

Maintenance of Maryland's Public School Buildings

State of Maryland
Interagency Commission on School Construction

FY 2020 Annual Report

October 1, 2020

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION

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I. PreK-12 Public School Maintenance in Maryland

A. FY 2020 Program

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

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

Table A: LEA Maintenance Effectiveness Report

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

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

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

I. PreK-12 Public School Maintenance in Maryland

B. Background

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

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

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

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

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

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

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

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

I. PreK-12 Public School Maintenance in Maryland

B. Background

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

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

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

I. PreK-12 Public School Maintenance in Maryland

C. What to Expect in FY 2021

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

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

I. PreK-12 Public School Maintenance in Maryland

D. Summary

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

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

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

I. PreK-12 Public School Maintenance in Maryland

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

NUMBER OF SCHOOL SURVEYS PERFORMED WITH RATINGS AND PERCENTAGES

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

- (1) Increase associated with engagement of two full-time inspectors in the Public School Construction Program.
- (2) Temporary reduction in number of inspections due to budgetary constraints.
- (3) Temporary reduction due to Maintenance Program staff turnover.

II. The Survey: Fiscal Year 2020

A. Procedures and Methods

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

Weighting Values and Description

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

II. The Survey: Fiscal Year 2020

A. Procedures and Methods

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

Overall Scoring Levels:

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

II. The Survey: Fiscal Year 2020

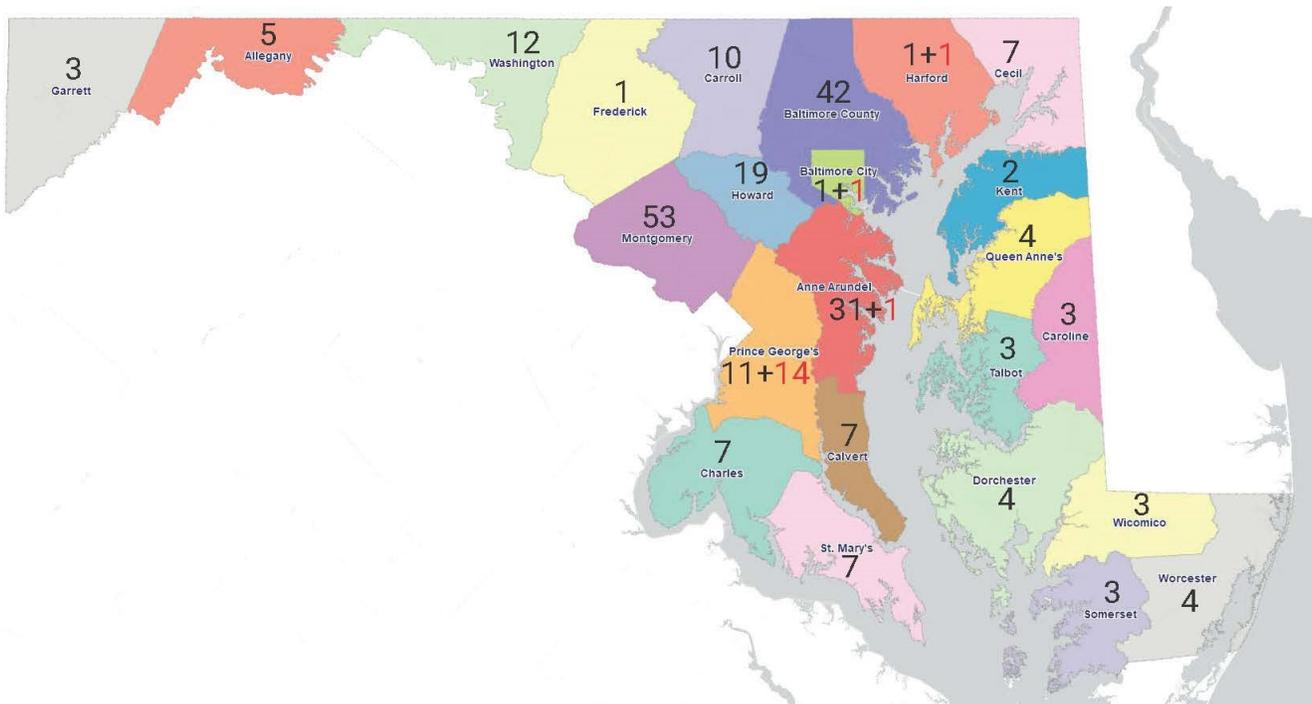
B. FY 2020 Statewide Assessment Results

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

Of the 260 reported school assessment results in FY 2020:

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

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



II. The Survey: Fiscal Year 2020

B. FY 2020 Statewide Assessment Results

FISCAL YEAR 2020: Statewide Summary

1,380 schools

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

30 years old

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

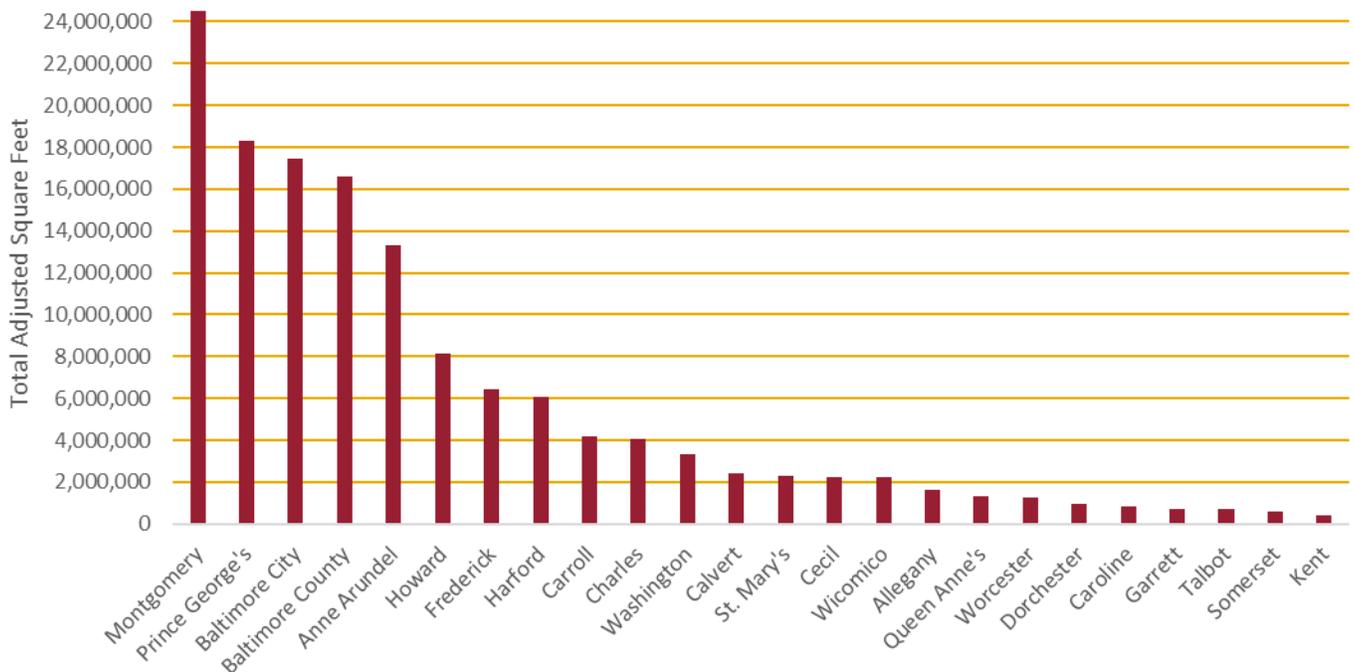
> 140 M GSF

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

~ \$53 B

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

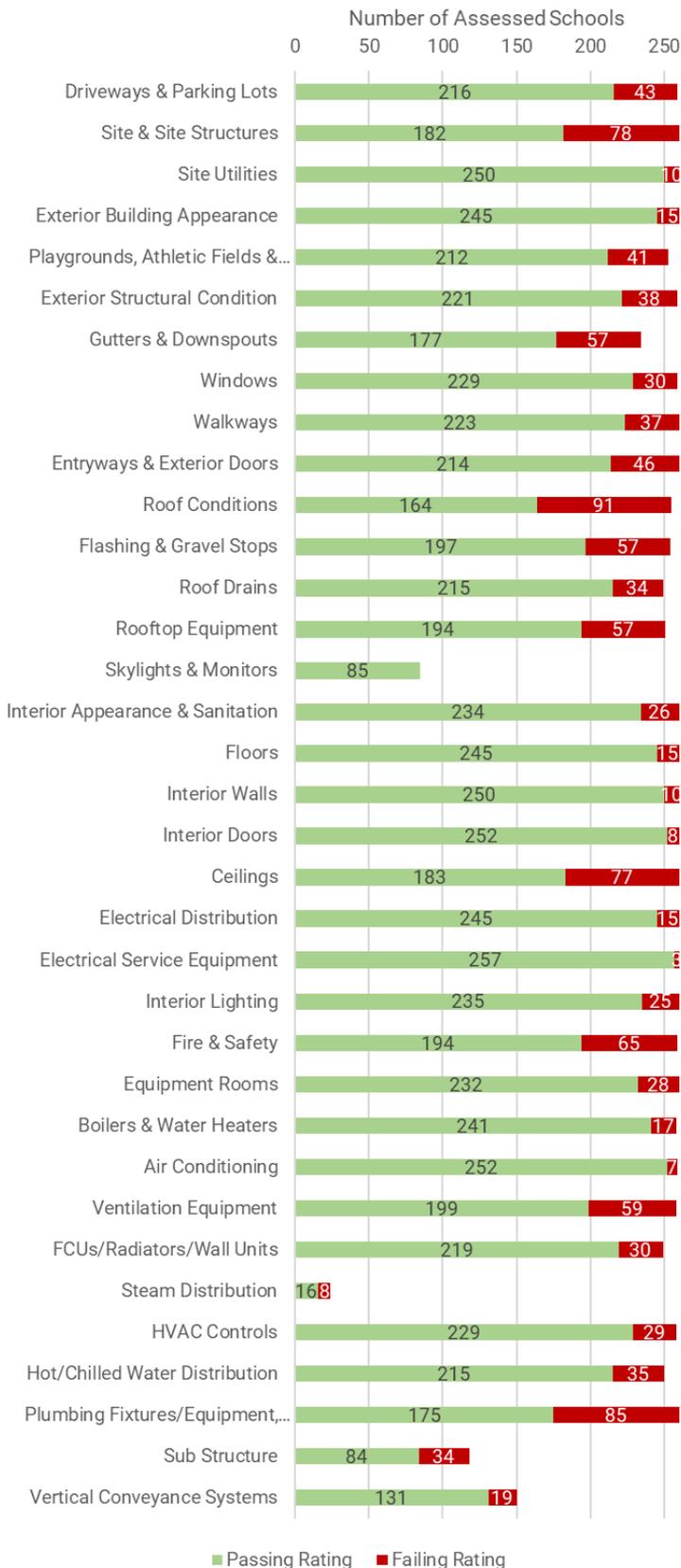
Distribution of Total Adjusted Square Feet



II. The Survey: Fiscal Year 2020

B. FY 2020 Statewide Assessment Results

FY20 Passing vs Failing Rating per Category



Strengths

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

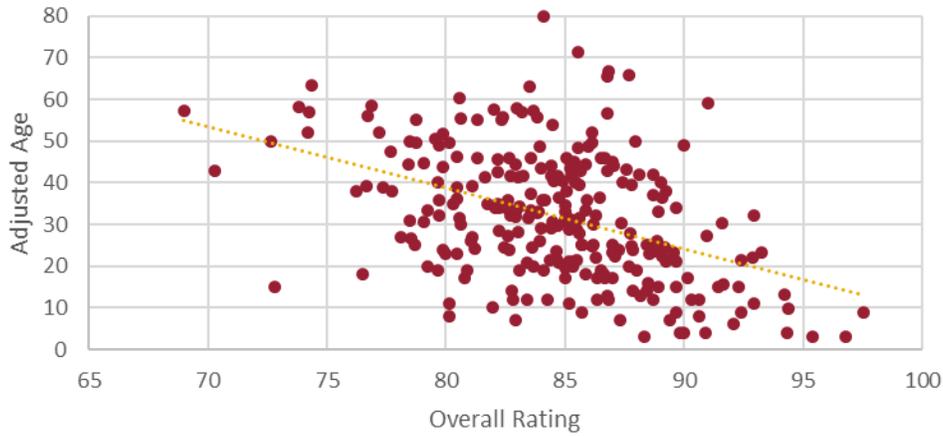
Weaknesses

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

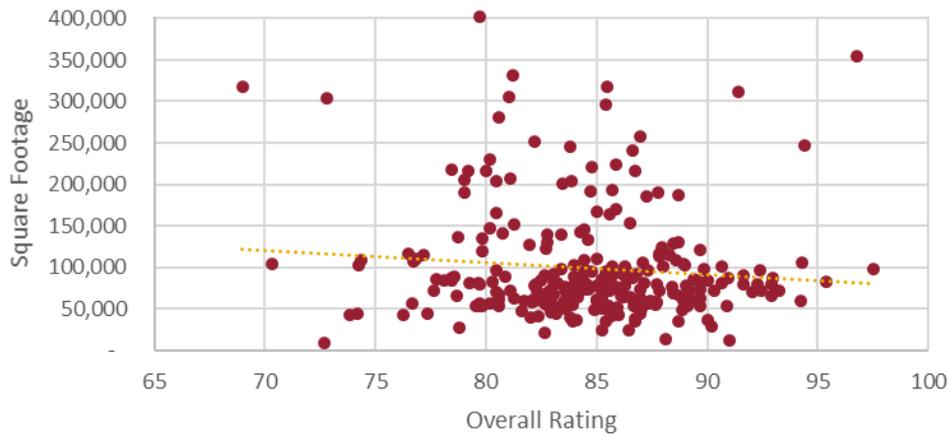
II. The Survey: Fiscal Year 2020

B. FY 2020 Statewide Assessment Results

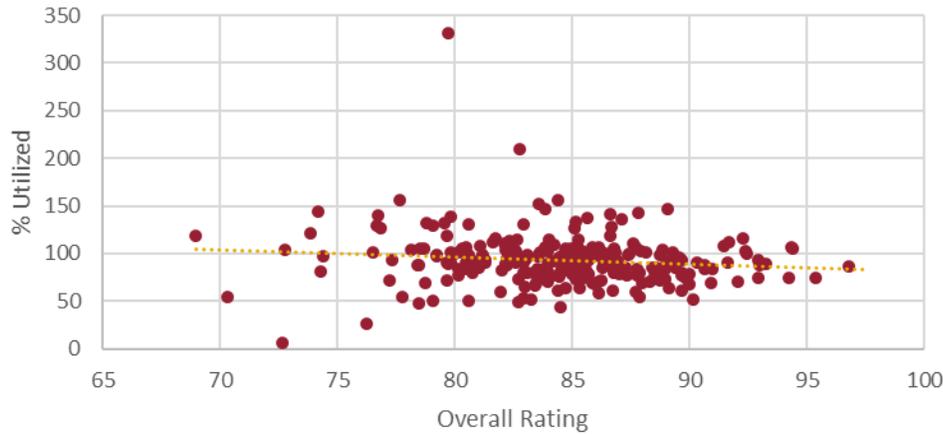
Overall Rating vs. Adjusted Age



Overall Rating vs. Square Feet



Overall Rating vs. Utilization



II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

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

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

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

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

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

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

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

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

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

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

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

II. The Survey: Fiscal Year 2020

Table C: FY 2020 Maintenance Survey Results

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

Total Number of Schools Assessed: 260

Total Square Feet Assessed 25,728,817

Public School Construction Program School Inspection Report

LEA Name:
School Name:

Inspection Date:
Inspector:
LEA Representative:

PSC Number:

Year Constructed:

Total Adjusted Square Footage:

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

Overall Rating: ()

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

Survey ID:

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

Sample Assessment Sheet: Page 2



PUBLIC SCHOOL INSPECTION REPORT - COMMENTS

School Name &

PSC Number: #N/A

#N/A

Report Date (s): #N/A

#N/A

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



PUBLIC SCHOOL INSPECTION REPORT - COMMENTS

School Name &

PSC Number: #N/A

#N/A

Report Date (s): #N/A

#N/A

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

ADDITIONAL NOTES & COMMENTS

#N/A

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

Note:

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

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

Individual school reports are available upon request.

ALLEGANY COUNTY

Total Schools Assessed in FY 2020: 5



Fort Hill High

FISCAL YEAR 2020: KEY FACTS

21
schools

Allegany County has 21 total active schools.

36
years old

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

> 1.6 M
GSF

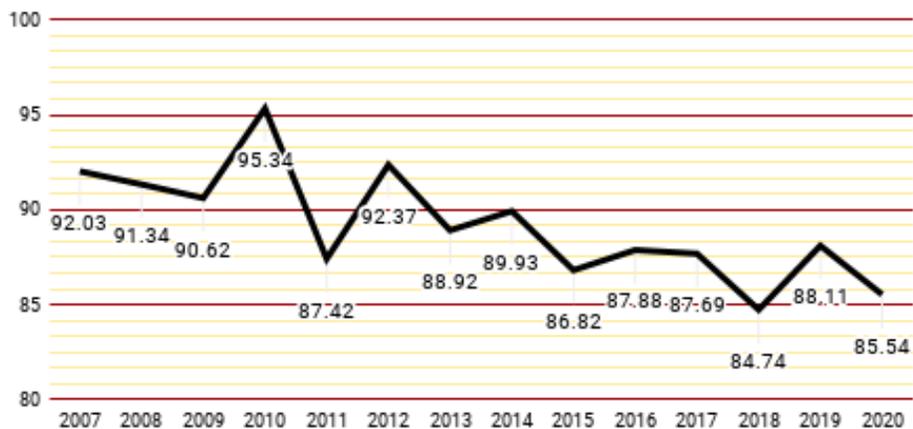
Allegany County maintains 1,603,956 square feet throughout its 21 schools. It is the 16th largest LEA in Maryland.

~ \$0.6 B

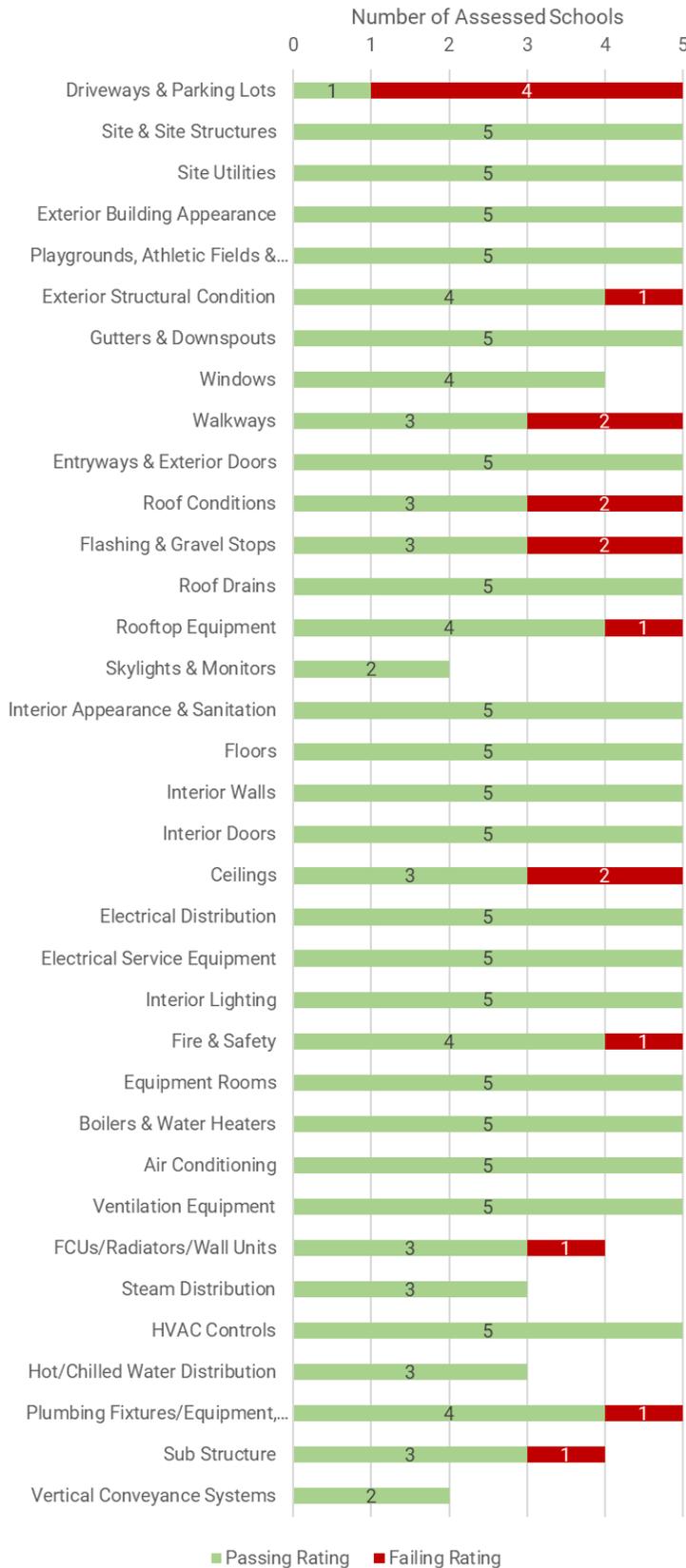
The current replacement value for Allegany County's 1,603,956 square feet at a rate of \$378/sf is \$606,295,368.

85.54 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Gutters and downspouts appeared well maintained.

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

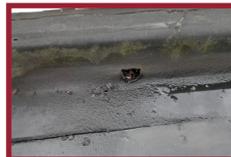


The floors, doors and walls appeared to receive good custodial care and maintenance in the majority of inspected buildings.

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



Weaknesses



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

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



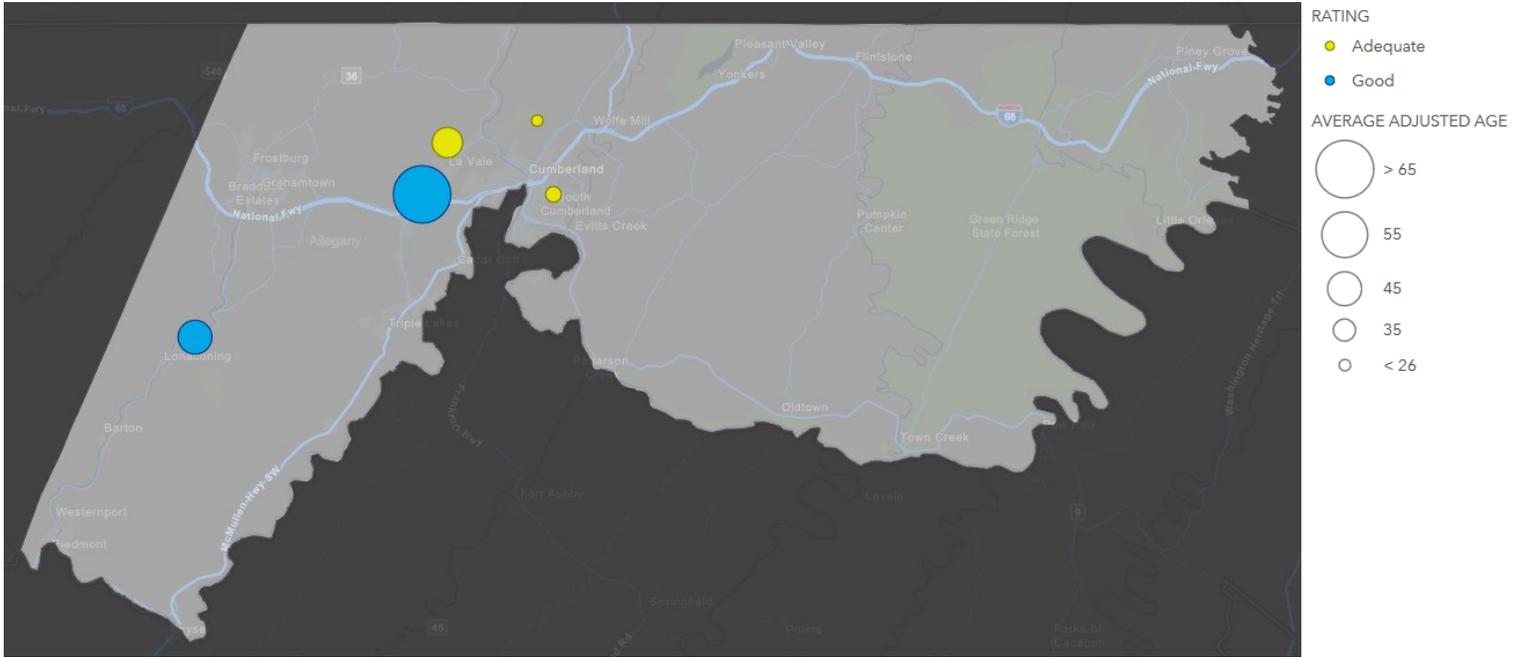
Four of the five inspected schools received a Not Adequate rating for Driveways & Parking Lots.

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

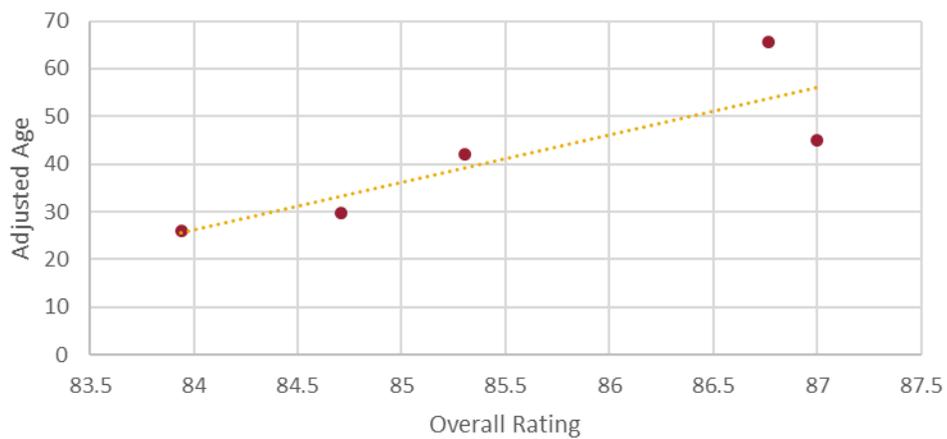


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Cash Valley Elementary | 42 | Adequate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

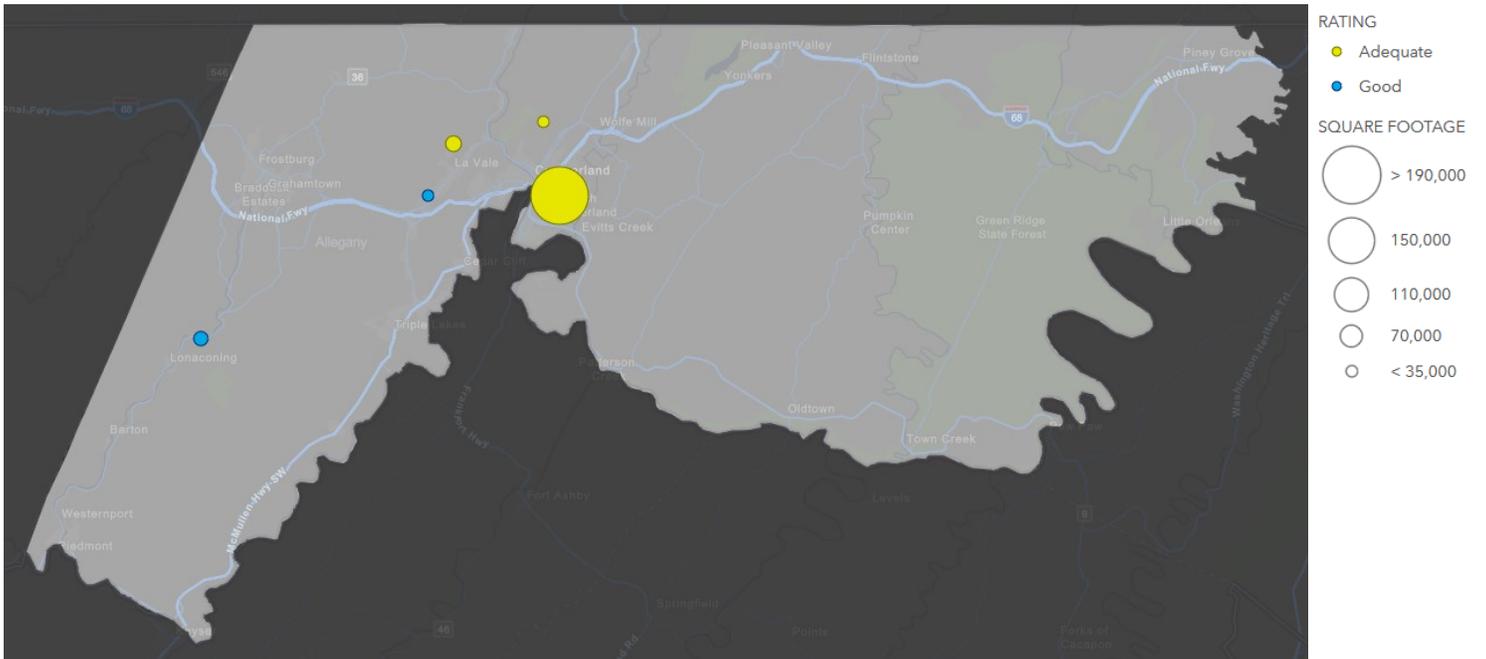
Overall Rating vs Adjusted Building Age



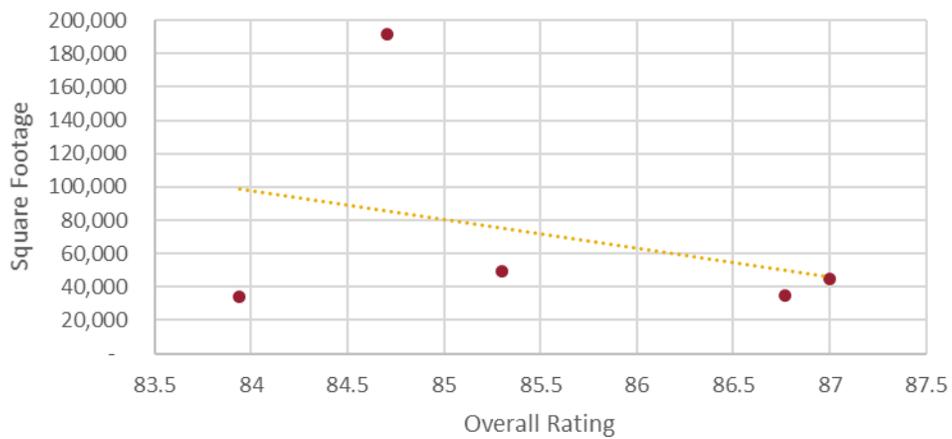
Overall Rating vs. Adjusted Age



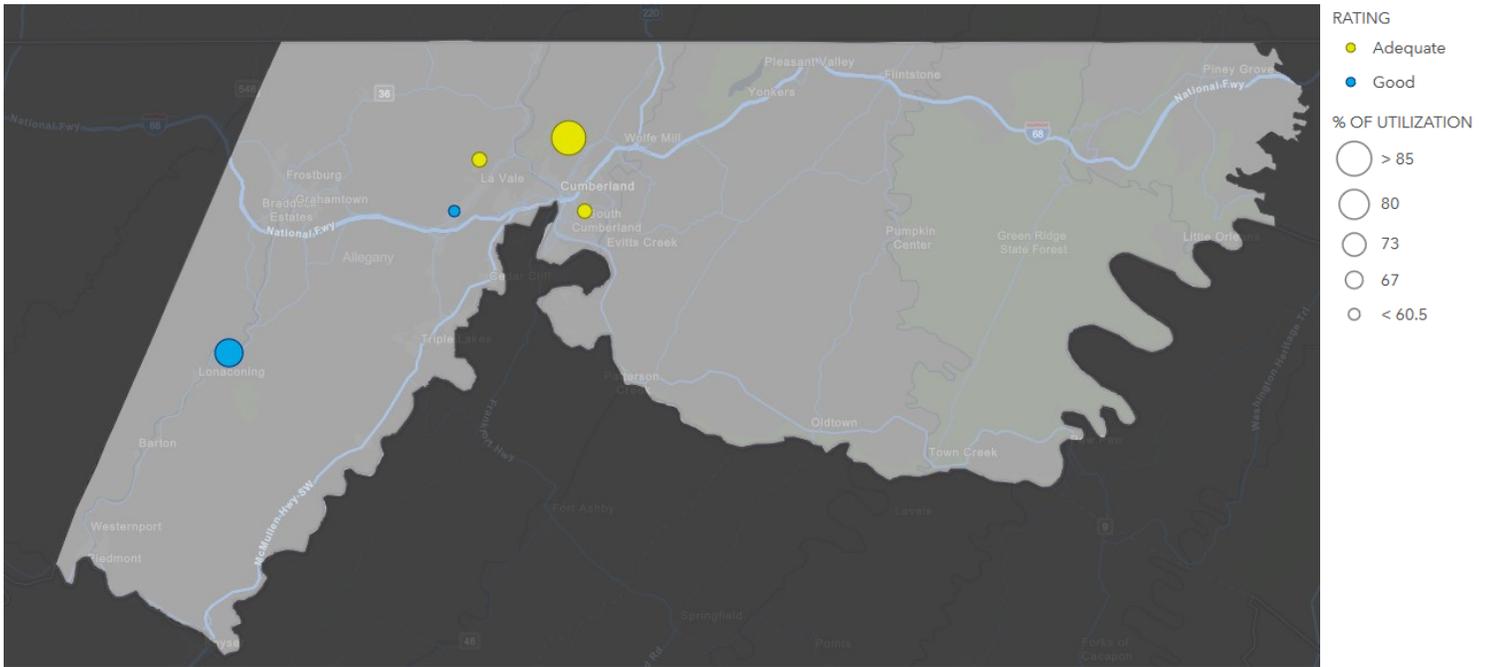
Overall Rating vs Square Footage



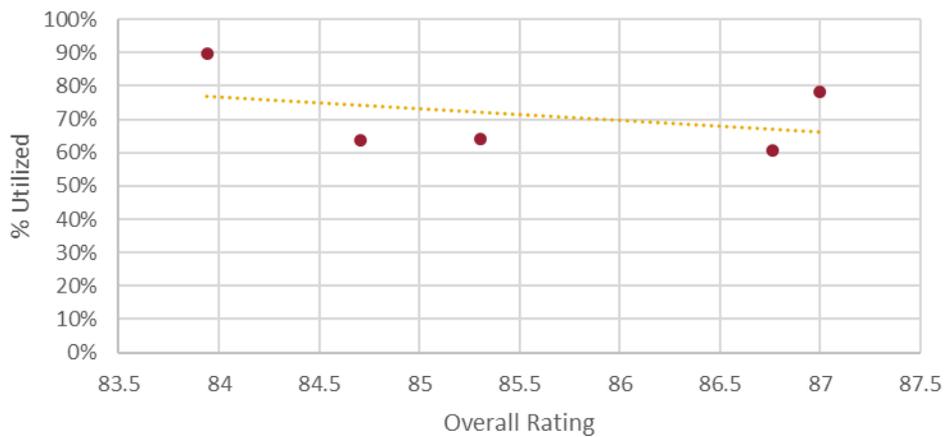
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

ANNE ARUNDEL COUNTY

Total Schools Assessed in FY 2020: 32



North County High

FISCAL YEAR 2020: KEY FACTS

120
schools

Anne Arundel County has 120 total active schools.

