$	997,725	\$	10.93
23A - PLUMBING & MECHANICAL SYSTEMS	3	3	\$	12,611,675	\$	15,973,940	Warner Mechanical	\$	18,233,412	Pro-Air	12.39%	\$	18,595,000	W. G. Tomko	1.94%	16.41%	\$	15,973,940	\$	174.92
23B - AUTOMATIC TEMP CONTROLS	1	1	\$	1,613,040	\$	1,419,000	JCI	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	1,419,000	\$	15.54	
26A - ELECTRICAL SYSTEMS	7	7	\$	7,918,832	\$	8,411,750	Electrico, Inc.	\$	8,454,500	BoMark Electric	0.51%	\$	9,610,000	Altimate Elec	12.02%	91.59%	\$	8,411,750	\$	92.11
31A - EARTHWORK & UTILITIES	6	6	\$	3,189,676	\$	3,809,520	CJ Miller,LLC	\$	4,070,864	DSM Prepteries, LLC	6.42%	\$	4,313,097	Harnden Constr. Serv.	5.62%	54.43%	\$	3,809,520	\$	41.72
31B - SHEETING & SHORING	3	3	\$	278,399	\$	279,460	Atlas Foundations	\$	316,000	Berkel & Co.	11.56%	\$	490,000	Nicholson Const.	35.51%	75.34%	\$	279,460	\$	3.06
32B - LANDSCAPING	3	3	\$	145,453	\$	99,200	Live Green	\$	99,316	W.H. Boyer	0.12%	\$	114,680	ER&M	13.40%	15.60%	\$	99,200	\$	1.09
32C - HARDSCAPES	1	1	\$	131,290	\$	197,700	Sody Concrete	Only 1 Bidder	Only 1 Bidder	0.00%		Only 1 Bidder	Only 1 Bidder	0.00%	0.00%	\$	197,700	\$	2.16	

126 117

TOTALS

\$ 57,467,001 \$ 629.29

APPROVAL OF CONTRACTS

LEA: Howard County

PSC No. 13.090.20/21 EGRC LPC

Project Name: New High School #13

Bid Opening: 02/28/2020

Project Type: Construction - New

Scope of Work: Contract #1 (15 Contracts)

Basis for Award of Contract: Base bid plus alternates 1-12

Basis of Funding: 55% of eligible base bid plus alternates 1-12

Local Funds: \$70,396,116

State Funds: \$28,000,000

Total Contract: \$98,396,116

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
3A	Sody Concrete Construction, Inc.	\$2,555,500
4A	KaRon Masonry of Maryland, Inc.	\$10,526,000
5A	S. A. Halac Iron Works, Inc.	\$5,785,500
6A	Brawner Builders	\$7,155,830
7A	Cole Roofing Company, Inc.	\$6,611,345
8A	Zephyr Aluminum, LLC	\$3,726,000
9A	M3 Contracting, LLC	\$3,295,880
9B	L&R Enterprises Inc.	\$3,107,300
9C	Miller Flooring Company	\$317,500
9E	J. A. Argetakis Contracting, Inc.	\$764,560
11A	Todd Devin Food Equipment, Inc.	\$542,723
11B	TJ Distributors, Inc.	\$676,400
15A	Towson Mechanical, Inc.	\$19,652,000
16A	Grounded Electrical Construction, Inc.	\$13,991,780
2A	Locust Lane Farms, Inc.	\$19,687,798
		<u>\$98,396,116</u>

Notes: (1) New school with 266,760 sf, for 1,650 students.
(2) Prevailing wage rates apply to this contract.
(3) Lower bidder for contract #9B withdrew their bid due to an error in their alternate #2 proposal pricing. Contract awarded to second lowest responsive bidder.
(4) Contract #9C rebid after the original bid (#016.20.B4) was canceled for improperly completing MBE paperwork.
(5) Project eligible for additional funding in a future fiscal year.
(6) The basis of funding includes EGRC SB 191 (FY CIP 2021), which is not subject to the State/Local cost share.

IAC Approval Date:

APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.107.20 EGRC SR

Project Name: Sherwood Elementary

Bid Opening: 12/18/2019

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 24.99% of eligible base bid up to the amount of maximum allocation

Local Funds: \$1,391,600

State Funds: \$348,000

Total Contract: \$1,739,600

State Contingency for Change Orders: \$0

	Account No.	Amount
Transfer State Funds:		
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	CitiRoof Corporation	<u>\$1,739,600</u>
		<u>\$1,739,600</u>

Notes: (1) Replace 59,100 sf of built-up roof installed in 1997.

(2) Prevailing wage rates required; project bid with non-prevailing wage rates therefore State participation in this contract is calculated at 24.99%.

IAC Approval Date:

**Sherwood Elementary School
Partial Roof Replacement**

**December 18, 2019
2:00 PM**

	Citiroof Corporation	Cole Roofing Co., Inc.	Function Enterprises, Inc.	Interstate Corporation	Kalkreuth Roofing & Sheet Metal	Orndorff & Spaid, Inc	R.D. Bean, Inc.	Rayco Roof Service, Inc.	Tecta America	Vatica Contracting, Inc.
Base Bid	\$ 1,739,600	\$ 2,479,500	NO BID	\$ 2,150,000	NO BID	\$ 2,042,805	NO BID	NO BID	NO BID	NO BID
Lightweight Concrete	\$ 30.00	\$ 28.50		\$ 35.00		\$ 30.00				
Metal Deck	\$ 10.00	\$ 9.75		\$ 20.00		\$ 10.00				
Wood Deck	\$ 8.50	\$ 7.50		\$ 20.00		\$ 9.00				
Tectum Deck	\$ 35.00	\$ 26.50		\$ 40.00		\$ 30.00				
Bid Bond	X	X		X		X				
MBE	X	X		X		X				
Addendum #	X	X		X		X				

APPROVAL OF CONTRACTS

LEA: Montgomery County

PSC No. 15.227.20 EGRC SR

Project Name: Kemp Mill Elementary

Bid Opening: 1/9/2020

Project Type: Systemic Renovation

Scope of Work: Roof Replacement

Basis for Award of Contract: Base bid

Basis of Funding: 24.99% of eligible base bid up to the amount of maximum allocation

Local Funds: \$825,110

State Funds: \$274,890

Total Contract: \$1,100,000

State Contingency for Change Orders: \$0

Transfer State Funds:	Account No.	Amount
Decrease Project Amount:	<u>15.227.2020</u>	<u>\$27,100</u>
Increase Contingency Amount:	<u>40.000.2020</u>	<u>\$27,100</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
1	Interstate Corporation	<u>\$1,100,000</u>
		<u>\$1,100,000</u>

Notes: (1) Replace 50,200 sf of roofing installed in 1995.

(2) Prevailing wage rates required; project bid with non-prevailing wage rates therefore State participation in this contract is calculated at 24.99%.

IAC Approval Date:

**Kemp Mill Elementary School
Full Roof Replacement**

January 9, 2020
2:00 PM

	Citiroof Corp.	Cole Roofing Co., Inc.	Function Enterprises, Inc.	Interstate Corporation	Kalkreuth Roofing & Sheet Metal, Inc.	Orndorff & Spaid, Inc.	R.D. Bean, Inc.	Rayco Roof Svcs, Inc.	Tecta America	Vatica Contracting, Inc.
Base Bid	\$ 1,169,900	\$ 1,903,300	NO BID	\$ 1,100,000	NO BID	\$ 1,323,147	NO BID	NO BID	NO BID	\$ 1,733,000
Lightweight Concrete	\$ 30.00	\$ 28.50		\$ 35.00		\$ 32.00				\$ 30.00
Metal Deck	\$ 10.00	\$ 9.75		\$ 20.00		\$ 10.00				\$ 12.00
Wood Deck	\$ 8.50	\$ 7.50		\$ 20.00		\$ 9.00				\$ 10.00
Tectum Deck	\$ 35.00	\$ 26.50		\$ 40.00		\$ 32.00				\$ 32.00
Bid Bond	X	X		X		X				X
MBE	X	X		X		X				X
Addendum #	X	X		X		X				X

APPROVAL OF CONTRACTS

LEA: Prince George's County

PSC No. 16.143.16/19/20 LPC EGRC

Project Name: Stephen Decatur Middle

Bid Opening: 3/16/2020

Project Type: Construction

Scope of Work: Renovation/Addition

Basis for Award of Contract: Base bid & alternates

Basis of Funding: 70% of eligible base bid plus alternates

Local Funds: \$6,261,800

State Funds: \$8,844,000

Total Contract: \$15,105,800

State Contingency for Change Orders: \$0

	Account No.	Amount
Transfer State Funds:		
Decrease Project Amount:		<u>\$0</u>
Increase Contingency Amount:		<u>\$0</u>
Decrease Contingency Amount:		<u>\$0</u>
Increase Project Amount:		<u>\$0</u>

<u>Contract #</u>	<u>Contractor</u>	<u>Total Contract</u>
	Keller Brothers, Inc.	<u>\$15,105,800</u>
		<u>\$15,105,800</u>

Notes: (1) To renovate 33,795 sf and construct an addition of 9,348 sf, for 766 students.

(2) Ineligible Contingency Allowance (\$400,000) and A/E and FF & E Fees (\$12,800).

IAC Approval Date:



BID TABULATION: IFB #DCP20-009
Stephen Decatur Middle School
PROJECT: Renovation and Addition Project

Due Date: March 16, 2020 Due Time: 2:00 PM	Tuckman Barbee	Nastos Construction, LLC	Keller Brothers, Inc
# Bids Received: <3>	1	2	2
Total Base Bid Project Cost for (Parts 1 & 2)	\$ 16,787,190.00	\$ 14,916,500.00	\$ 14,999,000.00
DCPPO Confirmed Total Base Bid	\$ 17,075,190.00	\$ 14,916,500.00	\$ 14,999,000.00
Non-Mandatory Alternate Bids			
Alternate Bid No. 1	\$96,000.00	\$134,280.00	\$84,000.00
Alternate Bid No. 2	\$68,000.00	\$161,400.00	\$10,000.00
Residential Appliances	\$ 25,000.00	\$ 18,500.00	\$ 12,800.00
The Estimated Award Amount	\$ 17,264,190.00	\$ 15,230,680.00	\$ 15,105,800.00
Verify Bid Attachments one (1) original, and four (4) copies			
Original Bid Forms			
APPENDIX A - Addenda Acknowledgement (7)	1 - 6	1 - 7	1 - 7
APPENDIX B - State Of Maryland Anti-Bribery Affidavit	✓	✓	✓
APPENDIX C – State Of Maryland Tax Certification	✓	✓	✓
APPENDIX D - Non-Collusion Certificate	✓	✓	✓
APPENDIX E – Debarment Affidavit	✓	✓	✓
APPENDIX F – Certificate Of Insurance Coverage	✓	✓	✓
APPENDIX G – MBE Form	✓	✓	✓
APPENDIX H – Receipt Of Proposal Package	✓	✓	✓

Item II. Total Cost of Ownership Presentation

Motion:

This item is informational and does not require IAC action.

Background Information:

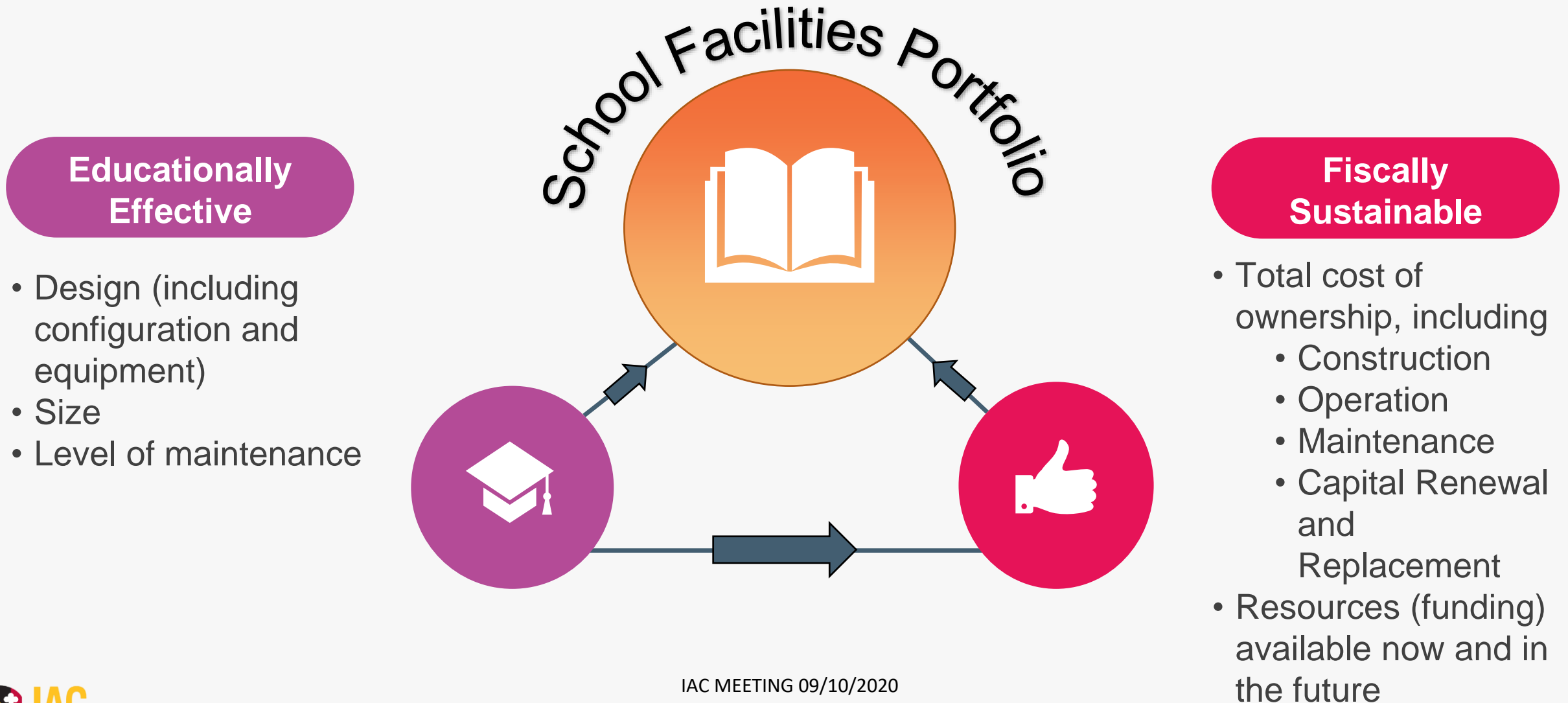
Perhaps the two most central principles in K-12 facilities-portfolio management are educational sufficiency and fiscal sustainability. At last month's IAC meeting, IAC staff presented a draft white paper giving a high-level introduction to the concept of fiscal sustainability and explaining how every school-construction project either improves or reduces the fiscal sustainability of the school district's entire portfolio of school facilities.

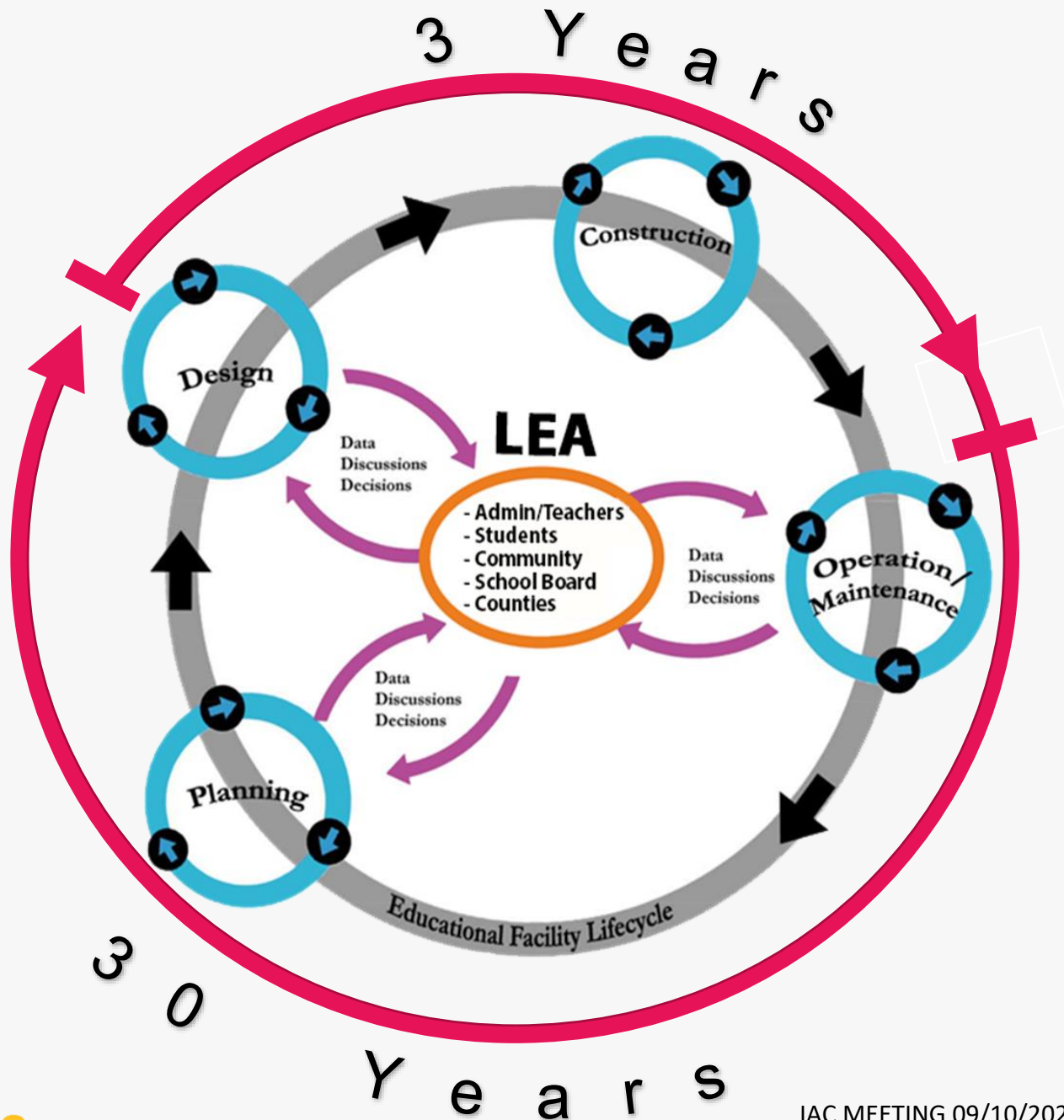
In this presentation, IAC staff outline the following:

- The costs of operating and maintaining a facility over the course of a 30-year life span can often exceed the cost to construct the facility;
- Industry standards suggest that a facility owner should spend an average of 4% of the replacement value per year on operations and maintenance, including capital maintenance (i.e., replacement of building systems);
- Perhaps the most consequential factor in total cost of ownership (TCO) is the size of a facility;
- The IAC's Educational Facilities Sufficiency Standards (EFSS) help guide LEAs and the State in evaluating the educational sufficiency of spaces within existing facilities, including their size in relation to the enrollments that they are intended to serve;
- The IAC's Gross Area Baselines (GABs) describe a reasonable baseline for total size of a facility at each enrollment level that can help guide LEAs in designing their facilities;
- The IAC's Total Cost of Ownership Comparison Tool can help LEAs compare the estimated total costs of ownership of various design options before they select a specific solution; and
- The IAC's Regional Facilities Managers (RFMs) are available to help LEAs optimize their portfolio-management strategies to maximize TCO and fiscal sustainability.

Total Cost of Ownership

Educationally Effective + Fiscally Sustainable



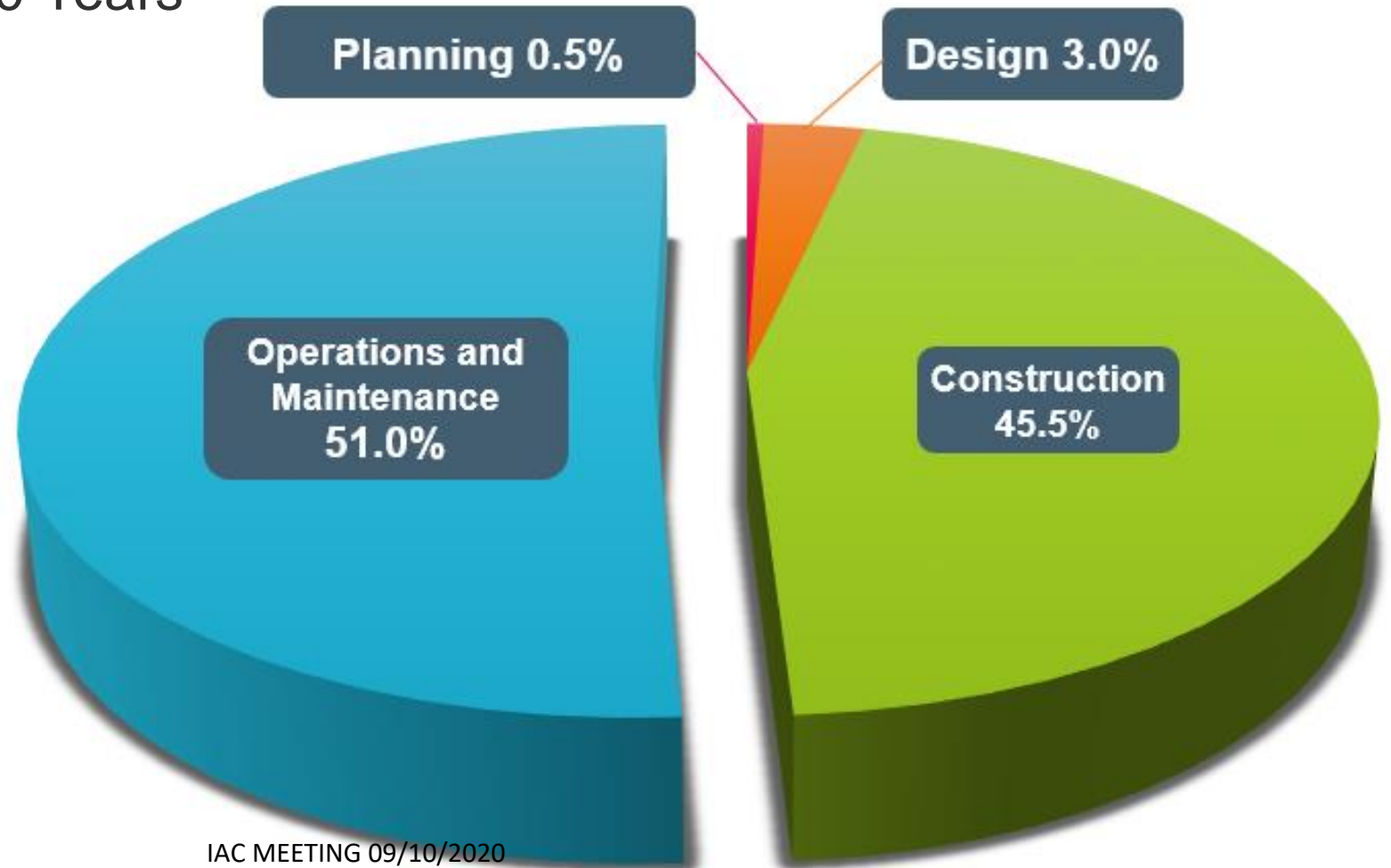


Ownership

And the Facility
Cycle of Life

Total Cost of Facility

Average Percentage over 30 Years



The Power of Early Decisions

30-Year Cost

\$395 per square foot = Construction cost (including soft costs)
\$395.00

\$329 per square foot x 2% per year = Operations & Routine Maintenance Costs
\$197.40

\$329 per square foot x 2% per year = Capital Maintenance (System-Replacement) Costs
\$197.40



$(70,000 \times \$395)$
 $+ (70,000 \times \$329 \times .02 \times 30)$
 $+ (70,000 \times \$329 \times .02 \times 30)$
= \$55,286,000 Total Cost
\$27,650,000 up front
+ \$921,200 per year



$(90,000 \times \$395)$
 $+ (90,000 \times \$329 \times .02 \times 30)$
 $+ (90,000 \times \$329 \times .02 \times 30)$
= \$71,082,000 Total Cost
\$35,550,000 up front
+ \$1,184,400 per year

The Power of Early Decisions

20,000 extra square feet = \$526,533 more per year over 30 years

30-Year Cost

\$395 per square foot = Construction cost (including soft costs)

\$395.00

\$329 per square foot x 2% per year = Operations & Routine Maintenance Costs

\$197.40

\$329 per square foot x 2% per year = Capital Maintenance (System-Replacement) Costs

\$197.40

\$27,650,000

\$27,636,000

\$35,550,000

\$35,532,000



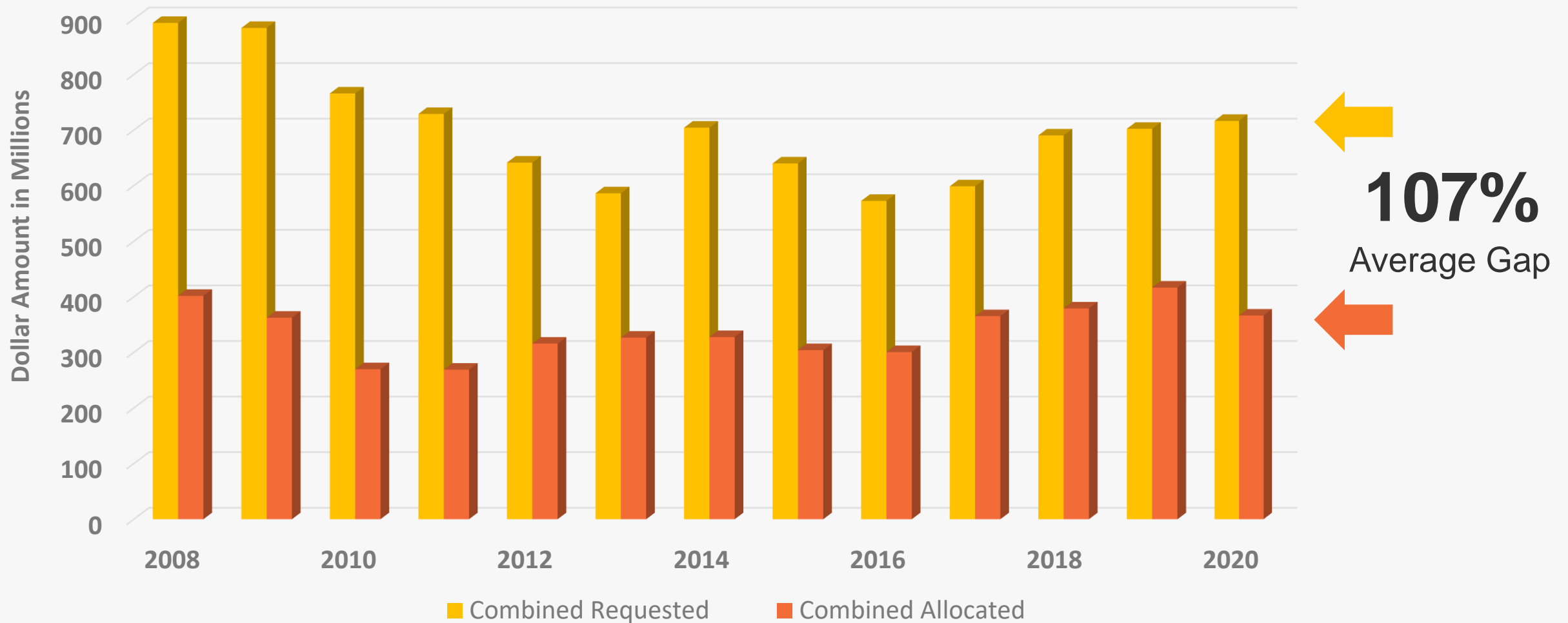
(70,000 sq ft)



(90,000 sq ft)

The Cost of Upsizing

CIP Amount Requested vs. Amount Allocated



Applying TCO in Portfolio Management

1

Every project's TCO affects the TCO of the overall portfolio

2

TCO analysis has the greatest leverage (and therefore value) at the early planning stage.

3

Right-sizing is a key factor in minimizing TCO while delivering spaces that support education.

The IAC's TCO Tools to Support LEAs in Portfolio Management



Educational Facilities Sufficiency Standards

Help identify high-priority deficiencies in existing facilities



Gross Area Baselines

Describe reasonable outer boundaries of facility size

Support LEA discretion in facility design



TCO Comparison Tool

Helps LEAs compare the estimated total costs of ownership of various design options



Life-cycle Cost Estimator (*planned*)

Helps LEAs project the cost of a building's systems using current age & condition

We'd love
to hear your questions



Item III. Approval of Annual Maintenance of Maryland's Public School Buildings Report

Motion:

To approve the final draft of the IAC's FY 2020 Report on the Maintenance of Maryland's Public School Buildings, dated October 1, 2020, pending non-substantive edits by staff.

Background Information:

Education Article §5-310 of the Annotated Code of Maryland requires that the IAC report to the Governor and General Assembly by October 1 each year on the results of the maintenance assessments of PK–12 public school facilities conducted by IAC staff in the prior fiscal year. The final draft of the annual report for FY 2020, entitled "Maintenance of Maryland's Public School Buildings," is submitted for your approval and, as customary, has been provided at the same time to the Department of Budget and Management (DBM) and the Governor's Legislative Office (GLO) for review.

Upon approval by the IAC and acceptance by DBM and GLO, the report will be printed in final format and submitted to the Governor and General Assembly as well as the Superintendents and other school system staff. If we receive any comments requiring substantive edits from DBM, GLO, or the IAC, we will revise and submit to the IAC if necessary at a subsequent date.

Attachment: *Maintenance of Maryland's Public School Buildings, FY 2020 Annual Report*

Maintenance of Maryland's Public School Buildings

**State of Maryland
Interagency Commission on School Construction**

FY 2020 Annual Report

October 1, 2020

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION

Karen Salmon, Chair, State Superintendent of Schools

Denise Avara, Appointee of the Governor, Member of the Public

Ellington Churchill, Secretary, Maryland Department of General Services

Linda Eberhart, Appointee of the Speaker of the House, Member of the Public

Brian Gibbons, Appointee of the Speaker of the House, Member of the Public

Edward Kasemeyer, Appointee of the President of the Senate; Member of the Public

Gloria Lawlah, Appointee of the President of the Senate, Member of the Public

Dick Lombardo, Appointee of the Governor, Member of the Public

Robert S. McCord, Secretary, Maryland Department of Planning

Alex Donahue, Deputy Director, Field Operations

Kim Spivey, Deputy Director, Administration & Finance

Robert Gorrell, Executive Director

The following individuals within the Staff of the Interagency Commission on School Construction have made dedicated contributions of time and effort to the Maintenance Assessment Program and the development of this annual report:

Jensen Bailey, Maintenance Assessor, Assessment & Maintenance Group

Michael Bitz, Maintenance Assessor, Assessment & Maintenance Group

Nathan Ledl, Maintenance Assessor, Assessment & Maintenance Group

Brooke Finneran, Administrative Officer, Assessment & Maintenance Group

Scott Snyder, Acting Manager, Assessment & Maintenance Group

FY 2020 Annual Report: Maintenance of Maryland's Public School Buildings

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I. PreK-12 Public School Maintenance in Maryland

A. FY 2020 Program

The Interagency Commission on School Construction (IAC) is reporting on 260 maintenance effectiveness assessments performed in FY 2020 representing 18.8% of Maryland's PK-12 public school facilities. In FY 2020, the goal was for the three IAC assessors to visit 25% of school facilities in each LEA. This goal was met for 18 out of 24 LEAs. The remaining 6 LEAs each had at least one assessment performed, but did not meet the 25% goal; due to COVID-19, all FY 2020 assessments scheduled from March 13th through June 30th were cancelled. Assessments missed in FY 2020 due to COVID-19 will be prioritized in FY 2021.

Table A provides a summary of the maintenance effectiveness ratings of each LEA during the period of FY 2015 through FY 2020. The data shows that eight school systems achieved a high percentage of Good or Superior ratings; seven of these LEAs have portfolios with average adjusted ages between 19 and 29 years, which is below the statewide average of 30 years for square footage. The remaining high-achieving LEA has an average adjusted age of 34 years. Of the twelve LEAs highlighted in red that had less than 65% of their FY 2020 assessments result in Good or Superior ratings, five are younger than the average and six are older; five are the largest school systems (greater than 100 schools) and five are within the smallest (8 of 24 LEAs have 15 or fewer schools). The six-year summary, FY15 – FY20, includes the results of the latest year assessed. A six-year summary aligns with information included in the annual Managing for Results (MFR) submission.

Table A: LEA Maintenance Effectiveness Report

LEA	LEA CHARACTERISTICS			SIX-YEAR SUMMARY, FY15 - FY20		
	TOTAL # OF SCHOOL FACILITIES as of 7/1/2019	FY 2020 Inspections	AVG. ADJUSTED AGE OF SCHOOLS as of 7/1/2019	# OF SCHOOLS ASSESSED FY15-20	% SUPERIOR + GOOD	% NOT ADEQUATE + POOR
TOTALS	1380	260		1373		
Allegany	21	5	36	22	64%	0%
Anne Arundel	120	32	30	143	57%	1%
Baltimore City	155	2	42	201	18%	9%
Baltimore Co	164	42	33	185	53%	0%
Calvert	26	7	23	19	95%	0%
Caroline	10	3	25	9	67%	0%
Carroll	40	10	29	28	96%	0%
Cecil	29	7	28	19	95%	0%
Charles	39	7	28	25	92%	0%
Dorchester	14	4	32	15	67%	0%
Frederick	66	1	27	26	100%	0%
Garrett	13	3	32	10	80%	0%
Harford	53	2	31	51	78%	2%
Howard	75	19	19	60	85%	0%
Kent	5	2	42	8	25%	0%
Montgomery	210	53	25	231	54%	1%
Prince George's	196	25	38	205	27%	12%
Queen Anne's	14	4	19	11	100%	0%
St. Mary's	27	7	24	27	70%	0%
Somerset	10	3	24	10	30%	10%
Talbot	9	3	20	9	78%	0%
Washington	46	12	34	30	87%	0%
Wicomico	24	3	27	15	87%	0%
Worcester	14	4	27	14	36%	0%

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION
LEA MAINTENANCE EFFECTIVENESS REPORT
Avg FY 15-20 (Current Year + Last five Years)
Updated 8/12/20

SUPERIOR	Superior plus Good = 96% or more
GOOD	Superior plus Good = 86% to 95%
ADEQUATE	Superior plus Good = 76% to 85%
NOT ADEQUATE	Superior plus Good = 66% to 75%
POOR	Superior plus Good = less th. 65%

I. PreK-12 Public School Maintenance in Maryland

B. Background

In June of 1971, the Board of Public Works (BPW) established the Interagency Committee on School Construction (IAC), which is now the Interagency Commission on School Construction, pursuant to changes in Education Article, §5-302, and its staff. The BPW emphasized maintenance as being important to facilities ownership.

In 1973, the BPW directed the IAC to conduct a one-time comprehensive maintenance review of all operating public schools. The results revealed that about 21% of the State's 1,259 then-operative schools were in poor or fair condition. To improve upon those findings, comprehensive maintenance guidelines were developed by the IAC and approved by the BPW in 1974.

In 1980, the BPW directed the IAC to conduct a full maintenance survey of selected public schools that had received state funding assistance. The survey was performed by the Department of General Services (DGS). Its initial purpose was to assess the quality of local maintenance programs in 100 school facilities that had benefited from State school construction funding. Subsequently, annual assessments of approximately 100 schools representing a range of approximately 7-16% of each LEA's schools were authorized.

In 1981, a section covering maintenance was included in the Public School Construction Program Administrative Procedures Guide, and in 1994 a requirement was added that a Comprehensive Maintenance Plan (CMP) be submitted by each Local Education Agency (LEA) no later than October 15 of each year. A well-conceived CMP:

- ♦ provides an overview of the policies of the local board and a compendium of good maintenance practices;
- ♦ uses comparable metrics to determine if maintenance is being performed as required;
- ♦ addresses the planning, funding, reporting, and compliance monitoring of school maintenance; and
- ♦ lists the highest priority capital and repair projects, with the anticipated funding source for each project.

In 2018, the IAC began to modify the maintenance survey from the inspection of current condition to assessing the effectiveness of the maintenance process. More scrutiny was given to maintenance practices and especially preventive maintenance and maintenance systems to manage accountability of maintenance. For FY 2021, the maintenance assessments will be rubric-based with less subjectivity.

Because maintenance capital (funding for systemics) is scarce, it is important that the local board's Educational Facilities Master Plan (EFMP), CMP, and annual Capital Improvement Program (CIP) are coordinated to ensure that maintenance-related capital projects are properly sequenced in relation to other facilities' needs that support the board's educational objectives, specifically, projects for enrollment capacity and projects that address educational program requirements.

In July 2005, the Capital Debt Affordability Committee (CDAC), consisting of the State Treasurer, the Comptroller, the Secretary of the Department of Budget and Management, the Secretary of Transportation, and a public member, requested that the IAC develop recommendations to ensure that Maryland's large investment in school facilities will be well protected through good maintenance practices. As a result, the IAC:

I. PreK-12 Public School Maintenance in Maryland

B. Background

- ◆ Transferred the school maintenance survey function from DGS to the IAC beginning in FY 2007 and hired two full-time maintenance inspectors with experience in the fields of building maintenance, operations, and construction to conduct approximately 220 to 230 school assessments in the 24 school systems per year, as well as reassessments of schools assessed in a prior fiscal year that received ratings of *Not Adequate* or *Poor*.¹
- ◆ Included maintenance assessment information as a component of the IAC Facilities Inventory database. This allows for longitudinal comparison of survey scores providing some value for analysis of statewide maintenance practices but it is not a computerized maintenance management system (CMMS) that would allow robust maintenance management and reporting.
- ◆ Issued, in response to a requirement of the General Assembly, “Guidelines for Maintenance of Public School Facilities in Maryland” in May 2008. The Guidelines are available on the IAC website at: <http://www.pscp.state.md.us/Reports/Maintenance%20Guidelines%20DOC%20Final%207-15-08~3.pdf>
- ◆ Continued to strengthen the alignment between the maintenance assessment program and the annual Public School Construction CIP:
 - ◇ Beginning with the FY 2010 CIP, LEAs were required to include the three most recent roof assessment reports as a threshold condition for approval of roof replacement projects.
 - ◇ LEAs have been encouraged to review total cost of ownership. The need for systemic projects will increase as the average age of facilities’ portfolios also continues to grow. Major renewal projects that reduce average age and address multiple deficiencies may provide the “biggest-bang-for-the-buck,” and extend the expected life of a facility.
 - ◇ The staff of the IAC has discussed maintenance budgets, staffing, and maintenance capital planning with LEAs in the annual October meetings regarding the CIP.
 - ◇ Members of the IAC have raised the subject of maintenance during the annual meeting in December at which local superintendents and their staff appeal staff recommendations for CIP funding.

Table B, on Page 11, shows the ratings for all maintenance effectiveness assessments reported during the 40 fiscal years the surveys have been conducted, as well as the percentage of schools associated with each rating. There were 5,729 school maintenance assessments between FY 1981 and FY 2020, and 3,147 (~55%) received the highest rating categories of Superior and Good, while 285 (~5%) received ratings of Not Adequate and 36 (<1%) received ratings of Poor. The remaining 2,261 (~39%) schools received ratings of Adequate. Since FY 2008, 81 of the total number of assessments were reassessments of facilities that had received ratings of Not Adequate or Poor in a previous year.

¹ Assessments are not conducted for facilities on the campus of the Maryland School for the Blind (MSB), which is eligible for State school construction funding.

I. PreK-12 Public School Maintenance in Maryland

C. What to Expect in FY 2021

When the annual report is issued next year for Fiscal Year 2021, which began on July 1, 2020, there will be significant changes. The IAC has modified our Maintenance-Effectiveness Assessment (MEA) for FY 2021 extensively. In future years, stakeholders can expect an MEA that is targeted to the qualities most important for facilities, including usefulness, reliability, and longevity. The new MEA will provide a greater level of objectivity, consistency, and transparency.

IAC staff presented information regarding the new Maintenance-Effectiveness Assessment at the August 20, 2020 IAC meeting. For more information about the new MEA, please watch the IAC meeting, look for the Fall edition of the IAC's newsletter, and check the introductory section of the FY 2021 Annual Maintenance Report published in Fall 2021.

I. PreK-12 Public School Maintenance in Maryland

D. Summary

Facilities are not set-and-forget assets. Highly effective maintenance is critical to achieving fiscally sustainable school facilities. For fiscally sustainable facilities, the facilities must be maintainable and therefore, it is critical that maintenance, new, replacement, and renewal capital investment is sufficient and applied strategically. LEAs are improving their efficiency through the use of best practices, including expanding the use of computerized maintenance management systems (CMMS), training, and growing knowledge of lower total cost of ownership. It should be noted that budgets for maintenance often compete directly with educational budgets and therefore, planning and building right-sized school facilities that are affordable to operate over their whole life is essential to having highly functioning fiscally sustainable schools. There is a growing need for the State to leverage its resources to support the LEAs with facilities management tools such as a cloud-based CMMS, comparable facilities condition indexes, adequate facilities ownership cost accounting, provision of post-occupancy evaluations, performance benchmarks, direct technical support, and assisting with the sharing of best practices.

Maryland's General Assembly and the Administration have provided \$5.1 billion in capital funding between fiscal years 2006 and 2020 for public school construction. Maryland does not yet have robust and statewide comparable facilities data although this will be resolved when the statewide facility assessments are completed based on Facilities Educational Sufficiency Standards. The standards provide a uniform measure for the assessment of existing public school facilities with regard to capacity, physical attributes, and educational suitability. This should provide valuable insight into the understanding of the physical needs of Maryland school facilities in order to provide physical environments that support the effective delivery of education programs that meet Maryland's education standards and that can be effectively and efficiently maintained. The adopted standards can be found on the IAC website at <http://IAC.Maryland.gov>.

Because the total cost of ownership of school facilities continues to increase (—primarily due to increasing size or expense of facilities—) and budgets typically are not sufficient to support this increased cost, school facility size and total cost of ownership must be dominant in planning decisions, and the management and operation of school facilities must continuously improve in efficiency and effectiveness. Robust and data-driven facilities management is necessary to manage cost of ownership and sustain our schools.

I. PreK-12 Public School Maintenance in Maryland

Table B: Maintenance Survey Results, Fiscal Years 1981-2020

NUMBER OF SCHOOL SURVEYS PERFORMED WITH RATINGS AND PERCENTAGES

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total	Resurveys included in total
1981	13	80	7	0	100	
1982	25	67	8	2	102	
1983	56	33	14	3	106	
1984	59	30	16	7	112	
1985	28	55	20	4	107	
1986	36	40	19	6	101	
1987	41	44	17	3	105	
1988	54	39	10	0	103	
1989	44	38	15	3	100	
1990	60	35	7	1	103	
1991	53	52	4	1	110	
1992	39	56	7	3	105	
1993	45	52	4	0	101	
1994	41	57	6	0	104	
1995	51	54	1	0	106	
1996	46	49	3	1	99	
1997	51	47	4	0	102	
1998	53	45	3	0	101	
1999	46	55	2	0	103	
2000	47	38	0	0	85	
2001	49	54	0	0	103	
2002	73	19	7	1	100	
2003	94	30	0	0	124	
2004	29	5	3	0	37	
2005	65	29	5	0	99	
2006	59	40	1	0	100	
2007	161	62	10	0	233 ⁽¹⁾	
2008	151	89	10	0	250	10
2009	69	71	5	0	145 ⁽²⁾	7
2010	130	54	3	0	187 ⁽²⁾	5
2011	162	66	4	1	233	3
2012	184	47	3	0	234	5
2013	162	60	10	0	232	
2014	148	70	8	0	226	5
2015	136	75	10	0	221	1
2016	153	71	3	0	227	7
2017	140	93	0	0	233	13
2018	88	101	10	0	199 ⁽³⁾	
2019	96	117	18	0	231	8
2020	110	142	8	0	260	17
Total Ratings	3147	2261	285	36	5729	
Total Percentages	54.93%	39.47%	4.97%	0.63%	100%	

(1) Increase associated with engagement of two full-time inspectors in the Public School Construction Program.

(2) Temporary reduction in number of inspections due to budgetary constraints.

(3) Temporary reduction due to Maintenance Program staff turnover.

II. The Survey: Fiscal Year 2020

A. Procedures and Methods

- ◆ The FY 2020 maintenance effectiveness assessments were conducted between July 2019 and March 2020 by the IAC's three full-time maintenance assessors. Due to COVID-19, no assessments were allowed to be performed from March 13th through June 30th.
- ◆ The Interagency Commission on School Construction continues to evolve. In FY 2020, staffing has increased to three full-time assessors performing maintenance effectiveness assessments all year round.
- ◆ The IAC notified each LEA of the selected schools two weeks prior to beginning the scheduled assessments. Questionnaires were sent to LEAs to gather general school facility information including maintenance records. Generally, a facility maintenance representative or a member of the school staff accompanies the assessors to answer questions and assist with access to secured areas.
- ◆ During each assessment, the assessors examined 35 different categories based on components and systems of the buildings, such as roofing, HVAC, electrical equipment, and parking lots. (See Sample Assessment Sheet, pages 26-28.) Each category was scored based on a combination of various observations and considerations: condition, performance, efficiency, PM record, and life expectancy of the various components and systems. The assessors' comments were recorded on the assessment form.
- ◆ Each of the 35 categories were evaluated and given a rating that ranged from *Poor* to *Superior*. Each rating was converted to a numerical score and multiplied by a predetermined factor or "weight" that indicates the impact that a failed or deficient component could have on life, safety, or health issues in the facility. Items not present in the facility or that could not be evaluated on the day of the assessment, such as a roof covered by snow, were indicated as *Not Applicable*.

Weighting Values and Description

- 3 - A serious and potentially urgent impact on safety and/or health
 - 2 - A serious but not immediate impact on safety and/or health
 - 1 - Less direct impact on safety and health
- ◇ Care is taken during the assessment to ensure that the age or demographics of the school do not affect the survey scores. If a school is well maintained and clean and has older equipment and components that are serviceable and not causing harm to other equipment and building components, it should receive a high score.
 - ◇ It is important to note that the small sample sets from LEAs may vary considerably from year to year and may not be fully representative of the LEAs overall maintenance effectiveness.

II. The Survey: Fiscal Year 2020

A. Procedures and Methods

- ◆ Since regulations require that semi-annual roofing assessments are to be completed by the LEAs and reports kept on file for the life of the building, LEAs are requested to provide their last three (3) roof assessment reports. Warranties must be maintained in order to prevent unnecessary and costly premature replacement of the roof systems.
- ◆ In order to improve their efficiency and accountability, all 24 LEAs have, to varying degrees, implemented Computerized Maintenance Management System (CMMS) tools. School Dude is the most utilized brand although some LEAs use other systems. CMMS tools ease the regular performance of preventive maintenance tasks with automatically generated work orders. When fully implemented, the CMMS can provide valuable and transparent data for improving processes such as work order aging reports and the costs of performing maintenance. The assessors review CMMS generated reports provided by the LEAs at the time of assessment and when writing the maintenance assessment reports.
- ◆ A copy of each assessment and a cover letter was sent to the school system's superintendent and facilities maintenance director. Any building system that was rated *Poor* or *Not Adequate* required a follow-up response from the LEA stating either that the problem had been repaired or describing the method of corrective action that was planned in the near future. Similarly, if a category rated *Superior*, *Good*, or *Adequate* showed a specific deficiency, a follow-up response was also required. Responses are typically required from the LEA within 30 days of receipt of the letter and assessments. Any school that scores an overall rating of *Not Adequate* or *Poor* is required to be repaired to an acceptable condition or have its deficiencies reasonably addressed to the State's satisfaction, within a 60-day period, after which time a re-assessment is performed.

Overall Scoring Levels:

<u>Point Range</u>		<u>Nomenclature</u>
96 – 100	-	<i>Superior</i>
86 – 95	-	<i>Good</i>
76 – 85	-	<i>Adequate</i>
66 – 75	-	<i>Not Adequate</i>
0 – 65	-	<i>Poor</i>

II. The Survey: Fiscal Year 2020

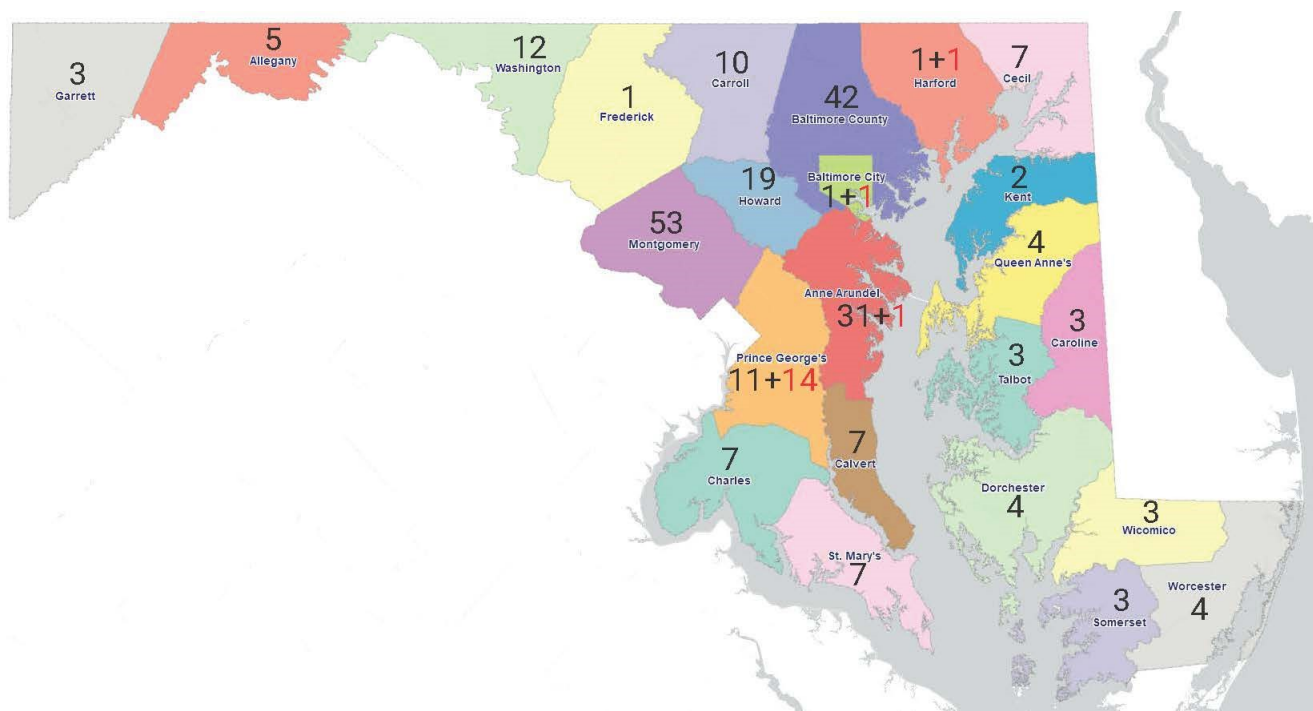
B. FY 2020 Statewide Assessment Results

The specific ratings of schools assessed in each school district are shown in Table C “FY 2020 Maintenance Survey Results”.

Of the 260 reported school assessment results in FY 2020:

- ♦ 2 schools were rated *Superior*
- ♦ 108 schools were rated *Good*
- ♦ 142 schools were rated *Adequate*
- ♦ 8 schools were rated *Not Adequate*
- ♦ 0 schools were rated *Poor*

FY 2020 Maintenance Inspection Breakdown (243 inspections + 17 re-inspections)



FISCAL YEAR 2020: Statewide Summary



On July 1, 2019, the State of Maryland had 1,380 total active schools.



The average adjusted age of all 1,380 schools is 30 years old.

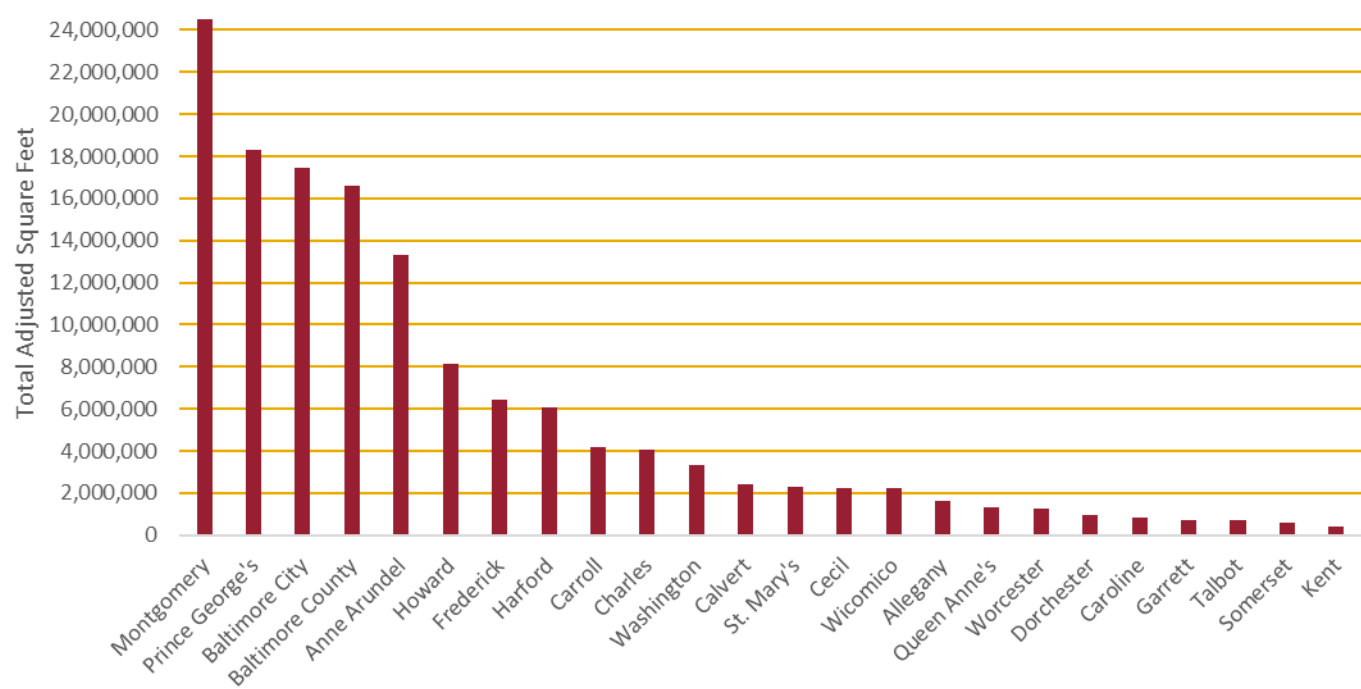


Maryland maintains 140,060,557 square feet throughout its 24 LEAs.



The current replacement value for all of Maryland's 140,060,557 square feet at a rate of \$378/sf is \$52,942,890,546.

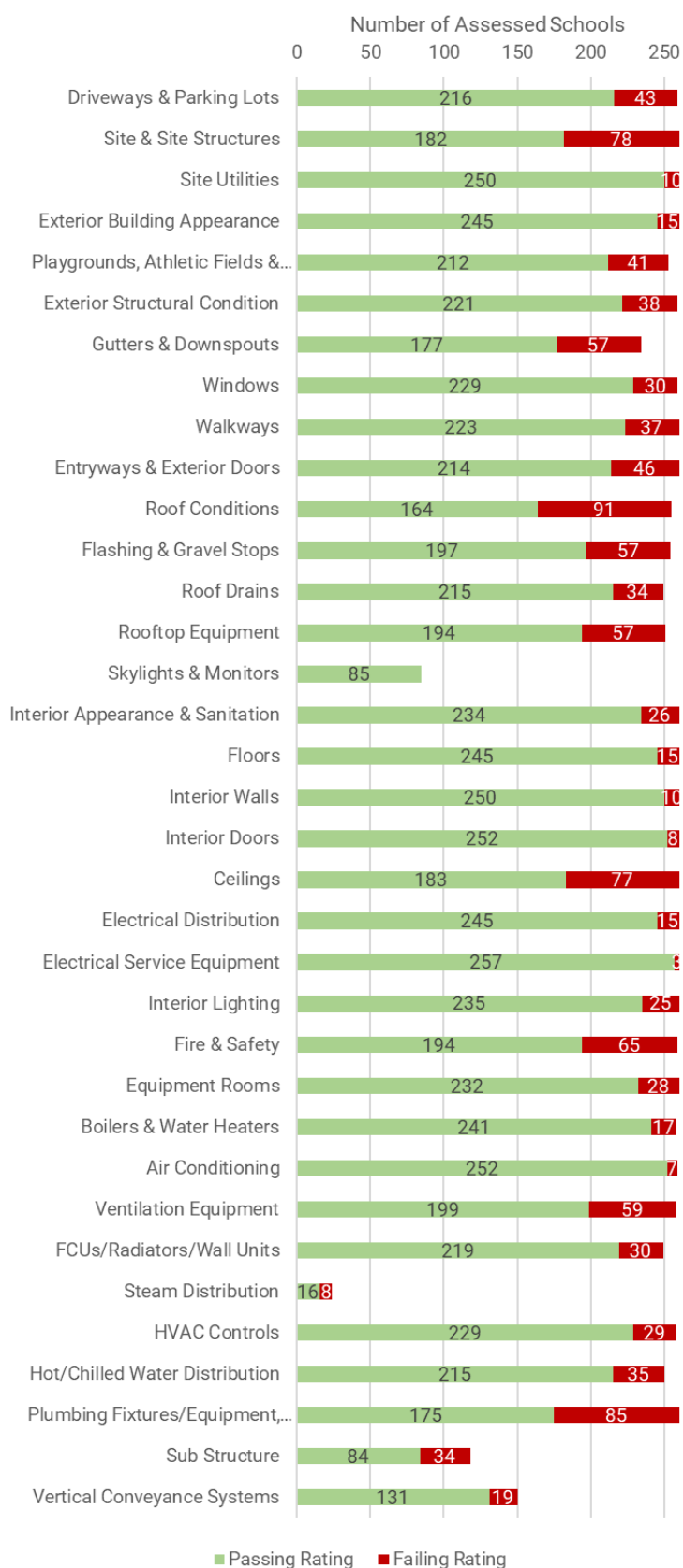
Distribution of Total Adjusted Square Feet



II. The Survey: Fiscal Year 2020

B. FY 2020 Statewide Assessment Results

FY20 Passing vs Failing Rating per Category



Strengths

- ◆ 89% of ratings for HVAC-related categories were passing. HVAC-related categories include Boilers & Water Heaters, Air Conditioning, Ventilation Equipment, and HVAC Controls.
- ◆ Site Utilities, Electrical Service Equipment, and Boilers & Water Heaters received only a few Not Adequate ratings and no Poor ratings.
- ◆ Interior Lighting received 46 Superior ratings, the most of any category.
- ◆ Skylights & Monitors received a passing rating on every assessment this fiscal year.

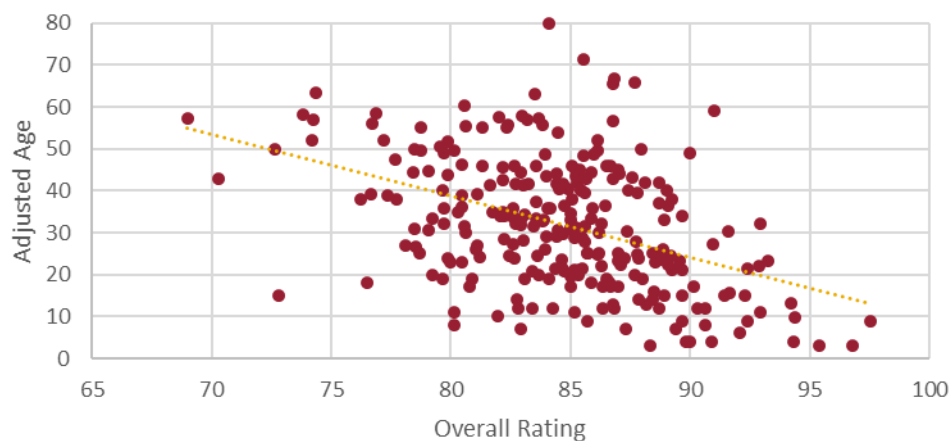
Weaknesses

- ◆ The overall functionality of a computerized maintenance management system (CMMS) has not been fully utilized by the LEAs in order to make sure deficiencies are identified and repaired and that the history of asset repairs and cost are tracked.
- ◆ Site & Site Structures received 16 Poor ratings, the most of any category.
- ◆ Roof Conditions, Plumbing/Restrooms, Site & Site Structures, and Ceilings received 77 or more failing ratings each.

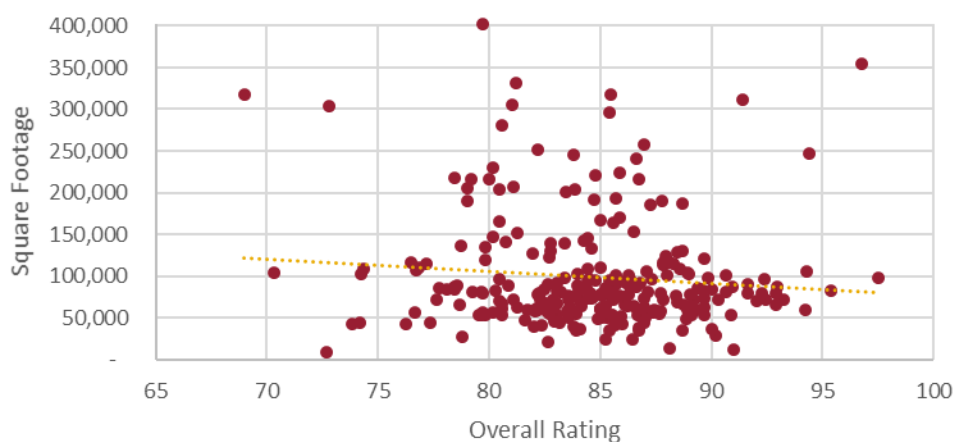
II. The Survey: Fiscal Year 2020

B. FY 2020 Statewide Assessment Results

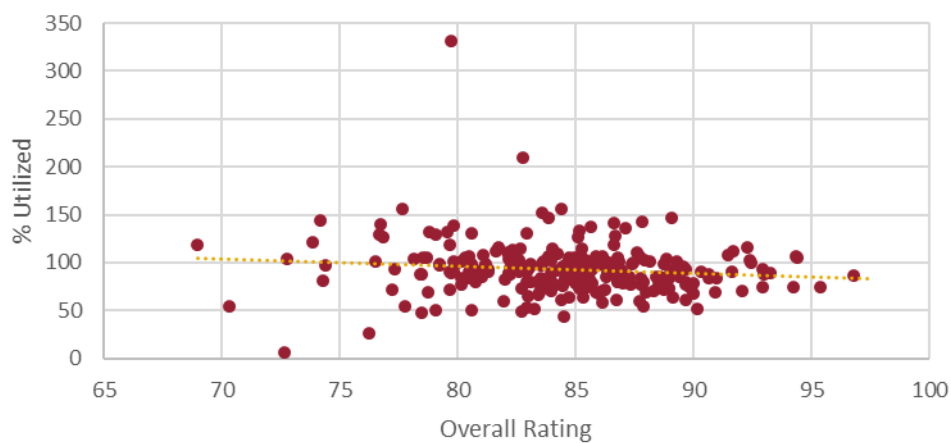
Overall Rating vs. Adjusted Age



Overall Rating vs. Square Feet



Overall Rating vs. Utilization



II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Allegany (5)				
George's Creek Elementary	01.001	Elementary	44,560	Good
Fort Hill High	01.011	High	191,732	Adequate
Cash Valley Elementary	01.022	Elementary	49,666	Adequate
Northeast Elementary	01.030	Elementary	34,335	Adequate
Parkside Elementary	01.033	Elementary	34,601	Good
			354,894	
Anne Arundel (32)				
Rippling Woods Elementary	02.003	Elementary	76,500	Adequate
Van Bokkelen Elementary	02.004	Elementary	70,525	Adequate
Severna Park High	02.005	High	354,162	Superior
Magothy River Middle	02.007	Middle	170,000	Good
Four Seasons Elementary	02.010	Elementary	83,703	Good
Georgetown East Elementary	02.017	Elementary	80,399	Adequate
Glen Burnie High	02.020	High	401,580	Adequate
Broadneck Elementary	02.023	Elementary	84,111	Adequate
Benfield Elementary	02.029	Elementary	82,775	Good
Annapolis High	02.030	High	281,500	Adequate
Annapolis Elementary	02.034	Elementary	70,180	Good
West Annapolis Elementary	02.036	Elementary	53,885	Good
Bates Middle	02.037	Middle	145,520	Adequate
Southern Middle	02.042	Middle	200,102	Adequate
Severn Elementary	02.043	Elementary	62,964	Adequate
George Fox Middle	02.044	Middle	164,393	Good
Crofton Meadows Elementary	02.045	Elementary	78,618	Good
Windsor Farm Elementary	02.047	Elementary	77,432	Adequate
Severna Park Elementary	02.052	Elementary	56,345	Good
Millersville Elementary	02.053	Elementary	59,346	Good
North County High	02.054	High	331,764	Adequate
Bodkin Elementary	02.062	Elementary	78,469	Good
Deale Elementary	02.075	Elementary	53,444	Good
Rolling Knolls Elementary	02.081	Elementary	84,588	Good
Ridgeway Elementary	02.090	Elementary	77,659	Adequate
Brock Bridge Elementary	02.093	Elementary	73,113	Adequate
South River High	02.099	High	295,900	Adequate
Tracey's Elementary	02.101	Elementary	56,640	Good
Studio 39	02.111	Middle/High	36,000	Adequate
Carrie Weedon EEC	02.123	Elementary	11,100	Good
Germantown Elementary	02.132	Elementary	89,998	Good
Point Pleasant Elementary	02.134	Elementary	95,925	Good
			3,938,640	

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Baltimore City (2)				
Montebello PK-8 # 044	30.022	PreK-8	84,153	Adequate
Westport PK-8 # 225	30.082	PreK-8	103,206	Not Adequate
			187,359	
Baltimore County (42)				
Chatsworth Elementary	03.002	Elementary	76,085	Adequate
Chesapeake High	03.003	High	207,500	Adequate
Cockeysville Middle	03.006	Middle	167,020	Adequate
Woodbridge Elementary	03.010	Elementary	53,870	Good
Prettyboy Elementary	03.013	Elementary	57,464	Good
Maiden Choice	03.021	Special Ed.	52,685	Good
Glyndon Elementary	03.030	Elementary	72,162	Adequate
Chesapeake Terrace Elementary	03.035	Elementary	48,380	Adequate
Woodlawn Middle	03.043	Middle	127,190	Adequate
Ridgely Middle	03.045	Middle	142,370	Adequate
Arbutus Middle	03.048	Middle	138,600	Adequate
Woodlawn High	03.050	High	320,000	Adequate
Chapel Hill Elementary	03.067	Elementary	70,190	Good
Eastern Technical High	03.075	High	218,065	Adequate
Hernwood Elementary	03.078	Elementary	59,400	Adequate
Lutherville Laboratory	03.087	Elementary	58,143	Adequate
Hereford Middle	03.097	Middle	132,530	Adequate
Milford Mill Academy	03.098	High	230,191	Adequate
Reisterstown Elementary	03.106	Elementary	49,445	Adequate
Golden Ring Middle	03.107	Middle	119,350	Adequate
Red House Run Elementary	03.109	Elementary	57,163	Adequate
Towson High	03.114	High	205,313	Adequate
Sparks Elementary	03.117	Elementary	66,600	Adequate
Owings Mills Elementary	03.124	Elementary	74,583	Adequate
Chadwick Elementary	03.125	Elementary	50,235	Adequate
Catonsville High	03.128	High	244,690	Adequate
Deep Creek Elementary	03.129	Elementary	48,185	Adequate
Pleasant Plains Elementary	03.139	Elementary	66,670	Adequate
Hawthorne Elementary	03.152	Elementary	78,965	Adequate
Arbutus Elementary	03.160	Elementary	53,540	Good
Carroll Manor Elementary	03.161	Elementary	54,640	Adequate
Oakleigh Elementary	03.162	Elementary	47,360	Adequate
Overlea High	03.165	High	216,083	Good
Cedarmere Elementary	03.166	Elementary	63,841	Adequate
Hampton Elementary	03.168	Elementary	85,998	Good
Charlesmont Elementary	03.173	Elementary	58,900	Good
Berkshire Elementary	03.174	Elementary	60,630	Adequate
Glenmar Elementary	03.175	Elementary	58,000	Adequate
Riverview Elementary	03.184	Elementary	71,040	Good
Riderwood Elementary	03.189	Elementary	60,377	Adequate
Catonsville Center for Alternative Studies	03.194	Alternate	45,595	Adequate
Ridge Ruxton School	03.195	Special Ed.	63,290	Adequate
			4,232,338	

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Calvert (7)				
Mutual Elementary	04.002	Elementary	62,824	Good
Patuxent High	04.019	High	185,900	Good
Windy Hill Elementary	04.020	Elementary	66,126	Good
St. Leonard Elementary	04.021	Elementary	71,680	Good
Windy Hill Middle	04.022	Middle	101,300	Good
Mill Creek Middle	04.024	Middle	101,300	Good
Career and Technology Academy	04.025	Career Tech	113,354	Good
			702,484	
Caroline (3)				
Col. Richardson High	05.004	High	121,085	Good
Federalsburg Elementary	05.007	Elementary	70,187	Adequate
Caroline Career & Technology Center	05.009	Career Tech	34,342	Adequate
			225,614	
Carroll (10)				
Taneytown Elementary	06.016	Elementary	63,250	Good
N. Carroll Middle	06.028	Middle	104,598	Good
Mt. Airy Elementary	06.030	Elementary	58,674	Good
Runnymede Elementary	06.039	Elementary	71,704	Good
Oklahoma Road Middle	06.043	Middle	108,640	Good
Elmer Wolfe Elementary	06.044	Elementary	65,273	Good
Linton Springs Elementary	06.045	Elementary	77,707	Adequate
Cranberry Station Elementary	06.046	Elementary	61,346	Good
Parr's Ridge Elementary	06.053	Elementary	73,271	Good
Ebb Valley Elementary	06.055	Elementary	72,106	Good
			756,569	
Cecil (7)				
Perryville High	07.013	High	130,672	Good
Perryville Elementary	07.020	Elementary	58,944	Good
Cecil Manor Elementary	07.030	Elementary	49,586	Good
Elkton High	07.032	High	187,046	Good
Bay View Elementary	07.036	Elementary	61,884	Good
Cherry Hill Middle	07.039	Middle	92,990	Good
North East High	07.040	High	123,890	Good
			705,012	
Charles (7)				
Malcolm Elementary	08.024	Elementary	51,328	Good
William B. Wade Elementary	08.028	Elementary	76,253	Adequate
Mary H. Matula Elementary	08.032	Elementary	72,378	Good
Walter J. Mitchell Elementary	08.033	Elementary	72,162	Adequate
Berry Elementary	08.036	Elementary	77,930	Good
North Point High School	08.042	Career Tech	311,270	Good
Mary Burgess Neal Elementary	08.045	Elementary	86,880	Good
			748,201	
Dorchester (4)				
Sandy Hill Elementary	09.001	Elementary	64,000	Good
Vienna Elementary	09.005	Elementary	23,817	Adequate
Warwick Elementary	09.011	Elementary	40,400	Good
Dorchester Career & Technology Center	09.018	Career Tech	98,069	Superior
			226,286	

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Frederick (1)				
Middletown High	10.005	High	189,641	Good
			189,641	
Garrett (3)				
Accident Elementary	11.013	Elementary	34,815	Good
Northern High	11.014	High	121,803	Adequate
Hickory Environmental Education Center	11.019	Environmental Ed.	12,954	Good
			169,572	
Harford (2)				
C. Milton Wright High	12.020	High	220,910	Adequate
Havre de Grace Elementary	12.028	Elementary	65,085	Adequate
			285,995	
Howard (19)				
Dunloggin Middle	13.001	Middle	79,220	Good
Talbott Springs Elementary	13.007	Elementary	53,942	Adequate
Jeffers Hill Elementary	13.014	Elementary	52,851	Good
Applications and Research Lab	13.018	Career Tech	204,325	Adequate
Centennial High	13.036	High	204,145	Adequate
Elkridge Landing Middle	13.054	Middle	101,226	Good
Wilde Lake High	13.058	High	258,098	Good
Wilde Lake Middle	13.060	Middle	106,221	Good
Hollifield Station Elementary	13.067	Elementary	85,627	Adequate
Gorman Crossing Elementary	13.068	Elementary	86,776	Good
Glenwood Middle	13.069	Middle	75,000	Adequate
Lime Kiln Middle	13.070	Middle	95,092	Adequate
Bonnie Branch Middle	13.071	Middle	94,511	Adequate
Triadelphia Ridge Elementary	13.073	Elementary	71,137	Good
Reservoir High	13.077	High	241,321	Good
Bellows Spring Elementary	13.078	Elementary	89,952	Good
Folly Quarter Middle	13.081	Middle	95,516	Good
Dayton Oaks Elementary	13.083	Elementary	116,818	Good
Veterans Elementary	13.084	Elementary	116,818	Good
			2,228,596	
Kent (2)				
Galena Elementary	14.002	Elementary	58,285	Adequate
Kent County High	14.007	High	189,626	Adequate
			247,911	

