

# Maintenance of Maryland's Public School Buildings

STATE OF MARYLAND  
INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION

**FY 2018 Annual Report**

**October 30, 2018**

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# I. PRE K-12 PUBLIC SCHOOL MAINTENANCE IN MARYLAND

## A. FY 2018 PROGRAM

The Interagency Commission on School construction (IAC) is reporting on 199 maintenance effectiveness assessments performed in FY 2018 representing 14.5% of Maryland's PreK-12 public schools. Until FY 2017, two IAC assessors visited each school facility in the State on an approximate 6-7 year cycle providing assessments of a uniform percentage of each LEA's total schools. This delivered comparable year-to-year and LEA-to-LEA performance metrics. Beginning in FY 2017, to provide more effective feedback to Maryland school systems, the IAC directed staff to alter the schedule in support of differential accountability so that poorer performing LEAs receive a higher percentage of assessments than higher performing LEAs.

Table A represents the average maintenance effectiveness ratings of each LEA. Eleven school systems have been identified that consistently achieve a high percentage of *Good* or *Superior* ratings. The six-year summary, FY13 - FY18, is the latest year results added to the five-year summary calculations, FY13 - FY17, in the FY 2017 Annual Report. A six-year summary aligns with information included in the annual Managing for Results (MFR) submission. Nine LEAs in this group have been identified to have received lower scores, and therefore a higher percentage of their school facilities will receive assessments annually until they receive more Good and Superior ratings. These poorer performing LEAs include four of the five largest and the two smallest school systems in Maryland.

**TABLE A: LEA MAINTENANCE EFFECTIVENESS REPORT**

LEA	LEA CHARACTERISTICS			FIVE-YEAR SUMMARY, FY10 - FY14			SIX-YEAR SUMMARY, FY13 - FY18		
	TOTAL # OF SCHOOL FACILITIES as of 9/7/2018	FY 2018 Insp by accountability	AVG. ADJUSTED AGE OF SCHOOLS	# OF SCHOOLS ASSESSED FY10-14	% SUPERIOR + GOOD	% NOT ADEQUATE + POOR	# OF SCHOOLS ASSESSED FY13-18	% SUPERIOR + GOOD	% NOT ADEQUATE + POOR
TOTALS	1381	199		1111			1338		
Allegany	22	4	36	16	88%	0%	20	75%	0%
Anne Arundel	120	21	29	100	66%	1%	123	66%	0%
Baltimore City	159	38	41	104	30%	19%	207	16%	16%
Baltimore Co	163	32	33	122	81%	0%	160	85%	0%
Calvert	26	1	26	20	95%	0%	19	100%	0%
Caroline	10	1	27	9	100%	0%	9	100%	0%
Carroll	40	1	25	34	94%	0%	31	94%	0%
Cecil	29	1	27	26	96%	0%	21	95%	0%
Charles	38	2	29	30	87%	0%	28	89%	0%
Dorchester	14	1	32	12	75%	0%	12	67%	0%
Frederick	66	1	30	53	96%	0%	45	100%	0%
Garrett	13	1	29	13	100%	0%	11	91%	0%
Harford	53	5	29	39	67%	0%	55	78%	0%
Howard	75	1	16	61	97%	0%	64	97%	0%
Kent	5	1	40	5	100%	0%	6	67%	0%
Montgomery	209	39	24	173	66%	1%	207	65%	1%
Prince George's	194	40	37	172	49%	3%	204	42%	2%
Queen Anne's	14	1	18	13	77%	0%	12	100%	0%
St. Mary's	10	3	24	20	75%	0%	26	85%	0%
Somerset	27	1	28	9	78%	0%	9	56%	0%
Talbot	9	1	16	8	100%	0%	8	88%	0%
Washington	47	1	31	39	97%	0%	32	97%	0%
Wicomico	24	1	29	21	86%	0%	19	95%	0%
Worcester	14	1	29	12	83%	0%	10	50%	0%

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION  
 LEA MAINTENANCE EFFECTIVENESS REPORT  
 Avg FY 10-14 and FY 13-18 (Current Year + Last five Years)  
 Updated 10/1/18

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. 66%

## **B. BACKGROUND**

In June of 1971, the Board of Public Works (BPW) established the Interagency Committee on School Construction (IAC) 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 surveys 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.

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 facility 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:

- > 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 surveys in the 24 school systems per year, as well as re-inspections of schools surveyed in a prior fiscal year that received ratings of *Not Adequate* or *Poor*.<sup>1</sup>

- Included maintenance inspection 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 inspection program and the annual Public School Construction CIP:
  - Beginning with the FY 2010 CIP, LEAs were required to include the three most recent roof inspection reports as a threshold condition for approval of roof replacement projects.
  - LEAs have been encouraged to broaden the scope of certain systemic renovation projects in order to address multiple deficiencies for “biggest-bang-for-the-buck,” and to 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.

Most recently, in April 2018, as a result of findings by the 21st Century School Facilities Commission, which was established by the Presiding Officers in 2016 and released its final report in December 2017, the Maryland State Legislature enacted the 21st Century Facilities Act (HB1783 – 2018 Md. Laws, Chap. 14). The new legislation makes several significant and comprehensive changes to the school construction program, including:

- Reorganizing the Interagency Committee on School Construction (IAC) as the Interagency Commission on School Construction (IAC) as of June 1, 2018,
- Increasing the size of the IAC membership and making the IAC an independent commission,
- Requiring the IAC to conduct an initial statewide assessment of all school facilities by July 1, 2019 with regular updates thereafter, that it be completed based on educational facilities sufficiency standards, and that recommendations be submitted by a workgroup on how to use the assessments in making school funding decisions to the Governor and General Assembly by December 1, 2019,

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

- Requiring each LEA develop and adopt preventive maintenance schedules for their schools based on industry standards.

Table B on Page 5 shows the ratings for all maintenance effectiveness assessments reported during the 38 fiscal years the surveys have been conducted, as well as the percentage of schools associated with each rating. There were 5,238 school maintenance assessments between FY 1981 and FY 2018, and 2,941 (56%) received the highest rating categories of *Superior* and *Good*, while 259 (5%) received ratings of *Not Adequate* and 36 (<1%) received ratings of *Poor*. The remaining 2,002 (38%) schools received ratings of *Adequate*. Since FY 2008, 56 of the total number of surveys were re-inspections of facilities that had received ratings of *Not Adequate* or *Poor* in a previous year.

### **C. SUMMARY**

Highly effective maintenance is critical to achieving fiscally sustainable school facilities. If maintenance is being performed well, maintenance budgets are adequate to the task, capital investment is sufficient and is applied strategically in critical areas, and LEAs are improving their practices through efficiencies and training, facilities will last longer and with a 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 economical 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 scale to support the LEAs with facilities management tools such as a cloud-based Computerized Maintenance Management System (CMMS) and facilities condition indexes to provide post occupancy evaluations, performance benchmarks, and direct technical support, and to assist with the sharing of best practices.

Maryland's General Assembly and the Administration have provided \$4.4 billion in capital funding between fiscal years 2006 and 2018 for public school construction. Maryland does not yet have robust and statewide comparable facilities data although this will be resolved with the statewide facility assessments to be completed in 2019 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>

Since total cost of ownership of school facilities continues to increase because of the trend of increasing size and expense of facilities, 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 data driven facilities management is necessary to manage cost of ownership and sustain our schools.

**TABLE B: MAINTENANCE SURVEY RESULTS FISCAL YEARS 1981-2018  
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 <sup>(1)</sup>	
2008	151	89	10	0	250	10
2009	69	71	5	0	145 <sup>(2)</sup>	7
2010	130	54	3	0	187 <sup>(2)</sup>	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
<b>2018</b>	<b>88</b>	<b>101</b>	<b>10</b>	<b>0</b>	<b>199<sup>(3)</sup></b>	
Total Ratings	2941	2002	259	36	5238	
<b>Total Percentages</b>	<b>56.15%</b>	<b>38.22%</b>	<b>4.94%</b>	<b>0.69%</b>	<b>100%</b>	

- (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 2018

### A. PROCEDURES AND METHODS

- The FY 2018 maintenance effectiveness assessments were conducted between September 2017 and June 2018 by the IAC's two full-time maintenance assessors.
- The method of selecting schools to be assessed was modified for FY 2017 and FY 2018 from being uniform sample percentages of each LEA to a differential accountability methodology focusing on the lowest performing schools and LEAs.
- The PSCP notified each LEA of the selected schools two weeks prior to beginning the scheduled surveys. Generally, a facility maintenance representative or a member of the school staff accompanied the assessors to answer questions and assist with access to secured areas.
- Of 203 schools assessed, results for 199 schools were included in the annual report. For fiscal year 2018, assessed schools that were found to have been replaced or fully renovated within the last two years, of which there were four, did not receive a rating due to the difficulty in assessing good maintenance at new schools and to eliminate unduly identifying schools to be singled out for superior maintenance; however, those school reports were provided to the LEA to communicate any deficiencies identified during the assessment.
- During each survey, 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 Survey Form, pages 15-17.) 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 survey 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*.

#### 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>

### **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.
- Since regulations require that semi-annual roofing inspections 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 inspection 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 preventative 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 inspection 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 surveys. 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-inspection is performed.

## **B. FY 2018 ASSESSMENT RESULTS**

The specific ratings of schools assessed in each school district are shown in Table C "FY 2018 Maintenance Survey Results".