30.5
years old

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

> 13.3 M
GSF

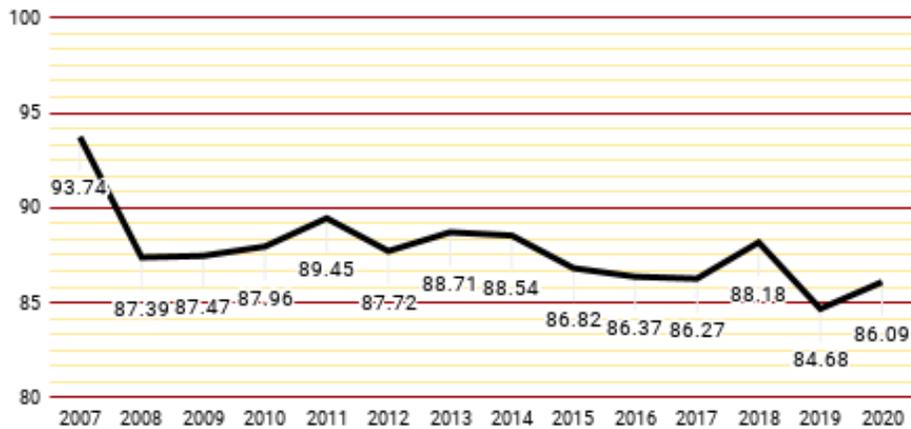
Anne Arundel County maintains 13,321,919 square feet throughout its 120 schools. It is the 5th largest LEA in Maryland.

~ \$5 B

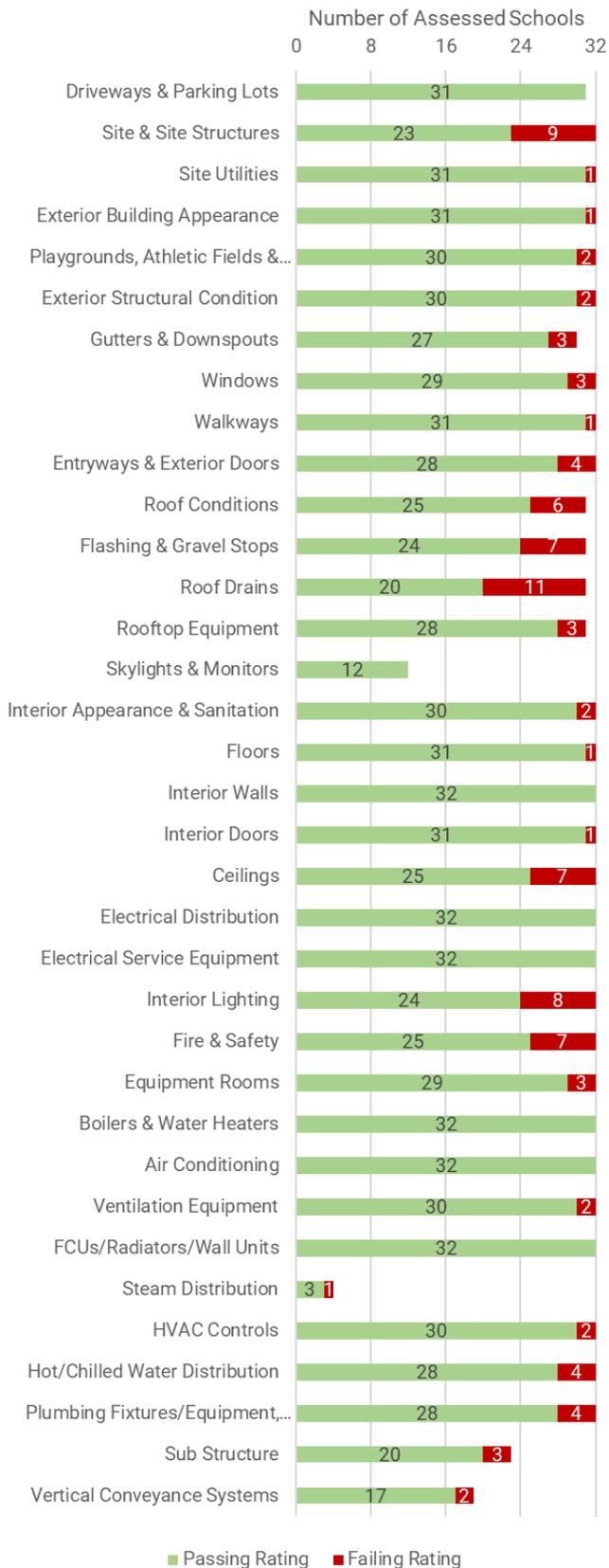
The current replacement value for Anne Arundel County's 13,321,919 square feet at a rate of \$378/sf is \$5,035,685,382.

86.09 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The majority of Walkways appeared well maintained

All inspected buildings received a passing rating for Electrical Distribution.



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

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



Weaknesses



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

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



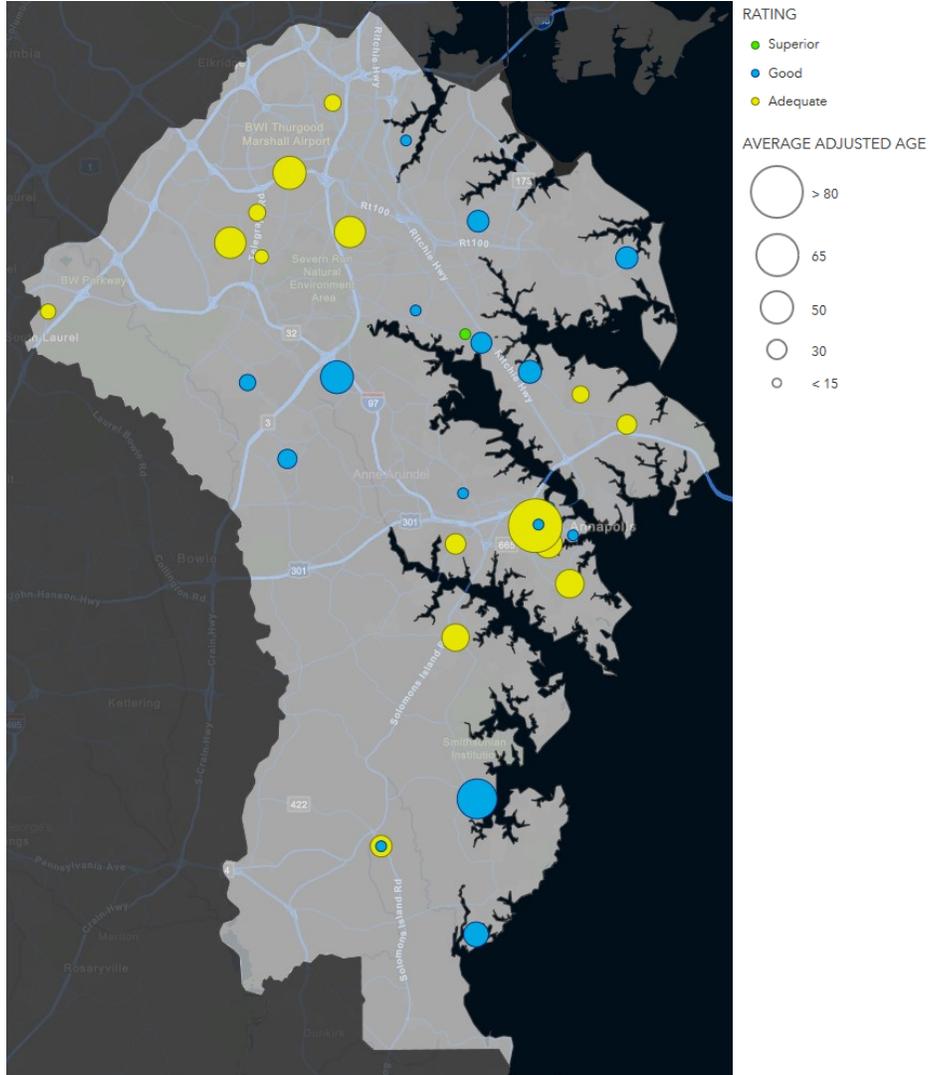
Routine inspections and cleanings were needed at the roof drains to address multiple issues from excessive gravel and debris to cracks and blistering of the membranes.

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

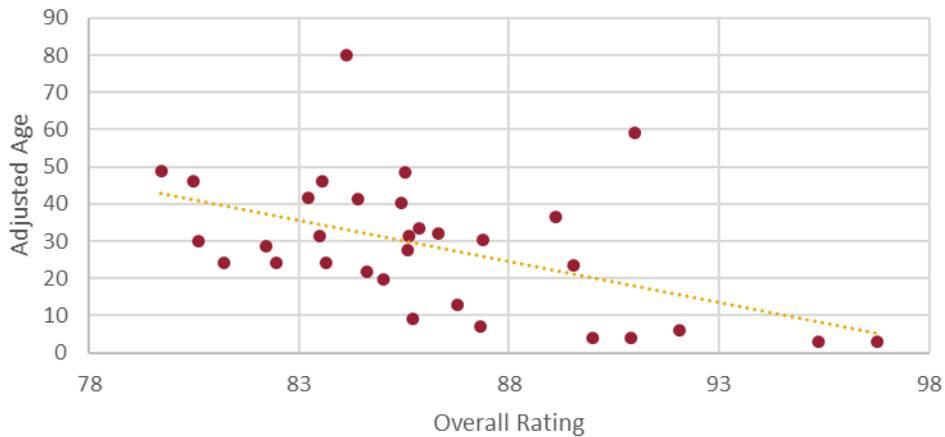


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|---|--------------|----------------|---|------------|------------|--------------|-----------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Annapolis Elementary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

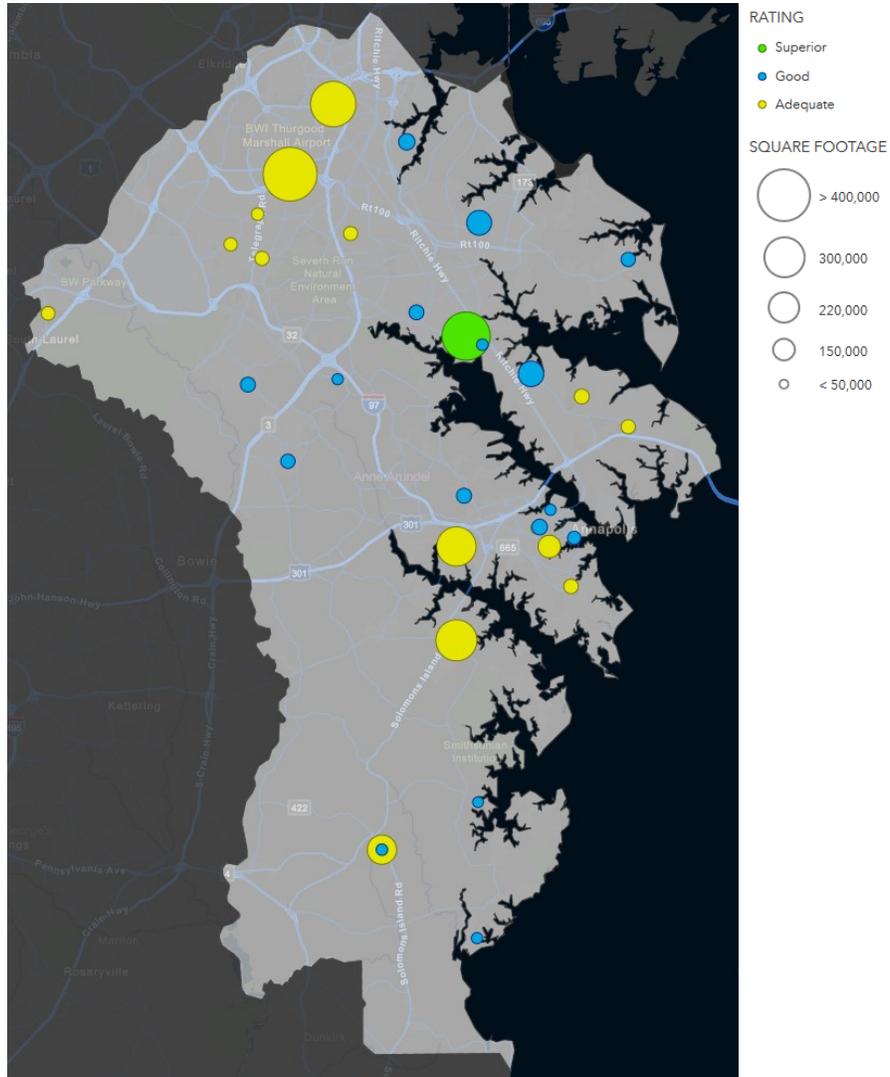
Overall Rating vs Adjusted Building Age



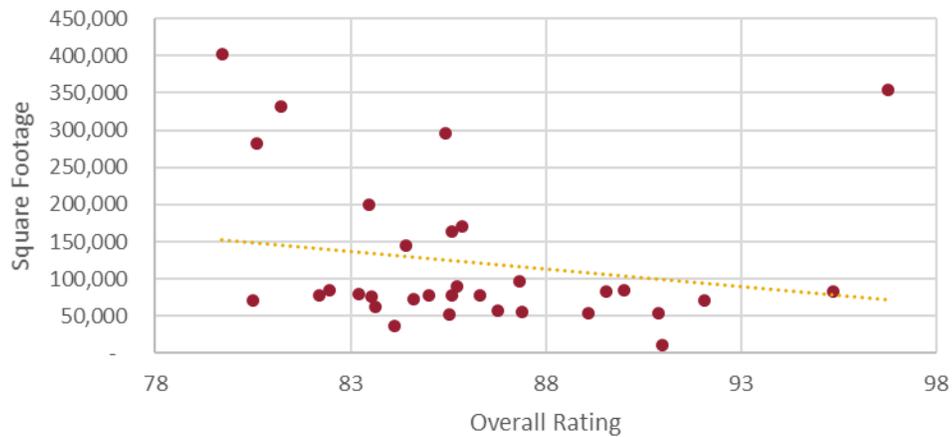
Overall Rating vs. Adjusted Age



Overall Rating vs Square Footage



Overall Rating vs. Square Feet



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

BALTIMORE CITY

Total Schools Assessed in FY 2020: 2



Montebello PK-8 #044

FISCAL YEAR 2020: KEY FACTS

155
schools

Baltimore City has 155 total active schools.

42
years old

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

> 16.5 M
GSF

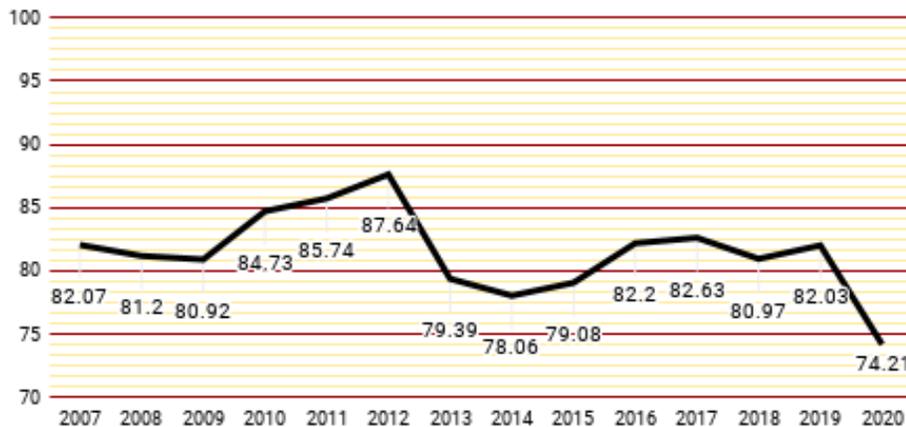
Baltimore City maintains 17,456,996 square feet throughout its 155 schools. It is the 3rd largest LEA in Maryland.

~ \$6.6 B

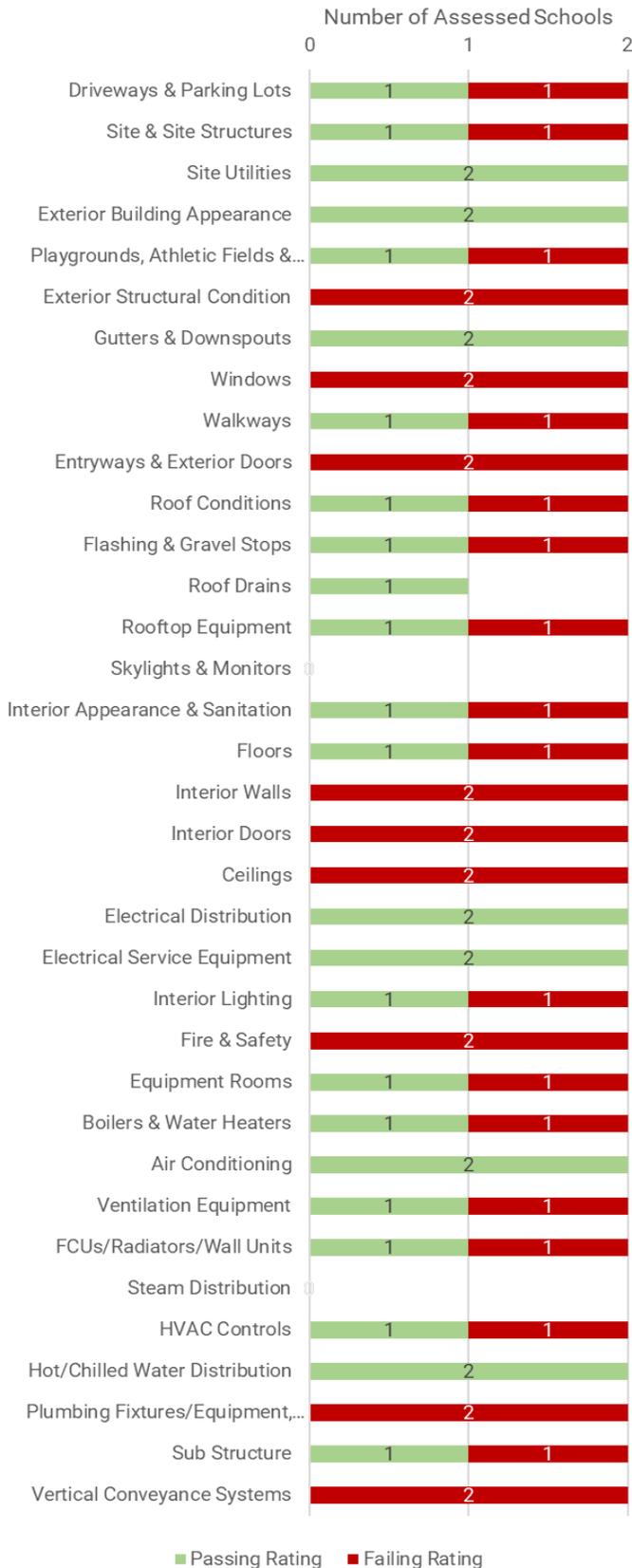
The current replacement value for Baltimore City's 17,456,996 square feet at a rate of \$378/sf is \$6,598,744,488.

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

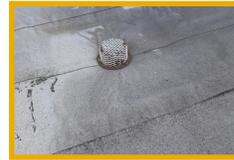
Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

All inspected buildings received a passing rating for Site Utilities.



Gutters and downspouts appeared to be maintained regularly.

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



Weaknesses



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

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



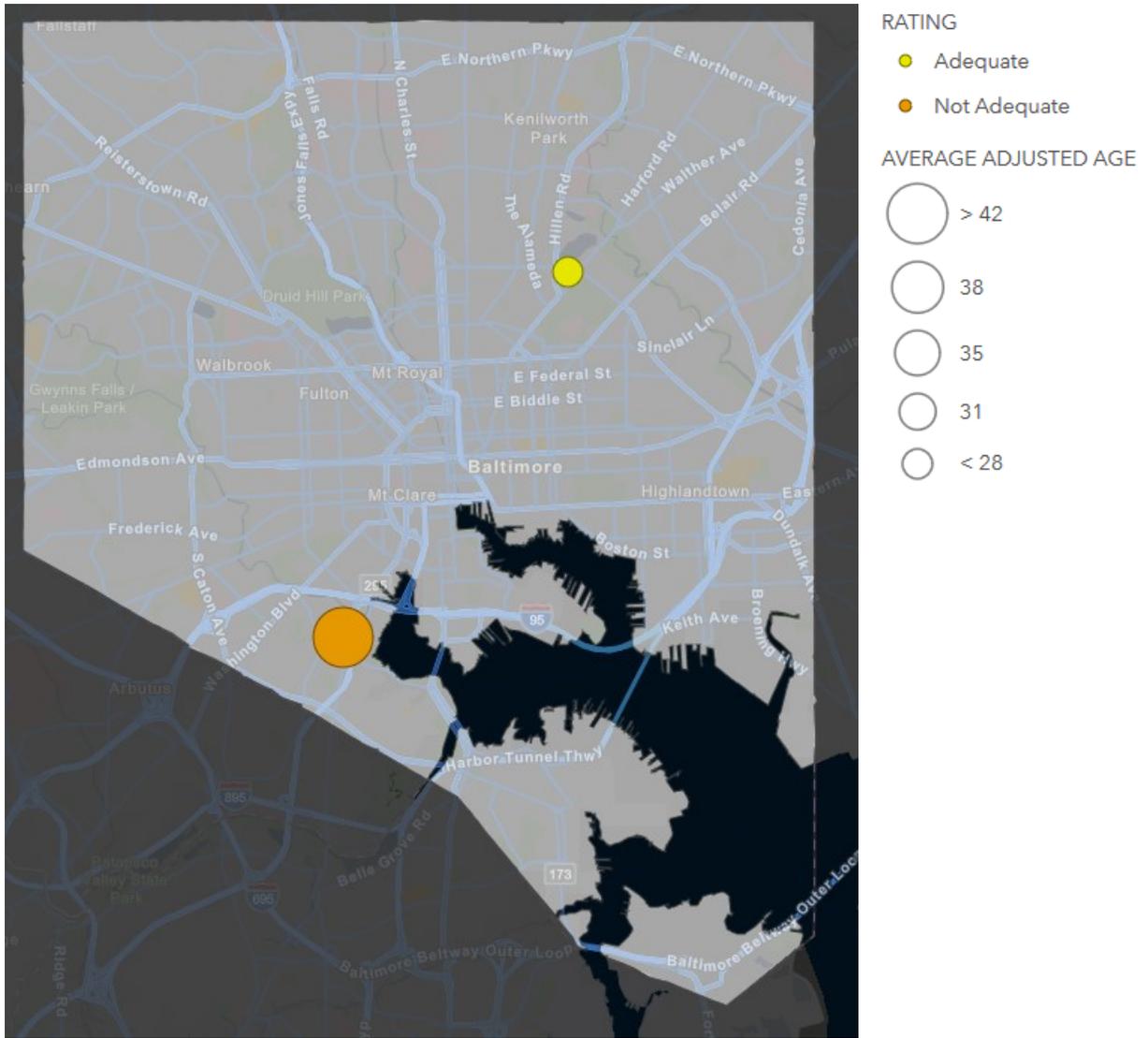
Windows, including their frames and hardware, were damaged; these conditions were noted on previous assessments and had not improved.

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

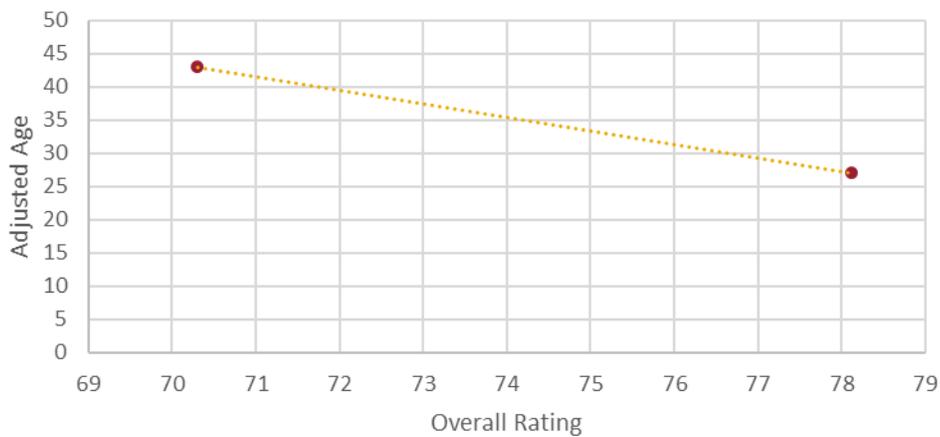


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Montebello PK-8 # 044 | 27 | Adequate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

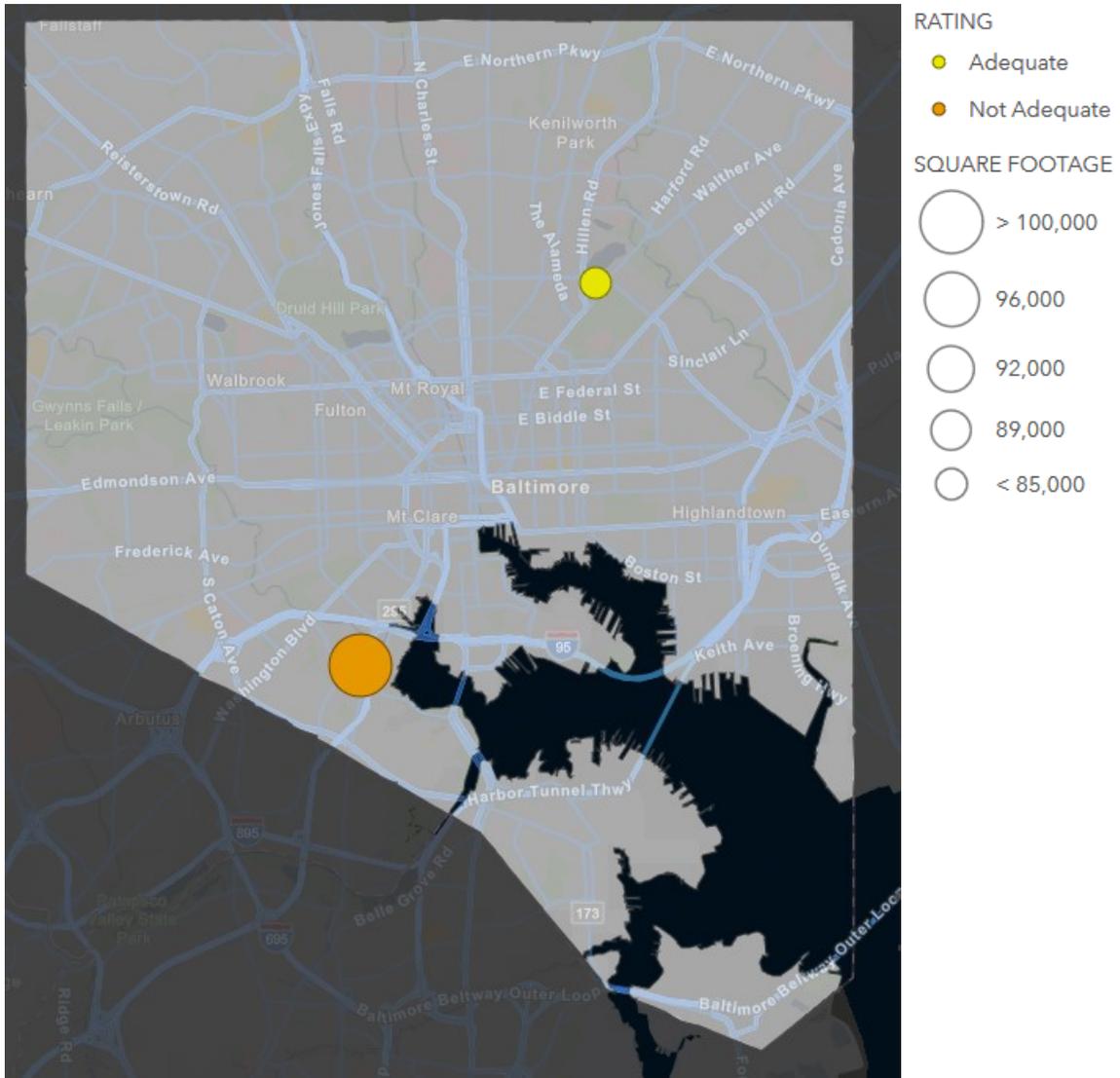
Overall Rating vs Adjusted Building Age



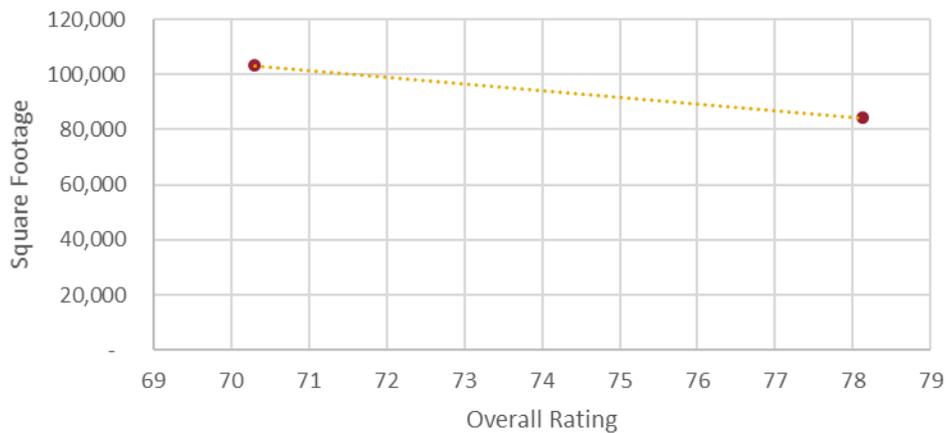
Overall Rating vs. Adjusted Age



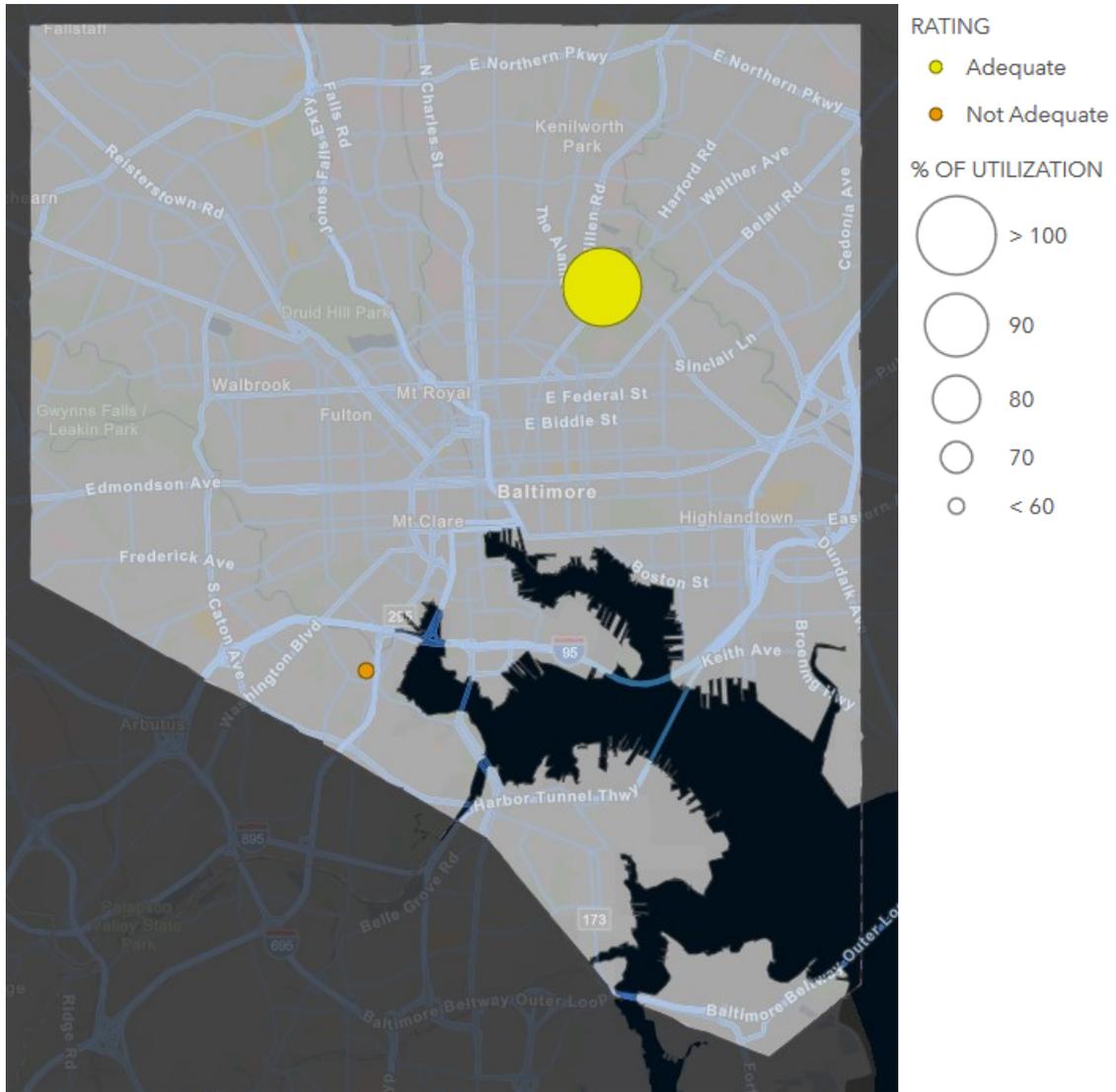
Overall Rating vs Square Footage



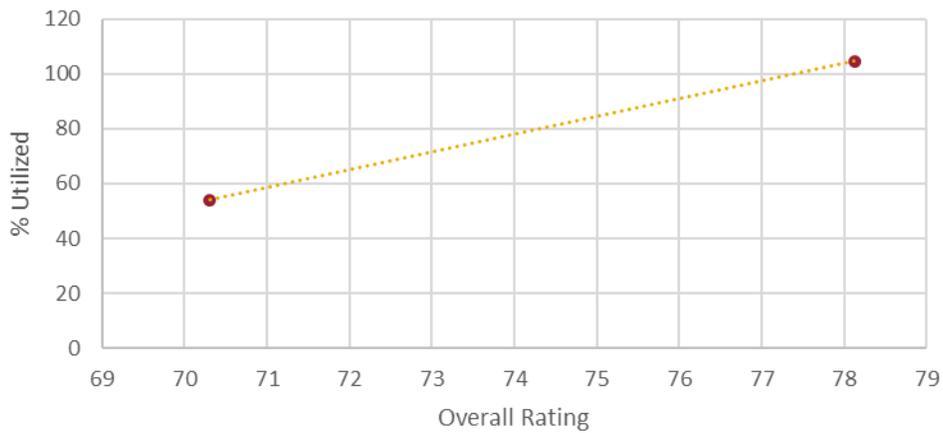
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

BALTIMORE COUNTY

Total Schools Assessed in FY 2020: 42



Woodlawn Middle

FISCAL YEAR 2020: KEY FACTS

164
schools

Baltimore County has 164 total active schools.