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Montgomery (53)				
Cold Spring Elementary	15.007	Elementary	55,158	Adequate
Somerset Elementary	15.008	Elementary	80,122	Good
Seneca Valley High	15.019	High	251,278	Adequate
Fields Road Elementary	15.020	Elementary	72,302	Adequate
Brown Station Elementary	15.024	Elementary	113,998	Good
Broad Acres (JoAnn Leleck ES at) Elementary	15.035	Elementary	88,922	Adequate
Eastern Middle	15.037	Middle	152,030	Adequate
Stedwick Elementary	15.039	Elementary	109,677	Adequate
Fallsmead Elementary	15.040	Elementary	67,472	Adequate
Lake Seneca Elementary	15.043	Elementary	58,770	Adequate
Garrett Park Elementary	15.048	Elementary	96,348	Good
Burtonsville Elementary	15.052	Elementary	71,349	Adequate
Brookhaven Elementary	15.055	Elementary	81,320	Adequate
Forest Knolls Elementary	15.057	Elementary	89,564	Adequate
Jackson Road Elementary	15.058	Elementary	91,465	Adequate
Rosemary Hills Elementary	15.062	Elementary	86,548	Good
Poolesville High	15.066	High	165,056	Adequate
Twinbrook Elementary	15.072	Elementary	79,818	Adequate
Wood (Earl B.) Middle	15.074	Middle	152,588	Good
Travilah Elementary	15.077	Elementary	65,378	Good
South Lake Elementary	15.086	Elementary	83,038	Adequate
Montgomery Knolls Elementary	15.088	Elementary	97,213	Adequate
New Hampshire Estates Elementary	15.089	Elementary	73,306	Adequate
Smith (Lathrop E.) Environmental Ed. Ctr	15.095	Environmental Ed.	20,345	Adequate
Fox Chapel Elementary	15.100	Elementary	85,182	Adequate
Page (William T.) Elementary	15.102	Elementary	58,726	Good
Damascus Elementary	15.103	Elementary	53,239	Adequate
Diamond Elementary	15.104	Elementary	85,404	Adequate
Sherwood Elementary	15.107	Elementary	81,727	Adequate
East Silver Spring Elementary	15.108	Elementary	88,895	Adequate
Montgomery Village Middle	15.117	Middle	141,615	Adequate
Highland Elementary	15.122	Elementary	84,138	Adequate
Tilden Middle	15.125	Middle	135,150	Adequate
Rock Creek Valley Elementary	15.129	Elementary	76,692	Good
Gaithersburg Elementary	15.144	Elementary	94,468	Adequate
Flower Hill Elementary	15.147	Elementary	58,770	Adequate
Jones Lane Elementary	15.150	Elementary	60,679	Adequate
Strawberry Knoll Elementary	15.152	Elementary	78,723	Adequate
Stone Mill Elementary	15.157	Elementary	78,617	Good
Springbrook High	15.186	High	305,006	Adequate
Ashburton Elementary	15.188	Elementary	81,438	Good
Whetstone Elementary	15.190	Elementary	96,946	Adequate
Georgian Forest Elementary	15.202	Elementary	88,111	Adequate
Beall Elementary	15.205	Elementary	79,477	Good
Burnt Mills Elementary	15.208	Elementary	57,318	Adequate
Strathmore Elementary	15.218	Elementary	59,497	Good
Rolling Terrace Elementary	15.219	Elementary	92,241	Good
Key (Francis S.) Middle	15.230	Middle	147,424	Adequate
Monocacy Elementary	15.233	Elementary	42,482	Good
Watkins Mill Elementary	15.247	Elementary	80,923	Adequate
Stonegate Elementary	15.252	Elementary	52,468	Adequate
Fairland Center	15.265	Alternate	43,804	Adequate
Shady Grove Middle	15.275	Middle	129,206	Good
			4,921,431	

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Prince George's (25)				
Wheatley (H. Winship) Early Childhood Center	16.017	Special Ed.	85,882	Adequate
Avalon Elementary	16.019	Elementary	60,520	Adequate
Rogers Heights Elementary	16.051	Elementary	56,588	Adequate
Springhill Lake Elementary	16.075	Elementary	70,993	Adequate
High Point High	16.085	High	318,376	Not Adequate
Tanglewood Regional School (Former)	16.099	Special Ed.	42,148	Adequate
Beltsville Academy	16.115	PreK-8	110,597	Adequate
Glenridge Elementary	16.116	Elementary	109,197	Not Adequate
Gourdine (Isaac J.) Middle	16.121	Middle	136,707	Adequate
Oaklands Elementary	16.138	Elementary	41,427	Adequate
Montpelier Elementary	16.146	Elementary	62,209	Adequate
Woodmore Elementary	16.150	Elementary	56,101	Adequate
McHenry (James) Elementary	16.154	Elementary	53,162	Adequate
Annapolis Road Academy	16.163	High	55,577	Adequate
Bladensburg High	16.180	High	304,000	Not Adequate
Wirt (William) Middle	16.183	Middle	106,318	Adequate
Beacon Heights Elementary	16.189	Elementary	26,742	Adequate
Highland Park Elementary	16.192	Elementary	61,555	Adequate
Seabrook Elementary	16.200	Elementary	39,704	Adequate
Glenn Dale Elementary	16.202	Elementary	44,644	Not Adequate
Gaywood Elementary	16.203	Elementary	42,416	Not Adequate
Gholson (G. James) Middle	16.208	Middle	115,868	Adequate
Foulois (Benjamin) Creative and Performing Arts Ac	16.215	Elementary/Middle	114,715	Adequate
Lamont Elementary	16.241	Elementary	53,247	Adequate
Bowie-Belair High Annex	16.262	High	102,351	Not Adequate
			2,271,044	
Queen Anne's (4)				
Stevensville Middle	17.006	Middle	97,235	Good
Kent Island Elementary	17.007	Elementary	73,889	Good
Matapeake Elementary	17.024	Elementary	68,221	Good
New Sudlersville Middle	17.026	Middle	100,884	Good
			340,229	
St. Mary's (7)				
Leonardtown High	18.004	High	223,727	Good
Benjamin Banneker Elementary	18.005	Elementary	59,505	Adequate
Dr. James A. Forrest Career & Technology Center	18.012	Career Tech	130,200	Adequate
Mechanicsville Elementary	18.014	Elementary	40,095	Adequate
Loveville Building (part of Benjamin Banneker Eleme	18.018	Elementary	23,527	Good
Chopticon High	18.019	High	216,625	Adequate
Great Mills High	18.020	High	216,625	Adequate
			910,304	
Somerset (3)				
Princess Anne Elementary School	19.010	Elementary	43,774	Adequate
Ewell Elementary School	19.011	Elementary/Middle	8,614	Not Adequate
Greenwood Elementary School	19.014	Elementary	63,520	Adequate
			115,908	
Talbot (3)				
St. Michaels Elementary	20.001	Elementary	80,581	Good
St. Michaels Middle/High	20.008	Middle/High	79,602	Adequate
Tilghman Elementary	20.009	Elementary	28,684	Good
			188,867	

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Washington (12)				
Clear Spring High	21.005	High	101,662	Adequate
Smithsburg Middle	21.008	Middle	108,975	Adequate
Boonsboro Middle	21.010	Middle	105,590	Good
Greenbrier Elementary	21.014	Elementary	36,835	Good
Hancock Elementary	21.015	Elementary	37,441	Good
Northern Middle	21.017	Middle	102,782	Good
Cascade Elementary	21.023	Elementary	54,646	Good
Hancock Middle/High	21.025	Middle/High	96,809	Adequate
Paramount Elementary	21.030	Elementary	47,923	Good
Pangborn Blvd. Elementary	21.041	Elementary	88,116	Good
Eastern Elementary	21.045	Elementary	58,280	Good
Maugansville Elementary	21.047	Elementary	91,586	Good
			930,645	
Wicomico (3)				
North Salisbury Elementary	22.004	Elementary	76,999	Good
J.M. Bennett High	22.008	High	247,202	Good
Westside Intermediate	22.026	Elementary	54,797	Adequate
			378,998	
Worcester (4)				
Pocomoke Elementary	23.002	Elementary	52,512	Adequate
Stephen Decatur High	23.004	High	193,090	Good
Pocomoke Middle	23.011	Elementary/Middle	87,600	Adequate
Worcester Technical High School	23.015	Career Tech	139,077	Adequate
			472,279	

Total Number of Schools Assessed: 260

Total Square Feet Assessed 25,728,817

Public School Construction Program School Inspection Report

LEA Name:
School Name:

Inspection Date:
Inspector:
LEA Representative:

PSC Number:

Year Constructed:

Total Adjusted Square Footage:

Site/Item (Weight)	Superior	Good	Adequate	Not Adequate	Poor	Not Applicable
1. Driveways & Parking Lots (1)						
2. Site & Site Structures (1)						
3. Site Utilities (2)						
4. Exterior Building Appearance (1)						
5. Playgrounds, Athletic Flds & Equip (1)						
6. Exterior Structural Condition (3)						
7. Gutters and Downspouts (2)						
8. Windows (2)						
9. Walkways (1)						
10. Entryways & Exterior Doors (3)						
11. Roof Conditions (3)						
12. Flashing & Gravel Stops (2)						
13. Roof Drains (2)						
14. Rooftop Equipment (2)						
15. Skylights & Monitors (2)						
16. Interior Appearance & Sanitation (2)						
17. Floors (2)						
18. Interior Walls (1)						
19. Interior Doors (2)						
20. Ceilings (1)						
21. Electrical Distribution (3)						
22. Electrical Service Equipment (3)						
23. Interior Lighting (2)						
24. Fire & Safety (3)						
25. Equipment Rooms (2)						
26. Boilers & Water Heaters (3)						
27. Air Conditioning (1)						
28. Ventilation Equipment (3)						
29. FCUs / Radiators / Wall Units (2)						
30. Steam Distribution (2)						
31. HVAC Controls (2)						
32. Hot/Chilled Water Distribution (1)						
33. Plumbing Fixtures/Equip, Restrooms (3)						
34. Sub Structure (3)						
35. Vertical Conveyance Systems (1)						
Total Items Per Category						

Overall Rating: ()

Superior=100-96 Good=95-86 Adequate=85-76 Not Adequate=75-66 Poor=65 and below

Survey ID:

FY 2020 Annual Report: Maintenance of Maryland's Public School Buildings

Sample Assessment Sheet: Page 2



PUBLIC SCHOOL INSPECTION REPORT - COMMENTS

School Name &

PSC Number: #N/A

#N/A

Report Date (s): #N/A

#N/A

	SITE/ITEM	RATING	COMMENTS	Response Requested
1	DRIVEWAYS & PARKING LOTS	#N/A	#N/A	#N/A
	LEA Response:			
2	SITE & SITE STRUCTURES	#N/A	#N/A	#N/A
	LEA Response:			
3	SITE UTILITIES	#N/A	#N/A	#N/A
	LEA Response:			
4	EXTERIOR BUILDING APPEARANCE	#N/A	#N/A	#N/A
	LEA Response:			
5	PLAYGROUNDS, ATHLETIC FIELDS & EQUIPMENT	#N/A	#N/A	#N/A
	LEA Response:			
6	EXTERIOR STRUCTURAL CONDITION	#N/A	#N/A	#N/A
	LEA Response:			
7	GUTTERS & DOWNSPOUTS	#N/A	#N/A	#N/A
	LEA Response:			
8	WINDOWS	#N/A	#N/A	#N/A
	LEA Response:			
9	WALKWAYS	#N/A	#N/A	#N/A
	LEA Response:			
10	ENTRYWAYS & EXTERIOR DOORS	#N/A	#N/A	#N/A
	LEA Response:			
11	ROOF CONDITIONS	#N/A	#N/A	#N/A
	LEA Response:			
12	FLASHING & GRAVEL STOPS	#N/A	#N/A	#N/A
	LEA Response:			
13	ROOF DRAINS	#N/A	#N/A	#N/A
	LEA Response:			
14	ROOFTOP EQUIPMENT	#N/A	#N/A	#N/A
	LEA Response:			
15	SKYLIGHTS & MONITORS	#N/A	#N/A	#N/A
	LEA Response:			
16	INTERIOR APPEARANCE & SANITATION	#N/A	#N/A	#N/A
	LEA Response:			
17	FLOORS	#N/A	#N/A	#N/A
	LEA Response:			
18	WALLS	#N/A	#N/A	#N/A
	LEA Response:			
19	INTERIOR DOORS	#N/A	#N/A	#N/A
	LEA Response:			
20	CEILINGS	#N/A	#N/A	#N/A
	LEA Response:			
21	ELECTRICAL DISTRIBUTION	#N/A	#N/A	#N/A
	LEA Response:			
22	ELECTRICAL SERVICE EQUIPMENT	#N/A	#N/A	#N/A
	LEA Response:			
23	INTERIOR LIGHTING	#N/A	#N/A	#N/A
	LEA Response:			
24	FIRE & SAFETY	#N/A	#N/A	#N/A
	LEA Response:			
25	EQUIPMENT ROOMS	#N/A	#N/A	#N/A
	LEA Response:			
26	BOILERS & WATER HEATERS	#N/A	#N/A	#N/A
	LEA Response:			

FY 2020 Annual Report: Maintenance of Maryland's Public School Buildings

Sample Assessment Sheet: Page 3

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS



School Name &

PSC Number: #N/A

#N/A

Report Date (s): #N/A

#N/A

	SITE/ITEM	RATING	COMMENTS	Response Requested
27	AIR CONDITIONING	#N/A	#N/A	#N/A
	LEA Response:			
28	VENTILATION EQUIPMENT	#N/A	#N/A	#N/A
	LEA Response:			
29	FCUS/RADIATORS/WALL UNITS	#N/A	#N/A	#N/A
	LEA Response:			
30	STEAM DISTRIBUTION	#N/A	#N/A	#N/A
	LEA Response:			
31	HVAC CONTROLS	#N/A	#N/A	#N/A
	LEA Response:			
32	Hot/CILLED WATER DISTRIBUTION	#N/A	#N/A	#N/A
	LEA Response:			
33	PLUMBING FIXTURES & EQUIPMENT, RESTROOMS	#N/A	#N/A	#N/A
	LEA Response:			
34	SUB STRUCTURE	#N/A	#N/A	#N/A
	LEA Response:			
35	VERTICAL CONVEYANCE SYSTEMS	#N/A	#N/A	#N/A
	LEA Response:			

ADDITIONAL NOTES & COMMENTS

#N/A

The following reports provide an overview of maintenance assessments conducted at selected schools in each Maryland public school system. Each report provides general information about the school system, a listing of the schools that were assessed, and a brief narrative highlighting important aspects of the school system's maintenance program.

Note:

The definition of "**Adjusted Age**" of a school facility, found in the second column of the Summary of School Ratings charts on the following pages, is the average age of the total square footage. For the purposes of calculating the Adjusted Age, renovated square footage is generally treated as new.

"Original existing square footage" as used in the narratives on the following pages refers to the construction dates of the existing square footage in a facility, regardless if renovated at a later date. For example, if a school first built in 1954 received additions in 1960, 1975 and 2003, and the 1954 portion was also demolished in 2003, the original existing square footage would then date from 1960 to 2003. If one other school in the same county is assessed in the same year, and it was built in 1962 and received a complete renovation and addition in 2010, then the original existing square footage for that school would date from 1962 to 2010; combined, the original existing square footage at these schools dates from 1960 to 2010.

Individual school reports are available upon request.

ALLEGANY COUNTY

Total Schools Assessed in FY 2020: 5



FISCAL YEAR 2020: KEY FACTS



Allegany County has 21 total active schools.



The average adjusted age of all 21 schools is 36 years old.



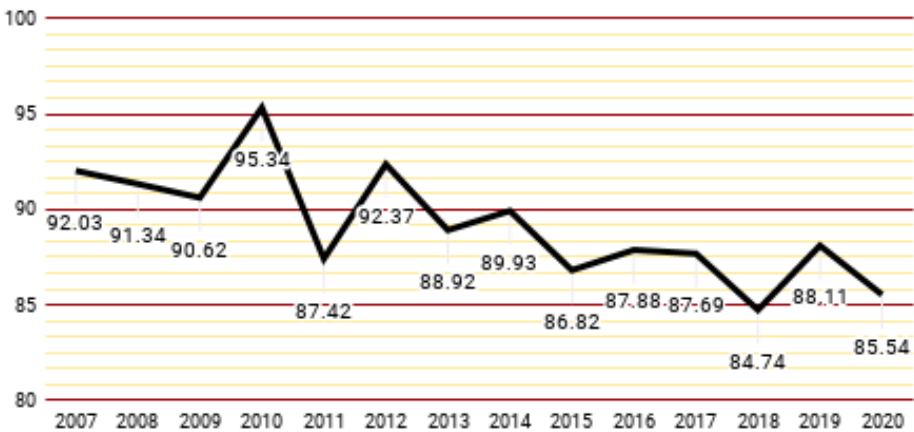
Allegany County maintains 1,603,956 square feet throughout its 21 schools. It is the 16th largest LEA in Maryland.



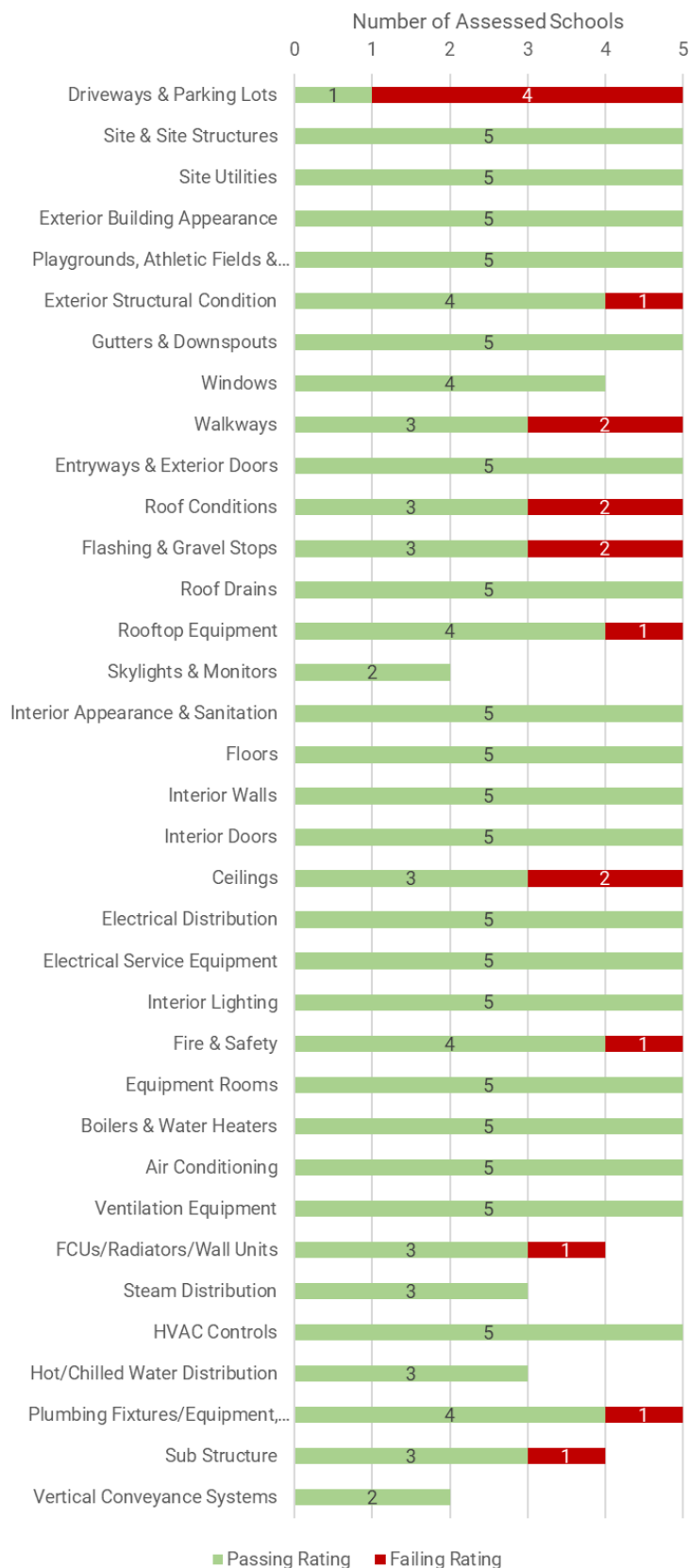
The current replacement value for Allegany County's 1,603,956 square feet at a rate of \$378/sf is \$606,295,368.

85.54 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths

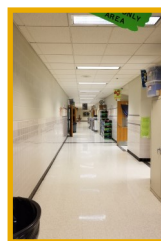


Gutters and downspouts appeared well maintained.

The majority of the major mechanical equipment appeared to receive good maintenance.



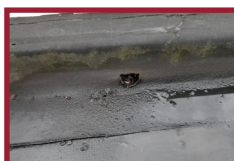
The floors, doors and walls appeared to receive good custodial care and maintenance in the majority of inspected buildings.



Interior Lighting received Good or Superior ratings at all inspected schools.



Weaknesses

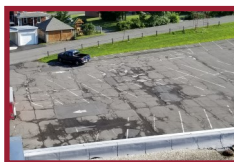


The majority of schools inspected did not have current regular roof inspections.

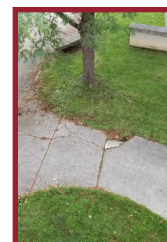
Two of the five inspected schools had significant ruts in the impact areas around the swing sets.



Four of the five inspected schools received a Not Adequate rating for Driveways & Parking Lots.



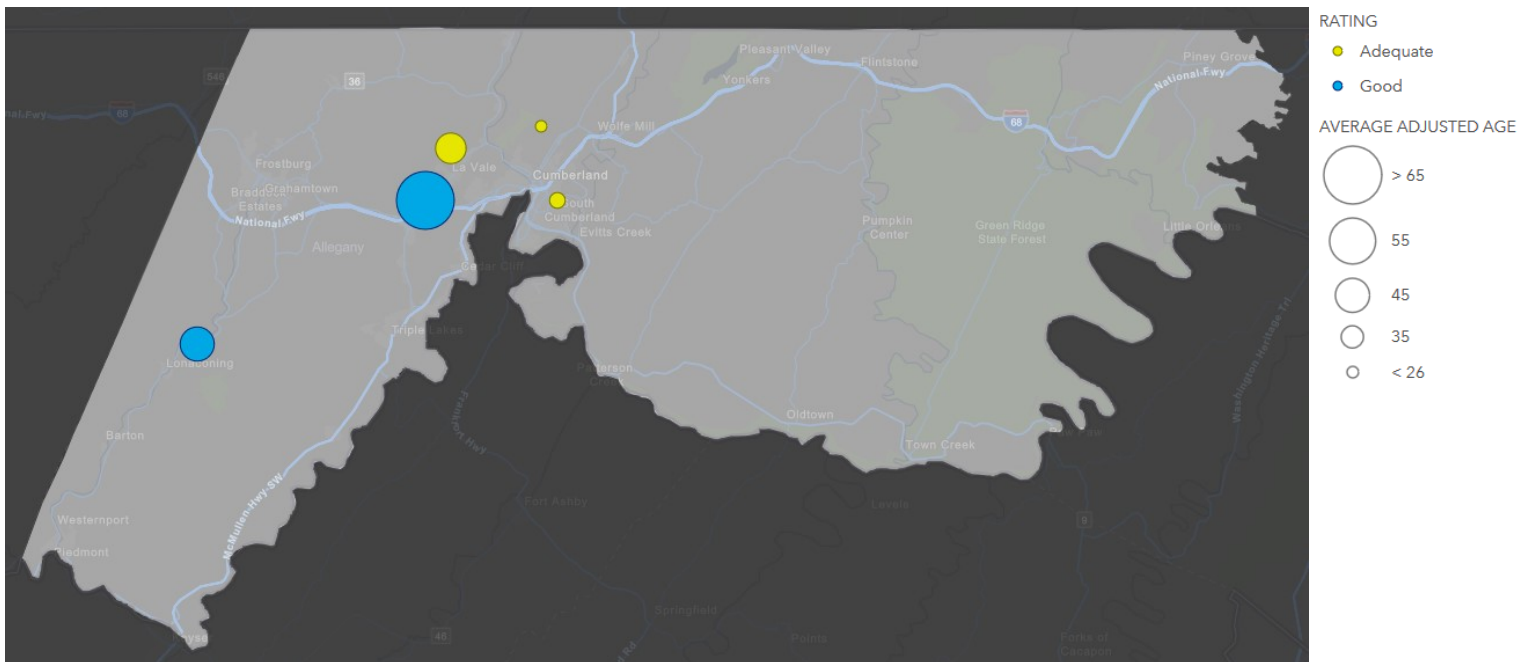
At a majority of schools, deterioration was observed at the walkways; settlement had also created potential trip hazards that needed to be addressed.



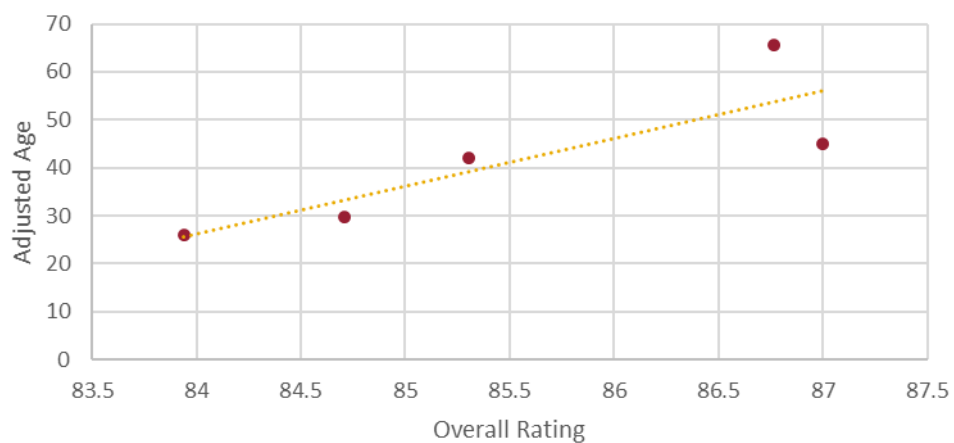
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Cash Valley Elementary	42	Adequate	0	20	9	3	0
2. Fort Hill High	30	Adequate	1	18	10	5	0
3. George's Creek Elementary	45	Good	3	18	8	1	0
4. Northeast Elementary	26	Adequate	0	20	8	5	0
5. Parkside Elementary	66	Good	1	24	4	3	1
Totals			5	100	39	17	1
Percentage of Total Ratings for System			3%	62%	24%	10%	1%

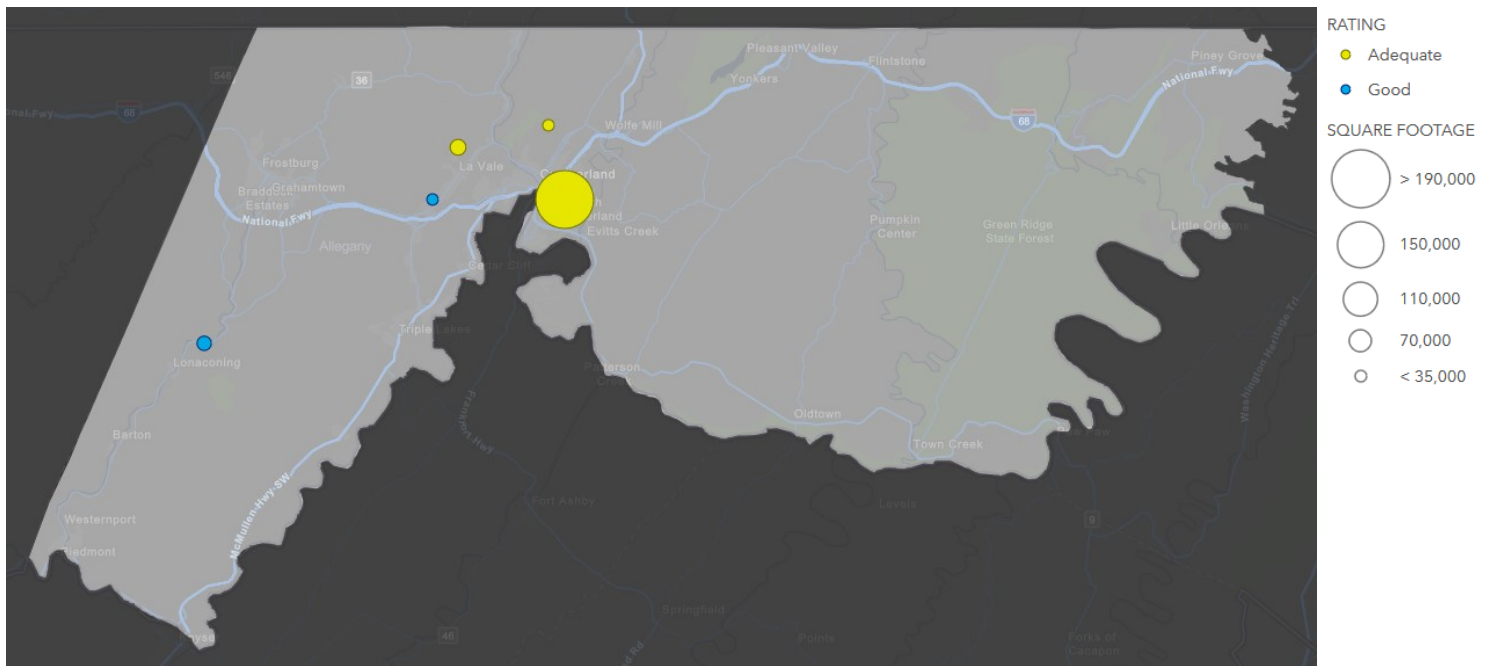
Overall Rating vs Adjusted Building Age



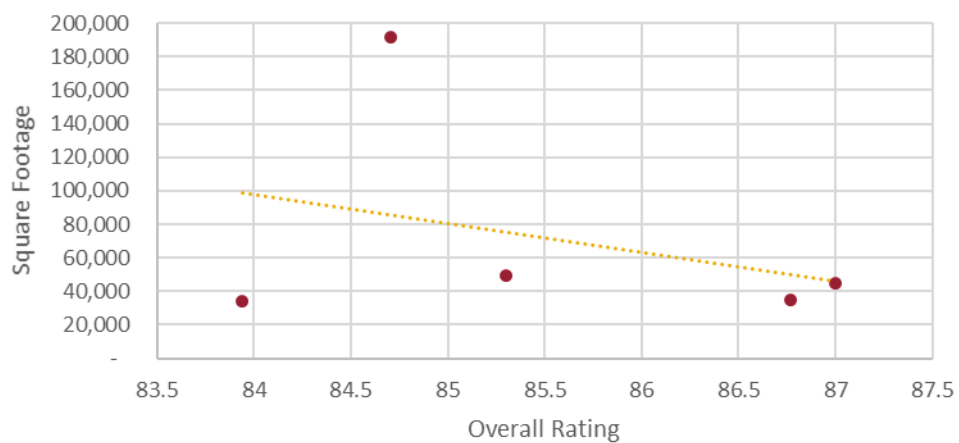
Overall Rating vs. Adjusted Age



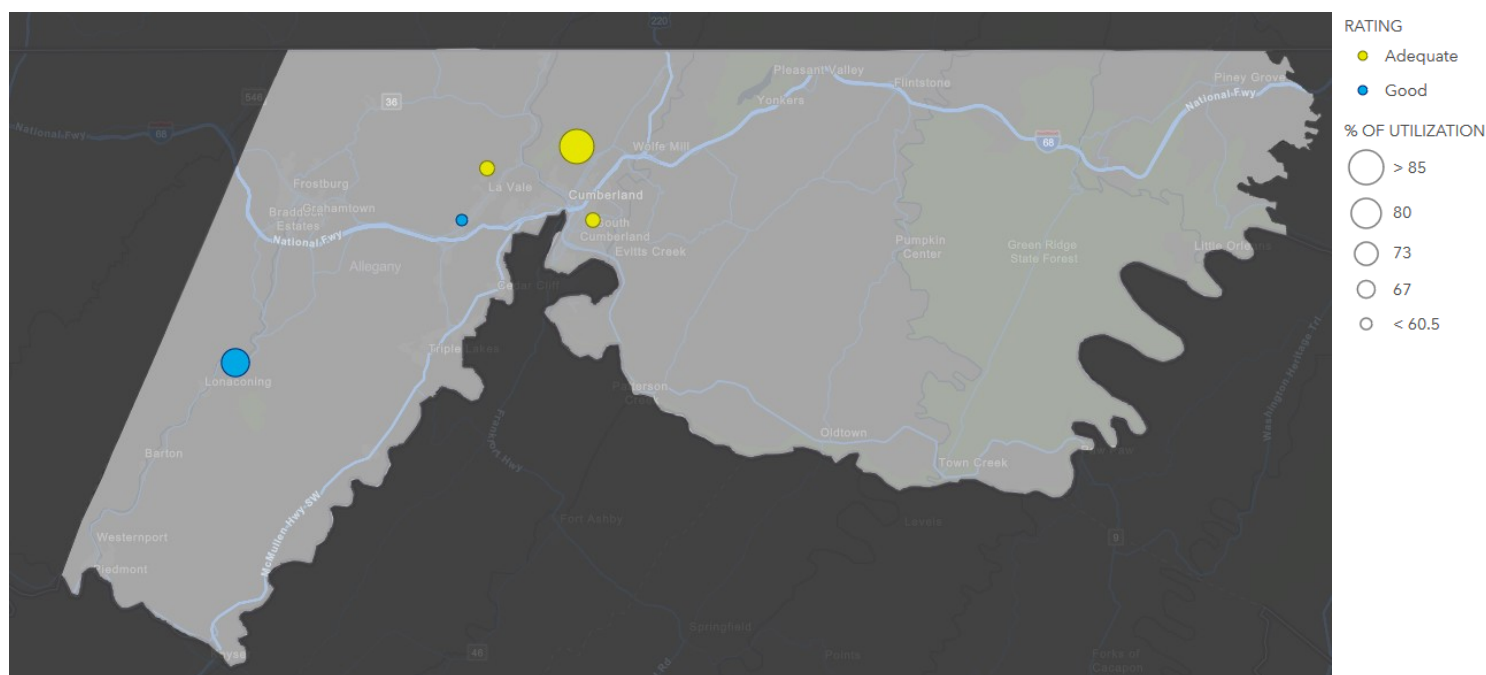
Overall Rating vs Square Footage



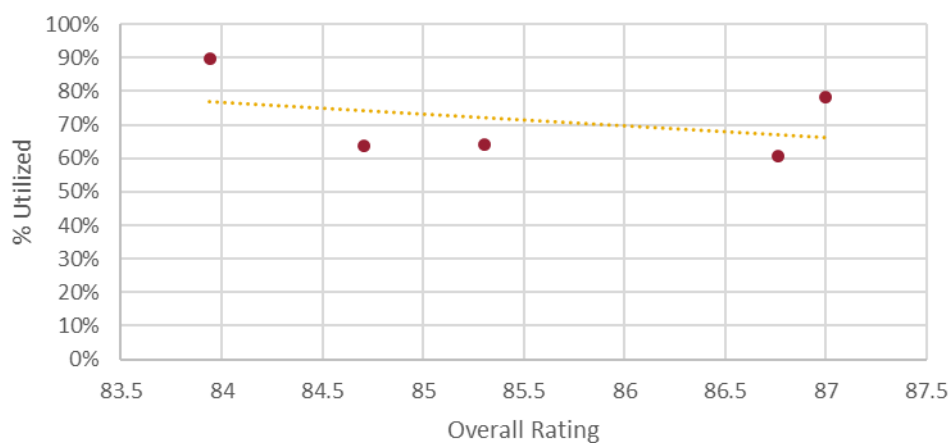
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good	2			2
Adequate	2		1	3
Not Adequate				
Poor				
Totals	4		1	5

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	1	2	3	2	8
Adequate	1	2	1	3	7
Not Adequate					
Poor					
Totals	2	4	4	5	15

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- A preventive maintenance plan should be implemented to assess the parking lots. After completion of the assessment, work orders should be created to correct any deficiencies identified.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

Total Schools Assessed in FY 2020: 32



FISCAL YEAR 2020: KEY FACTS



Anne Arundel County has 120 total active schools.



The average adjusted age of all 120 schools is 30.5 years old.



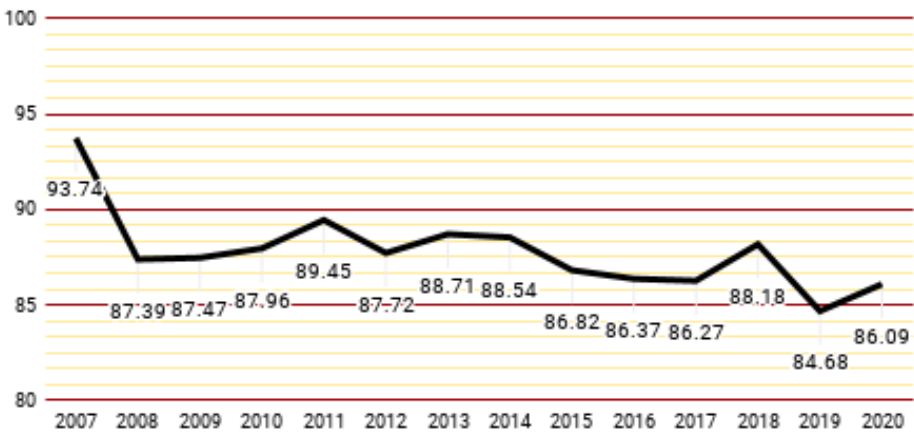
Anne Arundel County maintains 13,321,919 square feet throughout its 120 schools. It is the 5th largest LEA in Maryland.



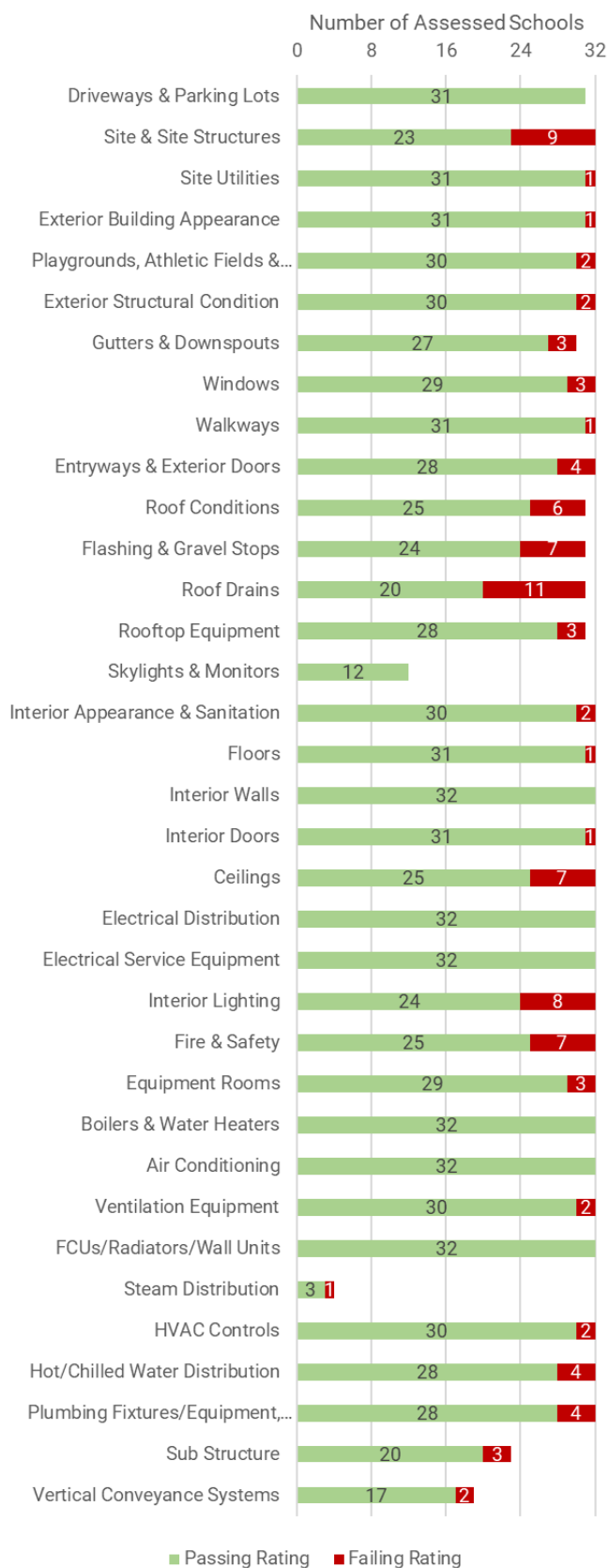
The current replacement value for Anne Arundel County's 13,321,919 square feet at a rate of \$378/sf is \$5,035,685,382.

86.09 (Good) = Average Overall Rating for FY 2020

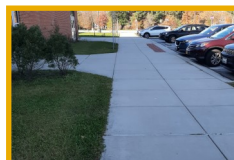
Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The majority of Walkways appeared well maintained

All inspected buildings received a passing rating for Electrical Distribution.

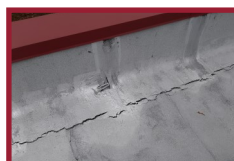


Air Conditioning only received two Adequate ratings; all other inspected schools received a Good or Superior rating for this category.

The Boilers & Water Heaters appeared well maintained with four of the inspected schools receiving the highest rating of Superior for this category.

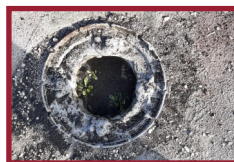
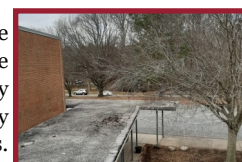


Weaknesses



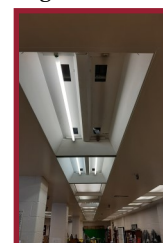
Additional repairs and sealing were needed at many schools where Flashing & Gravel Stops were an issue.

There were several issues observed in the Site & Site Structures category, but many of the inspected schools could improve this rating by maintaining and trimming trees and shrubbery away from building surfaces and roof areas.



Routine inspections and cleanings were needed at the roof drains to address multiple issues from excessive gravel and debris to cracks and blistering of the membranes.

Several of the inspected schools were observed with a significant amount of lights with bad bulbs or ballasts and missing lens covers.



School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Annapolis Elementary	6	Good	10	21	3	0	0
2. Annapolis High	30	Adequate	0	12	14	7	0
3. Bates Middle	41	Adequate	0	17	15	2	0
4. Benfield Elementary	3	Good	20	12	1	0	0
5. Bodkin Elementary	32	Good	4	15	11	2	0
6. Broadneck Elementary	24	Adequate	0	12	15	4	0
7. Brock Bridge Elementary	22	Adequate	0	18	11	3	0
8. Carrie Weedon EEC	59	Good	5	24	1	0	0
9. Crofton Meadows Elementary	28	Good	0	20	11	3	0
10. Deale Elementary	36	Good	2	26	4	1	0
11. Four Seasons Elementary	23	Good	7	17	9	0	0
12. George Fox Middle	31	Good	0	19	12	2	0
13. Georgetown East Elementary	42	Adequate	0	14	15	2	0
14. Germantown Elementary	9	Good	0	21	10	1	0
15. Glen Burnie High	49	Adequate	0	10	16	9	0
16. Magothy River Middle	33	Good	0	23	10	2	0
17. Millersville Elementary	43	Good	3	18	7	4	0
18. North County High (Re-Insp)	24	Adequate	0	14	10	9	0
19. Point Pleasant Elementary	7	Good	3	22	6	2	0
20. Ridgeway Elementary	20	Adequate	0	22	6	2	2
21. Rippling Woods Elementary	46	Adequate	0	15	10	6	0
22. Rolling Knolls Elementary	4	Good	2	29	2	0	0
23. Severn Elementary	24	Adequate	0	14	13	6	0
24. Severna Park Elementary	30	Good	0	23	9	0	0
25. Severna Park High	3	Superior	28	1	2	2	0
26. South River High	40	Adequate	0	18	9	2	0
27. Southern Middle	31	Adequate	0	16	13	2	2
28. Studio 39	80	Adequate	0	20	8	6	0
29. Tracey's Elementary	13	Good	0	24	8	0	0
30. Van Bokkelen Elementary	46	Adequate	0	10	14	7	0
31. West Annapolis Elementary	4	Good	11	17	4	1	0
32. Windsor Farm Elementary	29	Adequate	0	16	9	9	0
Totals			95	560	288	96	4
Percentage of Total Ratings for System			9%	54%	28%	9%	0%

RATING

- Superior
- Good
- Adequate

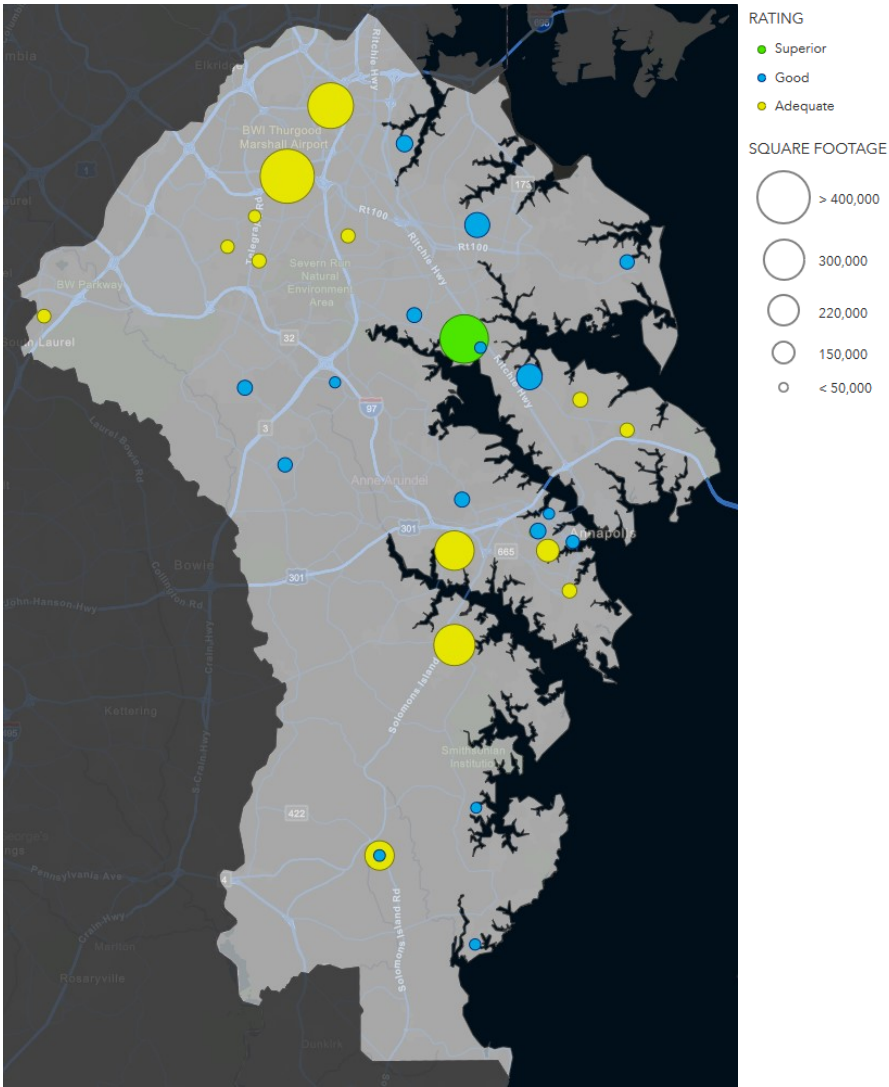
AVERAGE ADJUSTED AGE

- > 80
- 65
- 50
- 30
- < 15

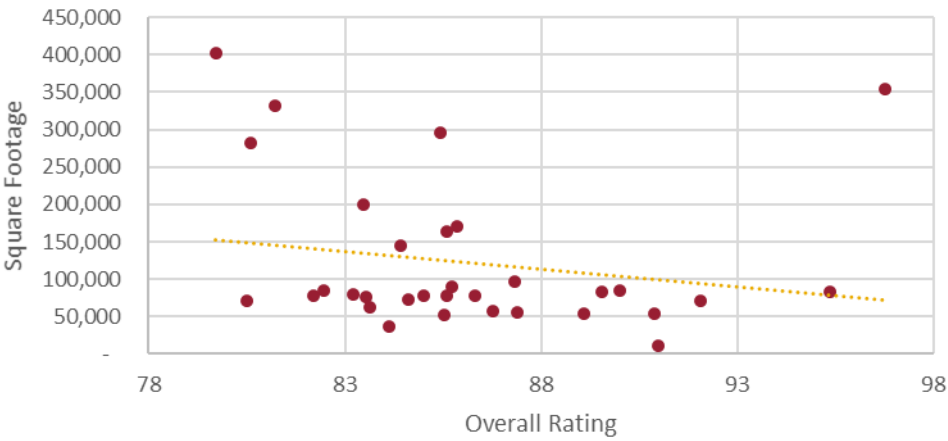
A scatter plot showing the relationship between Overall Rating (X-axis) and Adjusted Age (Y-axis). The X-axis ranges from 78 to 98, and the Y-axis ranges from 0 to 90. The data points are dark red circles, and a yellow dotted trend line shows a negative correlation.

Overall Rating	Adjusted Age
79.5	48
80.0	45
80.5	30
81.0	24
81.5	28
82.0	24
82.5	41
83.0	31
83.5	24
84.0	41
84.5	21
85.0	19
85.5	28
86.0	32
86.5	12
87.0	7
87.5	30
88.5	36
89.0	23
89.5	4
90.0	58
90.5	4
91.5	6
94.5	3
97.5	2

Overall Rating vs Square Footage



Overall Rating vs. Square Feet



RATING

- Superior
- Good
- Adequate

% OF UTILIZATION

- > 100
- 90
- 80
- 70
- < 60

A scatter plot showing the relationship between Overall Rating (X-axis) and % Utilized (Y-axis). The X-axis ranges from 78 to 98, and the Y-axis ranges from 0 to 120. The data points are represented by dark red circles. A dotted yellow line indicates a negative linear trend, suggesting that as the Overall Rating increases, the percentage of utilization tends to decrease.

FY 2020 Overall Rating Results by School Type

	Elementary	Middle	Middle/High	High	
Superior				1	1
Good	14	2			16
Adequate	8	2	1	4	15
Not Adequate					
Poor					
Totals	22	4	1	5	32

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior				1	1
Good	16	14	11	16	57
Adequate	8	7	12	15	42
Not Adequate			1		1
Poor					
Totals	24	21	24	32	101

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.
- More routine inspections should be conducted to locate defects and corrective work orders should be submitted for repairs.
- It was reported that the Chief typically spends 2-4 hours daily collecting garbage, primarily from the lunch service. Assigning a volunteer parent or one of the second-shift staff to garbage collection would free up the Chief to perform needed building inspection and maintenance/custodial work.

BALTIMORE CITY

Total Schools Assessed in FY 2020: 2

Montebello PK-8 #044

FISCAL YEAR 2020: KEY FACTS

155
schools

Baltimore City has
155 total active schools.

42
years old

The average adjusted age of
all 155 schools
is 42 years old.

> 16.5 M
GSF

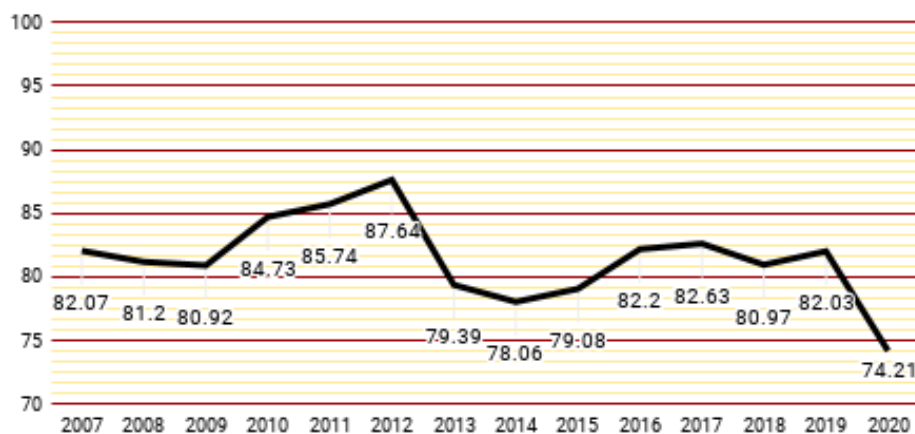
Baltimore City
maintains 17,456,996
square feet throughout
its 155 schools. It is the 3rd
largest LEA in Maryland.

~ \$6.6 B

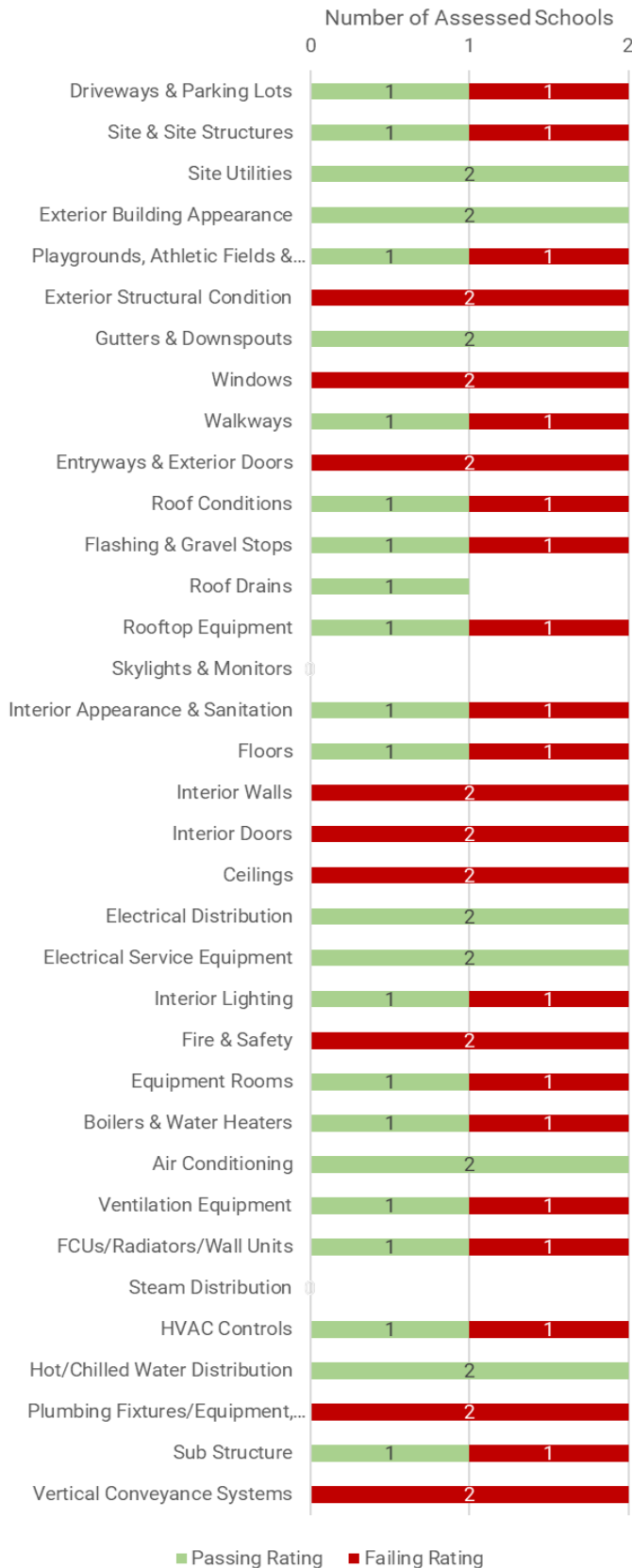
The current replacement value
for Baltimore City's 17,456,996
square feet at a rate of
\$378/sf is \$6,598,744,488.

74.21 (Not Adequate) = Average Overall Rating for FY 2020

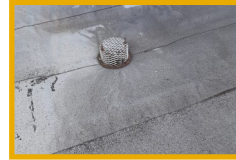
Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Roof drains appeared to be well maintained and were free of obstructions.

All inspected buildings received a passing rating for Site Utilities.

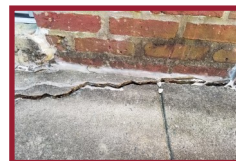


Gutters and downspouts appeared to be maintained regularly.

Both inspected buildings received passing ratings for Electrical Distribution and Electrical Service Equipment.

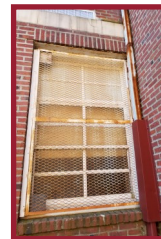
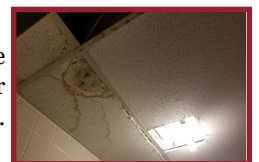


Weaknesses



Various deficiencies around the building exteriors were observed, including settlement, deterioration, damage and cracks.

Ceiling tiles were stained throughout the buildings; several tiles were missing or damaged.



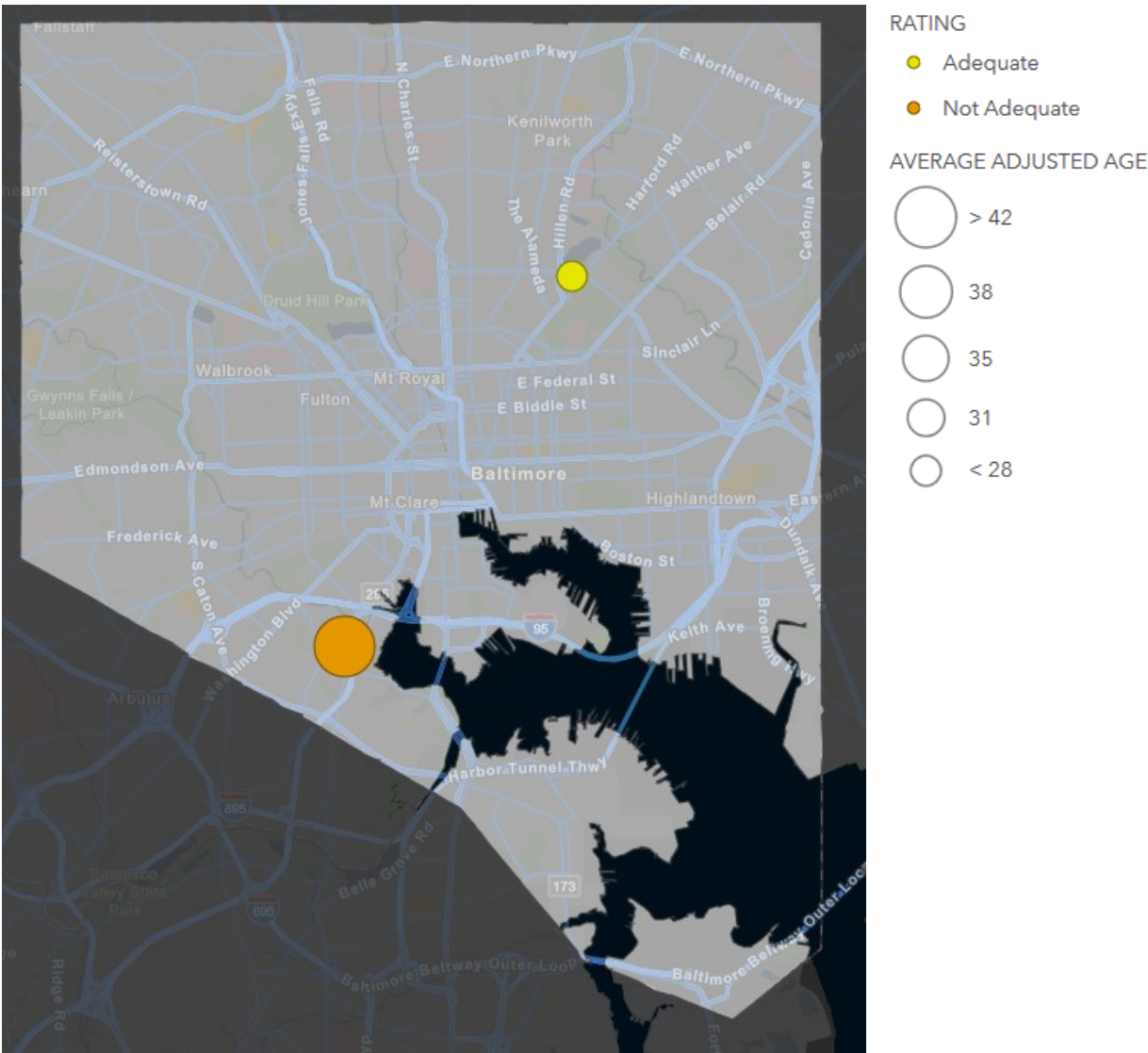
Windows, including their frames and hardware, were damaged; these conditions were noted on previous assessments and had not improved.

Little to no maintenance appeared to be completed on the chairlifts or elevators and the DLLR certificate was expired.

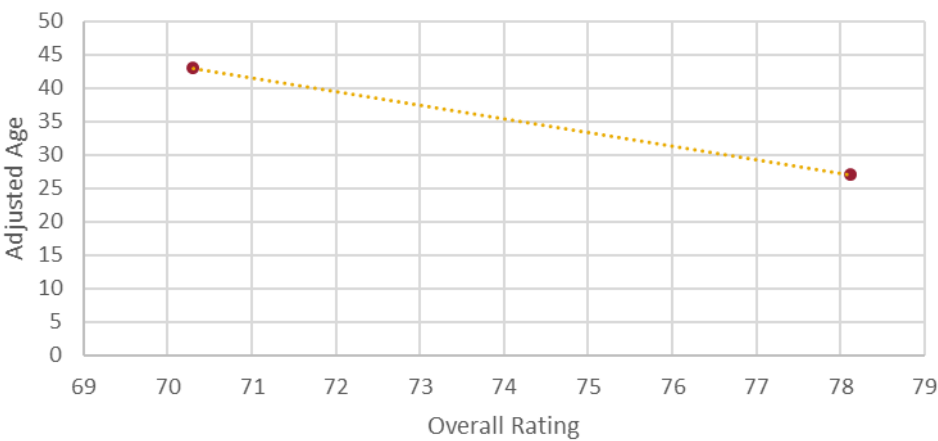


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Montebello PK-8 # 044	27	Adequate	0	8	12	11	1
2. Westport PK-8 # 225 (Re-Insp)	43	Not Adequate	0	1	10	11	11
Totals			0	9	22	22	12
Percentage of Total Ratings for System			0%	14%	34%	34%	18%

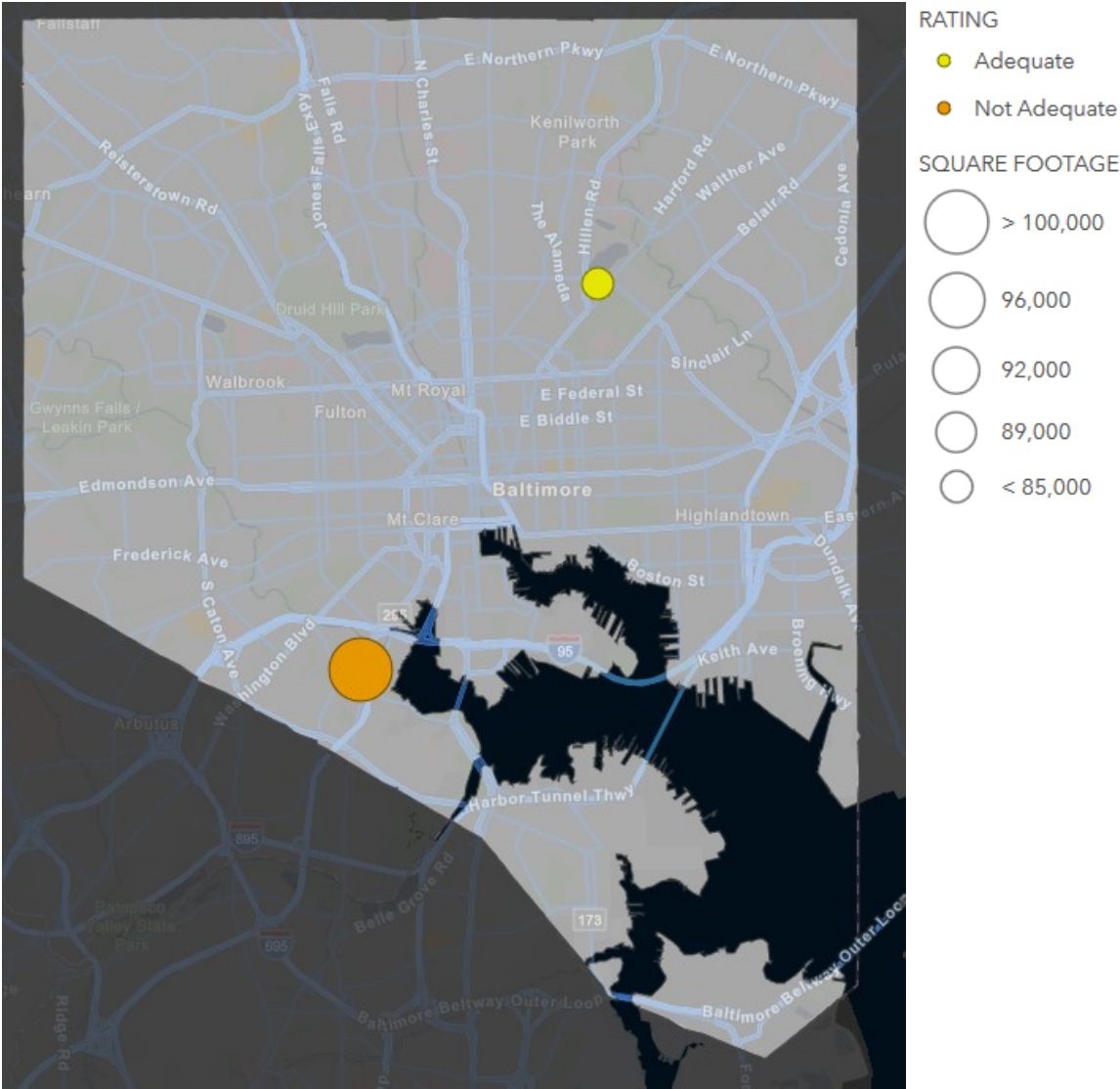
Overall Rating vs Adjusted Building Age



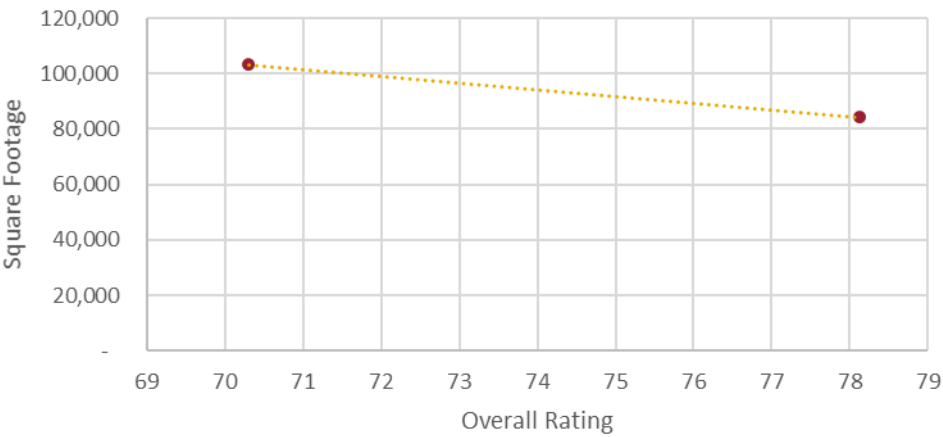
Overall Rating vs. Adjusted Age



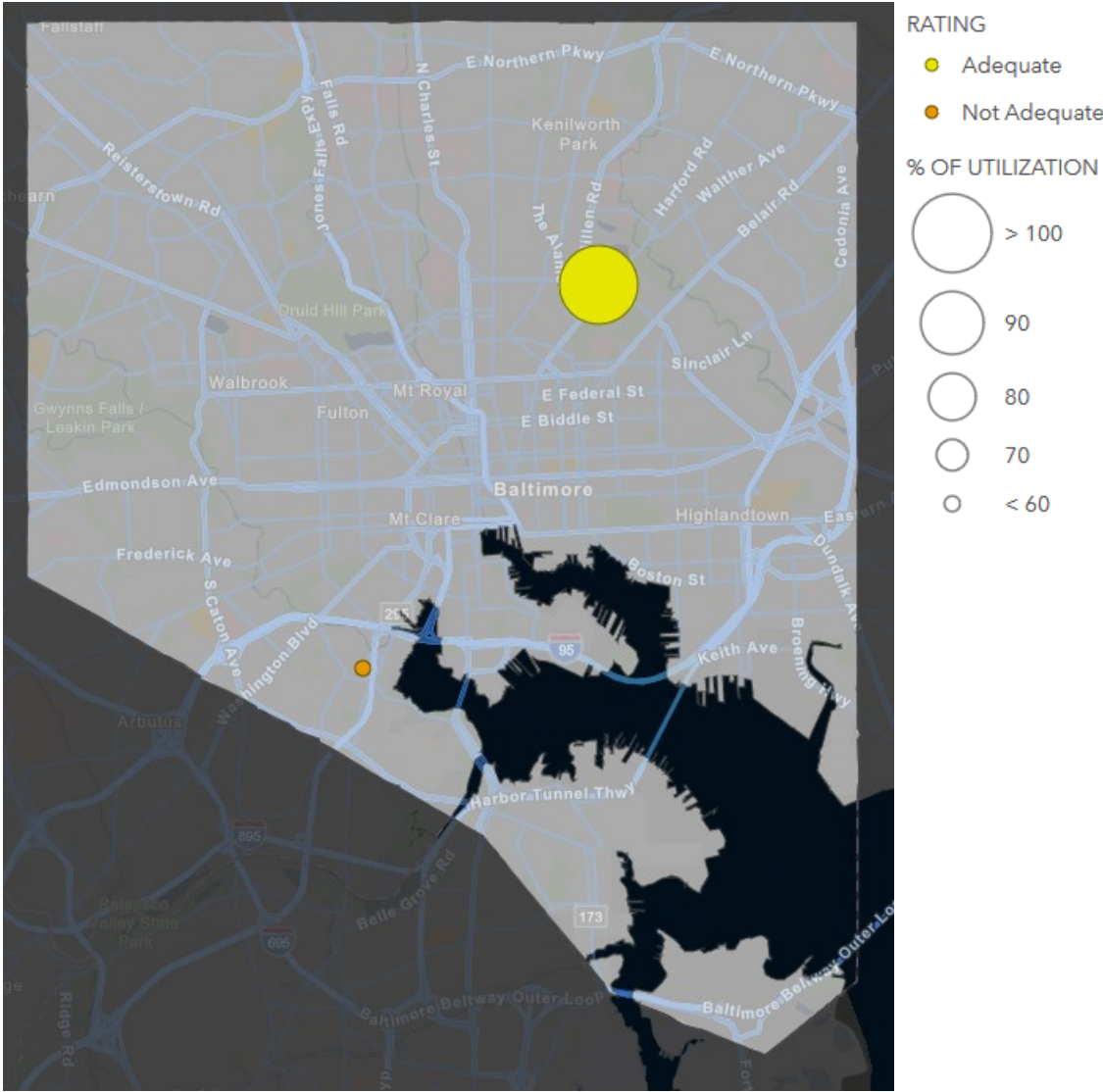
Overall Rating vs Square Footage



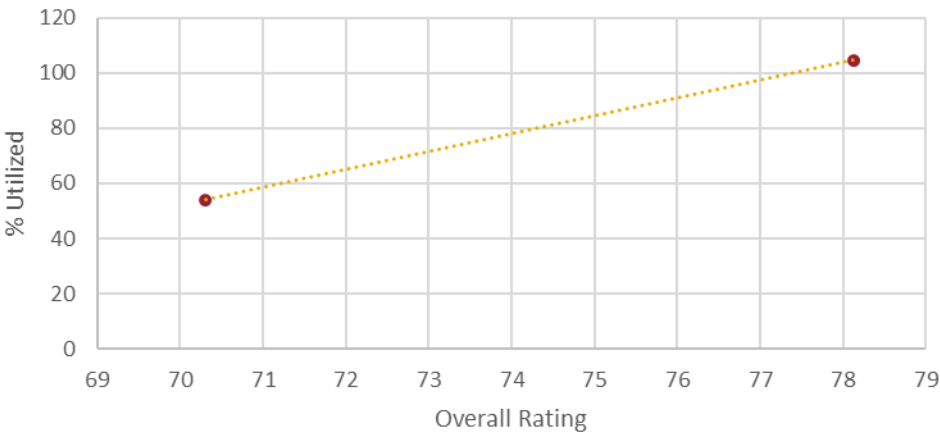
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	PreK-8	High	
Superior					
Good					
Adequate			1		1
Not Adequate			1		1
Poor					
Totals			2		2

Overall Rating Results by Fiscal Year
FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	10	4	10		24
Adequate	38	28	35	1	102
Not Adequate		6	2	1	9
Poor					
Totals	48	38	47	2	135

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully and training should be provided so on-site staff have the capability to generate work orders for identified deficiencies and close work orders as they are completed.
- Visible issues suggest a need for more routine inspections of facilities.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.
- Equipment rooms should not be used for storage and items should be removed from in front and on top of all electrical panels and electrical equipment to maintain a safe 36" clearance for fire safety, access for routine maintenance and in case of emergencies. These areas should be kept secure and off limits to all non-maintenance personnel.
- Fire extinguishers should be permanently mounted in their designated locations and monthly safety inspections should be completed regularly.