Of the 199 reported school assessment results in FY 2018:

- > 3 schools were rated *Superior*
- > 85 schools were rated *Good*
- > 101 schools were rated *Adequate*
- > 10 schools were rated *Not Adequate*
- > 0 schools were rated *Poor*

**TABLE C: FY 2018 MAINTENANCE SURVEY RESULTS**

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Allegany (4)</b>				
Bel Air Elementary	01.003	Elementary	44,789	Good
Braddock Middle	01.035	Middle	98,887	Good
Frost Elementary	01.029	Elementary	36,864	Adequate
Westmar Middle	01.014	Middle	125,649	Adequate
			<b>306,189</b>	
<b>Anne Arundel (21)</b>				
Chesapeake High	02.012	High	322,400	Good
Meade High	02.013	High	351,142	Adequate
Broadneck High	02.032	High	297,740	Adequate
Eastport Elementary	02.035	Elementary	42,430	Good
Corkran Middle	02.051	Middle	151,790	Adequate
Northeast High	02.055	High	320,308	Adequate
Pershing Hill Elementary	02.060	Elementary	87,160	Good
Frank Hebron-Harman Elementary	02.064	Elementary	84,835	Good
Glendale Elementary	02.065	Elementary	75,065	Good
Meade Heights Elementary	02.066	Elementary	74,000	Good
Solley Elementary	02.067	Elementary	83,336	Good
West Meade EEC	02.072	Elementary	45,680	Good
Park Elementary	02.076	Elementary	68,779	Good
South Shore Elementary	02.077	Elementary	52,503	Good
Maryland City Elementary	02.082	Elementary	54,316	Good
Folger McKinsey Elementary	02.086	Elementary	83,175	Good
Hilltop Elementary	02.088	Elementary	82,903	Adequate
Piney Orchard Elementary	02.100	Elementary	76,448	Good
Meade Middle	02.104	Middle	150,000	Adequate
North Glen Elementary	02.118	Elementary	57,087	Good
Lindale Middle	02.127	Middle	191,583	Adequate
			<b>2,752,680</b>	
<b>Baltimore City (38)</b>				
Arlington PK-8 # 234	30.094	PreK-8	82,625	Adequate
Baltimore School for the Arts # 415	30.178	High	149,895	Adequate
Barclay PK-8 # 054	30.260	PreK-8	69,650	Adequate
Bragg Nature Study Center	30.276	Science	22,659	Good
Canton Building # 230	30.166	Middle/High	97,568	Not Adequate
City Springs PK-8 # 008	30.202	PreK-8	80,310	Adequate
Claremont Special Ed. High # 307	30.171	Special Ed.	18,780	Adequate
Diggs-Johnson Building # 162	30.249	PreK-8	68,242	Good
Dr. Bernard E. Harris Sr. Elementary # 250	30.204	Elementary	84,636	Adequate
Dr. Carter Goodwin Woodson PK-8 # 160	30.230	PreK-8	110,732	Not Adequate
Dr. Nathan Pitts/Ashburton PK-8 # 058	30.218	PreK-8	82,493	Adequate
Frederick Douglass HS #450	30.111	High	252,371	Not Adequate
Glenmount PK-8 # 235	30.095	PreK-8	91,514	Adequate
Grove Park PK-8 # 224	30.271	PreK-8	58,589	Good
Gwynns Falls Elementary # 060	30.261	Elementary	67,094	Adequate

**TABLE C: FY 2018 MAINTENANCE SURVEY RESULTS**

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Baltimore City (cont.)</b>				
Hamilton Building # 041	30.021	Middle/High	137,005	Adequate
Harbor City Building - West #413	30.213	High	64,153	Adequate
Holabird PK-8 # 229	30.240	PreK-8	58,094	Not Adequate
Mary A. Winterling Elementary	30.225	Elementary	86,483	Adequate
Moravia Park Building #105A	30.057	Elementary	89,000	Good
Moravia Park Building #105B	30.232	Elementary	57,887	Adequate
Northwood Elementary # 242	30.229	Elementary	83,816	Adequate
Patapsco PK-8 # 163	30.238	PreK-8	73,620	Not Adequate
Paul Laurence Dunbar High # 414	30.128	High	307,112	Adequate
Rognell Heights PK-8 # 089	30.211	PreK-8	78,988	Adequate
Tench Tilghman PK-8 # 013	30.144	PreK-8	56,875	Adequate
Thomas G. Hayes Building #102	30.275	Middle	88,634	Adequate
West Baltimore Building #080	30.237	Middle/High	244,681	Adequate
Westport PK-8 # 225	30.082	PreK-8	103,206	Not Adequate
Westside Skill Center (CTE) # 400B	30.180	High	219,525	Adequate
William H. Lemmel Building #079	30.040	Middle/High	213,358	Adequate
William S. Baer Special Ed. PK-12 # 301	30.108	Special Ed.	80,929	Adequate
Winston Middle # 209	30.173	Elementary/ Middle/High	100,060	Adequate
Yorkwood Elementary # 219	30.205	Elementary	71,861	Adequate
			<b>3,552,445</b>	
<b>Baltimore County (32)</b>				
Baltimore Highlands Elementary	03.100	Elementary	65,977	Adequate
Bedford Elementary	03.089	Elementary	45,745	Good
Campfield Early Childhood Center	03.136	Elementary	51,640	Adequate
Church Lane Elementary	03.026	Elementary	57,920	Adequate
Colgate Elementary	03.151	Elementary	48,100	Adequate
Deep Creek Middle	03.113	Middle	145,200	Good
Dogwood Elementary	03.171	Elementary	74,891	Adequate
Dulaney High	03.133	High	250,286	Adequate
Dumbarton Middle	03.049	Middle	149,455	Good
Dundalk Middle	03.041	Middle	143,070	Good
Edmondson Heights Elementary	03.101	Elementary	69,390	Adequate
Featherbed Lane Elementary	03.102	Elementary	75,631	Adequate
Franklin Elementary	03.150	Elementary	59,830	Good
Franklin High	03.120	High	211,892	Adequate
Franklin Middle	03.127	Middle	168,308	Good
Hillcrest Elementary	03.024	Elementary	75,850	Adequate
Kenwood High	03.148	High	292,029	Good
Lansdowne High	03.149	High	211,070	Adequate
Loch Raven Technical Academy	03.154	Middle	139,355	Good
New Town Elementary	03.143	Elementary	83,307	Adequate
Pikesville Middle	03.085	Middle	135,170	Good
Pot Spring Elementary	03.023	Elementary	55,440	Good
Randallstown Elementary	03.054	Elementary	53,161	Good

**TABLE C: FY 2018 MAINTENANCE SURVEY RESULTS**

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Baltimore County (cont.)</b>				
Rosedale Center	03.015	Alternate	55,445	Adequate
Seventh District Elementary	03.086	Elementary	56,908	Good
Shady Spring Elementary	03.031	Elementary	62,620	Good
Timonium Elementary	03.169	Elementary	62,847	Good
Vincent Farm Elementary	03.208	Elementary	90,132	Good
Westchester Elementary	03.130	Elementary	80,690	Adequate
Windsor Mill Middle	03.198	Middle	116,648	Adequate
Woodholme Elementary	03.199	Elementary	82,837	Good
Woodmoor Elementary	03.111	Elementary	73,078	Good
			<b>3,343,922</b>	
<b>Calvert (1)</b>				
Southern Middle	04.009	Middle	106,260	Good
			<b>106,260</b>	
<b>Caroline (1)</b>				
Lockerman Middle	05.005	Middle	108,842	Good
			<b>108,842</b>	
<b>Carroll (1)</b>				
Francis Scott Key High	06.024	High	184,500	Good
			<b>184,500</b>	
<b>Cecil (1)</b>				
Chesapeake City Elementary	07.015	Elementary	41,027	Good
			<b>41,027</b>	
<b>Charles (2)</b>				
Arthur Middleton Elementary	08.011	Elementary	76,249	Good
La Plata High	08.013	High	174,318	Good
			<b>250,567</b>	
<b>Dorchester (1)</b>				
South Dorchester Pre K-8	09.012	PreK-8	35,000	Good
			<b>35,000</b>	
<b>Frederick (1)</b>				
Oakdale Middle	10.063	Middle	109,089	Good
			<b>109,089</b>	
<b>Garrett (1)</b>				
Southern High	11.005	High	177,715	Adequate
			<b>177,715</b>	
<b>Harford (5)</b>				
Center for Educational Opportunity	12.018	Alternate	107,087	Good
Forest Lakes Elementary	12.048	Elementary	68,971	Good
Havre de Grace Middle	12.039	Middle	102,000	Good
Hickory Elementary	12.041	Elementary	77,958	Adequate
North Harford High	12.016	High	245,238	Good
			<b>601,254</b>	