33
years old

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

> 16.5 M
GSF

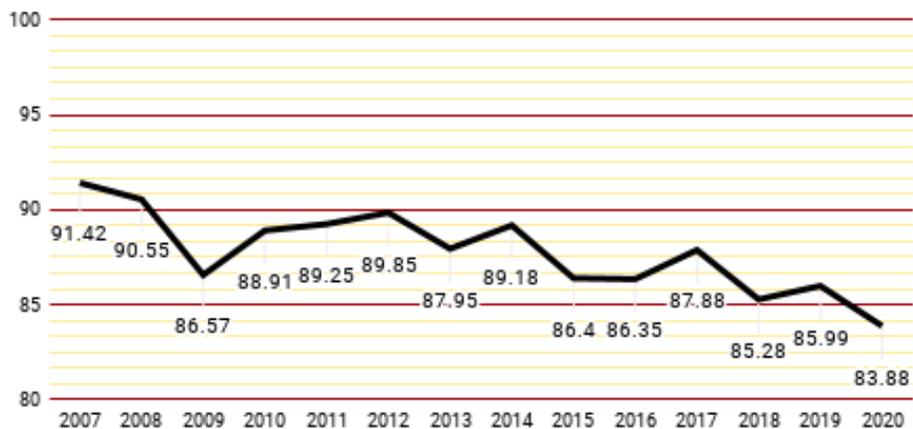
Baltimore County maintains 16,591,758 square feet throughout its 164 schools. It is the 4th largest LEA in Maryland.

~ \$6.3 B

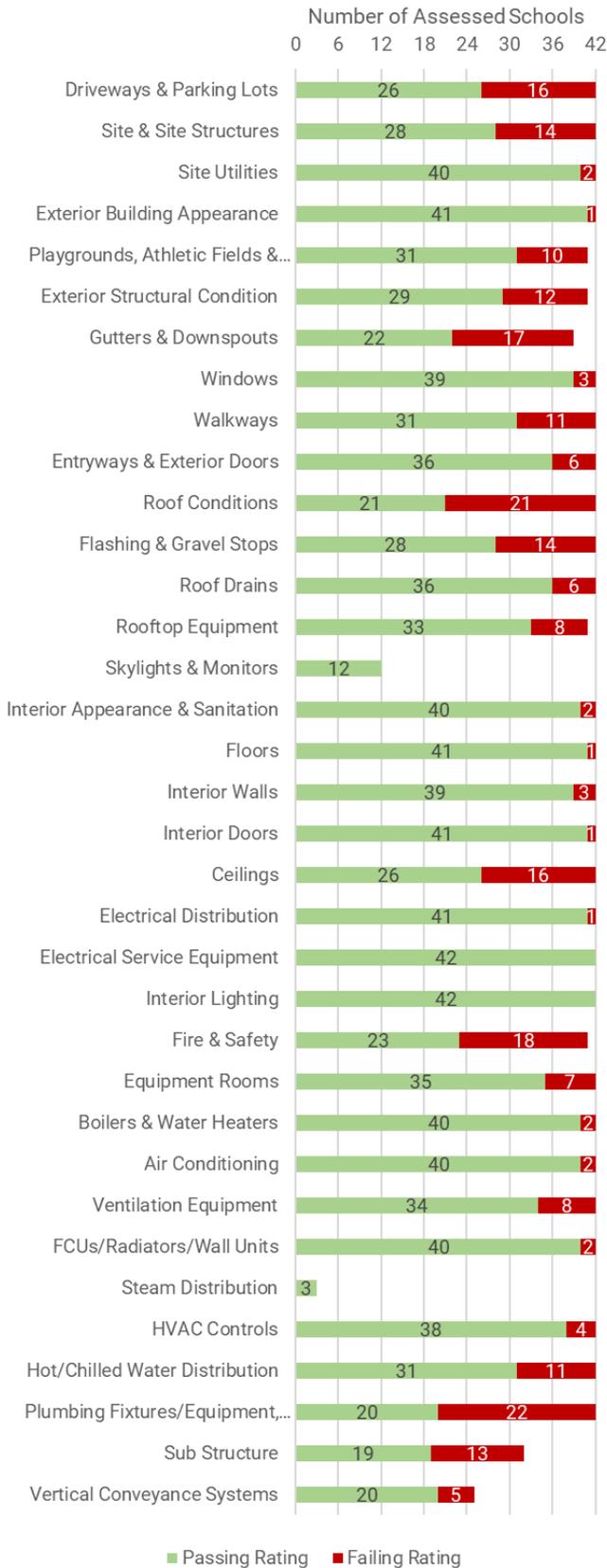
The current replacement value for Baltimore County's 16,591,758 square feet at a rate of \$378/sf is \$6,271,684,524.

83.88 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

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



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

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



Weaknesses



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

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



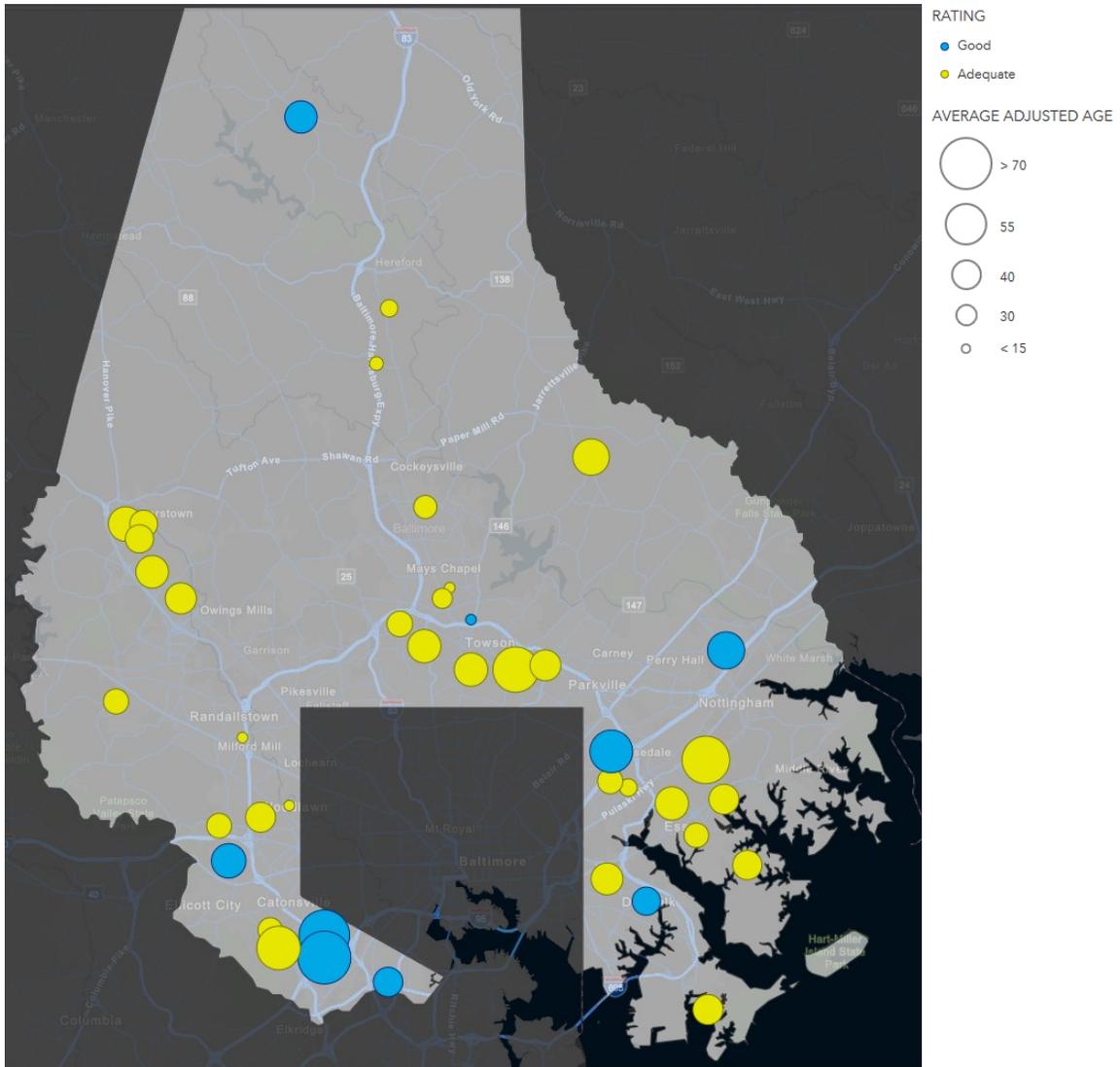
Routine inspections of fire extinguishers and emergency lighting appeared to be inconsistent; 17 facilities received a Good rating and 18 facilities received a Not Adequate rating.

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

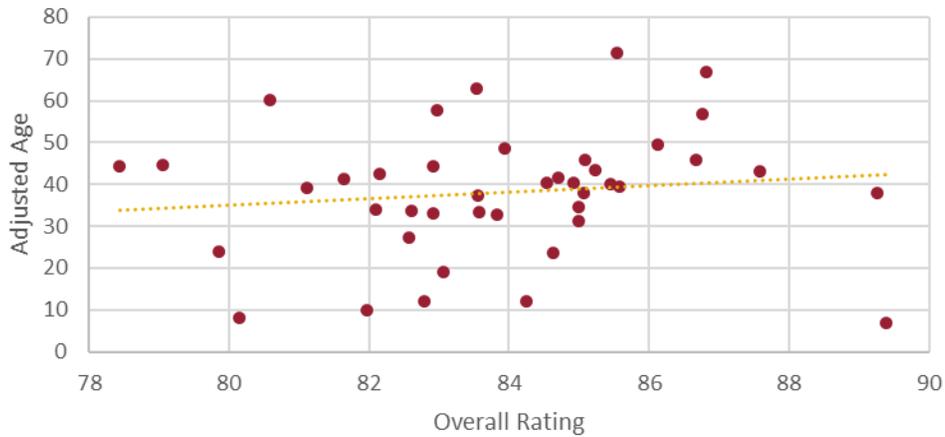


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|---|--------------|----------------|---|------------|------------|--------------|-----------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Arbutus Elementary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

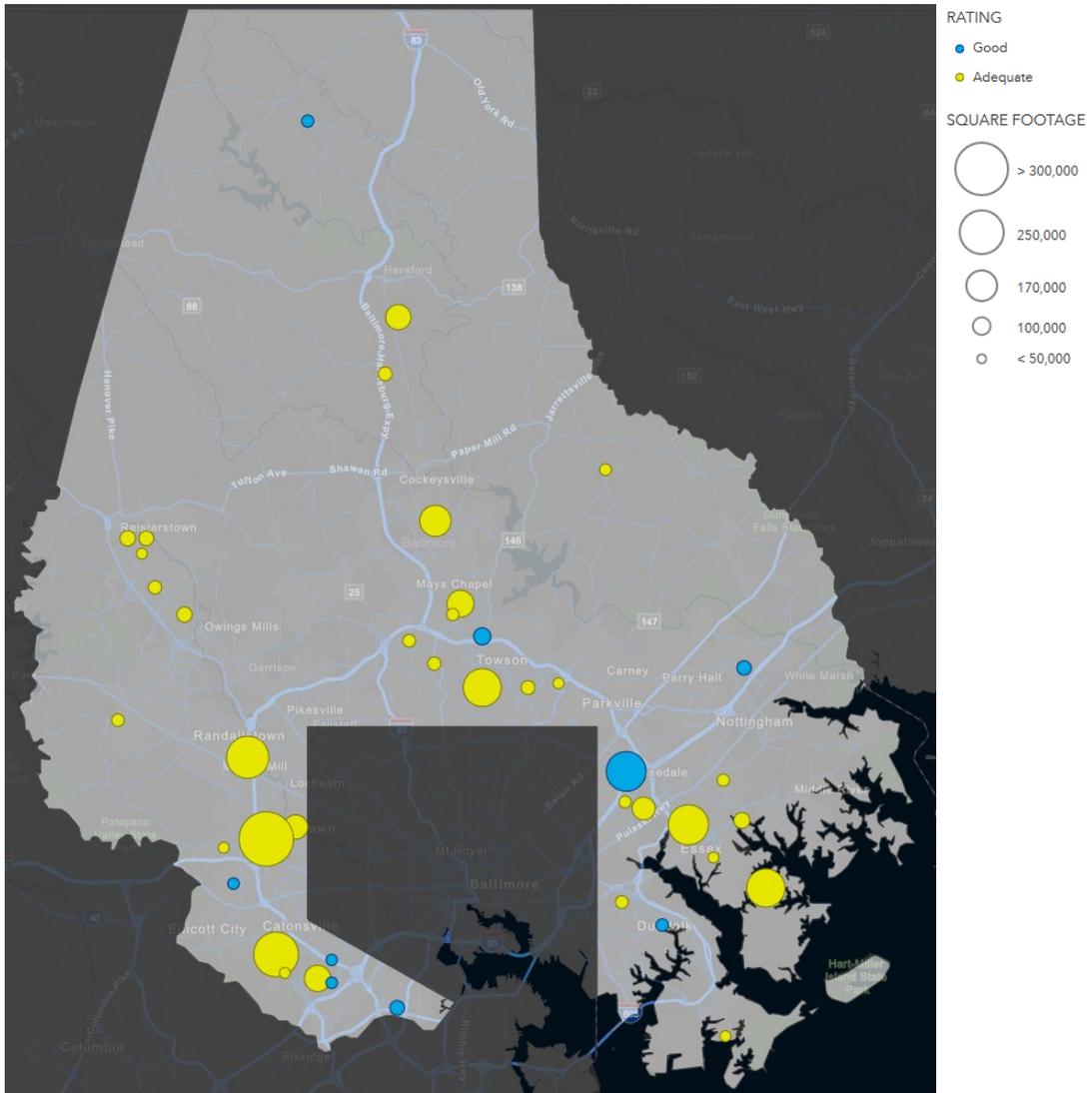
Overall Rating vs Adjusted Building Age



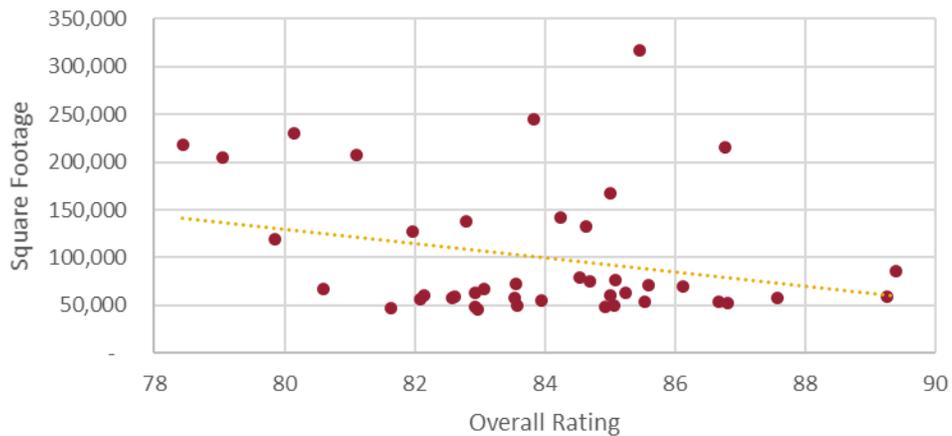
Overall Rating vs. Adjusted Age



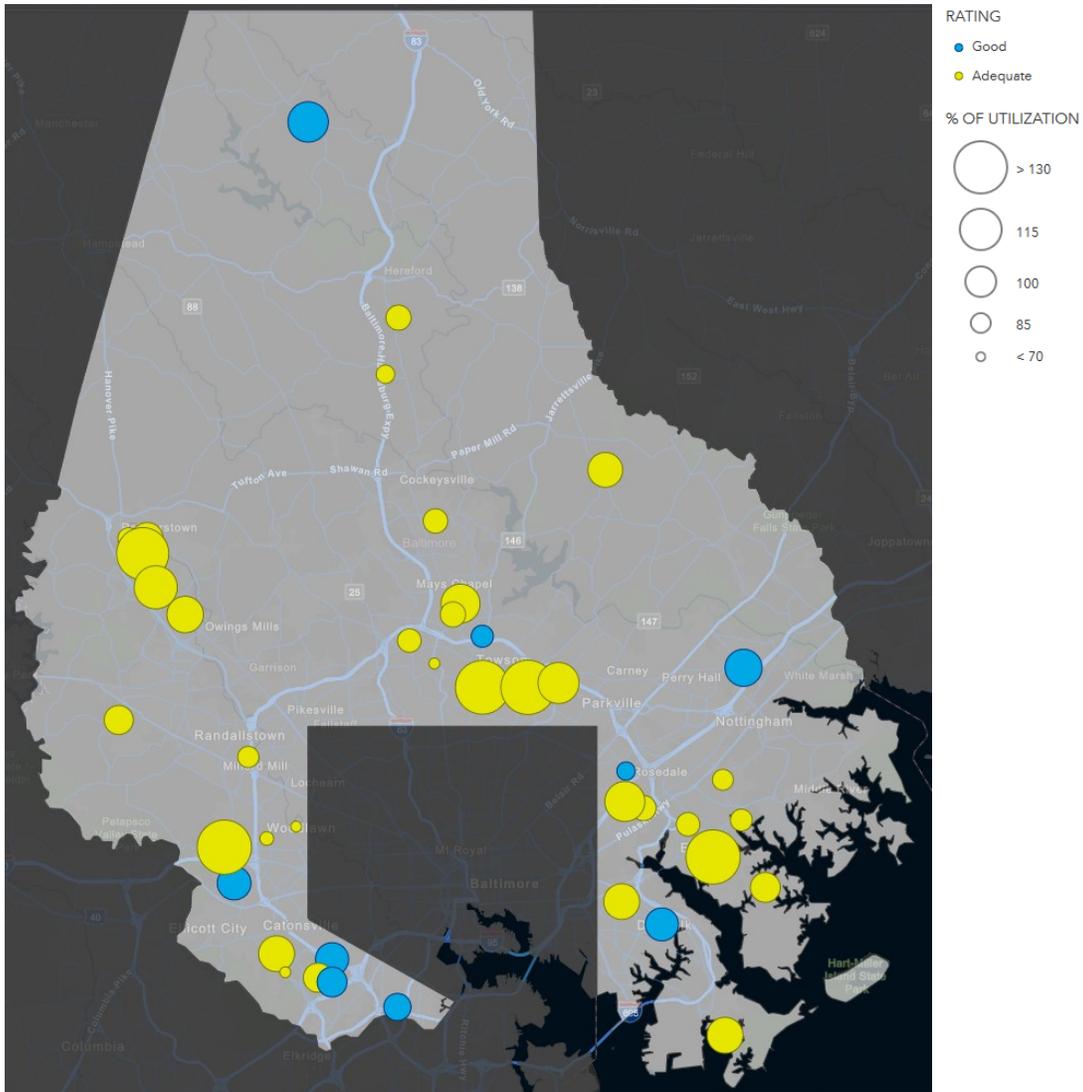
Overall Rating vs Square Footage



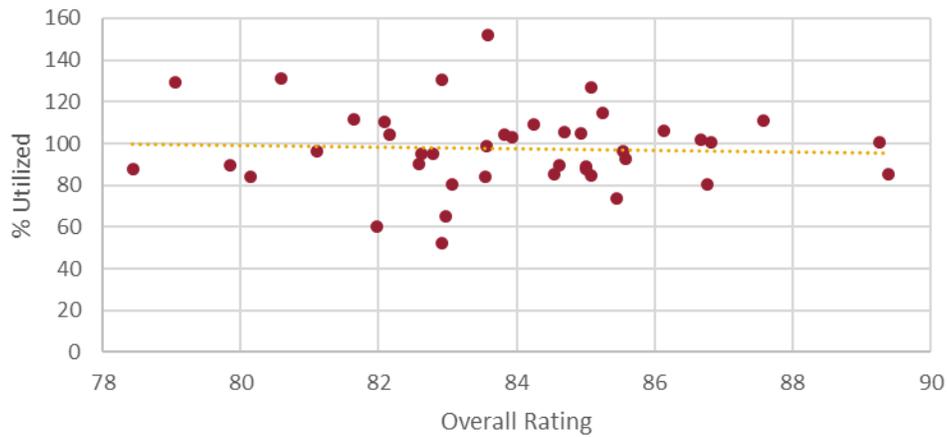
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

CALVERT COUNTY



Total Schools Assessed in FY 2020: 7

FISCAL YEAR 2020: KEY FACTS

26
schools

Calvert County has 26 total active schools.

22.5
years old

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

> 2.4 M
GSF

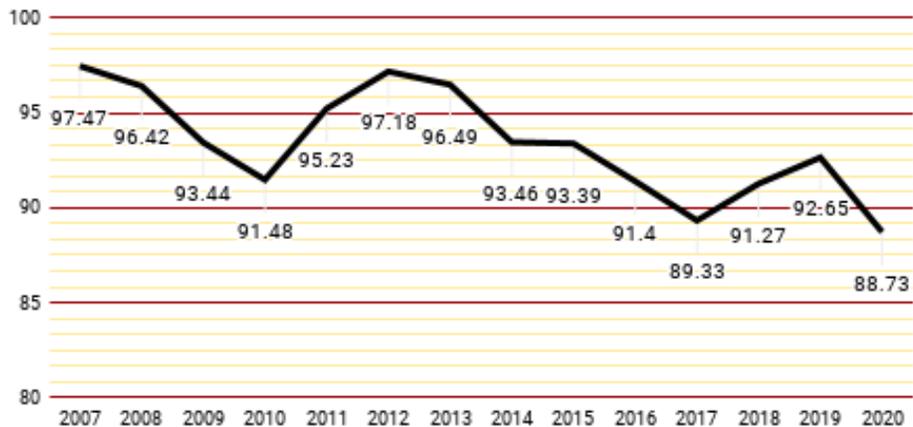
Calvert County maintains 2,446,083 square feet throughout its 26 schools. It is the 12th largest LEA in Maryland.

~ \$0.9 B

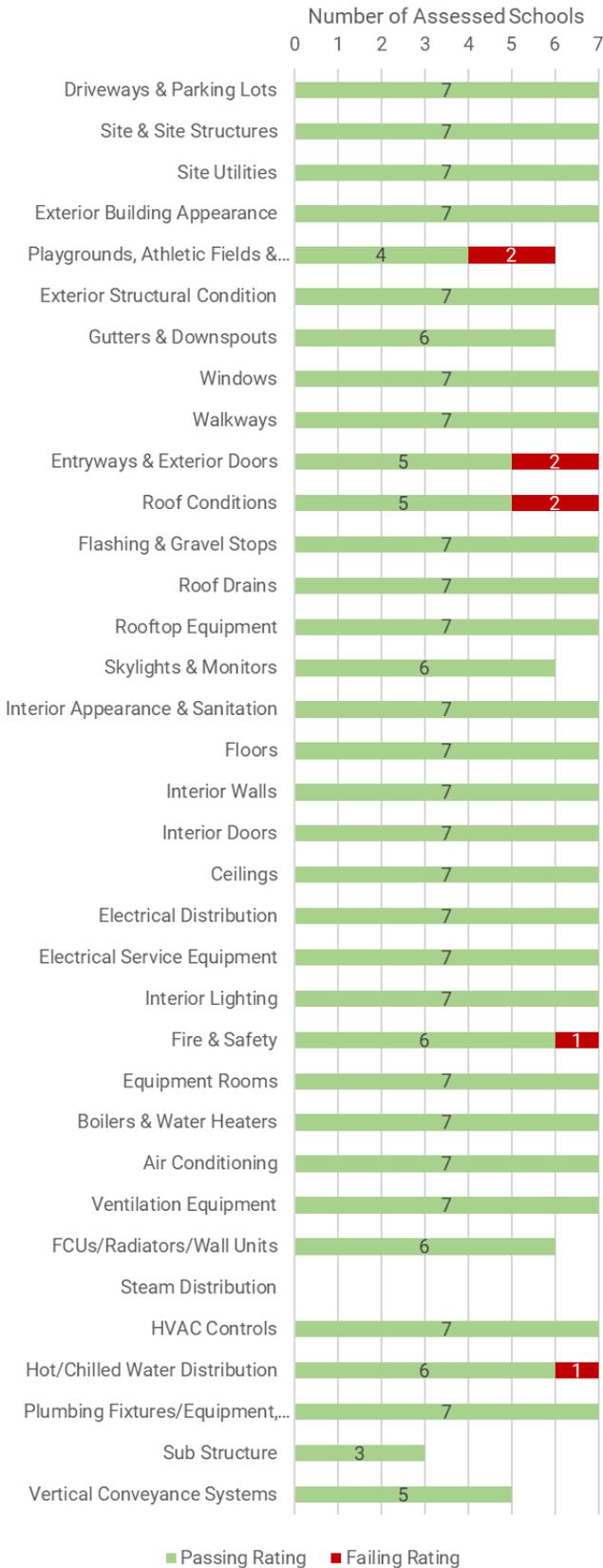
The current replacement value for Calvert County's 2,446,083 square feet at a rate of \$378/sf is \$924,619,374.

88.73 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

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

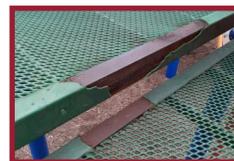


Boilers & Water Heaters and Air Conditioning appeared well maintained.

All Vertical Conveyance Systems received a Good or Superior rating.



Weaknesses



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

The majority of exterior doors needed closer adjustments and weatherstripping.



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

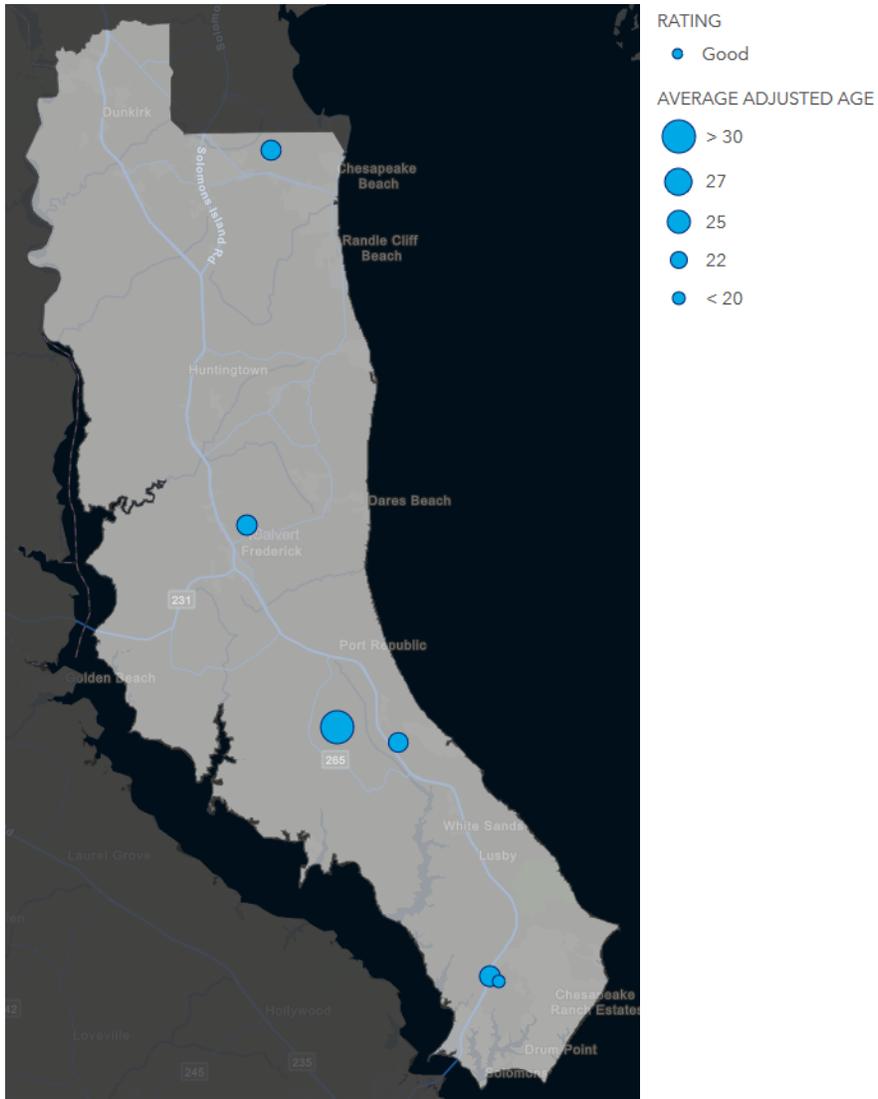


In some schools, it appeared there are fire extinguishers that were consistently missed during routine inspections.