BALTIMORE COUNTY

Total Schools Assessed in FY 2020: 42



FISCAL YEAR 2020: KEY FACTS

164
schools

Baltimore County has
164 total active schools.

33
years old

The average adjusted age of
all 164 schools
is 33 years old.

> 16.5 M
GSF

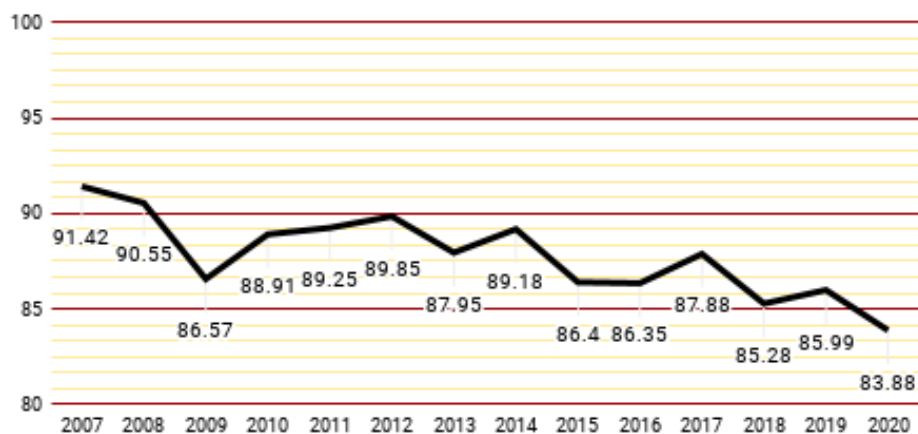
Baltimore County
maintains 16,591,758
square feet throughout
its 164 schools. It is the 4th
largest LEA in Maryland.

~ \$6.3 B

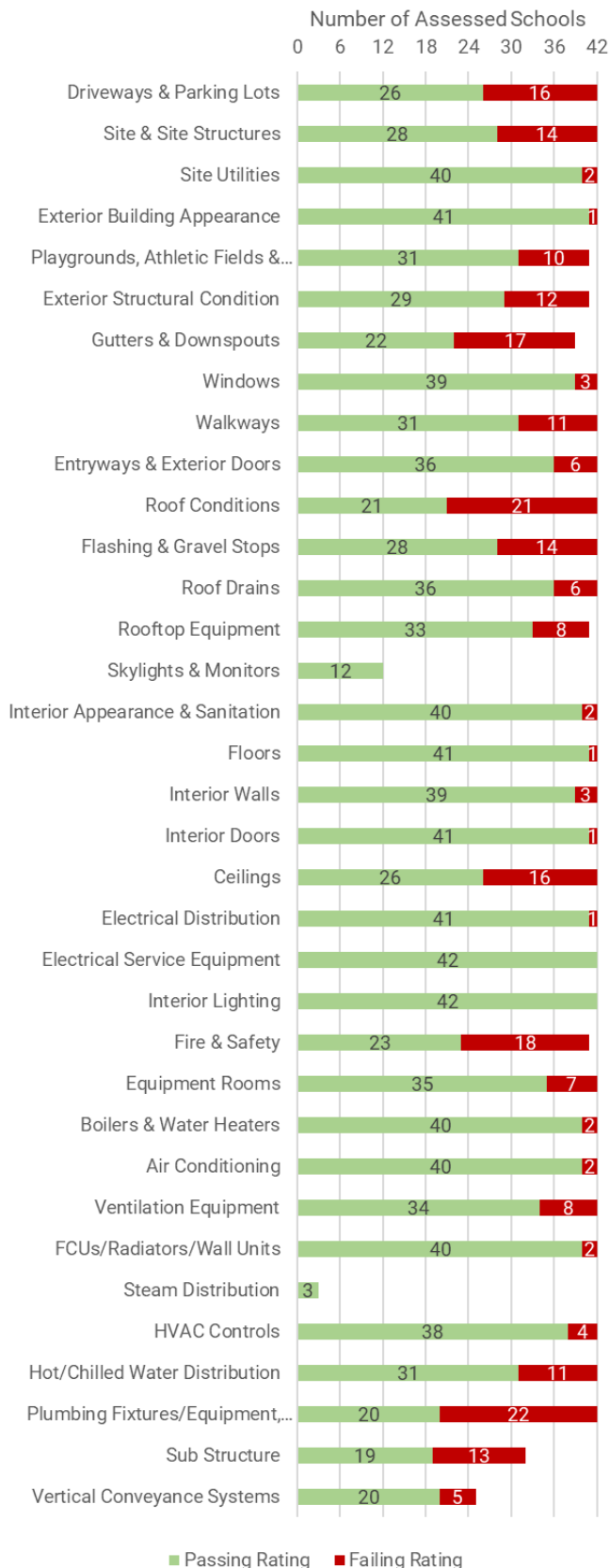
The current replacement value
for Baltimore County's
16,591,758 square feet at a
rate of \$378/sf is
\$6,271,684,524.

83.88 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category

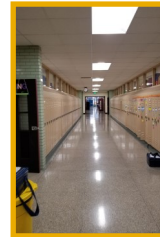


Strengths

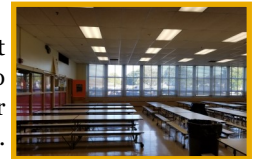


The majority of Site Utilities received a Good rating and appeared maintained.

Interior Lighting was excellent; most facilities appeared to have been upgraded to LEDs and 15 buildings received a Superior rating for this category.



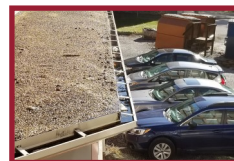
Most floors appeared to be in good condition and well maintained.



All inspected buildings received a passing rating for Electrical Service Equipment and infrared testing appeared to be current in most buildings.

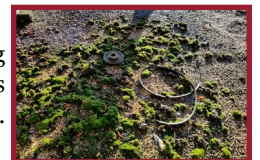


Weaknesses



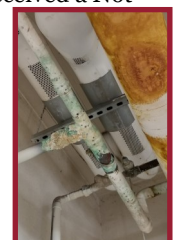
Many gutters were blocked with debris and some gutters and downspouts were damaged.

Regular roof inspections were not being performed as required and multiple issues were observed on the roofs.



Routine inspections of fire extinguishers and emergency lighting appeared to be inconsistent; 17 facilities received a Good rating and 18 facilities received a Not Adequate rating.

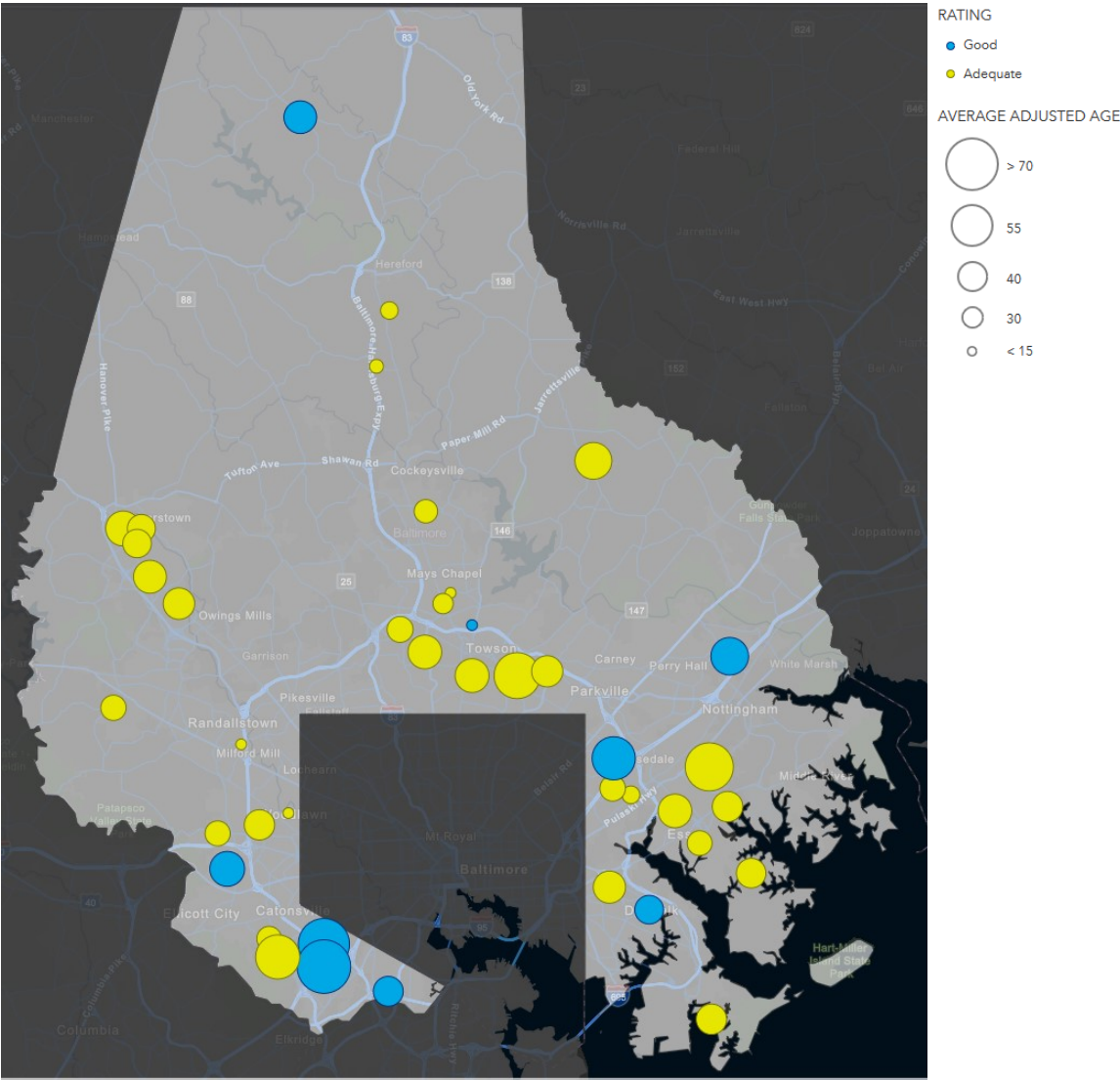
There appeared to be many loose or leaking toilets as well as other plumbing-related issues; 19 facilities received a Not Adequate rating and 3 received a Poor rating for this area.



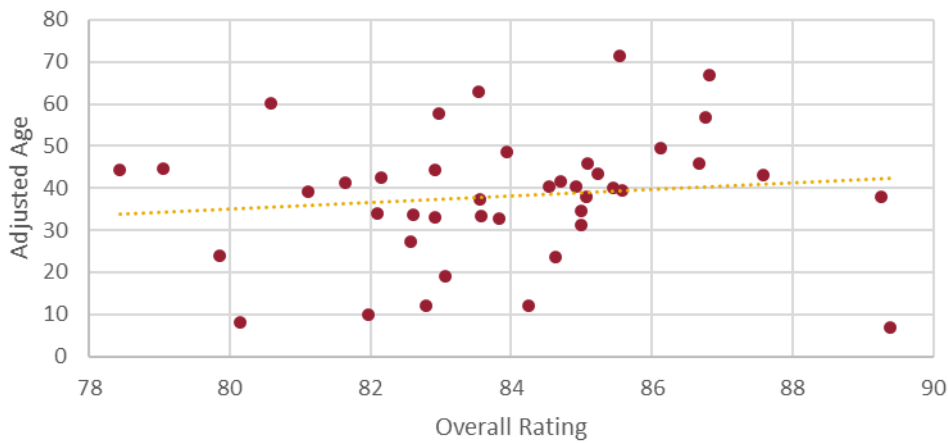
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arbutus Elementary	71	Good	0	19	10	3	0
2. Arbutus Middle	12	Adequate	1	17	9	6	1
3. Berkshire Elementary	43	Adequate	0	11	16	5	0
4. Carroll Manor Elementary	49	Adequate	0	19	7	7	0
5. Catonsville Center for Alternative Studies	58	Adequate	0	14	11	6	0
6. Catonsville High	33	Adequate	0	20	8	6	0
7. Cedarmere Elementary	44	Adequate	2	19	5	6	0
8. Chadwick Elementary	33	Adequate	0	16	13	3	1
9. Chapel Hill Elementary	49	Good	1	19	9	2	0
10. Charlesmont Elementary	38	Good	9	19	1	4	0
11. Chatsworth Elementary	46	Adequate	1	21	7	3	0
12. Chesapeake High	39	Adequate	0	11	11	10	0
13. Chesapeake Terrace Elementary	40	Adequate	0	20	7	6	0
14. Cockeysville Middle	31	Adequate	0	19	11	2	0
15. Deep Creek Elementary	33	Adequate	1	17	7	6	1
16. Eastern Technical High	44	Adequate	0	8	12	12	0
17. Glenmar Elementary	63	Adequate	1	13	12	6	0
18. Glyndon Elementary	37	Adequate	0	16	8	6	0
19. Golden Ring Middle	24	Adequate	0	12	7	14	0
20. Hampton Elementary	7	Good	10	16	3	4	0
21. Hawthorne Elementary	40	Adequate	0	22	4	7	0
22. Hereford Middle	24	Adequate	1	19	4	8	1
23. Hernwood Elementary	34	Adequate	2	15	7	8	1
24. Lutherville Laboratory	27	Adequate	0	16	10	7	0
25. Maiden Choice	67	Good	0	21	10	2	0
26. Milford Mill Academy	8	Adequate	1	16	5	6	5
27. Oakleigh Elementary	41	Adequate	0	15	8	10	0
28. Overlea High	57	Good	0	23	11	0	0
29. Owings Mills Elementary	42	Adequate	0	20	8	5	0
30. Pleasant Plains Elementary	60	Adequate	0	16	9	9	0
31. Prettyboy Elementary	43	Good	1	26	2	4	0
32. Red House Run Elementary	34	Adequate	0	17	6	10	0
33. Reisterstown Elementary	38	Adequate	1	21	7	3	1
34. Riderwood Elementary	35	Adequate	1	16	11	2	1
35. Ridge Ruxton School	44	Adequate	0	17	10	6	0
36. Ridgely Middle	12	Adequate	0	18	9	6	0
37. Riverview Elementary	40	Good	1	24	6	2	1
38. Sparks Elementary	19	Adequate	0	20	4	5	2
39. Towson High	45	Adequate	1	9	7	14	1
40. Woodbridge Elementary	46	Good	1	20	6	3	0
41. Woodlawn High	6	Adequate	0	20	10	3	0
42. Woodlawn Middle	10	Adequate	0	13	14	6	0
Totals			36	730	342	243	16
Percentage of Total Ratings for System			3%	53%	25%	18%	1%

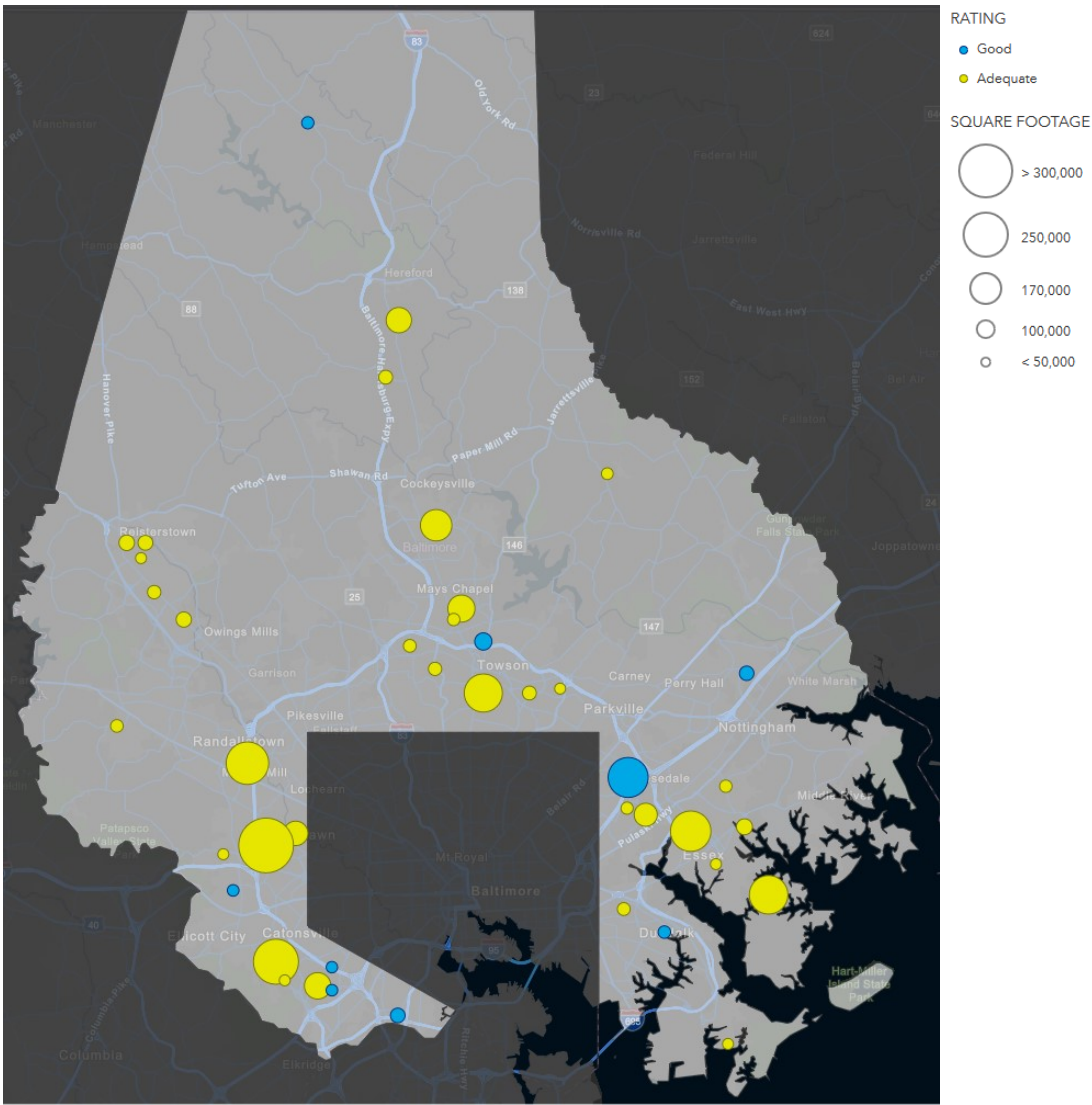
Overall Rating vs Adjusted Building Age



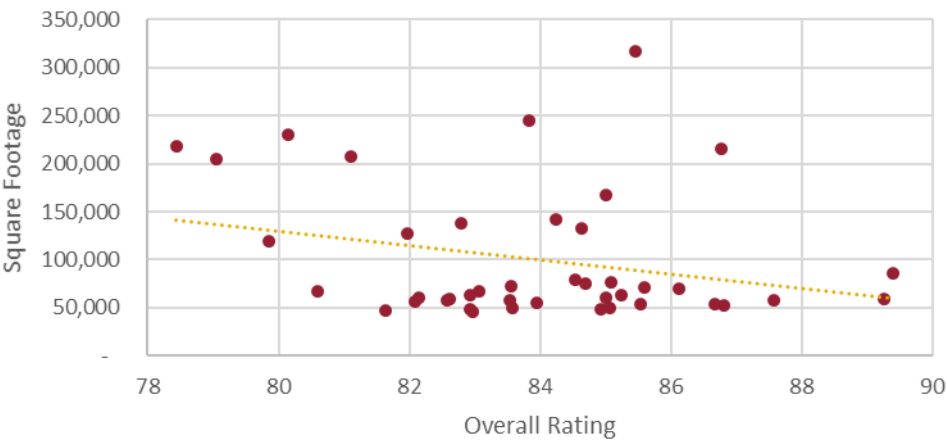
Overall Rating vs. Adjusted Age



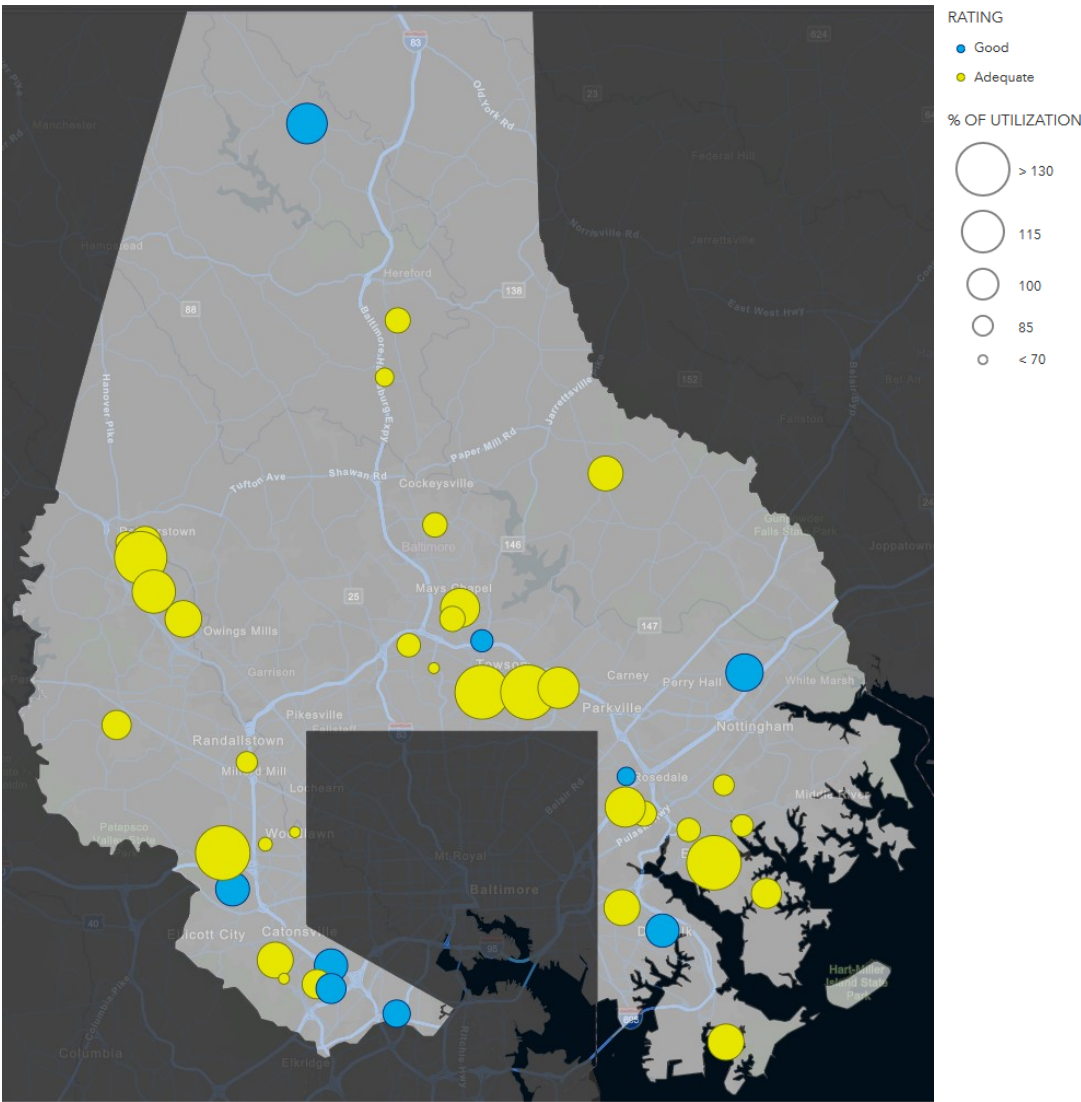
Overall Rating vs Square Footage



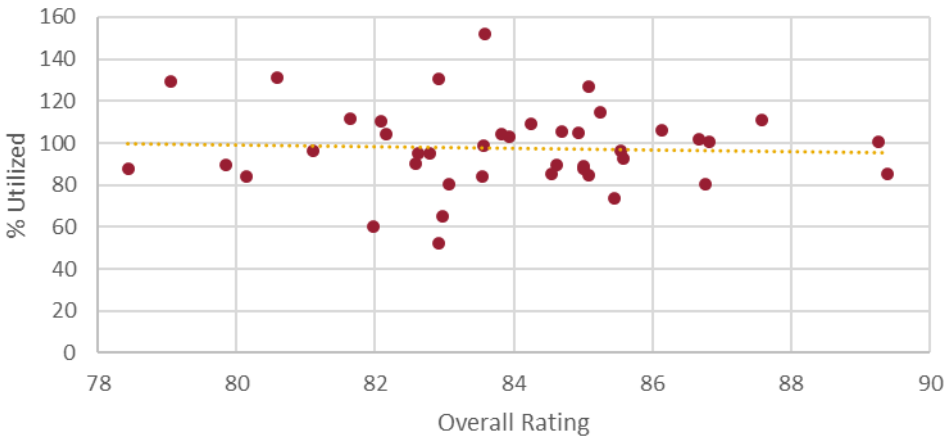
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Special Ed.	Alternate	
Superior						
Good	7		1	1		9
Adequate	19	6	6	1	1	33
Not Adequate						
Poor						
Totals	26	6	7	2	1	42

Overall Rating Results by Fiscal Year
FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior	1				1
Good	19	17	23	9	68
Adequate	6	15	13	33	67
Not Adequate					
Poor					
Totals	26	32	36	42	136

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- The regular roof inspections should be performed as required and identified deficiencies should be repaired. More emphasis should be placed on preventive and reactive maintenance for roofs as deficiencies in this area inevitably lead to a variety of other issues with the interior if not addressed in a timely manner.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.
- Stained ceiling tiles should be replaced once the cause is identified and repaired.

CALVERT COUNTY

Total Schools Assessed in FY 2020: 7



FISCAL YEAR 2020: KEY FACTS

26
schools

Calvert County has 26 total active schools.

22.5
years old

The average adjusted age of all 26 schools is 22.5 years old.

> 2.4 M
GSF

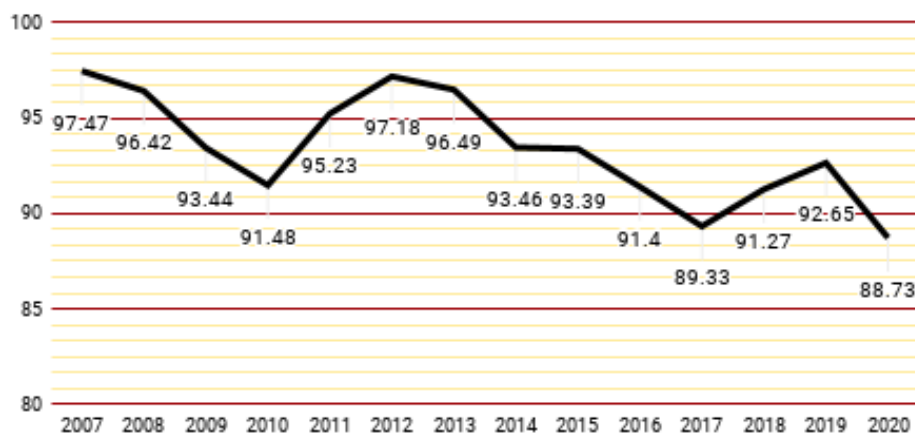
Calvert County maintains 2,446,083 square feet throughout its 26 schools. It is the 12th largest LEA in Maryland.

~ \$0.9 B

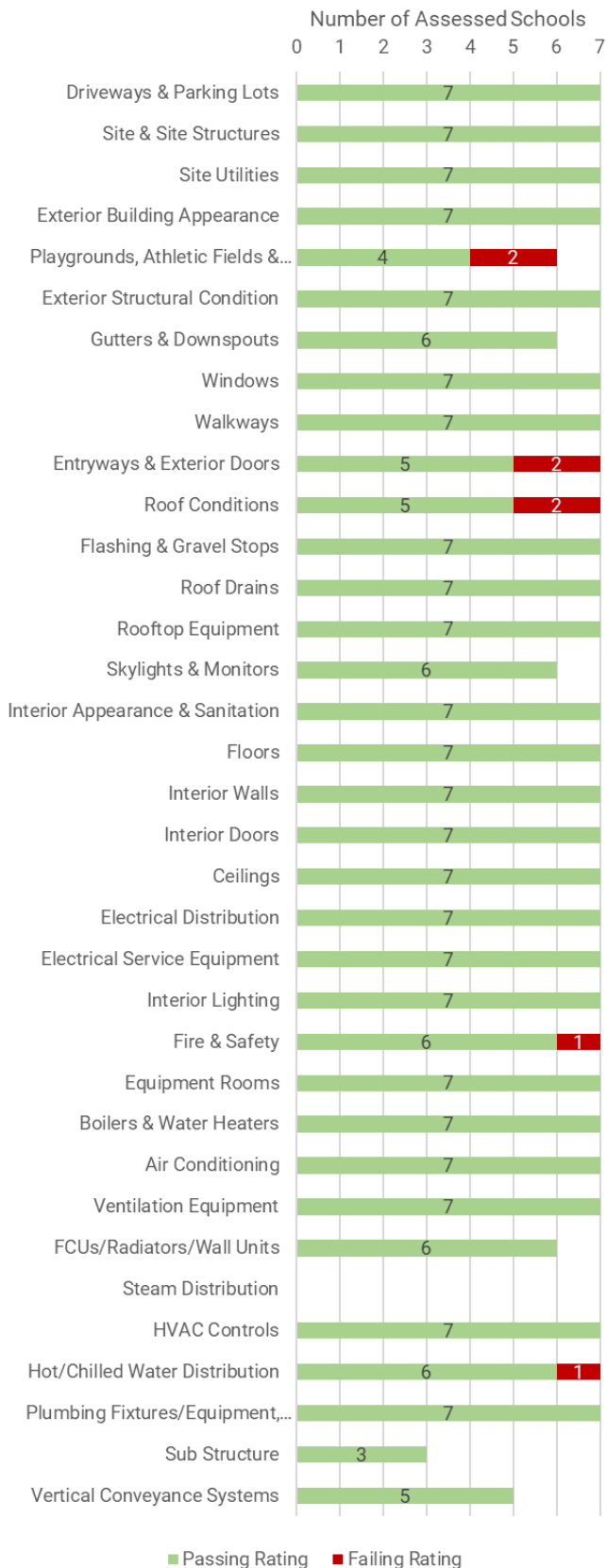
The current replacement value for Calvert County's 2,446,083 square feet at a rate of \$378/sf is \$924,619,374.

88.73 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Gutters & Downspouts appeared very well maintained; four facilities received a Superior rating for this category.

All inspected buildings received a passing rating of Good or Superior for Electrical Service Equipment.



Boilers & Water Heaters and Air Conditioning appeared well maintained.

All Vertical Conveyance Systems received a Good or Superior rating.



Weaknesses



Many of the playgrounds had areas of rubberized coating that were deteriorated and needed repair.

The majority of exterior doors needed closer adjustments and weatherstripping.



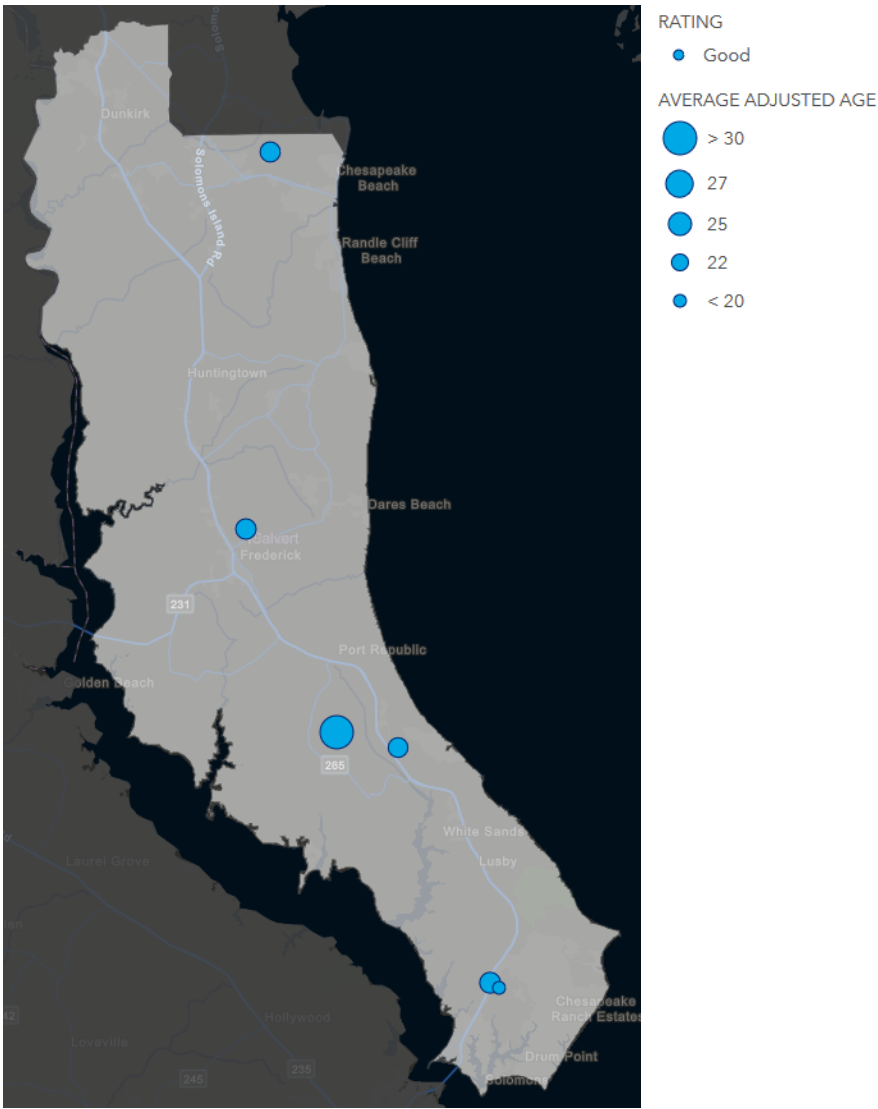
The majority of the assessed roofs had moderate-sized blisters, exposed felts, and alligatoring.

In some schools, it appeared there are fire extinguishers that were consistently missed during routine inspections.

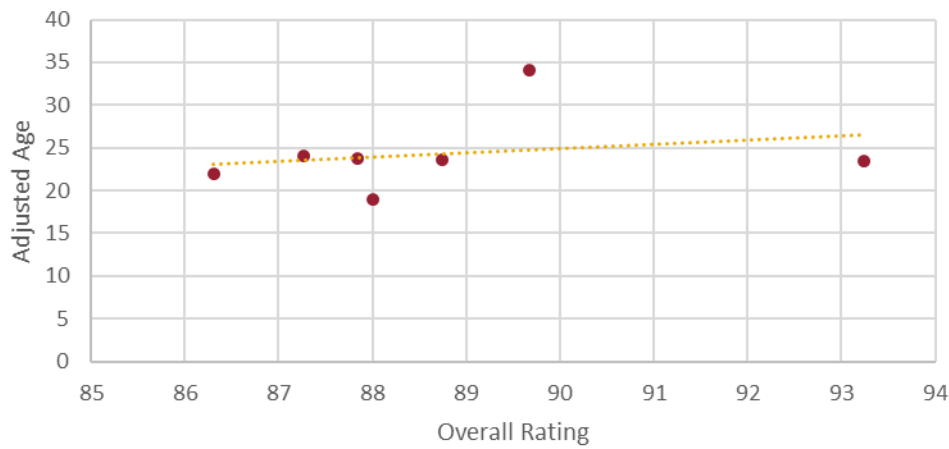


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Career and Technology Academy	24	Good	2	20	10	0	0
2. Mill Creek Middle	19	Good	2	24	7	0	0
3. Mutual Elementary	34	Good	7	19	3	2	0
4. Patuxent High	24	Good	2	21	9	1	0
5. St. Leonard Elementary	23	Good	15	14	4	1	0
6. Windy Hill Elementary	24	Good	5	23	1	3	0
7. Windy Hill Middle	22	Good	2	20	10	1	0
Totals			35	141	44	8	0
Percentage of Total Ratings for System			15%	62%	19%	4%	0%

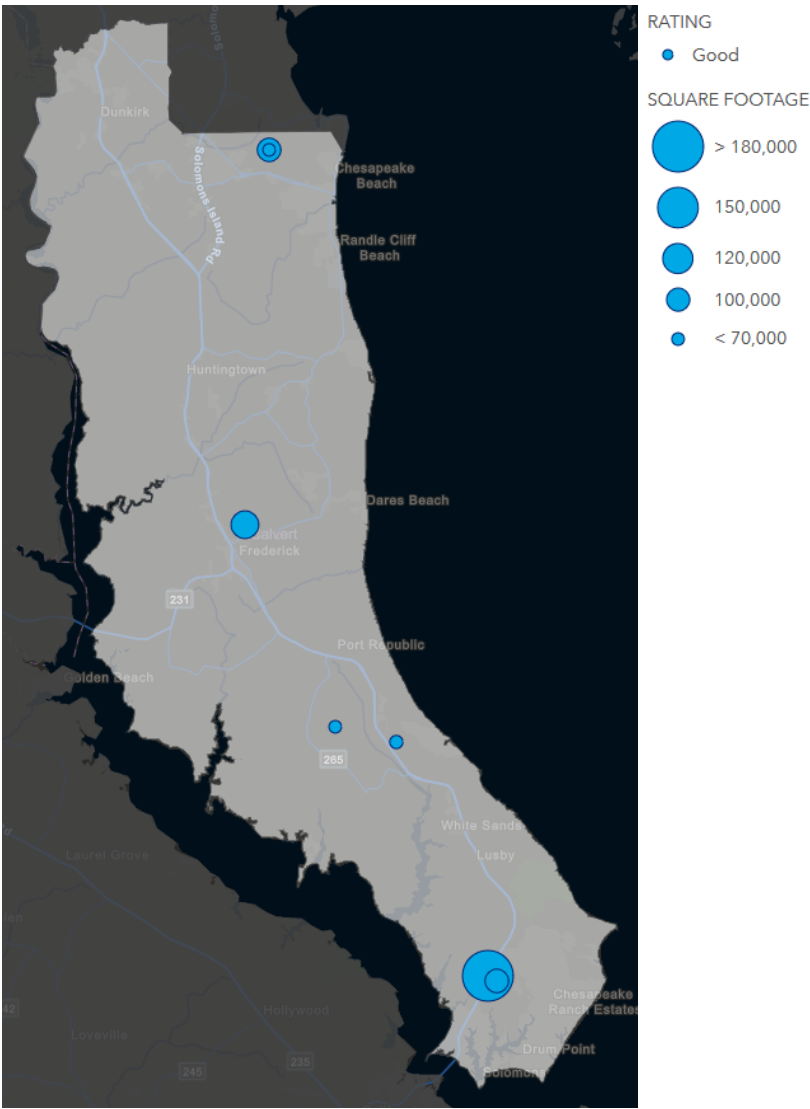
Overall Rating vs Adjusted Building Age



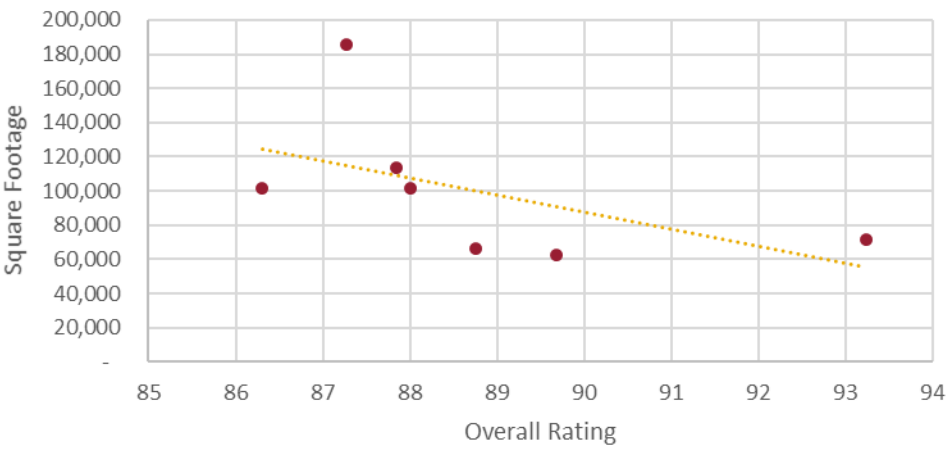
Overall Rating vs. Adjusted Age



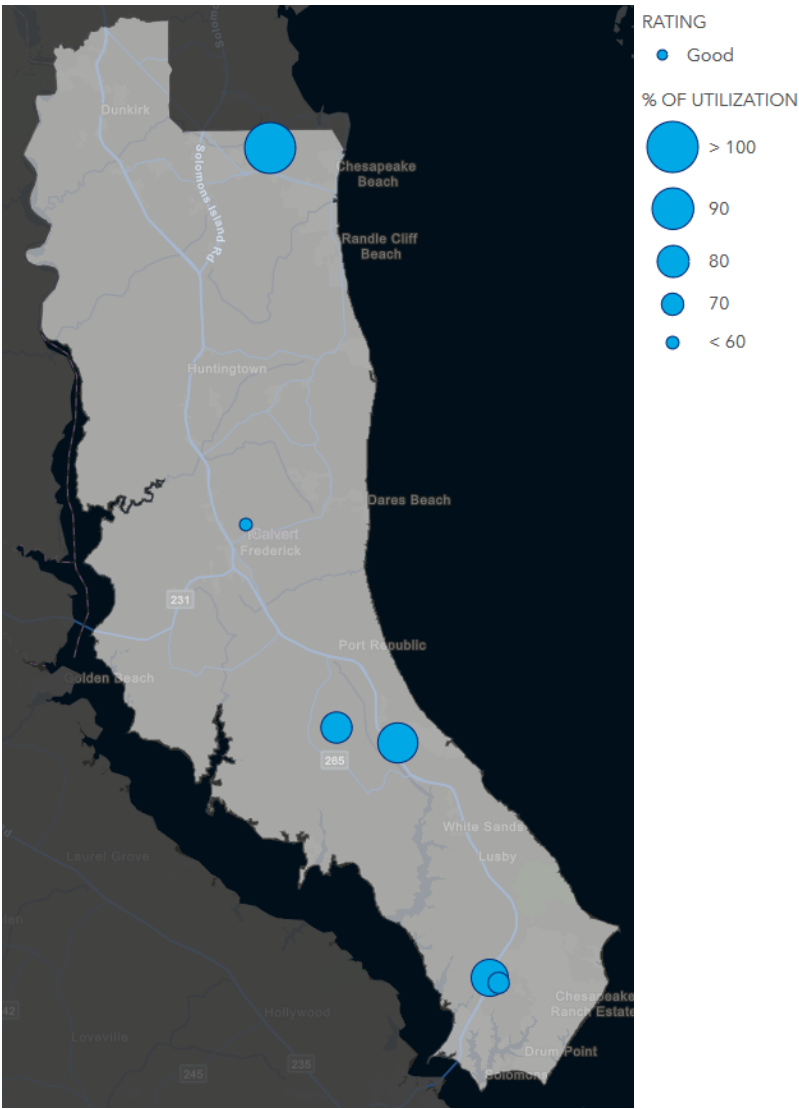
Overall Rating vs Square Footage



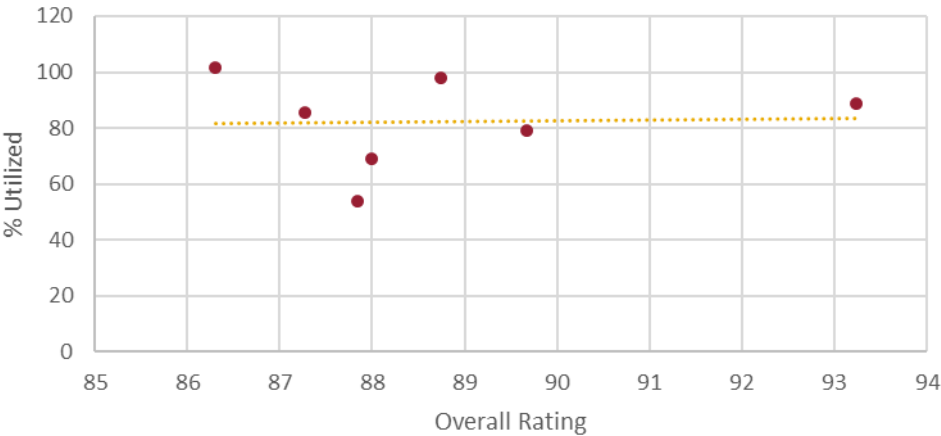
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Career Tech	
Superior					
Good	3	2	1	1	7
Adequate					
Not Adequate					
Poor					
Totals	3	2	1	1	7

Overall Rating Results by Fiscal Year FY 2017–2020

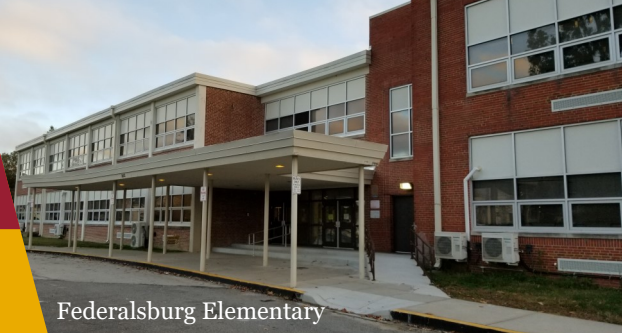
	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	1	1	1	7	10
Adequate					
Not Adequate					
Poor					
Totals	1	1	1	7	10

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Additional vendor oversight may be needed to enforce accountability.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.
- The regular roof inspections should be performed as required and identified deficiencies should be repaired. More emphasis should be placed on preventive and reactive maintenance for roofs as deficiencies in this area inevitably lead to a variety of other issues with the interior if not addressed in a timely manner.

CAROLINE COUNTY

Total Schools Assessed in FY 2020: 3



Federalsburg Elementary

FISCAL YEAR 2020: KEY FACTS



Caroline County has 10 total active schools.



The average adjusted age of all 10 schools is 25 years old.



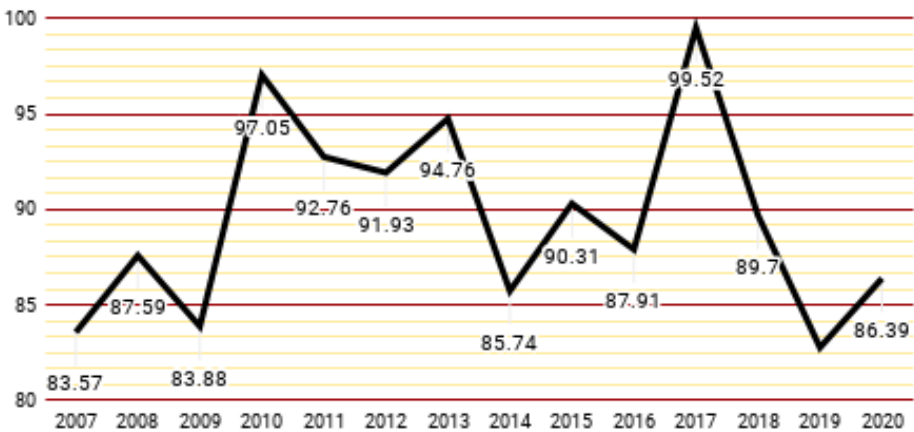
Caroline County maintains 853,767 square feet throughout its 10 schools. It is the 20th largest LEA in Maryland.



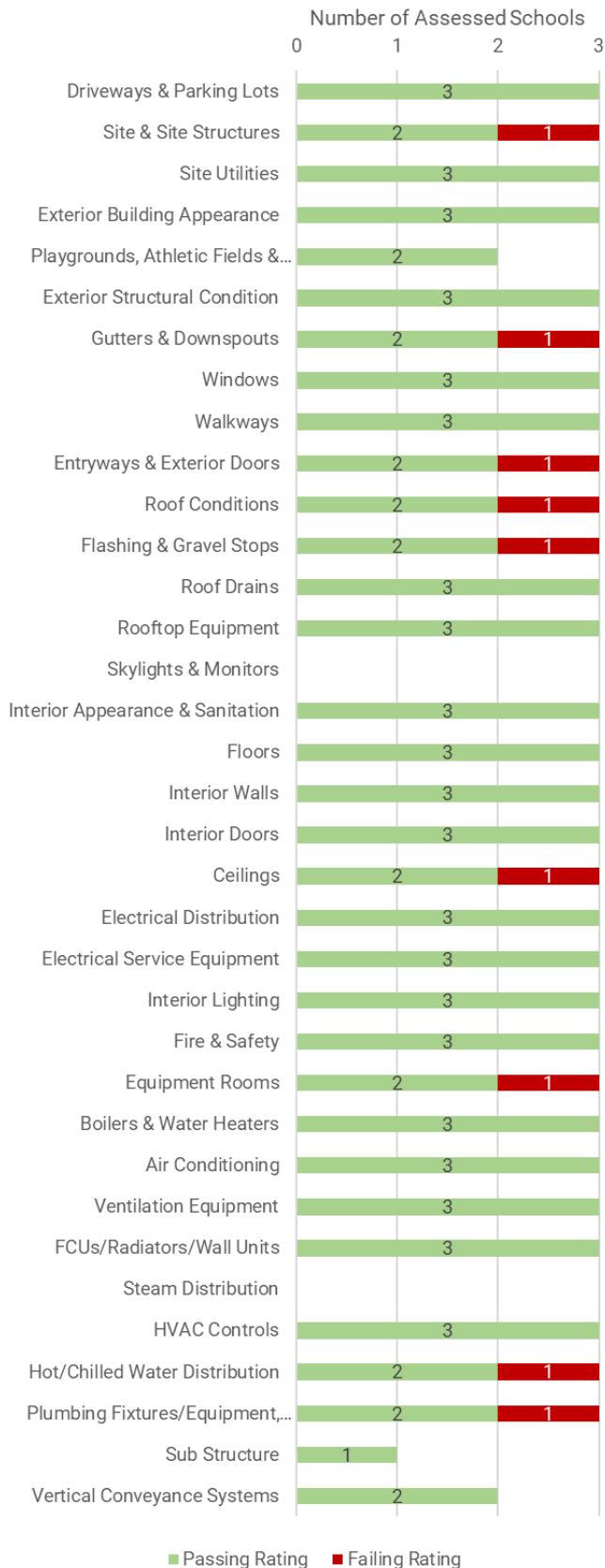
The current replacement value for Caroline County's 853,767 square feet at a rate of \$378/sf is \$322,723,926.

86.39 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



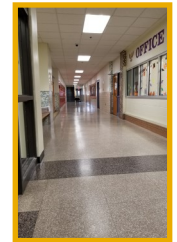
All walkways appear maintained throughout.

All roof drains were observed clear and strainers were in place and secured to the roofs.

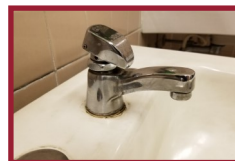


Boilers & Water Heaters were well maintained throughout.

The Floors category received a Good rating for each assessed facility.



Weaknesses



Plumbing and related fixtures were observed leaking, loose or inoperable.

Gutters and downspouts needed to be inspected and cleaned more frequently, especially those for the relocatables.



Roofs were observed with multiple deficiencies; deficiencies identified on regular roof inspections need to be repaired.



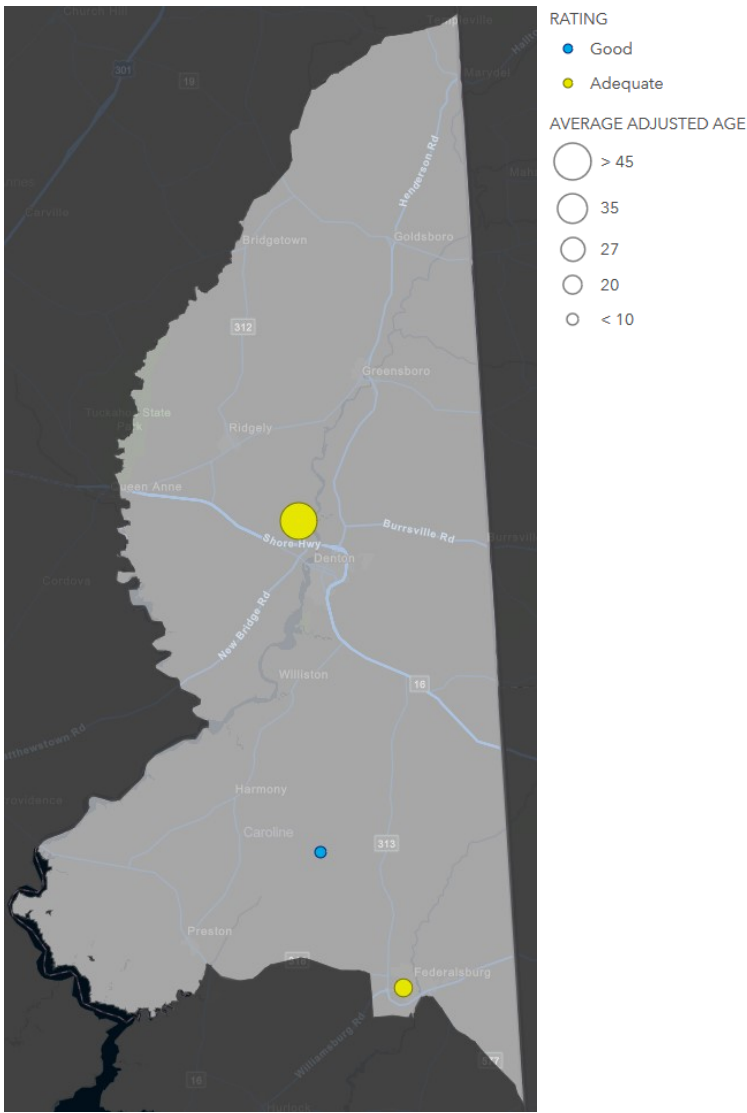
The exterior of the relocatables have issues with damaged skirting and deteriorated sealants.



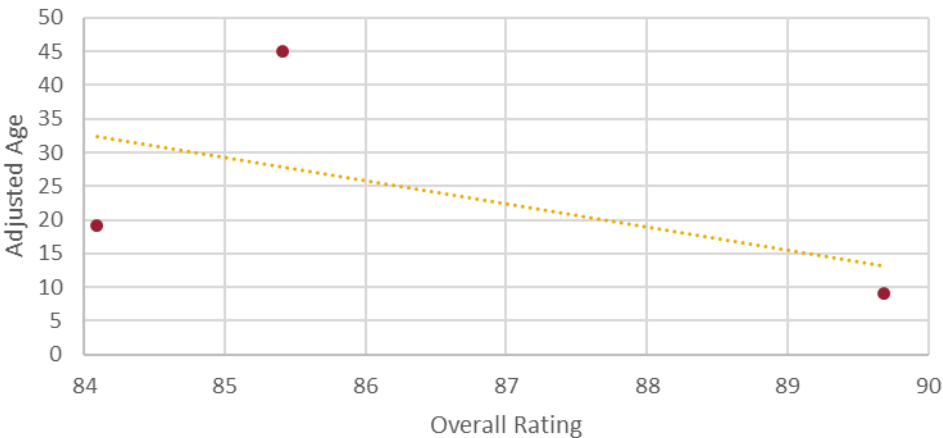
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Caroline Career & Technology Center	45	Adequate	0	19	8	3	0
2. Col. Richardson High	9	Good	2	28	2	0	0
3. Federalsburg Elementary	19	Adequate	0	18	9	6	0
Totals			2	65	19	9	0
Percentage of Total Ratings for System			2%	68%	20%	9%	0%

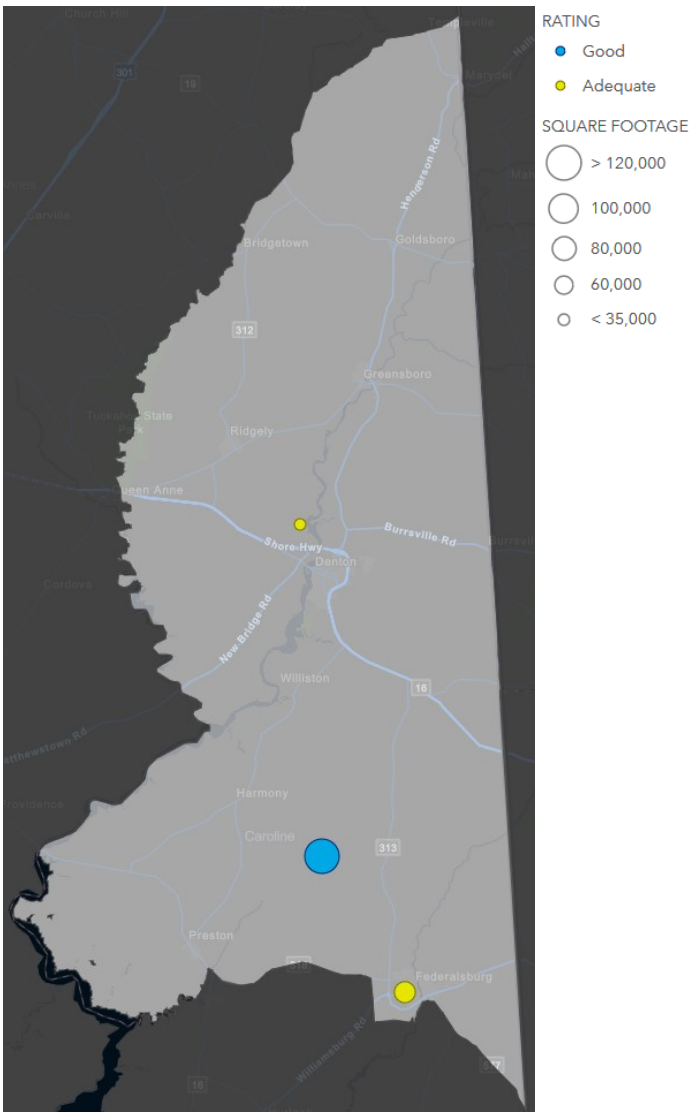
Overall Rating vs Adjusted Building Age



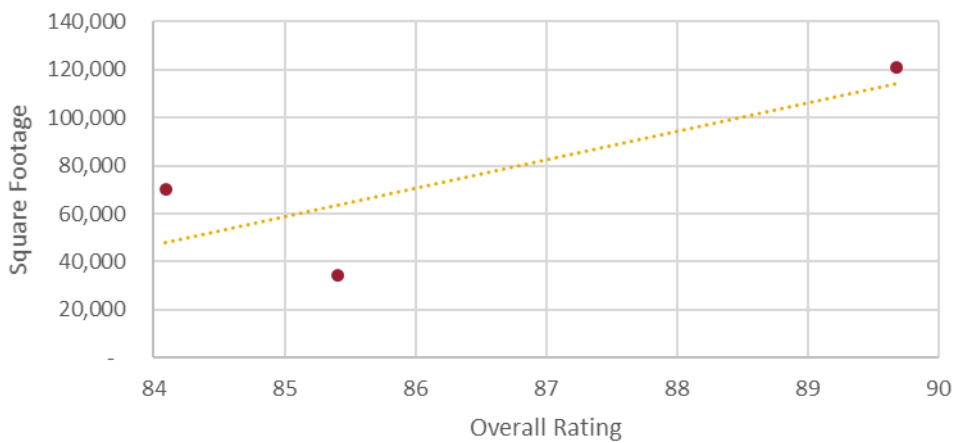
Overall Rating vs. Adjusted Age



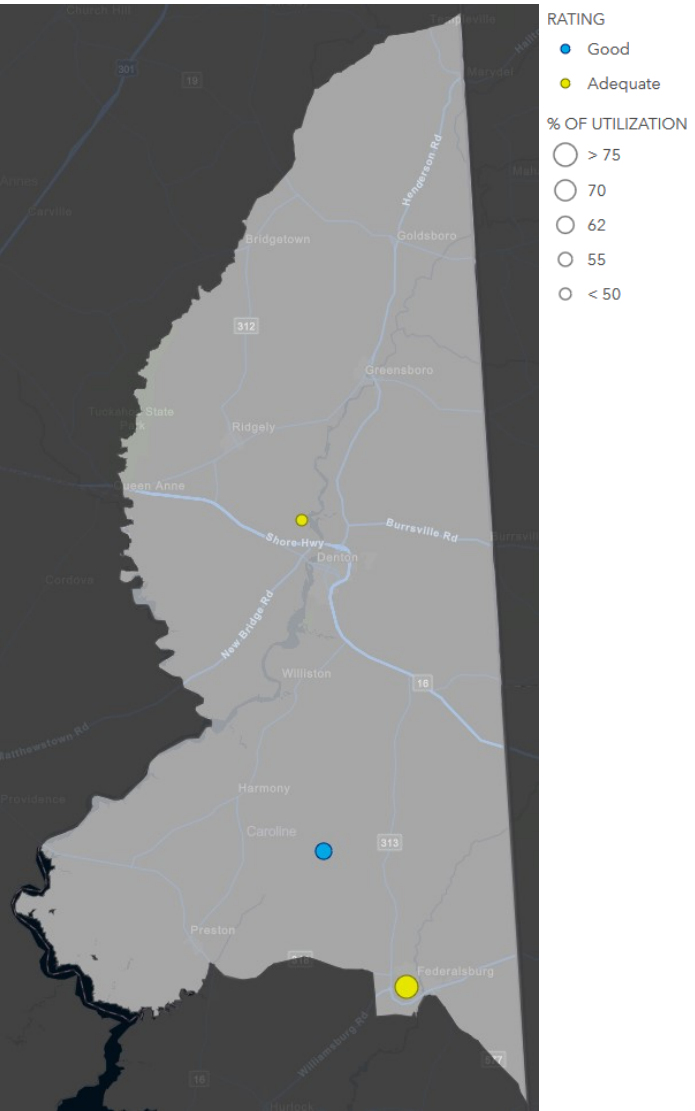
Overall Rating vs Square Footage



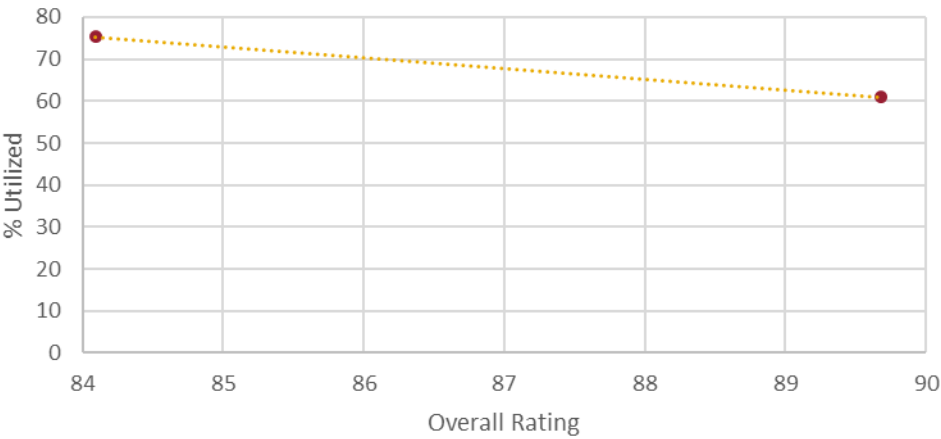
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Career Tech	
Superior					
Good			1		1
Adequate	1			1	2
Not Adequate					
Poor					
Totals	1		1	1	3

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior	1				1
Good		1		1	2
Adequate			1	2	3
Not Adequate					
Poor					
Totals	1	1	1	3	6

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Additional oversight may be needed of staff and/or vendors who evaluate the roof equipment and components to ensure there is no damage, everything is operating as designed, and work orders are being submitted for any identified deficiencies.
- A preventive maintenance program to assess the parking lots should be implemented. Work orders should be generated to resolve all identified deficiencies after the evaluation has been completed.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

CARROLL COUNTY

Total Schools Assessed in FY 2020: 10



FISCAL YEAR 2020: KEY FACTS



Carroll County has 40 total active schools.



The average adjusted age of all 40 schools is 29 years old.



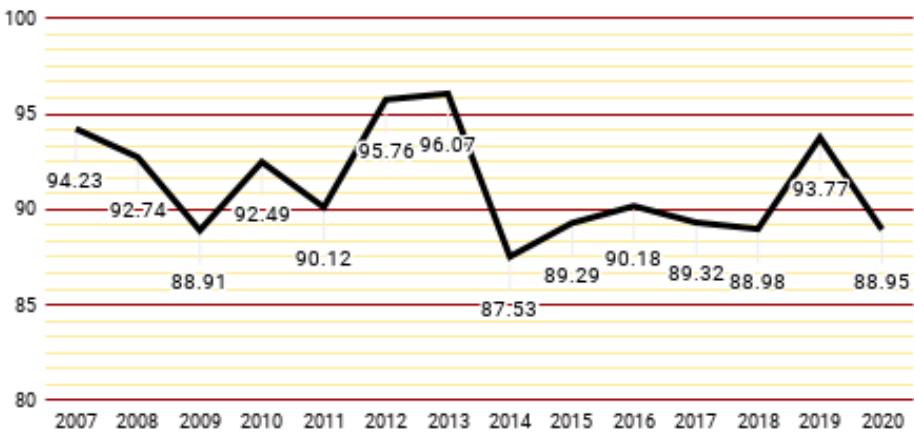
Carroll County maintains 4,176,741 square feet throughout its 40 schools. It is the 9th largest LEA in Maryland.



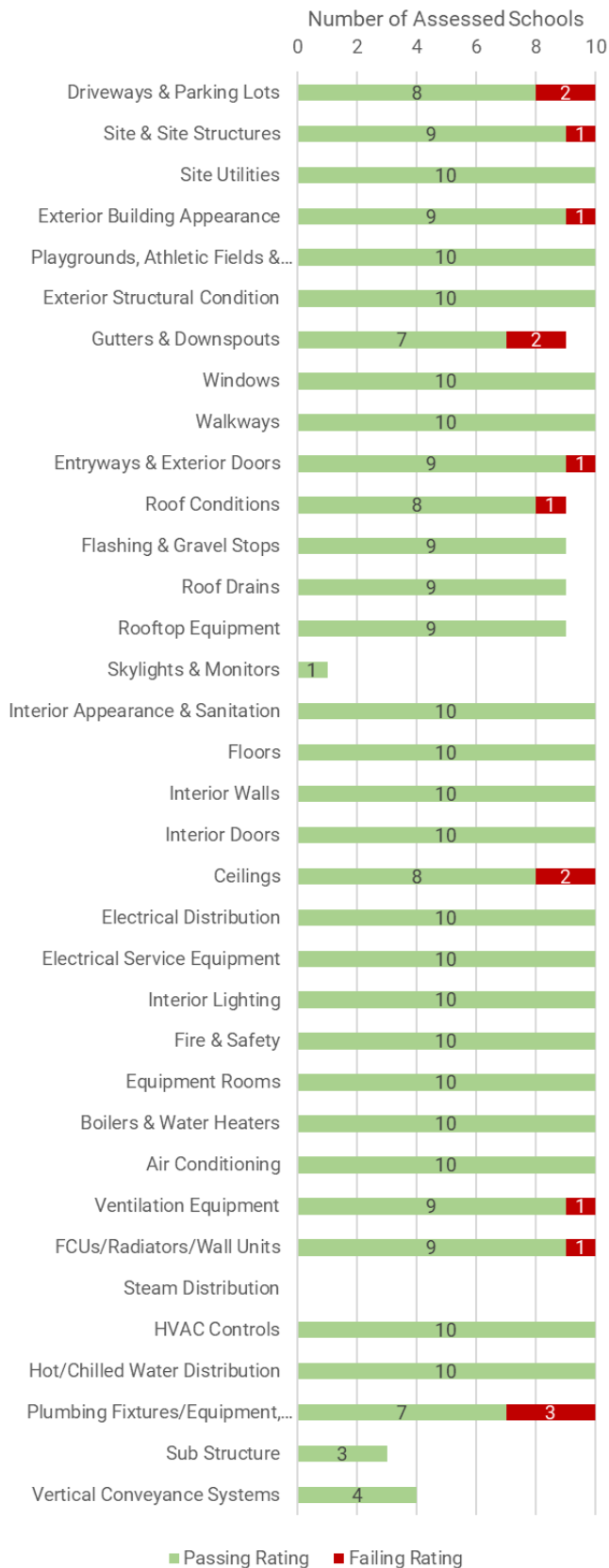
The current replacement value for Carroll County's 4,176,741 square feet at a rate of \$378/sf is \$1,578,808,098.

88.95 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category

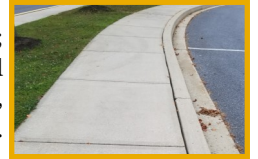


Strengths



For every inspected school, the building interior, including appearance, sanitation, floors, walls and doors, received passing ratings.

All walkways received a Good rating; mudjacking is used to level settled concrete slabs so there were minimal, if any, trip hazards observed.



Four schools received a Superior rating for Electrical Distribution.

All assessed buildings received a passing rating for Interior Lighting and appeared well maintained.

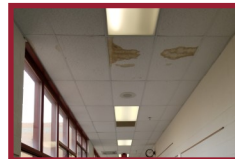


Weaknesses



A majority of the schools inspected were observed to have cracked surfaces throughout the asphalt parking areas.

The majority of buildings received an Adequate rating or below for Site & Site Structures. Additional attention is needed to ensure the landscape is routinely maintained.



Stained ceiling tiles should be removed and the source identified prior to replacing the tiles.

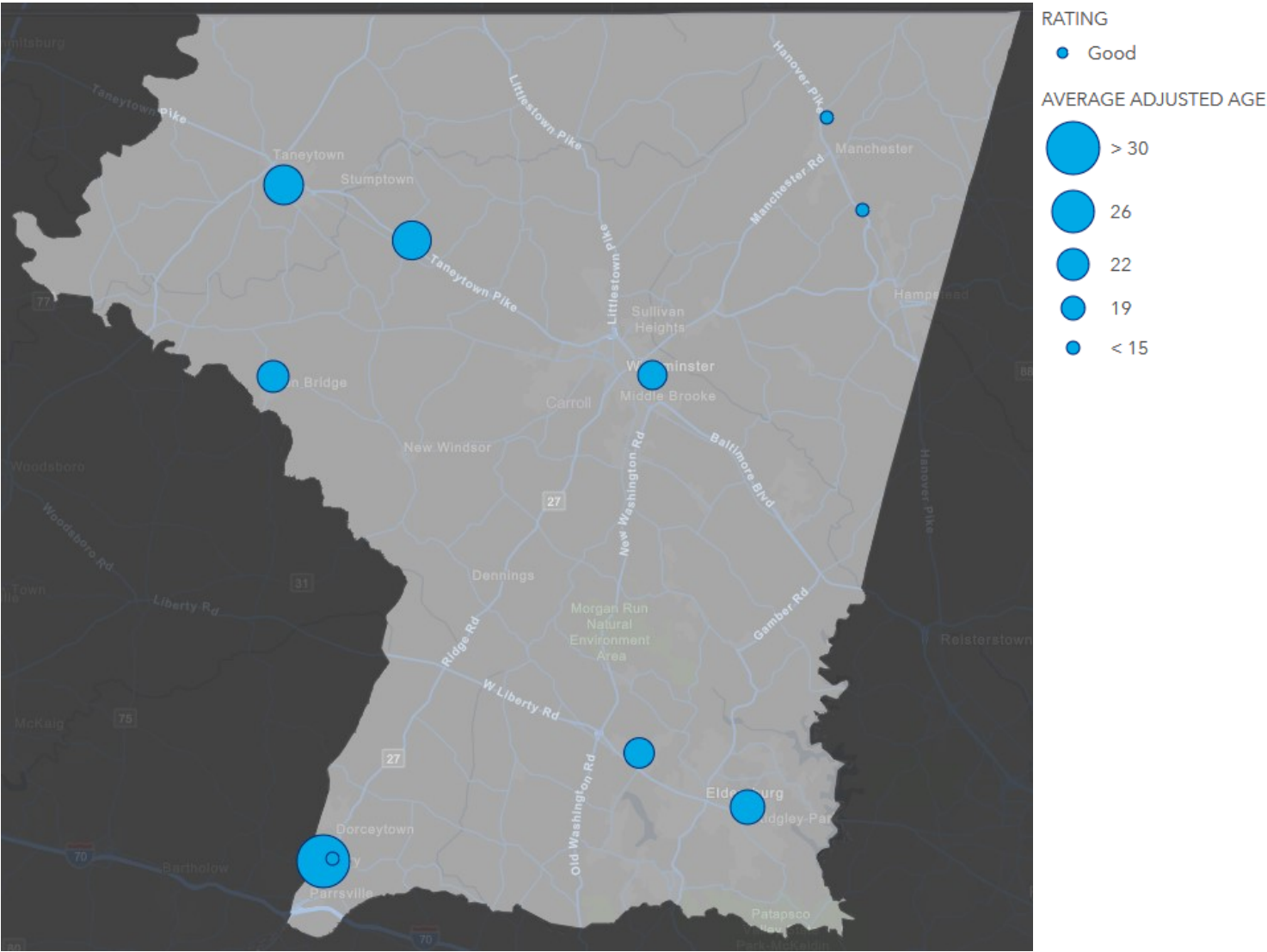
Three facilities received a Not Adequate rating for Plumbing; additional oversight is needed to ensure all plumbing fixtures and related equipment function properly.