**TABLE C: FY 2018 MAINTENANCE SURVEY RESULTS**

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Howard (1)</b>				
Howard High	13.012	High	284,241	Adequate
			<b>284,241</b>	
<b>Kent (1)</b>				
Kent County Middle	14.003	Middle	78,785	Good
			<b>78,785</b>	
<b>Montgomery (39)</b>				
Argyle Middle	15.231	Middle	120,205	Adequate
Brooke Grove Elementary	15.164	Elementary	72,582	Good
Cabin John Middle	15.209	Middle	159,514	Good
Cannon Road Elementary	15.179	Elementary	83,377	Superior
Carson (Rachel) Elementary	15.163	Elementary	78,547	Good
Daly (Capt. James E.) Elementary	15.159	Elementary	78,210	Good
Drew (Dr. Charles) Elementary	15.169	Elementary	73,975	Good
Farmland Elementary	15.242	Elementary	89,988	Good
Flower Valley Elementary	15.217	Elementary	61,567	Adequate
Forest Oak Middle	15.191	Middle	132,259	Adequate
Gaithersburg High	15.130	High	427,048	Superior
Galway Elementary	15.213	Elementary	103,170	Good
Gibbs, Jr. (William B.) Elementary School	15.273	Elementary	88,042	Good
Goshen Elementary	15.156	Elementary	76,740	Adequate
Greencastle Elementary	15.155	Elementary	78,275	Good
Harmony Hills Elementary	15.050	Elementary	85,648	Adequate
Kemp Mill Elementary	15.227	Elementary	68,222	Adequate
Kingsview Middle	15.200	Middle	140,398	Good
Little Bennett Elementary	15.270	Elementary	82,511	Good
Marshall (Thurgood) Elementary	15.187	Elementary	77,798	Good
Matsunaga (Spark M.) Elementary	15.254	Elementary	90,718	Adequate
McNair (Ronald) Elementary	15.162	Elementary	78,275	Adequate
Mill Creek Towne Elementary	15.121	Elementary	67,465	Good
Newport Mill Middle	15.063	Middle	108,240	Adequate
North Lake Center	15.236	Alternate	40,378	Adequate
Oakland Terrace Elementary	15.140	Elementary	79,145	Good
Piney Branch Elementary	15.249	Elementary	99,706	Adequate
Poole (John) Middle	15.216	Middle	85,669	Good
Radnor Center	15.237	Alternate	36,663	Adequate
Ride (Dr. Sally K.) Elementary	15.189	Elementary	78,686	Good
Rock View Elementary	15.244	Elementary	91,977	Adequate
Rosa Parks Middle	15.168	Middle	137,469	Good
Roscoe Nix Elementary	15.271	Elementary	88,351	Good
Sequoyah Elementary	15.160	Elementary	72,582	Good
Sligo Creek Elementary	15.264	Elementary	98,799	Adequate
Summit Hall Elementary	15.174	Elementary	68,059	Adequate
Wayside Elementary	15.033	Elementary	93,453	Good

**TABLE C: FY 2018 MAINTENANCE SURVEY RESULTS**

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Montgomery County (cont.)</b>				
Westover Elementary	15.232	Elementary	54,645	Good
Wootton (Thomas S.) High	15.023	High	295,620	Adequate
			<b>3,943,976</b>	
<b>Prince George's (40)</b>				
Accokeek Academy (Eugene Burroughs)	16.005	PreK-8	126,286	Good
Annapolis Road Academy High	16.163	Alternate	55,577	Not Adequate
Bladensburg Elementary	16.106	Elementary	62,050	Adequate
Bond Mill Elementary	16.233	Elementary	58,325	Good
Calverton Elementary	16.182	Elementary	58,322	Adequate
Capitol Heights Elementary	16.056	Elementary	44,764	Adequate
Cesar Chavez Elementary	16.167	Elementary	30,066	Adequate
Charles Herbert Flowers High	16.174	High	332,500	Good
Cool Spring Elementary	16.134	Elementary	139,211	Adequate
Cora L. Rice Elementary	16.054	Elementary	83,482	Adequate
Crossland High	16.033	High	335,141	Adequate
Dodge Park Elementary	16.117	Elementary	50,499	Adequate
Drew-Freeman Middle	16.159	Middle	142,413	Adequate
Ernest Everett Just Middle	16.219	Middle	138,901	Adequate
Fairmont Heights High	16.096	High	174,128	Not Adequate
Francis Scott Key Elementary	16.160	Elementary	86,814	Adequate
Glenn Dale Elementary	16.202	Elementary	44,644	Not Adequate
Greenbelt Elementary	16.108	Elementary	67,500	Adequate
Greenbelt Middle	16.256	Middle	135,000	Good
Highland Park Elementary	16.192	Elementary	61,555	Not Adequate
Judith P. Hoyer Montessori	16.022	PreK-8	46,152	Adequate
Kenmoor Middle	16.212	Middle	128,381	Adequate
Kingsford Elementary	16.133	Elementary	86,814	Adequate
Lake Arbor Elementary	16.234	Elementary	76,842	Adequate
Magnolia Elementary	16.135	Elementary	54,506	Adequate
Margaret Brent Regional School	16.100	Special Ed.	48,236	Adequate
Northview Elementary	16.250	Elementary	77,646	Adequate
Overlook Elementary	16.129	Elementary	47,649	Good
Perrywood Elementary	16.207	Elementary	76,137	Adequate
Rockledge Elementary	16.148	Elementary	56,252	Adequate
Rosa L. Parks Elementary	16.253	Elementary	81,705	Adequate
Rosaryville Elementary	16.227	Elementary	76,200	Adequate
Samuel P. Massie Academy	16.191	PreK-8	97,243	Good
Scotchtown Hills Elementary	16.127	Elementary	79,757	Adequate
Seat Pleasant Elementary	16.252	Elementary	42,888	Adequate
Suitland Elementary	16.232	Elementary	76,333	Good
Suitland High Annex	16.258	High	70,993	Adequate
Whitehall Elementary	16.249	Elementary	38,583	Adequate
William W. Hall Academy	16.226	PreK-8	100,000	Good

**TABLE C: FY 2018 MAINTENANCE SURVEY RESULTS**

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Prince George's County (cont.)</b>				
Woodridge Elementary	16.052	Elementary	31,687	Adequate
			<b>3,621,182</b>	
<b>Queen Anne's (1)</b>				
Kennard Elementary	17.012	Elementary	64,010	Good
			<b>64,010</b>	
<b>St. Mary's (3)</b>				
Evergreen Elementary School	18.031	Elementary	74,227	Good
George Washington Carver Elementary	18.032	Elementary	61,385	Good
Margaret Brent Middle	18.009	Middle	131,354	Good
			<b>266,966</b>	
<b>Somerset (1)</b>				
Somerset Intermediate School	19.016	Middle	77,652	Good
			<b>77,652</b>	
<b>Talbot (1)</b>				
Easton Middle	20.004	Middle	106,985	Adequate
			<b>106,985</b>	
<b>Washington (1)</b>				
Clear Spring Middle	21.007	Middle	66,122	Superior
			<b>66,122</b>	
<b>Wicomico (1)</b>				
Mardela Middle/High	22.018	Middle/High	87,633	Good
			<b>87,633</b>	
<b>Worcester (1)</b>				
Berlin Intermediate	23.012	Elementary/Middle	101,000	Adequate
			<b>101,000</b>	

**Total Number of Schools Assessed:199**

**Total Square Feet Assessed: 20,647,61**

## 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:

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:			

**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/CHILLED 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:			

<b>ADDITIONAL NOTES &amp; COMMENTS</b>
#N/A

## FY 2018 MAINTENANCE ASSESSMENT RESULTS: A DISTRICT-BY-DISTRICT OVERVIEW

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 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 inspected 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

Four schools were inspected in September 2017. Bel Air Elementary, Braddock Middle, and Frost Elementary were constructed in 1974, 1965 and 1967 respectively and never received renovations or additions that would have adjusted their ages. Westmar Middle, constructed in 1953, received a full renovation and small addition in 1996, resulting in an adjusted building age of 23 years.

The three schools that had never been renovated were noted as having very good custodial and maintenance attention to the interior. Westmar Middle appears to be in need of improved use of the work order system to ensure maintenance and repairs are conducted in a timely manner.

The roofs at Braddock Middle and Westmar Middle were replaced in the last few years. Braddock Middle's roof is in like-new condition and appears to be very well maintained. The roof at Westmar Middle appears maintained but has substantial ponding that should be evaluated and possibly addressed through the warranty. The 1992 EPDM roof at Frost Elementary and the 1995 EPDM roof at Bel Air Elementary are at the end of their useful life and were reported by the LEA at the time of inspection to be in fair to poor condition. Frost Elementary has subsequently received funding in the FY 2018 Aging Schools Program for a roof replacement. It is recommended the 1995 EPDM roof at Bel Air Elementary be prioritized also for replacement in the near future.

Allegany County Public Schools had achieved an average overall rating of inspected schools of *Good* every year the Public School Construction Program has conducted inspections. The average numerical score this year was very close to a *Good* rating as well but fell just below to an overall *Adequate* rating.

Generally, very good custodial care and maintenance awareness were noted, given the age of the facilities inspected. However, the preventive maintenance practice of changing the ventilation equipment filters bi-annually should be evaluated to

ensure the needs of the equipment are met and air-quality is maintained. Additionally, the asphalt parking lot surfaces at two of the schools, Frost Elementary and Westmar Middle, are in need of maintenance attention or replacement.



**Frost Elementary**

**FY 2018**

- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 4 schools inspected: 2 Elementary, 2 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 2 Good
  - ✓ 2 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected schools: **Adequate (84.74)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bel Air E.	44	Good	2	21	4	2	1
2. Braddock M.	53	Good	4	16	10	3	0
3. Frost E.	51	Adequate	0	19	7	2	2
4. Westmar M.	23	Adequate	0	16	7	7	3
<b>Totals</b>			<b>6</b>	<b>72</b>	<b>28</b>	<b>14</b>	<b>6</b>
<b>Percentage of Total Ratings for System</b>			<b>5%</b>	<b>57%</b>	<b>22%</b>	<b>11%</b>	<b>5%</b>

# Anne Arundel County

Twenty-four schools were inspected in November 2017. Three of these schools had been fully renovated or replaced within the last two years and were not given ratings to avoid characterizing “new” schools as receiving Superior maintenance when it is too early to determine. The original existing square footage at the 21 rated schools dates from 1909 to 2017, with adjusted building ages ranging from 56 years to 4 years. Currently, Anne Arundel County has the tenth oldest average age of facilities in the State of Maryland and is one year older than the Statewide average of 30 years. Maintaining a large inventory of this age can be challenging and Anne Arundel County Public Schools has consistently received an average overall rating of assessed schools of *Good* every year since the assessments were first performed by the PSCP staff in FY 2007.