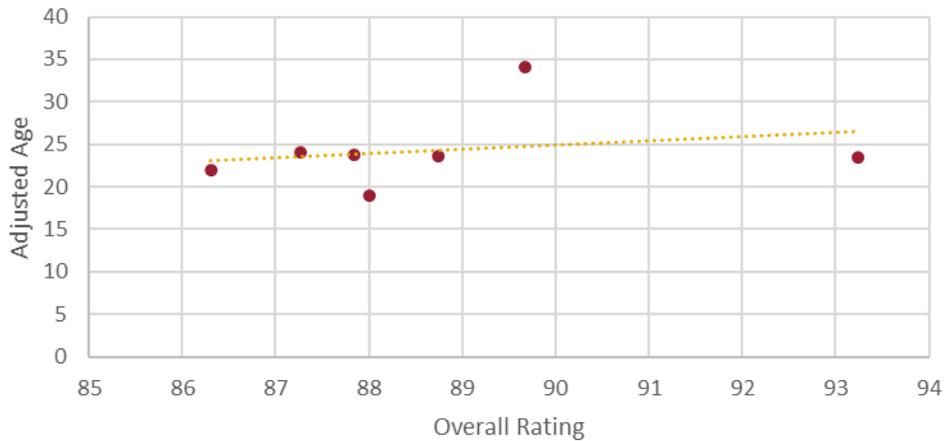


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|---|--------------|----------------|---|------------|------------|--------------|-----------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Career and Technology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

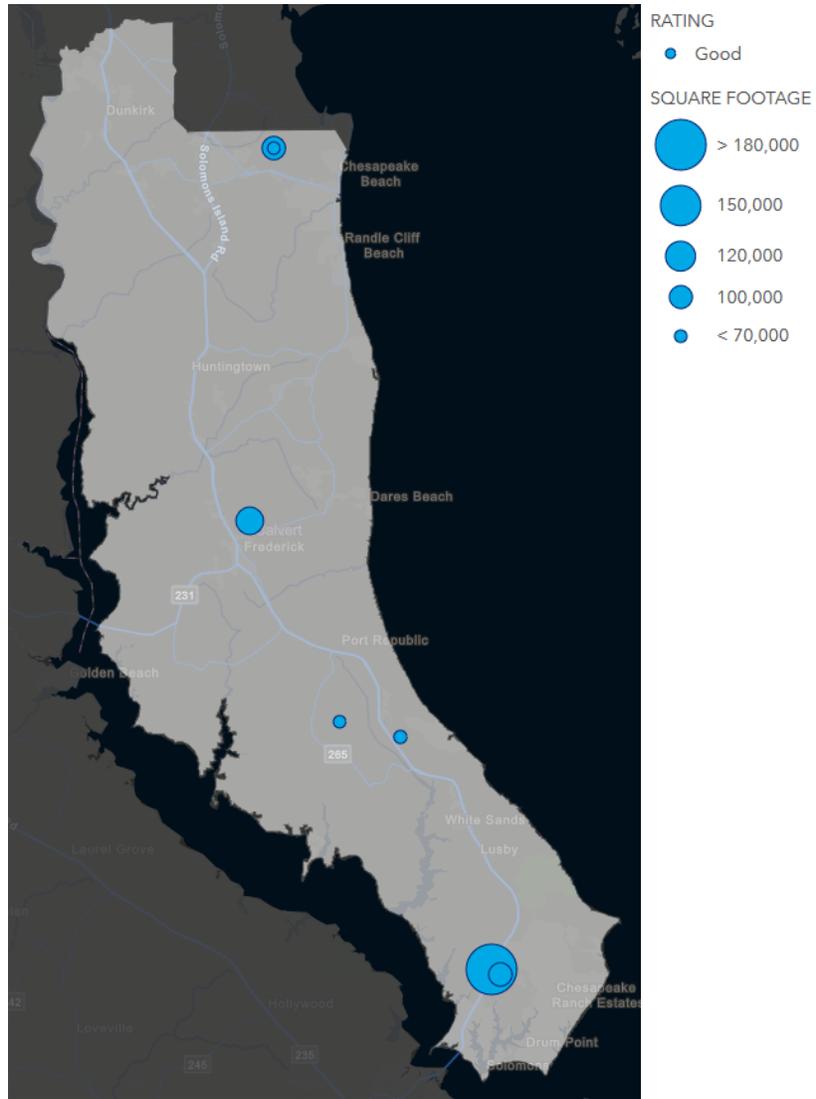
Overall Rating vs Adjusted Building Age



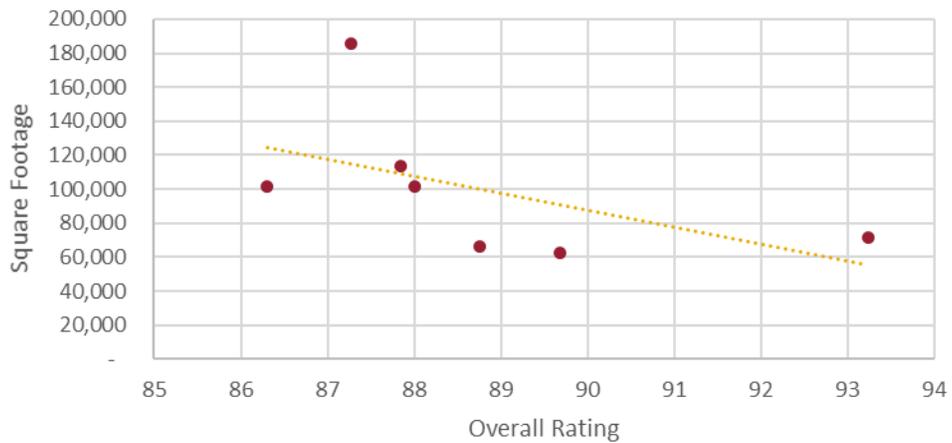
Overall Rating vs. Adjusted Age



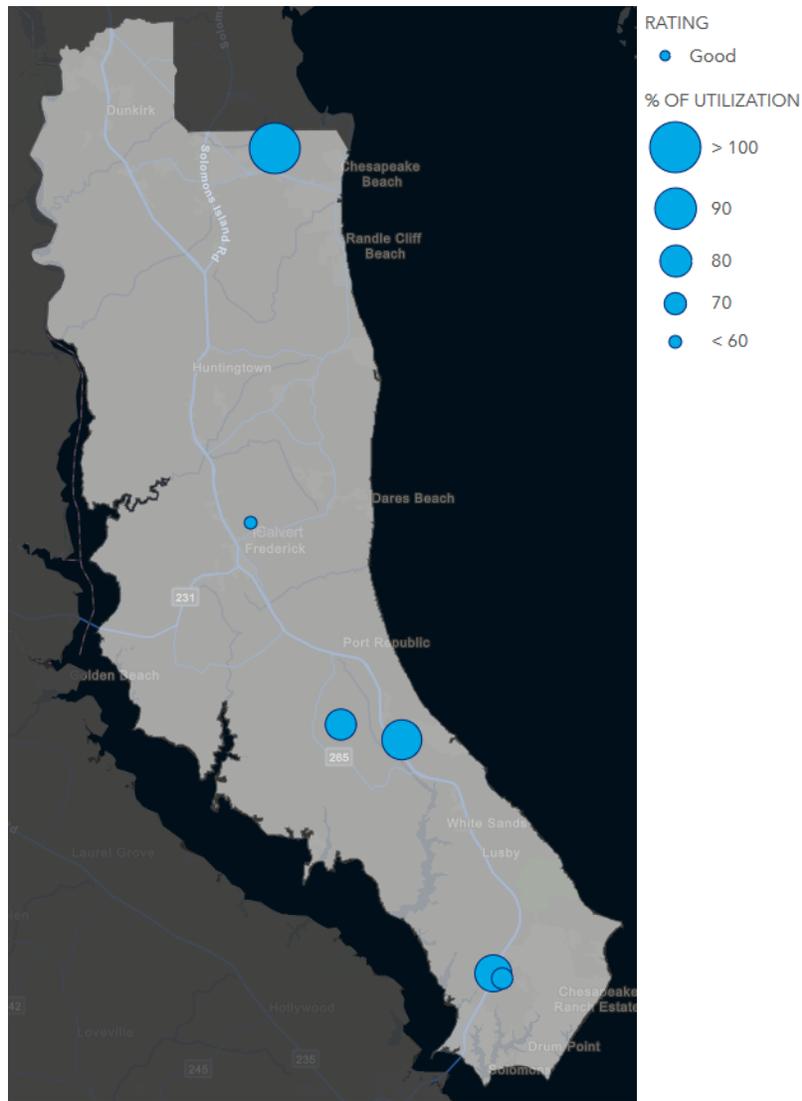
Overall Rating vs Square Footage



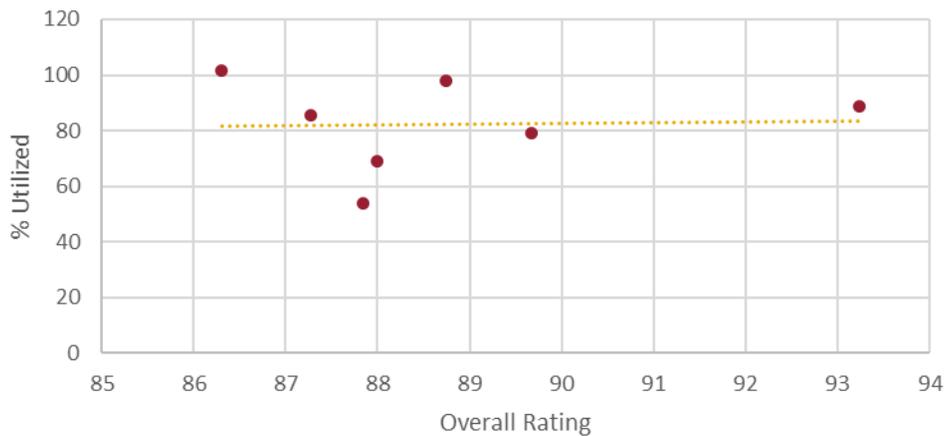
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

CAROLINE COUNTY

Total Schools Assessed in FY 2020: 3



Federalsburg Elementary

FISCAL YEAR 2020: KEY FACTS

10
schools

Caroline County has 10 total active schools.

25
years old

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

> 0.8 M
GSF

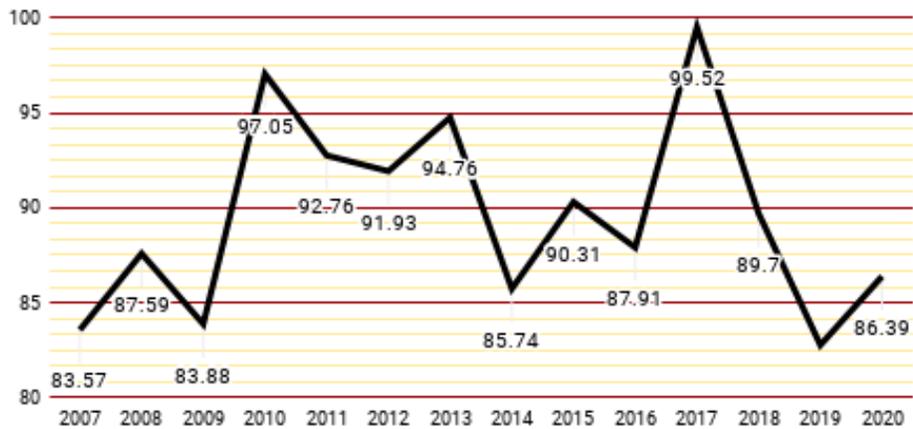
Caroline County maintains 853,767 square feet throughout its 10 schools. It is the 20th largest LEA in Maryland.

~ \$0.3 B

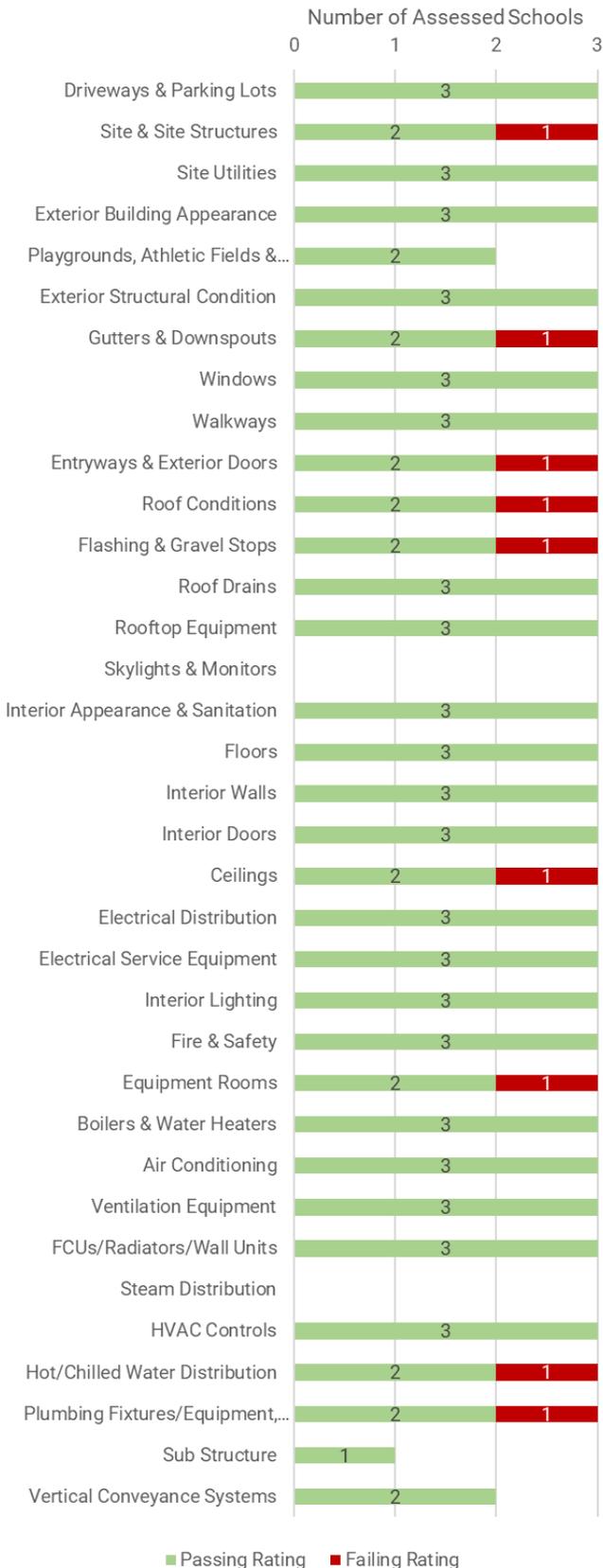
The current replacement value for Caroline County's 853,767 square feet at a rate of \$378/sf is \$322,723,926.

86.39 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



All walkways appear maintained throughout.

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



Boilers & Water Heaters were well maintained throughout.

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



Weaknesses



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

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



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

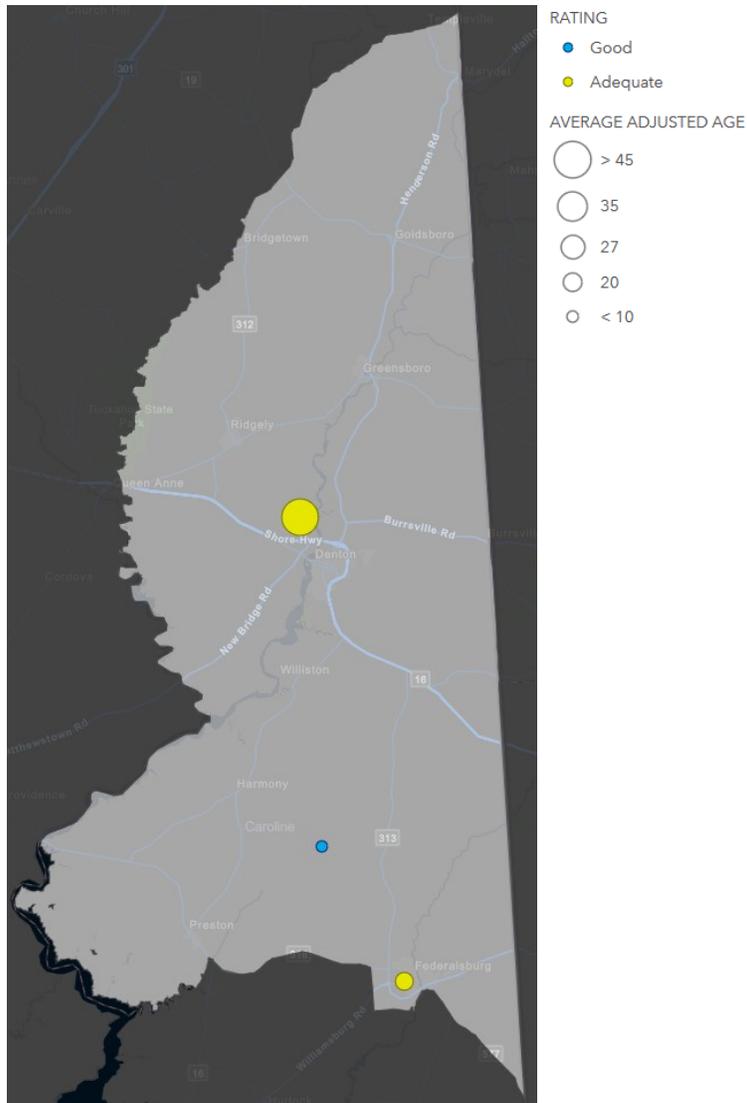


The exterior of the relocatables have issues with damaged skirting and deteriorated sealants.

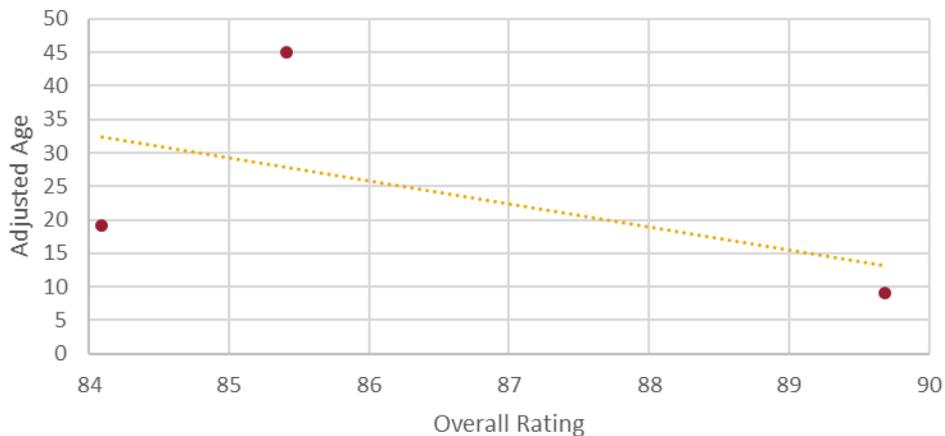


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Caroline Career & Technology Center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

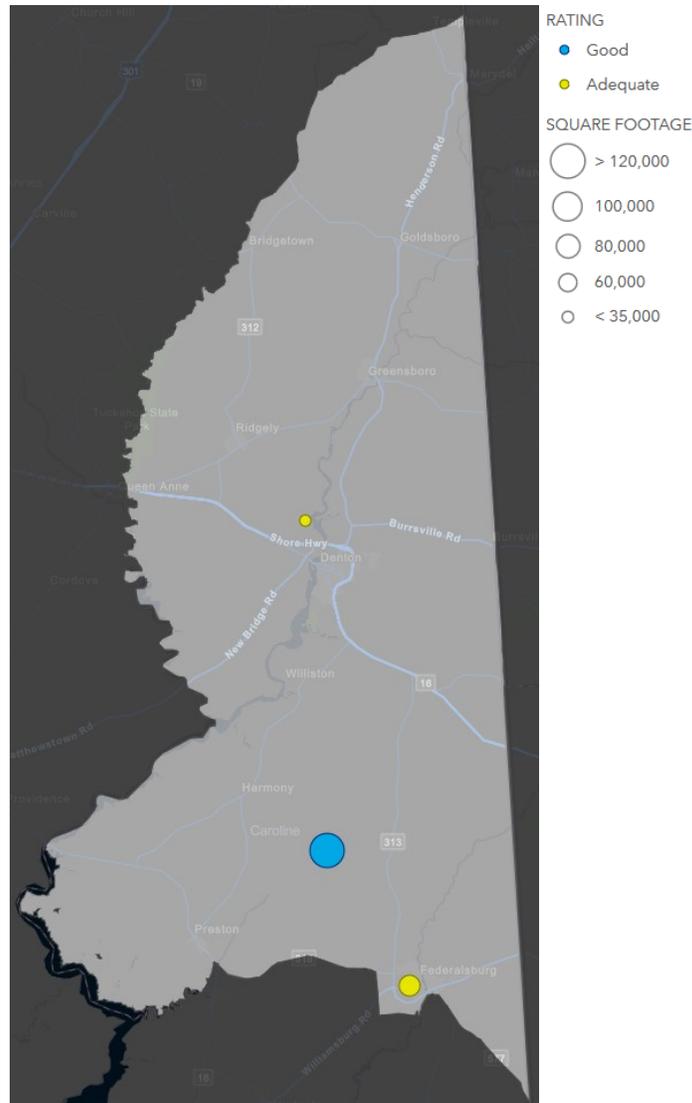
Overall Rating vs Adjusted Building Age



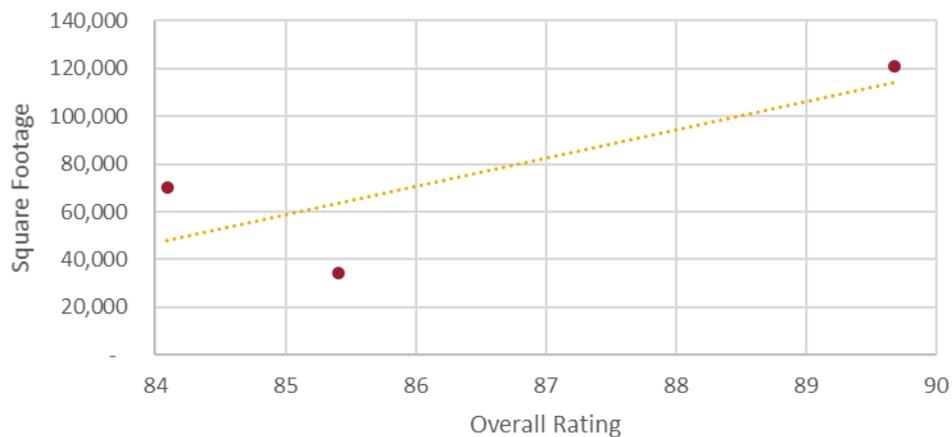
Overall Rating vs. Adjusted Age



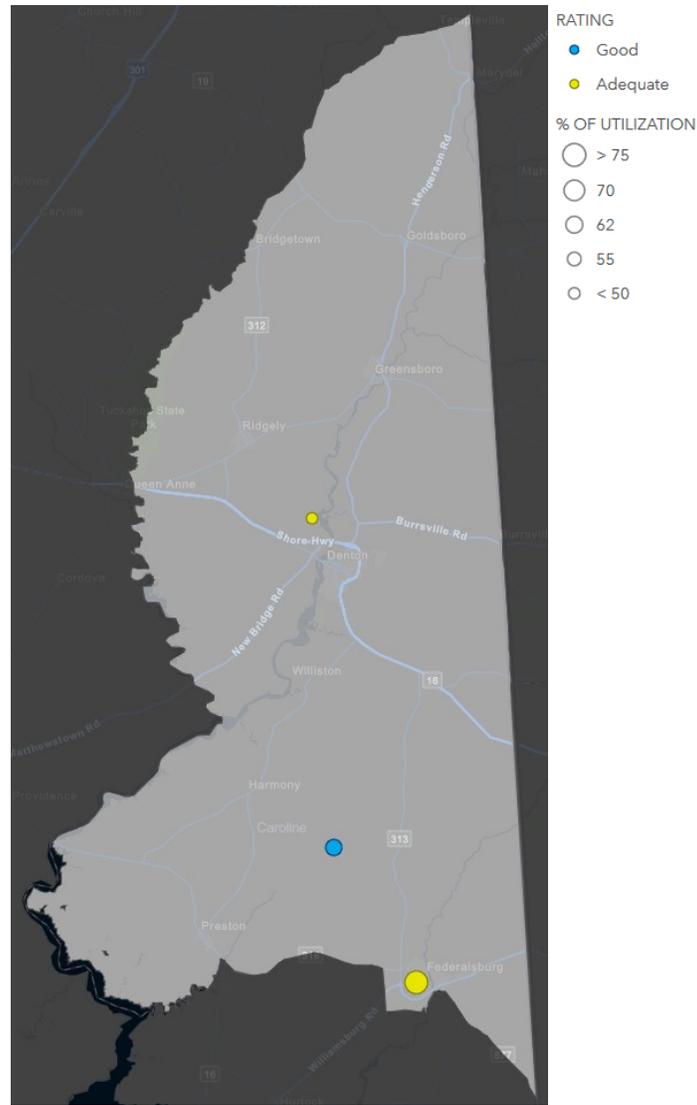
Overall Rating vs Square Footage



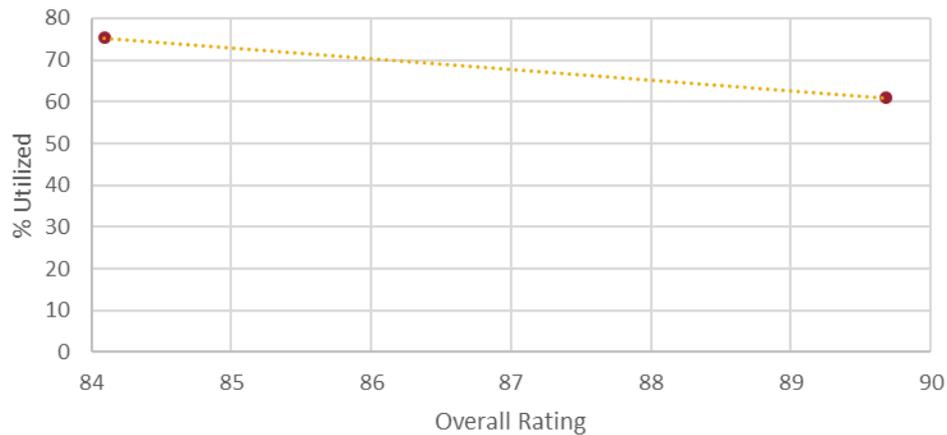
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

CARROLL COUNTY

Total Schools Assessed in FY 2020: 10

Cranberry Station Elementary

FISCAL YEAR 2020: KEY FACTS

40
schools

Carroll County has 40 total active schools.

29
years old

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

> 4.1 M
GSF

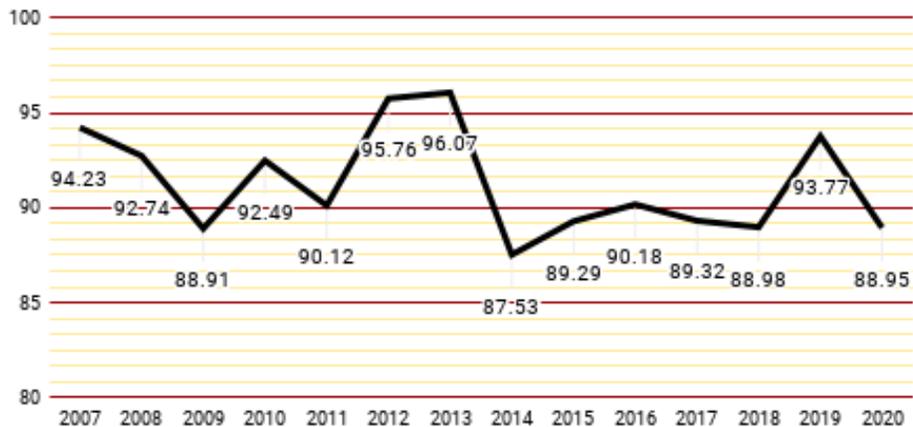
Carroll County maintains 4,176,741 square feet throughout its 40 schools. It is the 9th largest LEA in Maryland.

~ \$1.6 B

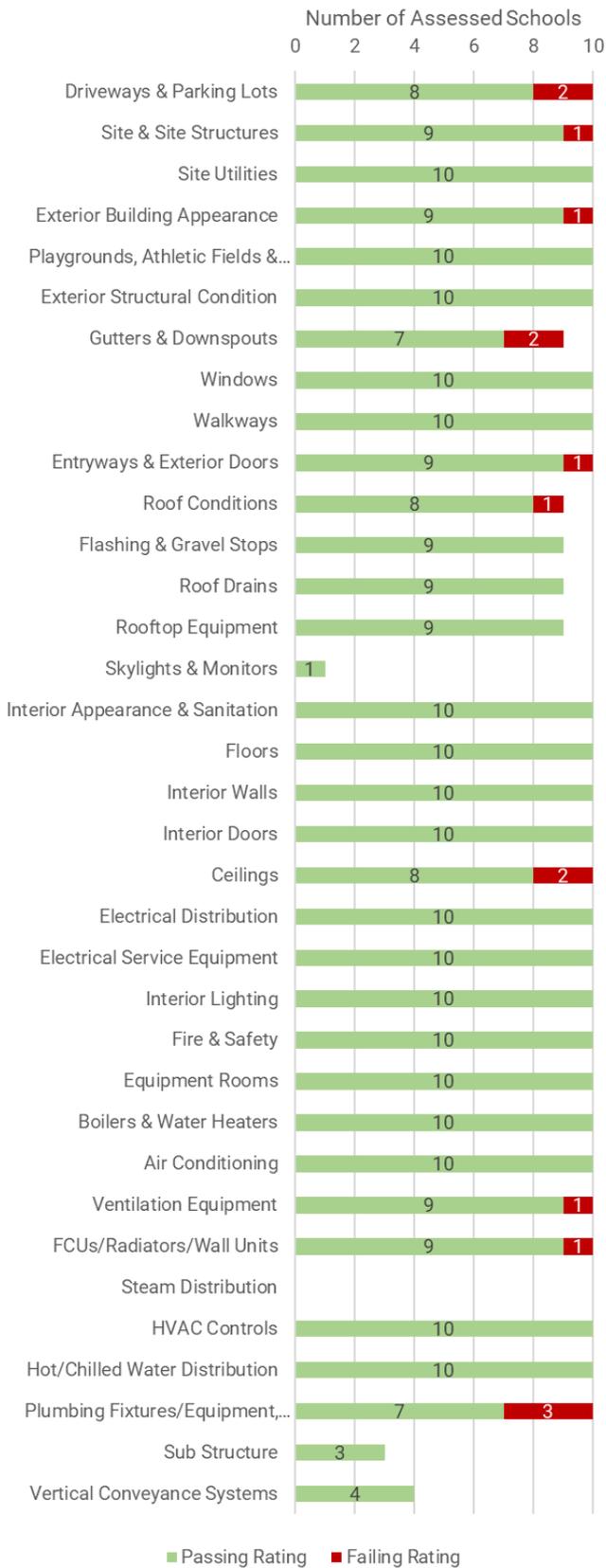
The current replacement value for Carroll County's 4,176,741 square feet at a rate of \$378/sf is \$1,578,808,098.

88.95 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

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



Four schools received a Superior rating for Electrical Distribution.

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

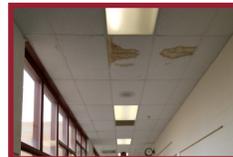


Weaknesses



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

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



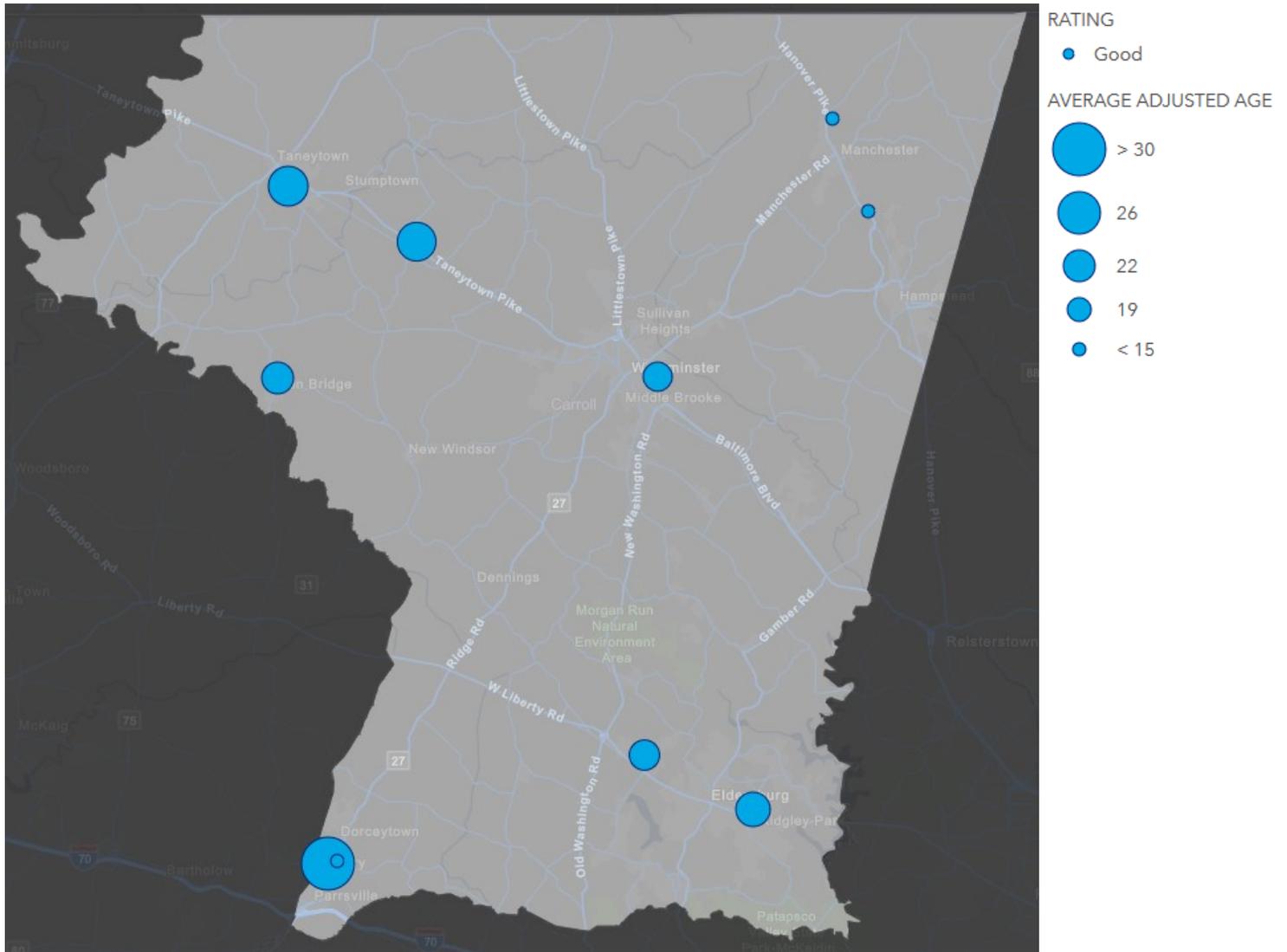
Stained ceiling tiles should be removed and the source identified prior to replacing the tiles.