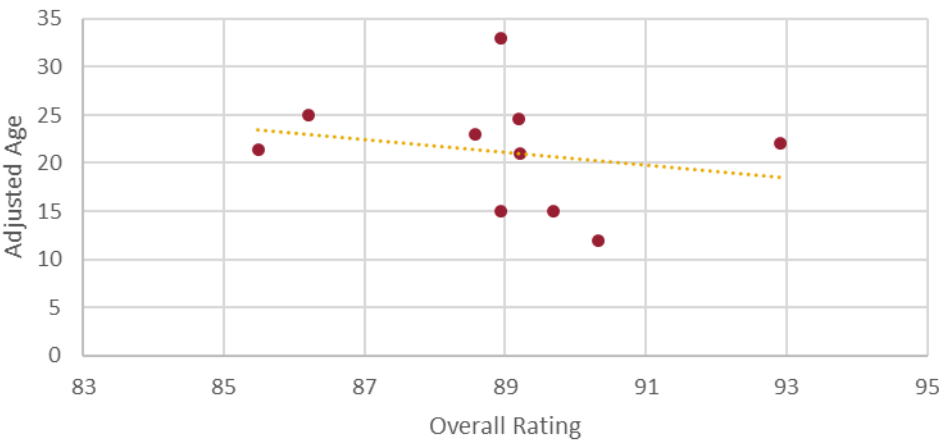
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Cranberry Station Elementary	21	Good	6	20	4	2	0
2. Ebb Valley Elementary	12	Good	5	22	3	1	0
3. Elmer Wolfe Elementary	22	Good	12	16	2	1	0
4. Linton Springs Elementary	21	Adequate	0	16	7	3	0
5. Mt. Airy Elementary	33	Good	0	29	4	0	0
6. N. Carroll Middle	15	Good	3	26	2	2	0
7. Oklahoma Road Middle	23	Good	0	28	4	0	0
8. Parr's Ridge Elementary	15	Good	4	21	6	0	0
9. Runnymede Elementary	25	Good	3	22	4	2	0
10. Taneytown Elementary	25	Good	0	24	5	4	0
Totals			33	224	41	15	0
Percentage of Total Ratings for System			11%	72%	13%	5%	0%

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age

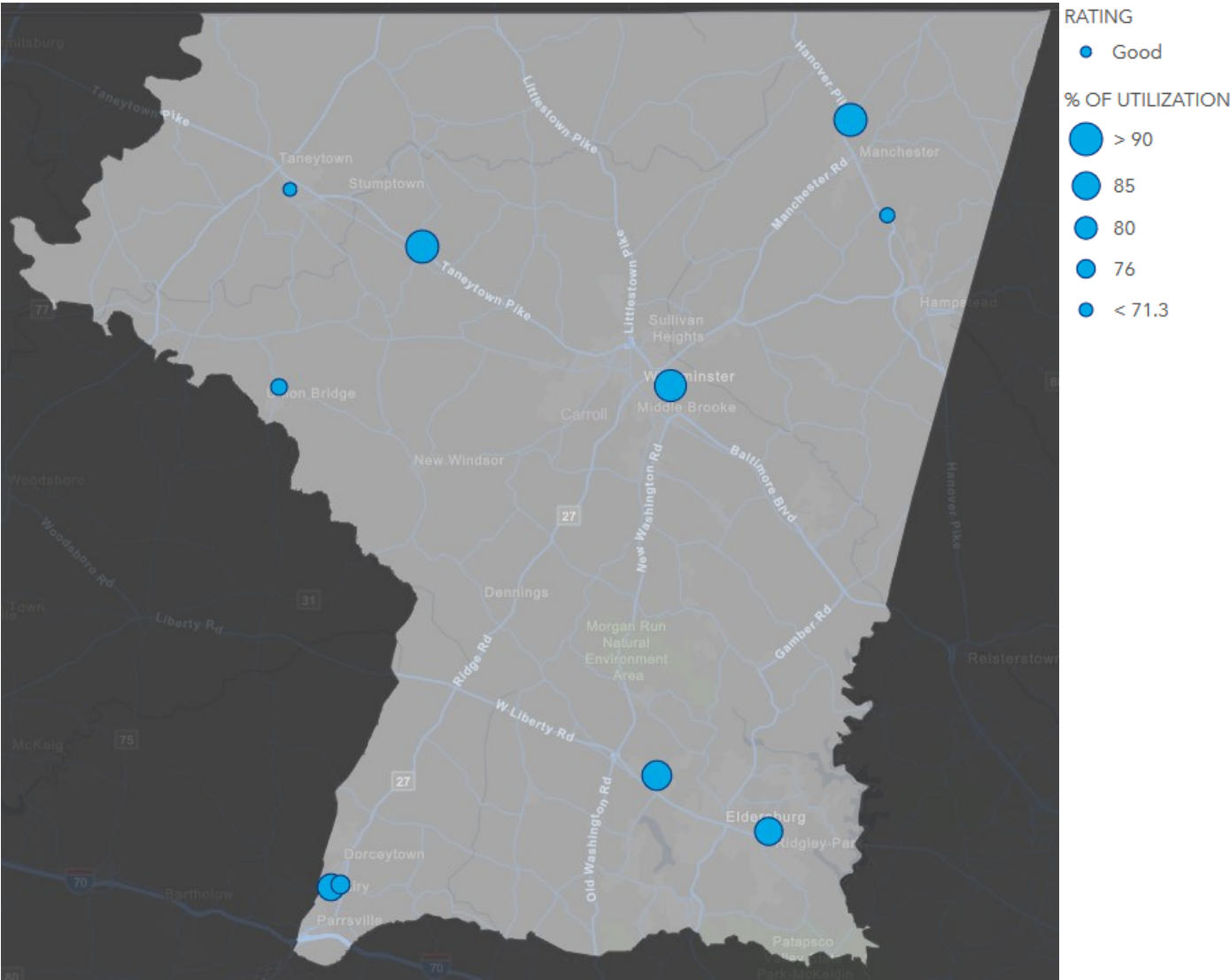


[illegible]

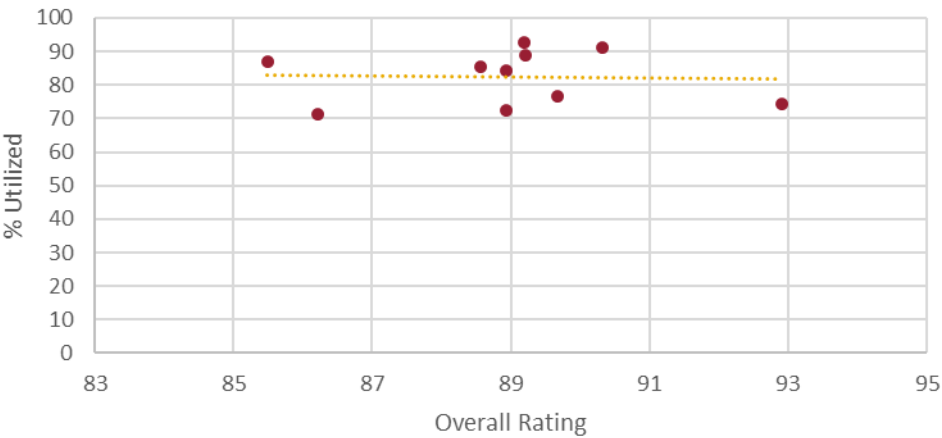
A scatter plot showing the relationship between Overall Rating (X-axis) and Square Footage (Y-axis). The X-axis ranges from 83 to 95 with major grid lines every 2 units. The Y-axis ranges from 0 to 120,000 with major grid lines every 20,000 units. There are 12 data points represented by dark red dots. A yellow dotted trend line is drawn across the plot, starting at approximately (85.5, 78,000) and ending at approximately (93, 70,000), showing a slight negative correlation.

Overall Rating	Square Footage
85.5	78,000
86.2	64,000
88.5	108,000
88.8	104,000
88.8	58,000
89.0	61,000
89.2	72,000
89.5	74,000
90.0	72,000
92.8	66,000

Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good	7	2		9
Adequate	1			1
Not Adequate				
Poor				
Totals	8	2		10

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	2	1	1	9	13
Adequate				1	1
Not Adequate					
Poor					
Totals	2	1	1	10	14

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Gutter guards should be considered to prevent debris buildup.
- Additional time is needed for maintenance of the site, site structures and plumbing.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

Total Schools Assessed in FY 2020: 7



FISCAL YEAR 2020: KEY FACTS



Cecil County has 29 total active schools.



The average adjusted age of all 29 schools is 28 years old.



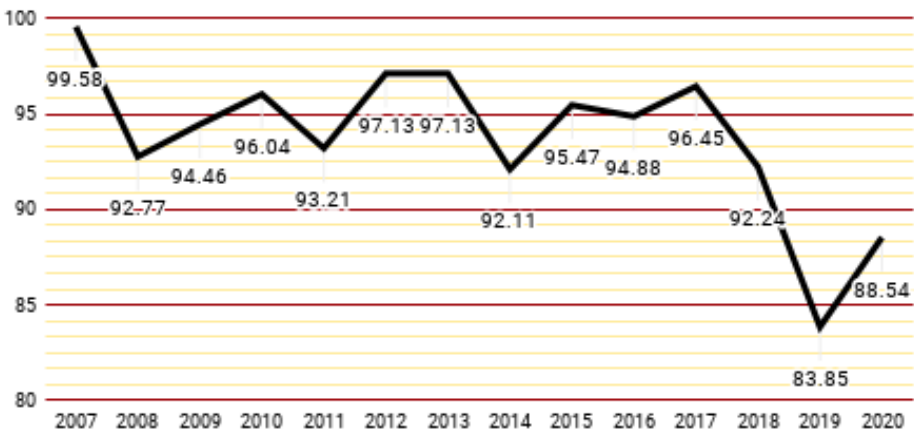
Cecil County maintains 2,242,569 square feet throughout its 29 schools. It is the 14th largest LEA in Maryland.



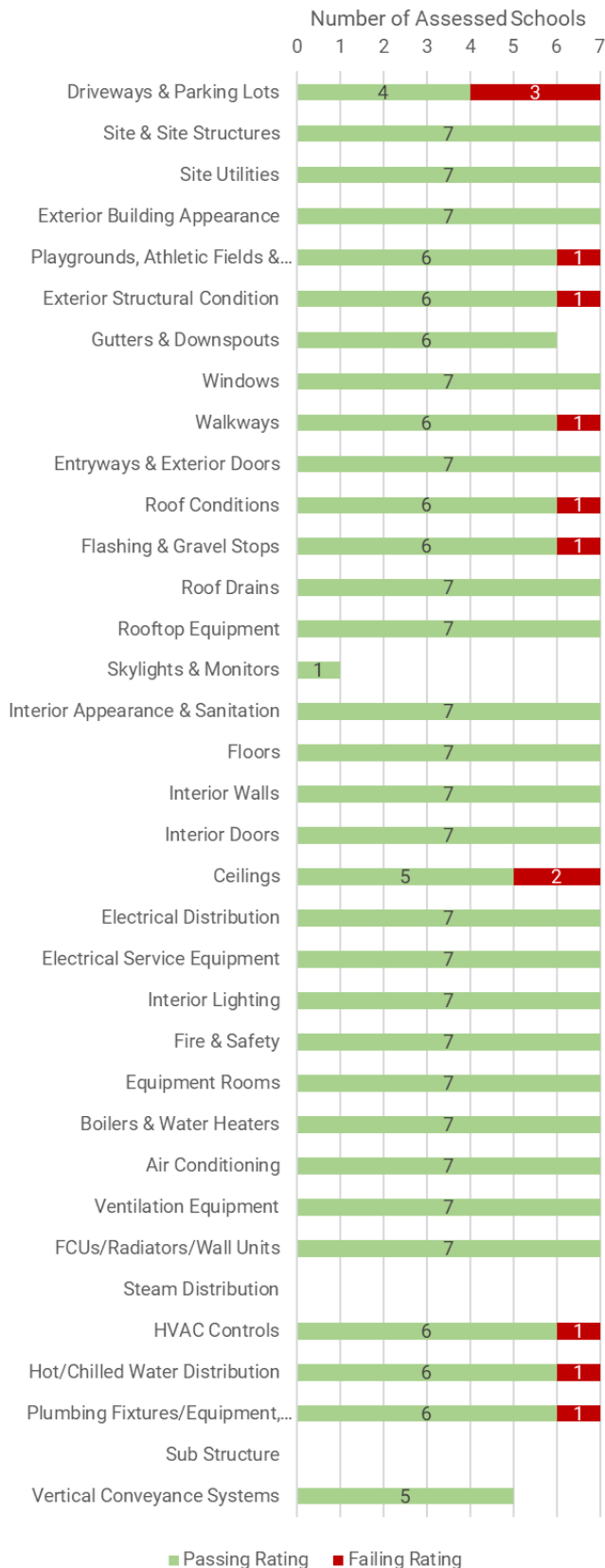
The current replacement value for Cecil County's 2,242,569 square feet at a rate of \$378/sf is \$847,691,082.

88.54 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The interiors, including appearance, floors, walls and doors, appeared well kept by both the custodial and maintenance staff.

Three of the inspected schools received a Superior rating for Interior Lighting.



Equipment Rooms appeared well maintained; all inspected schools received either a Good or Superior rating for this category.



Boilers, water heaters and their related assets appeared to be receiving regular preventive maintenance.

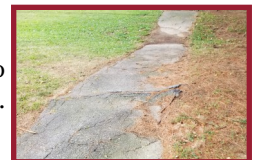


Weaknesses



Leaks need to be identified and repaired; stained ceiling tiles need to be replaced once repairs are completed.

Cracked and damaged walkways need to be repaired to prevent trip hazards.



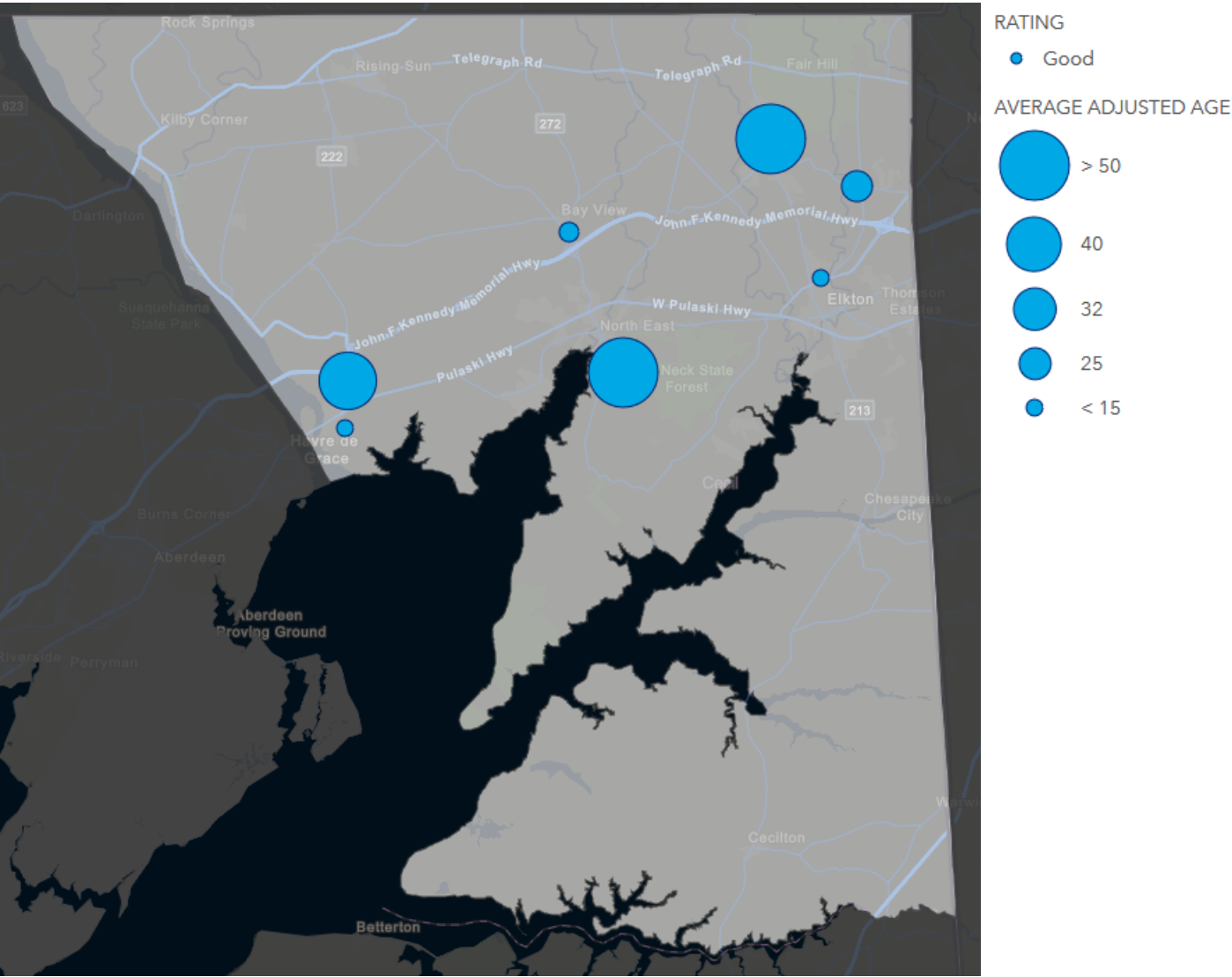
The driveways and parking lots were observed cracking and deteriorated at half of the schools inspected.

Additional attention is needed in restrooms to identify and repair loose and leaking components.

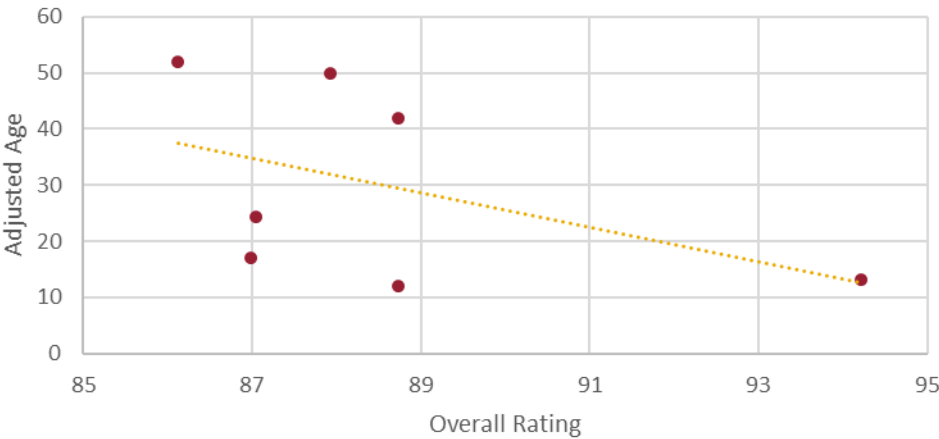


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bay View Elementary	17	Good	3	20	5	4	0
2. Cecil Manor Elementary	24	Good	1	19	7	4	0
3. Cherry Hill Middle	52	Good	0	20	8	3	0
4. Elkton High	12	Good	2	25	5	0	0
5. North East High	50	Good	0	25	6	1	0
6. Perryville Elementary	13	Good	13	19	0	0	0
7. Perryville High	42	Good	2	25	4	1	0
Totals			21	153	35	13	0
Percentage of Total Ratings for System			9%	69%	16%	6%	0%

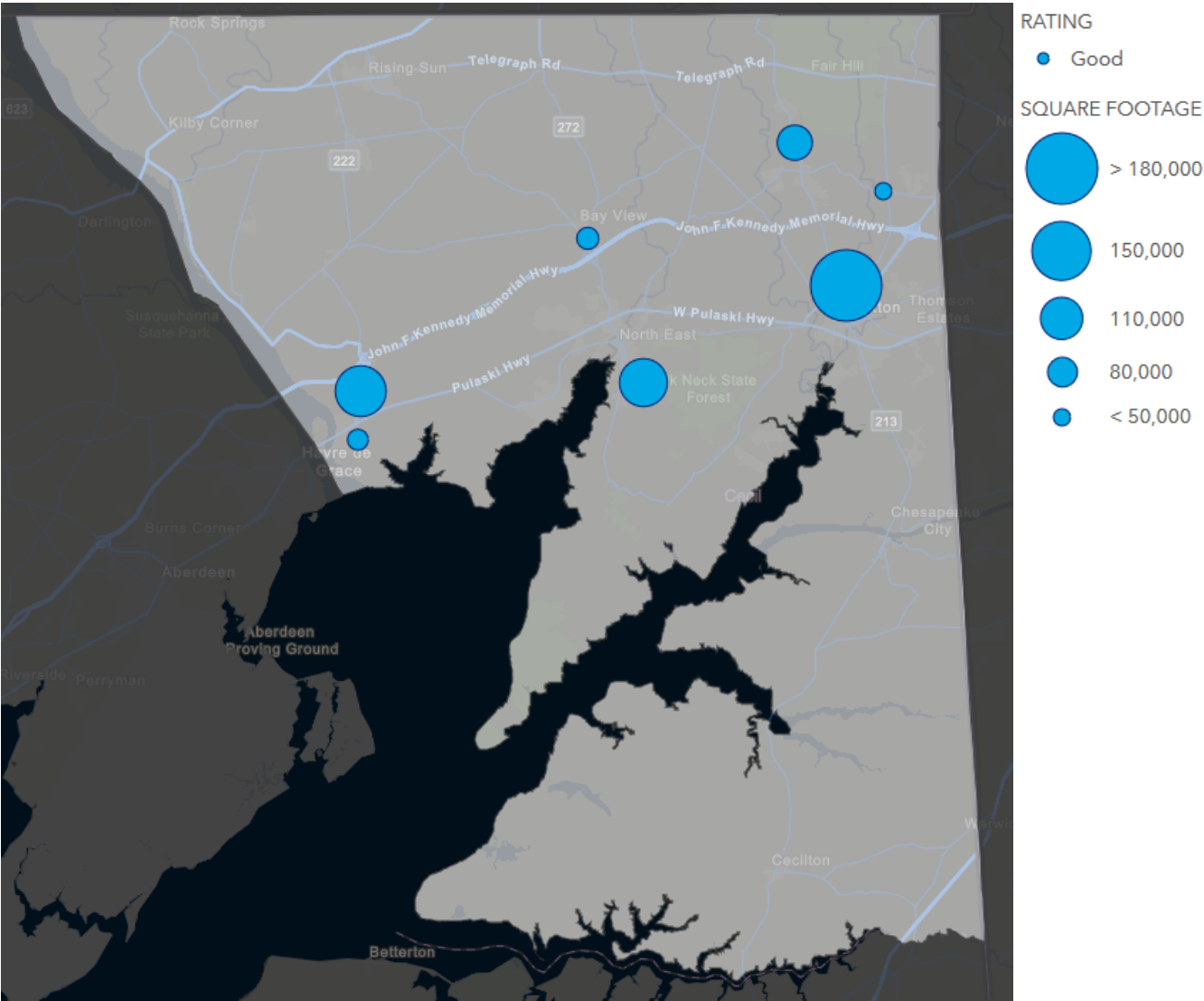
Overall Rating vs Adjusted Building Age



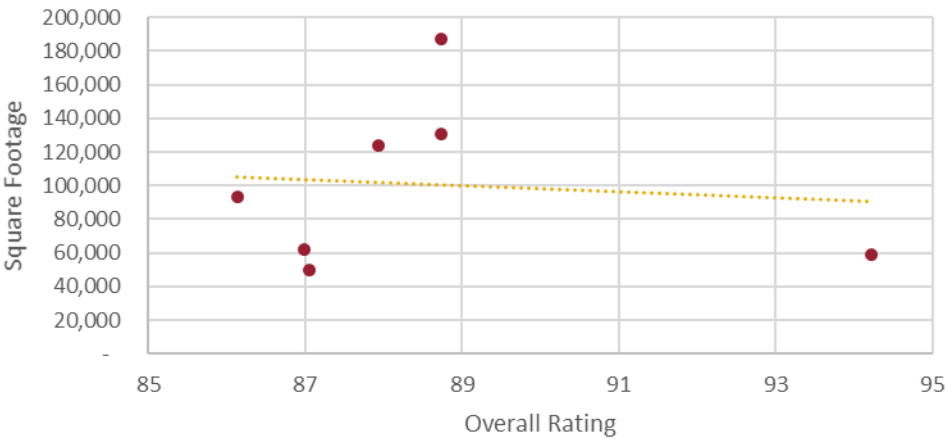
Overall Rating vs. Adjusted Age



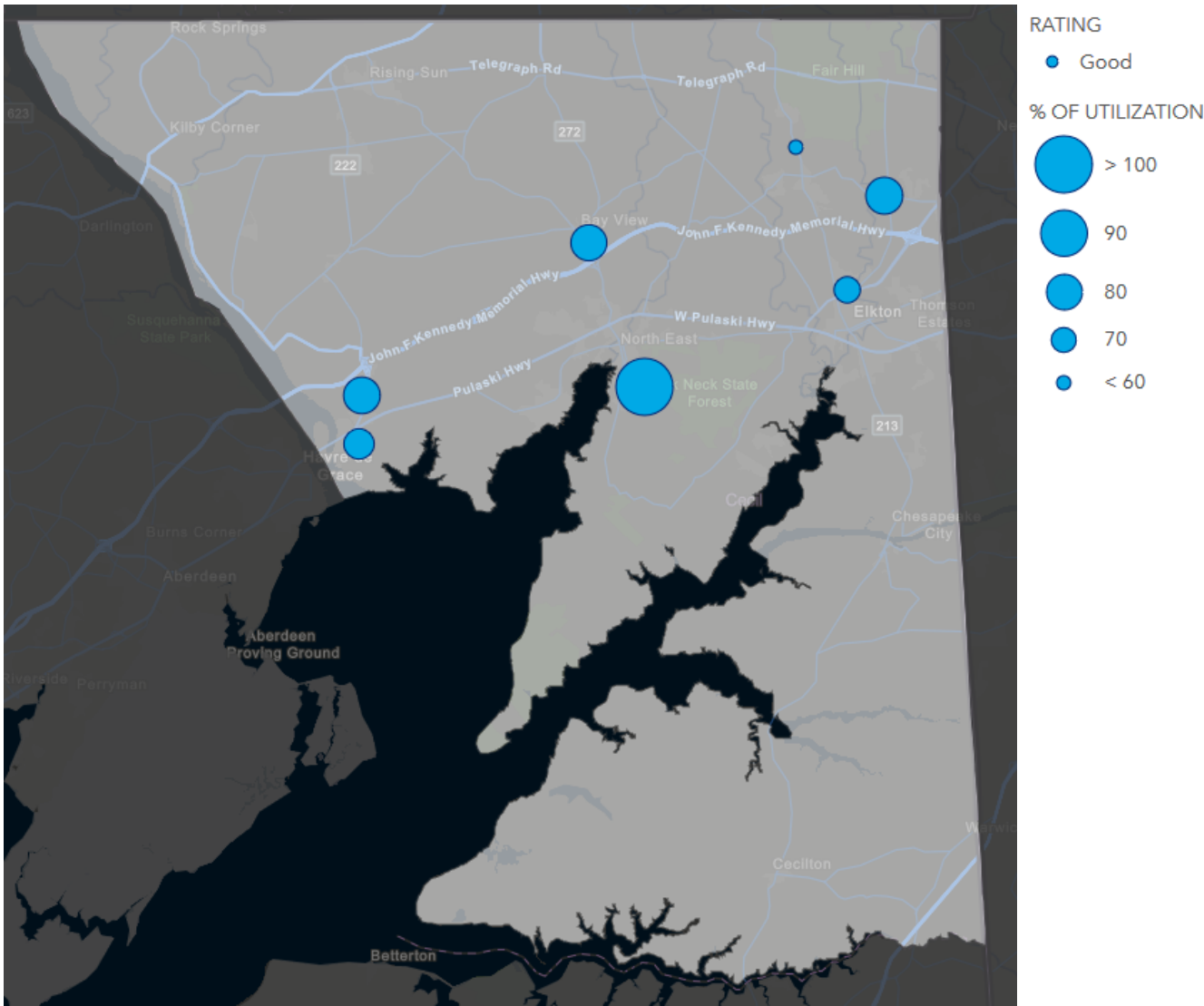
Overall Rating vs Square Footage



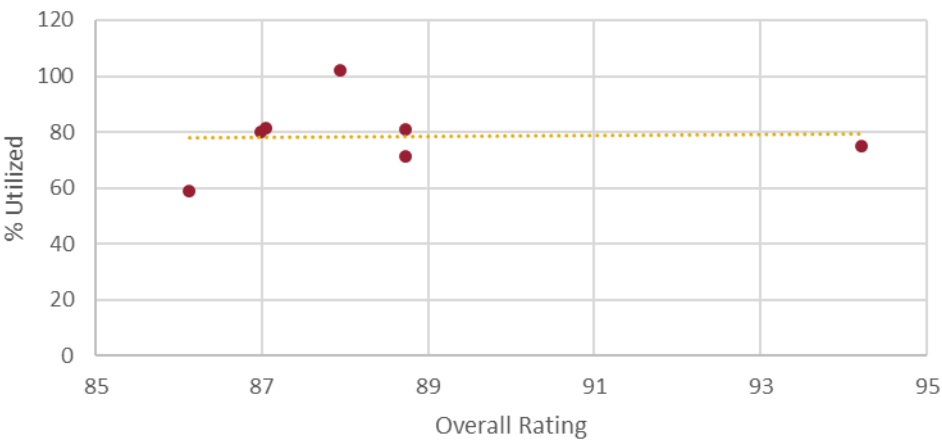
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good	3	1	3	7
Adequate				
Not Adequate				
Poor				
Totals	3	1	3	7

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior	1				1
Good		1		7	8
Adequate			1		1
Not Adequate					
Poor					
Totals	1	1	1	7	10

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- A preventive maintenance program should be implemented to evaluate the driveways and parking lots. Work orders should be generated to resolve all identified deficiencies after the evaluation has been completed.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

CHARLES COUNTY

Total Schools Assessed in FY 2020: 7



FISCAL YEAR 2020: KEY FACTS



Charles County has 39 total active schools.



The average adjusted age of all 39 schools is 28 years old.



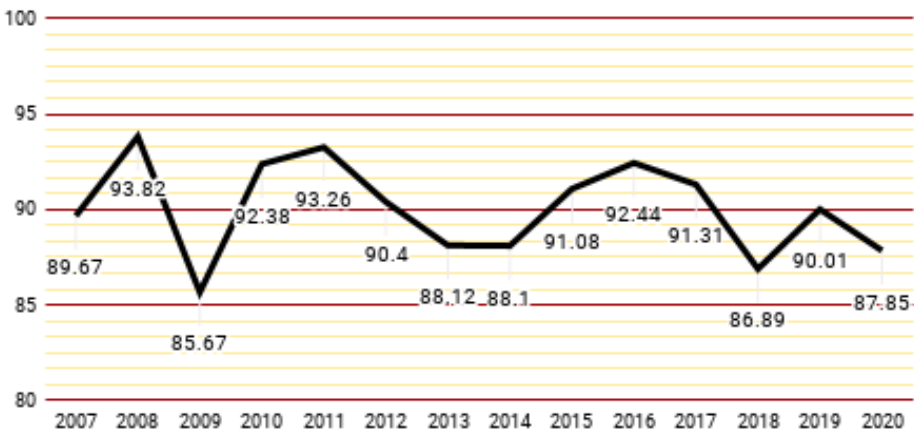
Charles County maintains 4,053,270 square feet throughout its 39 schools. It is the 10th largest LEA in Maryland.



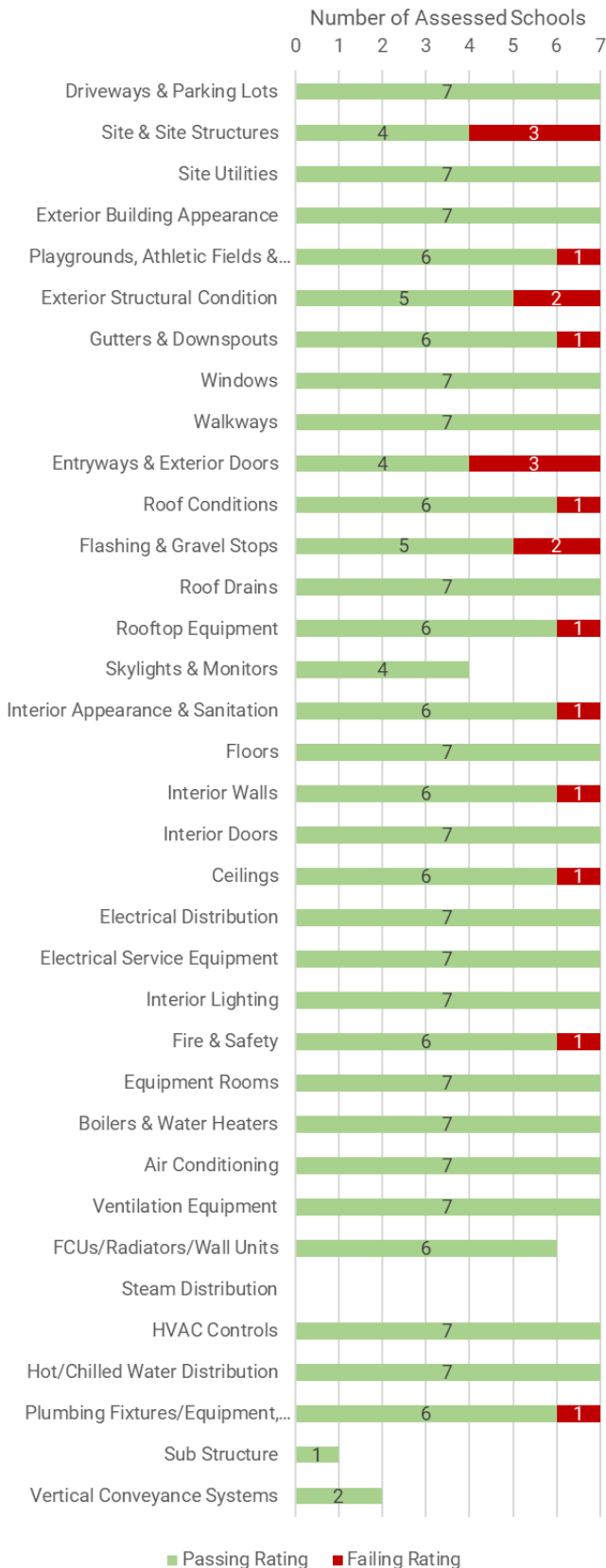
The current replacement value for Charles County's 4,053,270 square feet at a rate of \$378/sf is \$1,532,136,060.

87.85 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Four of the inspected schools received a Superior rating for Floors.

All inspected buildings received a passing rating for Walkways.



Electrical equipment appeared well maintained.

Major mechanical equipment appeared well maintained with a majority of schools receiving Good or Superior ratings.

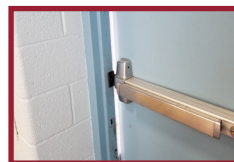


Weaknesses



A majority of lap seams needed to be sealed; all inspected schools received either an Adequate or Not Adequate rating for Flashing & Gravel Stops.

At a majority of the inspected schools, playground equipment needed to be repaired.



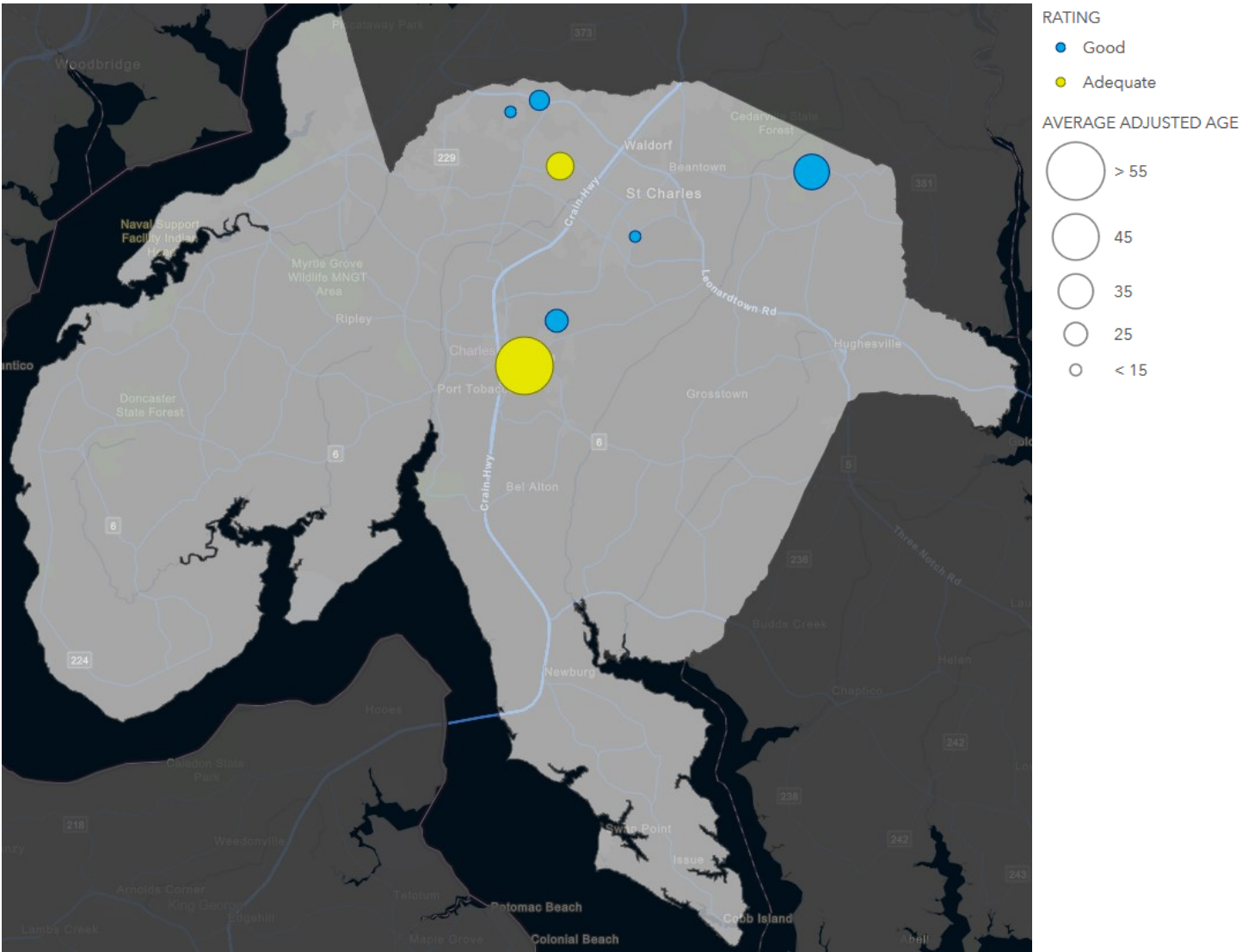
Three schools received a Not Adequate rating for Entryways & Exterior Doors. Closer adjustments and weatherstripping are needed.

Eroded grounds, overgrown trees and damaged relocatables need more attention.

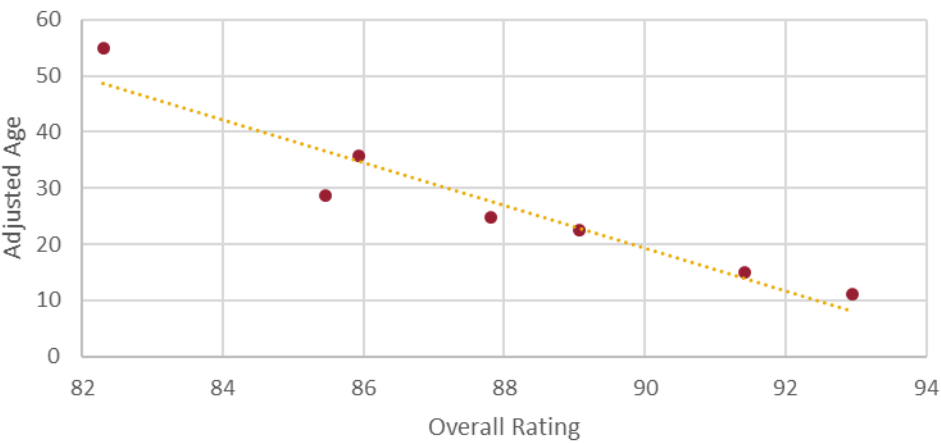


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Berry Elementary	22	Good	9	16	5	2	0
2. Malcolm Elementary	36	Good	0	20	9	3	0
3. Mary Burgess Neal Elementary	11	Good	14	12	5	0	0
4. Mary H. Matula Elementary	25	Good	7	12	11	2	0
5. North Point High School	15	Good	9	18	3	2	0
6. Walter J. Mitchell Elementary	55	Adequate	0	16	10	6	0
7. William B. Wade Elementary	29	Adequate	2	17	9	4	0
Totals			41	111	52	19	0
Percentage of Total Ratings for System			18%	50%	23%	9%	0%

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



RATING

- Good
- Adequate

SQUARE FOOTAGE

- > 300,000
- 250,000
- 180,000
- 120,000
- < 60,000

A scatter plot showing the relationship between Overall Rating (x-axis) and Square Footage (y-axis). The x-axis ranges from 82 to 94 with major grid lines every 2 units. The y-axis ranges from 0 to 350,000 with major grid lines every 50,000 units. There are 8 data points plotted as dark red circles. A yellow dotted line represents the linear regression fit, showing a positive correlation. The data points are approximately as follows:

Overall Rating	Square Footage
82.5	70,000
85.5	75,000
86.0	50,000
87.8	70,000
89.0	75,000
91.5	310,000
93.0	85,000

A scatter plot showing the relationship between Overall Rating (x-axis) and % Utilized (y-axis). The x-axis ranges from 82 to 94, and the y-axis ranges from 0 to 160. A horizontal dotted line is drawn at approximately 115% utilization. There are 8 data points plotted as dark red circles. The points are roughly located at (82.5, 115), (85.5, 98), (86, 99), (87.8, 143), (89, 147), (91.5, 108), and (93, 88). The eighth point is at (82.5, 115).

Overall Rating	% Utilized
82.5	115
85.5	98
86.0	99
87.8	143
89.0	147
91.5	108
93.0	88
82.5	115

FY 2020 Results: Overall Ratings and Recommendations

FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Career Tech	
Superior					
Good	4			1	5
Adequate	2				2
Not Adequate					
Poor					
Totals	6			1	7

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	2	2	2	5	11
Adequate				2	2
Not Adequate					
Poor					
Totals	2	2	2	7	13

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Additional oversight is needed to ensure relocatables are maintained enough to receive their full lifespan.
- Routine preventive maintenance is needed for the roofs and rooftop equipment.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

DORCHESTER COUNTY

Total Schools Assessed in FY 2020: 4



Dorchester Career & Technology

FISCAL YEAR 2020: KEY FACTS

14
schools

Dorchester County has 14 total active schools.

32
years old

The average adjusted age of all 14 schools is 32 years old.

> 0.9 M
GSF

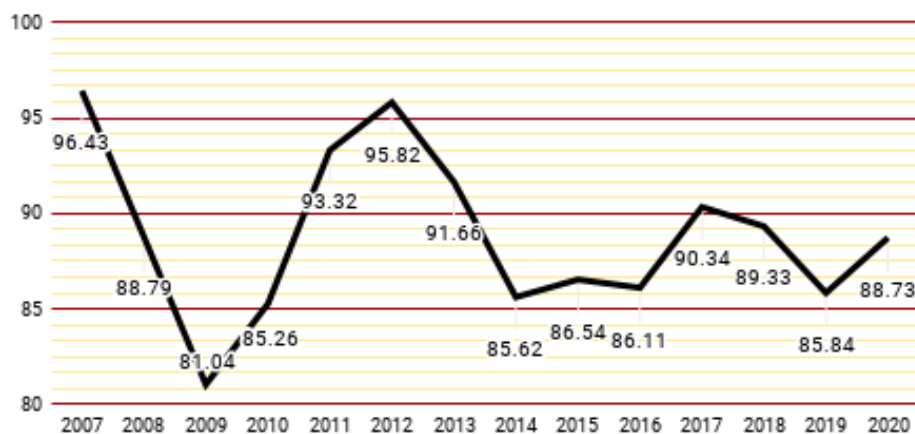
Dorchester County maintains 949,120 square feet throughout its 14 schools. It is the 19th largest LEA in Maryland.

~ \$0.4 B

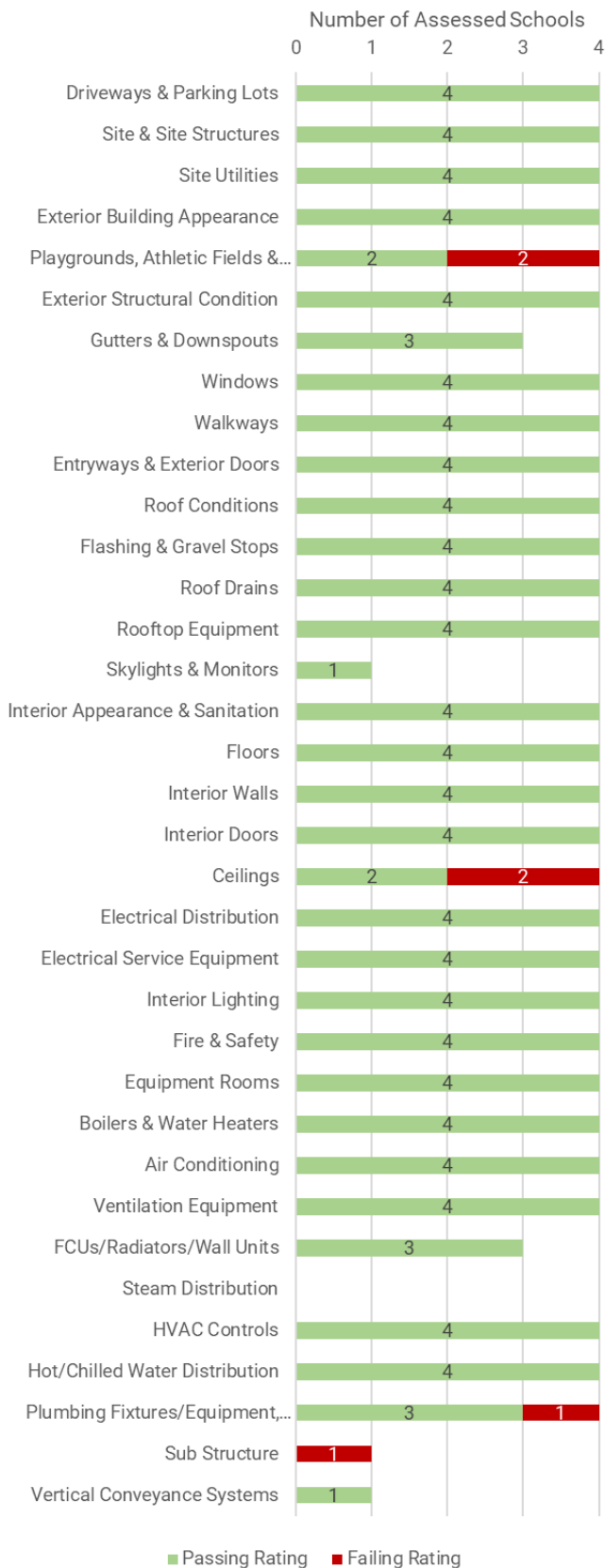
The current replacement value for Dorchester County's 949,120 square feet at a rate of \$378/sf is \$358,767,360.

88.73 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category

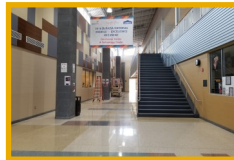


Strengths



All Driveways & Parking Lots were observed in good condition.

All assessed buildings received a passing rating for Site & Site Structures.

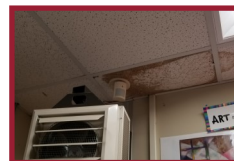


The interior doors and walls appear well maintained.

Boilers & Water Heaters appear very well maintained; all the assessed schools received either a Good or Superior rating for this category.



Weaknesses



Stained ceiling tiles should be replaced once the cause is identified and repaired.

The majority of roofs had signs of ponding, exposed felts, and blisters.



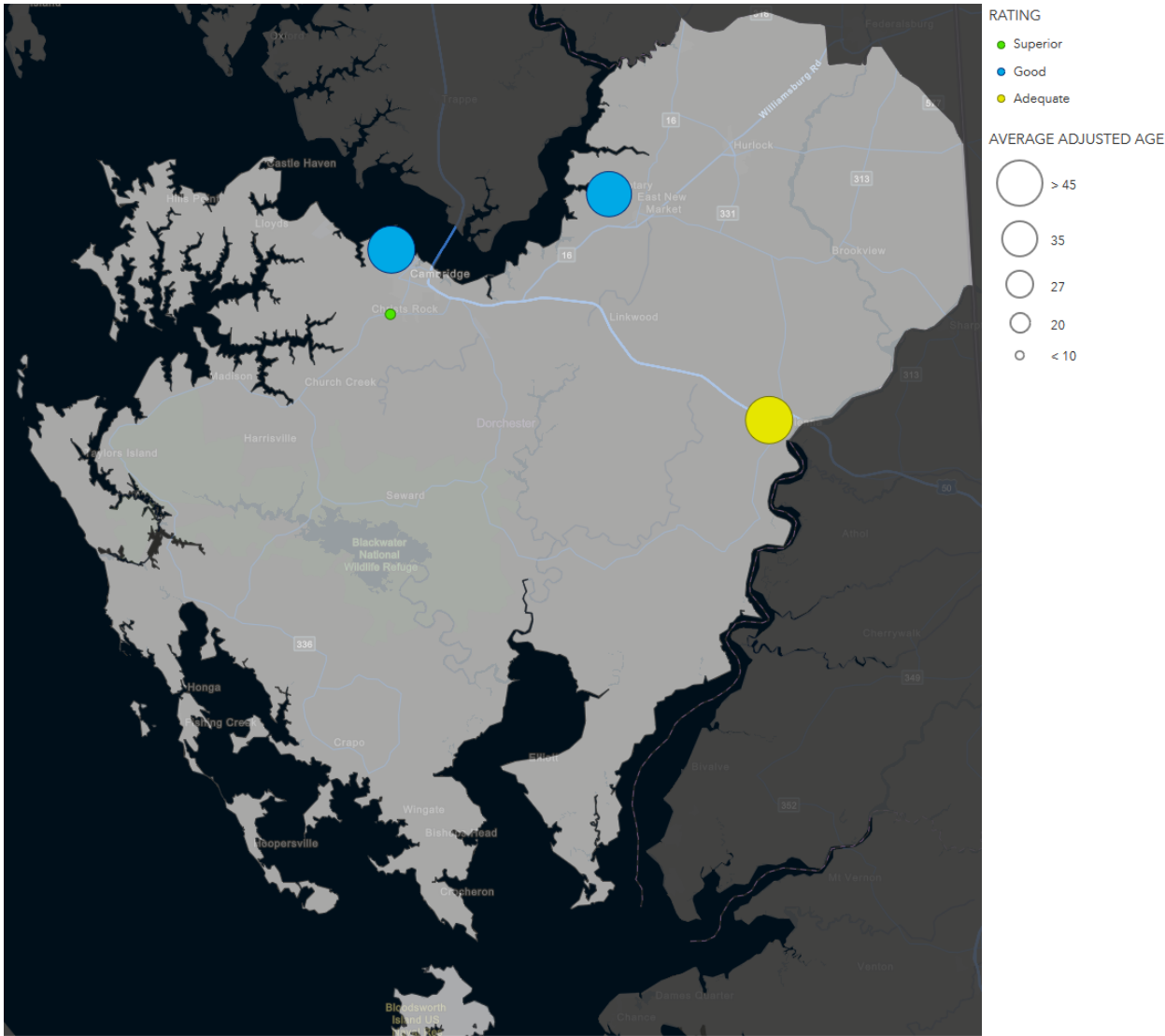
Playlot surfaces and equipment needed repairs.

Leaking or loose plumbing fixtures or related components needed to be repaired.

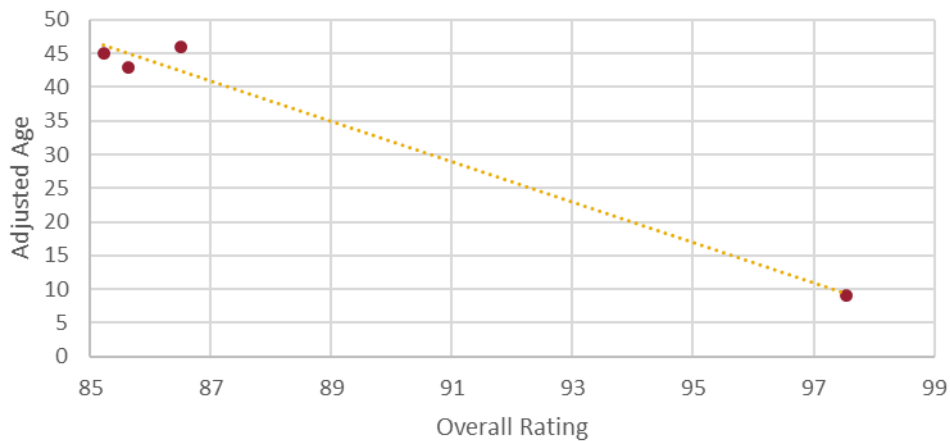


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Dorchester Career & Technology Center	9	Superior	23	8	0	0	0
2. Sandy Hill Elementary	46	Good	0	20	10	0	0
3. Vienna Elementary	45	Adequate	0	18	12	3	0
4. Warwick Elementary	43	Good	0	20	8	3	0
Totals			23	66	30	6	0
Percentage of Total Ratings for System			18%	53%	24%	5%	0%

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



RATING

- Superior
- Good
- Adequate

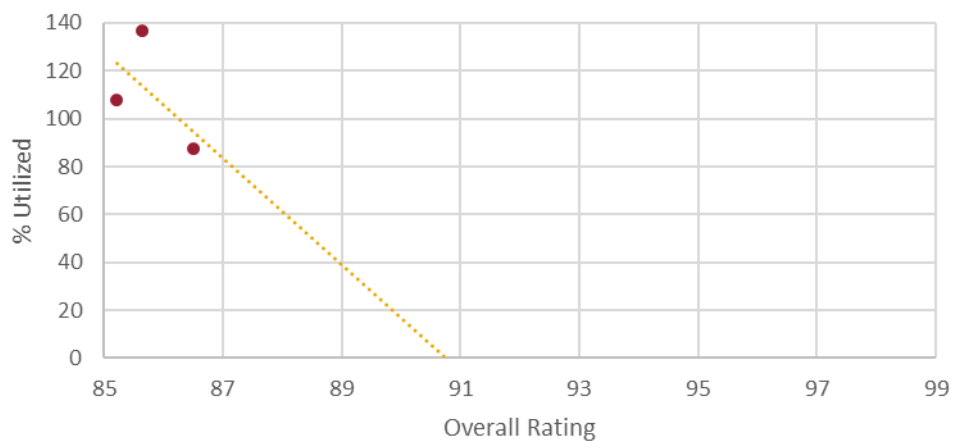
SQUARE FOOTAGE

- > 90,000
- 75,000
- 60,000
- 40,000
- < 25,000

A scatter plot showing the relationship between Overall Rating (X-axis) and Square Footage (Y-axis). The X-axis ranges from 85 to 99 with major grid lines every 2 units. The Y-axis ranges from 0 to 100,000 with major grid lines every 10,000 units. There are four data points plotted as dark red circles. A dotted orange trend line is drawn through the points, showing a positive correlation. The data points are approximately at (85.5, 23,000), (85.8, 40,000), (86.5, 64,000), and (97.5, 98,000).

Overall Rating	Square Footage
85.5	23,000
85.8	40,000
86.5	64,000
97.5	98,000

Overall Rating vs. Utilization



FY 2020 Results: Overall Ratings and Recommendations

FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Career Tech	
Superior				1	1
Good	2				2
Adequate	1				1
Not Adequate					
Poor					
Totals	3			1	4

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior				1	1
Good	2	1	2	2	7
Adequate			2	1	3
Not Adequate					
Poor					
Totals	2	1	4	4	11

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Cracks in playlot surfaces should be sealed and areas that present trip hazards need to be repaired.
- Preventive maintenance sealing is recommended for the roofs.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

FREDERICK COUNTY

Total Schools Assessed in FY 2020: 1

Middletown High

FISCAL YEAR 2020: KEY FACTS

66
schools

Frederick County has
66 total active schools.

27.5
years old

The average adjusted age of
all 66 schools
is 27.5 years old.

> 6.4 M
GSF

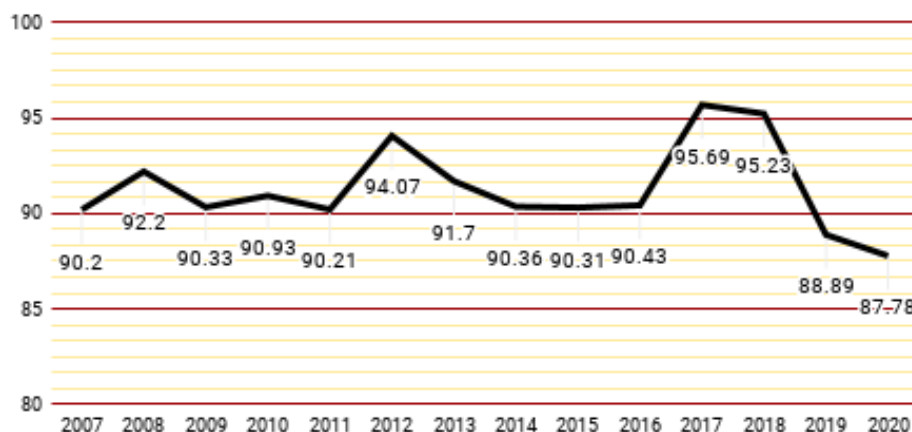
Frederick County
maintains 6,460,652
square feet throughout
its 66 schools. It is the 7th
largest LEA in Maryland.

~ \$2.4 B

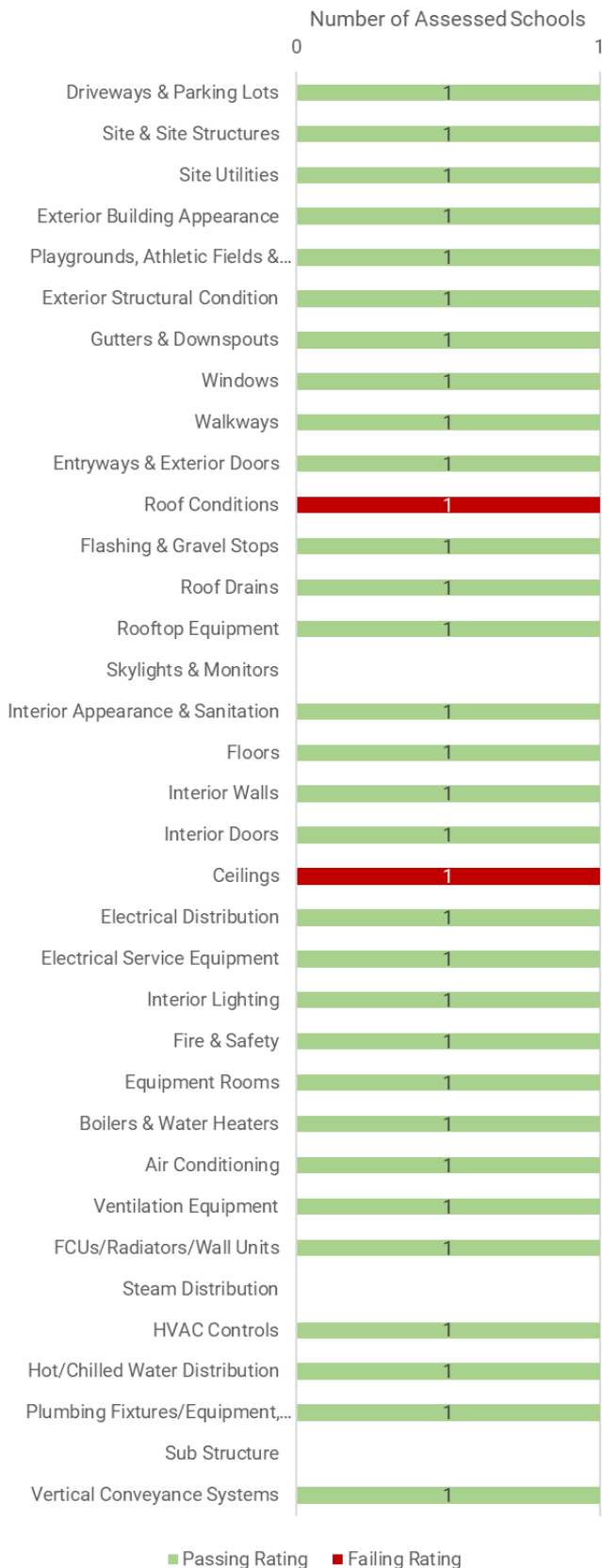
The current replacement value
for Frederick County's
6,460,652 square feet at a rate
of \$378/sf is \$2,442,126,456.

87.78 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Playgrounds, Athletic Fields & Equipment received a Superior rating.

Major mechanical equipment, such as boilers, water heaters and air conditioning, appeared maintained.

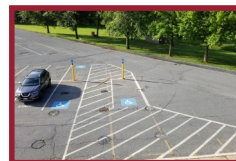


Fire & Safety received a Superior rating.

The interior appearance appeared to be well maintained.

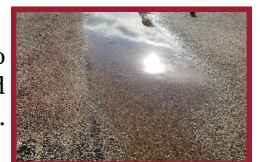


Weaknesses



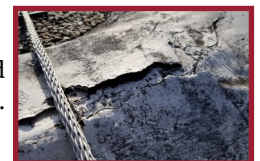
Cracked surfaces were observed throughout the asphalt parking area.

Moderate ponding on the roof needed to be evaluated; preventive maintenance did not appear to be adequate.



Ceiling tiles were stained and multiple tiles were missing.

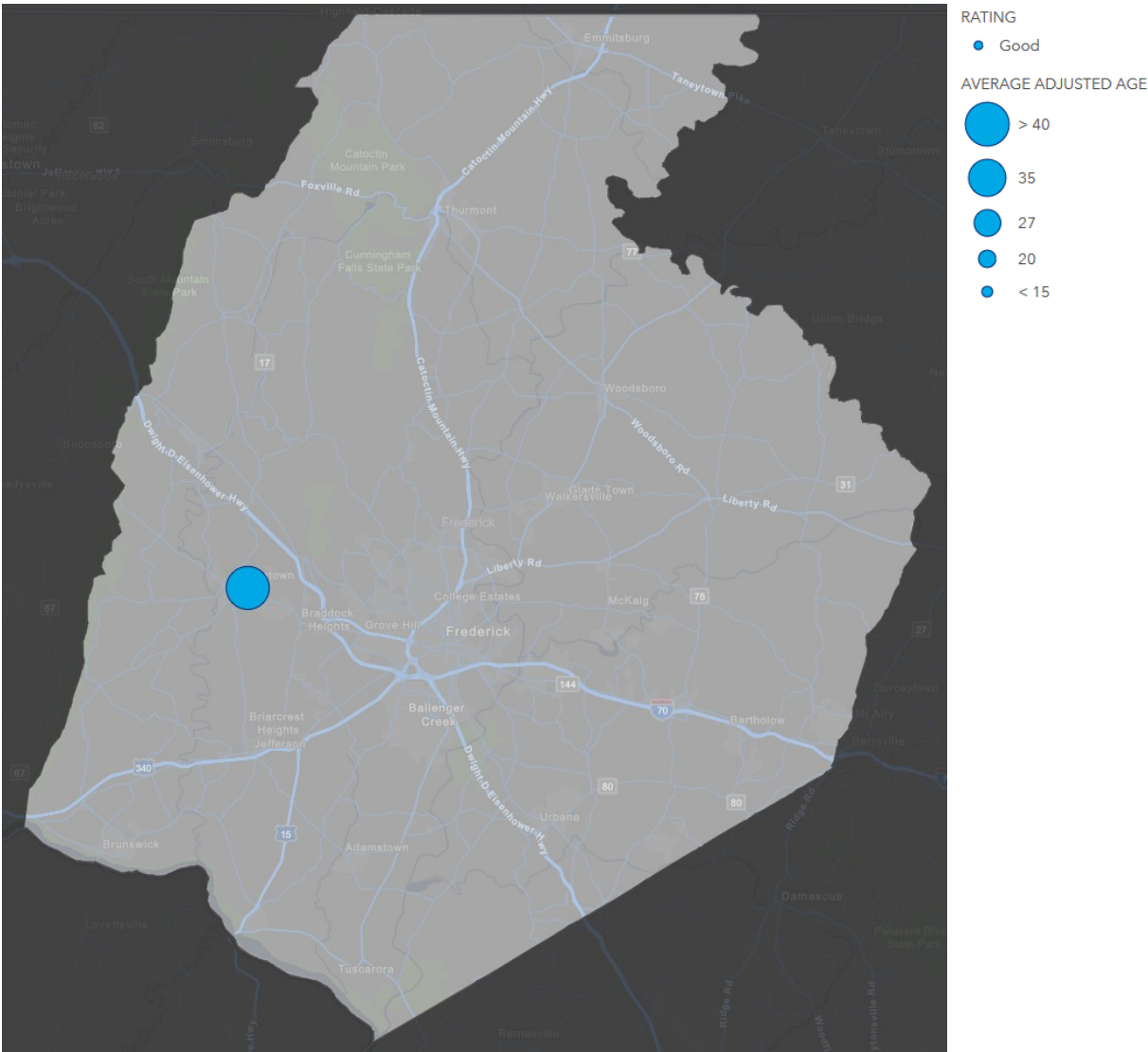
Open seams were observed and needed repair.