Of the 21 schools rated, six schools received at least one or more *Poor* category ratings. Lindale Middle received a *Poor* rating in the Windows category only but the remaining five schools, Glendale Elementary, Meade Middle, Northeast High, Hilltop Elementary, and Broadneck High, each received two or more *Poor* ratings. None of the *Poor* ratings at these schools are in the same category. Northeast High received three *Poor* ratings, in the Ventilation Equipment, HVAC Controls, and Fan Coil Units (FCUs)/Radiators/Wall Units categories, and *Not Adequate* ratings in the Air Conditioning and Equipment Room categories. Meade Middle received *Poor* ratings in the Roof Conditions and Flashing & Gravel Stops categories; however, phase one of the State-funded roof replacement project to replace the shingled roof was just completed and phase two to replace the built-up roof was scheduled for the summer of 2018. Additional training may be needed in the categories receiving *Not Adequate* or *Poor* ratings and additional oversight should be considered to aid in the growth and development of the onsite building managers.

Six of the seven schools receiving overall *Adequate* ratings are middle or high schools. All of the elementary schools received a rating of *Good* with the exception of Hilltop Elementary which received a rating of *Adequate*.

The LEA representatives present during the school visits showed a genuine interest in the assessment process and a desire to have deficiencies repaired in a professional and timely manner with minimal disruption to classroom teaching.



**Glendale Elementary**

## FY 2018

- 120 total active schools in system
  - Avg. Adjusted Age, all schools: 1989
  - 24 schools inspected: 17 Elementary, 3 Middle, 4 High
- Results:
- ✓ 0 Superior
  - ✓ 14 Good
  - ✓ 7 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
  - ✓ 3 Not Rated
- Average overall rating of inspected (and rated) schools: **Good (86.91)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Benfield E.	1	Not Rated					
2. Broadneck H.	24	Adequate	1	15	8	8	2
3. Chesapeake H.	39	Good	1	19	7	5	0
4. Corkran M.	56	Adequate	0	17	15	1	0
5. Eastport E.	25	Good	10	19	2	2	0
6. Folger McKinsey E.	6	Good	9	20	3	1	0
7. Frank Hebron-Harman E.	11	Good	16	10	6	0	0
8. Glendale E.	17	Good	4	16	7	2	3
9. Hilltop E.	29	Adequate	0	12	13	4	2
10. Lindale M.	22	Adequate	0	20	5	7	1
11. Maryland City E.	46	Good	1	26	3	1	0
12. Meade Heights E.	21	Good	3	16	6	6	0
13. Meade H.	30	Adequate	2	12	10	9	0
14. Meade M.	20	Adequate	0	15	12	2	2
15. North Glen E.	45	Good	11	13	5	3	0
16. Northeast H.	4	Adequate	5	16	6	3	3
17. Park E.	22	Good	0	22	5	4	0
18. Pershing Hill E.	7	Good	13	16	3	0	0
19. Piney Orchard E.	16	Good	2	22	5	2	0
20. Rolling Knolls E.	2	Not Rated					
21. Solley E.	21	Good	0	27	4	0	0
22. South Shore E.	20	Good	6	22	3	1	0
23. West Annapolis E.	2	Not Rated					
24. West Meade EEC	45	Good	5	16	6	5	0
<b>Totals</b>			<b>89</b>	<b>371</b>	<b>134</b>	<b>66</b>	<b>13</b>
<b>Percentage of Total Ratings for System</b>			<b>13%</b>	<b>55%</b>	<b>20%</b>	<b>10%</b>	<b>2%</b>

# Baltimore City

Thirty-eight schools were inspected in January, February and March 2018. Original existing square footage at these schools dates from 1925 to 2009, with adjusted building ages ranging from 66 to 18 years. Baltimore City continues to have the oldest school facilities in the State.

The overall rating for Baltimore City Public Schools (BCPSS) for FY 2018 is in the middle of the *Adequate* range and is a small decrease from the last two years. This is most likely reflective of the particular group of schools assessed. Of the six school facilities that received *Not Adequate* ratings, Canton Building #230, has been set for closure and surplus but remains in the school system's portfolio despite the removal of all programs at the end of SY 2013-2014. The conditions at this school, from the drainage of water from the classroom fan coil units onto the floors, to the damaged walls and ceilings, to the damage caused by vandals, are accelerating deterioration. Other *Not Adequate* rated school facilities will be closed within the next one or two years due to program closure or transfer, or when 21<sup>st</sup> Century Building Program projects are completed. However, it is important that until then, sufficient maintenance to maintain a safe and healthy learning environment be provided.

Observed this year is the very good care of the roofs and roofing components at the surveyed schools. However, aged roof systems and limited funding make it difficult to stay on top of constantly needed repairs; many roof systems should be replaced. Also, lights typically are not turned off by staff and left on 24/7. As a result, there are a significant number of bulbs and ballasts that do not function. Upgrading to motion sensors to reduce energy consumption and damage or implementing an administrative solution may be considered.

Mechanical unit and ventilation equipment maintenance remains poor in a number of schools. However, the LEA has begun the implementation of an improved preventive maintenance schedule for mechanical equipment. Overall, for HVAC, there is significant improvement. However, there were several schools with the majority of their exhaust fans inoperable or not properly working, and dirty unchanged filters on mechanical/HVAC equipment. The lack of operable and efficient controls has a negative impact in some of the schools due to the inability to control temperature.

Typically, City Schools Building Engineers cover between nine and twelve schools making it very difficult to oversee the day-to-day operations of each building. Since City Schools lacks the resources to staff each of its facilities with a qualified manager, the custodial team is often the first to notice or

determine a problem. The quality of custodial care influences all maintenance inspection categories, and is critical to the overall mission of facilities management and operations. The extent to which the custodial team is capable and accountable, and to which it collaborates with the facilities team, affects the overall maintenance inspection score. Evidence of deficiencies in such collaboration, such as stained ceiling tiles and soiled diffuser vents, were observed in most schools. The custodial staff takes direction from school administrators and not facilities supervisors, and thus, facilities staff is not in control of the inspection categories related to custodial services.

We continue to observe that improvements are being made to maintenance at City Schools. Several of the schools are negatively affected by the overall age of the facility or systems within the facility, aggressive use by the students, and vandalism. We look forward to seeing how maintenance is being provided at each of the new or renovated schools delivered through the 21<sup>st</sup> Century Building Program.



## Northwood Elementary #242

### FY 2018

- 159 total active schools in system
- Avg. Adjusted Age, all schools: 1976
- 38 schools inspected: 8 Elementary, 15 PK-8, 1 Elementary/Middle, 2 Middle, 4 Middle/High, 3 High, 1 Arts (High), 1 CTE (High), 2 Special Ed., 1 Science
- Results:
  - ✓ 0 Superior
  - ✓ 4 Good
  - ✓ 28 Adequate
  - ✓ 6 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected schools: **Adequate (80.91)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arlington PK-8 # 234	35	Adequate	0	20	5	5	3
2. Baltimore School for the Arts # 415	29	Adequate	2	21	5	3	3
3. Barclay PK-8 # 054	55	Adequate	0	20	4	6	1
4. Bragg Nature Study Center	64	Good	8	11	9	1	0
5. Canton Building # 230	34	<b>Not Adequate</b>	0	2	17	3	7
6. City Springs PK-8 # 008	49	Adequate	4	13	7	8	1
7. Claremont Special Ed. High # 307	49	Adequate	3	17	5	3	3
8. Diggs-Johnson Building # 162	47	Good	2	16	16	0	0
9. Dr. Bernard E. Harris Sr. Elementary	47	Adequate	3	6	12	7	3
10. Dr. Carter Goodwin Woodson PK-8	66	<b>Not Adequate</b>	0	6	11	4	11
11. Dr. Nathan Pitts/Ashburton PK-8 #	23	Adequate	0	16	12	4	1
12. Federal Hill Prep PK-5 # 045	44	Adequate	0	20	6	7	0
13. Francis Scott Key Elementary/Middle	29	Adequate	8	6	11	3	3
14. Franklin Square # 095	55	Adequate	5	5	16	5	1
15. Frederick Douglass HS # 450	33	<b>Not Adequate</b>	0	6	10	12	6
16. Garrett Heights PK-8 # 212	30	Adequate	4	2	17	6	5
17. Glenmount PK-8 # 235	18	Adequate	0	16	13	4	0
18. Grove Park PK-8 # 224	57	Good	10	8	14	0	0
19. Gwynns Falls Elementary # 060	60	Adequate	2	13	16	1	0
20. Hamilton Building # 041	33	Adequate	1	19	4	6	4
21. Harbor City Building - West #413	18	Adequate	1	18	5	7	2
22. Holabird PK-8 # 229	56	<b>Not Adequate</b>	1	7	9	7	9
23. Mary A. Winterling Elementary	54	Adequate	3	12	11	4	2
24. Moravia Park Building #105A	45	Good	6	11	9	3	1
25. Moravia Park Building #105B	58	Adequate	0	14	12	6	0
26. Northwood Elementary # 242	62	Adequate	0	17	6	7	4
27. Patapsco PK-8 # 163	59	<b>Not Adequate</b>	0	0	17	13	2
28. Paul Laurence Dunbar High # 414	24	Adequate	0	6	23	4	1
29. Rognell Heights PK-8 # 089	48	Adequate	2	19	4	4	3
30. Tench Tilghman PK-8 # 013	40	Adequate	0	3	26	3	0
31. Thomas G. Hayes Building #102	58	Adequate	0	6	17	3	5
32. West Baltimore Building #080	54	Adequate	1	11	9	11	2
33. Westport PK-8 # 225	41	<b>Not Adequate</b>	0	2	10	14	7
34. Westside Skill Center (CTE) # 400B	36	Adequate	0	12	13	8	0
35. William H. Lemmel Building #079	59	Adequate	4	15	4	8	3
36. William S. Baer Special Ed. PK-12 #	32	Adequate	2	20	6	4	2
37. Winston Middle # 209	54	Adequate	0	9	9	10	5
38. Yorkwood Elementary # 219	59	Adequate	0	11	9	7	6
<b>Totals</b>			<b>72</b>	<b>436</b>	<b>409</b>	<b>211</b>	<b>106</b>
<b>Percentage of Total Ratings for System</b>			<b>6%</b>	<b>35%</b>	<b>33%</b>	<b>17%</b>	<b>9%</b>

# Baltimore County

Thirty-two schools were inspected in May and June 2018. Original existing square footage at these schools dates from 1904 to 2015 with adjusted building ages ranging from 70 to 9 years.