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

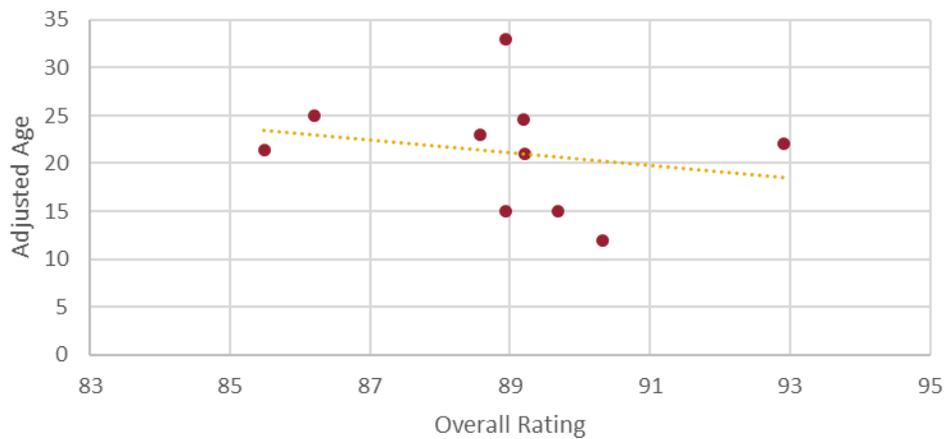


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|---|--------------|----------------|---|------------|------------|--------------|-----------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Cranberry Station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

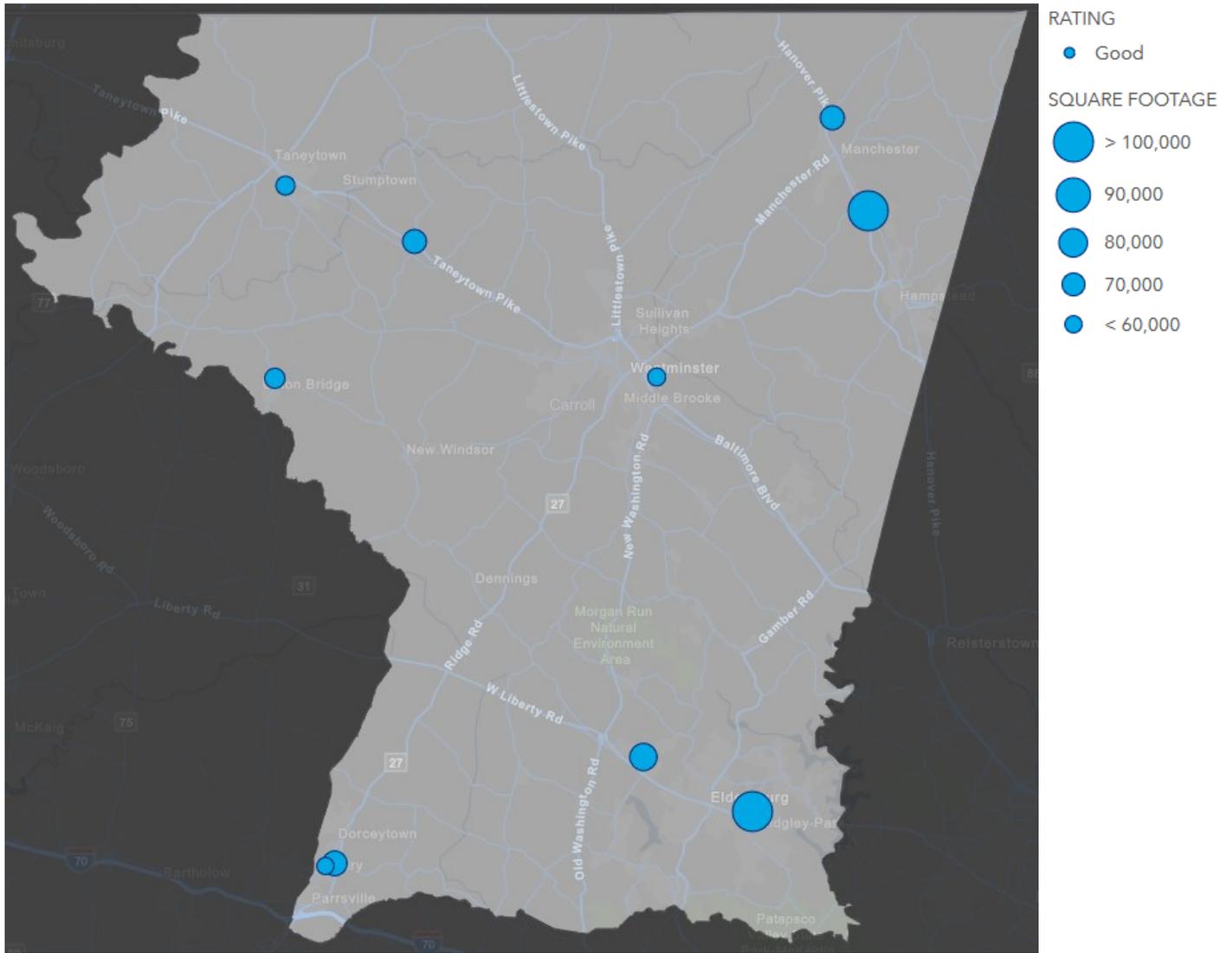
Overall Rating vs Adjusted Building Age



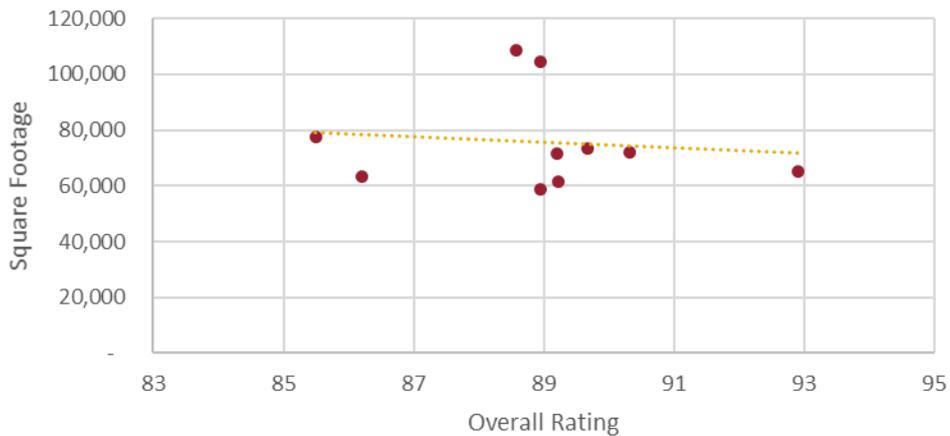
Overall Rating vs. Adjusted Age



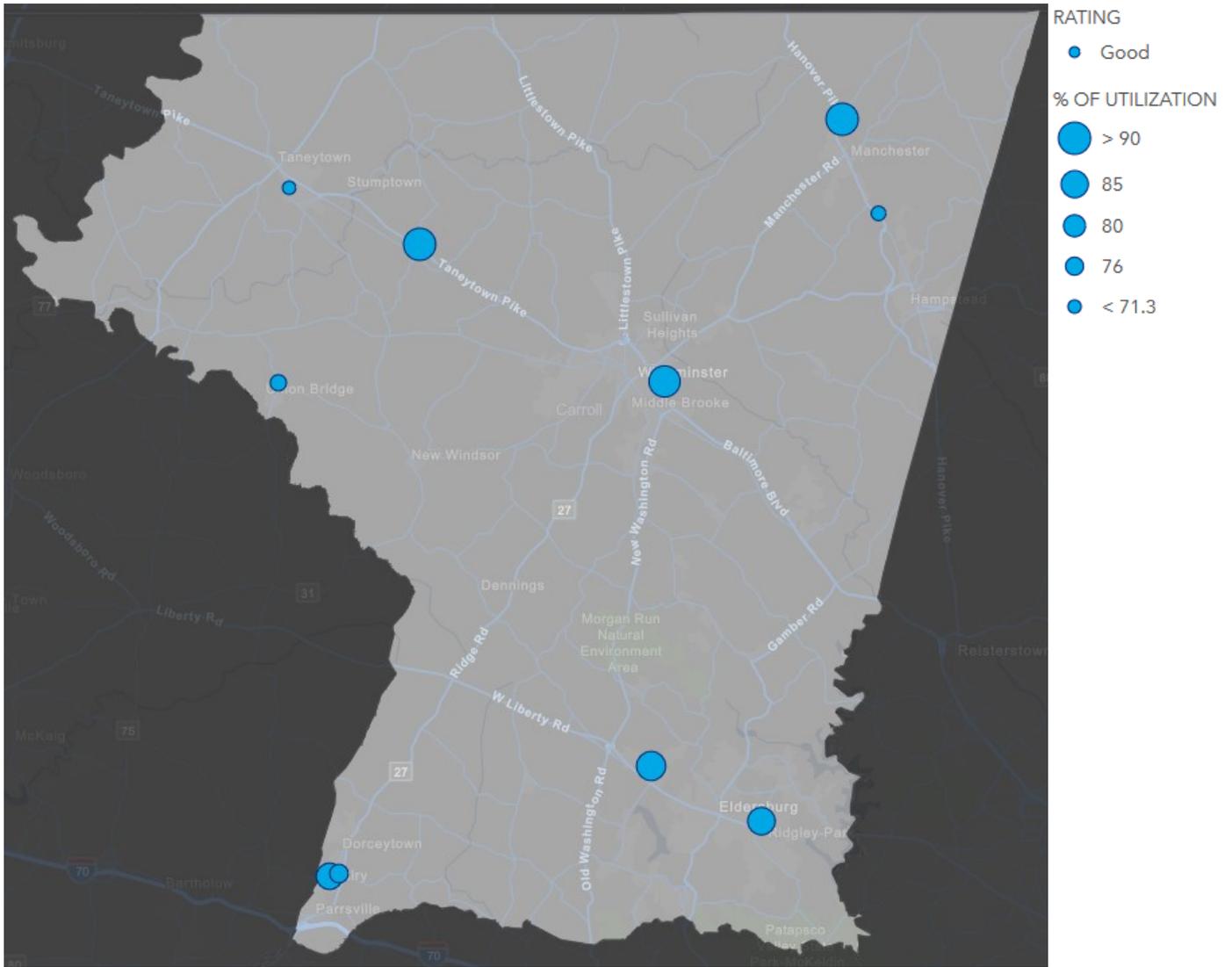
Overall Rating vs Square Footage



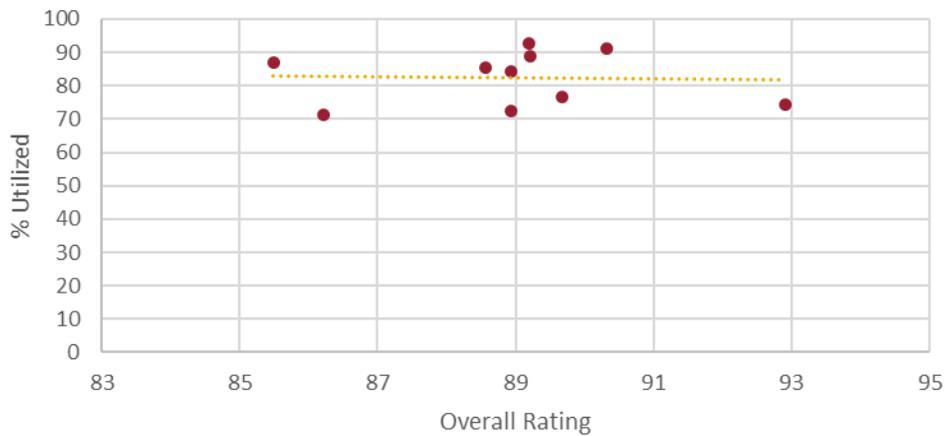
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

CECIL COUNTY

Total Schools Assessed in FY 2020: 7



Perryville Elementary

FISCAL YEAR 2020: KEY FACTS

29
schools

Cecil County has 29 total active schools.

28
years old

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

> 2.2 M
GSF

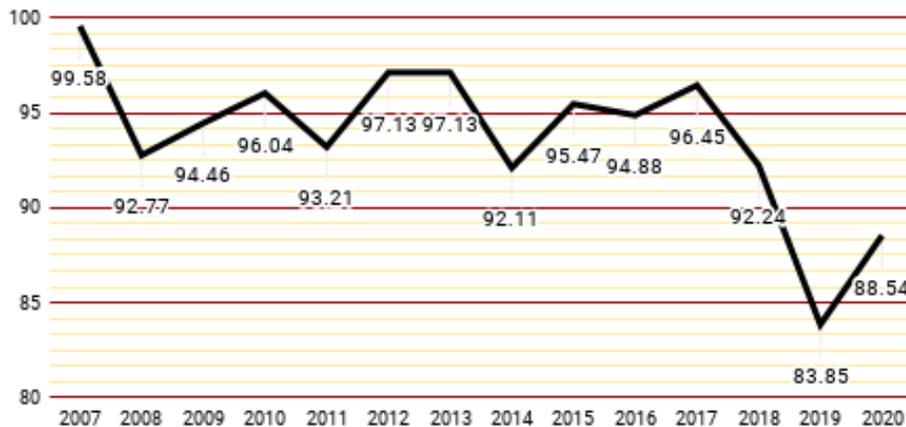
Cecil County maintains 2,242,569 square feet throughout its 29 schools. It is the 14th largest LEA in Maryland.

~ \$0.8 B

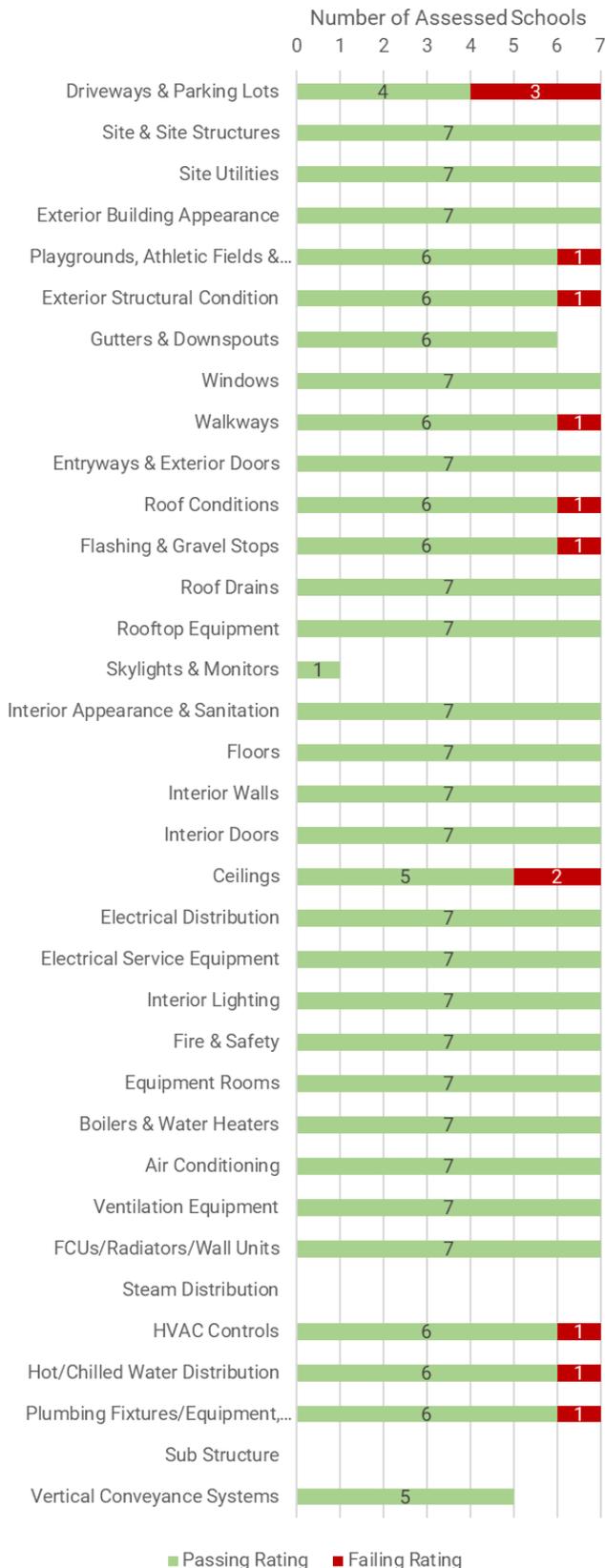
The current replacement value for Cecil County's 2,242,569 square feet at a rate of \$378/sf is \$847,691,082.

88.54 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

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



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

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



Weaknesses



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

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



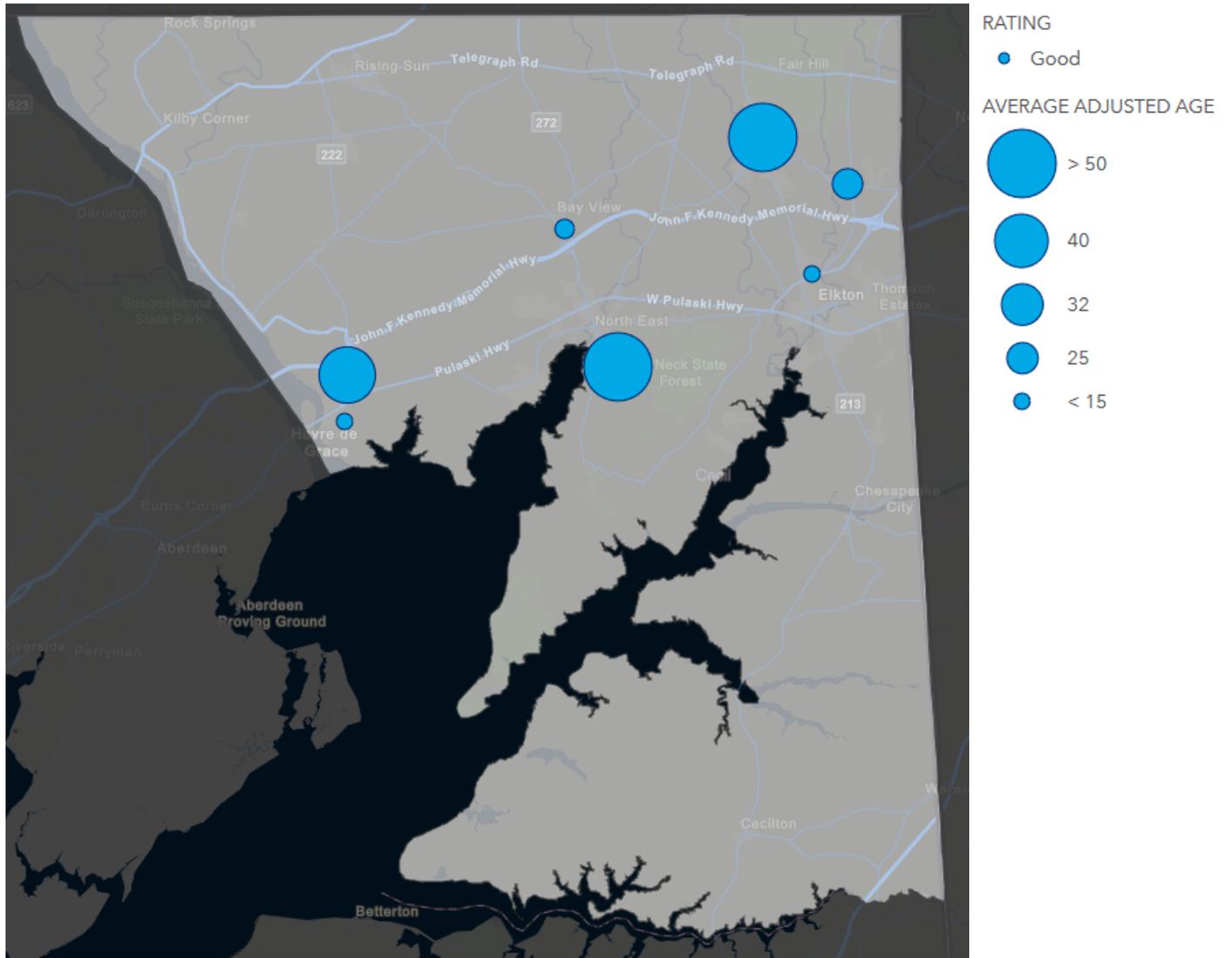
The driveways and parking lots were observed cracking and deteriorated at half of the schools inspected.

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

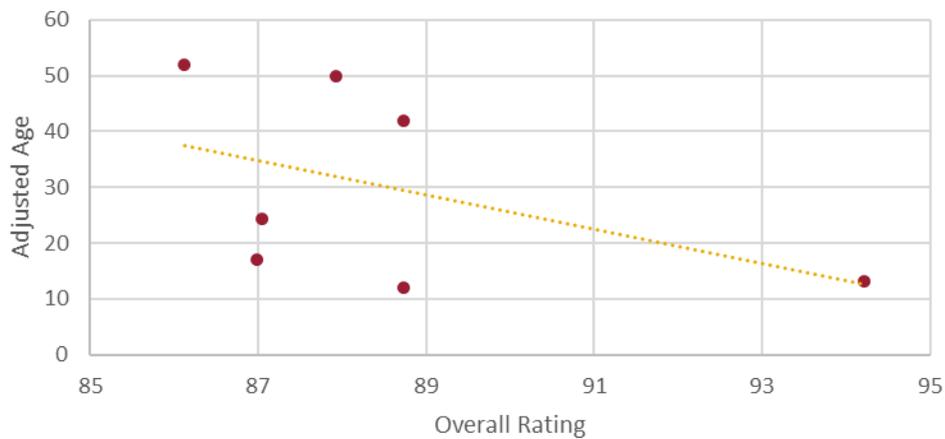


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|---|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Bay View Elementary | 17 | Good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

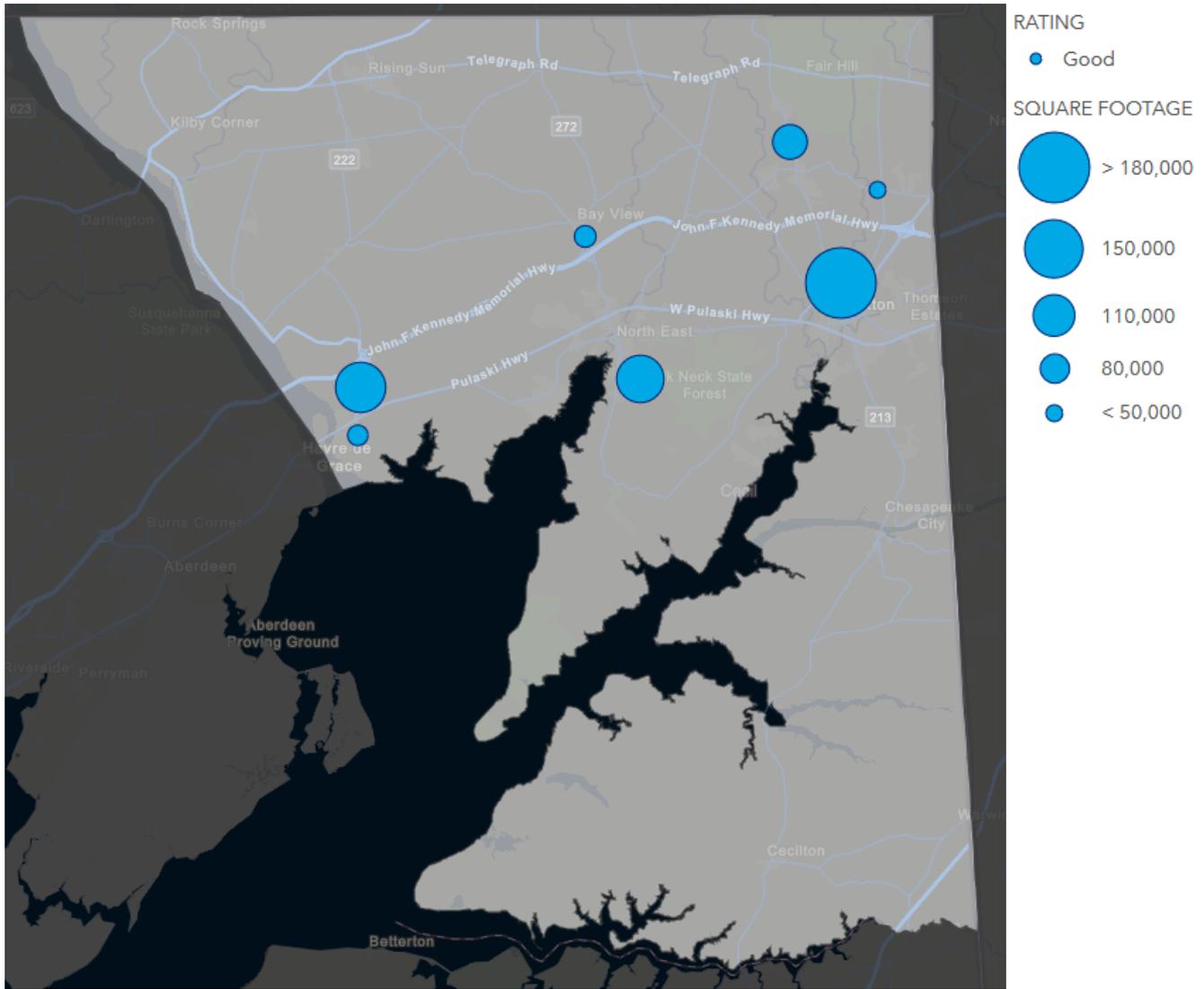
Overall Rating vs Adjusted Building Age



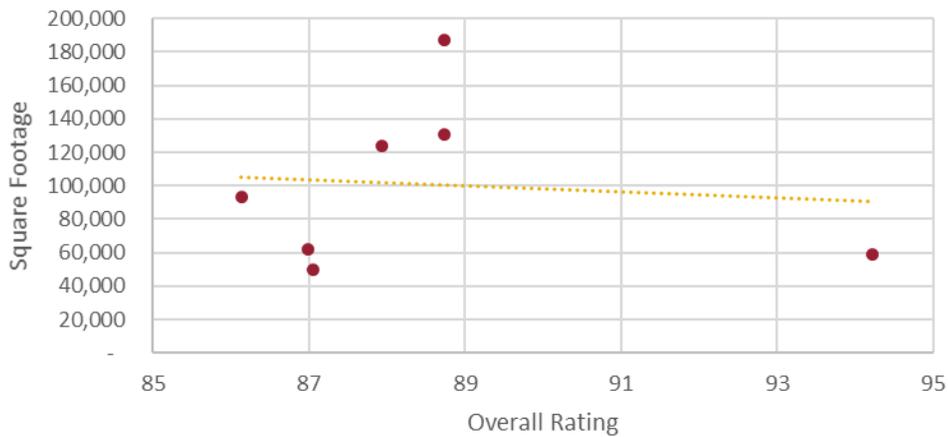
Overall Rating vs. Adjusted Age



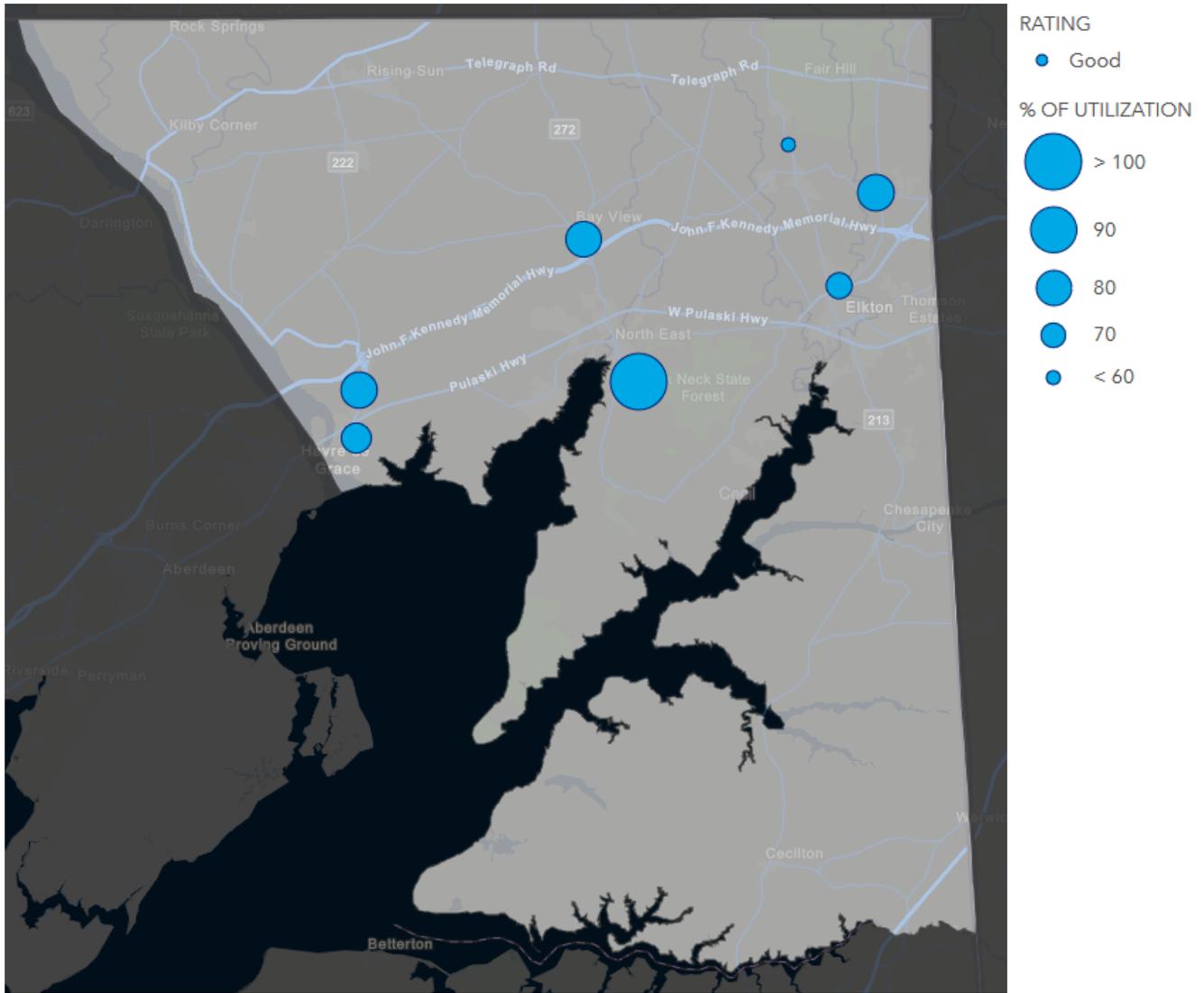
Overall Rating vs Square Footage



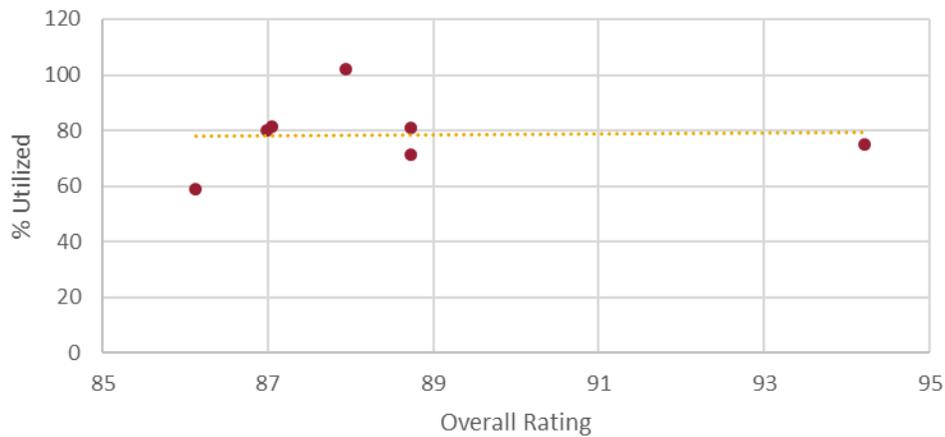
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

**Overall Rating Results by Fiscal Year
FY 2017–2020**

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

Recommendations

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

CHARLES COUNTY

Total Schools Assessed in FY 2020: 7



Berry Elementary

FISCAL YEAR 2020: KEY FACTS

39
schools

Charles County has 39 total active schools.

28
years old

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

> 4.0 M
GSF

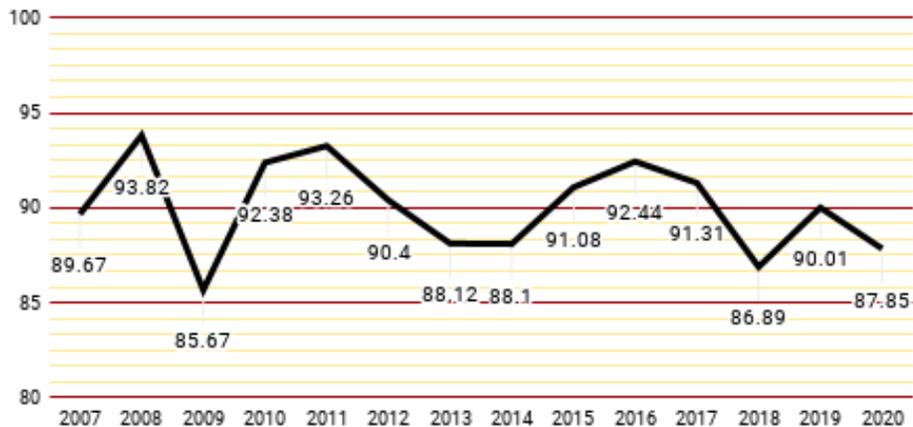
Charles County maintains 4,053,270 square feet throughout its 39 schools. It is the 10th largest LEA in Maryland.

~ \$1.5 B

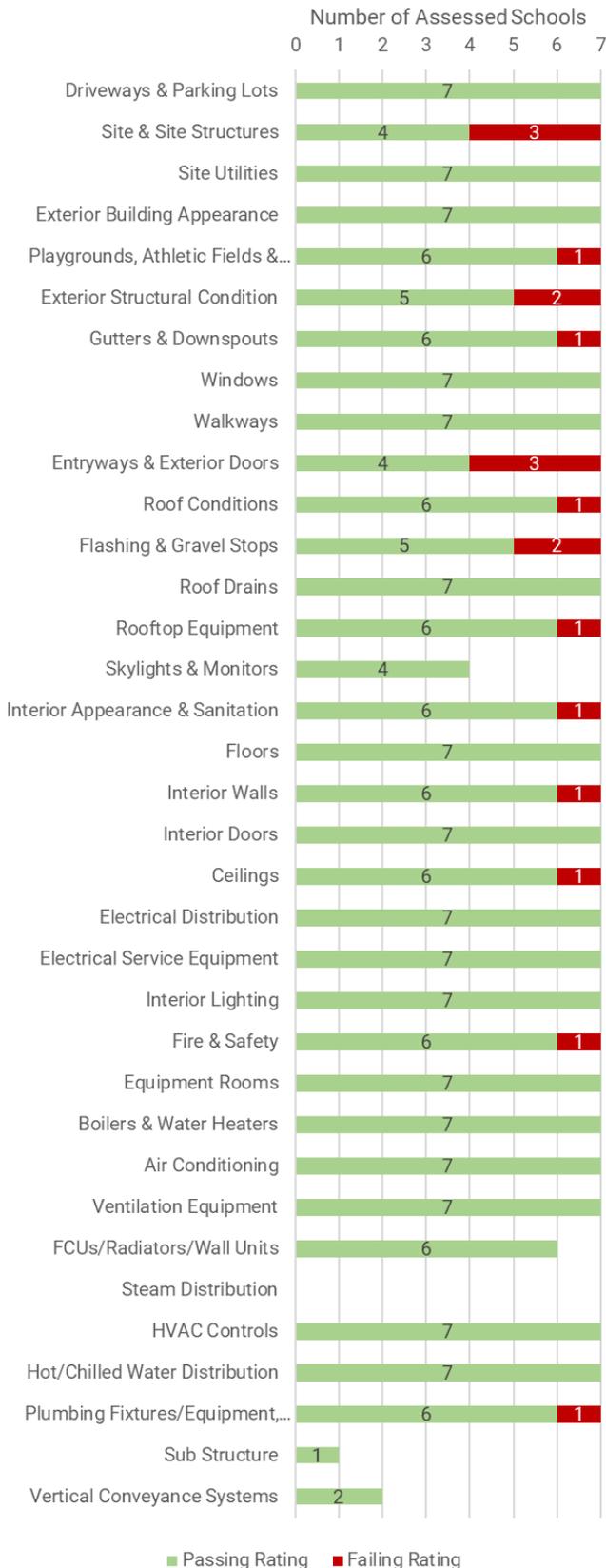
The current replacement value for Charles County's 4,053,270 square feet at a rate of \$378/sf is \$1,532,136,060.