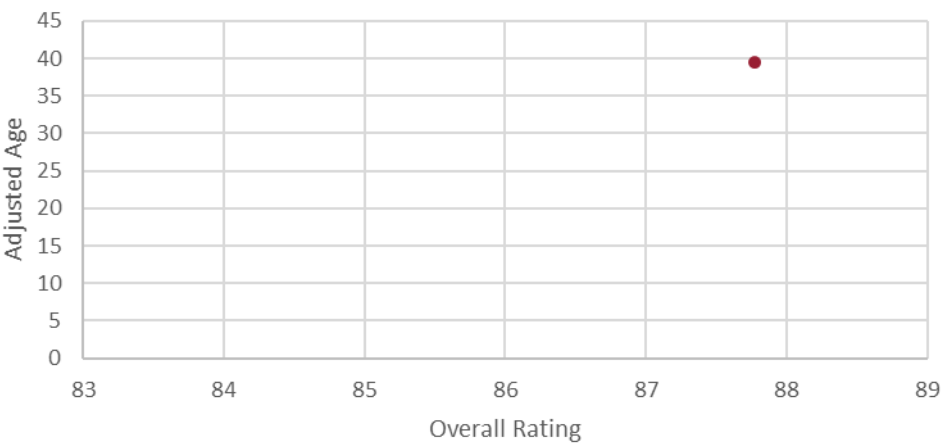
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Middletown High	40	Good	2	23	5	2	0
Totals			2	23	5	2	0
Percentage of Total Ratings for System			6%	72%	16%	6%	0%

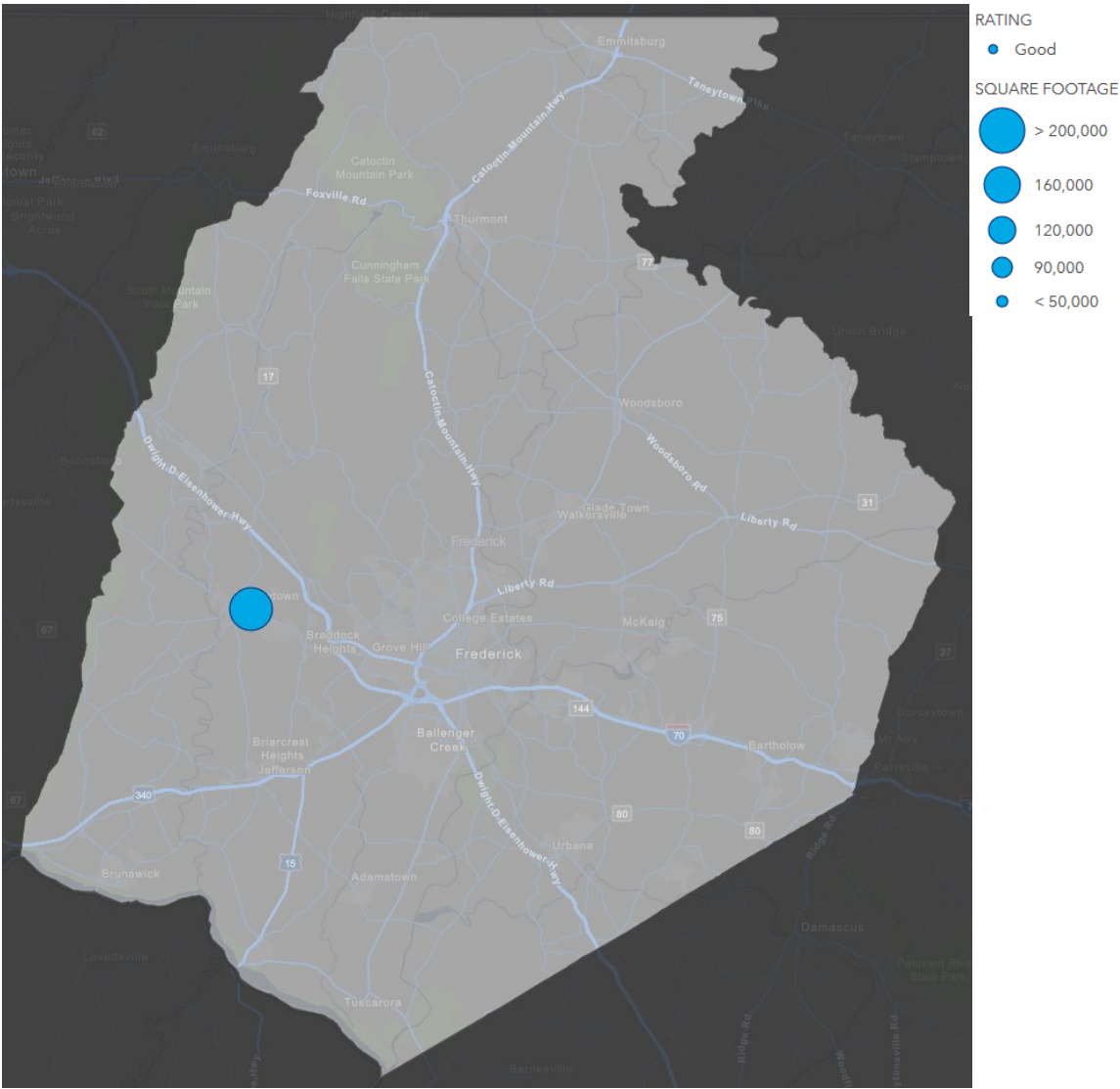
Overall Rating vs Adjusted Building Age



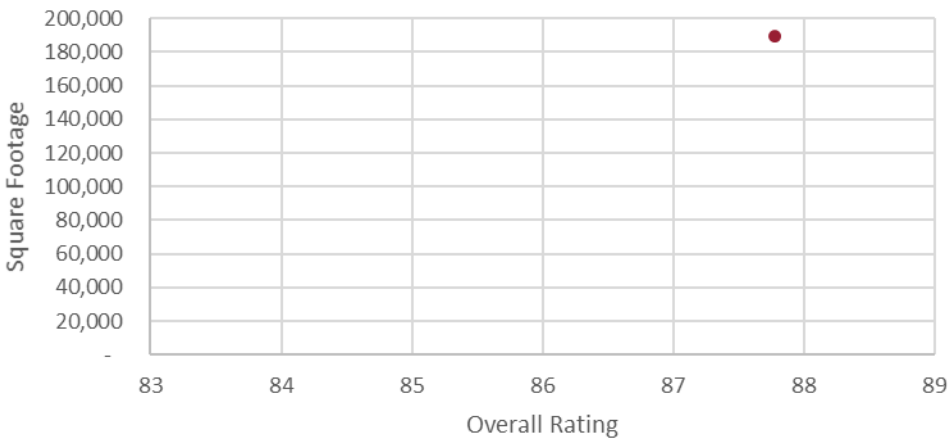
Overall Rating vs. Adjusted Age



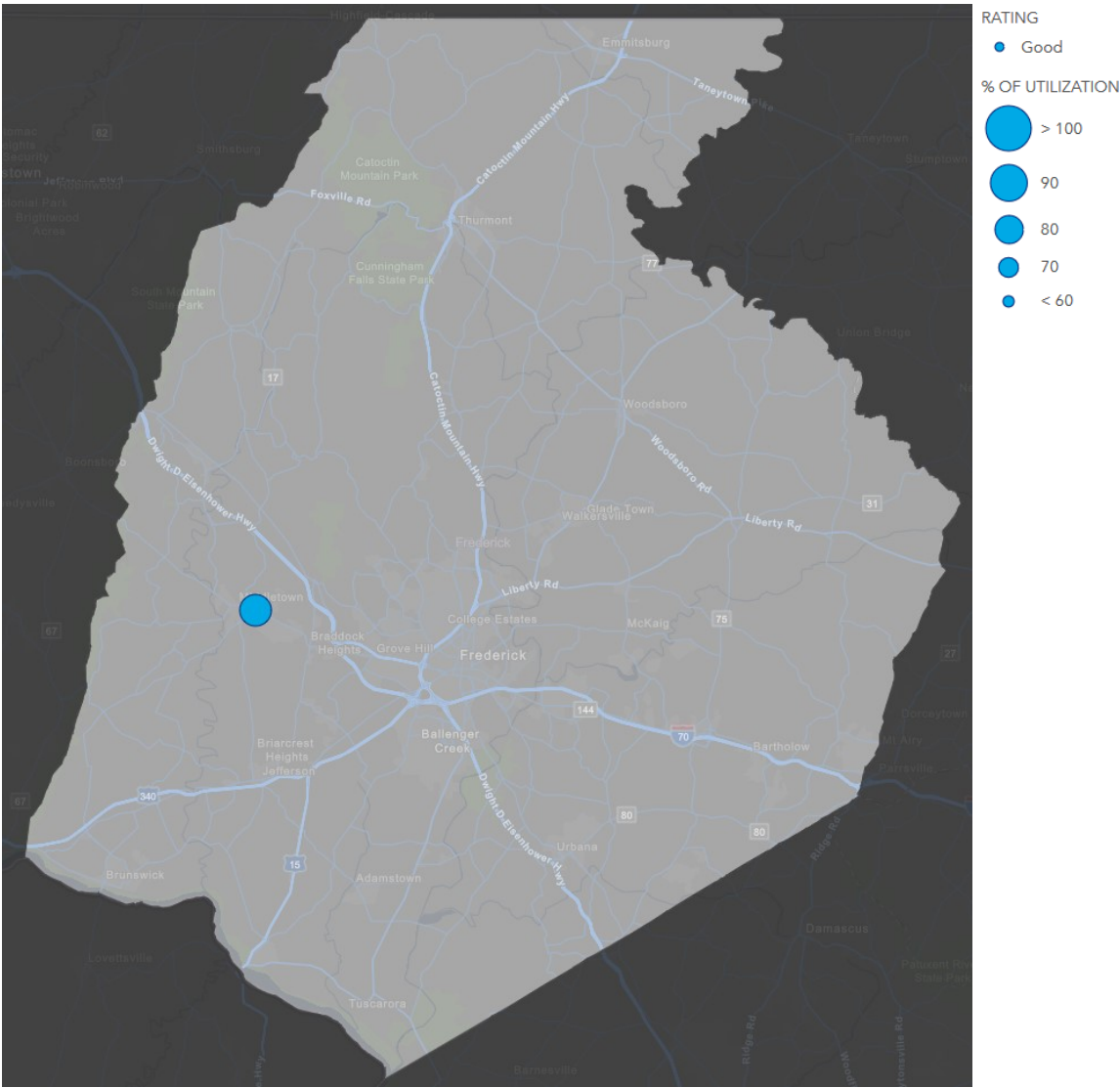
Overall Rating vs Square Footage



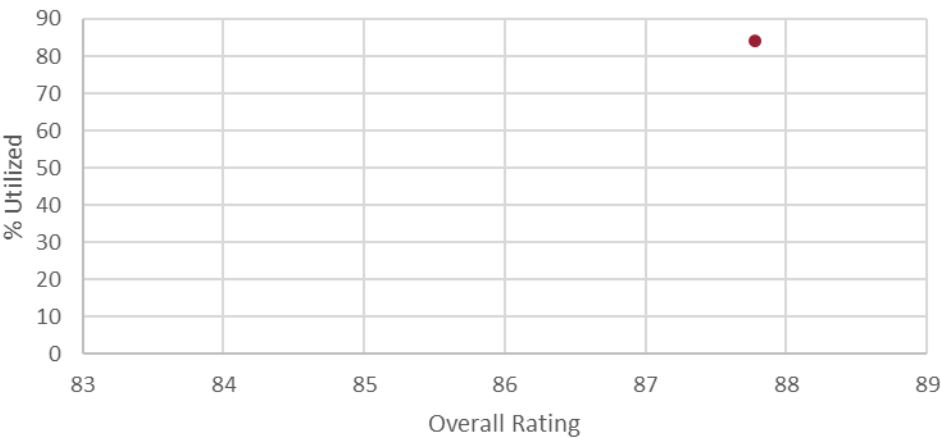
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good			1	1
Adequate				
Not Adequate				
Poor				
Totals			1	1

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior	1				1
Good		1	1	1	3
Adequate					
Not Adequate					
Poor					
Totals	1	1	1	1	4

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- After a roof inspection is completed, follow-up work orders should be created to track deficiencies and expenses.
- More routine inspections of the restroom fixtures and related equipment should be conducted to ensure work orders are created and deficiencies are repaired in a timely manner.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

GARRETT COUNTY

Total Schools Assessed in FY 2020: 3



Hickory Environmental Education Center

FISCAL YEAR 2020: KEY FACTS



Garrett County has 13 total active schools.



The average adjusted age of all 13 schools is 32 years old.



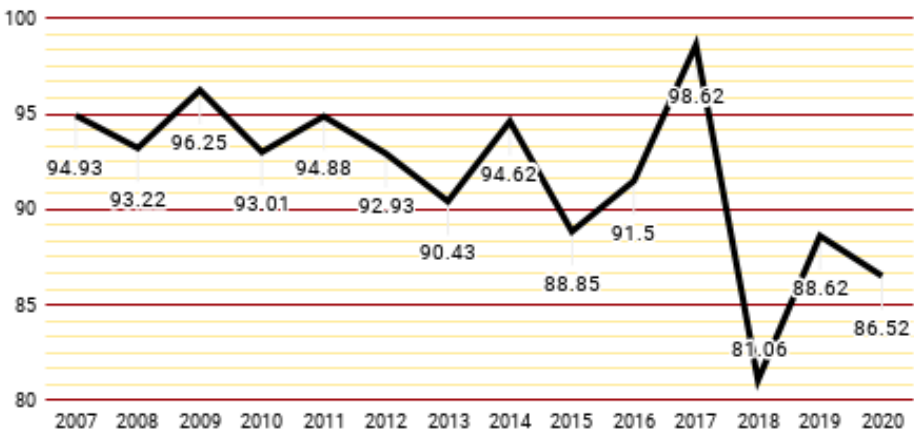
Garrett County maintains 741,671 square feet throughout its 13 schools. It is the 21st largest LEA in Maryland.



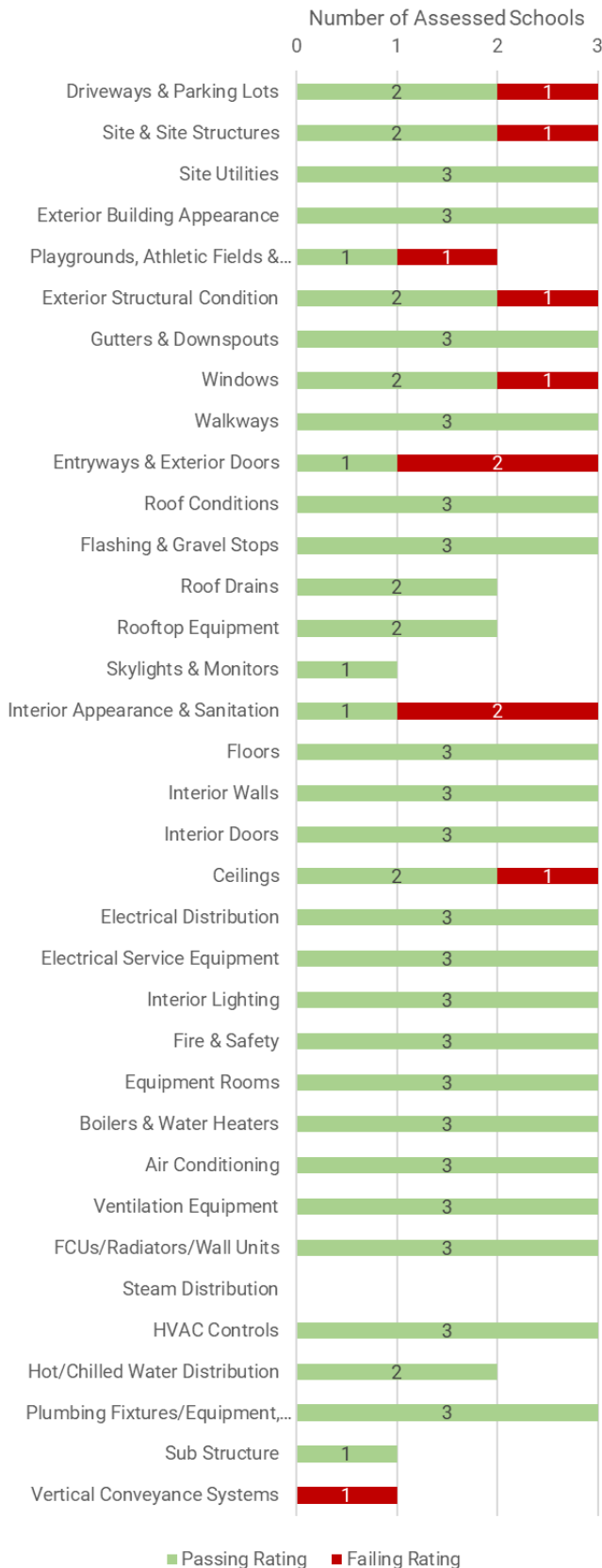
The current replacement value for Garrett County's 741,671 square feet at a rate of \$378/sf is \$280,351,638.

86.52 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



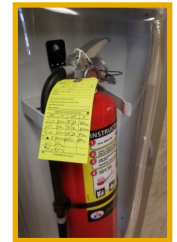
All flashing, roof drains and rooftop equipment received a Good or Superior rating.



Interior Lighting appeared well maintained.

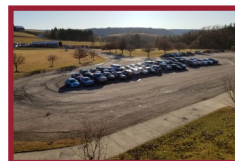


Major mechanical equipment, such as boilers, water heaters and air conditioning, appeared well maintained.



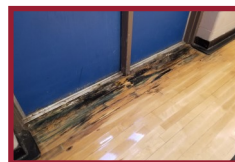
All assessed buildings received a Good or Superior rating for Fire & Safety.

Weaknesses



Driveways and parking lots were observed with cracks, potholes and inadequate lighting.

Playgrounds and athletic areas need more routine inspections and repairs need to be completed in a more timely manner before deficiencies become safety issues.



Many exterior doors slam shut, bind or do not latch.

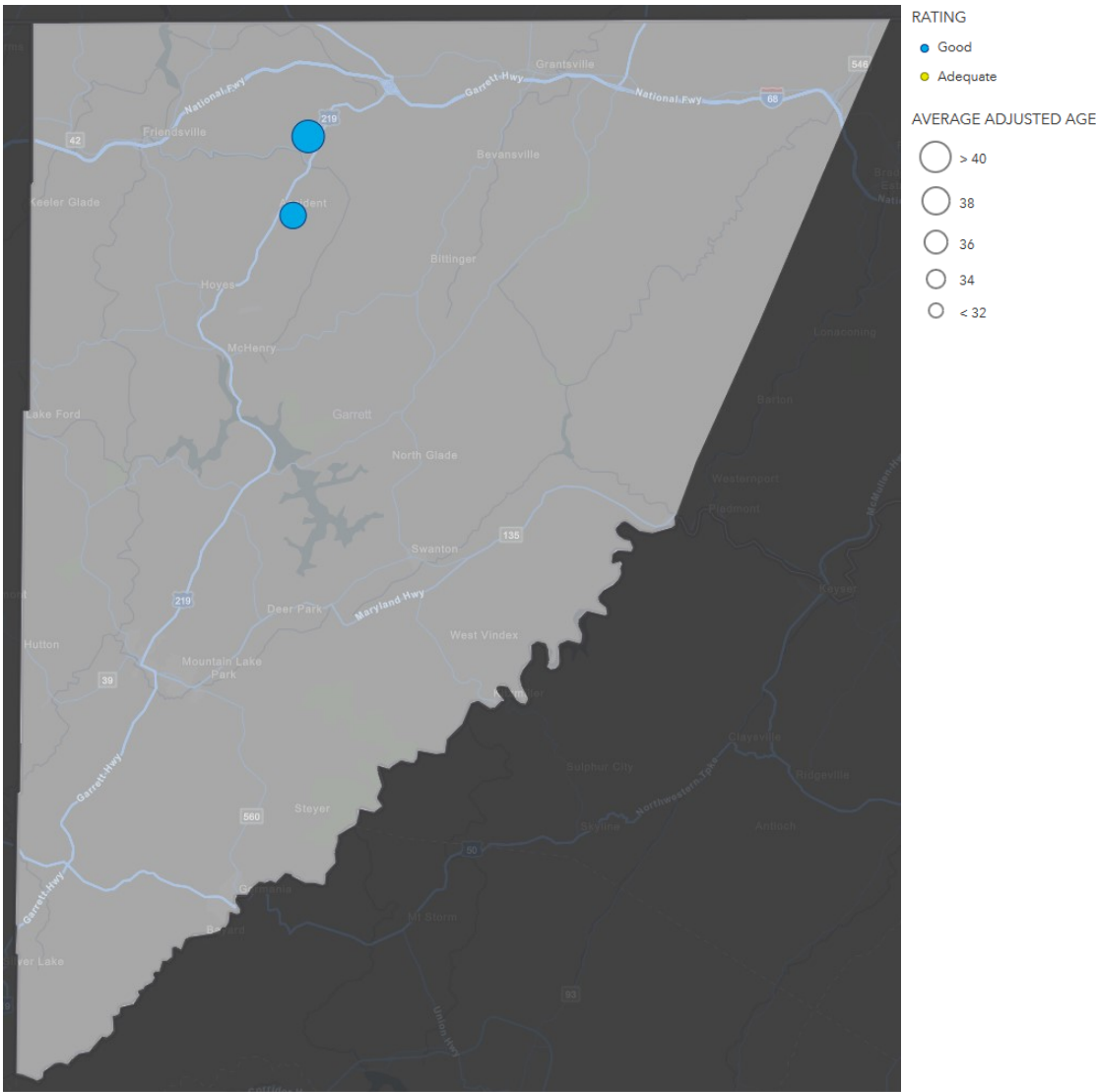
Two of the three inspected schools received a Not Adequate rating for Interior Appearance & Sanitation; additional attention to routine cleanings is needed.



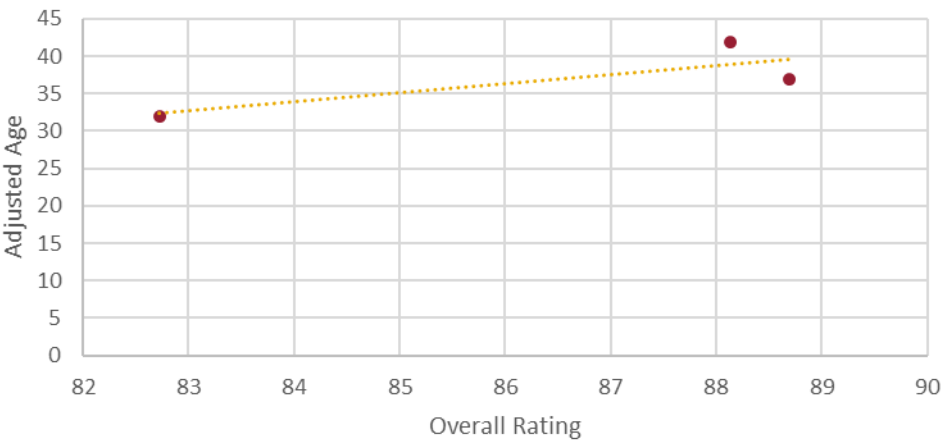
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Accident Elementary	37	Good	2	23	3	2	0
2. Hickory Environmental Education Center	42	Good	1	22	5	1	0
3. Northern High	32	Adequate	0	15	10	8	0
Totals			3	60	18	11	0
Percentage of Total Ratings for System			3%	65%	20%	12%	0%

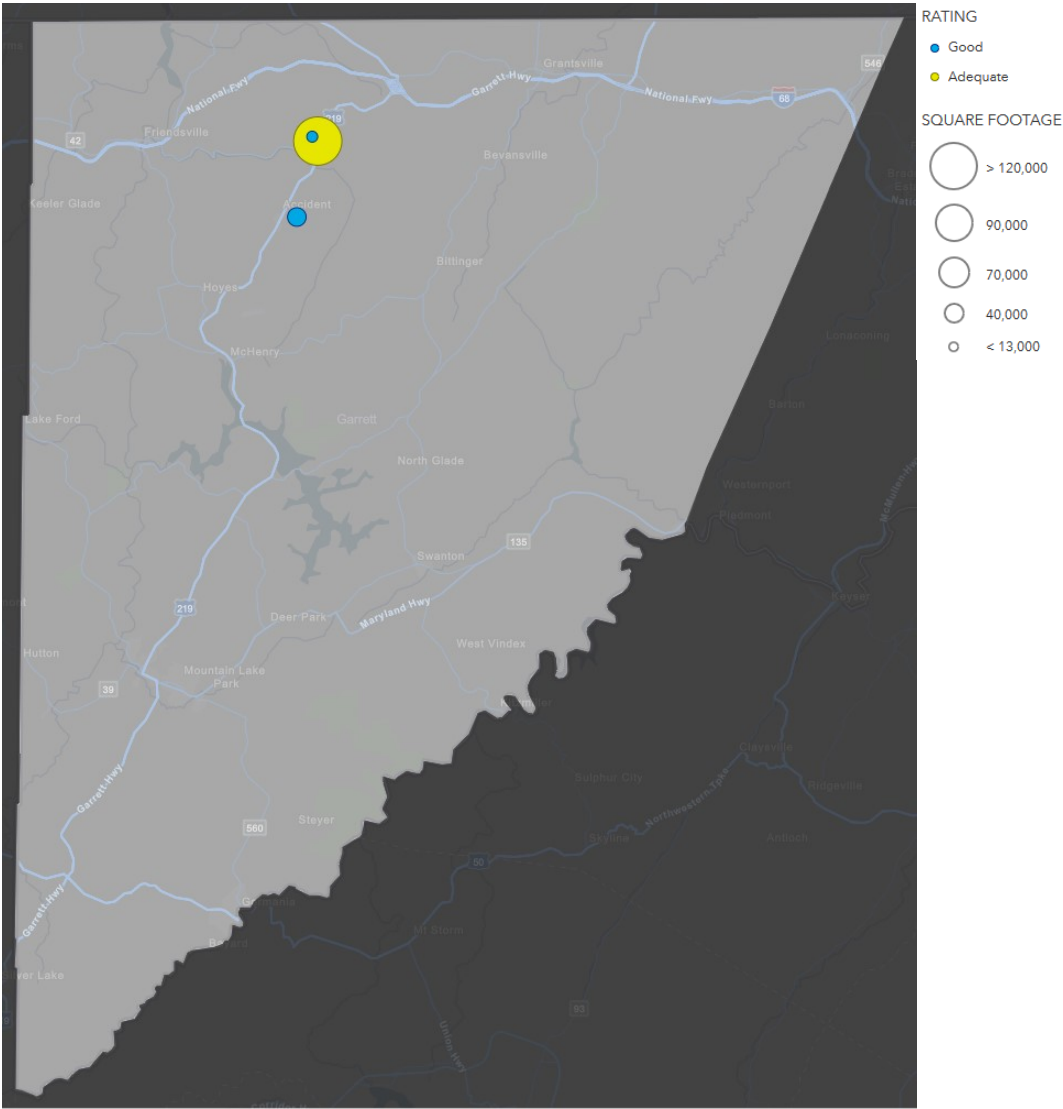
Overall Rating vs Adjusted Building Age



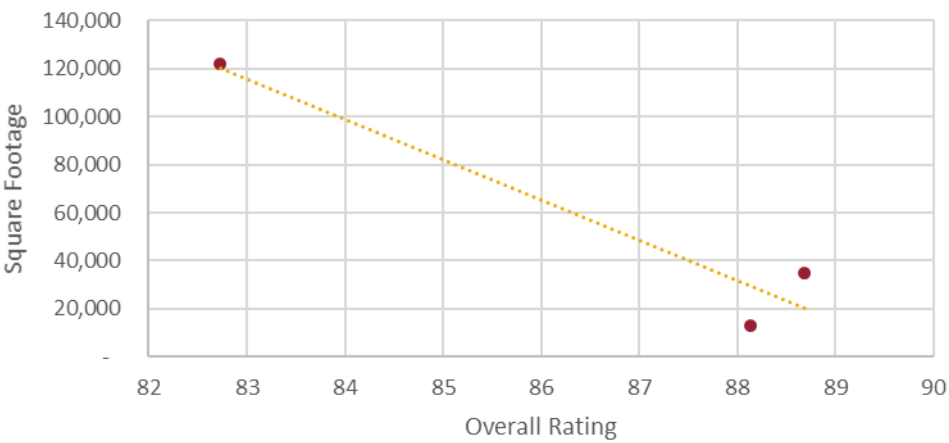
Overall Rating vs. Adjusted Age



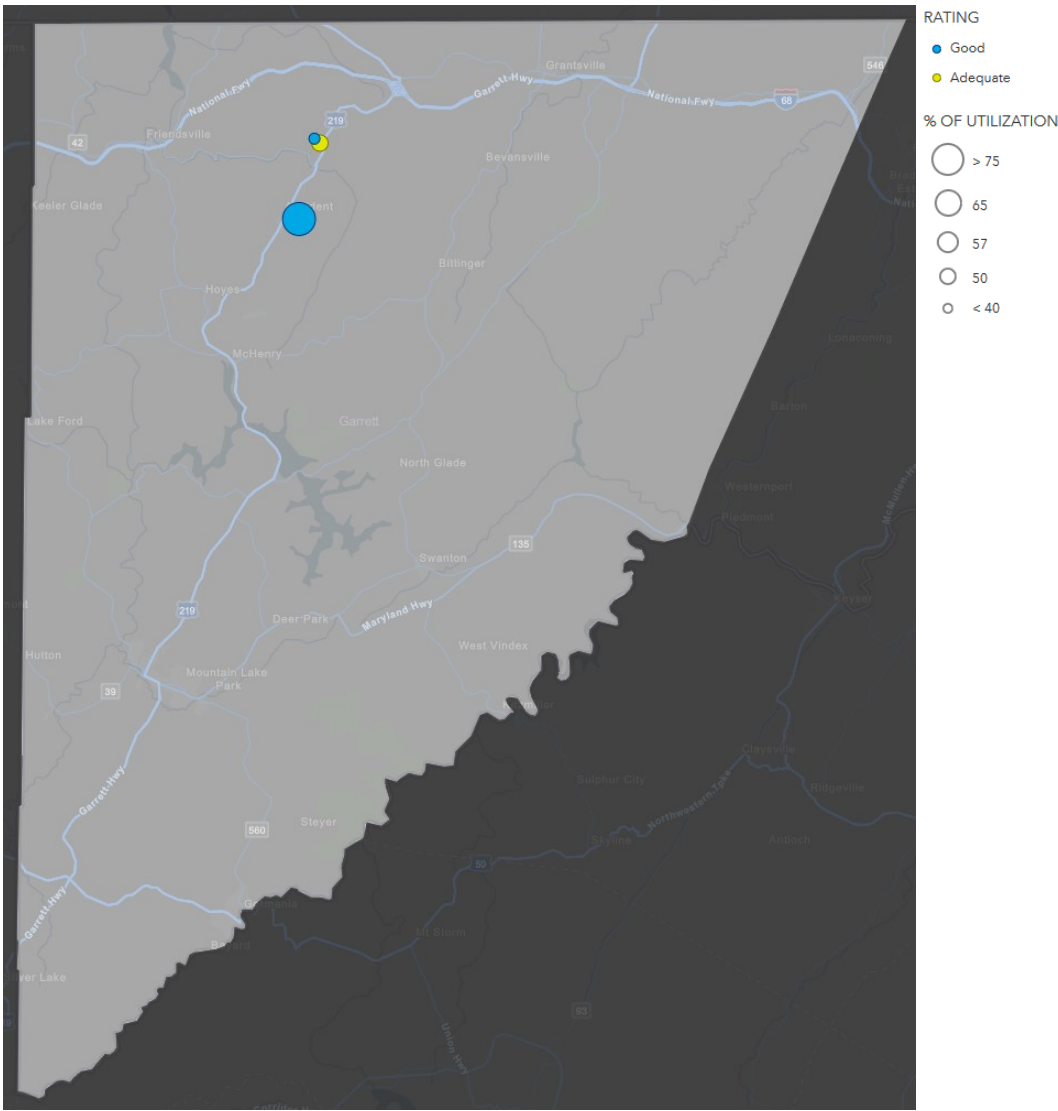
Overall Rating vs Square Footage



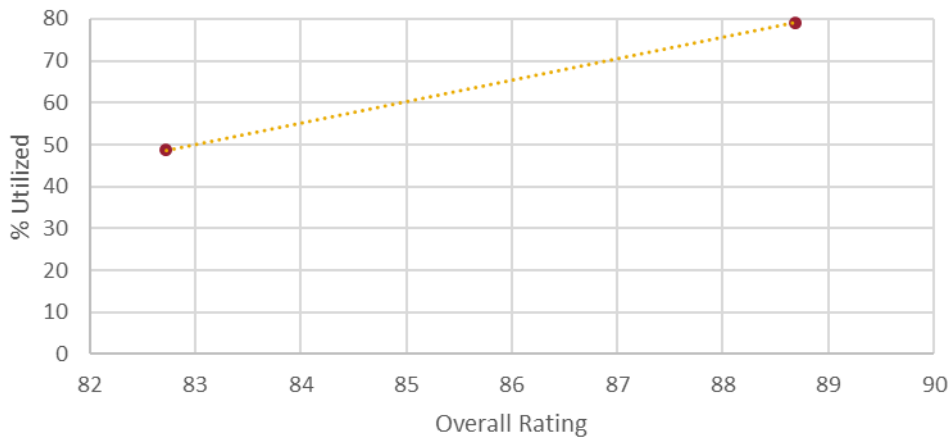
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Environmental Education	
Superior					
Good	1			1	2
Adequate			1		1
Not Adequate					
Poor					
Totals	1		1	1	3

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior	1				1
Good			1	2	3
Adequate		1		1	2
Not Adequate					
Poor					
Totals	1	1	1	3	6

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Additional oversight of vendors may be needed to ensure accountability.
- A preventive maintenance program to assess the parking lots should be implemented. Work orders should be generated to resolve identified deficiencies.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

HARFORD COUNTY

Total Schools Assessed in FY 2020: 2



Havre de Grace Elementary

FISCAL YEAR 2020: KEY FACTS



Harford County has 53 total active schools.



The average adjusted age of all 53 schools is 31 years old.



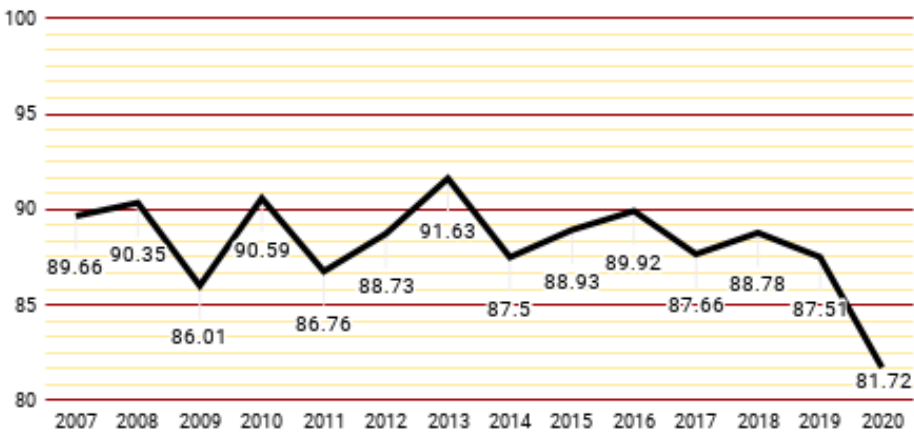
Harford County maintains 6,051,002 square feet throughout its 53 schools. It is the 8th largest LEA in Maryland.



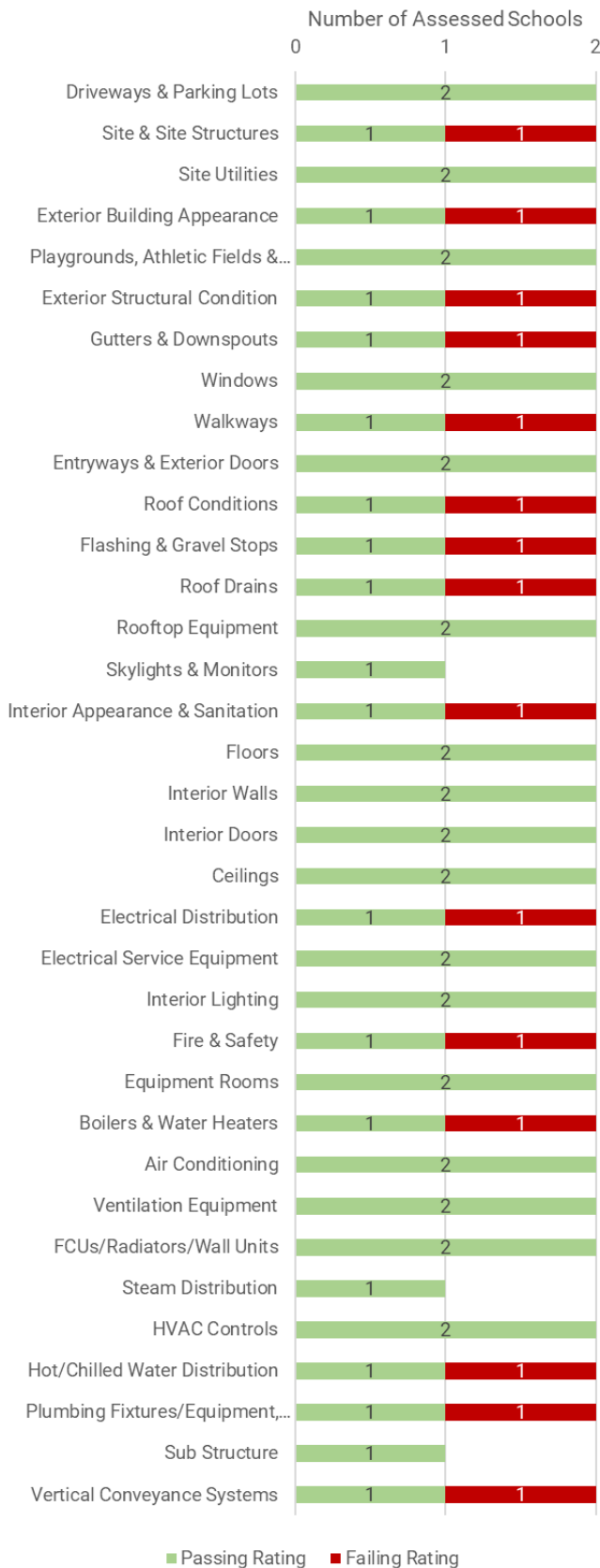
The current replacement value for Harford County's 6,051,002 square feet at a rate of \$378/sf is \$2,287,278,756.

81.72 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The air conditioning and ventilation appeared maintained.

The interior doors and walls were observed in good condition.



Both inspected schools received a Good rating for Rooftop Equipment.

Both inspected buildings received a passing rating for Playgrounds, Athletic Fields & Equipment and appeared maintained.

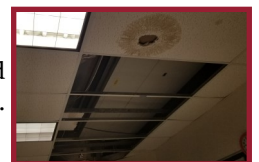


Weaknesses



Vegetation on the roofs needed to be removed.

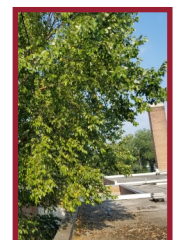
Stained ceiling tiles should be replaced once the cause is identified and repaired.



Restroom fixtures and other plumbing deficiencies were observed.



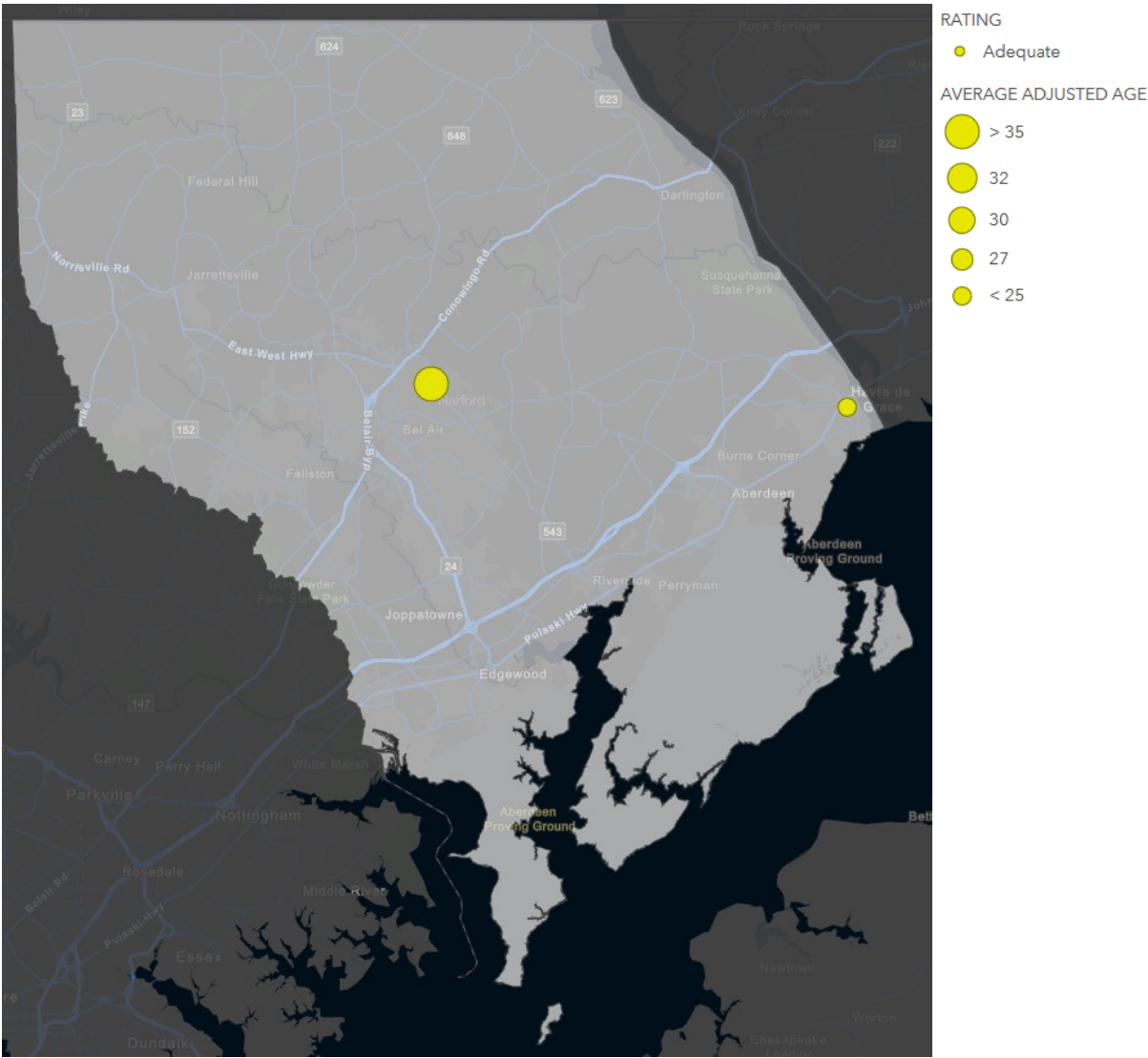
Trees and shrubbery should be trimmed away from building surfaces and roof areas.



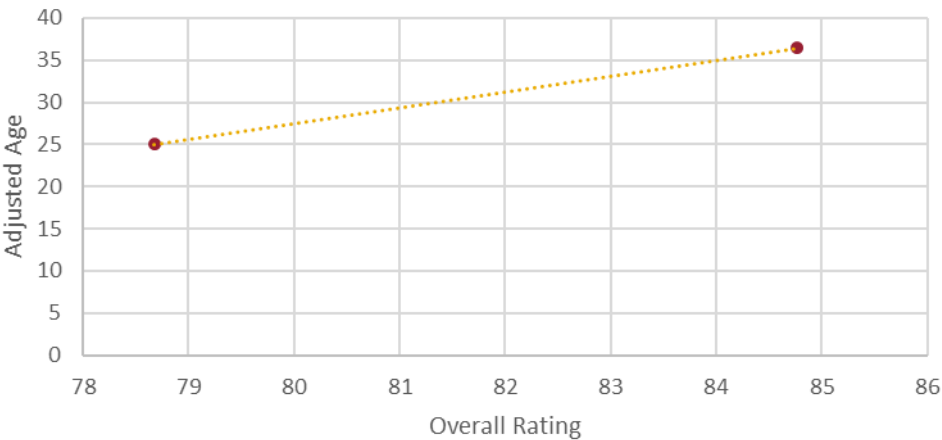
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. C. Milton Wright High	36	Adequate	1	18	12	2	0
2. Havre de Grace Elementary (Re-Insp)	25	Adequate	0	12	9	9	4
Totals			1	30	21	11	4
Percentage of Total Ratings for System			1%	45%	31%	16%	6%

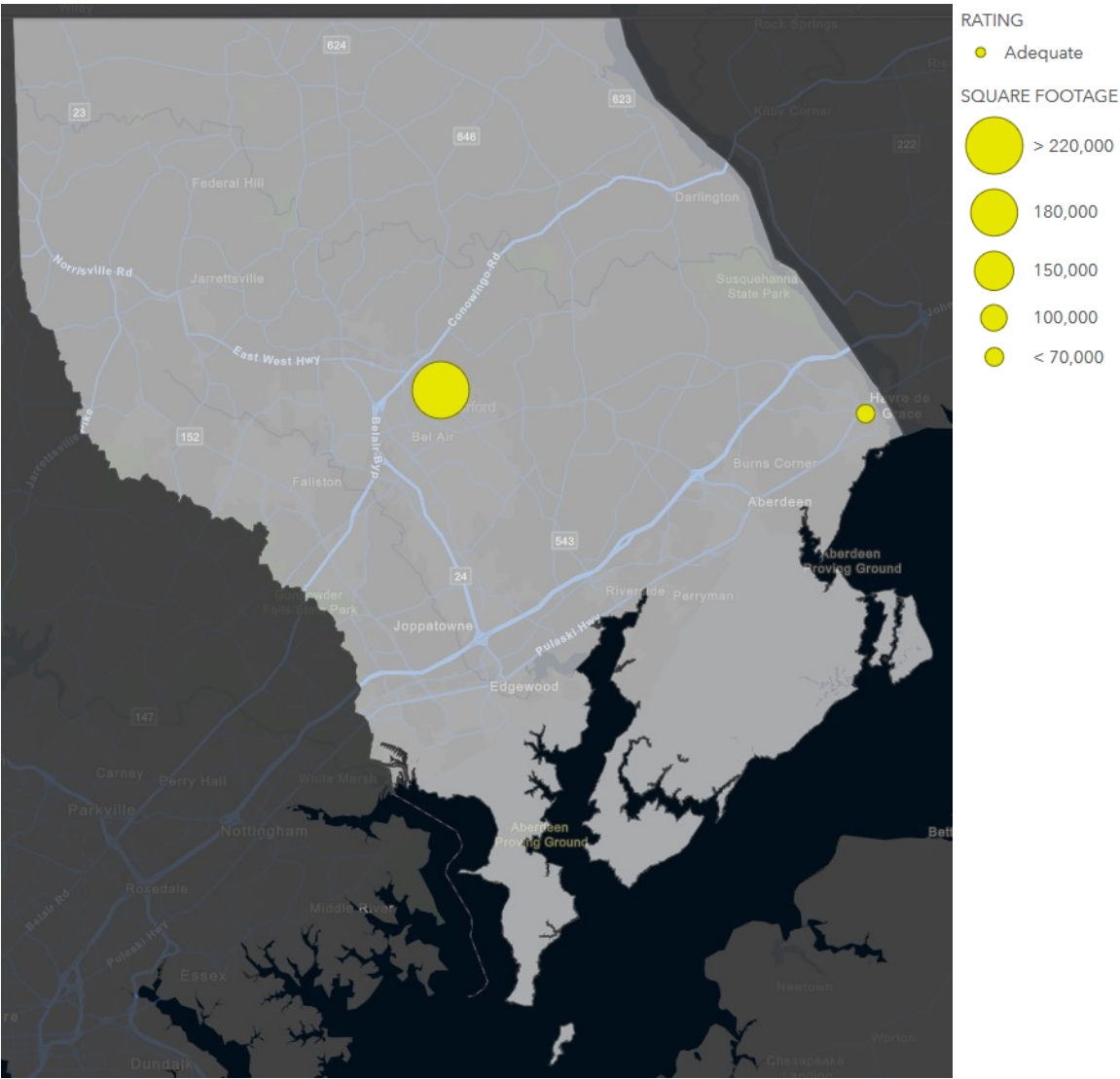
Overall Rating vs Adjusted Building Age



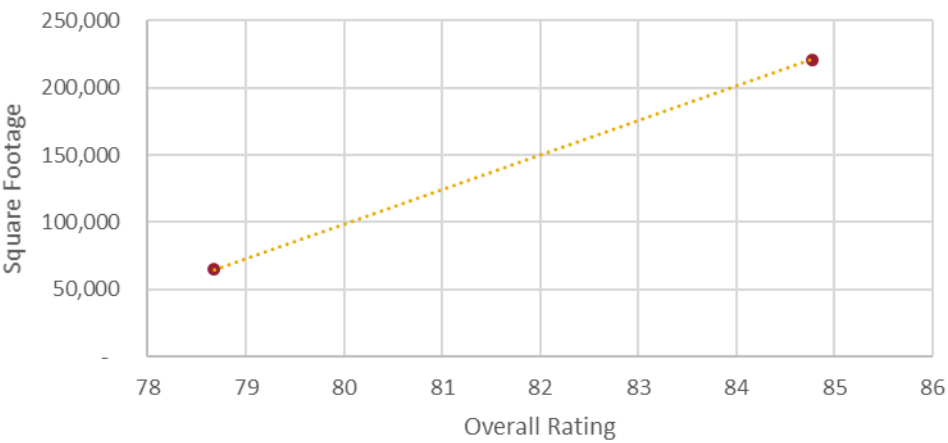
Overall Rating vs. Adjusted Age



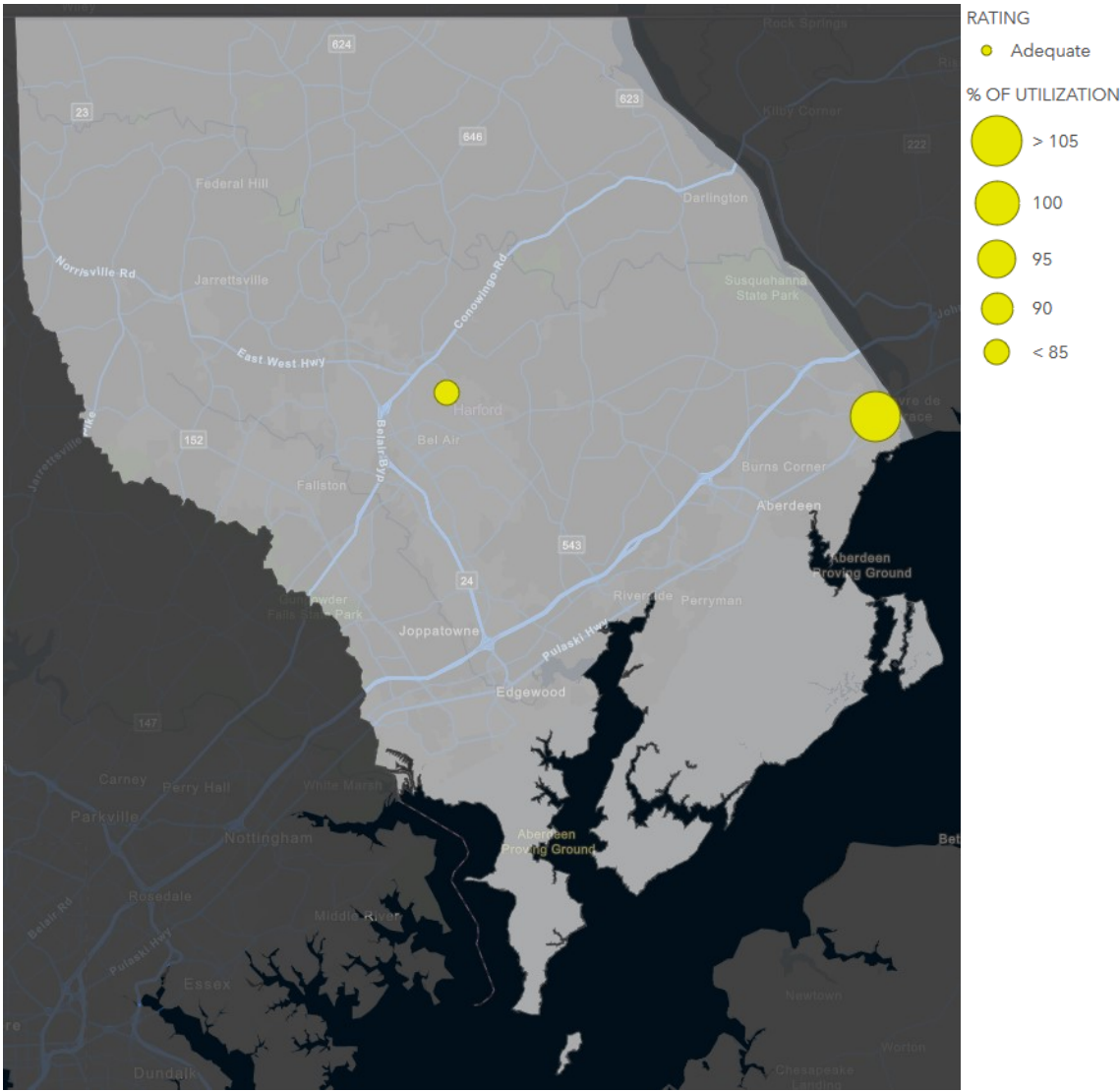
Overall Rating vs Square Footage



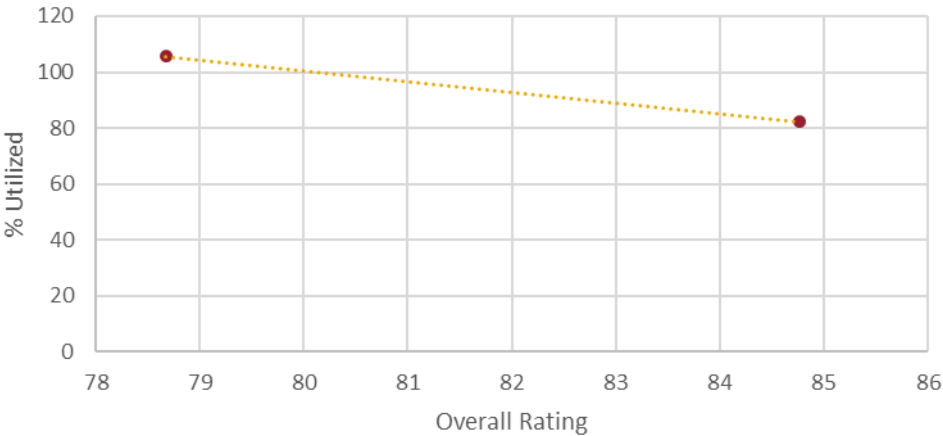
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	1		1	2
Not Adequate				
Poor				
Totals	1		1	2

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	13	4	7		24
Adequate	3	1	2	2	8
Not Adequate			1		1
Poor					
Totals	16	5	10	2	33

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to track deficiencies and ensure all issues are identified and addressed.
- Additional oversight of vendors may be needed to ensure accountability.
- Once roof inspections have been conducted, identified deficiencies need to be tracked and remedied before issues become more serious and cause the roof to fail or interior damage.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

HOWARD COUNTY

Total Schools Assessed in FY 2020: 19



FISCAL YEAR 2020: KEY FACTS

75
schools

Howard County has 75 total active schools.

19
years old

The average adjusted age of all 75 schools is 19 years old.

> 8.1 M
GSF

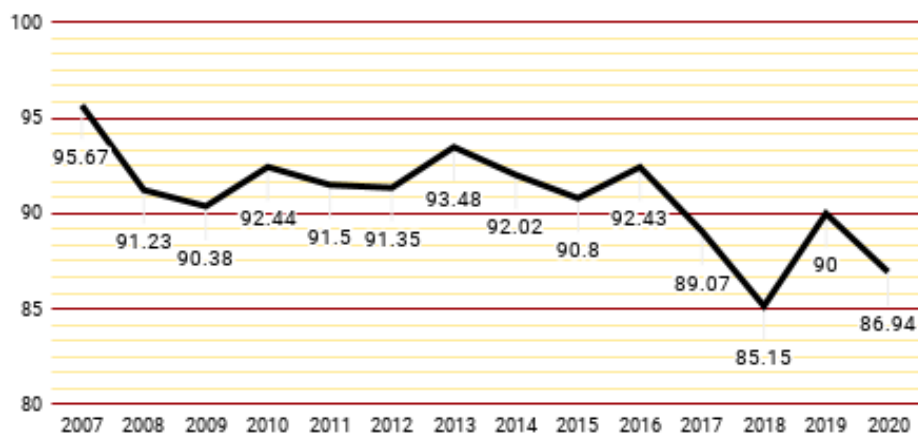
Howard County maintains 8,131,435 square feet throughout its 75 schools. It is the 6th largest LEA in Maryland.

~ \$3.1 B

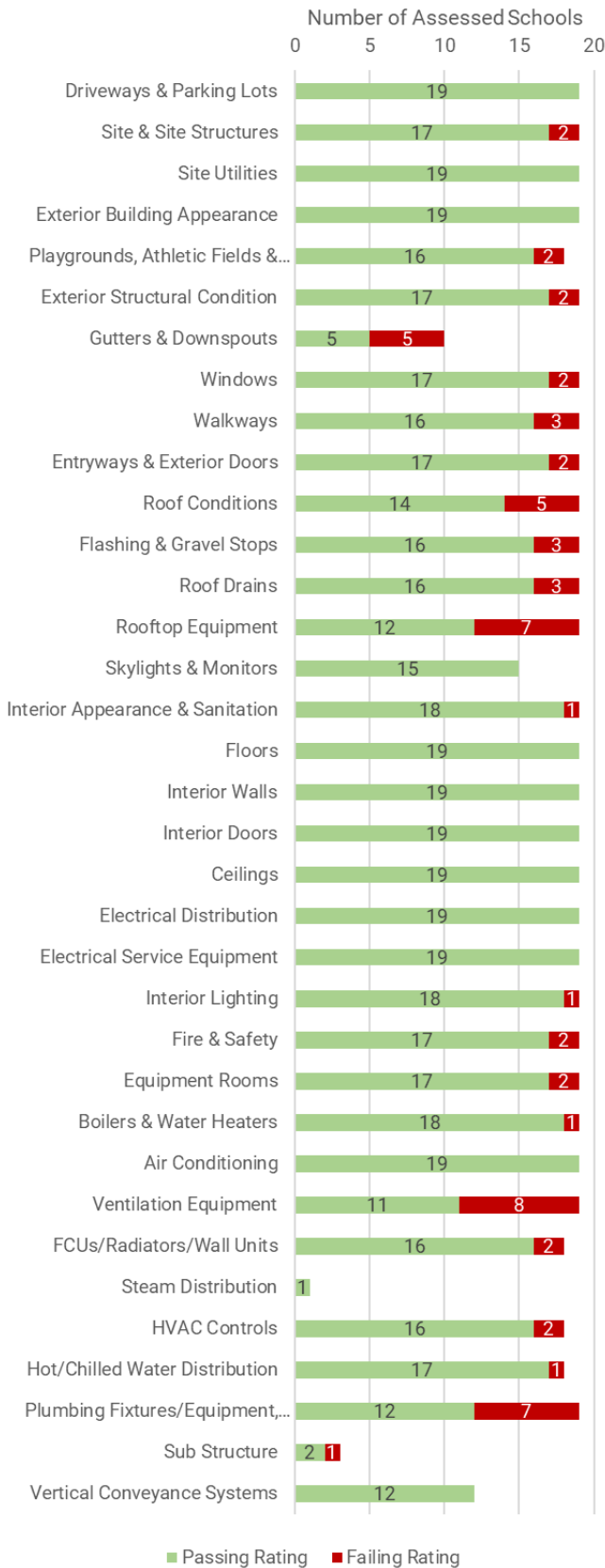
The current replacement value for Howard County's 8,131,435 square feet at a rate of \$378/sf is \$3,073,682,430.

86.94 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The custodial and maintenance team did a good job keeping the floors maintained.

Five inspected buildings received a Superior rating for Ceilings; it was apparent that the ceilings were well maintained throughout.



Most of the inspected schools provided students and staff with well-lit learning spaces.

All inspected buildings received either a Good or Superior rating for Interior Doors; doors were intact, finishes were clean and the hardware was fully operational.

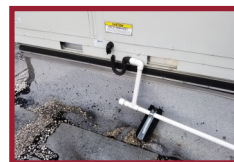


Weaknesses



Half of the assessed gutter systems received a Not Adequate rating due to damage or obstructions.

Seven schools received a Not Adequate rating for Plumbing; additional oversight is needed to ensure plumbing operates properly.



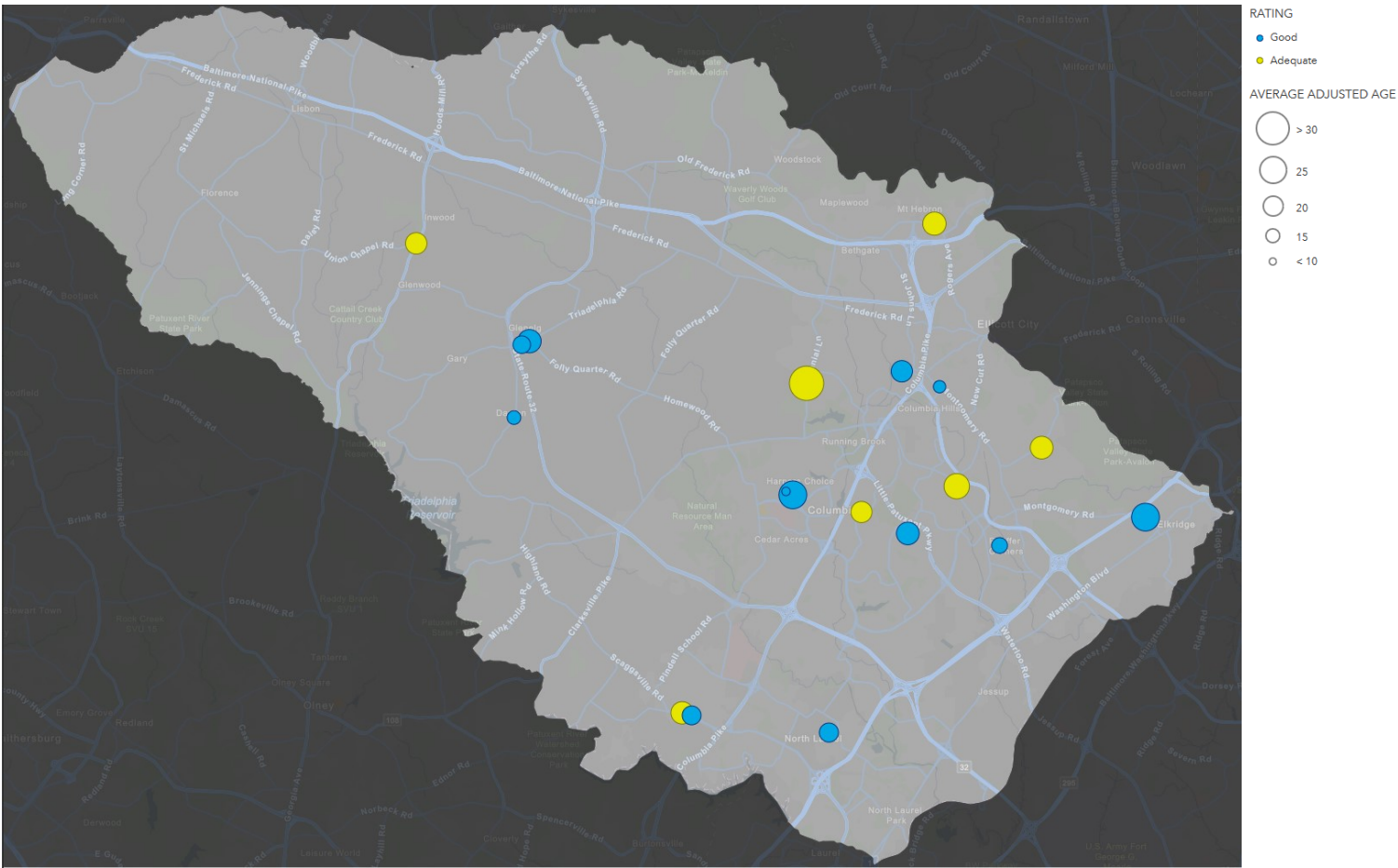
All rooftop equipment should be routinely inspected and repaired as needed; seven buildings received a Not Adequate rating for Rooftop Equipment.

The majority of the exhaust equipment was not operational; eight buildings received a Not Adequate rating for Ventilation Equipment.

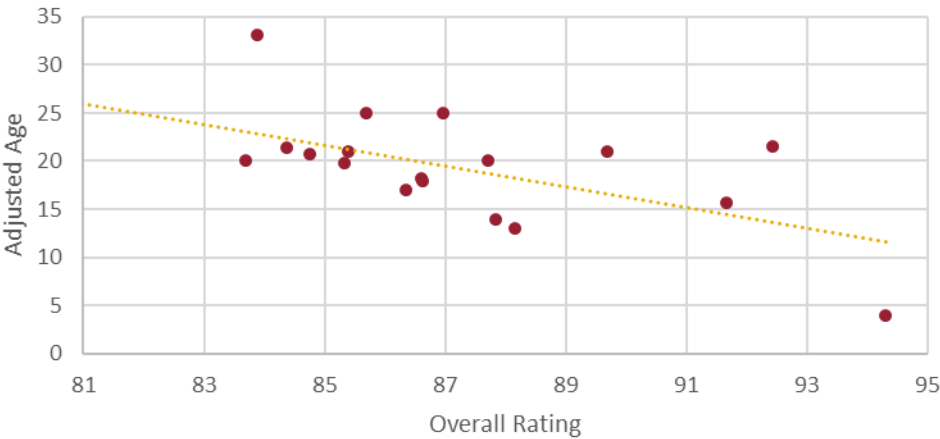


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Applications and Research Lab	23	Adequate	0	16	6	10	0
2. Bellows Spring Elementary	16	Good	10	17	2	1	0
3. Bonnie Branch Middle	21	Adequate	2	19	6	5	0
4. Centennial High	33	Adequate	0	20	6	5	0
5. Dayton Oaks Elementary	14	Good	4	21	5	3	0
6. Dunloggin Middle	20	Good	0	26	5	0	0
7. Elkridge Landing Middle	25	Good	0	22	9	2	0
8. Folly Quarter Middle	17	Good	0	24	6	2	0
9. Glenwood Middle	20	Adequate	1	20	4	7	0
10. Gorman Crossing Elementary	18	Good	3	20	2	6	0
11. Hollifield Station Elementary	21	Adequate	0	20	8	4	0
12. Jeffers Hill Elementary	21	Good	4	23	3	2	0
13. Lime Kiln Middle	21	Adequate	2	19	5	6	0
14. Reservoir High	18	Good	1	21	10	1	0
15. Talbott Springs Elementary	20	Adequate	0	22	5	4	0
16. Triadelphia Ridge Elementary	21	Good	13	15	3	0	0
17. Veterans Elementary	13	Good	4	24	2	3	0
18. Wilde Lake High	25	Good	2	24	4	3	0
19. Wilde Lake Middle	4	Good	15	18	0	0	0
Totals			61	391	91	64	0
Percentage of Total Ratings for System			10%	64%	15%	11%	0%

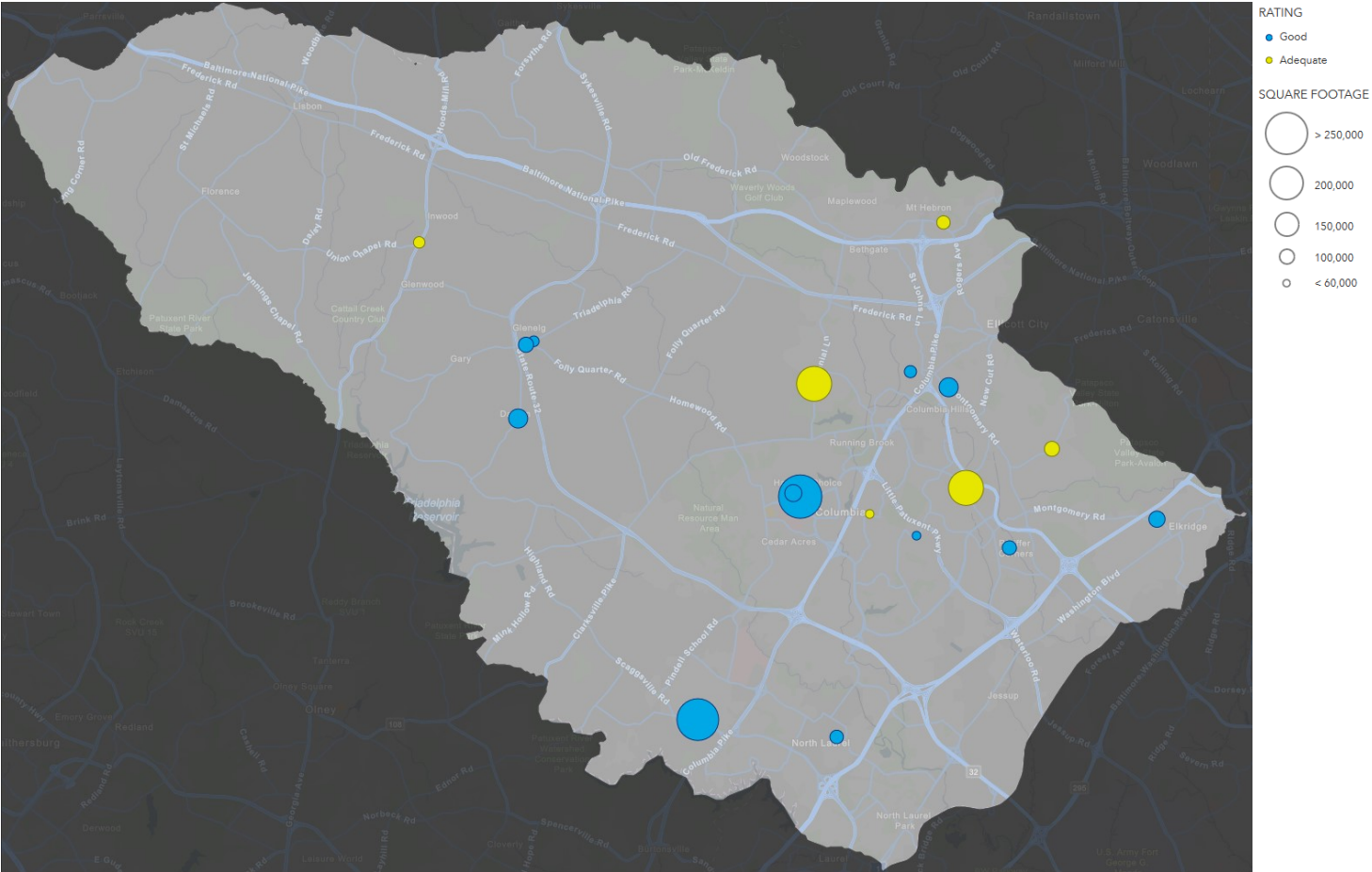
Overall Rating vs Adjusted Building Age



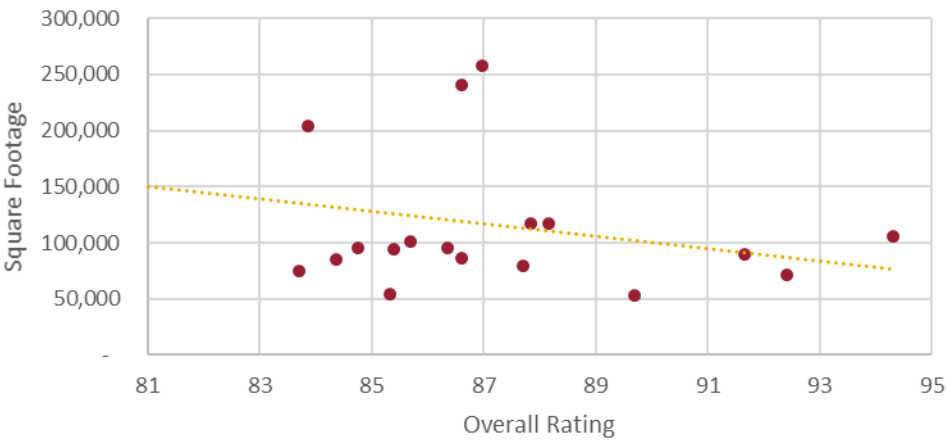
Overall Rating vs. Adjusted Age



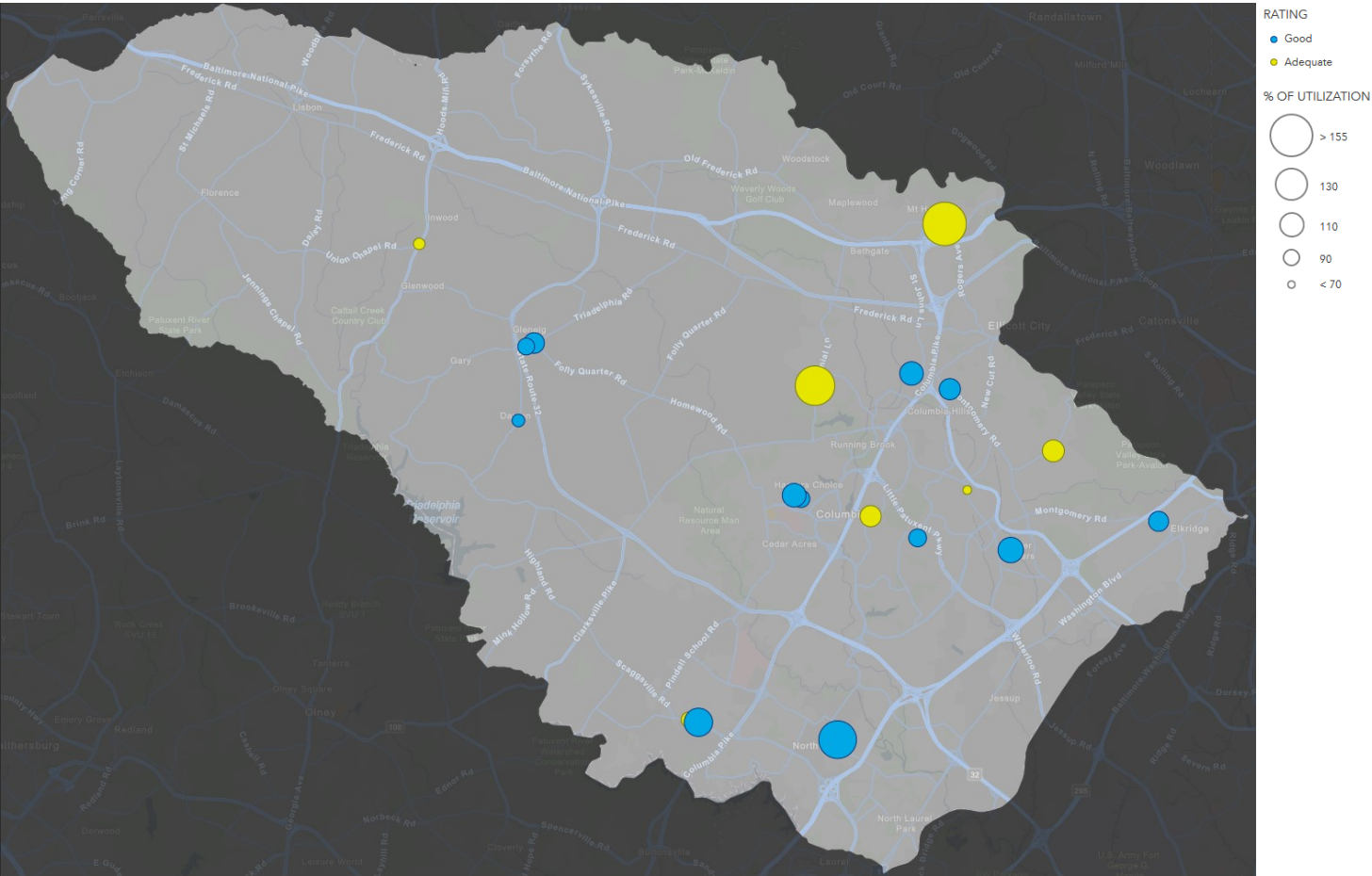
Overall Rating vs Square Footage



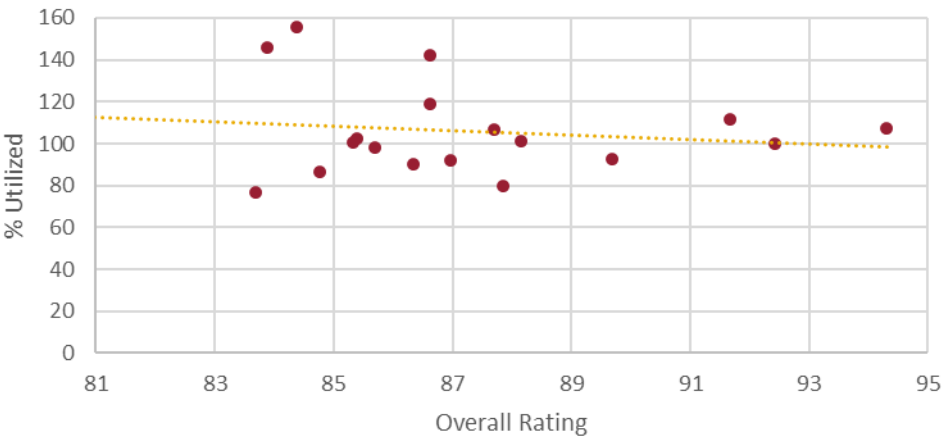
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Career Tech	
Superior					
Good	6	4	2		12
Adequate	2	3	1	1	7
Not Adequate					
Poor					
Totals	8	7	3	1	19

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	16		1	12	29
Adequate		1		7	8
Not Adequate					
Poor					
Totals	16	1	1	19	37

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Supports should be used for the condensate drain pipes that extend from the RTUs to the nearest drain. This will help prevent the pipe from moving and possibly breaking.
- Additional oversight may be needed for the staff or vendor who assesses the rooftop equipment and components to ensure there is no damage and everything is operating as designed. These personnel should also ensure work orders are being entered for identified deficiencies.
- Additional oversight is needed to ensure plumbing operates properly.
- The regular roof inspections should be performed as required and identified deficiencies should be repaired. More emphasis should be placed on preventive and reactive maintenance for roofs as deficiencies in this area inevitably lead to a variety of other issues with the interior if not addressed in a timely manner.