Baltimore County has the sixth oldest school building inventory in the State and 22 of the 32 schools inspected this fiscal year had adjusted building ages of at least 30 years. More than in any other Maryland school system, Baltimore County has completed many projects since the late 1990's that are identified as Multi-Systemic projects or Limited Renovations. Unlike single systemic projects which do not affect the age of a facility, these types of projects are accounted for in terms of adjusted facility age by averaging the original construction dates of all areas of a facility and the completion date of the multi-systemic or limited renovation. Twelve of the 32 schools surveyed this year received this type of improvement between 2000 and 2011.

Multi-Systemic or Limited Renovation projects can be an effective facility management strategy depending on several factors, and projects such as this allow a school system to address the most significant needs of a school facility with a smaller budget, and therefore, more school facilities can receive improvement projects. However, it does not update all elements of a school and thus the school is not improved and its age is not affected as much as it would be for a full renovation.

All schools assessed this year received *Good* or *Adequate* ratings. As with other large school systems, maintaining a large inventory of this age can be challenging and over the years, Baltimore County Public Schools has consistently received an average overall rating of assessed schools of *Good*. Only a few of the schools surveyed this year have received full renovations.



**Lansdowne High**

## FY 2018

- 163 total active schools in system
- Avg. Adjusted Age, all schools: 1986
- 32 schools inspected: 1 Alternate, 20 Elementary, 7 Middle, 4 High
- Results:
  - ✓ 0 Superior
  - ✓ 17 Good
  - ✓ 15 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected schools: **Adequate (85.28)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Baltimore Highlands E.	51	Adequate	2	19	6	5	0
2. Bedford Elementary	55	Good	2	22	5	3	0
3. Campfield Early Childhood Ctr.	41	Adequate	0	18	9	6	0
4. Church Lane Elementary	34	Adequate	1	17	7	7	0
5. Colgate Elementary	70	Adequate	0	15	9	5	2
6. Deep Creek Middle	31	Good	4	19	2	5	1
7. Dogwood Elementary	17	Adequate	0	18	6	8	1
8. Dulaney High	43	Adequate	0	18	9	6	0
9. Dumbarton Middle	36	Good	4	19	7	2	1
10. Dundalk Middle	46	Good	4	22	2	5	0
11. Edmondson Heights E.	38	Adequate	1	18	7	6	0
12. Featherbed Lane Elementary	35	Adequate	0	15	8	7	2
13. Franklin Elementary	38	Good	1	23	3	5	0
14. Franklin High	45	Adequate	0	21	4	5	1
15. Franklin Middle	35	Good	4	23	5	2	0
16. Hillcrest Elementary	27	Adequate	1	18	4	6	3
17. Kenwood High	51	Good	6	16	6	5	0
18. Lansdowne High	51	Adequate	0	16	5	6	4
19. Loch Raven Technical Acad.	9	Good	5	19	6	2	0
20. New Town Elementary	17	Adequate	0	14	8	7	3
21. Pikesville Middle	29	Good	3	17	7	5	0
22. Pot Spring Elementary	35	Good	4	20	2	5	0
23. Randallstown Elementary	32	Good	2	19	7	5	0
24. Rosedale Center	57	Adequate	0	8	11	9	5
25. Seventh District Elementary	43	Good	7	15	6	3	0
26. Shady Spring Elementary	38	Good	6	19	4	2	0
27. Timonium Elementary	59	Good	3	19	5	5	0
28. Vincent Farm Elementary	10	Good	0	26	4	2	1
29. Westchester Elementary	17	Adequate	1	20	5	7	0
30. Windsor Mill Middle	12	Adequate	2	15	10	4	1
31. Woodholme Elementary	13	Good	1	21	8	2	0
32. Woodmoor Elementary	35	Good	5	18	5	4	0
<b>Totals</b>			<b>69</b>	<b>587</b>	<b>192</b>	<b>156</b>	<b>25</b>
<b>Percentage of Total Ratings for System</b>			<b>7%</b>	<b>57%</b>	<b>19%</b>	<b>15%</b>	<b>2%</b>

# Calvert County

One school was inspected in December 2017. Southern Middle School was constructed in 1979 and received an addition in 1996; its adjusted building age is 33 years.

Minor systemic upgrades have been implemented in this building with the most recent being an HVAC controls project through the Aging Schools Program, air conditioning installation in the Gym, lighting upgrades through Energy Efficiency Initiative funding, and the installation of an access control system, installation of storefront vandalism resistant coating at sidelights, and door glazing through FY 2014 Security Initiative funding. This building has not been renovated but appears to be well maintained by the onsite facilities staff, with coordinated effort by the faculty. Aged building components such as rooftop air conditioning equipment and carpet should be considered for replacement as funding allows.

Calvert County has received *Good* for its overall rating of inspected schools this fiscal year as well as for the past four fiscal years, showing a consistent effort to maintain school buildings in the county.



**Southern Middle**

**FY 2018**

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 1 school inspected: 1 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school: **Good (91.27)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Southern M.	33	Good	8	20	4	0	0
Totals			8	20	4	0	0
Percentage of Total Ratings for System			25%	63%	13%	0%	0%

# Caroline County

One school was inspected in April 2018. Original existing square footage at this school dates from 1959 to 1993 and its adjusted building age is 36 years.

Lockerman Middle was originally built in 1938 and received additions in 1959 and 1963. The facility was renovated with an addition in 1977 and again in 1993 and the original 1938 portion of the building was demolished during the 1977 renovation/addition. This facility has also received many State-funded capital improvements through the Aging Schools Program and the Qualified Zone Academy Bond Program. The results of this assessment indicate HVAC controls should be evaluated for repair or replacement to provide better control of humidity and it is recommended filters in mechanical units be changed more frequently

This school received an overall rating of *Good*, continuing Caroline County Public Schools' trend of demonstrating very good maintenance practices, and in most cases, in older buildings.



**Lockerman Middle**

**FY 2018**

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1995
- 1 school inspected: 1 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school: **Good (89.70)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Lockerman M.	36	Good	4	24	3	2	0
Totals			4	24	3	2	0
Percentage of Total Ratings for System			12%	73%	9%	6%	0%

# Carroll County

One school was inspected in December 2017. Original existing square footage at this school ranges from 1958 to 1999, and the building has an adjusted age of 19 years.

Francis Scott Key High was built in 1958 and received additions in 1970 and 1980. The building was fully renovated and received another addition in 1999. This facility was undergoing a roof replacement project at the time of this assessment and had recently received several minor upgrades through ASP, EEI, and FY 2014 Security Initiative funding.

Carroll County Public Schools received an average overall rating of inspected schools of *Good* this year, as it has for the previous four years – evidence that maintenance and care of school facilities is highly prioritized by this LEA.



**Francis Scott Key High**

**FY 2018**

- 40 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 1 schools inspected: 1 High
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected school: **Good (88.98)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Francis Scott Key H.	19	Good	3	22	4	1	0
Totals			3	22	4	1	0
Percentage of Total Ratings for System			10%	73%	13%	3%	0%

# Cecil County

One school was inspected in April 2018. Original existing square footage at this school dates from 1939 to 2007, with an adjusted building age of 66 years. This school received local planning approval from the IAC in the FY 2019 CIP to build a replacement school on another site, which is estimated to be completed in Fall 2021.

As is typical with Cecil County Public Schools, Chesapeake City Elementary is an example of the very good maintenance practices and communication between maintenance and administration. This facility was constructed in 1939 and received an addition in 1972 as well as a Kindergarten addition in 2007. This older facility has never been renovated, but has received many small upgrades through the Aging Schools Program. With the exception of one rating of *Adequate* due to an ongoing structural issue which CCPS is monitoring, every category assessed received a rating of *Good* or *Superior*. CCPS continues to incentivize an excellent approach to maintenance by organizing an awards ceremony to recognize the efforts of the maintenance and custodial staffs



**Chesapeake City Elementary**

**FY 2018**

- 29 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 1 school inspected: 1 Elementary
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school: **Good (92.24)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Chesapeake City E.	66	Good	8	24	1	0	0
Totals			8	24	1	0	0
Percentage of Total Ratings for System			24%	73%	3%	0%	0%

# Charles County

Two schools were inspected in December 2017. The original existing square footage at these schools ranges from 1973 to 2012, with adjusted building ages of 41 and 39 years.