87.85 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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



All inspected buildings received a passing rating for Walkways.



Electrical equipment appeared well maintained.



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

Weaknesses



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



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



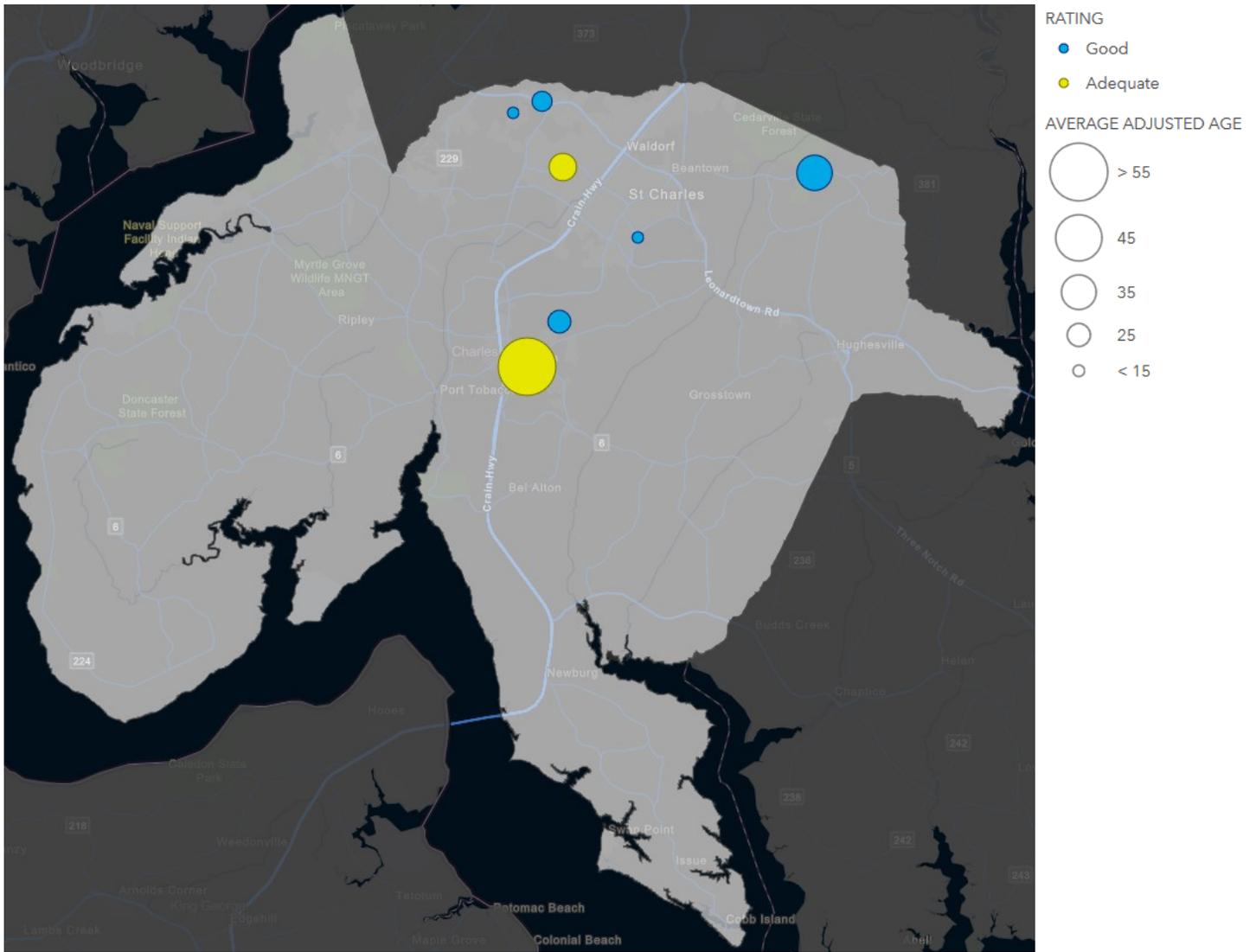
Three schools received a Not Adequate rating for Entryways & Exterior Doors. Closer adjustments and weatherstripping are needed.



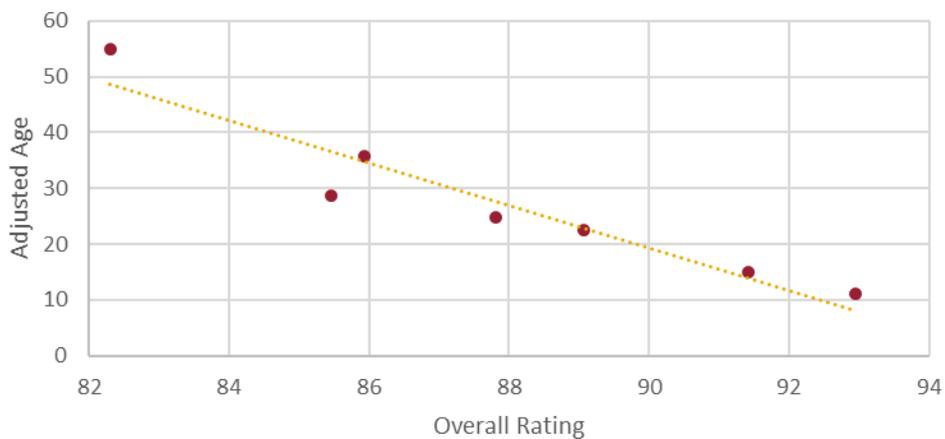
Eroded grounds, overgrown trees and damaged relocatables need more attention.

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

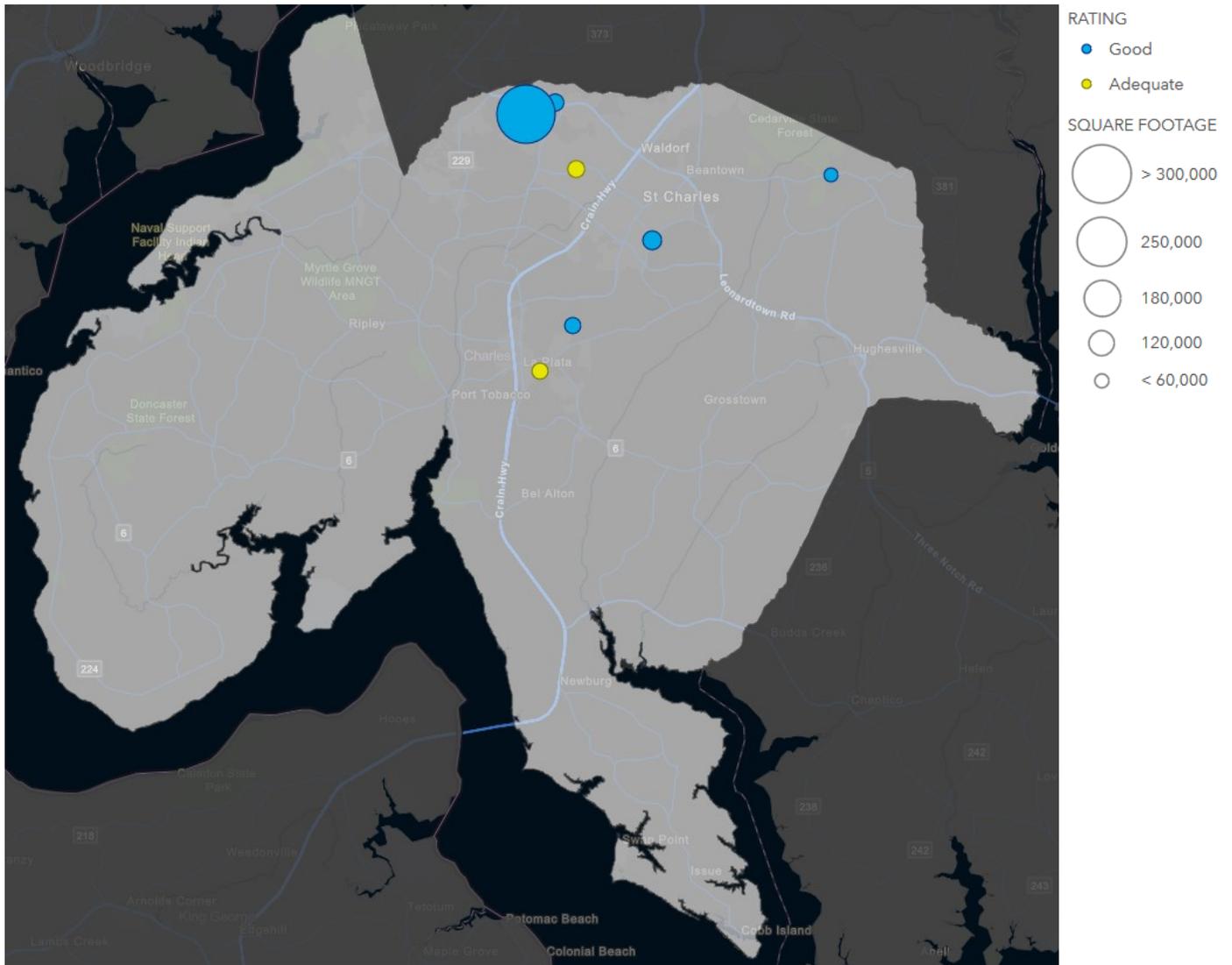
Overall Rating vs Adjusted Building Age



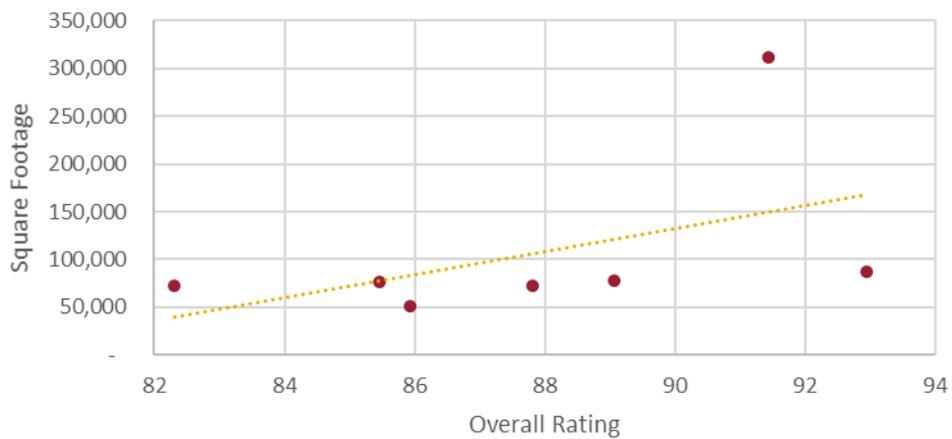
Overall Rating vs. Adjusted Age



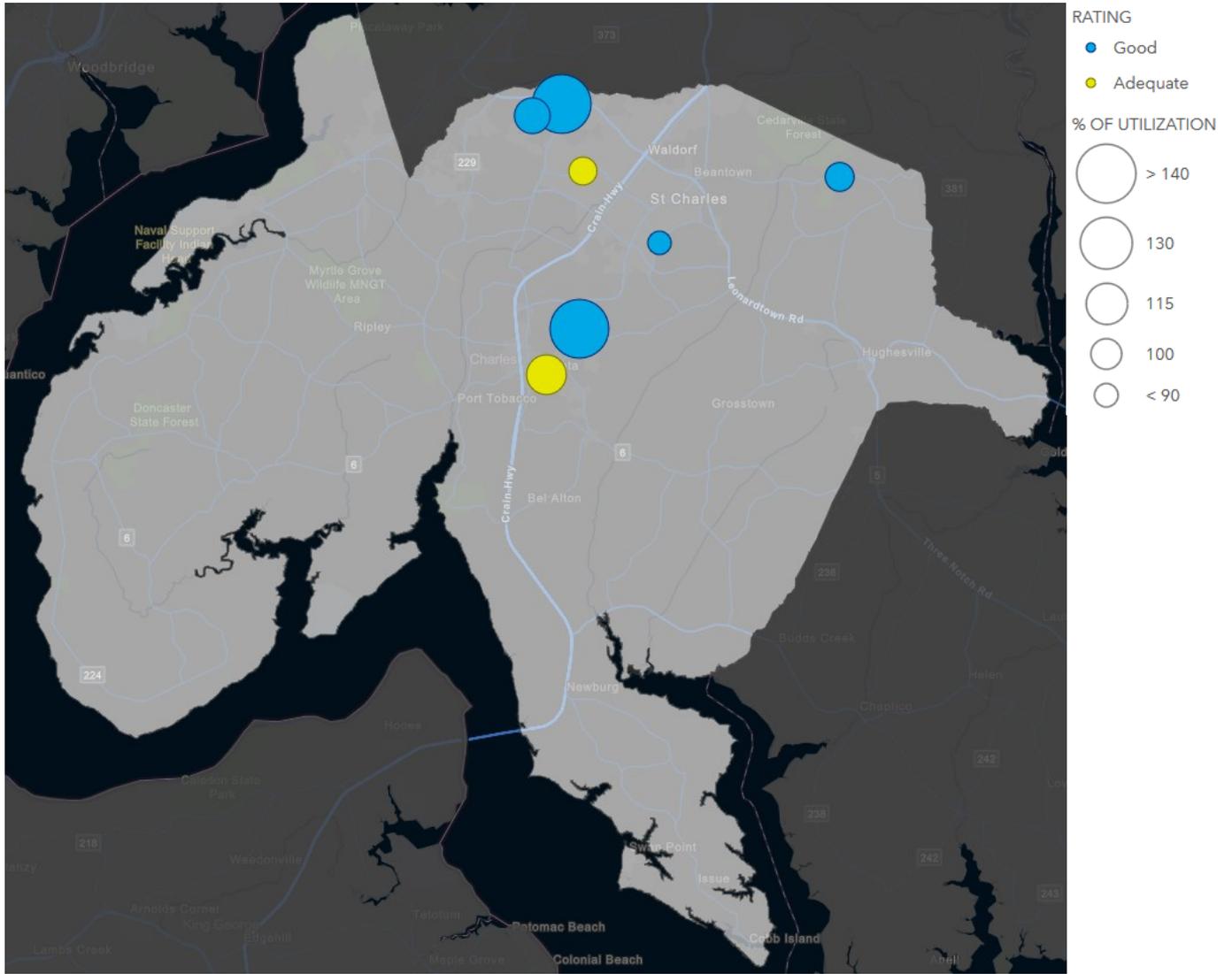
Overall Rating vs Square Footage



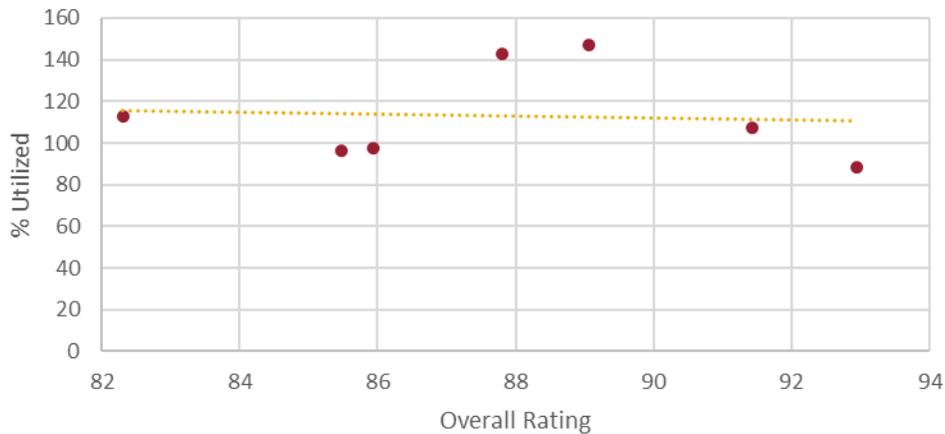
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

DORCHESTER COUNTY



Total Schools Assessed in FY 2020: 4

Dorchester Career & Technology

FISCAL YEAR 2020: KEY FACTS

14
schools

Dorchester County has 14 total active schools.

32
years old

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

> 0.9 M
GSF

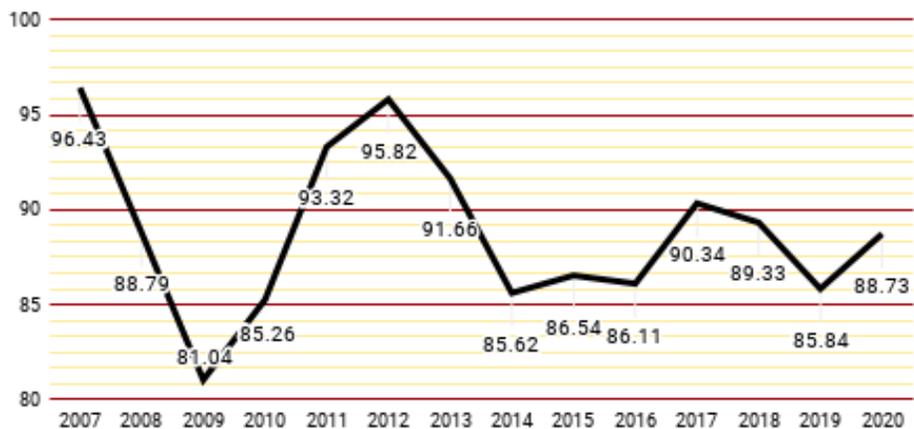
Dorchester County maintains 949,120 square feet throughout its 14 schools. It is the 19th largest LEA in Maryland.

~ \$0.4 B

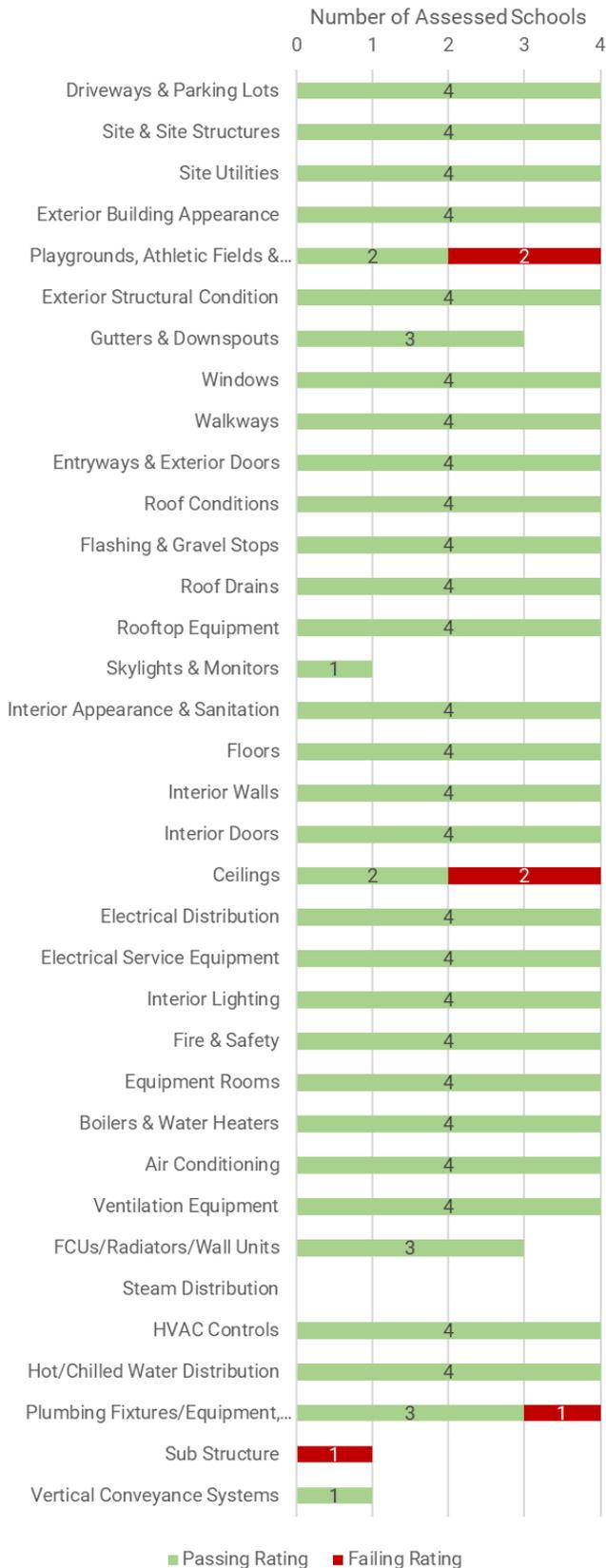
The current replacement value for Dorchester County's 949,120 square feet at a rate of \$378/sf is \$358,767,360.

88.73 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



All Driveways & Parking Lots were observed in good condition.



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



The interior doors and walls appear well maintained.



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

Weaknesses



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



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



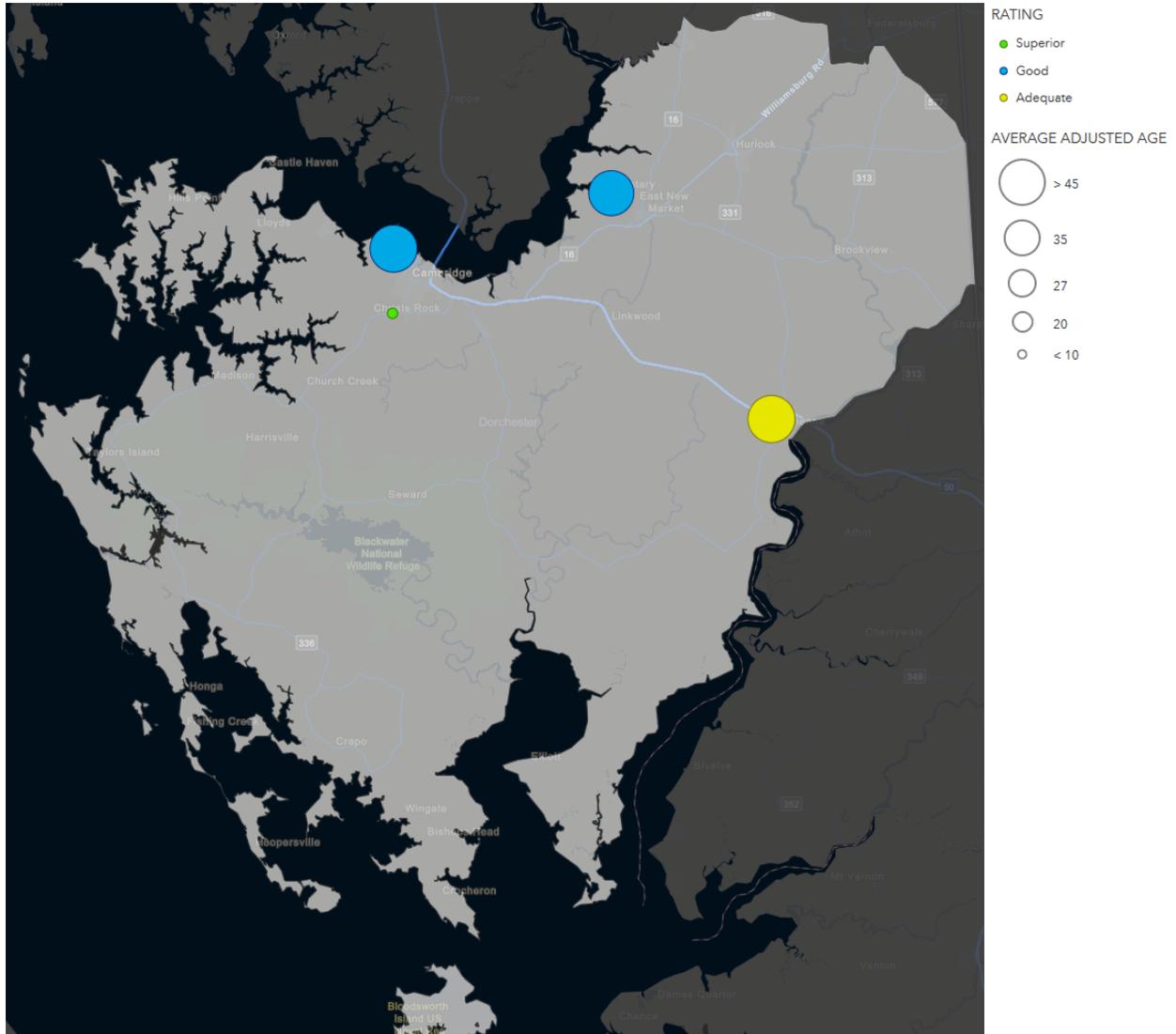
Playlot surfaces and equipment needed repairs.



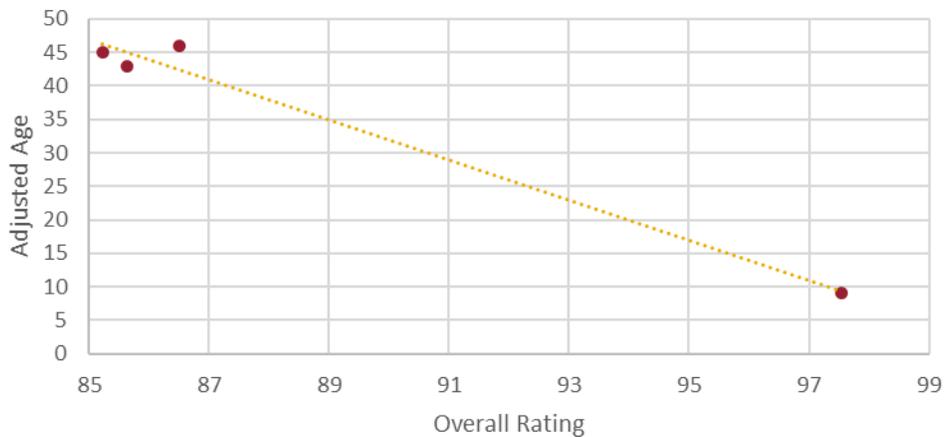
Leaking or loose plumbing fixtures or related components needed to be repaired.

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

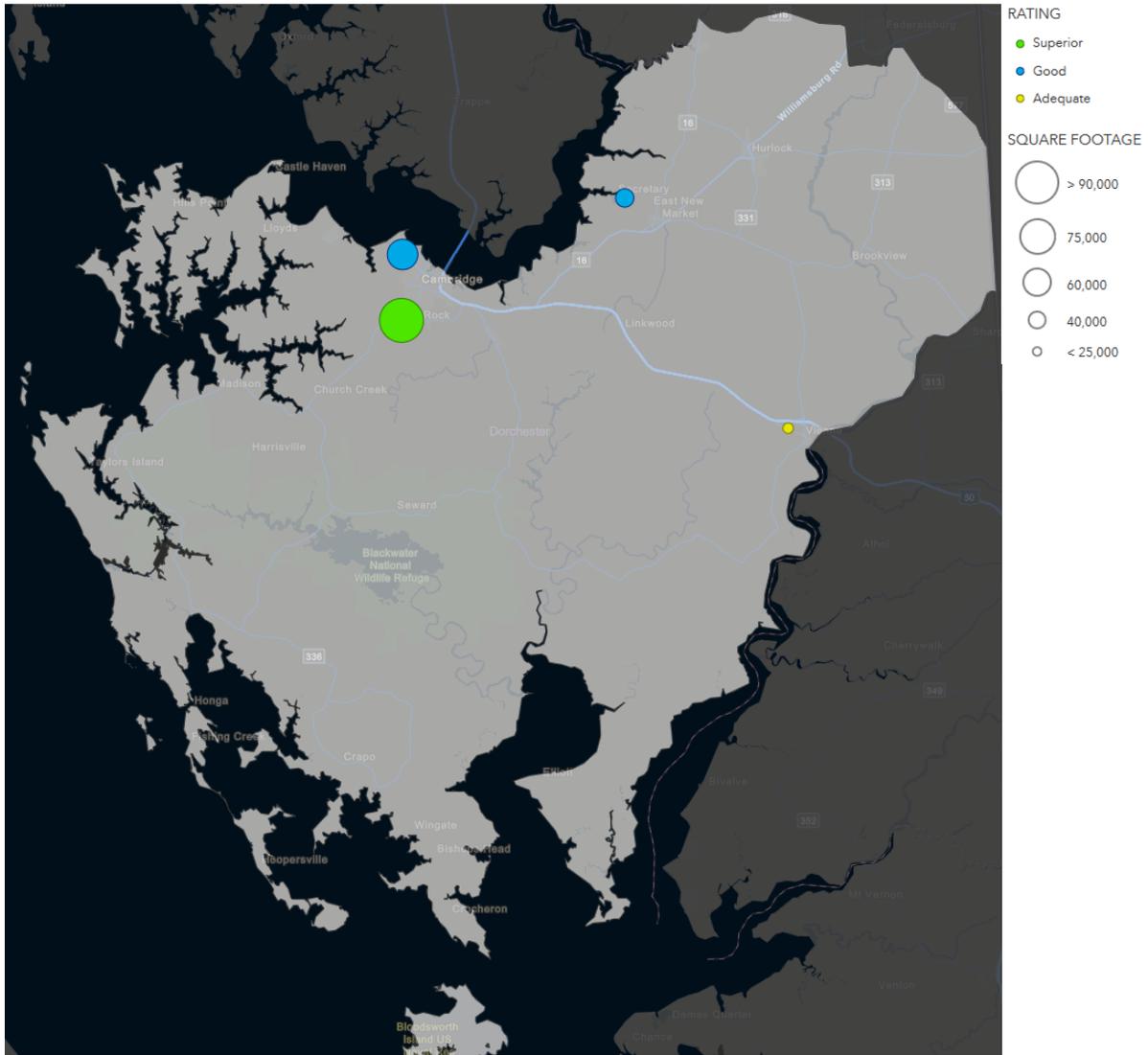
Overall Rating vs Adjusted Building Age



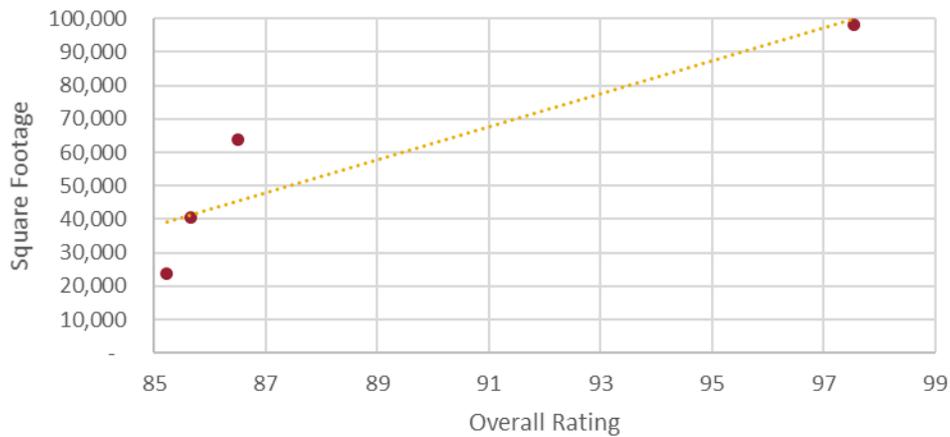
Overall Rating vs. Adjusted Age



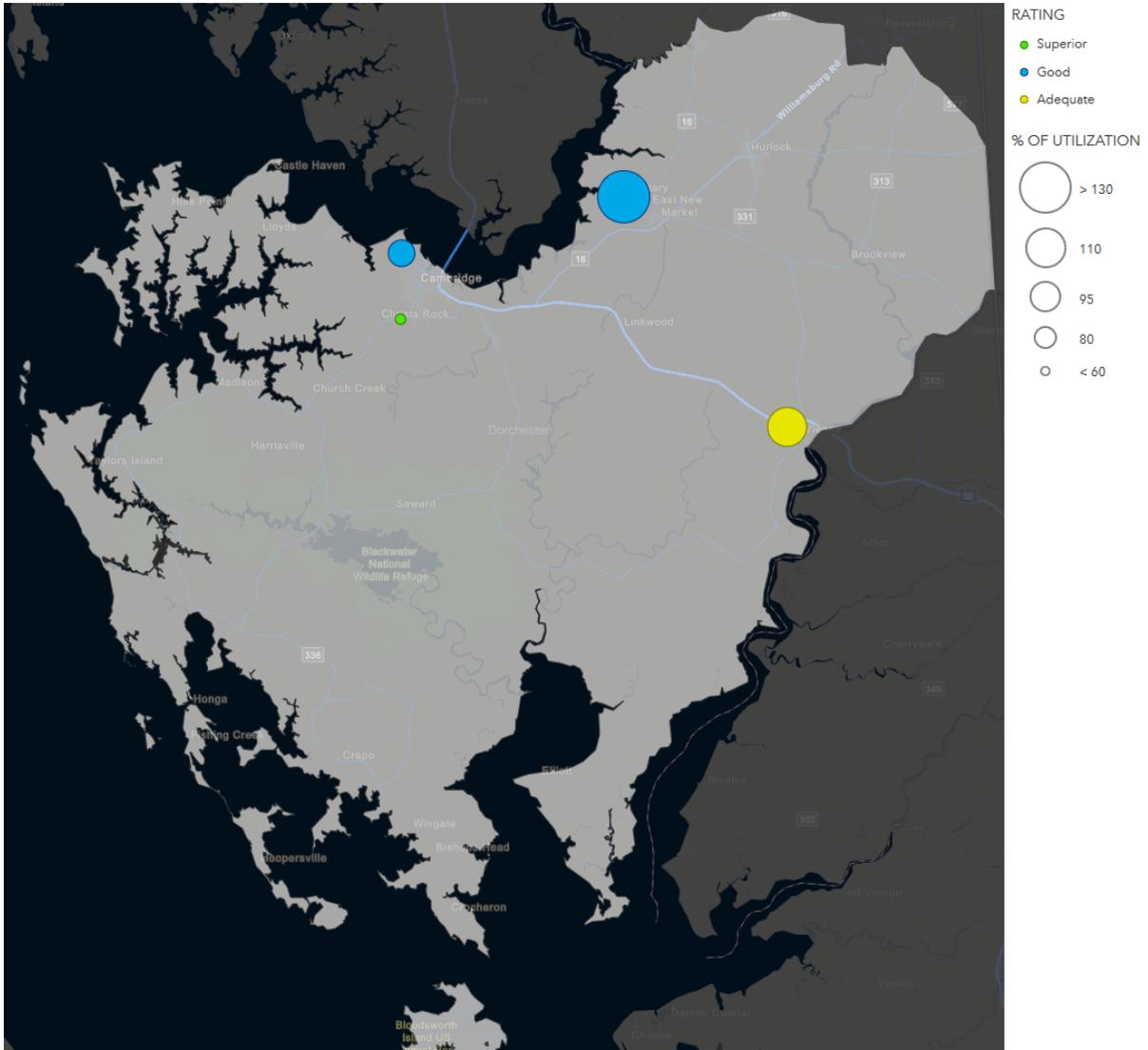
Overall Rating vs Square Footage



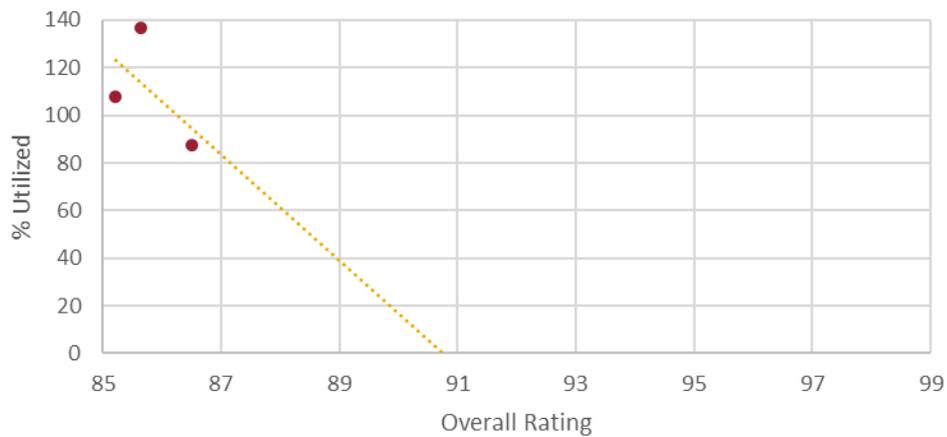
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

FREDERICK COUNTY

Total Schools Assessed in FY 2020: 1

Middletown High

FISCAL YEAR 2020: KEY FACTS



Frederick County has 66 total active schools.