KENT COUNTY

Total Schools Assessed in FY 2020: 2

Galena Elementary

FISCAL YEAR 2020: KEY FACTS

5

schools

Kent County has 5 total active schools.

42

years old

The average adjusted age of all 5 schools is 42 years old.

> 0.4 M
GSF

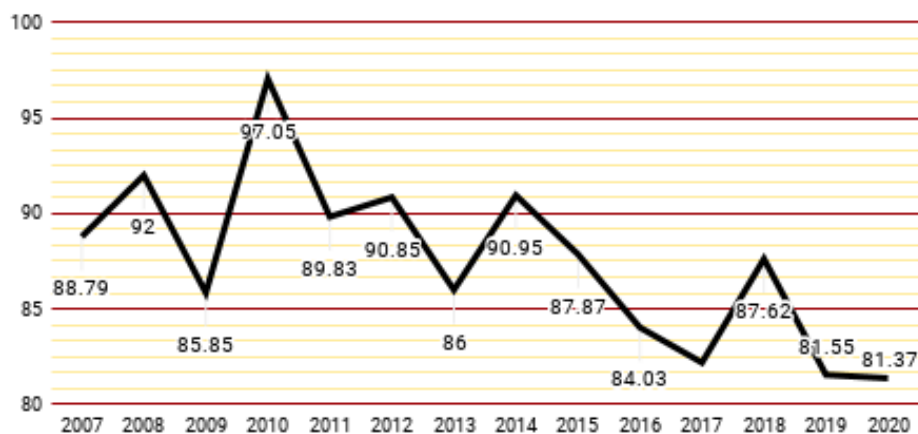
Kent County maintains 440,226 square feet throughout its 5 schools. It is the smallest LEA in Maryland.

~ \$0.2 B

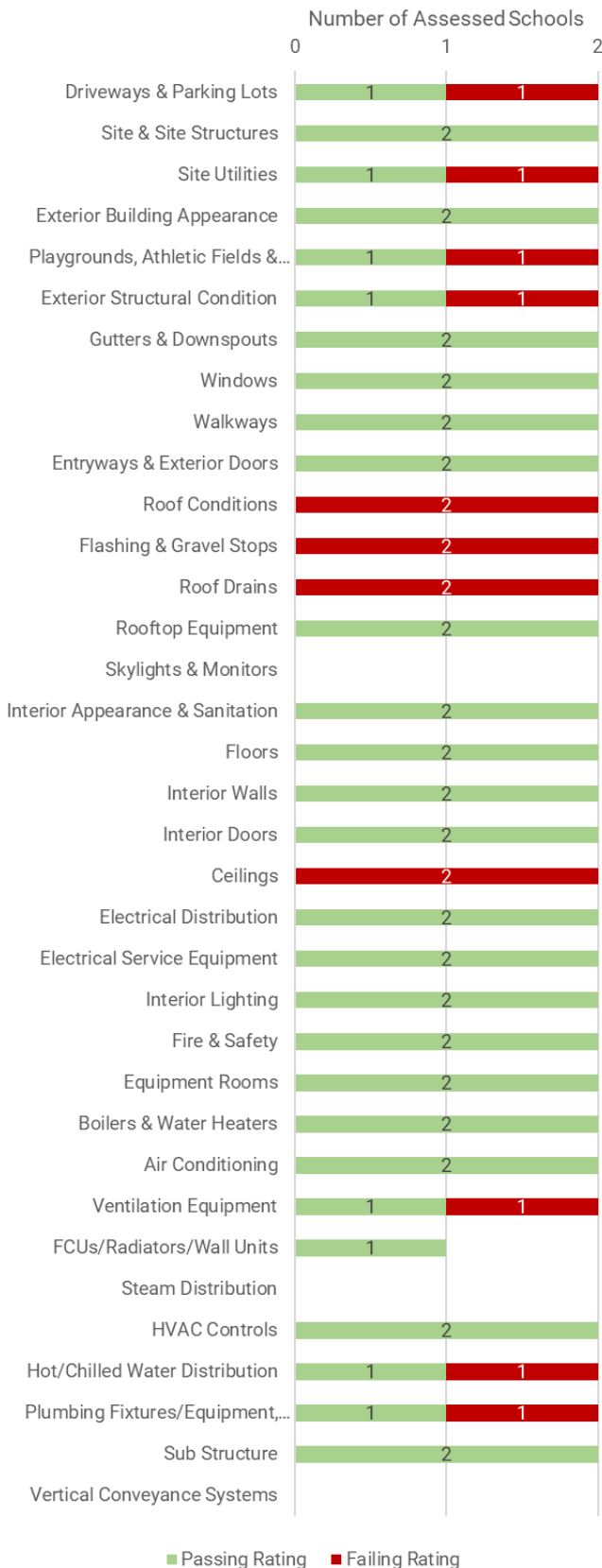
The current replacement value for Kent County's 440,226 square feet at a rate of \$378/sf is \$166,405,428.

81.37 (Adequate) = Average Overall Rating for FY 2020

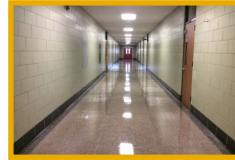
Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Interior walls, doors and floors all received Good ratings and appeared well maintained.

Both inspected buildings received a Good rating for Walkways and appeared to be in good condition.



Custodial staff appeared to do well to keep the interior of their buildings clean and sanitized.



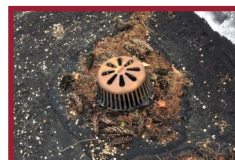
Windows were well maintained.

Weaknesses



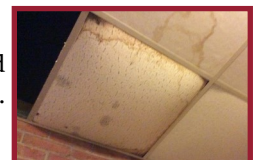
Both inspected schools received a failing rating for their roofs; the roofs were deteriorated with areas of vegetation, blisters, splits and other deficiencies.

The flashing repairs were inadequate or still pending; many areas appeared to need constant attention.



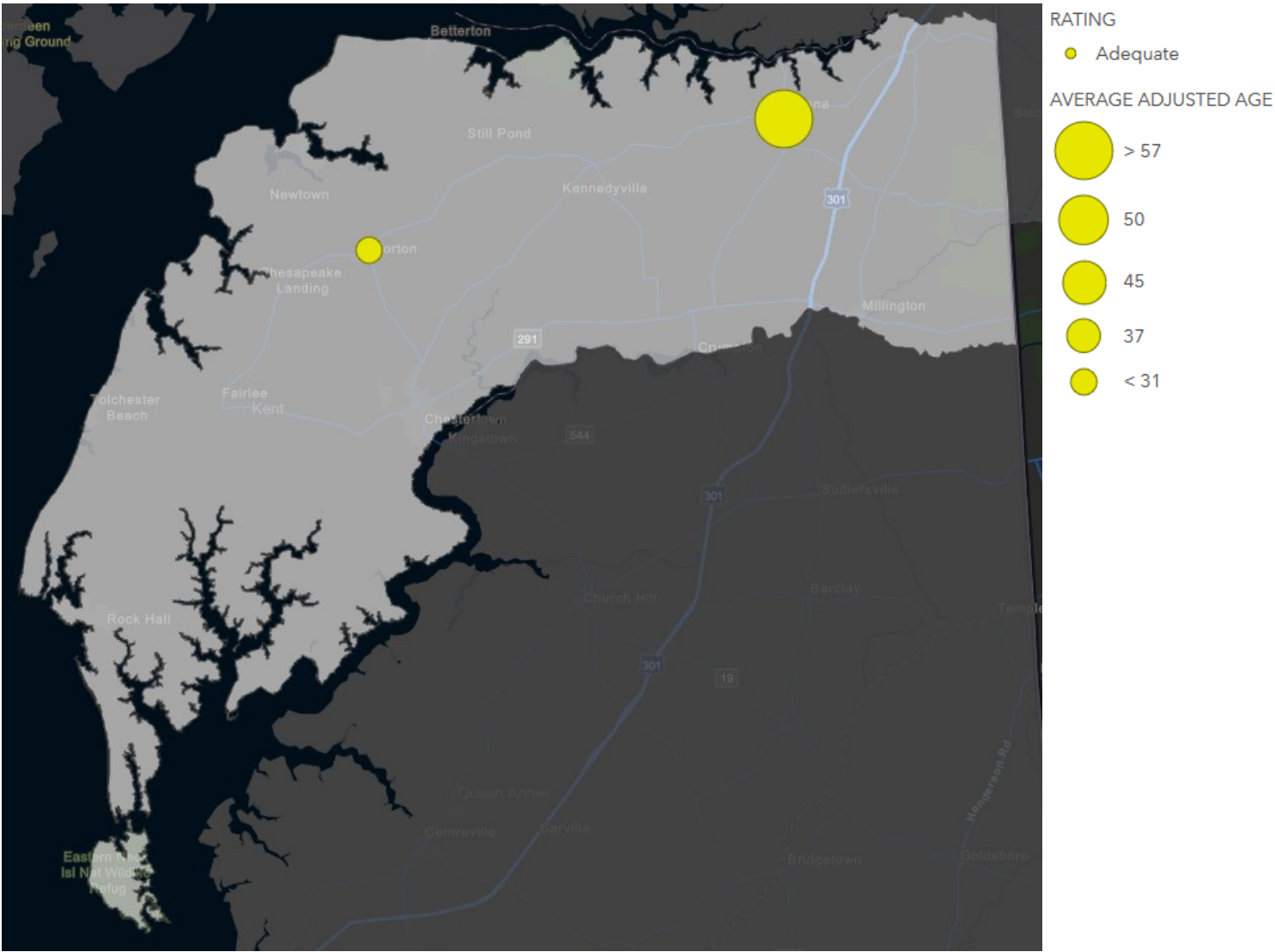
Many roof drains were full of debris and require more frequent inspections and cleanings to ensure proper operation.

Stained ceiling tiles need to be replaced once the cause is identified and repaired.

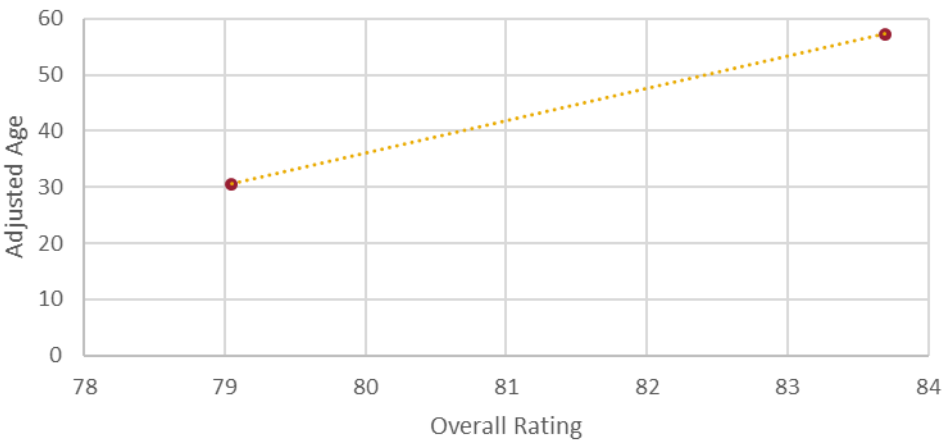


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Galena Elementary	57	Adequate	0	17	8	7	0
2. Kent County High	31	Adequate	0	11	12	6	2
Totals			0	28	20	13	2
Percentage of Total Ratings for System			0%	44%	32%	21%	3%

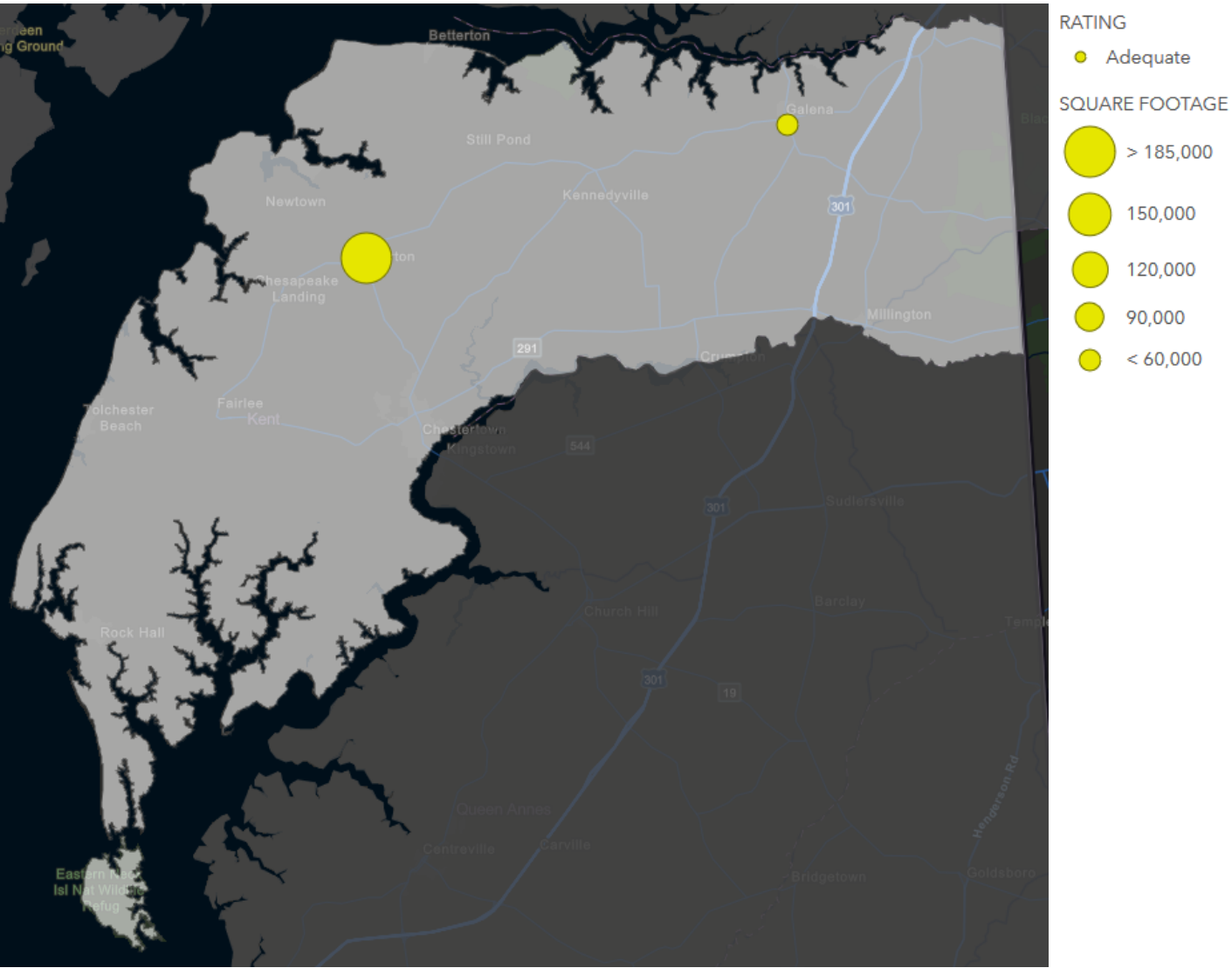
Overall Rating vs Adjusted Building Age



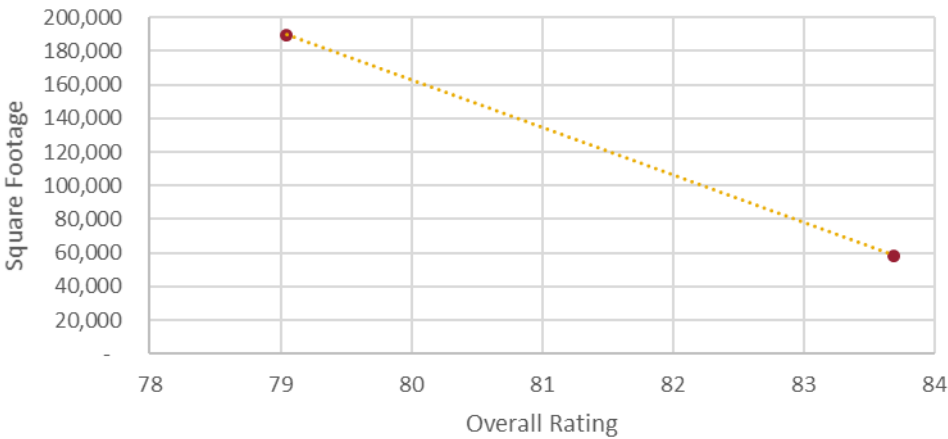
Overall Rating vs. Adjusted Age



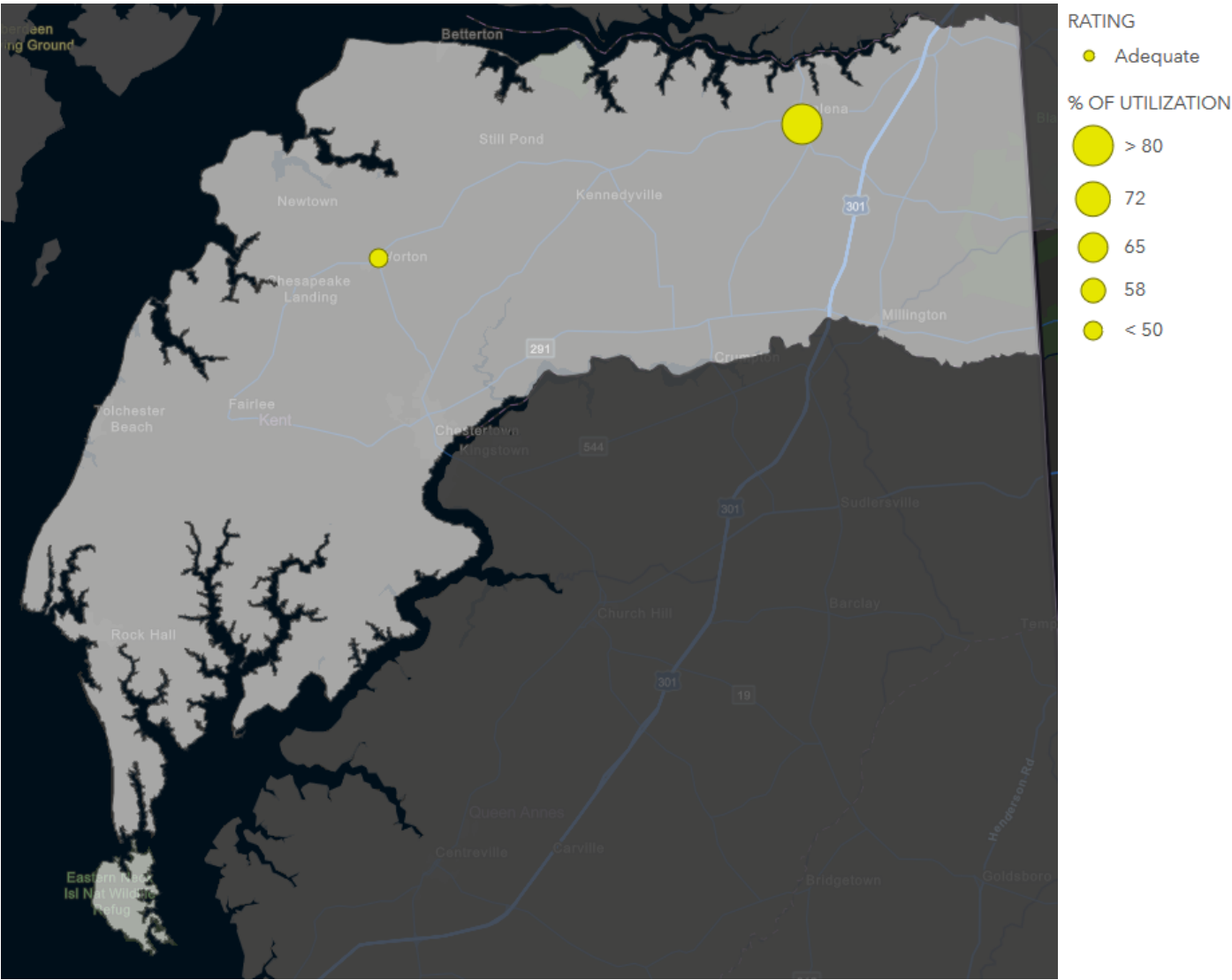
Overall Rating vs Square Footage



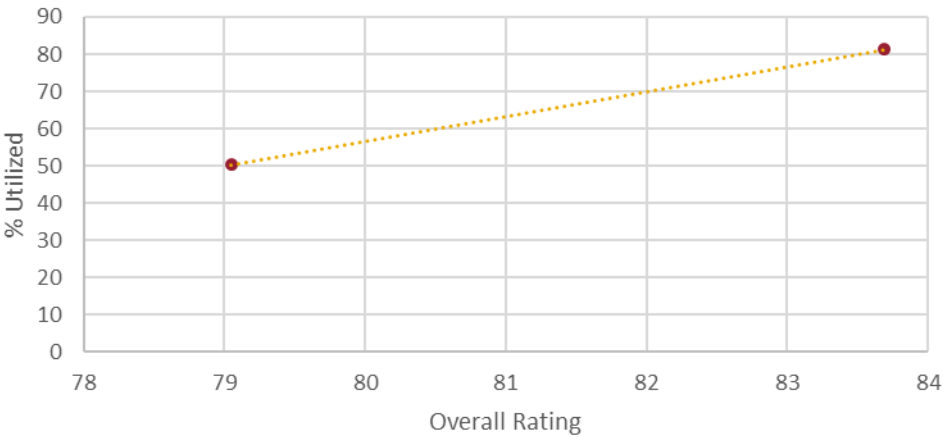
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	1		1	2
Not Adequate				
Poor				
Totals	1		1	2

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good		1			1
Adequate	1		2	2	5
Not Adequate					
Poor					
Totals	1	1	2	2	6

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Stained ceiling tiles need to be replaced once leaks have been identified and repairs have been made to decrease the development of mold.
- More oversight and attention is needed to ensure roofing deficiencies are identified and remedied before the roof fails and causes issues to the building interior.

MONTGOMERY COUNTY

Total Schools Assessed in FY 2020: 53



FISCAL YEAR 2020: KEY FACTS

210
schools

Montgomery County has 210 total active schools.

24.5
years old

The average adjusted age of all 210 schools is 24.5 years old.

> 24.5 M
GSF

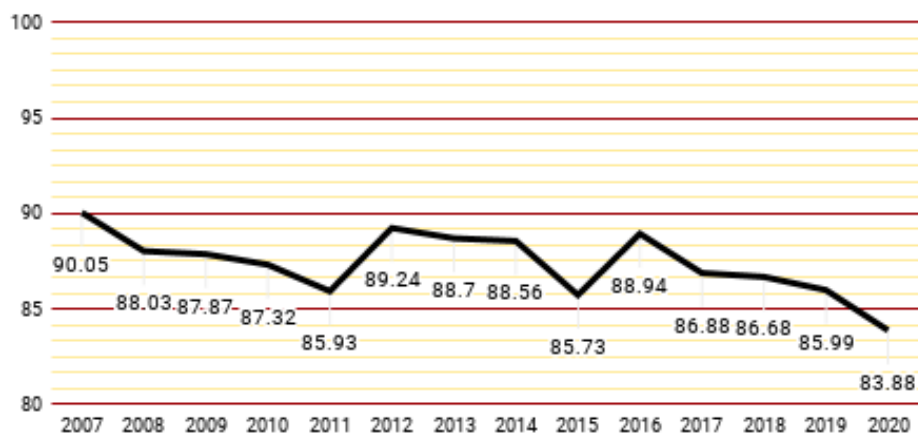
Montgomery County maintains 24,510,372 square feet throughout its 210 schools. It is the largest LEA in Maryland.

~ \$9.3 B

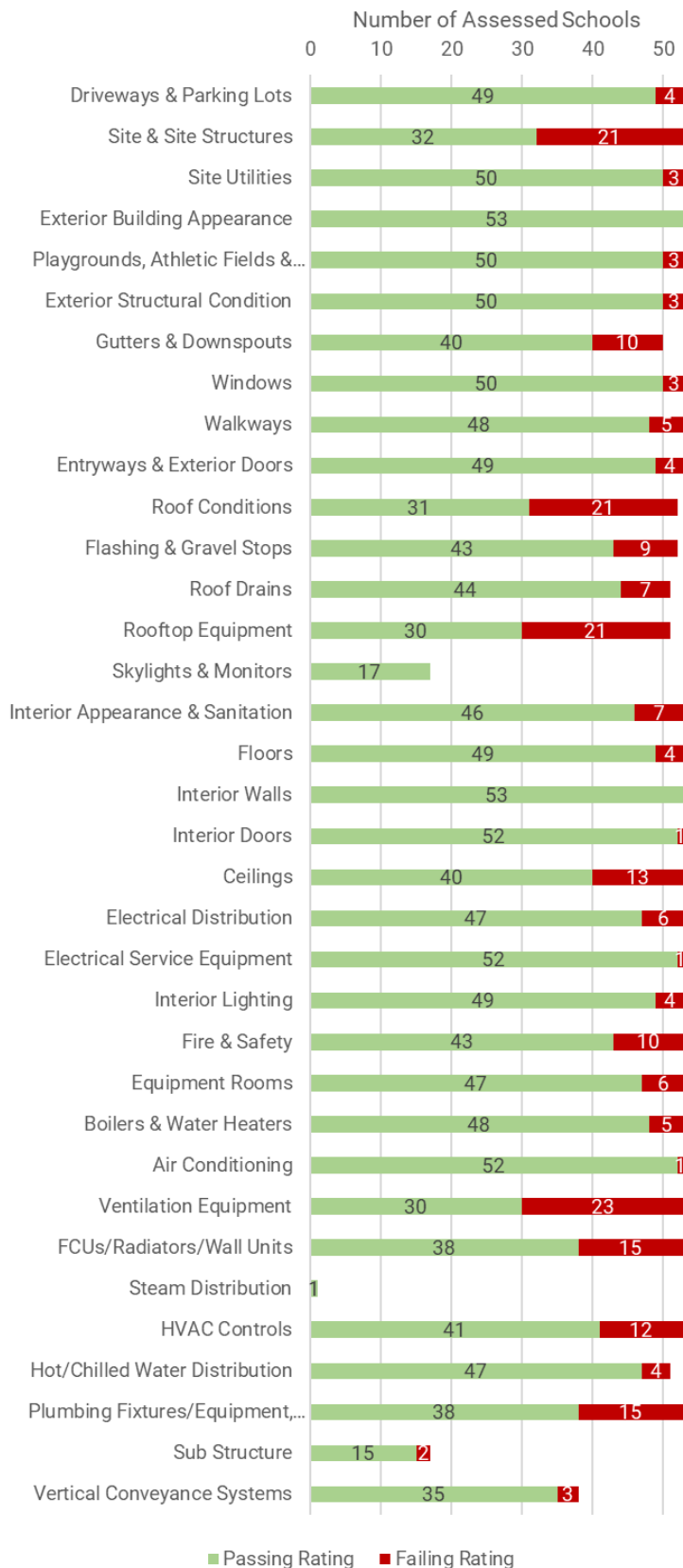
The current replacement value for Montgomery County's 24,510,372 square feet at a rate of \$378/sf is \$9,264,920,616.

83.88 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



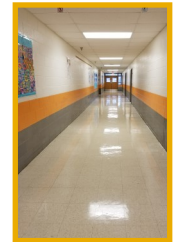
Most driveways and parking lots were observed in good condition.

All inspected buildings received a passing rating for Exterior Site Appearance.



Gutters and downspouts appeared well maintained.

All inspected buildings received a passing rating for Interior Walls and appeared very well maintained.

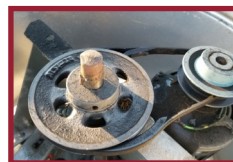
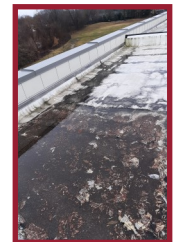


Weaknesses



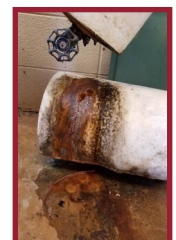
Site & Site Structures appeared to be an issue with many of the relocatables observed as damaged.

While the regular roof inspections were being completed, noted deficiencies found during these inspections were not being repaired.



Rooftop equipment was not adequately maintained and the exhaust fans were poorly maintained.

Plumbing issues were not being identified by LEA personnel; numerous deficiencies were observed through each building and repairs were needed.

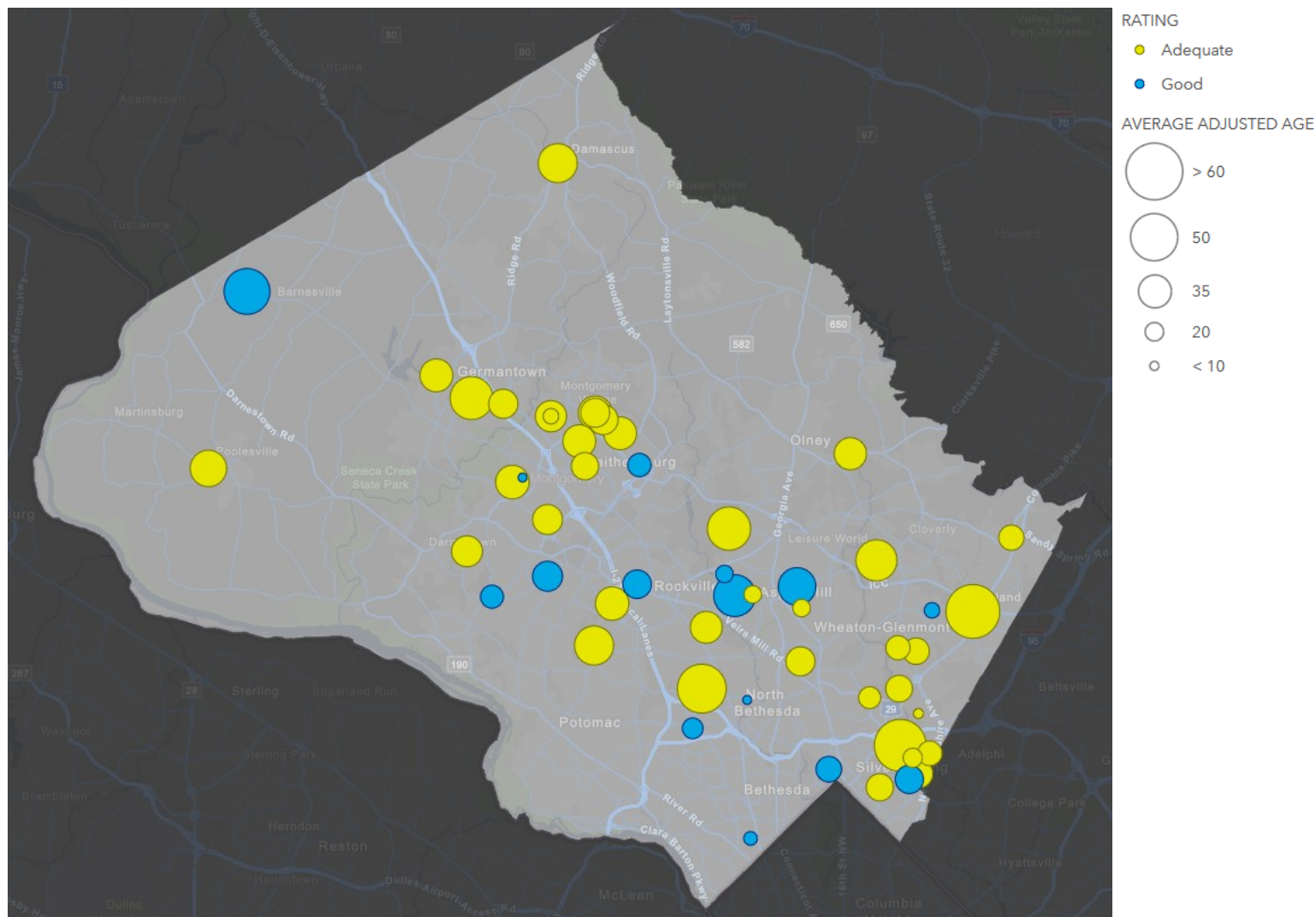


MONTGOMERY COUNTY

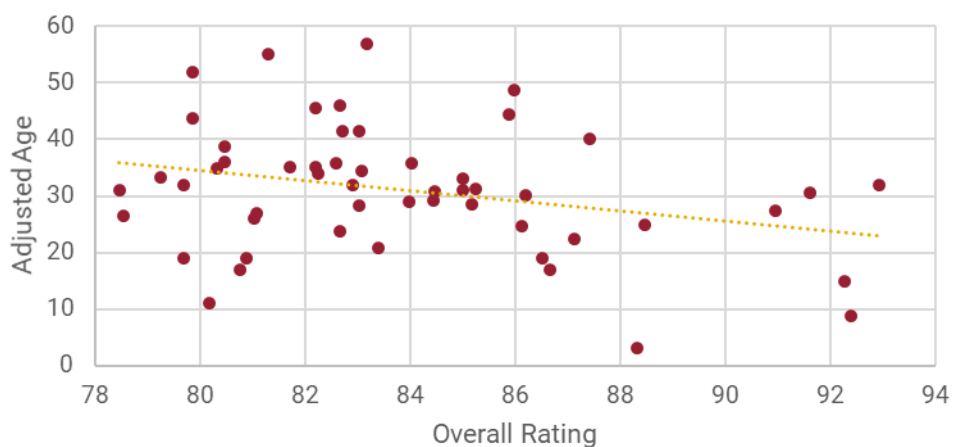
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Ashburton Elementary	22	Good	1	24	4	4	0
2. Beall Elementary	30	Good	8	23	3	0	0
3. Broad Acres (JoAnn Leleck ES at) Elem.	27	Adequate	0	6	15	10	0
4. Brookhaven Elementary	19	Adequate	0	10	14	7	1
5. Brown Station Elementary	3	Good	0	29	3	1	0
6. Burnt Mills Elementary	29	Adequate	1	19	8	3	0
7. Burtonsville Elementary	27	Adequate	0	9	19	4	1
8. Cold Spring Elementary	42	Adequate	0	18	6	8	0
9. Damascus Elementary	41	Adequate	1	15	13	4	0
10. Diamond Elementary	36	Adequate	0	21	5	5	0
11. East Silver Spring Elementary	29	Adequate	0	17	13	4	0
12. Eastern Middle	55	Adequate	0	11	11	6	0
13. Fairland Center	57	Adequate	0	16	11	5	0
14. Fallsmead Elementary	36	Adequate	0	14	10	7	0
15. Fields Road Elementary	32	Adequate	0	12	16	3	0
16. Flower Hill Elementary	35	Adequate	0	13	14	5	0
17. Forest Knolls Elementary	24	Adequate	0	14	13	5	0
18. Fox Chapel Elementary	31	Adequate	0	20	10	2	0
19. Gaithersburg Elementary	29	Adequate	0	18	12	2	0
20. Garrett Park Elementary	9	Good	11	20	1	0	0
21. Georgian Forest Elementary	19	Adequate	0	14	11	9	0
22. Highland Elementary	31	Adequate	0	10	13	8	2
23. Jackson Road Elementary	28	Adequate	0	16	13	4	0
24. Jones Lane Elementary	33	Adequate	1	16	11	3	0
25. Key (Francis S.) Middle	11	Adequate	0	17	4	9	1
26. Lake Seneca Elementary	35	Adequate	1	11	14	4	2
27. Monocacy Elementary	49	Good	0	19	10	2	0
28. Montgomery Knolls Elementary	21	Adequate	0	18	8	7	0
29. Montgomery Village Middle	17	Adequate	0	12	16	3	2
30. New Hampshire Estates Elementary	31	Adequate	1	20	5	7	0
31. Page (William T.) Elementary	17	Good	1	21	10	0	0
32. Poolesville High	39	Adequate	0	11	14	6	2
33. Rock Creek Valley Elementary	44	Good	1	17	12	2	0
34. Rolling Terrace Elementary	30	Good	0	21	10	1	0
35. Rosemary Hills Elementary	27	Good	5	23	4	0	0
36. Seneca Valley High	46	Adequate	0	10	15	7	0
37. Shady Grove Middle	25	Good	4	21	7	1	0
38. Sherwood Elementary	34	Adequate	0	20	3	8	0
39. Smith (Lathrop E.) Enviromental Ed. Ctr	46	Adequate	0	10	17	2	0
40. Somerset Elementary	15	Good	8	23	2	0	0
41. South Lake Elementary	35	Adequate	0	10	14	7	1
42. Springbrook High	26	Adequate	3	7	16	6	2
43. Stedwick Elementary	31	Adequate	1	21	5	4	1
44. Stone Mill Elementary	32	Good	11	20	2	0	0
45. Stonegate Elementary	44	Adequate	0	12	15	4	2
46. Strathmore Elementary	40	Good	0	24	6	1	0
47. Strawberry Knoll Elementary	32	Adequate	0	7	17	8	0
48. Tilden Middle	52	Adequate	0	10	18	5	1
49. Travilah Elementary	25	Good	0	20	11	0	0
50. Twinbrook Elementary	34	Adequate	0	14	14	4	1
51. Watkins Mill Elementary	33	Adequate	0	17	6	6	4
52. Whetstone Elementary	36	Adequate	0	9	17	6	0
53. Wood (Earl B.) Middle	19	Good	1	25	3	4	0
Totals			60	855	544	223	23
Percentage of Total Ratings for System			4%	50%	32%	13%	1%

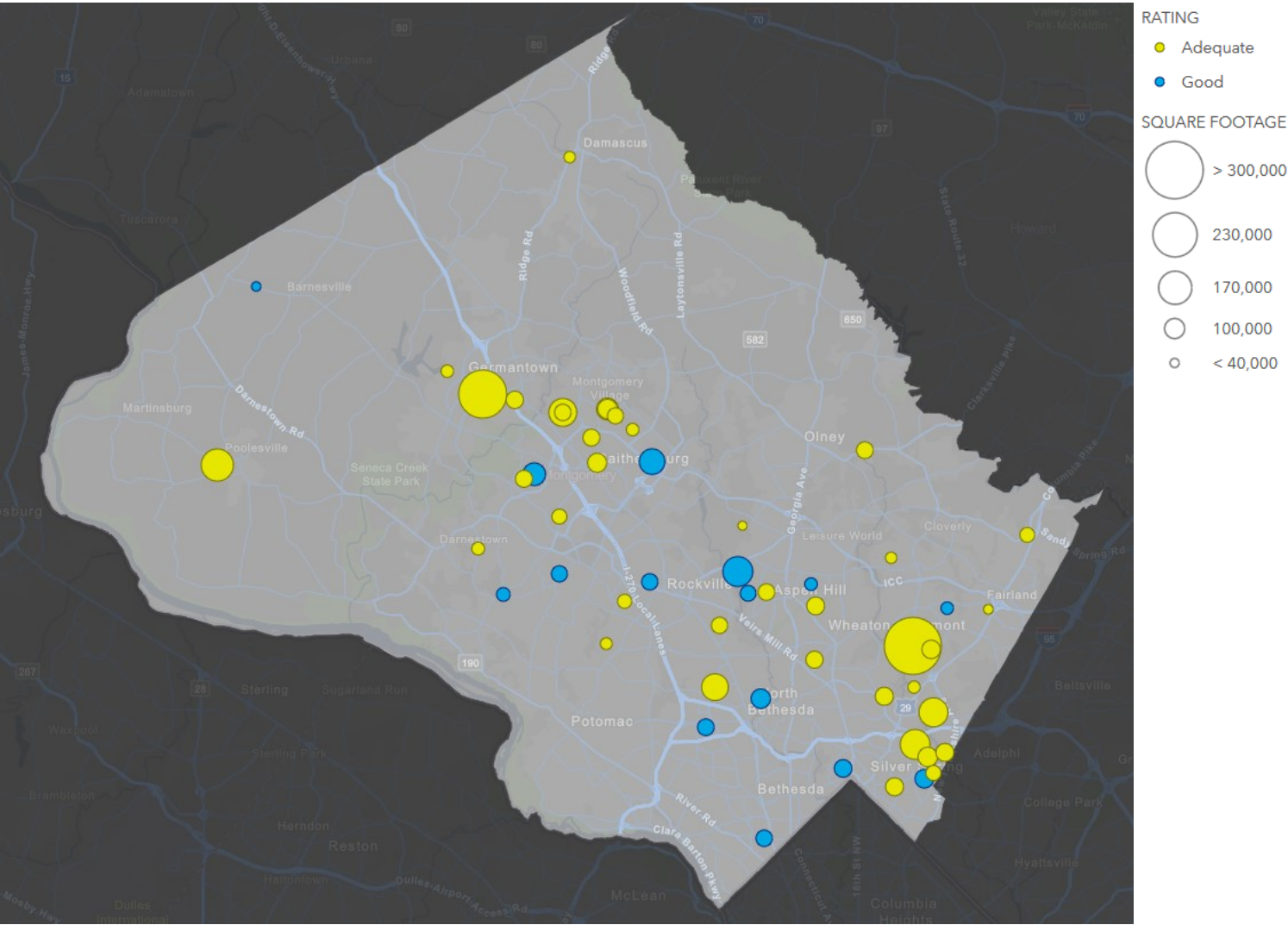
Overall Rating vs Adjusted Building Age



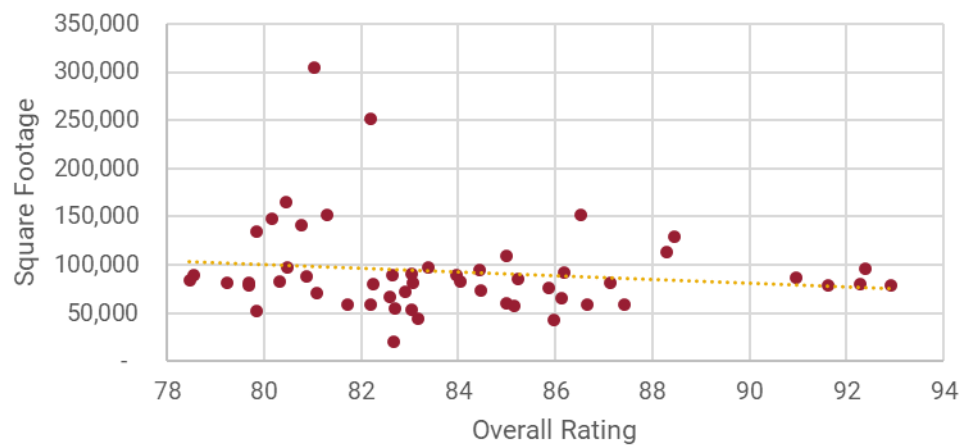
Overall Rating vs. Adjusted Age



Overall Rating vs Square Footage



Overall Rating vs. Square Footage



RATING

- Adequate
- Good

% OF UTILIZATION

- > 120
- 105
- 90
- 75
- < 60

A scatter plot showing the relationship between Overall Rating (X-axis) and % Utilized (Y-axis). The X-axis ranges from 78 to 94, and the Y-axis ranges from 0 to 140. A horizontal dashed line is drawn at approximately 95% Utilized. The data points are scattered around this line, showing a weak negative correlation.

FY 2020 Results: Overall Ratings and Recommendations

FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Environmental Education	Alternate	
Superior						
Good	13	2				15
Adequate	29	4	3	1	1	38
Not Adequate						
Poor						
Totals	42	6	3	1	1	53

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior	3	2			5
Good	21	21	22	15	79
Adequate	16	16	17	38	87
Not Adequate					
Poor					
Totals	40	39	39	53	171

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Additional oversight of vendors may be needed, especially for management of roof surveys.
- Additional training for Building Service Managers (BSMs) is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.
- Better communication is needed at all levels, especially between depots, and a better method for prioritizing projects should be created.

PRINCE GEORGE'S COUNTY

Total Schools Assessed in FY 2020: 25

Wheatley (H. Winship) Early Childhood Center

FISCAL YEAR 2020: KEY FACTS

196
schools

Prince George's County has 196 total active schools.

38
years old

The average adjusted age of all 196 schools is 38 years old.

> 18.2 M
GSF

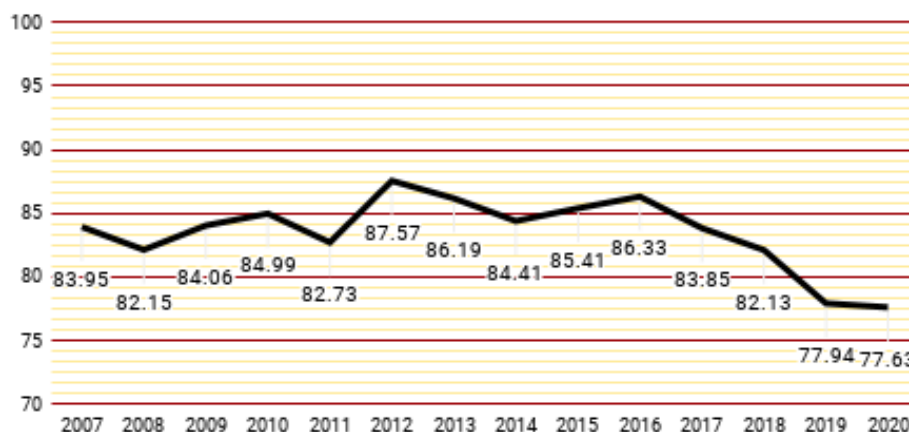
Prince George's County maintains 18,291,619 square feet throughout its 196 schools. It is the 2nd largest LEA in Maryland.

~ \$6.9 B

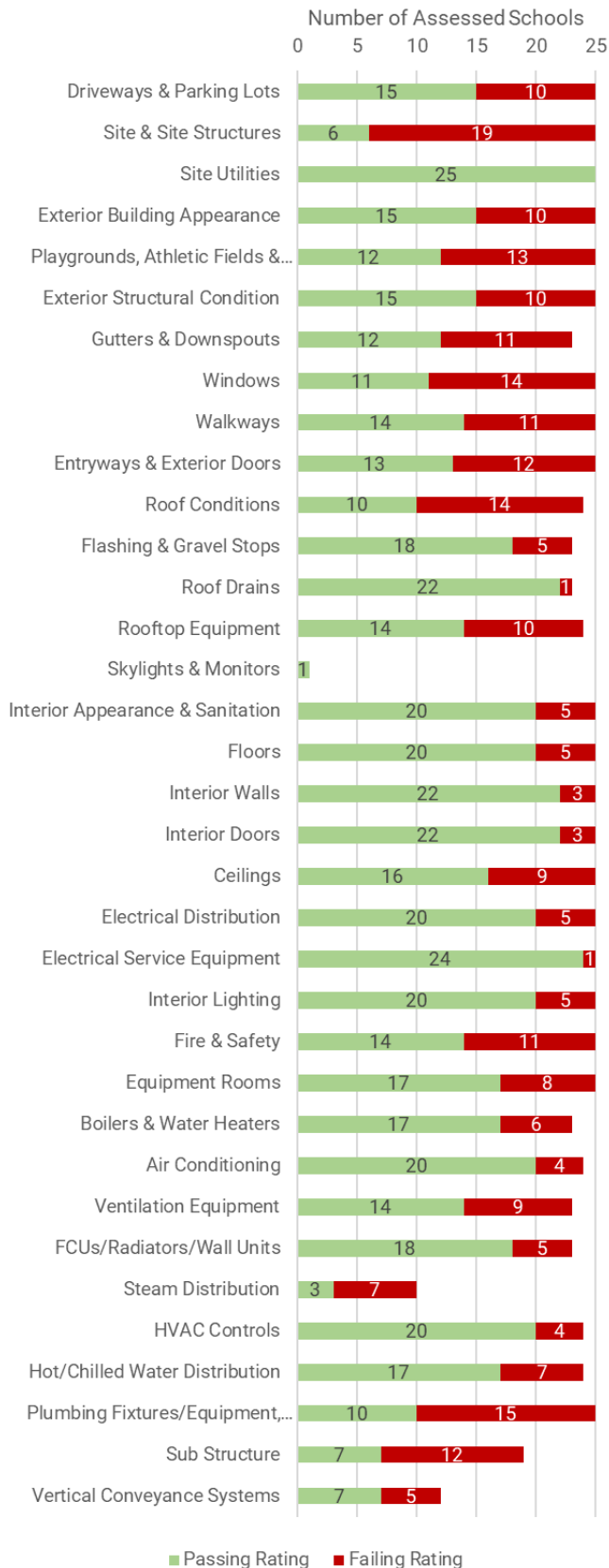
The current replacement value for Prince George's County's 18,291,619 square feet at a rate of \$378/sf is \$6,914,231,982.

77.63 (Adequate) = Average Overall Rating for FY 2020

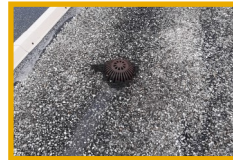
Average Overall Ratings
FY 2007 - 2020



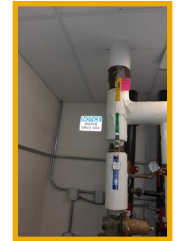
FY20 Passing vs Failing Rating per Category



Strengths



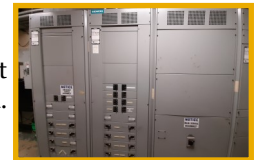
Most roof drains appeared to be maintained.



All inspected buildings received a passing rating for Site Utilities.



Most buildings appeared to receive adequate maintenance to their interior doors and walls.

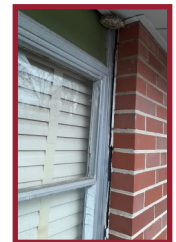


The electrical service equipment for most buildings appeared to be maintained.

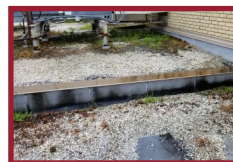
Weaknesses



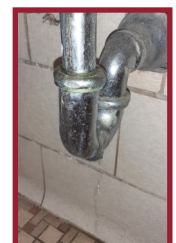
Only six buildings received a passing rating for Site & Site Structures; there were many issues with maintenance of relocatables and ground management, including tree trimming and drainage.



There were many deficiencies with the windows, including failed glazing, failed seals, broken panes and leaking.



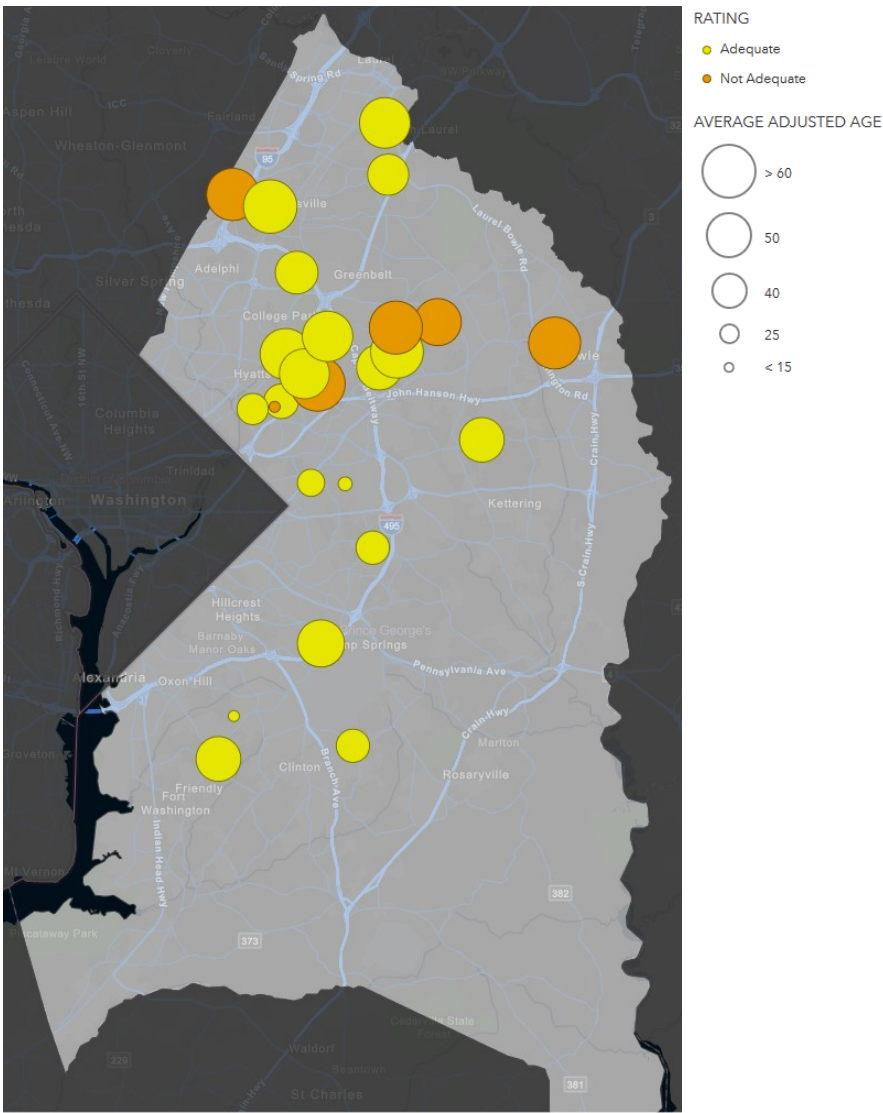
Many deficiencies were observed on the roofs and the regular roof inspections were not being completed as required.



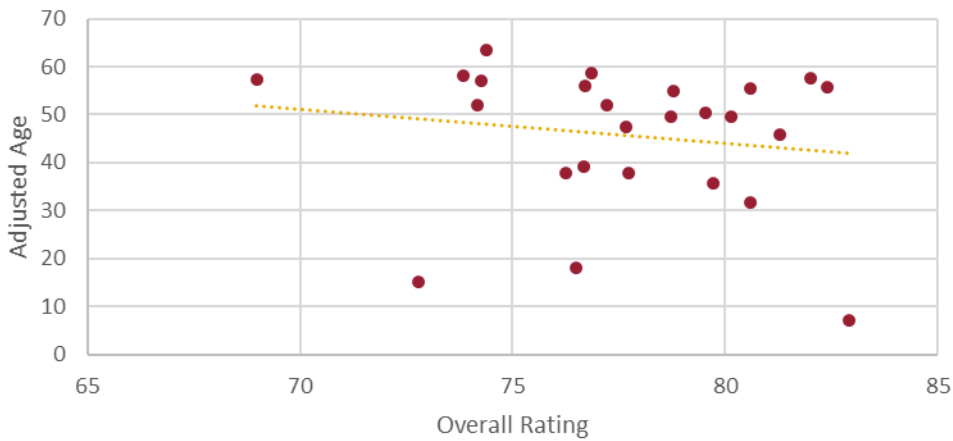
There were numerous deficiencies with plumbing and restroom fixtures and related components.

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Annapolis Road Academy (Re-Insp)	36	Adequate	0	4	27	2	1
2. Avalon Elementary	7	Adequate	0	14	12	5	0
3. Beacon Heights Elementary	55	Adequate	2	9	8	10	3
4. Beltsville Academy (Re-Insp)	59	Adequate	0	1	18	8	1
5. Bladensburg High (Re-Insp)	15	Not Adequate	0	7	5	9	10
6. Bowie-Belair High Annex	57	Not Adequate	0	1	18	9	6
7. Foulis (Benjamin) Creative and Performing Arts Academy	52	Adequate	0	7	11	14	2
8. Gaywood Elementary (Re-Insp)	58	Not Adequate	0	3	12	14	3
9. Gholson (G. James) Middle (Re-Insp)	18	Adequate	0	1	20	8	2
10. Glenn Dale Elementary (Re-Insp)	52	Not Adequate	0	4	13	9	7
11. Glenridge Elementary (Re-Insp)	63	Not Adequate	1	5	12	7	7
12. Gourdin (Isaac J.) Middle (Re-Insp)	50	Adequate	0	6	17	5	3
13. High Point High (Re-Insp)	57	Not Adequate	0	1	7	9	13
14. Highland Park Elementary (Re-Insp)	32	Adequate	0	4	28	2	0
15. Lamont Elementary	55	Adequate	1	11	11	6	3
16. McHenry (James) Elementary	50	Adequate	0	8	19	4	2
17. Montpelier Elementary	46	Adequate	0	10	15	4	2
18. Oaklands Elementary	56	Adequate	0	13	13	7	0
19. Rogers Heights Elementary	39	Adequate	0	7	10	14	2
20. Seabrook Elementary (Re-Insp)	58	Adequate	0	14	12	6	0
21. Springhill Lake Elementary (Re-Insp)	47	Adequate	0	3	19	7	1
22. Tanglewood Regional School (Re-Insp)	38	Adequate	0	4	15	10	3
23. Wheatley (H. Winship) Early Childhood Center	38	Adequate	0	5	16	8	2
24. Wirt (William) Middle (Re-Insp)	56	Adequate	0	1	22	7	3
25. Woodmore Elementary	49	Adequate	0	10	14	9	0
Totals			4	153	374	193	76
Percentage of Total Ratings for System			1%	19%	47%	24%	10%

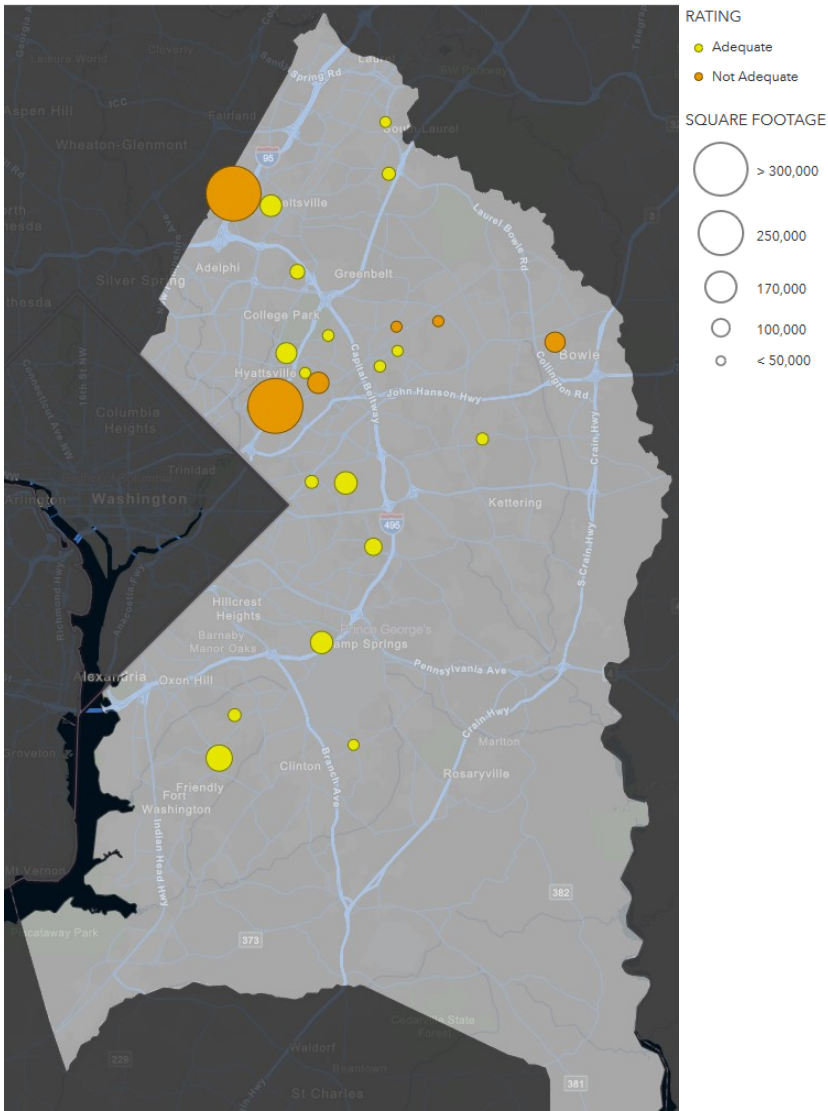
Overall Rating vs Adjusted Building Age



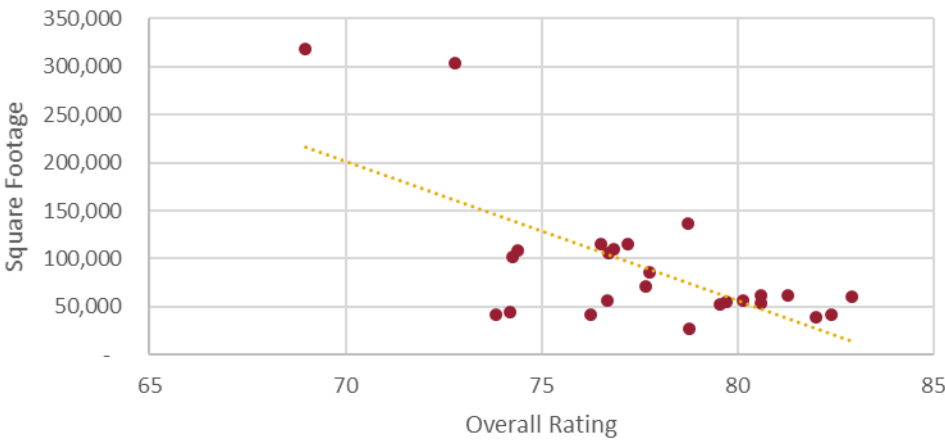
Overall Rating vs. Adjusted Age



Overall Rating vs Square Footage



Overall Rating vs. Square Feet



RATING

- Adequate
- Not Adequate

% OF UTILIZATION

- > 150
- 120
- 100
- 70
- < 50

A scatter plot showing the relationship between Overall Rating (x-axis) and % Utilized (y-axis). The x-axis ranges from 65 to 85, and the y-axis ranges from 0 to 350. A horizontal dotted line is drawn at approximately 110% Utilized. Data points are scattered around this line, with a notable outlier at (80, 330).

FY 2020 Overall Rating Results by School Type

	Elementary	PreK-8	Elementary/	Middle	High	Special Ed.	
Superior							
Good							
Adequate	11	1	1	3	1	2	19
Not Adequate	3				3		6
Poor							
Totals	14	1	1	3	4	2	25

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	16	8	3		27
Adequate	20	28	26	19	93
Not Adequate		4	14	6	24
Poor					
Totals	36	40	43	25	144

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Preventive maintenance needs to be implemented and its importance emphasized with all levels of staff and management.
- Additional oversight of vendors or staff responsible for roof inspections may be needed.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

QUEEN ANNE’S COUNTY

Total Schools Assessed in FY 2020: 4



Kent Island Elementary

FISCAL YEAR 2020: KEY FACTS



Queen Anne’s County has 14 total active schools.



The average adjusted age of all 14 schools is 19 years old.



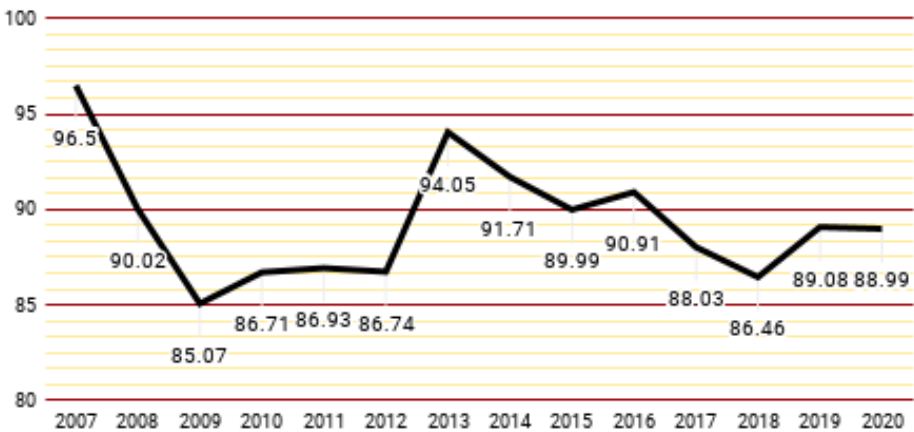
Queen Anne’s County maintains 1,302,733 square feet throughout its 14 schools. It is the 17th largest LEA in Maryland.



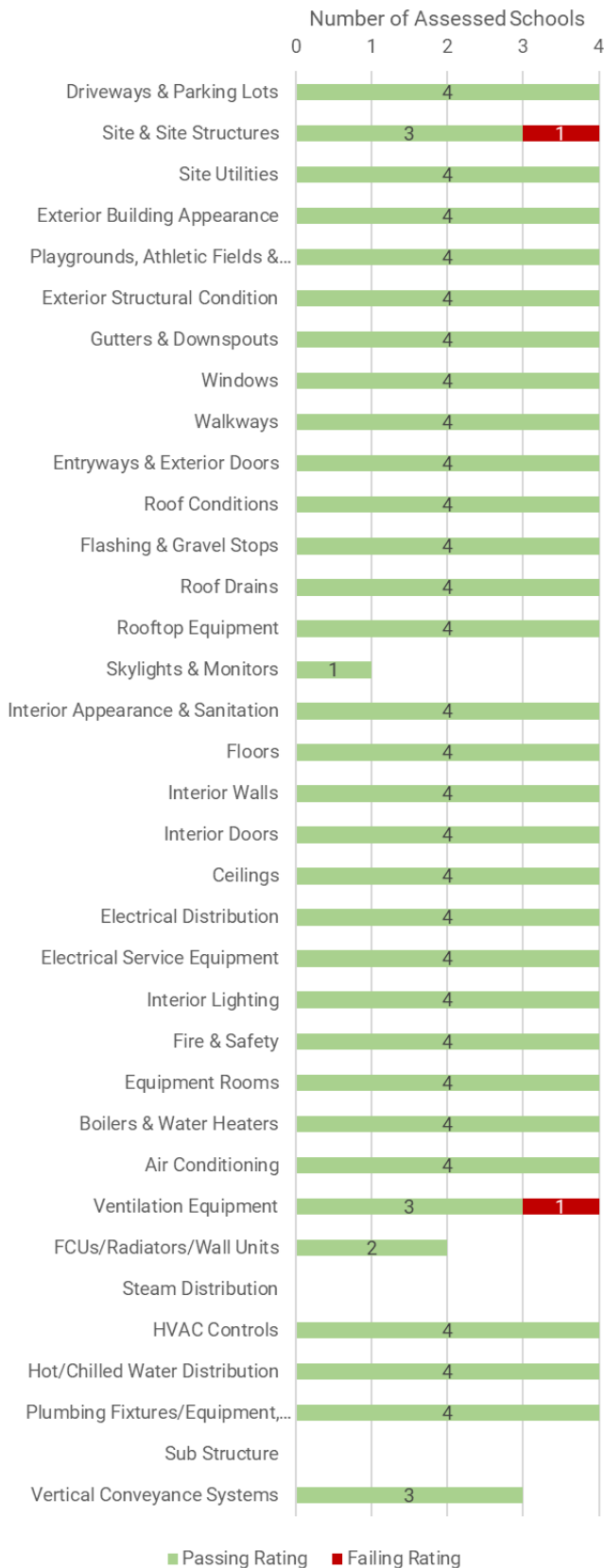
The current replacement value for Queen Anne’s County’s 1,302,733 square feet at a rate of \$378/sf is \$492,433,074.

88.99 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Floors throughout the buildings appeared to be well kept and maintained by the staff.

All windows appeared to be in good condition; two of the four inspected buildings received a Superior rating for Windows.

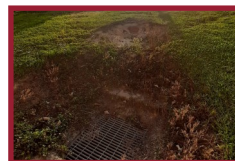


The majority of exterior doors appeared to be in excellent condition.

The Exterior Building Appearance is very well maintained; one building received a Superior rating for this category.



Weaknesses



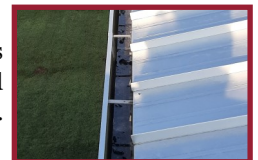
Trees should be trimmed away from building surfaces and roof areas; some areas had insufficient drainage with erosion or signs of ponding.

One school received a Not Adequate rating for Ventilation Equipment.



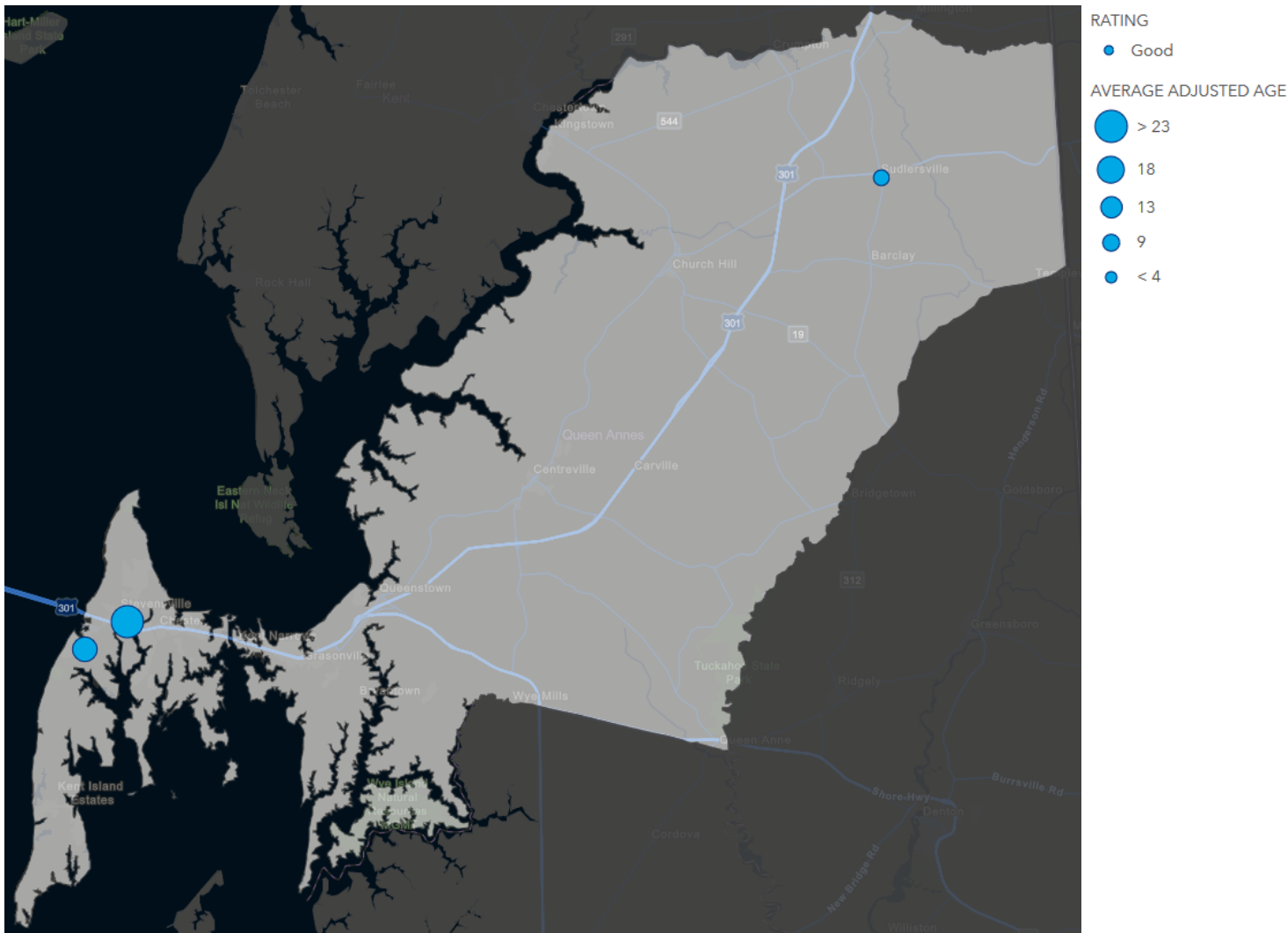
Minor deficiencies were developing that affect the rooftop equipment, such as broken belts and open insulation.

Three of the four inspected buildings had gutters holding water that needed adjustments to allow proper drainage.