Arthur Middleton Elementary was built in 1973 and received a Kindergarten addition in 2012. A vertical crack with significant masonry shifting was observed at the rear of this facility and the LEA's response to our comment was that a work order was initiated and a contractor was scheduled to inspect and assess the condition. La Plata High was built in 1979. Neither school has been renovated, but both have received minor upgrades over the years through QZAB, ASP, and other supplemental appropriations.

Both schools received an overall rating of *Good*, which is consistent with ratings received at each school inspected in the previous three years and an average overall rating of inspected schools of *Good*, which is the rating CCPS has typically received, affirming the good maintenance practices exercised throughout by this LEA.



**La Plata High**

<p><b>FY 2018</b></p> <ul style="list-style-type: none"> <li>▪ 38 total active schools in system</li> <li>▪ Avg. Adjusted Age, all schools: 1991</li> <li>▪ 2 schools inspected: 1 Elementary, 1 High</li> <li>▪ Results: <ul style="list-style-type: none"> <li>✓ 0 Superior</li> <li>✓ 2 Good</li> <li>✓ 0 Adequate</li> <li>✓ 0 Not Adequate</li> <li>✓ 0 Poor</li> </ul> </li> <li>▪ Average overall rating of inspected schools: <b>Good (86.89)</b></li> </ul>
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School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arthur Middleton E.	41	Good	0	25	1	4	0
2. La Plata H.	39	Good	1	22	9	1	0
<b>Totals</b>			<b>1</b>	<b>47</b>	<b>10</b>	<b>5</b>	<b>0</b>
Percentage of Total Ratings for System			2%	75%	16%	8%	0%

# Dorchester County

One school was inspected in April 2018. Original existing square footage at this building dates from 1953 to 1979 and its adjusted building age is 39 years.

South Dorchester PreK-8 was constructed in 1953 and completely renovated with a small addition in 1979. This facility has received several improvements through the Aging Schools Program and the Qualified Zone Academy Bond Program, and with FY 2014 Security Initiative Funding. This school appears to be well maintained. The most significant concern at this school is the grading of the site that appears to be sloped toward the building. We recommend a professional be consulted to determine possible solutions. Regrading may be needed to prevent standing water and to divert water away from the foundation. Also, additional preventive maintenance appears to be needed at all HVAC equipment.

Dorchester County Public Schools has received an average overall rating of inspected schools of *Good* for the last several years and has a reputation for providing good custodial care and maintenance to school facilities.



**South Dorchester PK-8**

**FY 2018**

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 1 school inspected: 1 PreK-8
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected school: **Good (89.33)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. South Dorchester PreK-8	39	Good	5	20	2	3	0
Totals			5	20	2	3	0
Percentage of Total Ratings for System			17%	67%	7%	10%	0%

# Frederick County

One school was inspected in December 2017. Original existing square footage at this school dates from 2002, and the building has an adjusted age of 16 years.

Oakdale Middle appears to be a very well maintained and well managed building. This is evidenced by only *Superior* or *Good* ratings received in all categories that were applicable on the IAC assessment report.

Every school inspected in the last six years has received an overall rating of *Superior* or *Good*, which is a testament to the very good maintenance practices administered by Frederick County Public Schools. The FCPS maintenance department frequently assists other LEAs by consulting on maintenance issues and has extended invitations to participate in their training programs. They are held in very high regard and appear to have a great deal of local support.



**Oakdale Middle**

### FY 2018

- 66 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 1 school inspected: 1 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school: **Good (95.23)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Oakdale M.	16	Good	17	16	0	0	0
Totals			17	16	0	0	0
Percentage of Total Ratings for System			52%	48%	0%	0%	0%

# Garrett County

One school was inspected in September 2017. Original existing square footage at Southern High dates from 1952, and its adjusted building age is 30 years as a result of several additions and renovations.

An overall *Adequate* rating was issued to Southern High due to low ratings in several categories. Of concern are the structural issues at the front of the school that were reported to contribute to water infiltration into classrooms. Deficiencies contributing to water intrusion at the Gymnasium vestibule have also resulted in wet and damaged floors as well as cracked and damaged concrete at the threshold to the entry doors. The asphalt surfaces surrounding the building are severely deteriorated and in need of maintenance. It is recommended that inspections of the entire roof system and routine preventive maintenance be increased as well.

Historically, Garrett County has never received a building rating of less than *Good* and has received several building ratings of Superior. An increased awareness of the building operations and maintenance efforts at this school are recommended.



**Southern High**

**FY 2018**

- 13 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 1 schools inspected: 1 High
- Results:
  - ✓ 0 Superior
  - ✓ 0 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school: **Adequate (81.06)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Southern H.	30	Adequate	4	10	7	9	3
Totals			4	10	7	9	3
Percentage of Total Ratings for System			12%	30%	21%	27%	9%

# Harford County

Five schools were inspected in February 2018. Original existing square footage at these schools dates from 1950 to 2007, with adjusted ages ranging from 53 to 11 years.

The average overall rating of inspected schools is in the Good range again this year, with all the schools inspected receiving a rating of *Good* except for Hickory Elementary which received a rating of *Adequate*.

Only three items were rated *Poor* out of the 35 categories throughout all five schools inspected. These items are *Site & Site Structures* at Hickory Elementary, where damage to outbuildings, overgrown trees and shrubbery, and accumulation of leaves and debris were observed throughout the site; *Ceilings* at Hickory Elementary, for being stained and sagging throughout the school, as well as having extensive peeling paint on the ceiling of the Boiler Room; and *Roof* at Center for Educational Opportunity for excessive ponding and moss growth, rotted underside of the front canopy, and abandoned equipment on the roof surface. It was noted that improved maintenance attention is needed in many categories relating to the exterior of the building at Hickory Elementary and that clarification may be needed to determine responsibility of maintenance and operations functions. Ceilings were also rated *Not Adequate* in Havre de Grace Middle and North Harford High, indicating that more attention may be needed to replacing stained ceiling tiles throughout the school system. Despite this small number of concerns, Harford County Public Schools has a reputation for good maintenance practices as well as prolonging the life of aging systems.

Funding was approved in the FY 2018 and 2019 CIPs to build a replacement facility to combine Havre de Grace Middle and High on the middle school site and to demolish the existing middle and high school buildings. The project has an expected completion date in 2020.



**North Harford High**

- FY 2018**
- 53 total active schools in system
  - Avg. Adjusted Age, all schools: 1989
  - 5 schools inspected: 2 Elementary, 1 Middle, 1 High, 1 Alternate
  - Results:
    - ✓ 0 Superior
    - ✓ 4 Good
    - ✓ 1 Adequate
    - ✓ 0 Not Adequate
    - ✓ 0 Poor
  - Average overall rating of inspected schools: **Good (88.78)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Ctr. for Educational Opportunity	53	Good	6	15	7	4	1
2. Forest Lakes E.	21	Good	14	16	1	0	0
3. Havre de Grace M.	51	Good	2	21	7	2	0
4. Hickory E.	20	Adequate	0	15	10	6	2
5. North Harford H.	11	Good	10	18	3	1	0
<b>Totals</b>			<b>32</b>	<b>85</b>	<b>28</b>	<b>13</b>	<b>3</b>
Percentage of Total Ratings for System			20%	53%	17%	8%	2%

# Howard County

One school was inspected in December 2017. The original existing square footage at this school dates from 1951 to 2007 and the adjusted building age is 15 years.

The interior custodial and operations care of Howard High appears to be routine and managed well; however, conditions indicate improved maintenance is needed to the roof and all mechanical equipment on the roof level. The responsibility for preventive maintenance and operations of the roof and roof-top HVAC equipment appeared to be unclear to LEA staff accompanying the assessor at the time of this assessment and needs to be clarified. It also appears that additional support is needed to ensure all preventive maintenance is completed.

The overall rating for Howard High is *Adequate* with the majority of the categories assessed receiving ratings of *Good*; however, the Roof category was rated *Not Adequate* and Ventilation received a rating of *Poor*, bringing the overall score to slightly below a *Good* rating.

As a result of Howard County's extremely consistent record of good maintenance, only one school was inspected this year. Howard County Public Schools has a very good maintenance program and it is expected that scores will again be high in the future.



**Howard High**

**FY 2018**

- 75 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 1 school inspected: 1 High
- Results:
  - ✓ 0 Superior
  - ✓ 0 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected school: **Adequate (85.15)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Howard H.	15	Adequate	0	22	9	1	1
Totals			0	22	9	1	1
Percentage of Total Ratings for System			0%	67%	27%	3%	3%

# Kent County

One school was inspected in April 2018. The original existing square footage at Kent County Middle dates from 1950. The building received additions in 1952, 1957, and 1960 and a renovation/addition in 1976 when a small amount of the original building was demolished, resulting in an adjusted building age of 42 years.

Kent County Middle's overall rating of *Good* is an improvement from the last two years' assessment ratings of *Adequate*. This facility appears to be generally well maintained and was cited for very few maintenance deficiencies. These include additional attention needed for replacement of stained ceiling tiles, removal of debris and vegetation from the roof, and repairs needed to the asphalt parking surfaces. Repair or replacement of the deteriorating concrete canopies, and cleanup of fallen tree branches and stumps on the site is recommended to remove potential hazards.

Kent County's public school building inventory continues to have the second oldest average adjusted age in the state, trailing Baltimore City by only two years. Due to local funding constraints, Kent County has requested very little capital funding from the State over the last several years. However, KCPS has utilized ASP and QZAB funding to provide upgrades to this aged building, as it does across its facility inventory.