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



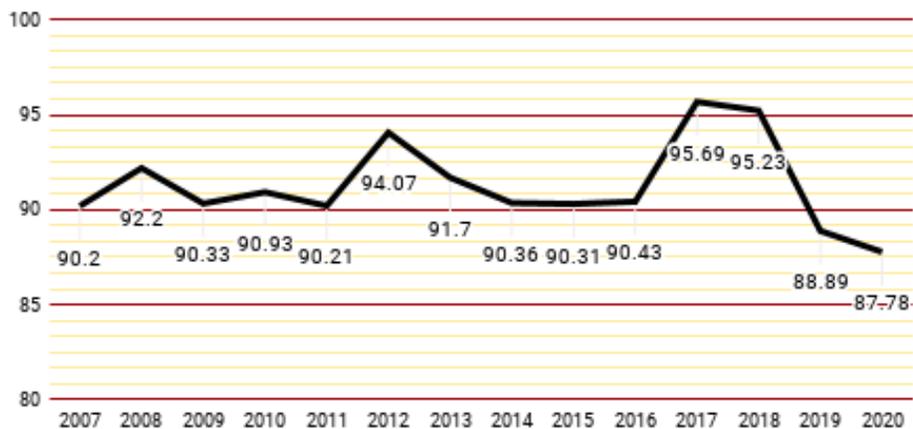
Frederick County maintains 6,460,652 square feet throughout its 66 schools. It is the 7th largest LEA in Maryland.



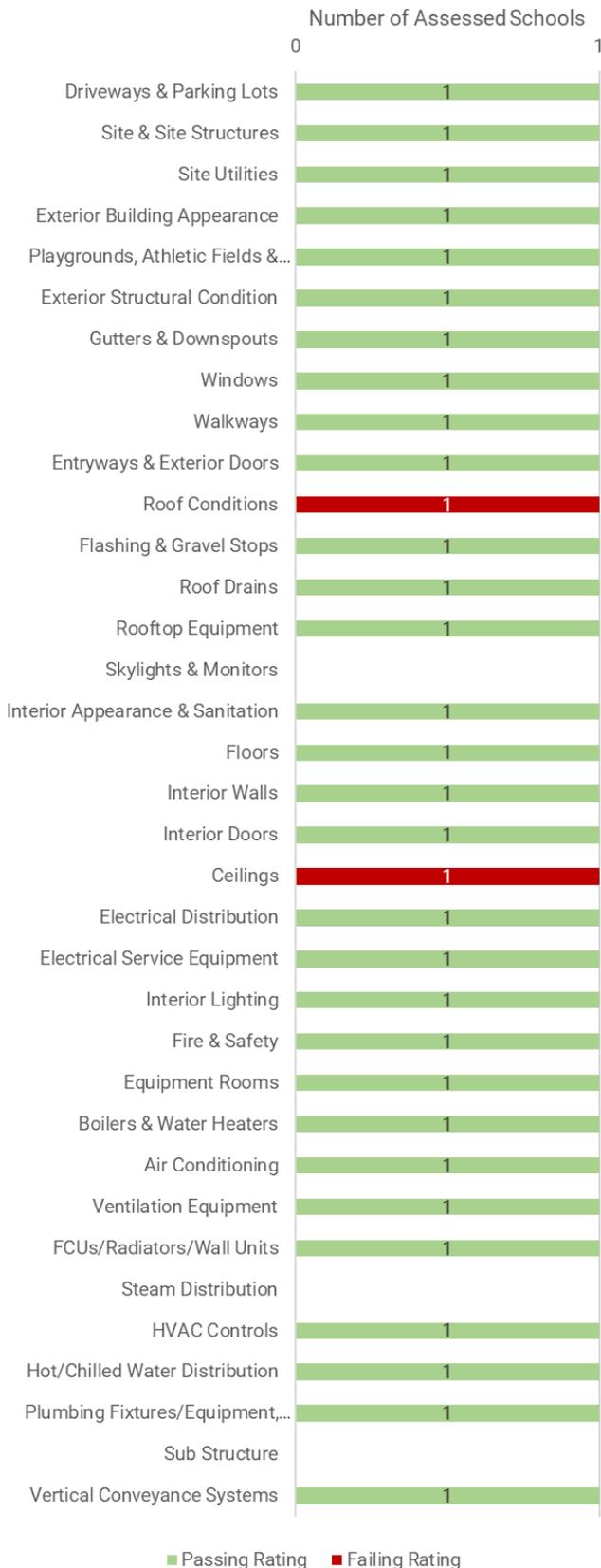
The current replacement value for Frederick County's 6,460,652 square feet at a rate of \$378/sf is \$2,442,126,456.

87.78 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Playgrounds, Athletic Fields & Equipment received a Superior rating.

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



Fire & Safety received a Superior rating.

The interior appearance appeared to be well maintained.



Weaknesses



Cracked surfaces were observed throughout the asphalt parking area.

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



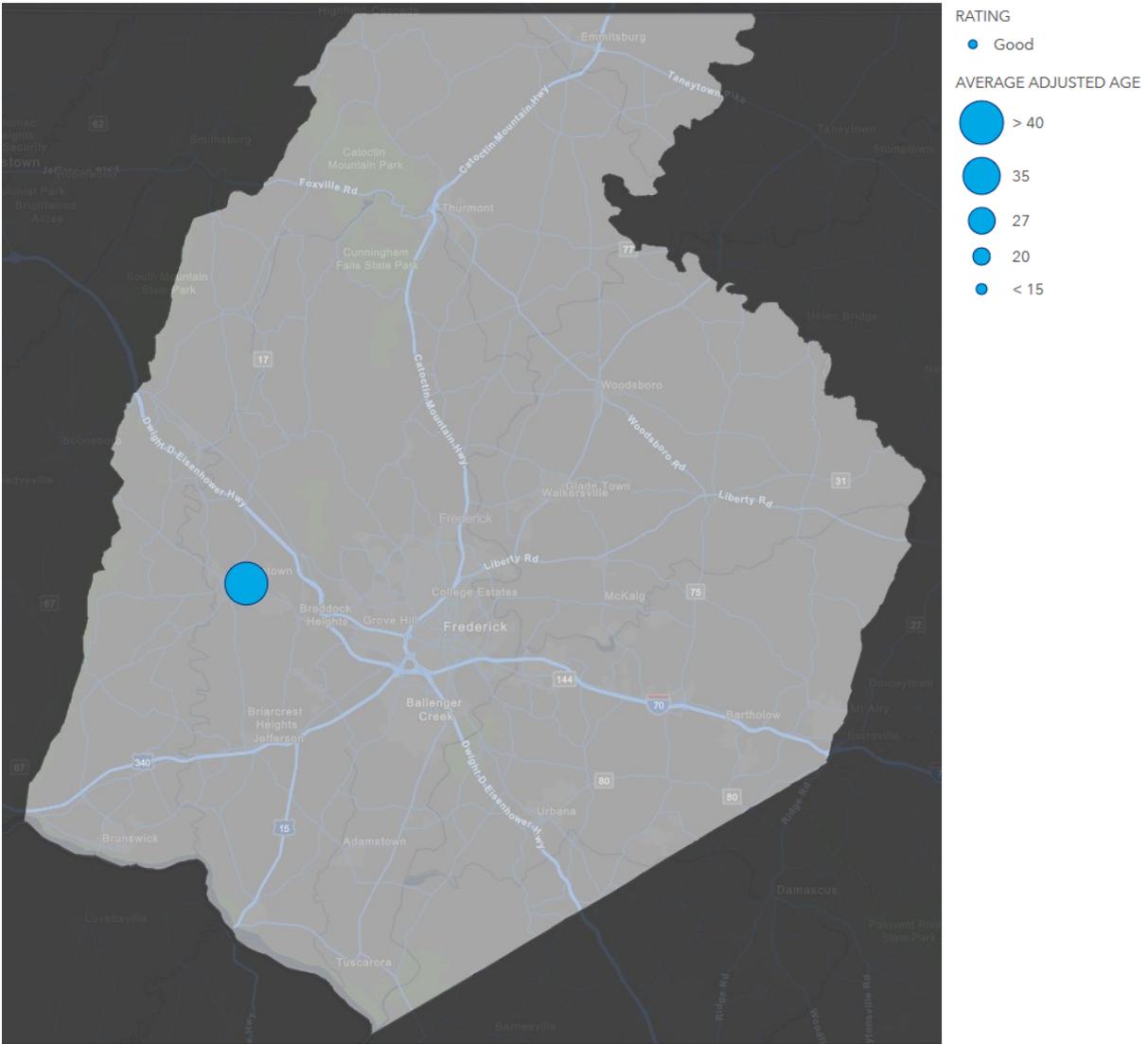
Ceiling tiles were stained and multiple tiles were missing.

Open seams were observed and needed repair.

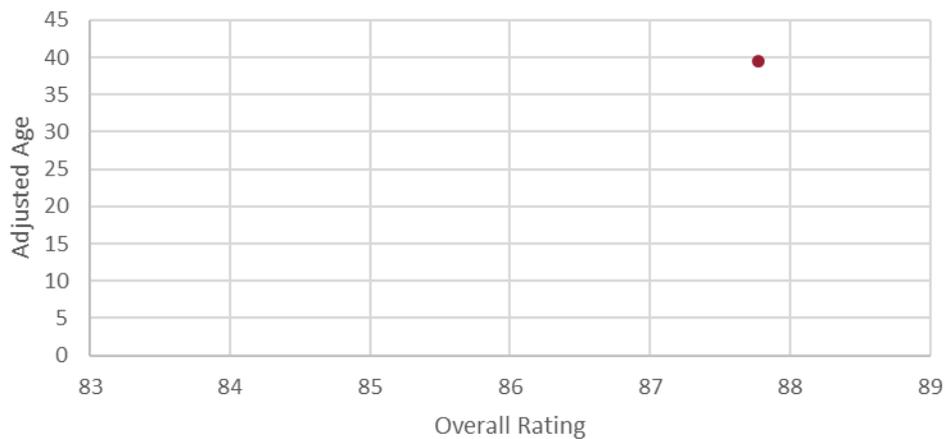


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Middletown High | 40 | Good | 2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

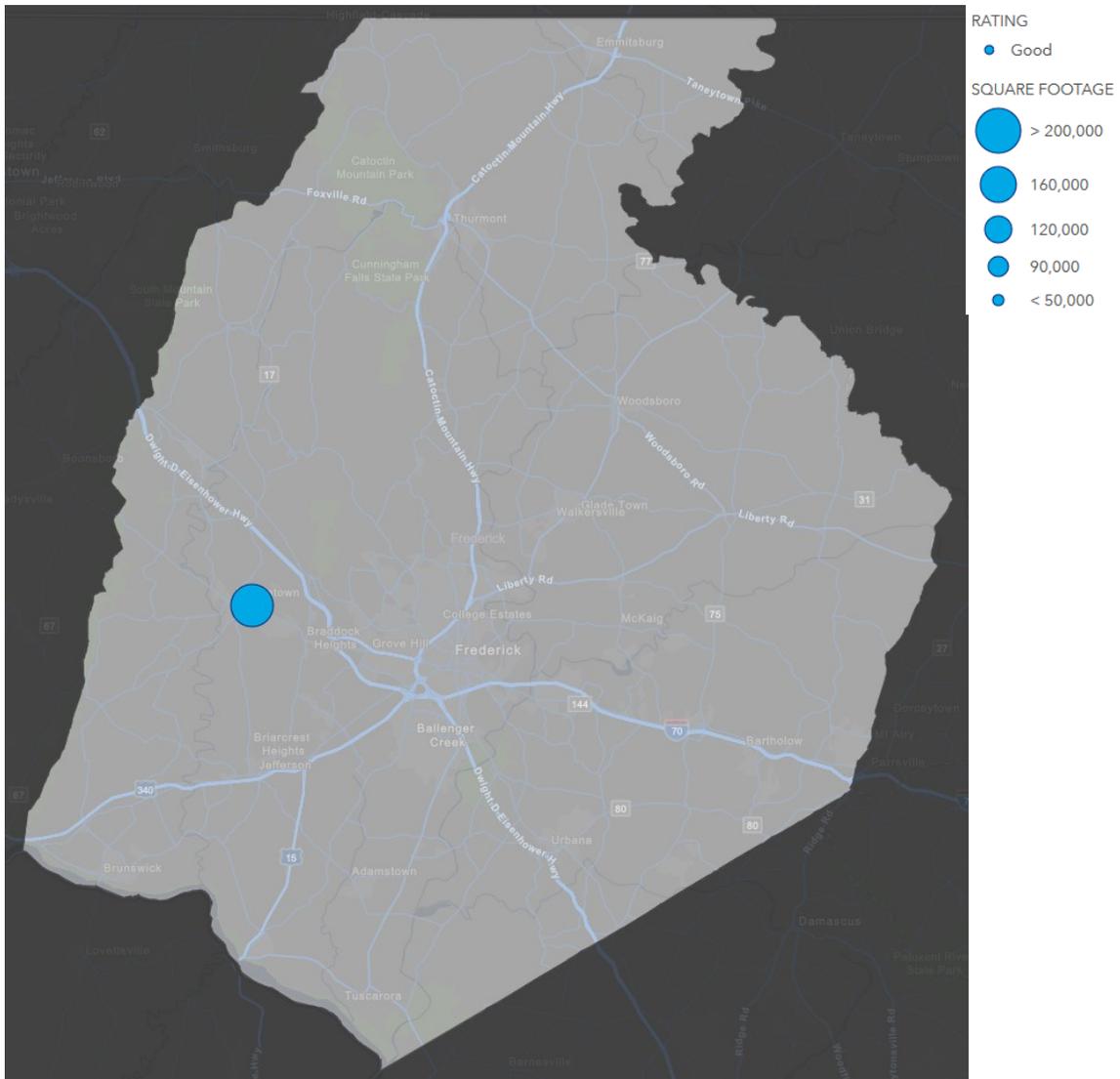
Overall Rating vs Adjusted Building Age



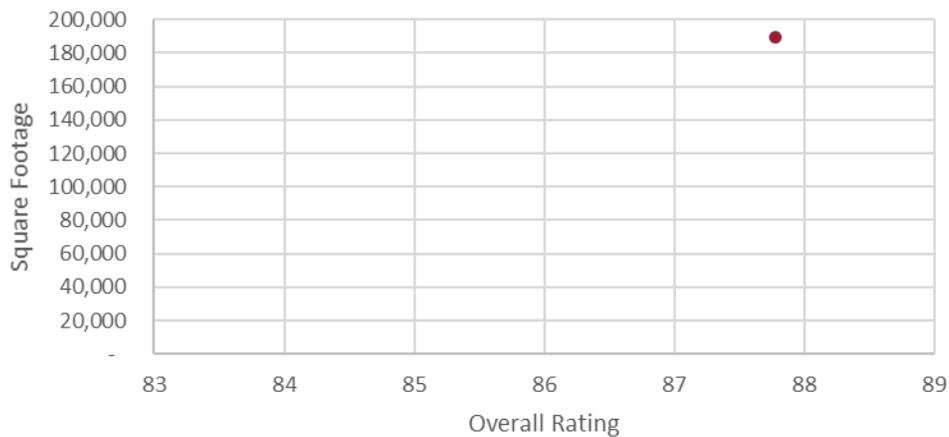
Overall Rating vs. Adjusted Age



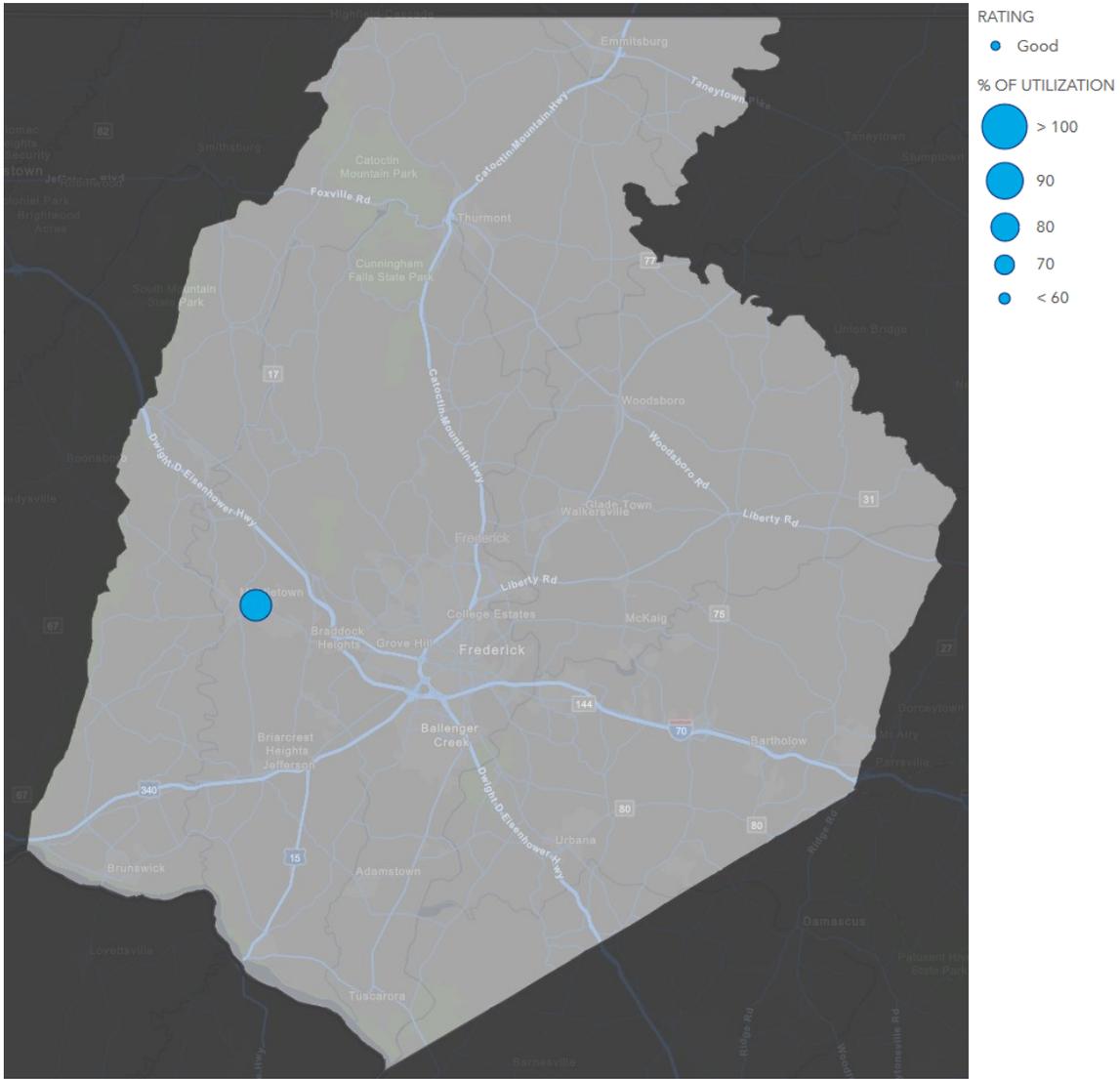
Overall Rating vs Square Footage



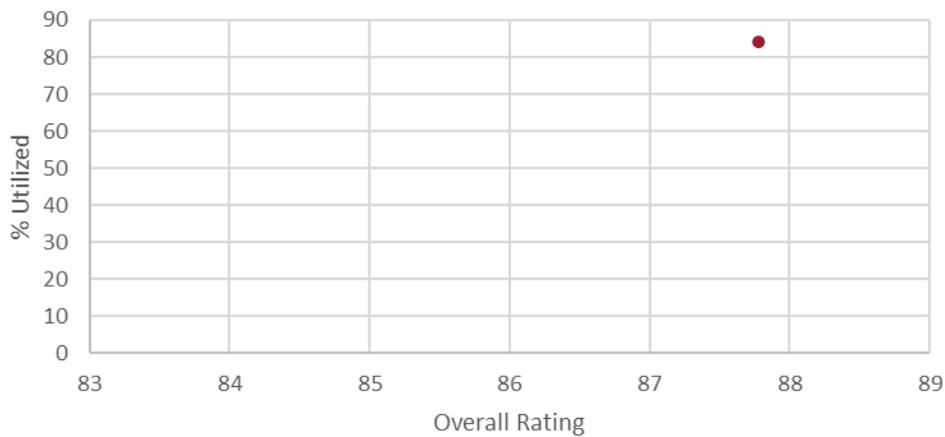
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year
FY 2017–2020

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

Recommendations

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

GARRETT COUNTY

Total Schools Assessed in FY 2020: 3

Hickory Environmental Education Center

FISCAL YEAR 2020: KEY FACTS

13
schools

Garrett County has 13 total active schools.

32
years old

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

> 0.7 M
GSF

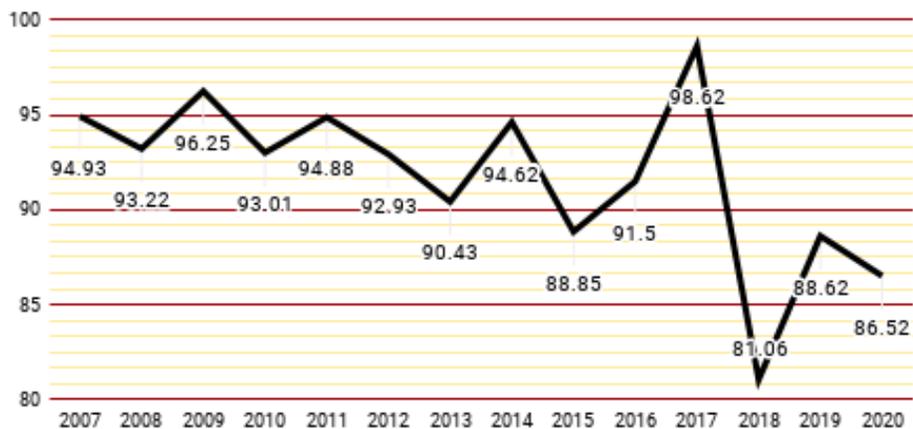
Garrett County maintains 741,671 square feet throughout its 13 schools. It is the 21st largest LEA in Maryland.

~ \$0.3 B

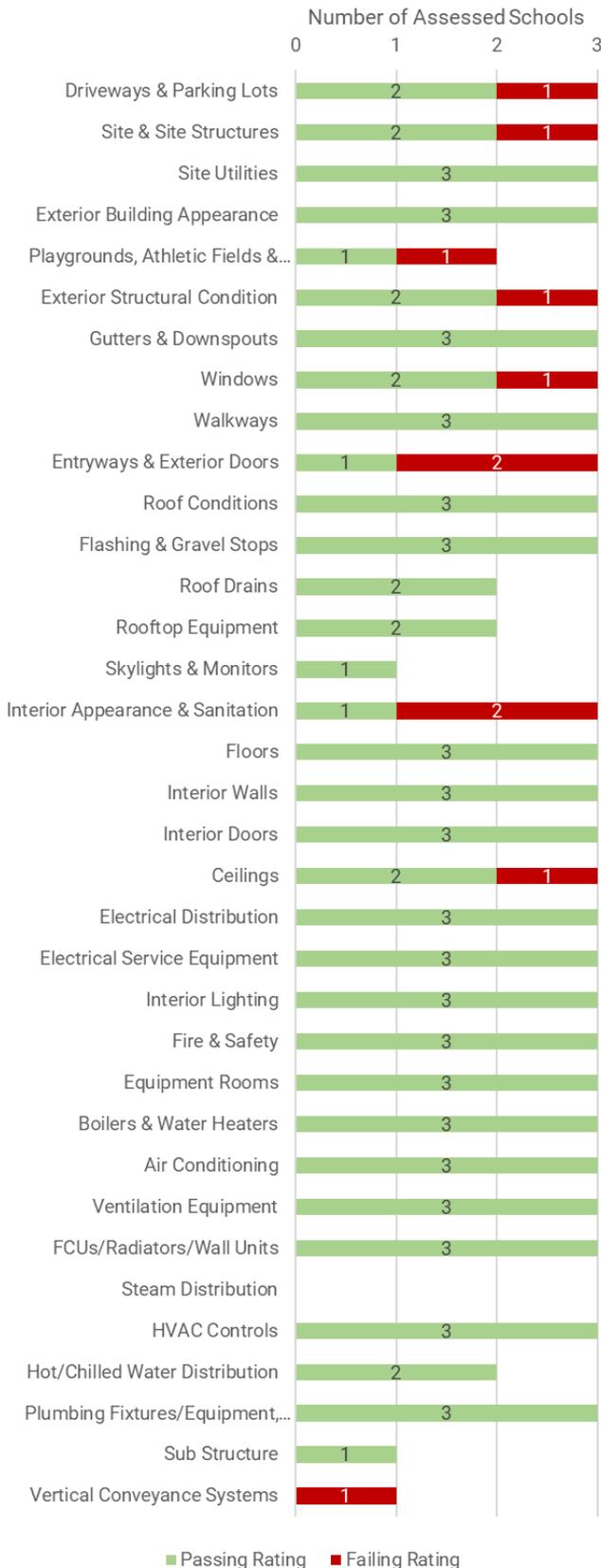
The current replacement value for Garrett County's 741,671 square feet at a rate of \$378/sf is \$280,351,638.

86.52 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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



Interior Lighting appeared well maintained.



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



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

Weaknesses



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



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



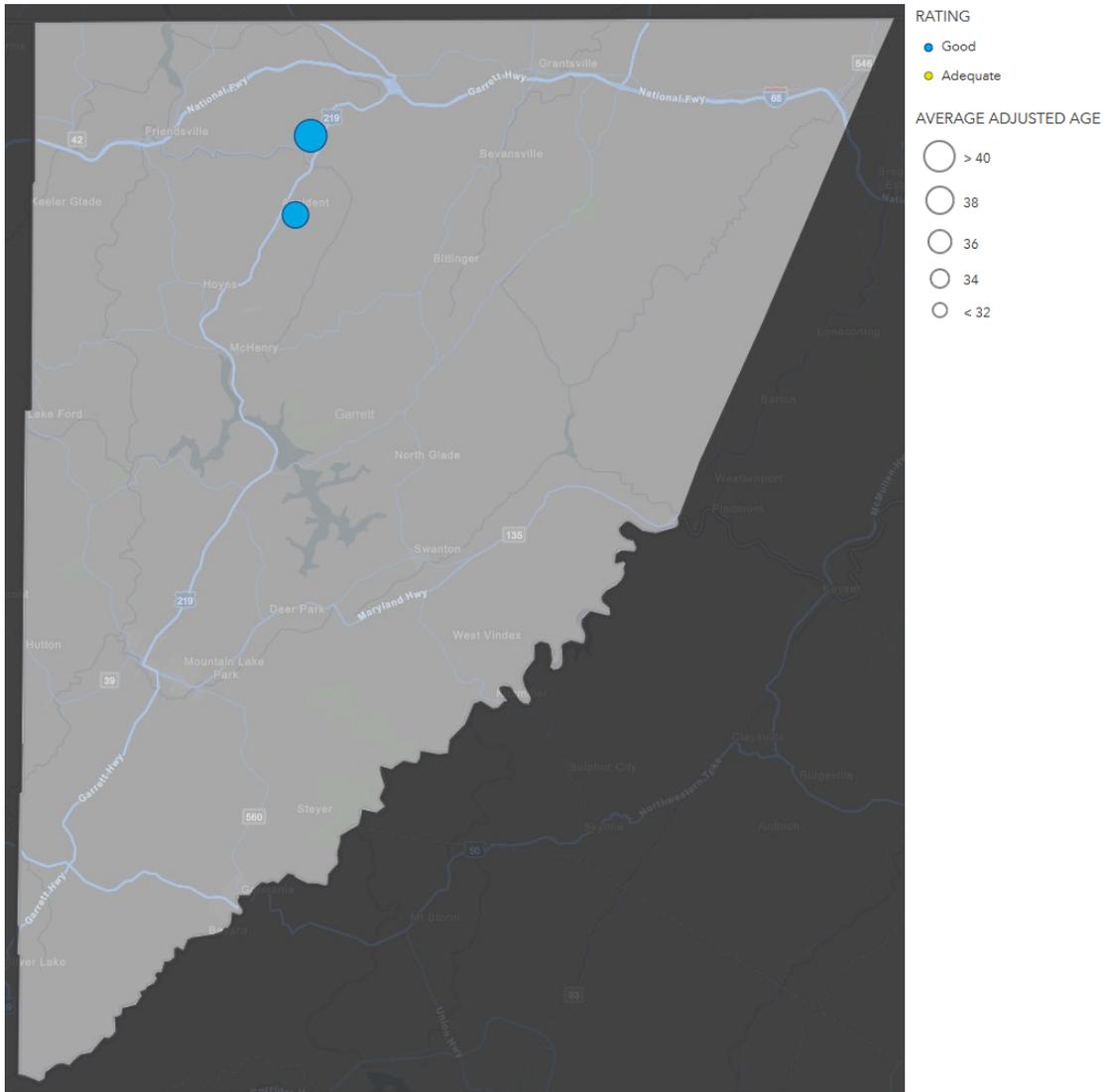
Many exterior doors slam shut, bind or do not latch.



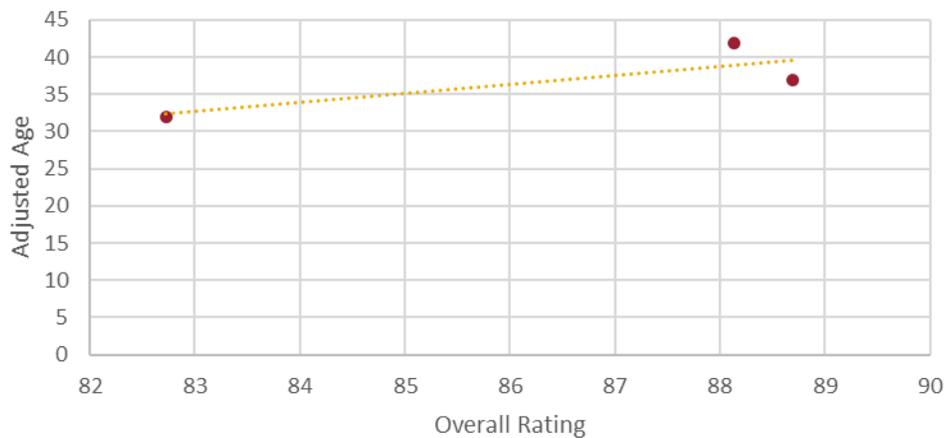
Two of the three inspected schools received a Not Adequate rating for Interior Appearance & Sanitation; additional attention to routine cleanings is needed.