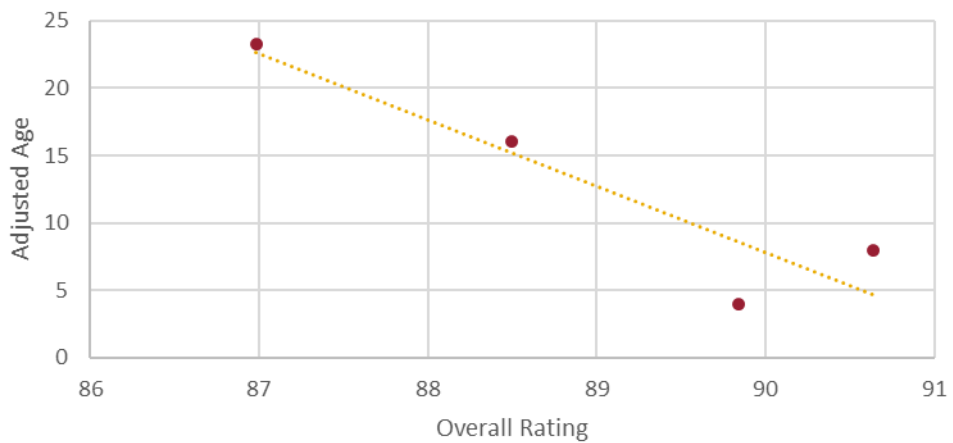


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Kent Island Elementary	23	Good	0	23	9	0	0
2. Matapeake Elementary	16	Good	2	21	6	1	0
3. New Sudlersville Middle	8	Good	4	25	3	0	0
4. Stevensville Middle	4	Good	3	28	0	1	0
Totals			9	97	18	2	0
Percentage of Total Ratings for System			7%	77%	14%	2%	0%

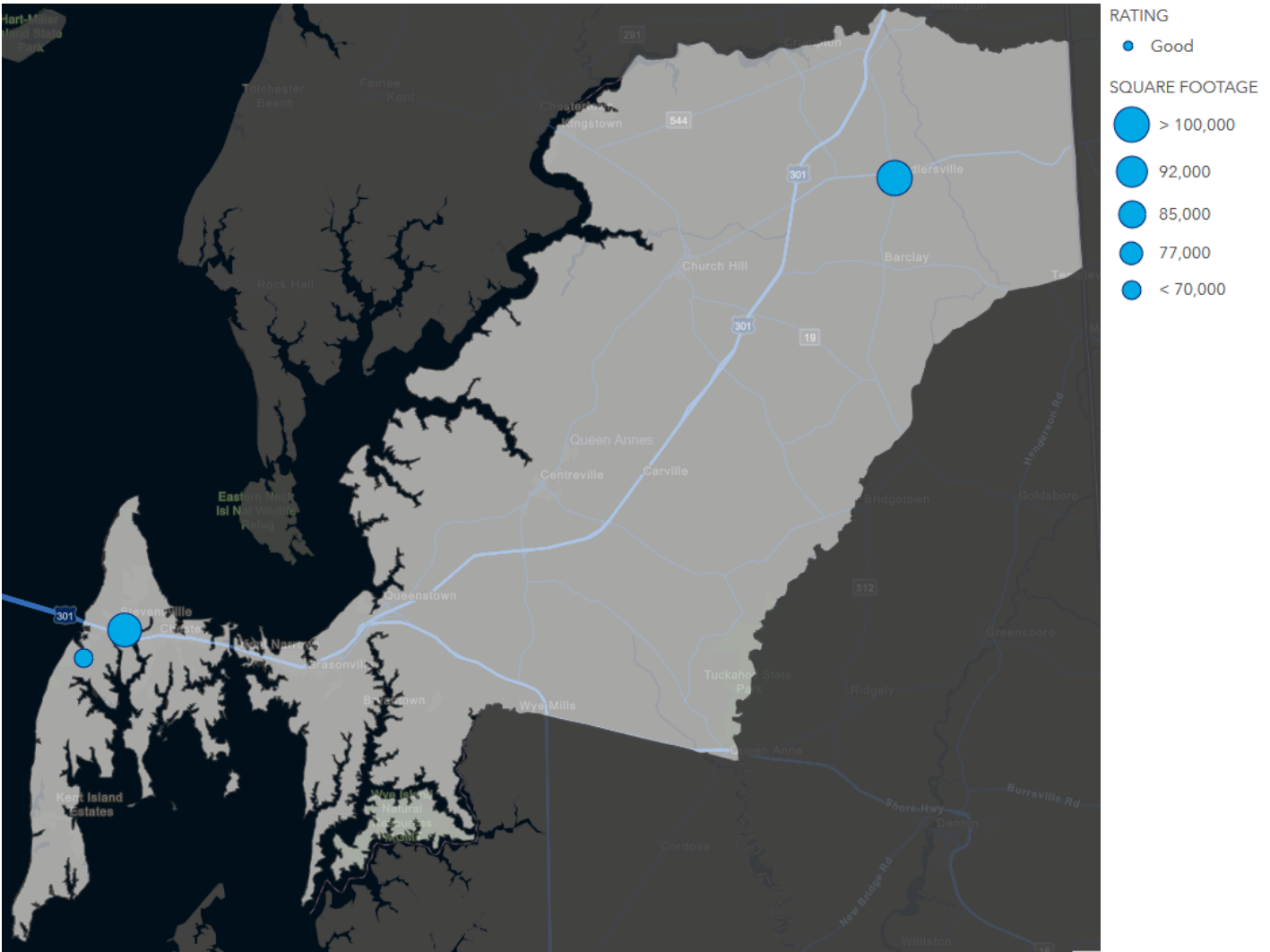
Overall Rating vs Adjusted Building Age



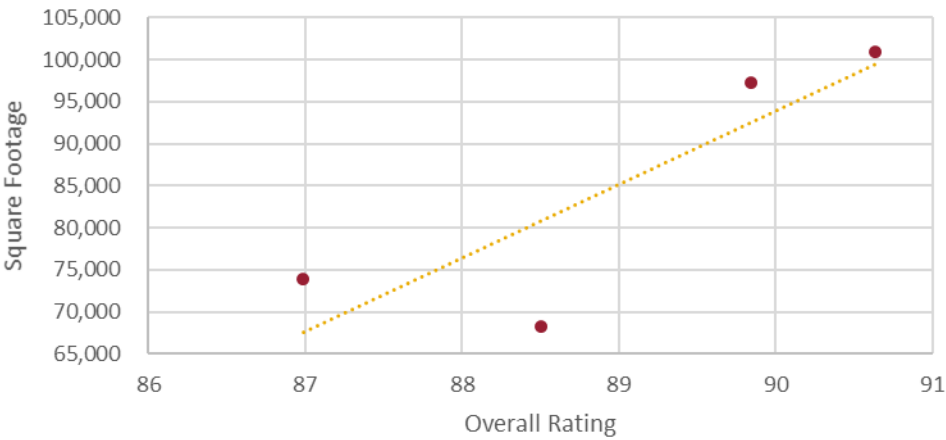
Overall Rating vs. Adjusted Age



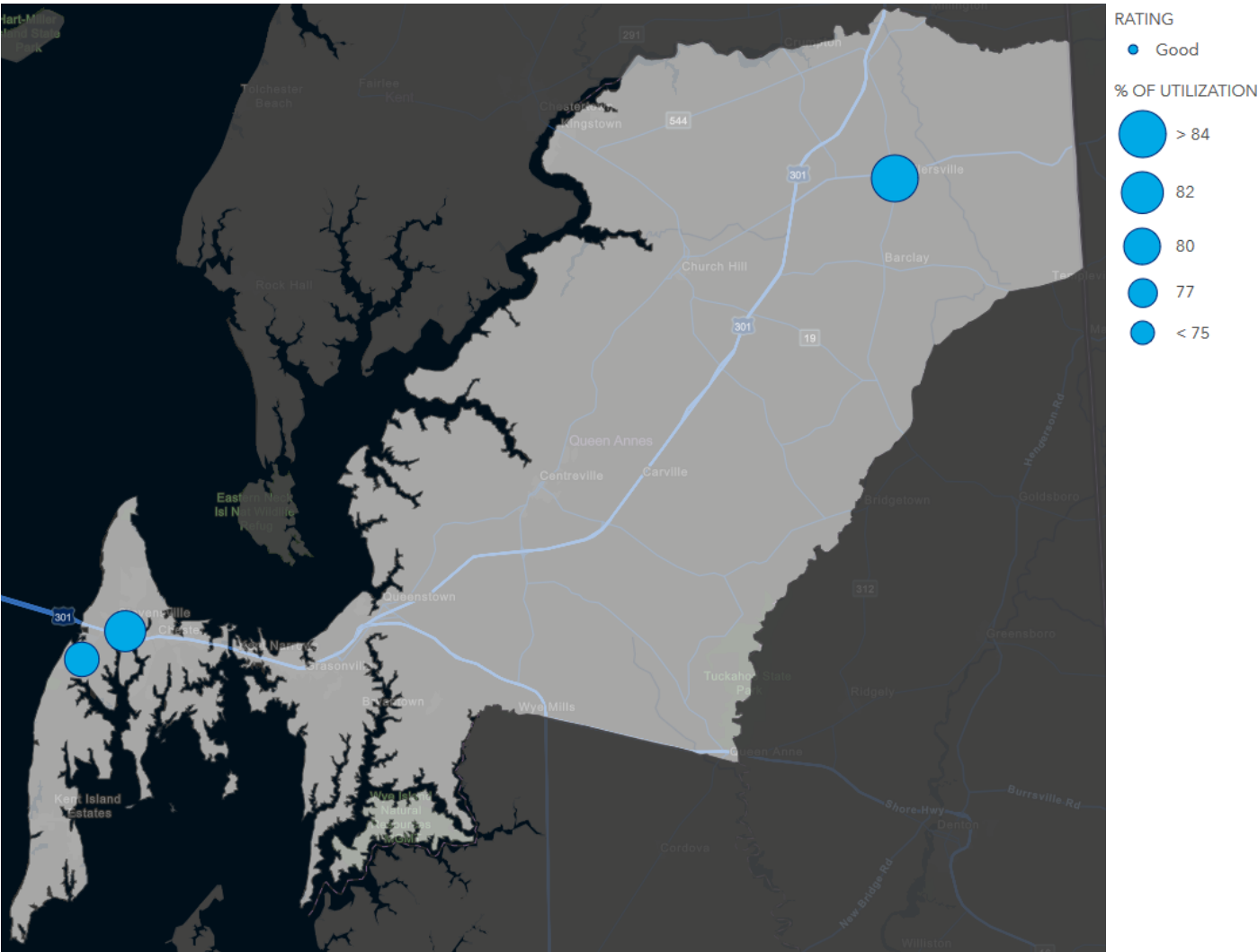
Overall Rating vs Square Footage



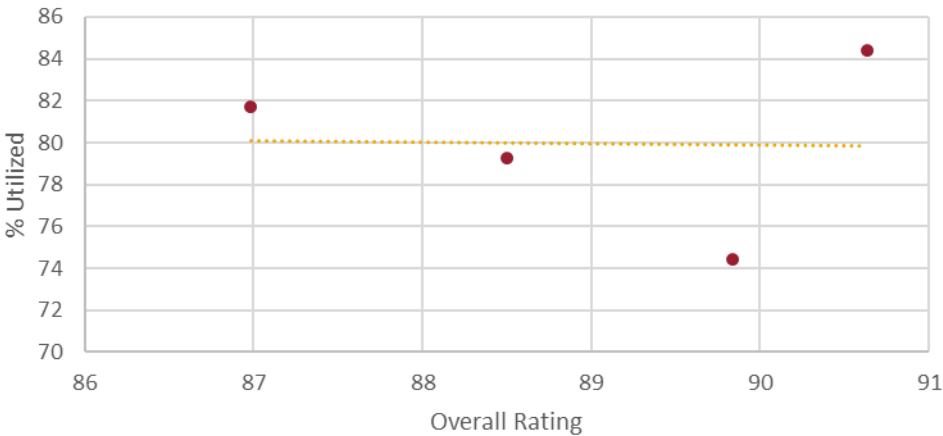
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good	2	2		4
Adequate				
Not Adequate				
Poor				
Totals	2	2		4

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	1	1	1	4	7
Adequate					
Not Adequate					
Poor					
Totals	1	1	1	4	7

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Gutter guards should be considered to prevent debris buildup.
- Roofs would benefit from additional preventive and reactive maintenance.
- All utilities were marked as required; however, larger permanent signage is recommended at all utility shut-off locations for easier identification during emergencies. These shut-off locations should also be properly identified on floor plans in the office evacuation procedure package.

ST. MARY'S COUNTY

Total Schools Assessed in FY 2020: 7



Chopticon High

FISCAL YEAR 2020: KEY FACTS



St. Mary's County has 27 total active schools.



The average adjusted age of all 27 schools is 24 years old.



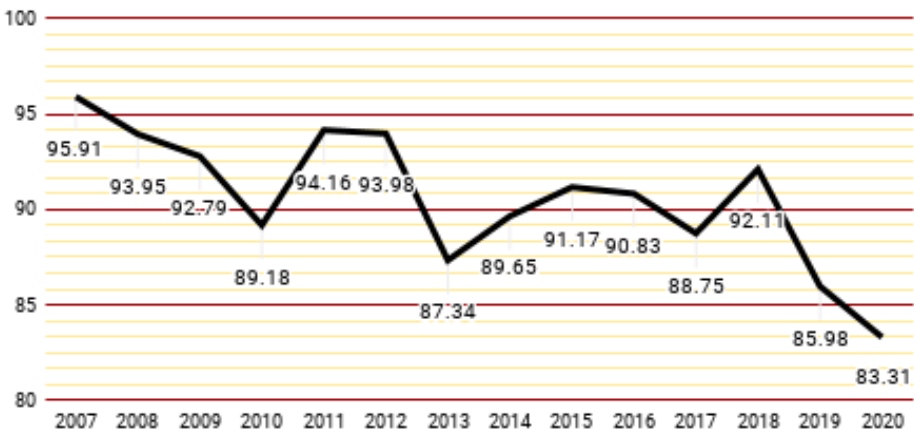
St. Mary's County maintains 2,300,101 square feet throughout its 27 schools. It is the 13th largest LEA in Maryland.



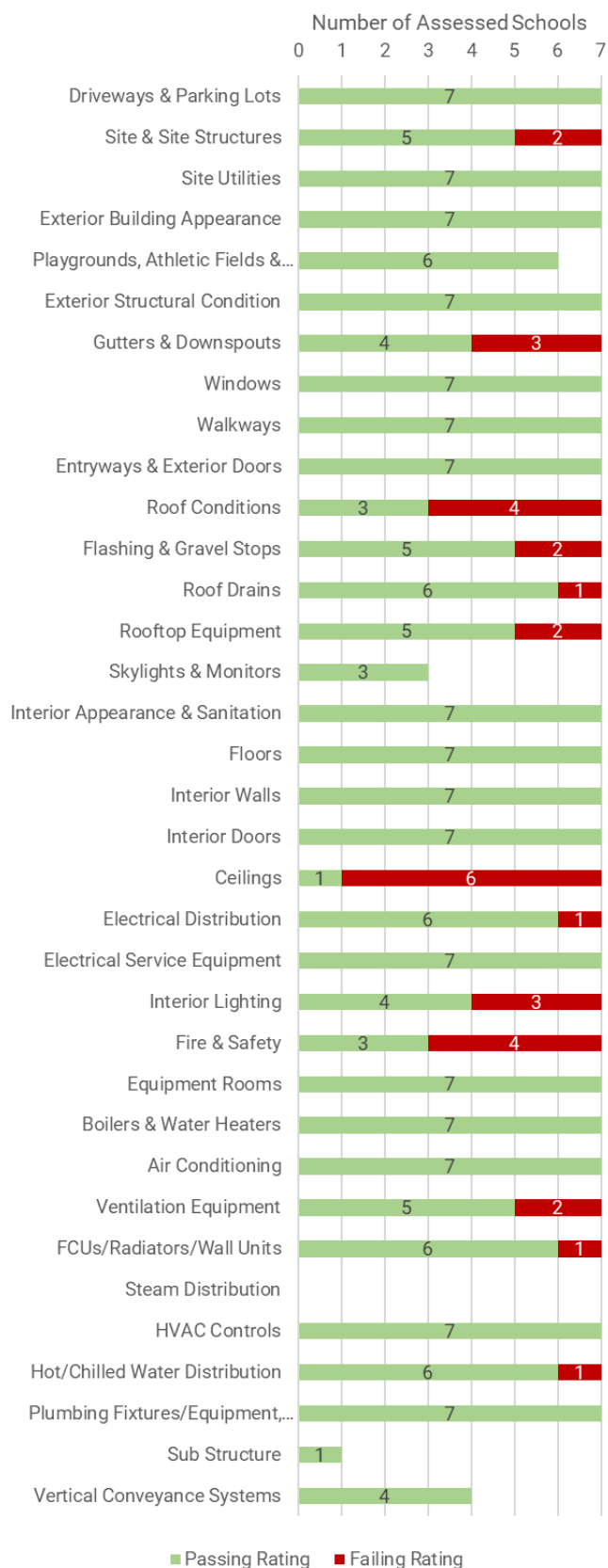
The current replacement value for St. Mary's County's 2,300,101 square feet at a rate of \$378/sf is \$869,438,178.

83.31 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The exteriors of the buildings appeared to be well maintained.

The playground, fields and equipment appeared to be consistently maintained.



All Walkways received a Good rating and appeared well maintained with no severe cracking, damage or trip hazards.

The electrical service equipment appeared very well maintained and infrared testing was completed by MABE.

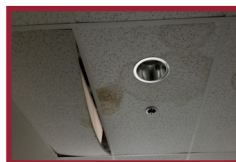
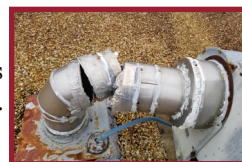


Weaknesses



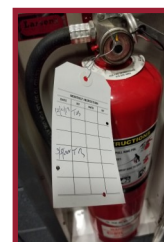
Many gutters and downspouts were damaged, disconnected, leaking or filled with debris.

Preventive maintenance inspections and repairs appeared inconsistent.



Stained ceiling tiles from possible roof or plumbing leaks were observed throughout the inspected buildings.

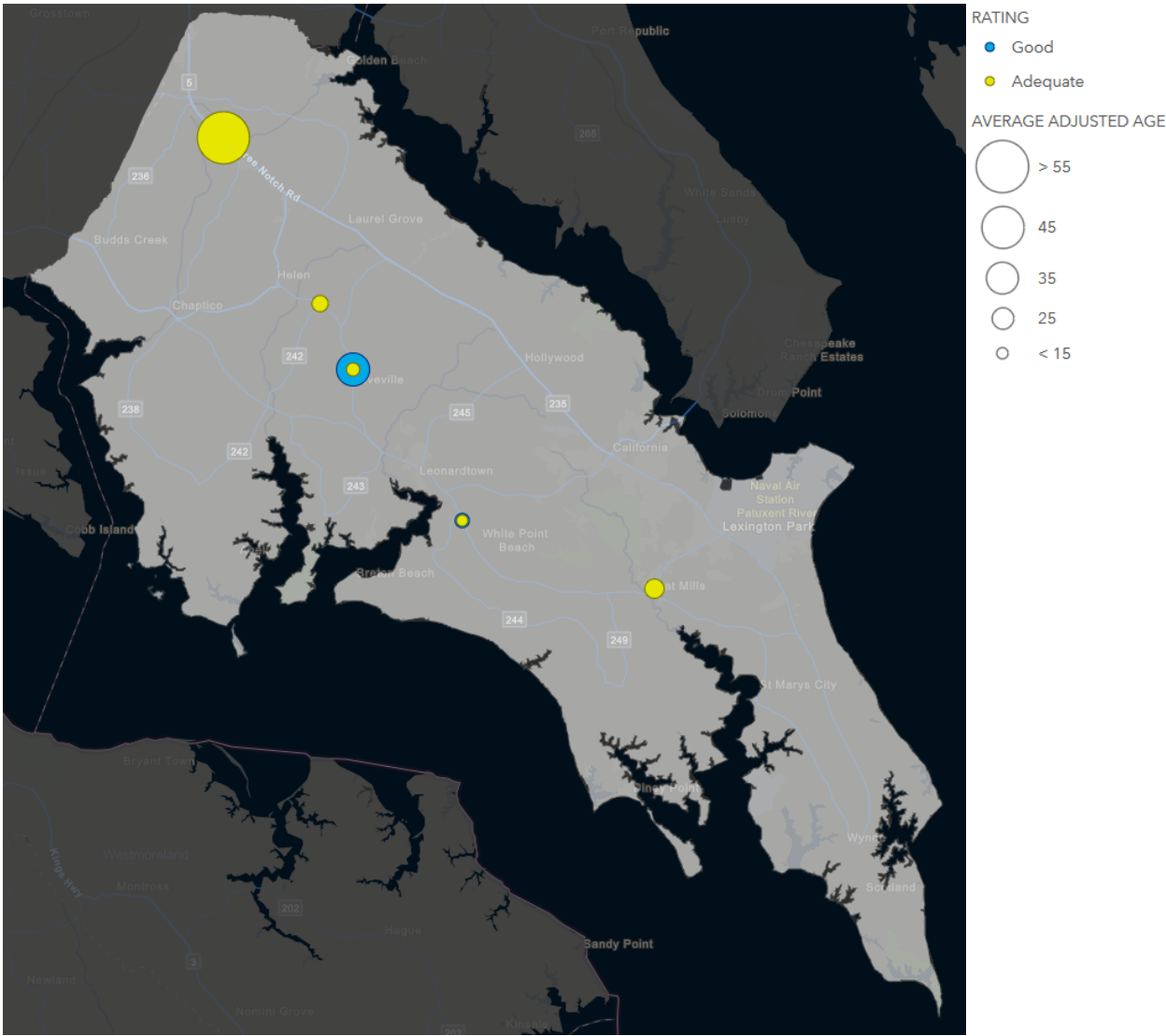
Four of the seven inspected buildings received a failing rating for Fire & Safety due to issues with fire extinguishers, emergency lights and egress.



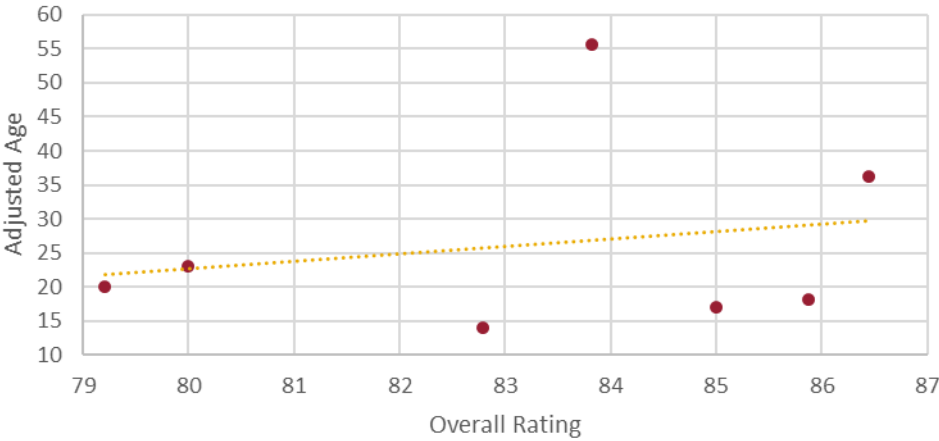
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Benjamin Banneker Elementary	17	Adequate	0	19	10	2	1
2. Chopticon High	20	Adequate	0	11	14	4	3
3. Dr. James A. Forrest Career & Technology Center	14	Adequate	0	16	9	3	2
4. Great Mills High	23	Adequate	0	15	8	7	3
5. Leonardtown High	18	Good	1	19	8	4	0
6. Loveville Building (part of Benjamin Banneker Elementary)	36	Good	0	21	10	0	0
7. Mechanicsville Elementary	56	Adequate	0	17	14	2	1
Totals			1	118	73	22	10
Percentage of Total Ratings for System			0%	53%	33%	10%	4%

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age

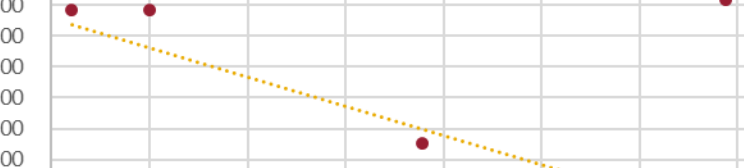


RATING

- Good
- Adequate

SQUARE FOOTAGE

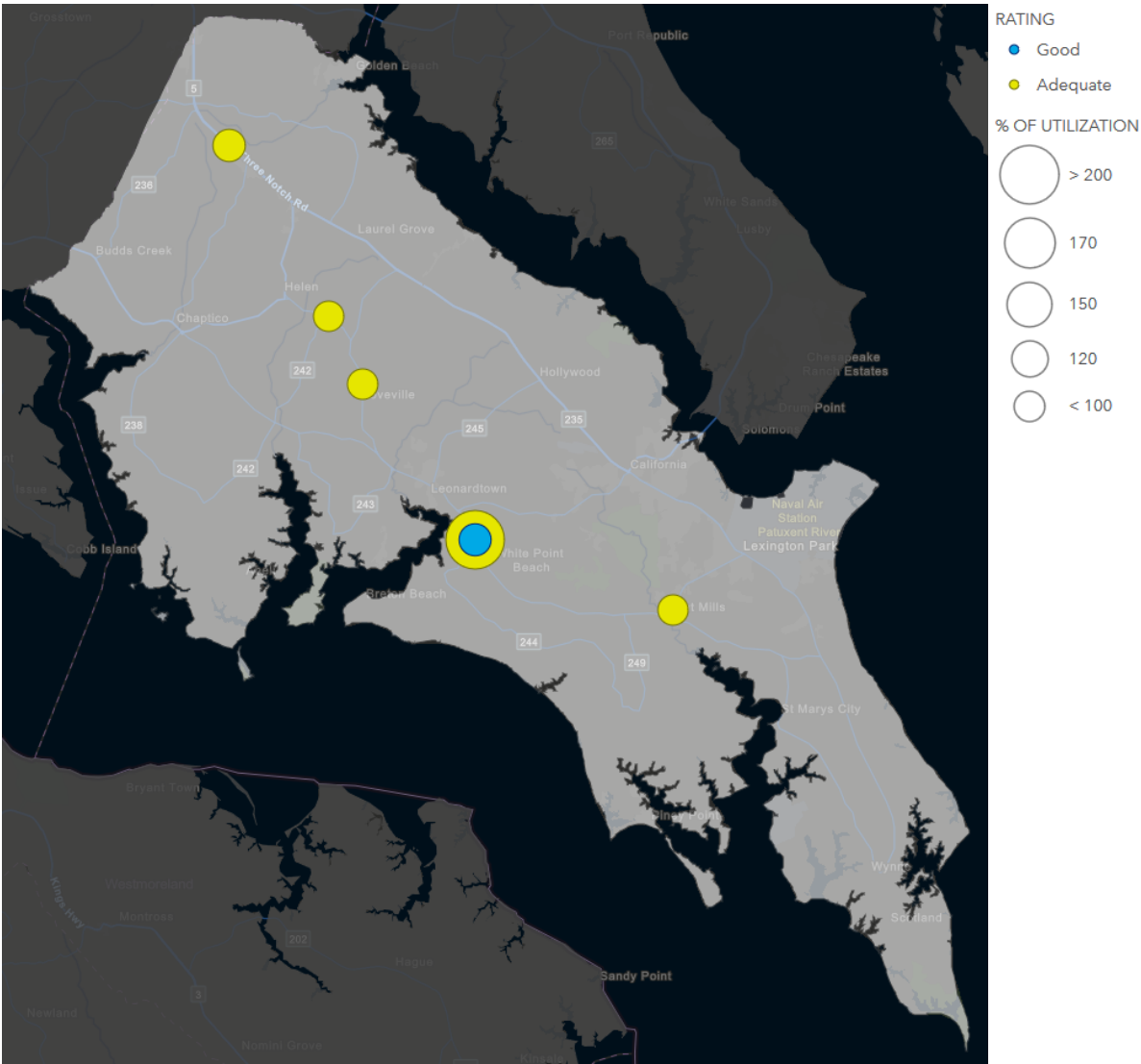
- > 220,000
- 170,000
- 120,000
- 70,000
- < 25,000



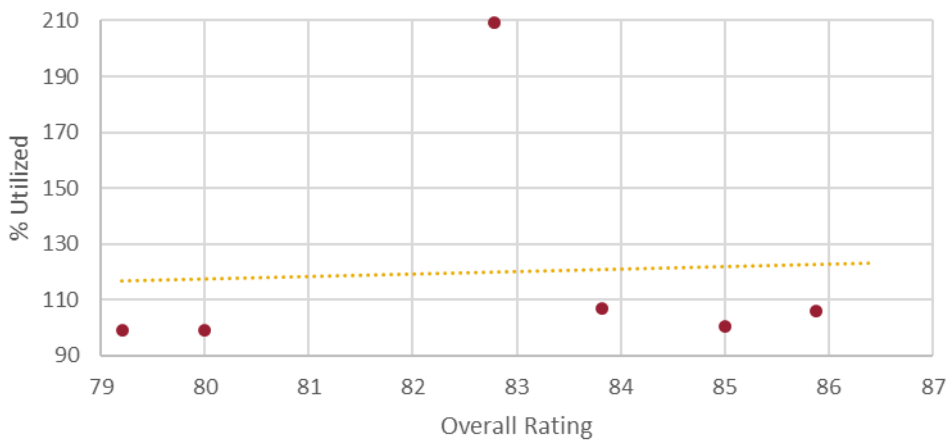
A scatter plot showing the relationship between Overall Rating (X-axis) and Square Footage (Y-axis). The X-axis ranges from 79 to 87, and the Y-axis ranges from 20,000 to 240,000. There are 7 data points plotted as red dots. A yellow dashed trend line shows a negative correlation, indicating that as the overall rating increases, the square footage tends to decrease.

Overall Rating	Square Footage
79.2	218,000
80.0	218,000
82.8	130,000
83.8	40,000
85.0	60,000
85.8	225,000
86.5	25,000

Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	Career Tech	
Superior					
Good	1		1		2
Adequate	2		2	1	5
Not Adequate					
Poor					
Totals	3		3	1	7

Overall Rating Results by Fiscal Year
FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	6	3	1	2	12
Adequate			2	5	7
Not Adequate					
Poor					
Totals	6	3	3	7	19

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Roof inspection reports should include locations of the identified deficiencies and any repairs corrected on site; additional follow-up work orders should be created in the computerized maintenance management system (CMMS).
- Stained ceiling tiles need to be replaced once the cause is identified and repaired.
- Additional support may be needed to maintain gutters that are difficult to access. Gutter guards should be considered in areas of close proximity of large trees. Splash blocks or drain extensions are needed at the base of downspouts to divert run-off and prevent erosion.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

SOMERSET COUNTY

Total Schools Assessed in FY 2020: 3



FISCAL YEAR 2020: KEY FACTS



Somerset County has 10 total active schools.



The average adjusted age of all 10 schools is 24 years old.



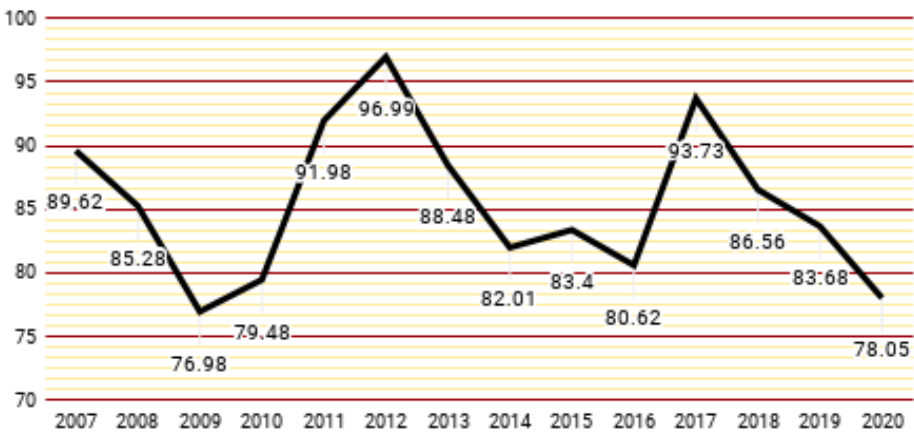
Somerset County maintains 606,461 square feet throughout its 10 schools. It is the 23rd largest LEA in Maryland.



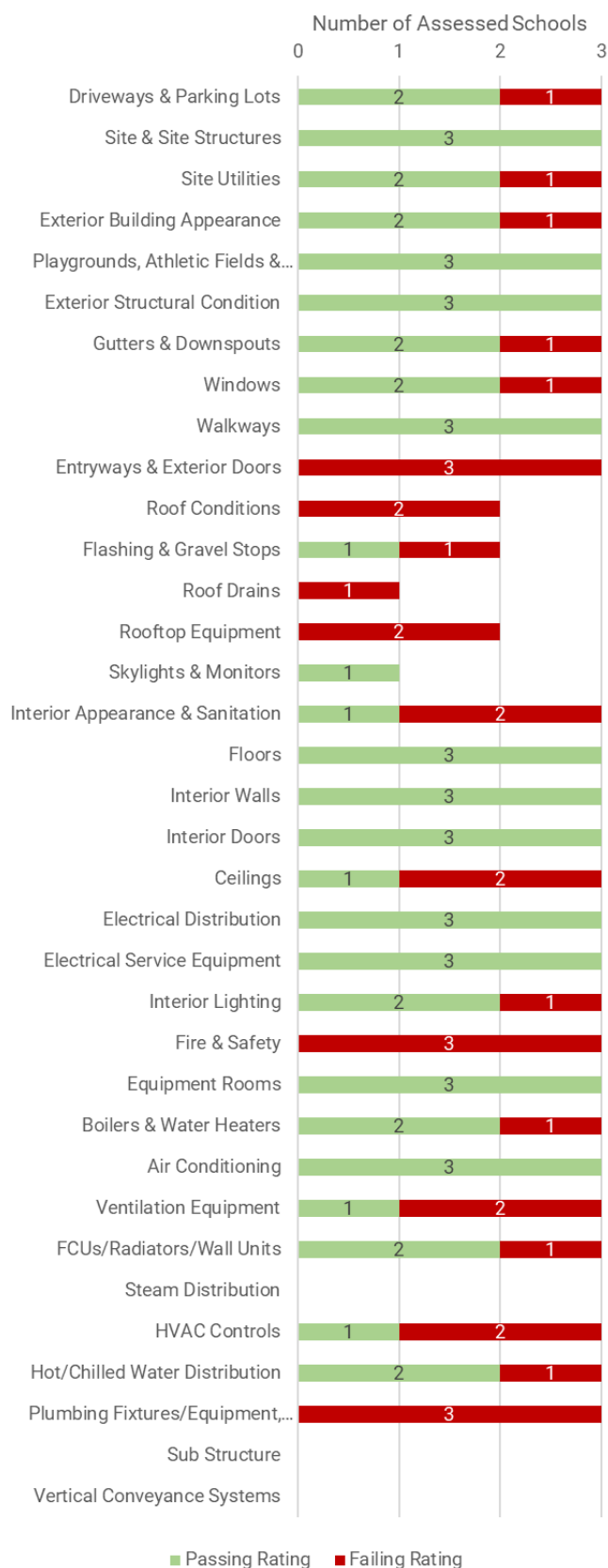
The current replacement value for Somerset County's 606,461 square feet at a rate of \$378/sf is \$229,242,258.

78.05 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category

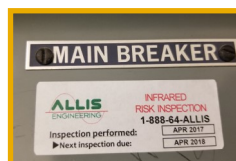


Strengths



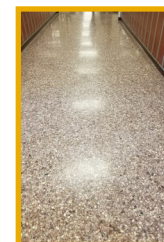
The exterior structural condition appeared maintained.

All inspected buildings received a passing rating for Air Conditioning and appeared well maintained.



Electrical distribution and service equipment appeared to be maintained.

All inspected buildings received a passing rating for Floors.

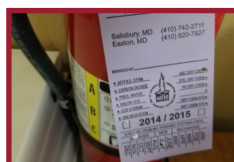


Weaknesses



There were many deficiencies observed on the roofs which were causing damage to the interiors of the buildings.

Leaking, loose or inoperable plumbing fixtures were observed at all inspected buildings.



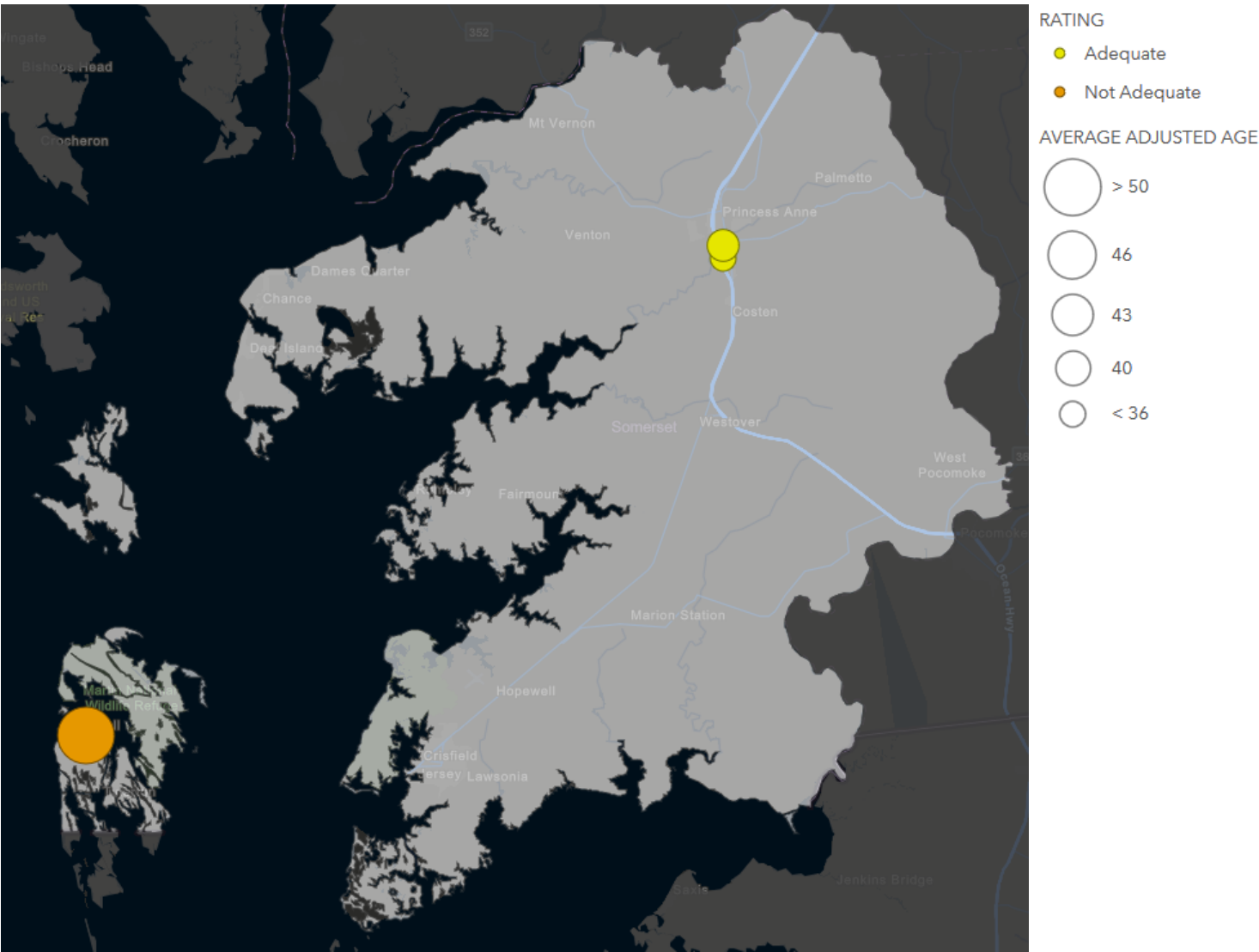
The routine inspections for fire extinguishers were not being completed as required.

Many exterior doors were damaged and did not function properly.

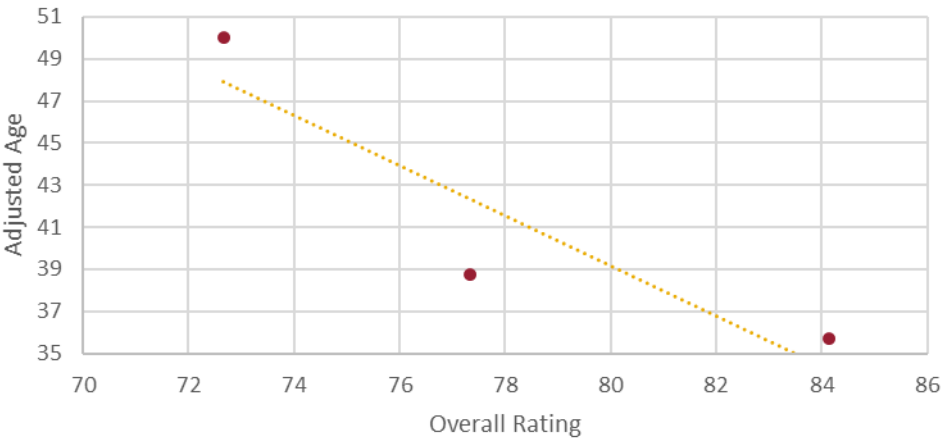


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Ewell Elementary School	50	Not Adequate	0	0	15	10	5
2. Greenwood Elementary School	36	Adequate	0	16	8	3	0
3. Princess Anne Elementary School	39	Adequate	0	9	9	12	2
Totals			0	25	32	25	7
Percentage of Total Ratings for System			0%	28%	36%	28%	8%

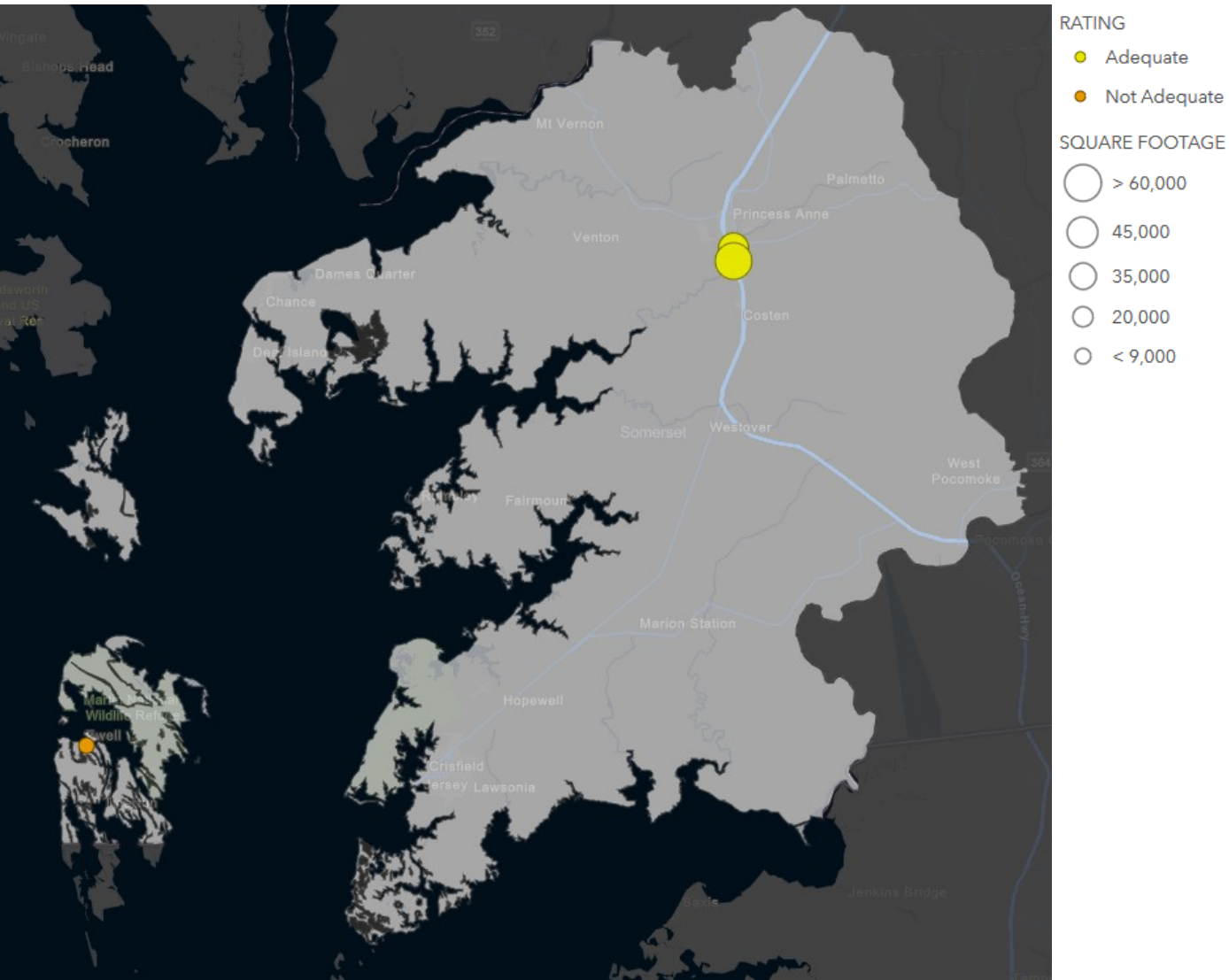
Overall Rating vs Adjusted Building Age



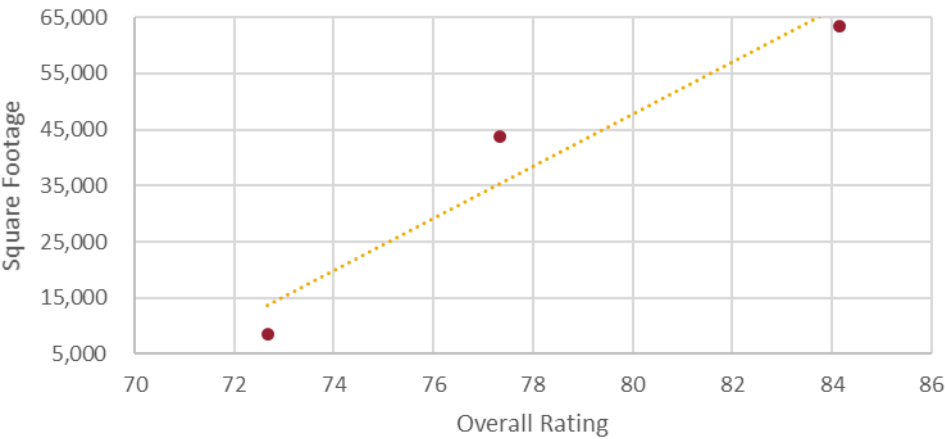
Overall Rating vs. Adjusted Age



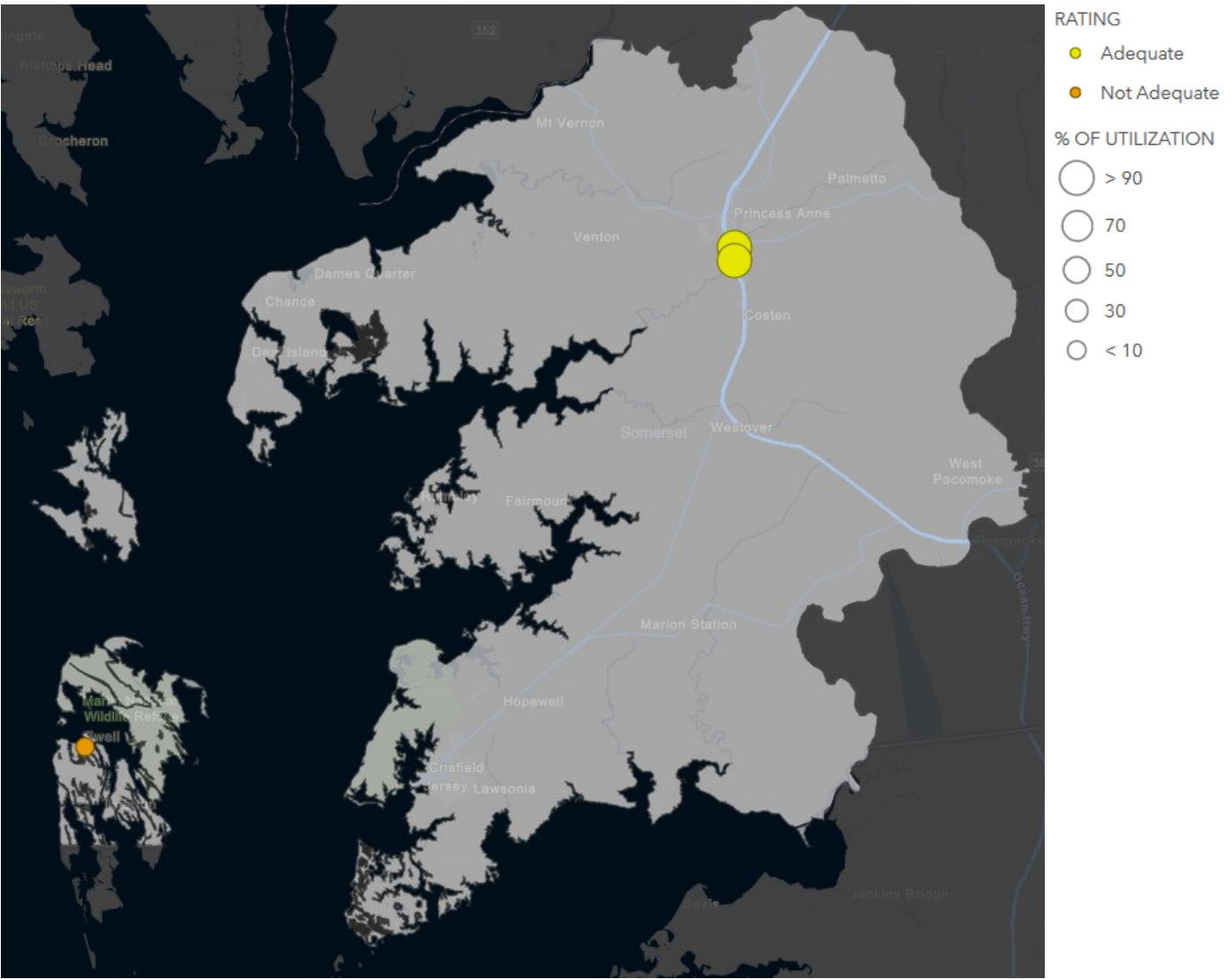
Overall Rating vs Square Footage



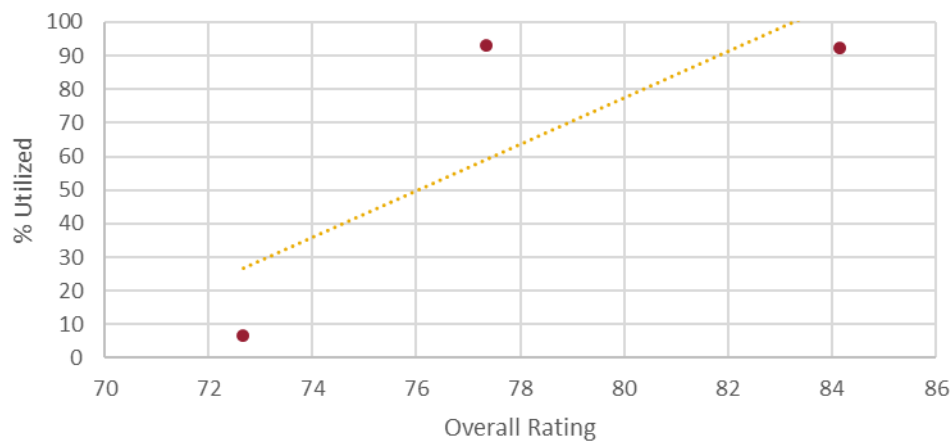
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Elementary/ Middle	Middle	High	
Superior					
Good					
Adequate	2				2
Not Adequate		1			1
Poor					
Totals	2	1			3

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	1	1	1		3
Adequate			1	2	3
Not Adequate				1	1
Poor					
Totals	1	1	2	3	7

Recommendations

- Routine inspections of buildings and building systems are needed; any identified deficiencies should be entered into the computerized maintenance management system (CMMS).
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.
- Fire extinguishers should be permanently mounted in their designated locations. A map should be used to identify all fire extinguisher locations to ensure the routine inspections are completed on all equipment.

TALBOT COUNTY

Total Schools Assessed in FY 2020: 3



St. Michaels Elementary

FISCAL YEAR 2020: KEY FACTS



Talbot County has 9 total active schools.



The average adjusted age of all 9 schools is 20 years old.



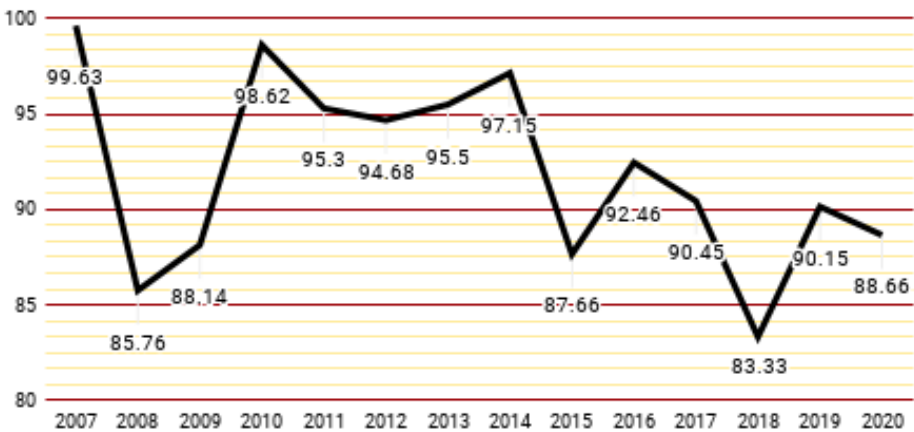
Talbot County maintains 702,975 square feet throughout its 9 schools. It is the 22nd largest LEA in Maryland.



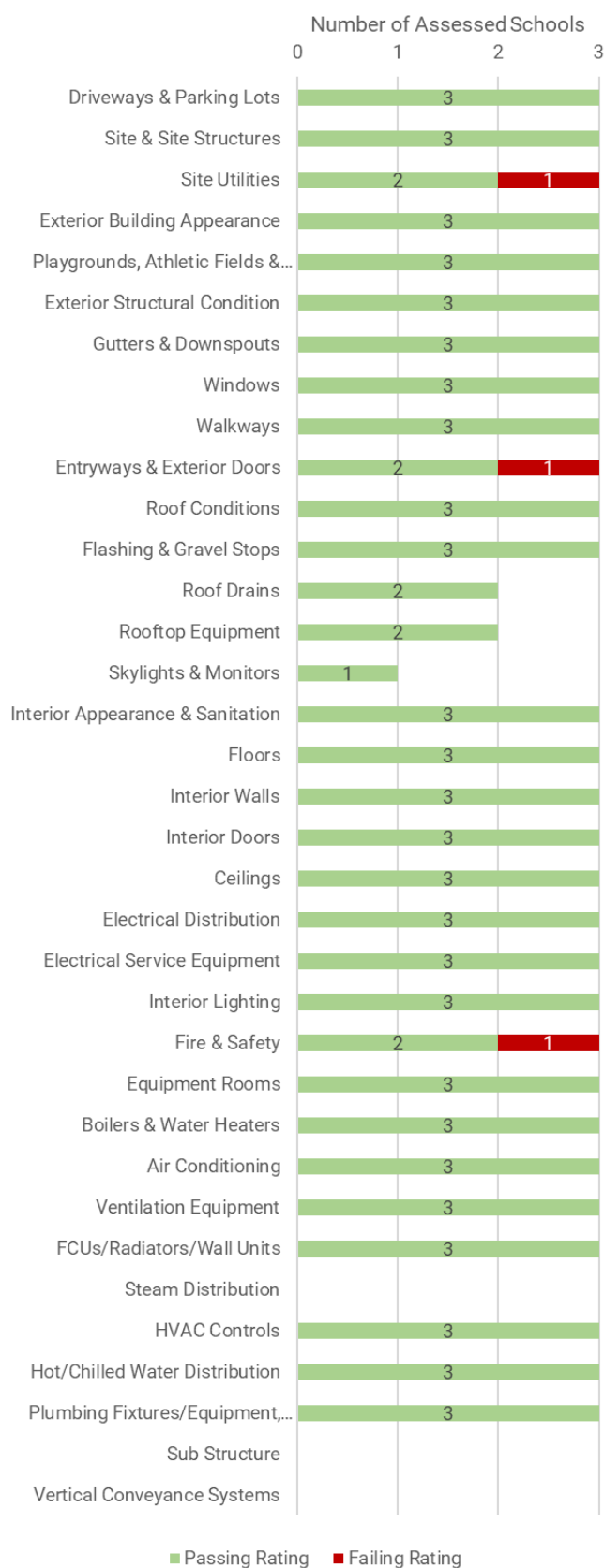
The current replacement value for Talbot County's 702,975 square feet at a rate of \$378/sf is \$265,724,550.

88.66 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Two buildings received Superior ratings for Exterior Building Appearance and Exterior Structural Condition; the building exteriors were very well maintained.

Building interiors appeared to be very well maintained, including interior doors, walls, floors and ceilings.



Electrical Distribution and Electrical Service Equipment received Superior ratings at two buildings.

Major mechanical equipment, such as air conditioning, boilers and water heaters, all received passing ratings.

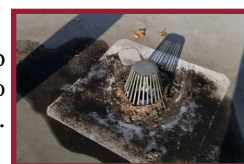


Weaknesses



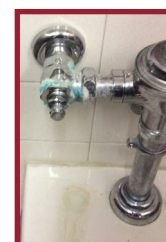
Exterior doors needed repairs and closer adjustments.

Roof drains were observed with a build-up of debris which should be cleared to ensure proper drainage.



Various deficiencies were observed regarding Fire & Safety with one building receiving a Not Adequate rating for this category.

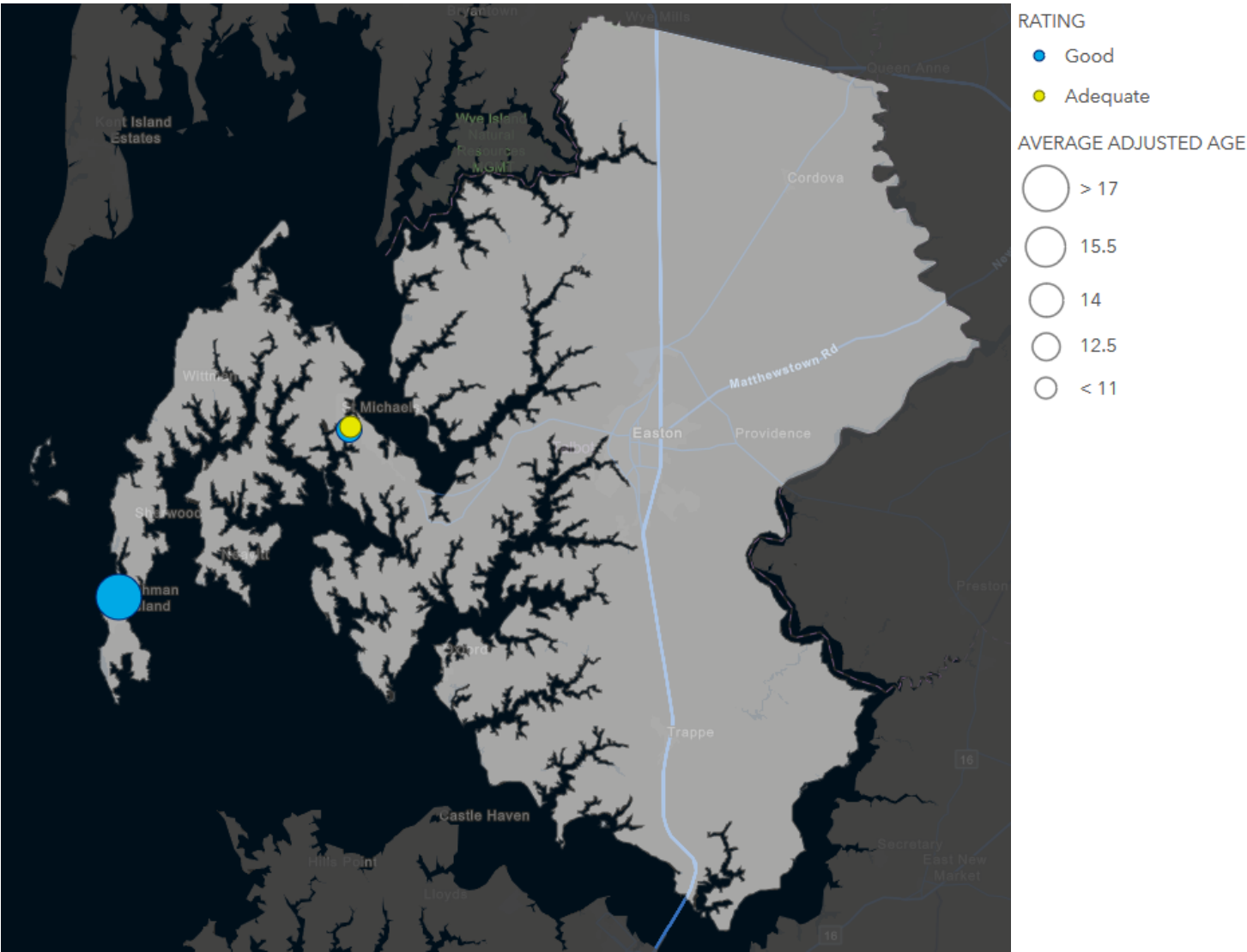
Plumbing fixtures need more routine inspections to identify deficiencies such as loose and leaking faucets and toilets.



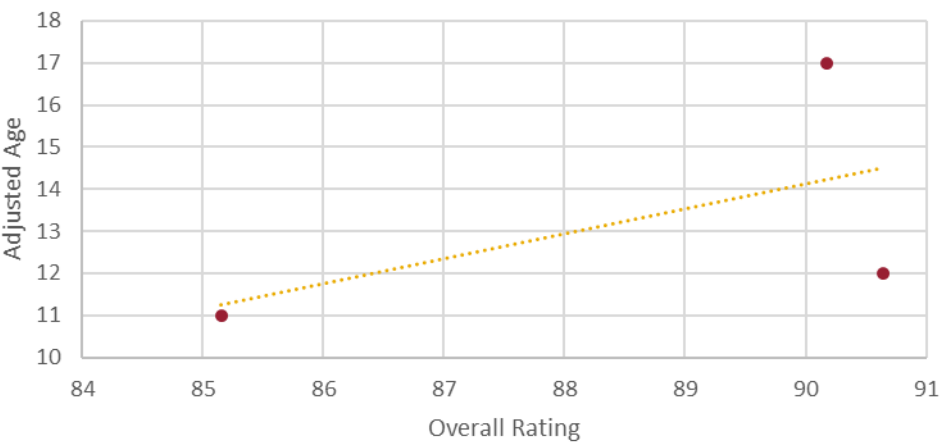
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. St. Michaels Elementary	12	Good	13	9	9	0	0
2. St. Michaels Middle/High	11	Adequate	0	20	10	2	0
3. Tilghman Elementary	17	Good	8	15	5	1	0
Totals			21	44	24	3	0
Percentage of Total Ratings for System			23%	48%	26%	3%	0%

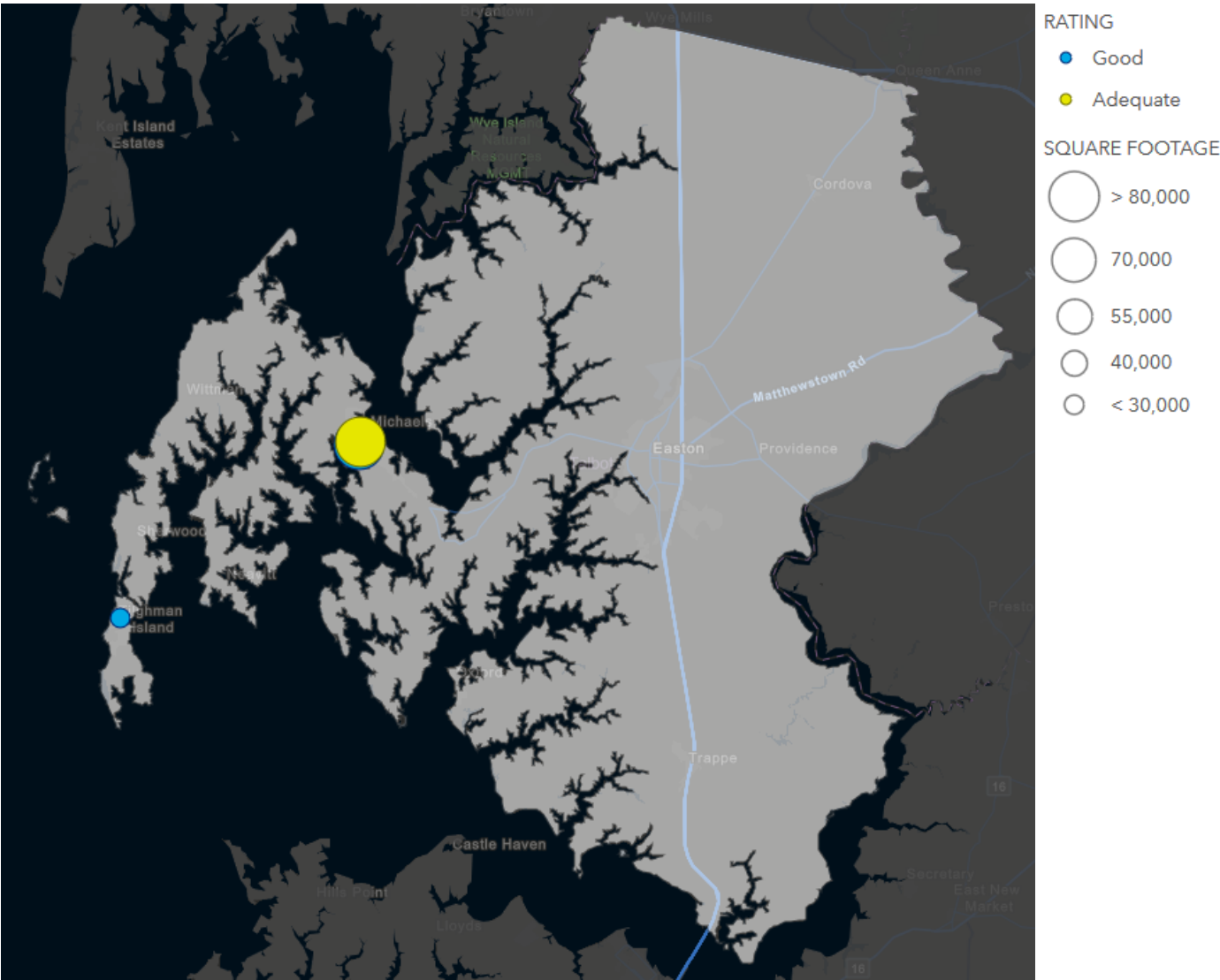
Overall Rating vs Adjusted Building Age



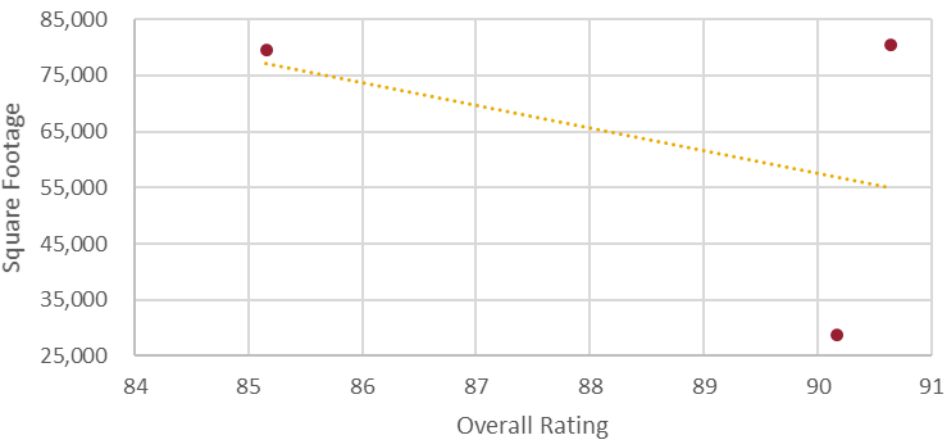
Overall Rating vs. Adjusted Age



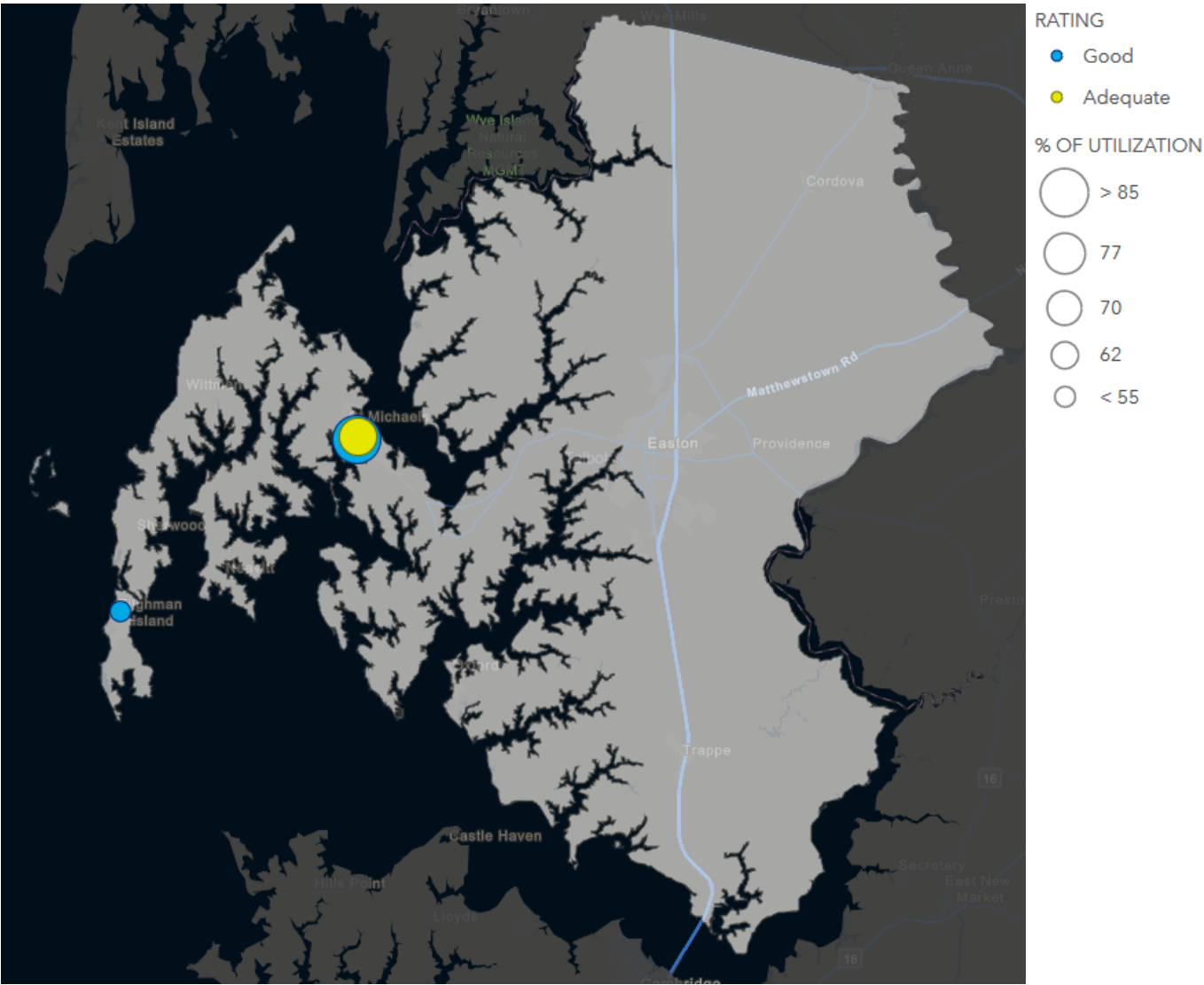
Overall Rating vs Square Footage



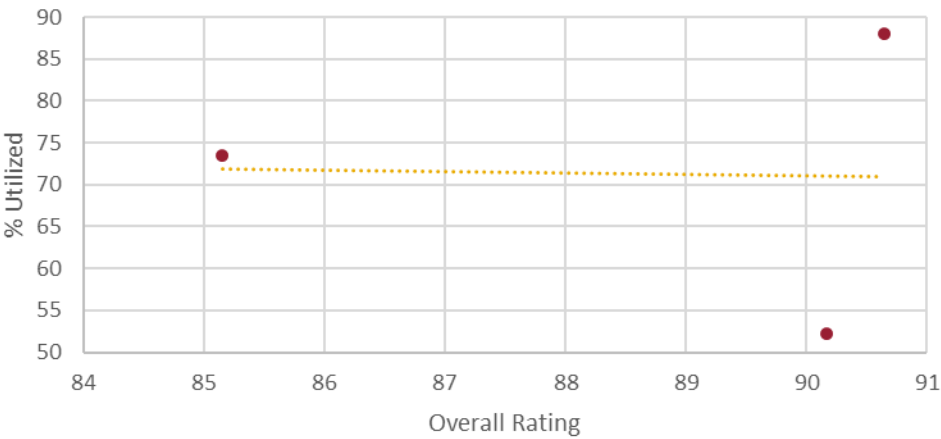
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	Middle/High	High	
Superior					
Good	2				2
Adequate		1			1
Not Adequate					
Poor					
Totals	2	1			3

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	1		1	2	4
Adequate		1		1	2
Not Adequate					
Poor					
Totals	1	1	1	3	6

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.
- More routine inspections or additional oversight are needed to ensure deficiencies throughout the building and property are identified and repairs are completed in a timely manner.
- Additional training for current staff or contracting private third party may be needed to ensure the regular roof inspection reports are thorough and accurate.