**Kent County Middle**

**FY 2018**

- 5 total active schools in system
- Avg. Adjusted Age, all schools: 1977
- 1 school inspected: 1 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school: **Good (87.62)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Kent County M.	42	Good	3	19	6	3	0
Totals			3	19	6	3	0
Percentage of Total Ratings for System			10%	61%	19%	10%	0%

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# Montgomery County

Forty schools were inspected in December 2017 and January 2018. One of these schools had been replaced within the last two years and was not given a rating to avoid characterizing a “new” school as receiving Superior maintenance when it is too early to determine. Original existing square footage at these schools dates from 1936 to 2013, with adjusted building ages ranging from 63 years to 3 years. Nine of the schools surveyed this year had an adjusted building age of 30 or more years, and of those, two were over 50 years.

Montgomery County Public Schools is the largest school system in Maryland with 209 school facilities totaling 24,175,294 square feet. As with the other large school systems, maintaining a large inventory with schools of varying ages can be challenging and MCPS has consistently operated an excellent facilities program, balancing building for growth, modernizing existing facilities, and updating aging building systems.

In the spring of 2016, Montgomery County Public Schools developed an action plan to bolster and improve their roof maintenance program, including improvement in the value and quality of out-sourced roof inspections, increased school staff inspections, added training, improved tracking of work orders, and improved timeliness of repairs. Although much of this plan appears to have been implemented, it was observed that there still are some issues with preventive roof maintenance. This has been a concern with many school systems for a number of years, and although advancements are observed at MCPS, timeliness of repairs and preventive maintenance appear to need additional improvement.

The identified deficiencies found in Montgomery County schools are also common to most other school systems. They include deteriorated asphalt road surfaces, trees and shrubbery needing cut-back from building surfaces, open seams, failing sealant and loose counterflashing on roofs, filled gutters and

downspouts, build-up of moss and debris on roofs, stained ceiling tiles, and dirty filters in rooftop HVAC equipment and interior cabinet type and ceiling mounted units.

Montgomery County Public Schools has a very good maintenance program that will benefit from continued efforts to improve and to promote good communication and coordination between the various levels of maintenance and building services staff.



**Cabin John Middle**

## **FY 2018**

- 209 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 40 schools inspected: 29 Elementary, 7 Middle, 2 High, 2 Alternate
- Results:
  - ✓ 2 Superior
  - ✓ 21 Good
  - ✓ 16 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
  - ✓ 1 Not Rated
- Average overall rating of inspected schools: **Good (87.00)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Argyle M.	47	Adequate	0	13	14	4	1
2. Brooke Grove E.	28	Good	8	22	2	0	0
3. Cabin John M.	7	Good	11	19	1	2	0
4. Cannon Road E.	6	Superior	20	9	3	0	0
5. Carson (Rachel) E.	28	Good	3	28	1	1	0
6. Daly (Capt. James E.) E.	29	Good	10	19	2	2	0
7. Drew (Dr. Charles) E.	26	Good	6	20	6	1	0
8. Farmland E.	7	Good	10	20	2	0	0
9. Flower Valley E.	27	Adequate	0	19	9	3	0
10. Forest Oak M.	19	Adequate	0	20	7	6	0
11. Gaithersburg H.	6	Superior	17	14	0	0	0
12. Galway E.	12	Good	7	20	2	2	1
13. Gibbs, Jr. (William B.) E.	9	Good	4	21	5	1	1
14. Goshen E.	30	Adequate	1	19	7	6	0
15. Greencastle E.	30	Good	3	15	12	3	0
16. Harmony Hills E.	24	Adequate	0	18	9	5	0
17. Kemp Mill E.	24	Adequate	0	17	10	4	0
18. Kingsview M.	21	Good	2	19	9	2	1
19. Little Bennett E.	12	Good	4	17	9	2	0
20. Marshall (Thurgood) E.	24	Good	7	19	7	0	0
21. Matsunaga (Spark M.) E.	17	Adequate	1	21	6	4	0
22. McNair (Ronald) E.	28	Adequate	0	16	11	6	0
23. Mill Creek Towne E.	23	Good	2	23	5	2	0
24. Newport Mill M.	60	Adequate	1	20	4	7	1
25. North Lake Center	52	Adequate	0	5	23	3	0
26. Oakland Terrace E.	24	Good	5	18	4	3	1
27. Piney Branch E.	45	Adequate	1	16	8	4	4
28. Poole (John) M.	21	Good	2	24	2	2	0
29. Radnor Center	63	Adequate	0	7	12	11	2
30. Ride (Dr. Sally K.) E.	23	Good	1	21	10	1	0
31. Rock View E.	16	Adequate	1	12	8	11	0
32. Rosa Parks M.	25	Good	5	22	4	2	0
33. Roscoe Nix E.	12	Good	4	24	0	0	0
34. Sequoyah E.	28	Good	5	22	6	0	0
35. Sligo Creek E.	19	Adequate	0	13	12	3	1
36. Summit Hall E.	38	Adequate	2	18	6	5	0
37. Wayside E.	3	Good	13	10	5	3	1
38. Westover E.	44	Good	0	24	5	3	1
39. Wheaton Woods E.	1	Not Rated					
40. Wootton (Thomas S.) H.	32	Adequate	0	10	13	7	3
<b>Totals</b>			<b>156</b>	<b>694</b>	<b>261</b>	<b>121</b>	<b>18</b>
<b>Percentage of Total Ratings for System</b>			<b>12%</b>	<b>56%</b>	<b>21%</b>	<b>10%</b>	<b>1%</b>

# Prince George's County

Forty schools were inspected in September and October 2017. Original square footage at these schools dates from 1928 to 2016, with adjusted building ages ranging from 57 to one year at the time of assessments. Fourteen of these facilities have adjusted building ages of 40 years or older.

Four schools received *Not Adequate* ratings this year. These facilities appear to be not receiving sufficient maintenance, causing conditions that are unsafe and substandard. Fairmont Heights High is not being used for educational purposes but was still active in the State's facility inventory database at the time of inspection. It was reported at the time of the school visit that sporting events and non-school activities were taking place inside the facility and some office space was still being used. The life cycle has since been changed to inactive; however, the future use of this building could not be confirmed at the time of this report. Structural concerns, pest infestation, flooding, what appears to be extensive mold growth throughout, and lack of maintenance effort make the facility unsafe. Highland Park Elementary is occupied but is being minimally maintained. This school received *Not Adequate* or *Poor* ratings for 26 of the 35 categories assessed. It appears the building operations staff at this facility may need additional assistance or training to ensure all components of the building are being sufficiently maintained.

Of the 40 schools inspected, 65% of the ratings for the Ceilings category were *Poor* or *Not Adequate*, indicating that stained ceiling tiles continue to be an issue in Prince George's County Public Schools. Additionally, category ratings indicate improved maintenance attention is needed for playgrounds, site, and all HVAC equipment, which has been identified as being poorly maintained for the last several years.

As with the other large school systems, maintaining a large inventory with schools of varying ages can be challenging, and that is compounded by their continued growth. Additionally, Prince George's County Public Schools has undergone significant staff changes over the last several years.



**Charles Herbert Flowers High**

## FY 2018

- 194 total active schools in system
- Avg. Adjusted Age, all schools: 1981
- 40 schools inspected: 26 Elementary, 4 PreK-8, 4 Middle, 4 High, 1 Special Ed, 1 Alternate
- Results:
  - ✓ 0 Superior
  - ✓ 8 Good
  - ✓ 28 Adequate
  - ✓ 4 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected schools: **Adequate (82.13)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Accokeek Academy	2	Good	18	9	2	1	1
2. Annapolis Road Acad. H.	34	<b>Not Adequate</b>	0	1	21	9	3
3. Bladensburg E.	28	Adequate	0	14	6	7	4
4. Bond Mill E.	42	Good	3	18	8	0	2
5. Calverton E.	49	Adequate	0	15	13	4	0
6. Capitol Heights E.	54	Adequate	0	14	12	2	3
7. Cesar Chavez E.	52	Adequate	0	12	11	9	0
8. Charles Herbert Flowers H.	18	Good	0	23	3	5	1
9. Cool Spring E.	24	Adequate	0	11	17	5	1
10. Cora L. Rice E.	16	Adequate	0	15	9	4	4
11. Crossland H.	49	Adequate	0	18	8	5	2
12. Dodge Park E.	18	Adequate	0	12	13	3	3
13. Drew-Freeman M.	23	Adequate	0	7	14	5	8
14. Ernest Everett Just M.	15	Adequate	0	19	6	8	0
15. Fairmont Heights H.	58	<b>Not Adequate</b>	0	0	8	12	14
16. Francis Scott Key E.	20	Adequate	1	11	8	8	4
17. Glenn Dale E.	50	<b>Not Adequate</b>	0	3	17	6	6
18. Greenbelt E.	25	Adequate	0	16	7	6	2
19. Greenbelt M.	6	Good	3	18	6	2	2
20. Highland Park E.	30	<b>Not Adequate</b>	0	2	6	9	17
21. Judith P. Hoyer Montessori	46	Adequate	0	8	16	7	2
22. Kenmoor M.	45	Adequate	0	7	13	10	4
23. Kingsford E.	24	Adequate	5	11	5	5	6
24. Lake Arbor E.	16	Adequate	0	23	4	5	1
25. Magnolia E.	47	Adequate	1	11	9	2	8
26. Margaret Brent Regional School	36	Adequate	0	13	12	4	4
27. Northview E.	11	Adequate	0	16	7	9	1
28. Overlook E.	41	Good	0	25	4	1	3
29. Perrywood E.	17	Adequate	1	16	6	5	3
30. Rockledge E.	50	Adequate	1	14	7	7	2
31. Rosa L. Parks E.	12	Adequate	1	20	5	3	4
32. Rosaryville E.	16	Adequate	0	17	7	7	2
33. Samuel P. Massie Acad.	14	Good	5	20	3	3	0
34. Scotchtown Hills E.	23	Adequate	0	13	14	4	1
35. Seat Pleasant E.	47	Adequate	1	16	9	3	2
36. Suitland E.	14	Good	1	23	5	2	0
37. Suitland H. Annex	55	Adequate	0	6	19	8	0
38. Whitehall E.	13	Adequate	1	19	6	6	1
39. William W. Hall Acad.	13	Good	7	15	7	2	0
40. Woodridge E.	37	Adequate	0	24	6	2	2
<b>Totals</b>			<b>49</b>	<b>555</b>	<b>359</b>	<b>205</b>	<b>123</b>
<b>Percentage of Total Ratings for System</b>			<b>4%</b>	<b>43%</b>	<b>28%</b>	<b>16%</b>	<b>10%</b>

# Queen Anne's County

One school was inspected in April 2018. Original existing square footage at this school dates from 1952 to 2012, and its adjusted building age is 15 years.