WASHINGTON COUNTY

Total Schools Assessed in FY 2020: 12



Paramount Elementary

FISCAL YEAR 2020: KEY FACTS



Washington County has 46 total active schools.



The average adjusted age of all 46 schools is 34.5 years old.



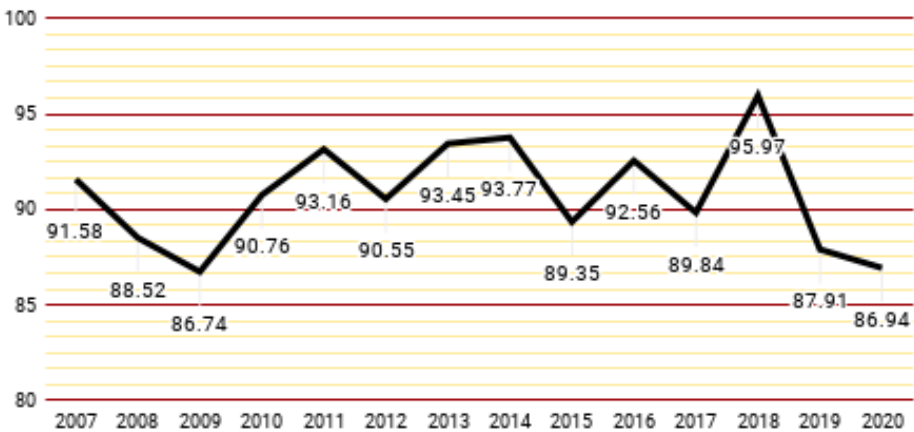
Washington County maintains 3,352,187 square feet throughout its 46 schools. It is the 11th largest LEA in Maryland.



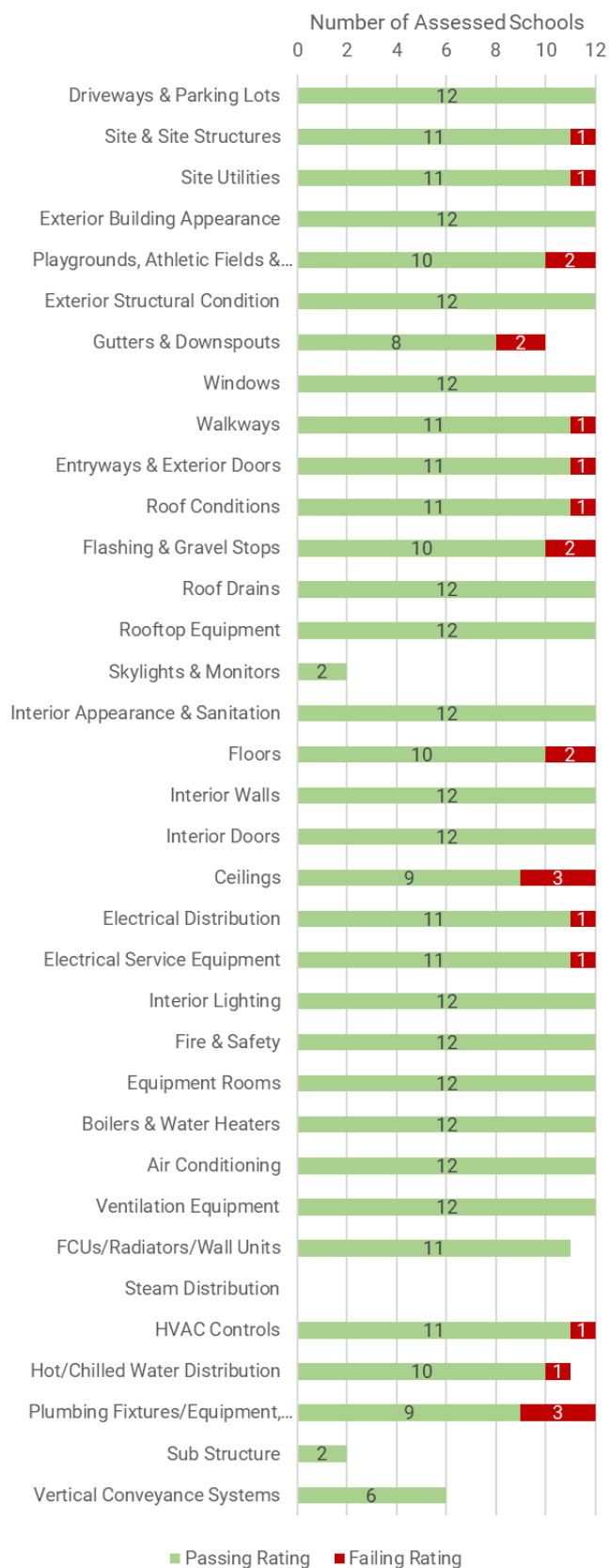
The current replacement value for Washington County's 3,352,187 square feet at a rate of \$378/sf is \$1,267,126,686.

86.94 (Good) = Average Overall Rating for FY 2020

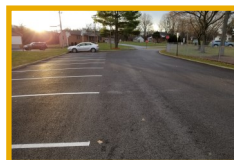
Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category

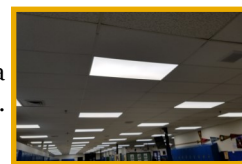


Strengths



Most driveways and parking lots were observed in good condition.

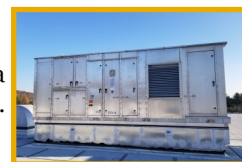
All inspected buildings received a passing rating for Interior Lighting.



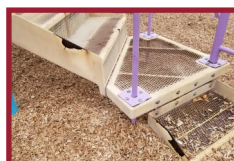
Equipment rooms appeared clean and well kept; all inspected buildings received a Good or Superior rating for this area.



All inspected buildings received a Good rating for Air Conditioning.

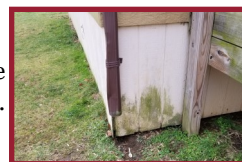


Weaknesses



Some rubberized coatings on playgrounds were starting to deteriorate; mulch and leveling was needed in some areas.

Some gutters and downspouts were damaged or filled with debris.



Stained ceiling tiles need to be replaced once the cause is identified and repaired.

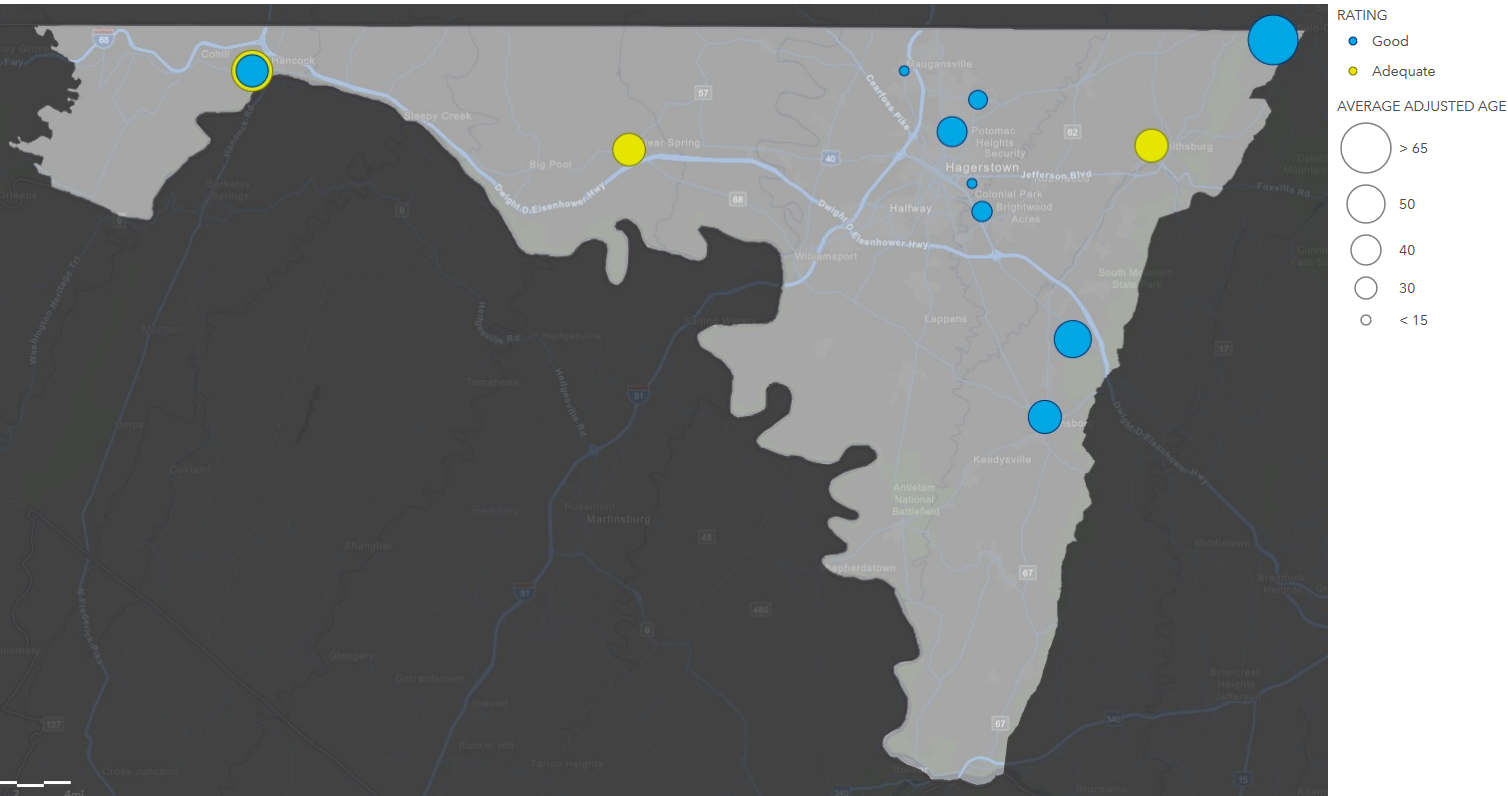


Three buildings received a Not Adequate rating for Plumbing Fixtures, Equipment and Restrooms.

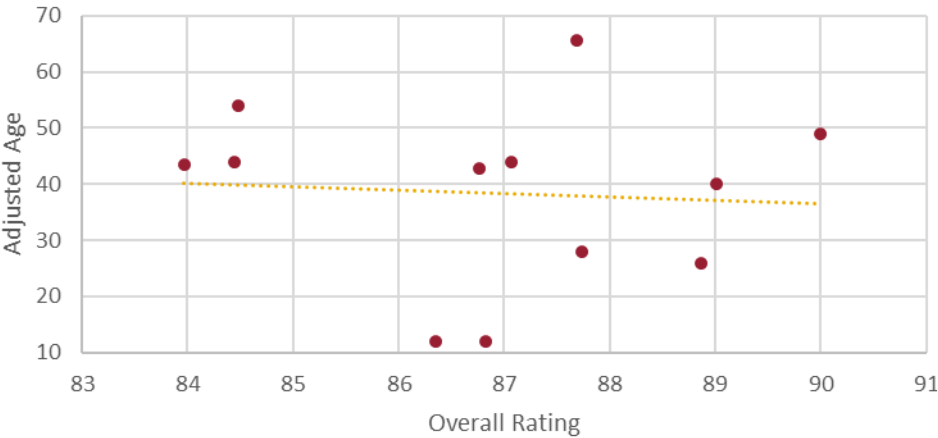


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Boonsboro Middle	44	Good	1	21	6	1	0
2. Cascade Elementary	66	Good	1	25	4	2	0
3. Clear Spring High	43	Adequate	0	18	10	4	0
4. Eastern Elementary	28	Good	5	16	6	4	0
5. Greenbrier Elementary	49	Good	2	27	1	0	0
6. Hancock Elementary	43	Good	0	23	10	0	0
7. Hancock Middle/High	54	Adequate	0	17	12	4	0
8. Maugansville Elementary	12	Good	0	21	11	0	0
9. Northern Middle	40	Good	1	26	4	0	0
10. Pangborn Blvd. Elementary	12	Good	0	22	9	1	0
11. Paramount Elementary	26	Good	8	14	5	4	0
12. Smithsburg Middle	44	Adequate	0	16	13	3	0
Totals			18	246	91	23	0
Percentage of Total Ratings for System			5%	65%	24%	6%	0%

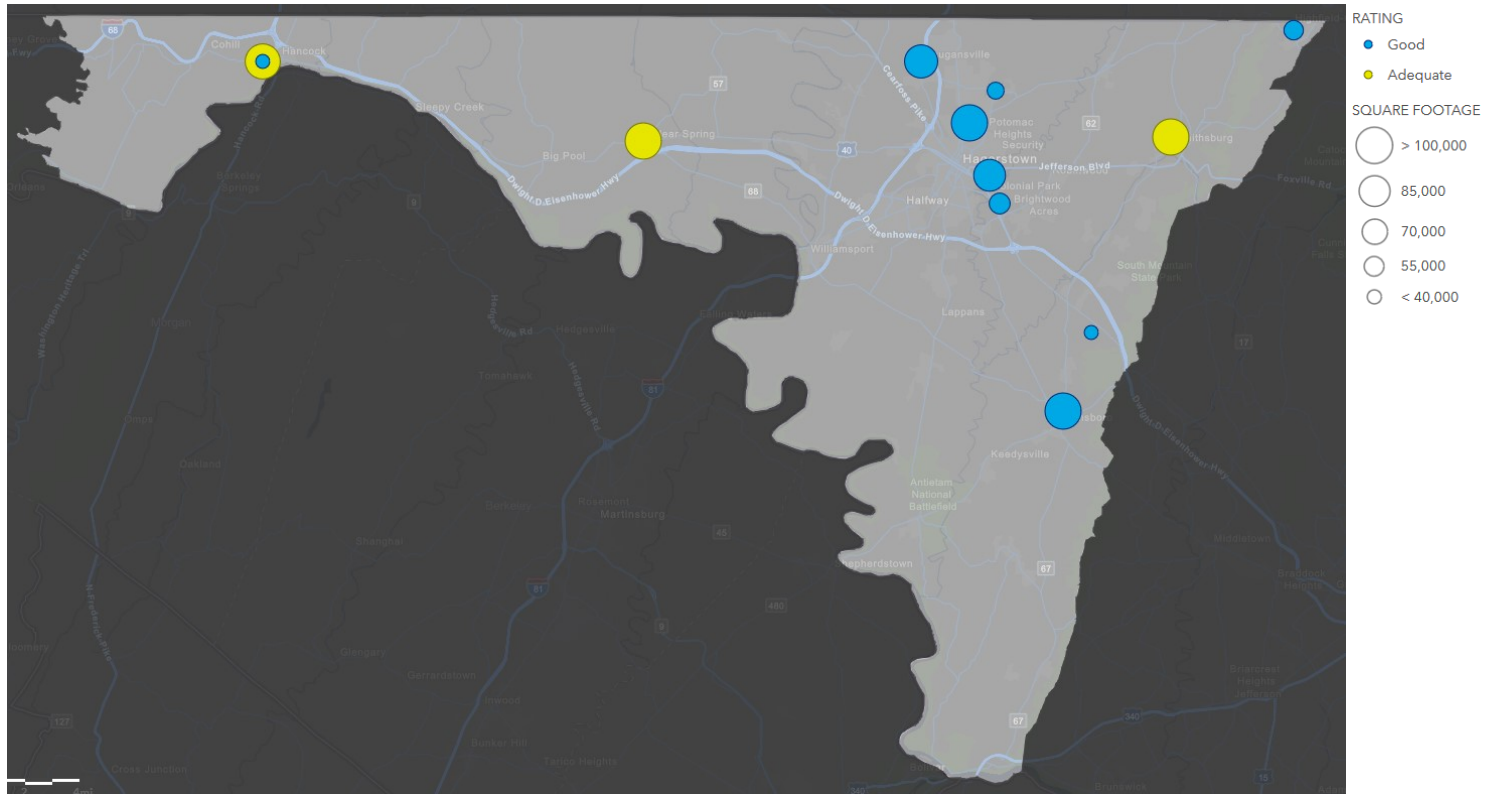
Overall Rating vs Adjusted Building Age



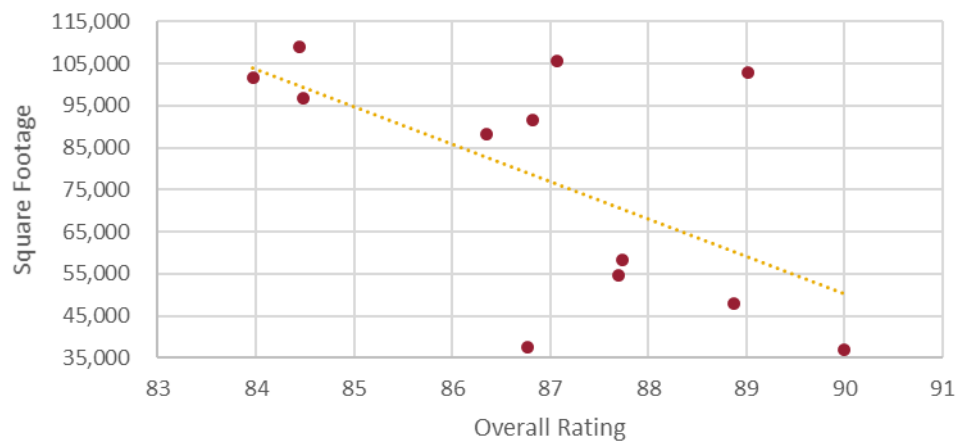
Overall Rating vs. Adjusted Age



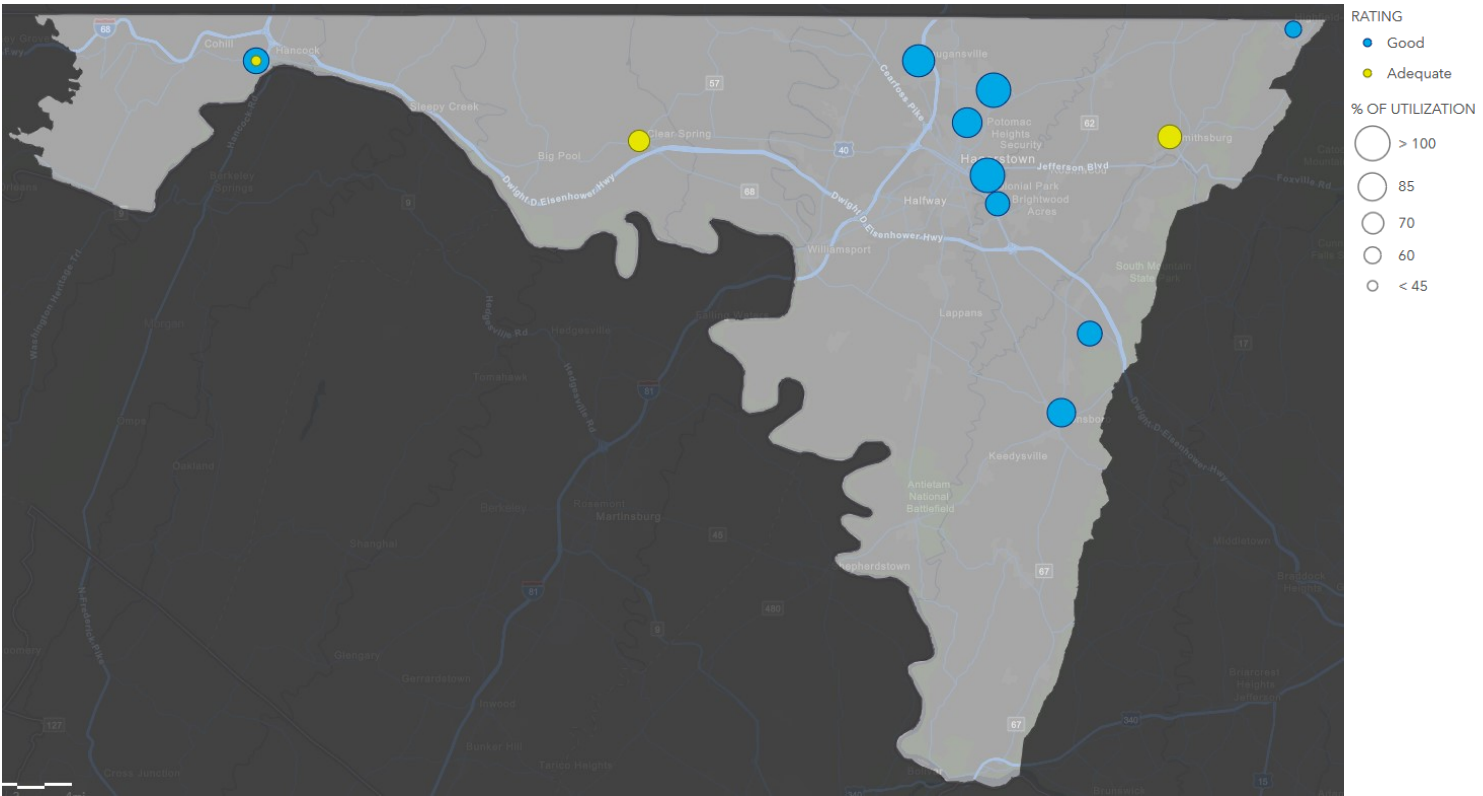
Overall Rating vs Square Footage



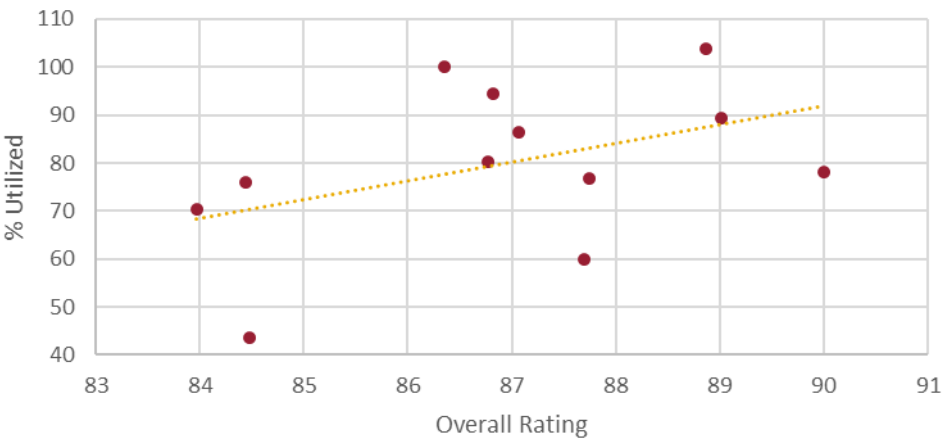
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	Middle/High	High	
Superior					
Good	7	2			9
Adequate		1	1	1	3
Not Adequate					
Poor					
Totals	7	3	1	1	12

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior		1			1
Good	1		1	9	11
Adequate				3	3
Not Adequate					
Poor					
Totals	1	1	1	12	15

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Additional oversight or more routine inspections are needed to identify deficiencies both inside and outside school facilities.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

WICOMICO COUNTY

Total Schools Assessed in FY 2020: 3



Westside Intermediate

FISCAL YEAR 2020: KEY FACTS



Wicomico County has 24 total active schools.



The average adjusted age of all 24 schools is 27.5 years old.



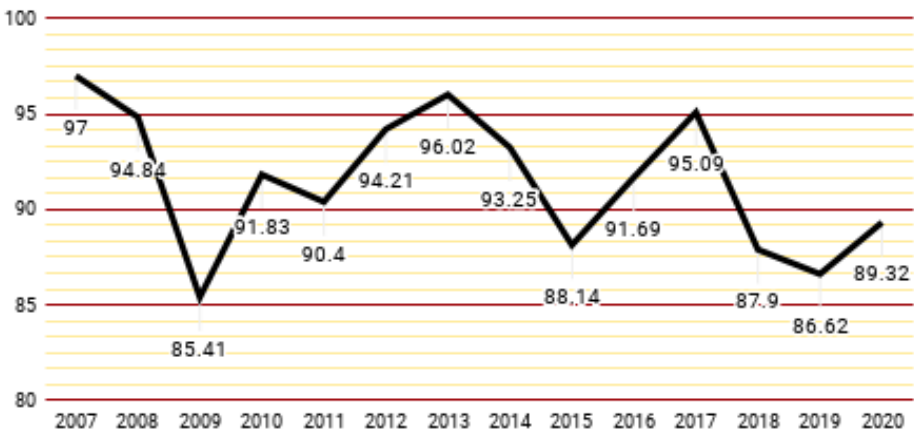
Wicomico County maintains 2,236,891 square feet throughout its 24 schools. It is the 15th largest LEA in Maryland.



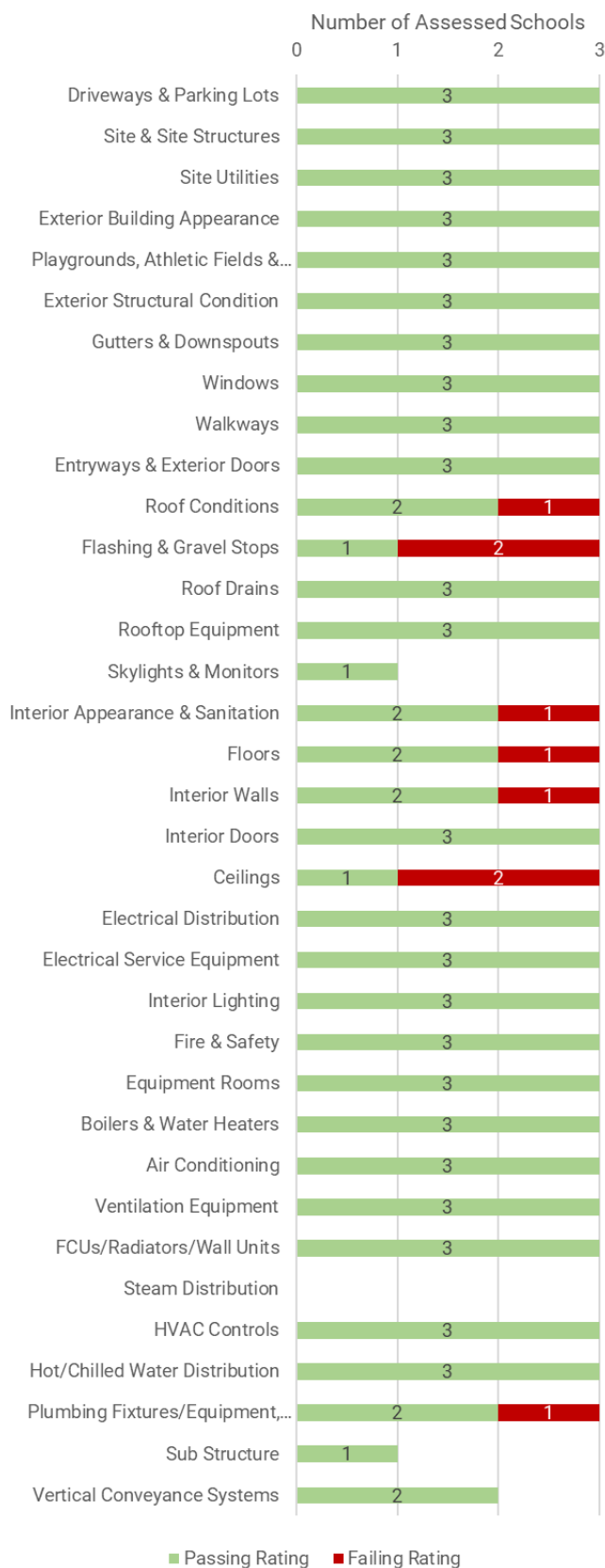
The current replacement value for Wicomico County's 2,236,891 square feet at a rate of \$378/sf is \$845,544,798.

89.32 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Windows appeared to be well maintained; one building received a Superior rating for this category.

Two of the inspected buildings received a Superior rating for Fire & Safety.



Equipment rooms appeared organized and well maintained.

All inspected buildings received passing ratings for HVAC Controls, Air Conditioning and Ventilation Equipment.

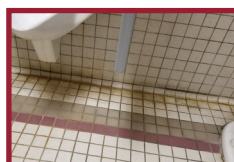
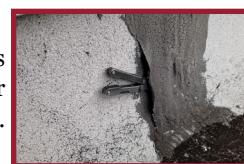


Weaknesses



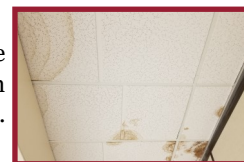
Roofs were observed with vegetation and failing seams.

Two of the three inspected buildings received a Not Adequate rating for Flashing & Gravel Stops.



Additional attention to detail was needed when cleaning throughout.

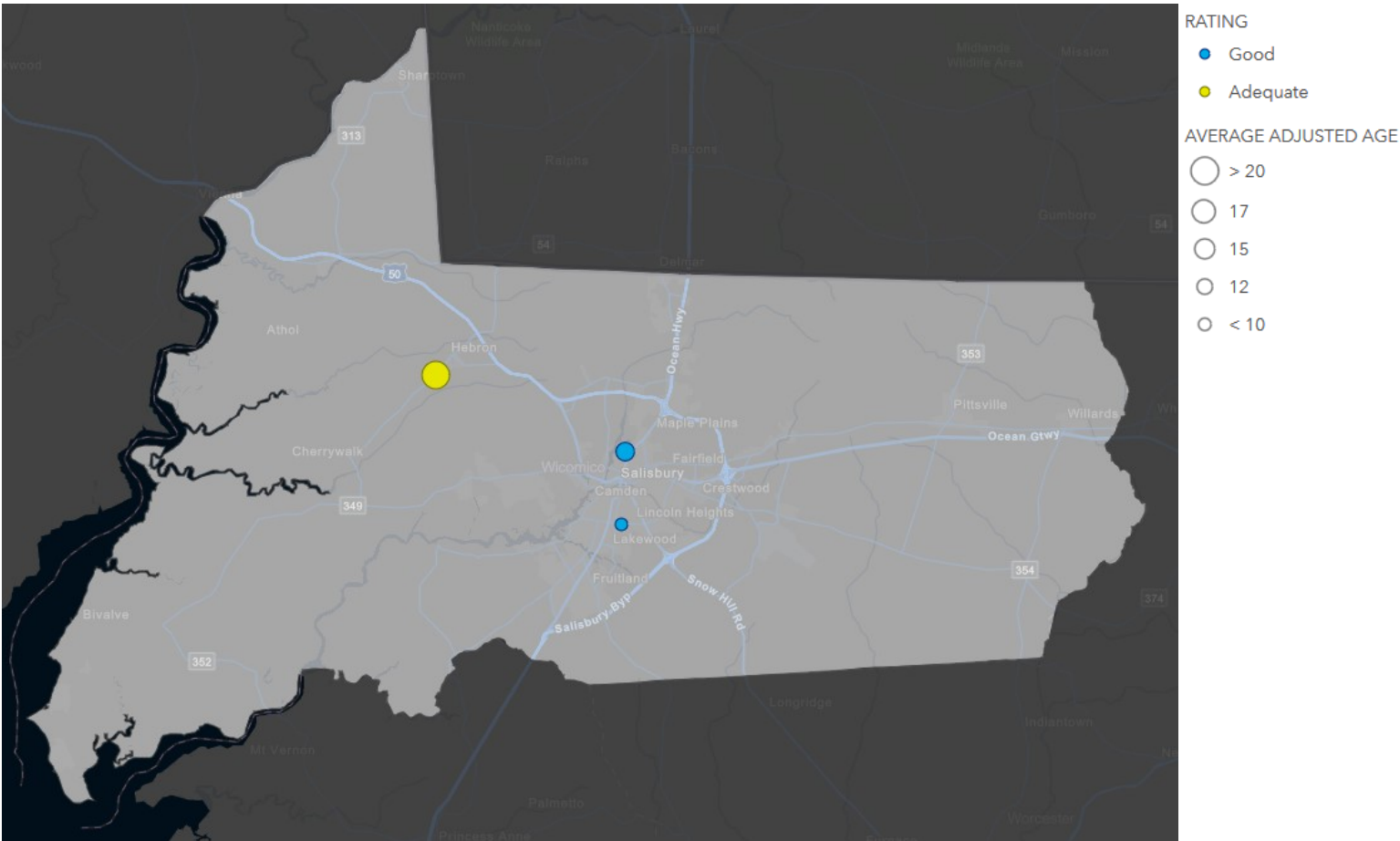
Stained ceiling tiles need to be replaced once the cause has been identified and repaired.



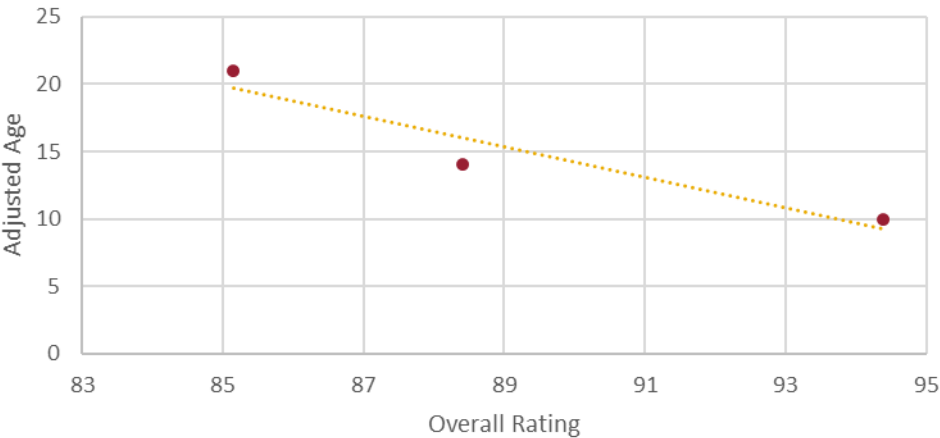
FY 2020 Results: Summary of School Ratings

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. J.M. Bennett High	10	Good	14	16	3	0	0
2. North Salisbury Elementary	14	Good	4	22	3	3	0
3. Westside Intermediate	21	Adequate	2	16	8	6	0
Totals			20	54	14	9	0
Percentage of Total Ratings for System			21%	56%	14%	9%	0%

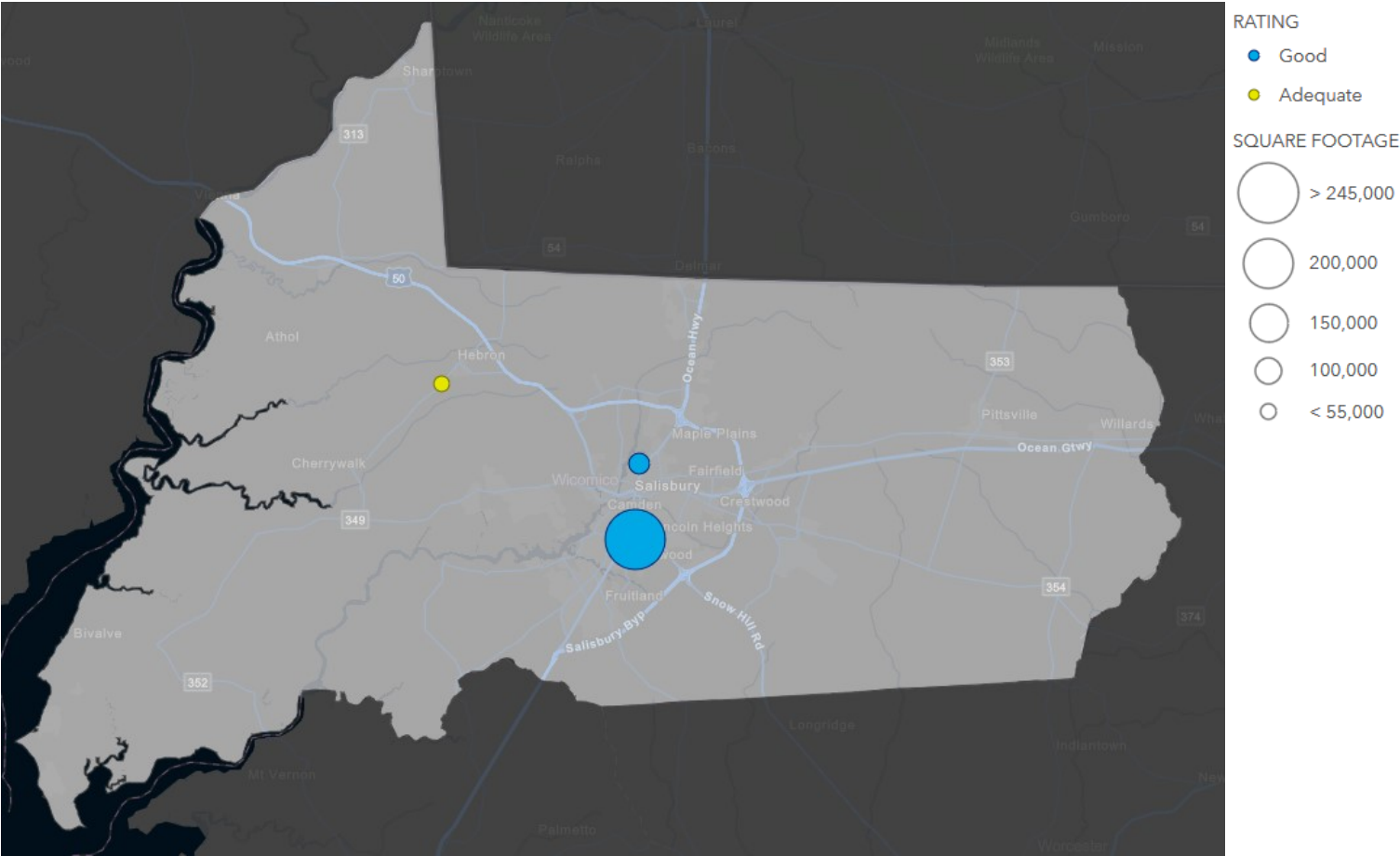
Overall Rating vs Adjusted Building Age



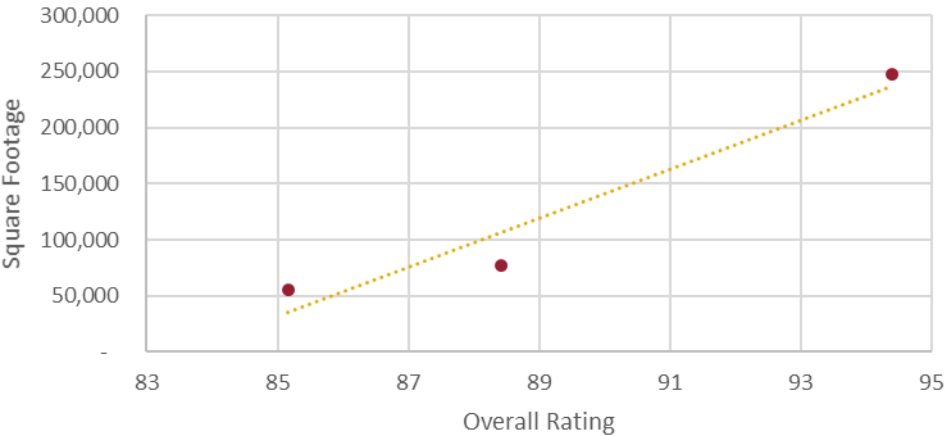
Overall Rating vs. Adjusted Age



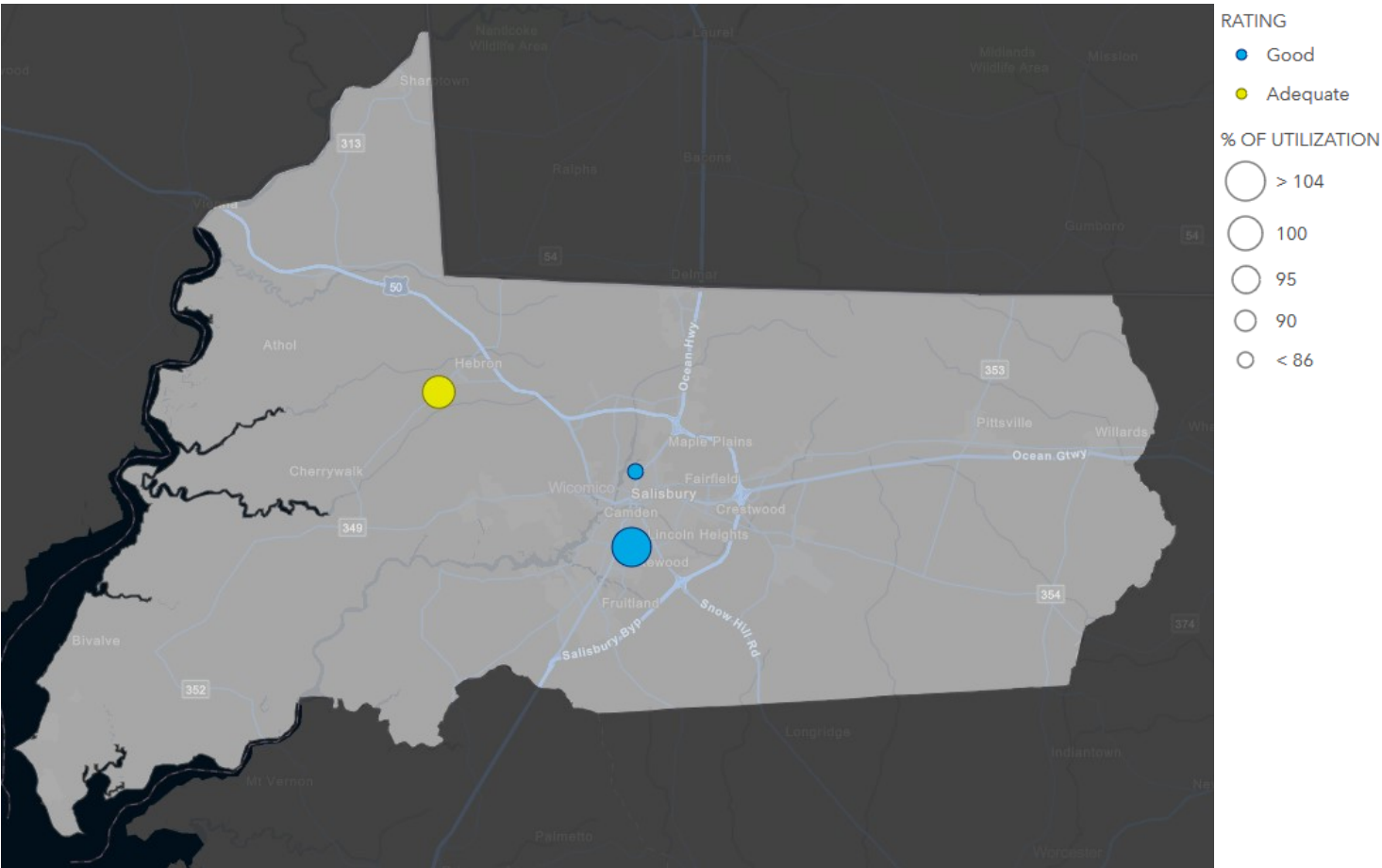
Overall Rating vs Square Footage



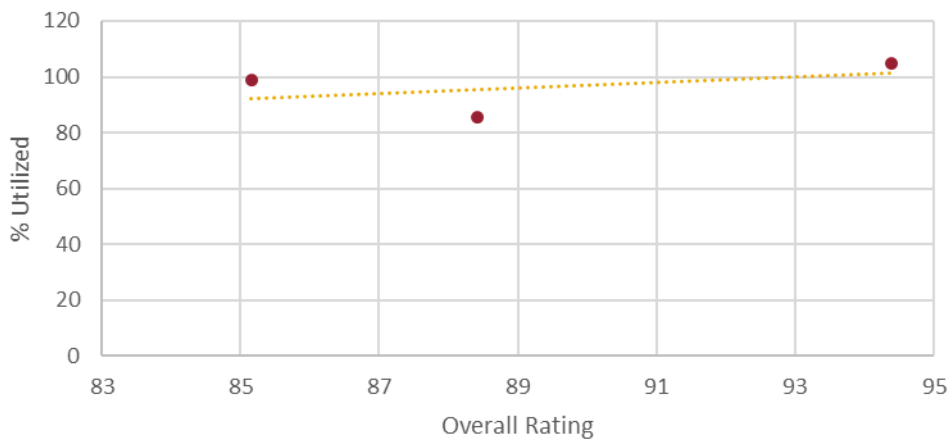
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good	1		1	2
Adequate	1			1
Not Adequate				
Poor				
Totals	2		1	3

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior	1				1
Good	1	1	1	2	5
Adequate				1	1
Not Adequate					
Poor					
Totals	2	1	1	3	7

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Both preventive and reactive maintenance should be performed more regularly or thoroughly to the roofs. Deficiencies identified on the regular roof inspections should be submitted to the computerized maintenance management system (CMMS) and corrected.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

WORCESTER COUNTY

Total Schools Assessed in FY 2020: 4



Worcester Technical High

FISCAL YEAR 2020: KEY FACTS



Worcester County has 14 total active schools.



The average adjusted age of all 14 schools is 27 years old.



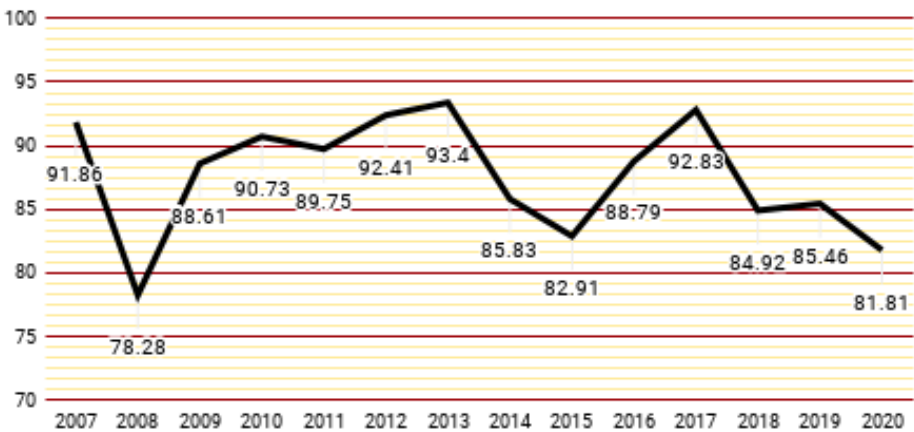
Worcester County maintains 1,236,053 square feet throughout its 14 schools. It is the 18th largest LEA in Maryland.



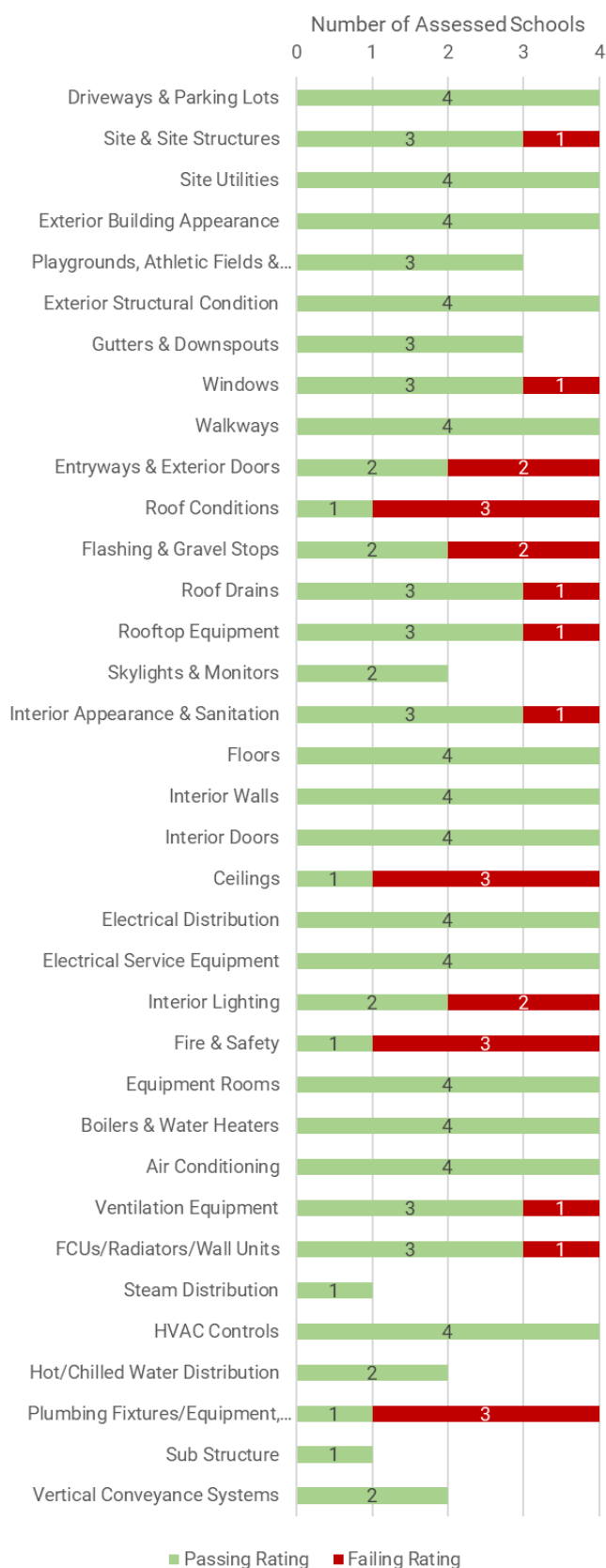
The current replacement value for Worcester County's 1,236,053 square feet at a rate of \$378/sf is \$467,228,034.

81.81 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category

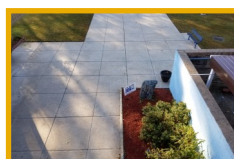


Strengths



Most driveways and parking lots were observed in good condition.

All inspected buildings received a passing rating for Exterior Building Appearance; one building received a Superior rating.

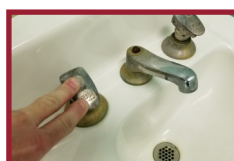


All Walkways received a Good rating and appeared well maintained.

All inspected buildings received a passing rating for Boilers & Water Heaters and appeared well maintained.

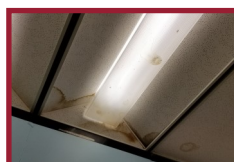


Weaknesses



Three of the four inspected buildings received a Not Adequate rating for Plumbing Fixtures, Equipment and Restrooms.

Multiple deficiencies were observed on the roofs; reactive maintenance appeared inadequate.



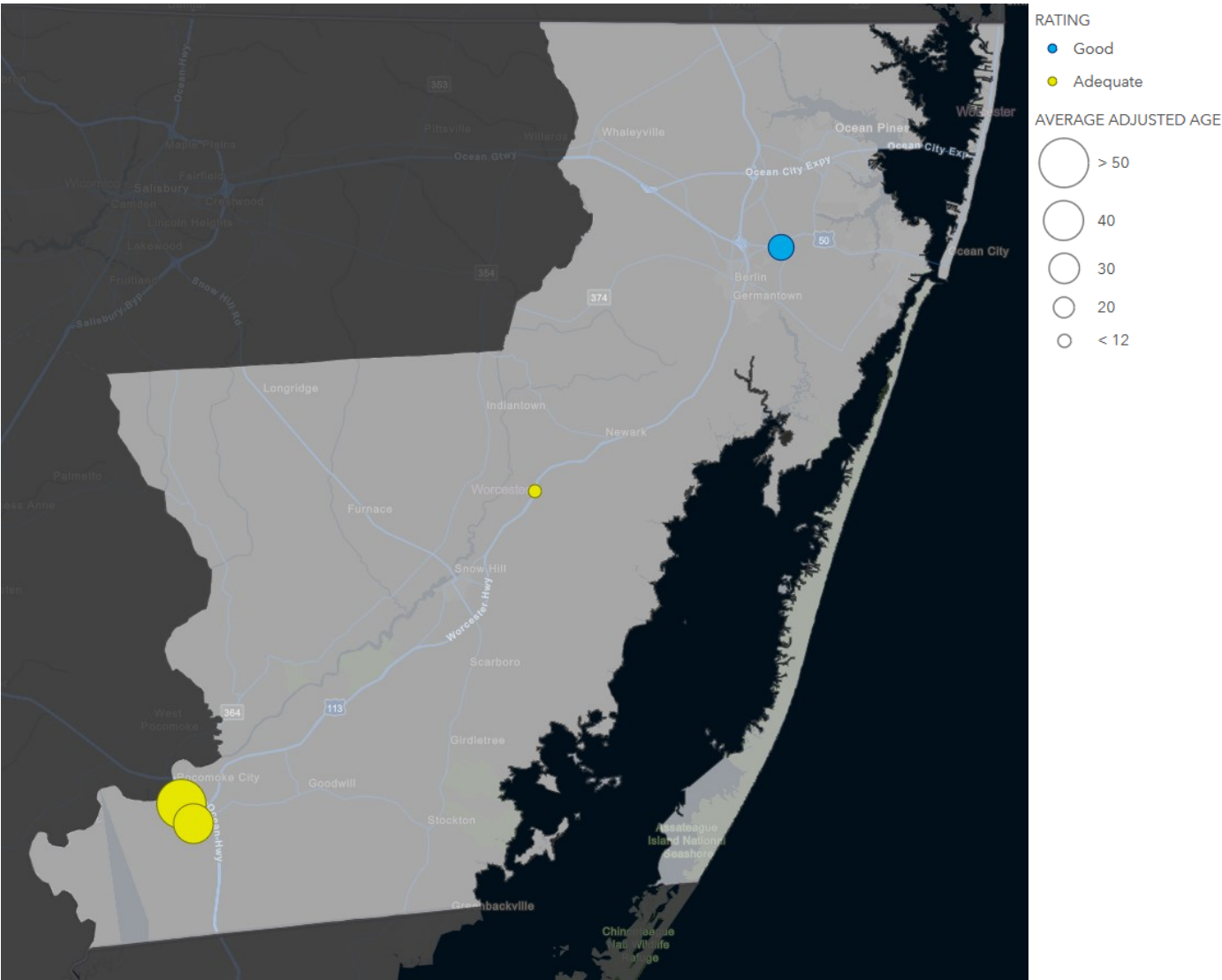
Stained ceiling tiles were observed in all inspected buildings and need to be replaced once the cause is identified and repaired.

The routine fire extinguisher inspections were not being completed as required.

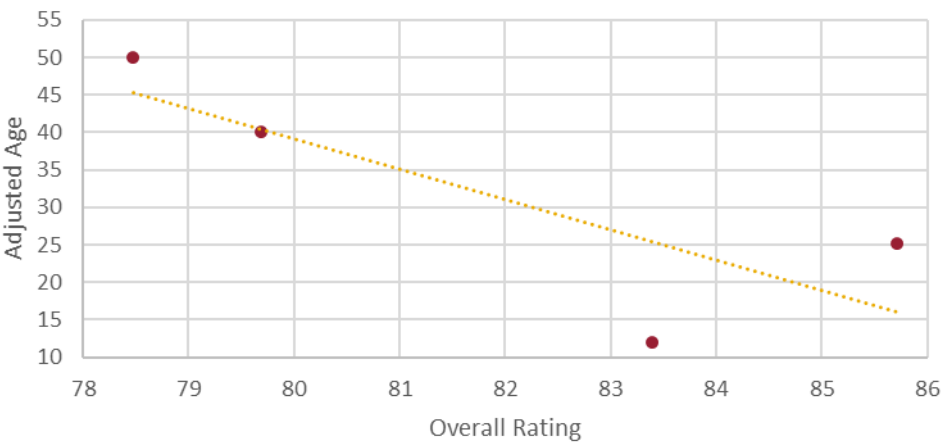


School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Pocomoke Elementary	40	Adequate	0	9	14	8	0
2. Pocomoke Middle	50	Adequate	0	10	8	10	1
3. Stephen Decatur High	25	Good	0	23	10	2	0
4. Worcester Technical High School	12	Adequate	3	10	14	4	0
Totals			3	52	46	24	1
Percentage of Total Ratings for System			2%	41%	37%	19%	1%

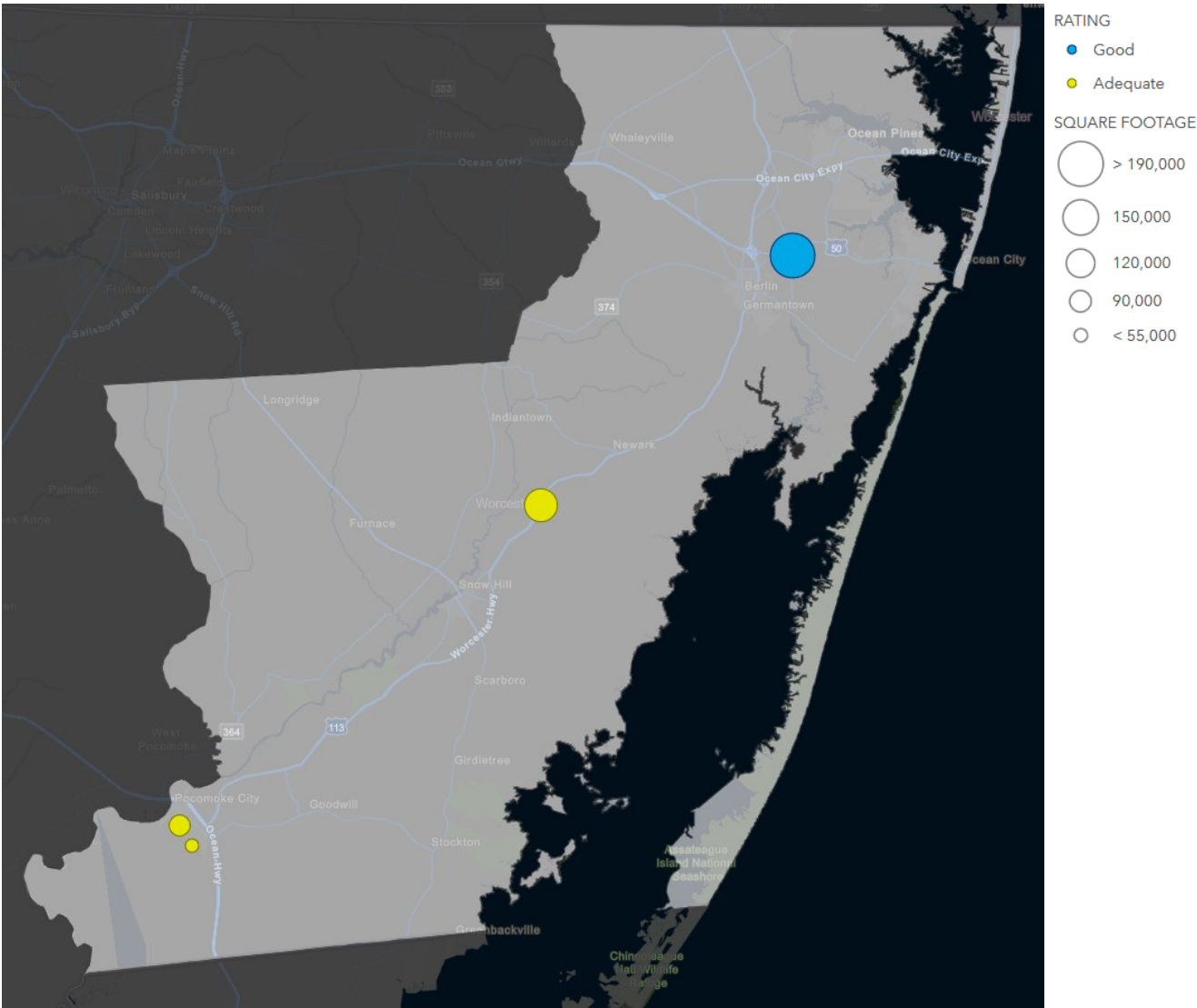
Overall Rating vs Adjusted Building Age



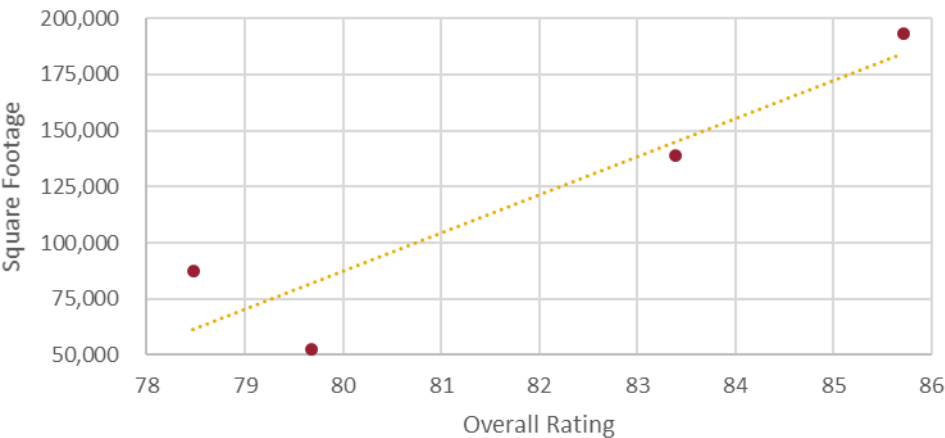
Overall Rating vs. Adjusted Age



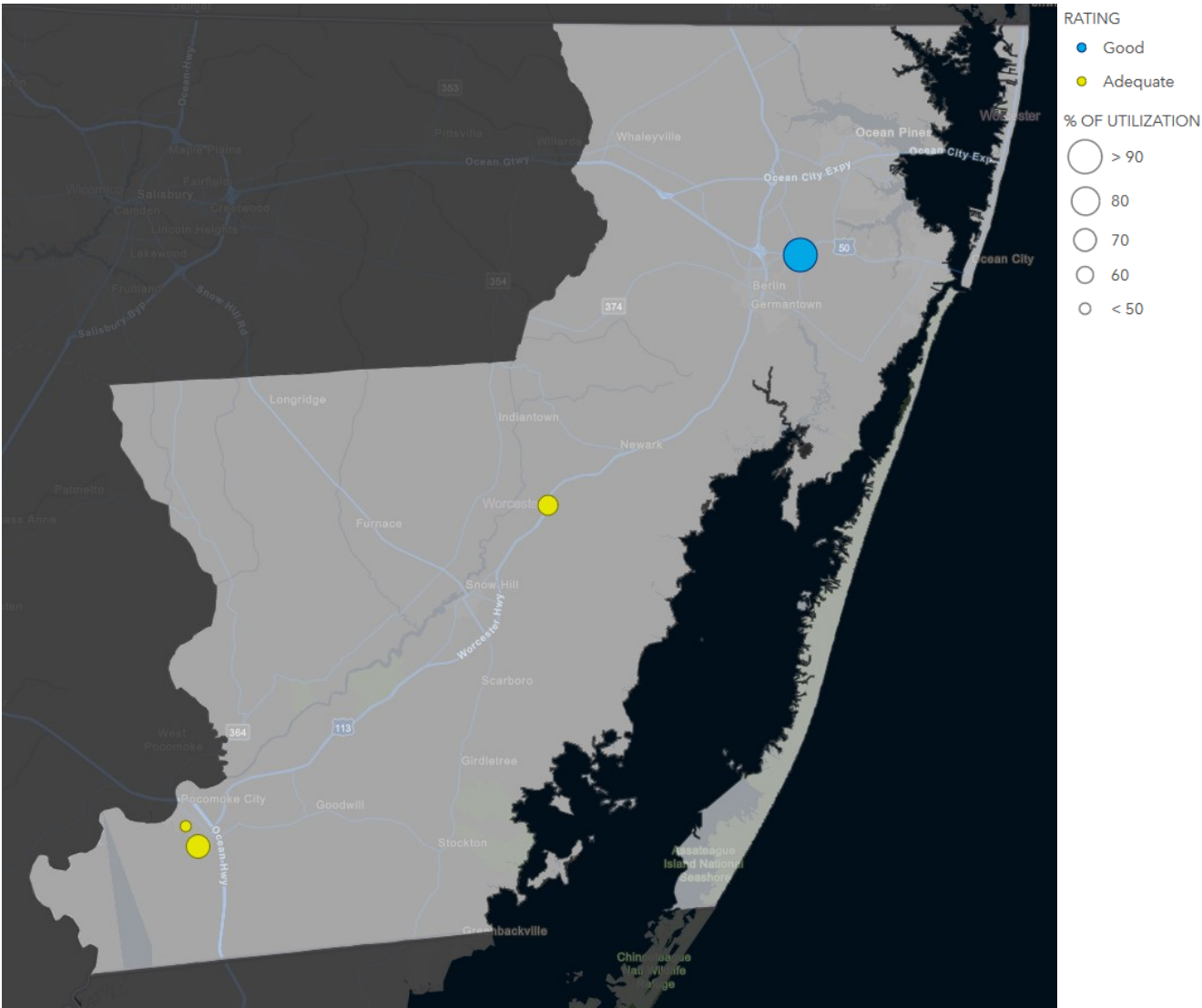
Overall Rating vs Square Footage



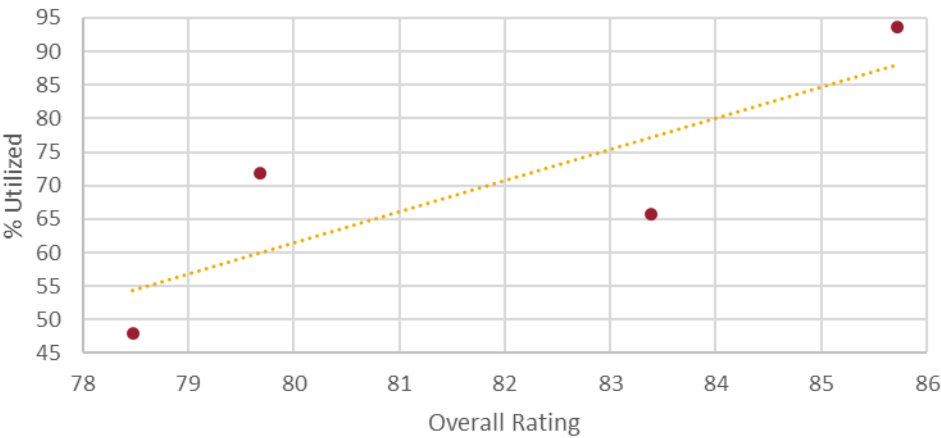
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

	Elementary	Elementary/	Middle	High	Career Tech	
Superior						
Good				1		1
Adequate	1	1			1	3
Not Adequate						
Poor						
Totals	1	1		1	1	4

Overall Rating Results by Fiscal Year FY 2017–2020

	FY 2017	FY 2018	FY 2019	FY 2020	
Superior					
Good	1		2	1	4
Adequate		1	2	3	6
Not Adequate					
Poor					
Totals	1	1	4	4	10

Recommendations

- The functionality of the computerized maintenance management system (CMMS) should be utilized more fully to ensure deficiencies are identified and repaired in a timely manner.
- Both preventive and reactive maintenance should be performed more regularly or thoroughly to the roofs to ensure leaks are not penetrating the interior of the buildings. Deficiencies identified on the semi-annual roof inspections should be submitted to the computerized maintenance management system (CMMS) and corrected.
- A map should be used to identify fire extinguisher locations so thorough routine inspections can be completed.
- Additional training for on-site staff is recommended to ensure custodial and maintenance routines and responsibilities are clear and being followed.

Item IV. Cecil County Gilpin Manor Elementary School Reversion/Amendment/Reallocation

Motion:

To approve a request from Cecil County Public Schools (CCPS):

1. To revert the unused project contingency for change orders in the amount of \$289,557 from the Gilpin Manor Elementary School Replacement project PSC # 07.016.17/18/19 LPC to the Statewide Reserved Appropriations Account for CCPS.
2. To amend the FY 2021 CIP by allocating the \$289,557 held in the Statewide Reserved Appropriations Account for CCPS to the Cecil Manor Elementary HVAC project PSC# 07.030.19/21 SR.

Background Information and Building Data:

On August 12, 2020 CCPS's submitted a request to have the Gilpin Manor ES Replacement project PSC # 07.016.17/18/19 LPC contingency reserved for change orders¹ be reverted and that all change orders for this project be funded at the local level. Staff recommends that the IAC approve the reversion of the unused balance and the allocation in the same amount to the Cecil Manor ES HVAC PSC #07.030.19/21 SR project partially funded in the FY 2021 Capital Improvement Program (CIP).

Approval of the amendment to the FY 2021 CIP will increase the current project allocation for Cecil Manor ES from \$22,987 to \$312,544 and reduce the remaining State future obligation from \$1,594,213 to \$1,281,669.

¹ Due to a change in statute (2018 Md. Laws, Chap 14), the IAC is no longer holding a contingency reserved for change orders on projects. Gilpin Manor was awarded before this change, resulting in this available contingency funding.

Item V. Baltimore City E15M HVAC Status Report

Motion:

This item is informational and does not require IAC action.

Background Information:

Please see the attached table: Baltimore City E15M HVAC Status Report. This table was originally presented at the August 20th, 2020 IAC Meeting. There are no additional updates to report since that time.

			Project Schedule		Project Phase					Project Status							Contract Status			
Baltimore City E15M HVAC Status Report			FinishDesign	FinishConstruct	Procurement	Design	Procurement	Construct	CurrentTask	Behind > 2months	Behind <2 months	Behind < 1 month	On-Time	Ahead	Operational	Design Contracts		Construct Contracts		
																Approved	Contracted	Approved	Contracted	
SchoolName	ScopeOfWork	TotalAllocation																		
Benjamin Franklin HS #239	Boiler replacement	\$67,965	-	-					OPERATIONAL 04/2020							09/12/19	\$67,965	-	-	
Callaway ES #251	Unit vent replacement	\$1,611,887	03/01/20	07/29/21					DESIGN							06/14/19	\$111,887	-	-	
Commodore John Rodgers EM #027	Chiller, cooling tower, air handler	\$1,120,000	11/05/19	10/02/20					CONSTRUCTION							06/14/19	\$120,000	04/09/20	\$1,000,000	
Fallstaff ES #241	Boiler replacement	\$100,000	03/12/20	08/31/20					CONSTRUCTION							-	-	03/12/20	\$100,000	
Frederick Douglass HS #450	Water heater installation	\$43,520	-	06/01/19					OPERATIONAL 04/2019							-	-	12/13/19	\$43,520	
Frederick Douglass HS #450	Boiler replacement	\$1,072,451	01/30/20	06/28/21					CONSTRUCTION							06/14/19	\$72,451	04/09/20	\$1,000,000	
Gwynns Falls ES #060	Boiler section replacement	\$67,711	-	04/06/19					OPERATIONAL 04/2019							-	-	12/13/19	\$67,711	
Harlem Park BLDG #078	Boiler section replacement	\$19,630	-	03/05/19					OPERATIONAL 03/2019							-	-	12/13/19	\$19,630	
Harlem Park BLDG #078	Boiler replacement	\$1,158,423	08/01/19	12/28/20					IAC REVIEW							07/09/19	\$158,423	-	-	
Highlandtown EM #215	Condenser pipe replacement	\$127,000	-	04/22/19					OPERATIONAL 07/2019							-	-	12/13/19	\$127,000	
Highlandtown EM #215	Chiller replacement	\$829,600	08/01/19	12/28/20					CONSTRUCTION							07/09/19	\$79,600	04/09/20	\$750,000	
Leithwalk EM #245	BAS upgrade	\$46,000	-	06/01/19					OPERATIONAL 12/2019							-	-	-	-	
Liberty ES #064	Cooling tower, unit vent, controls	\$1,086,400	09/05/19	02/01/21					CONSTRUCTION							06/14/19	\$86,400	03/12/20	\$1,000,000	
Lockerman Bundy ES #261	Water heater installation	\$46,500	-	05/15/19					OPERATIONAL 05/2019							-	-	12/13/19	\$46,500	
Margaret Brent PK-8 #053	Cooling tower, pipe replacement	\$1,066,800	07/05/19	06/02/21					CONSTRUCTION							06/14/19	\$66,800	12/13/19	\$1,000,000	
Tench Tilghman PK-8 #013	Chiller, air handler replacement	\$1,854,000	10/01/19	08/29/21					CONSTRUCTION							06/14/19	\$153,498	03/12/20	\$1,700,502	
Thomas Johnson EM #084	Air handler replacement	\$385,000	02/15/20	07/14/21					BID DOCS							03/12/20	\$35,000	-	-	
Westport PK-8 #225	Boiler, air handler replacement	\$1,337,721	12/20/19	05/18/21					FINALIZE CONTRACT							06/14/19	\$137,721	06/25/20	\$1,200,000	
Windsor Hills EM #087	Chiller replacement	\$1,980,000	03/15/20	08/12/21					BID DOCS							08/28/19	\$180,000	-	-	
Source: Baltimore City Public Schools, AUG 3, 2020		\$14,020,608								1	0	3	7	1	7		\$1,269,745		\$8,054,863	
						Project Phase			Project Status							Contract Status				
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																Allocations		\$14,020,608		
																Contracts		\$9,324,608		
																Expenditures		\$0		
IAC MEETING 09/10/2020																				