Kennard Elementary was constructed in 1952 and has received an addition in 1959 and 1961. The building was renovated with an addition in 2001, and received another addition in 2012. The custodial efforts appear to be good throughout the interior of this facility. However, additional maintenance attention is needed for the roof components and equipment. Of concern are the flooding conditions in the electrical room that could pose a serious safety risk if not rectified. The overall rating for this school is *Good*, continuing the practice in Queen Anne's County Public Schools of providing good maintenance.



**Kennard Elementary**

<p><b>FY 2018</b></p> <ul style="list-style-type: none"> <li>▪ 14 total active schools in the system</li> <li>▪ Avg. Adjusted Age, all schools: 1999</li> <li>▪ 1 school inspected: 1 Elementary</li> <li>▪ Results: <ul style="list-style-type: none"> <li>✓ 0 Superior</li> <li>✓ 1 Good</li> <li>✓ 0 Adequate</li> <li>✓ 0 Not Adequate</li> <li>✓ 0 Poor</li> </ul> </li> <li>▪ Overall rating of inspected school: <b>Good (86.46)</b></li> </ul>
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School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Kennard E.	15	Good	3	19	6	3	1
Totals			3	19	6	3	1
Percentage of Total Ratings for System			9%	59%	19%	9%	3%

# St. Mary's County

Three schools were inspected in December 2017. Original existing square footage at these schools dates from 1957 to 2009, with adjusted building ages ranging from 13 to 9 years.

All three schools inspected this year had relatively young adjusted building ages with George Washington Carver Elementary being constructed in 2006 and Evergreen Elementary being constructed in 2009. Margaret Brent Middle was built in 1957 with additions in 1971 and 1978. It was fully renovated and received another addition in 2005. The two newer schools received very high overall *Good* ratings and appear to be very well maintained with minor concerns regarding additional maintenance attention needed on the roofs. Margaret Brent Middle received an overall *Good* rating as well, but concerns were noted at this facility over the damaged or stained water distribution piping insulation and stained ceiling tiles. These same concerns were identified when all three schools were last inspected in FY 2012.

The interior appearance and sanitation was rated *Superior* for two of the schools and *Good* for the other, indicating consistent custodial efforts throughout the school system.



**Evergreen Elementary**

**FY 2018**

- 27 total active schools in system
- Avg. Adjusted Age, all schools: 1996
- 3 schools inspected: 2 Elementary, 1 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 3 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (92.11)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Evergreen E.	9	Good	18	13	2	0	0
2. George Washington Carver E.	12	Good	14	15	3	0	0
3. Margaret Brent M.	13	Good	1	22	9	1	1
<b>Totals</b>			<b>33</b>	<b>50</b>	<b>14</b>	<b>1</b>	<b>1</b>
Percentage of Total Ratings for System			33%	51%	14%	1%	1%

# Somerset County

One school was inspected in April 2018. Original square footage at this school dates from 2008 and its adjusted building age is 10 years.

Somerset Intermediate was constructed in 2008 and received access control system and security communications upgrades through FY 2014 Security Initiative funding. The water infiltration that was noted at this school during the FY 2012 IAC maintenance inspection is reported to still be an issue. At that time, the LEA reported leaking at the windows and roof during driving wind and rain events. Somerset County has continued to make substantial attempts to locate the source and repair these leaks and have contacted the contractor responsible for construction of the school. The LEA's analysis determined that the leaks were not related to window or roof deficiencies; however, the point of the water entry still cannot be verified. It is recommended that the siding and roof components be removed and thermal imaging be used to continue this investigation.

Several preventive and reactive maintenance improvements are needed at this facility. Otherwise, the building appears to be well cared for.



**Somerset Intermediate**

**FY 2018**

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1996
- 1 school inspected: 1 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school: **Good (86.56)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Somerset Intermediate	10	Good	1	24	2	4	0
Totals			1	24	2	4	0
Percentage of Total Ratings for System			3%	77%	6%	13%	0%

# Talbot County

One school was inspected in April 2018. Original existing square footage at this school dates from 1953 to 2003 and its adjusted building age is 15 years due to additions in 1957 and 1979 and a full renovation with a small addition in 2003.

Talbot County Public Schools has consistently received *Good* or *Superior* ratings. The facility inspected this year received an overall *Adequate* rating. It was noted that improved maintenance practices are needed at this school for the gutters and downspouts, entryways and exterior doors, ventilation equipment, and unit ventilators. Of concern at this building are the flooding conditions in the crawl space area. It is recommended that the grading of the site adjacent to the building, the placement of downspouts and splash blocks, and site drainage be evaluated to determine the cause of the water infiltration into the crawl space.



**Easton Middle**

**FY 2018**

- 9 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 1 school inspected: 1 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 0 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school: **Adequate (83.33)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Easton M.	15	Adequate	1	19	7	6	0
Totals			1	19	7	6	0
Percentage of Total Ratings for System			3%	58%	21%	18%	0%

# Washington County

One school was inspected in December 2017. The original existing square footage at this school dates from 1979, and its adjusted building age is 39 years because Clear Spring Middle has received no additions or major renovations. The building most recently received a new roof through the FY 2014 Capital Improvement Program.

This school received an overall rating of *Superior* with no category assessed receiving lower than *Good*. Despite the age of this facility, it is apparent that it is being very well managed and maintained – consistent with Washington County Public Schools' reputation and something for which this school system should be commended.



**Clear Spring Middle**

**FY 2018**

- 47 total active schools in system
- Avg. Adjusted Age, all schools: 1986
- 1 school inspected: 1 Middle
- Results:
  - ✓ 1 Superior
  - ✓ 0 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school:  
**Superior (95.97)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Clear Spring M.	39	Superior	19	12	0	0	0
Totals			19	12	0	0	0
Percentage of Total Ratings for System			61%	39%	0%	0%	0%

# Wicomico County

One school was inspected in April 2018. Original existing square footage at this school dates from 1958 to 1981 and its adjusted building age is 39 years.

Mardela Middle/High was constructed in 1958 and has received several additions and renovations with the last addition project in 1981. The building has benefited from many State-funded capital improvements through the Aging Schools Program as well as the FY 2014 Security and Energy Efficiency Initiatives. The most recent Capital Improvement Program projects include a partial roof replacement in 2014/2015 and a lighting upgrade in the Gym in 2014. This facility appears to be generally well maintained. During the assessment, it was observed that the site does not appear to drain well and grading should be evaluated to determine if drainage could be better diverted away from the building. It was also observed that the aged single pane windows should be considered for replacement in the near future.



**Mardela Middle/High**

**FY 2018**

- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 1 school inspected: 1 Middle/High
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Average overall rating of inspected school: **Good (87.90)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Mardela M./H.	39	Good	4	20	4	3	0
Totals			4	20	4	3	0
Percentage of Total Ratings for System			13%	65%	13%	10%	0%

# Worcester County

One school was inspected in April 2018. Original square footage at this school dates from 1970 and its adjusted building age is 48 years.

Berlin Intermediate is an elementary/middle school that has not been renovated or received an addition, but this facility has received many upgrades through Aging Schools Program funding throughout the years as well as security improvements through FY 2014 Security Initiative funding. The school received an overall rating of *Adequate*; however, eight of the 25 categories assessed received a rating of *Not Adequate*. These categories are *Site Utilities, Roof Drains, Rooftop Equipment, Interior Appearance & Sanitation, Floors, Ceilings, Interior Lighting, and Plumbing Fixtures/ Equipment/Restrooms*. Maintenance and custodial improvements are needed to address the many deficiencies identified.

The LEA reports that approximately 10 percent of its repairs are preventive and 90 percent are reactive, primarily due to inadequate staff available to complete routine maintenance tasks. It is strongly recommended that staffing be evaluated and appropriate changes made to improve the school system's ability to provide adequate preventive maintenance.



**Berlin Intermediate**

**FY 2018**

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1993
- 1 schools inspected:  
1 Elementary/Middle
- Results:
  - ✓ 0 Superior
  - ✓ 0 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall rating of inspected school:  
**Adequate (84.92)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Berlin Intermediate	48	Adequate	3	14	4	8	0
Totals			3	14	4	8	0
Percentage of Total Ratings for System			10%	48%	14%	28%	0%