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

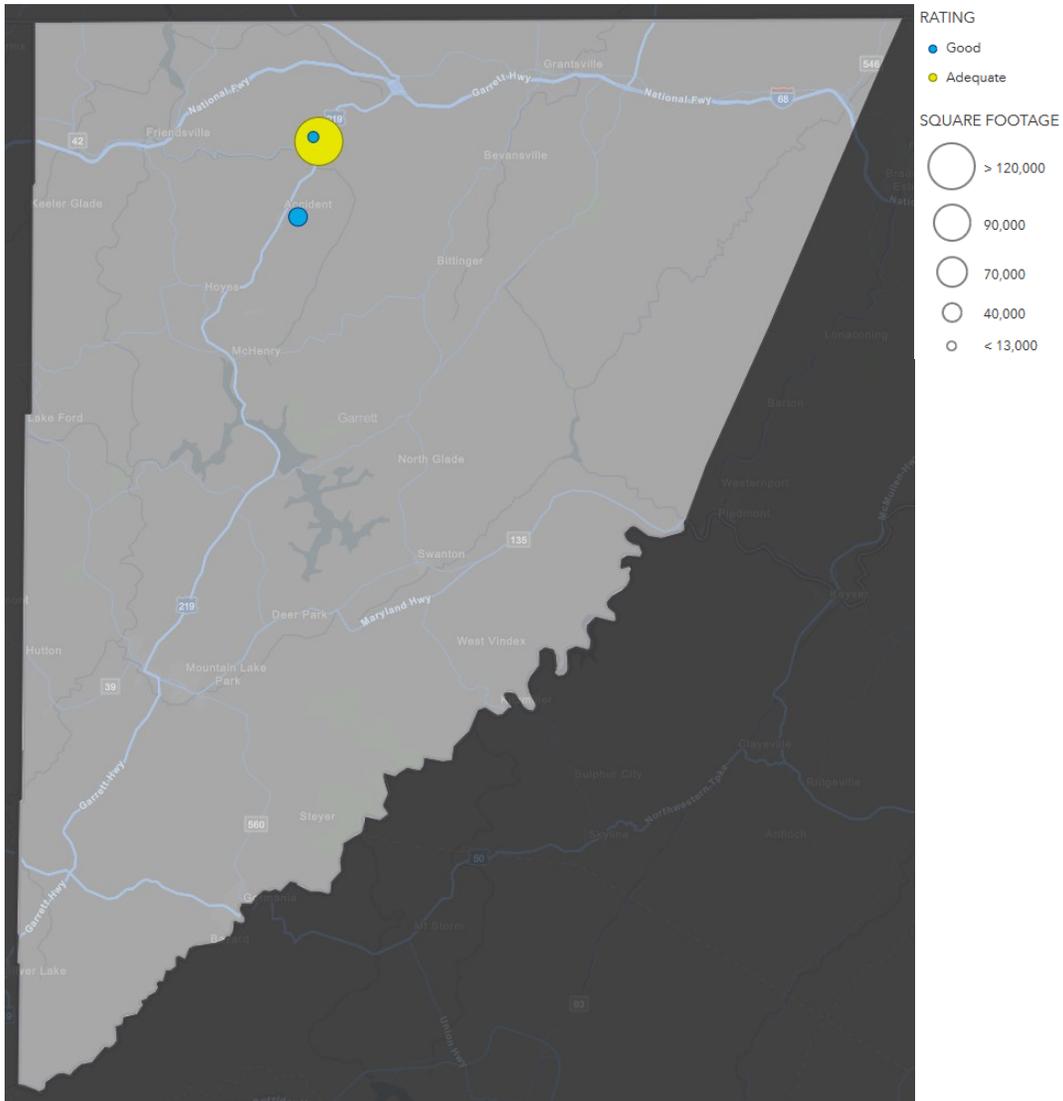
Overall Rating vs Adjusted Building Age



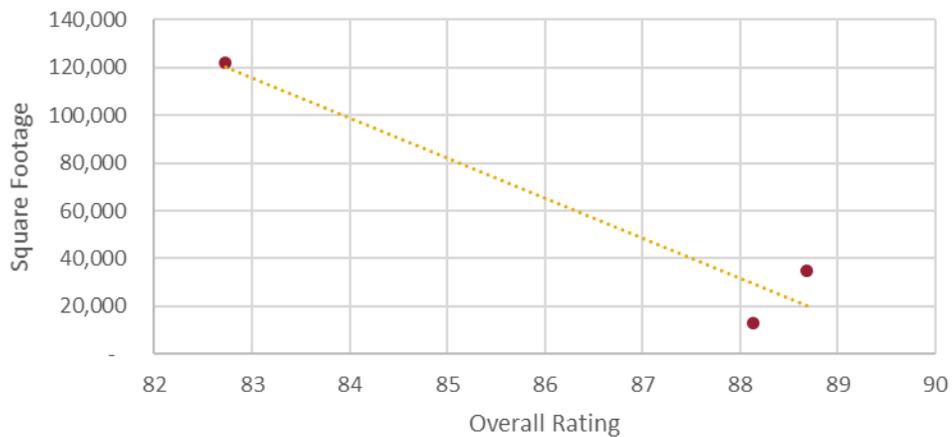
Overall Rating vs. Adjusted Age



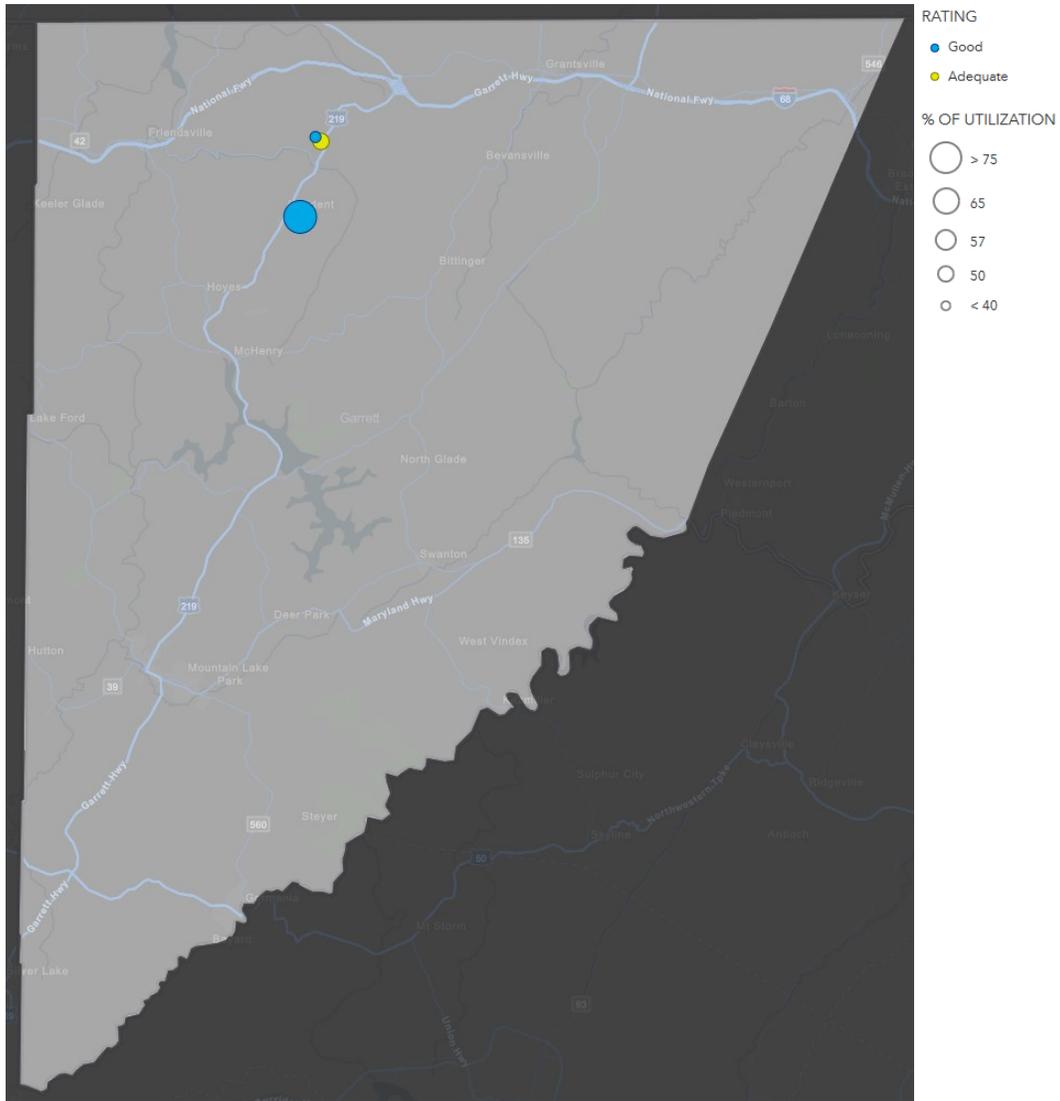
Overall Rating vs Square Footage



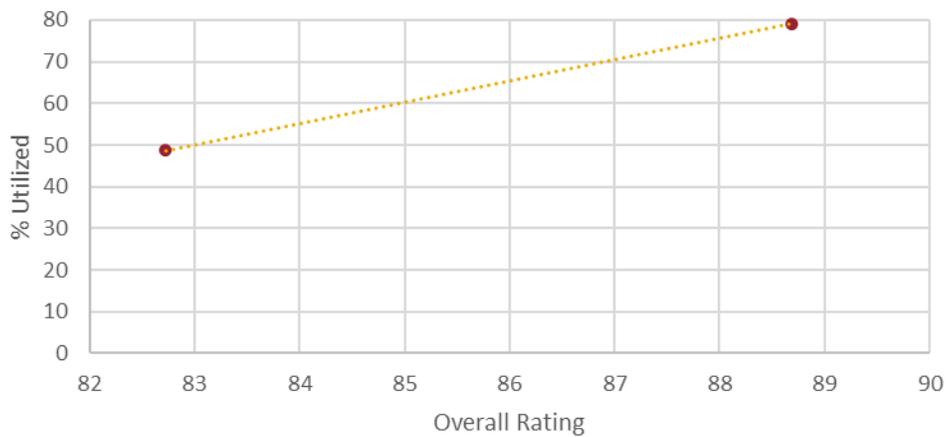
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

HARFORD COUNTY

Total Schools Assessed in FY 2020: 2

Havre de Grace Elementary

FISCAL YEAR 2020: KEY FACTS



Harford County has 53 total active schools.



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



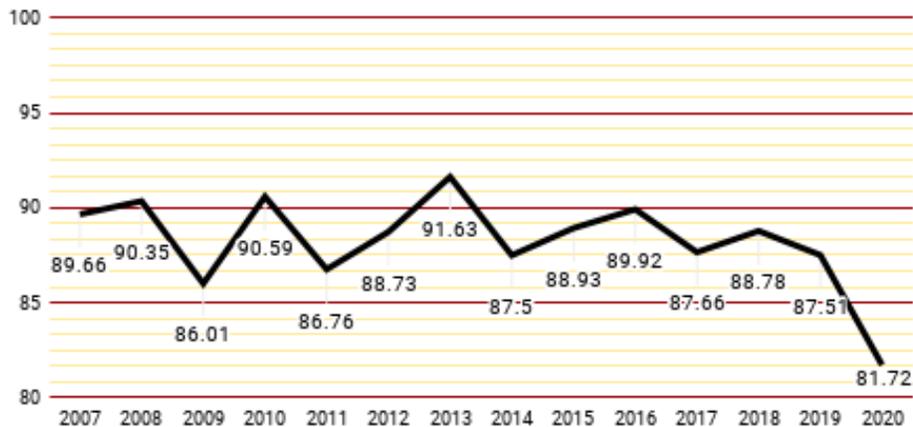
Harford County maintains 6,051,002 square feet throughout its 53 schools. It is the 8th largest LEA in Maryland.



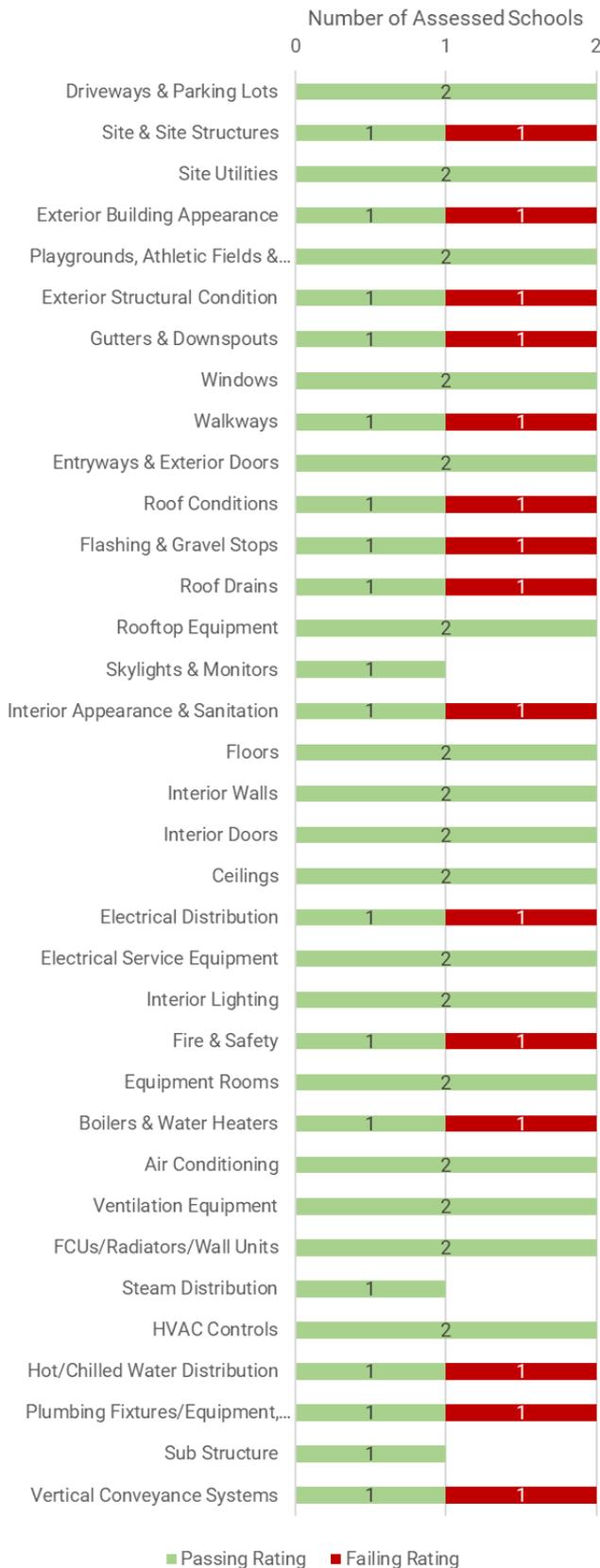
The current replacement value for Harford County's 6,051,002 square feet at a rate of \$378/sf is \$2,287,278,756.

81.72 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The air conditioning and ventilation appeared maintained.

The interior doors and walls were observed in good condition.



Both inspected schools received a Good rating for Rooftop Equipment.

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



Weaknesses



Vegetation on the roofs needed to be removed.

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



Restroom fixtures and other plumbing deficiencies were observed.

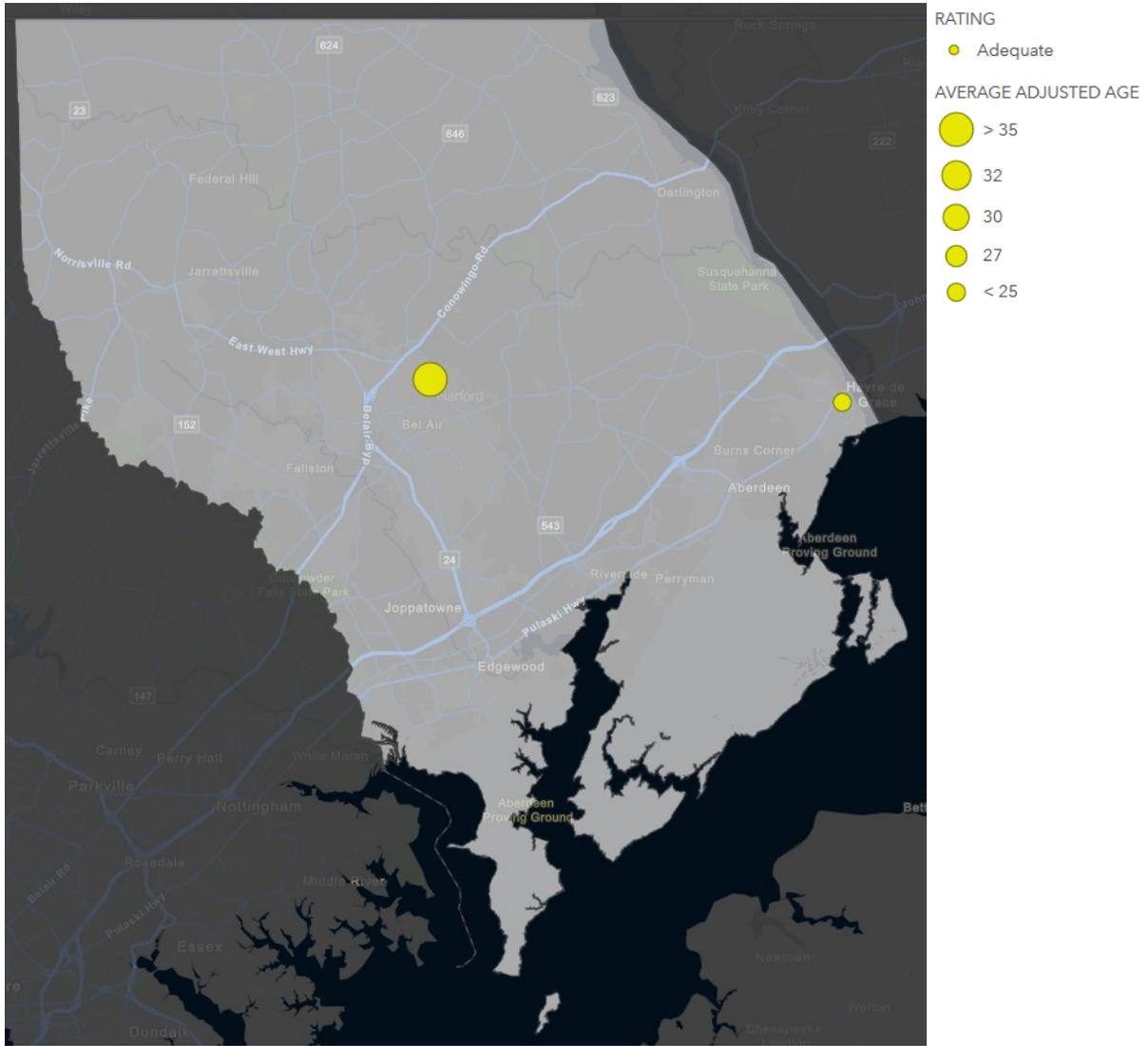


Trees and shrubbery should be trimmed away from building surfaces and roof areas.

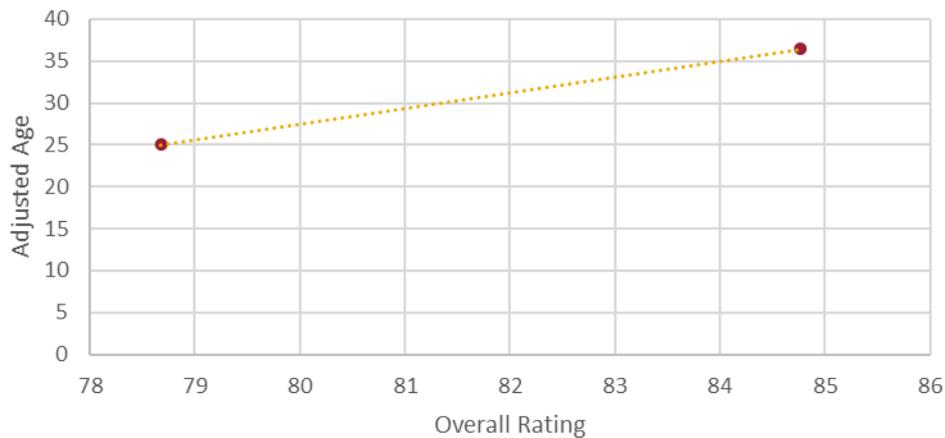


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. C. Milton Wright High | 36 | Adequate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

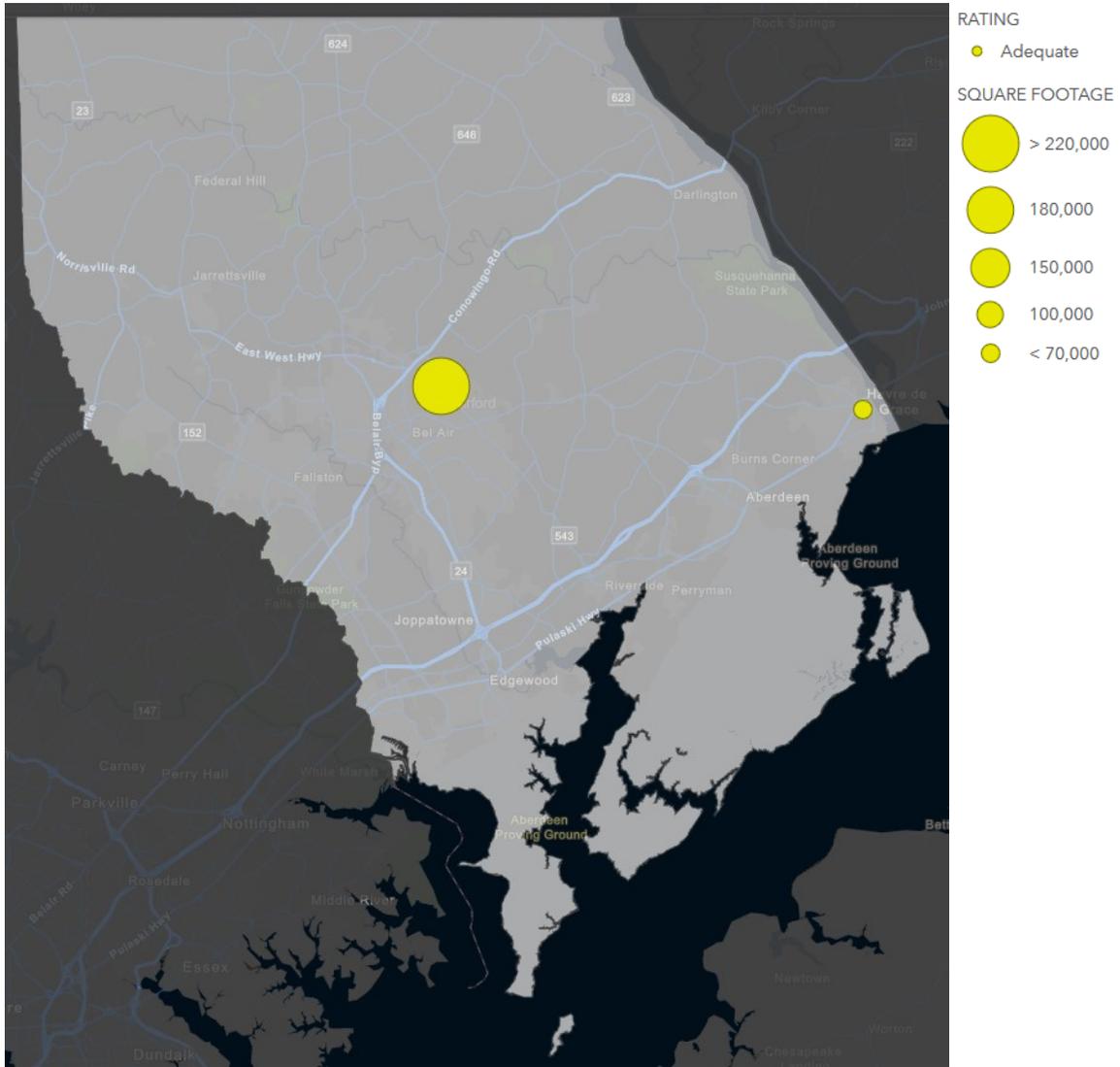
Overall Rating vs Adjusted Building Age



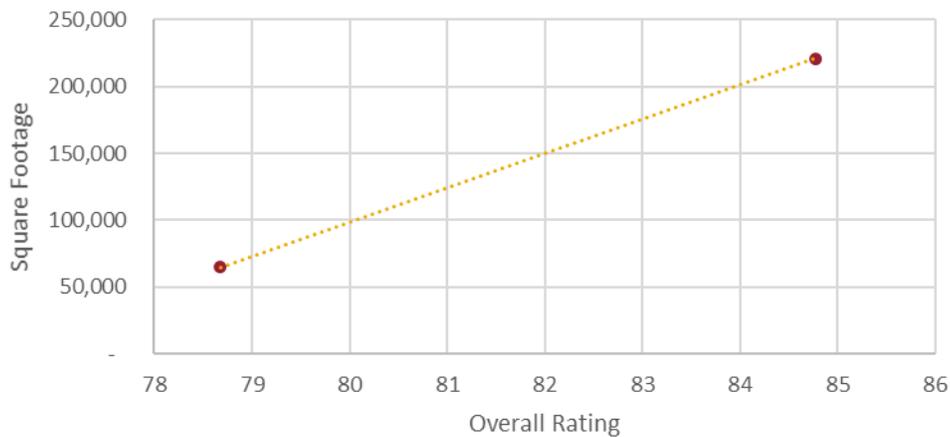
Overall Rating vs. Adjusted Age



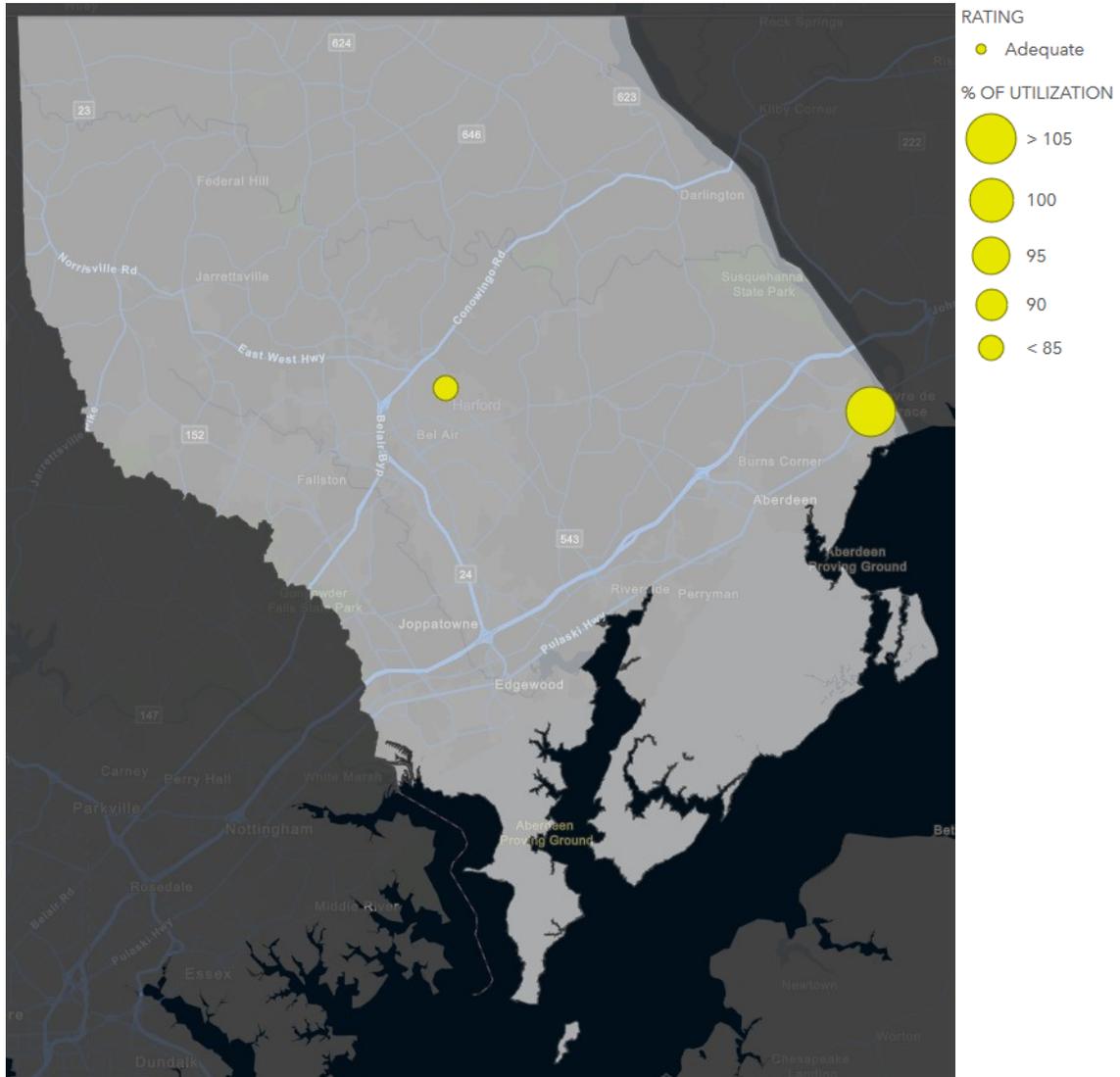
Overall Rating vs Square Footage



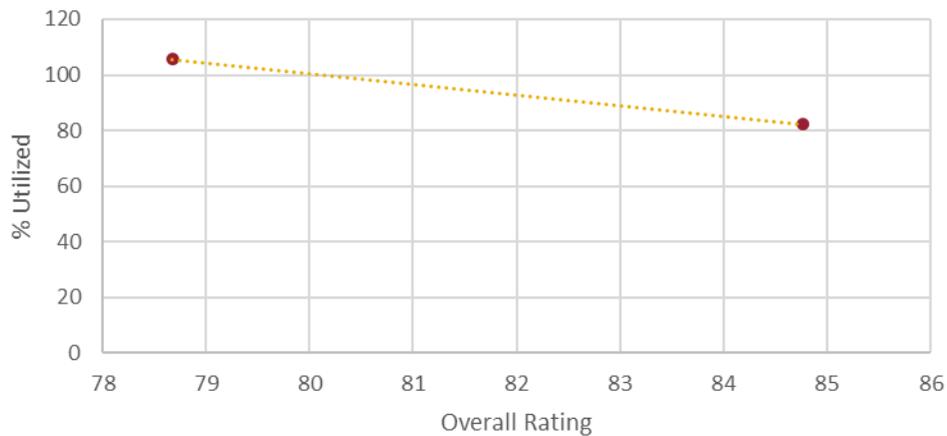
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

HOWARD COUNTY

Total Schools Assessed in FY 2020: 19



FISCAL YEAR 2020: KEY FACTS

75
schools

Howard County has 75 total active schools.

19
years old

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

> 8.1 M
GSF

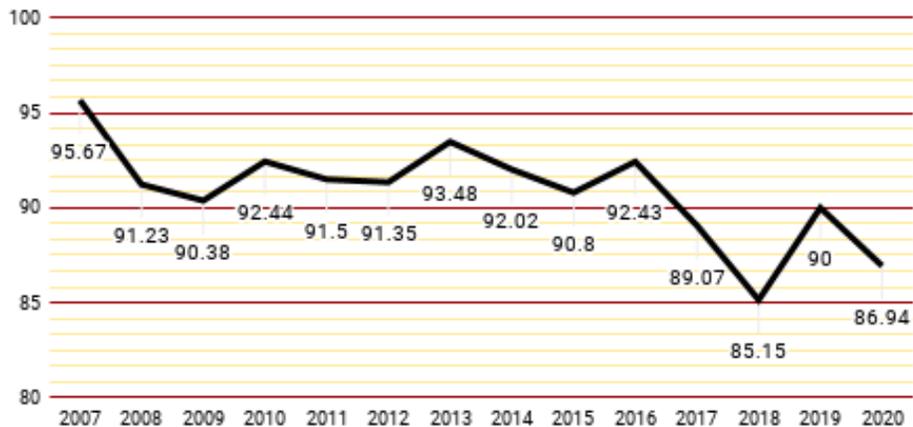
Howard County maintains 8,131,435 square feet throughout its 75 schools. It is the 6th largest LEA in Maryland.

~ \$3.1 B

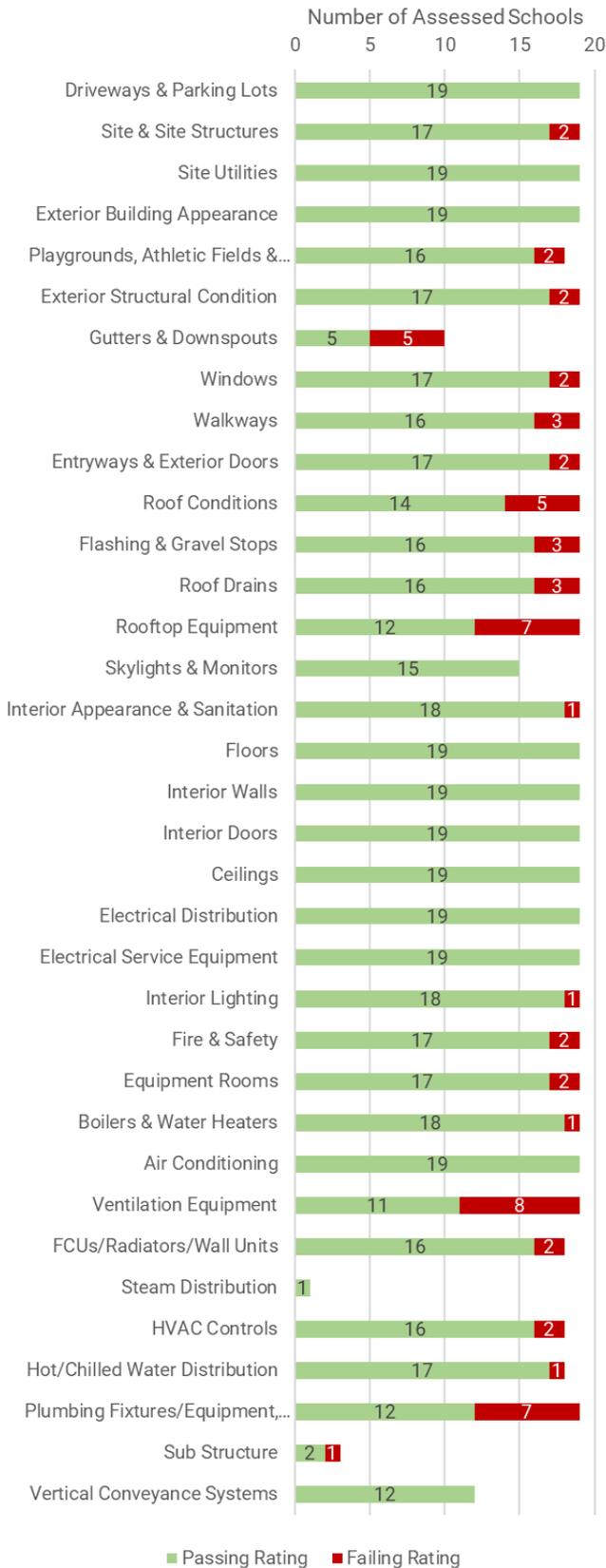
The current replacement value for Howard County's 8,131,435 square feet at a rate of \$378/sf is \$3,073,682,430.

86.94 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

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



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

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



Weaknesses



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

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



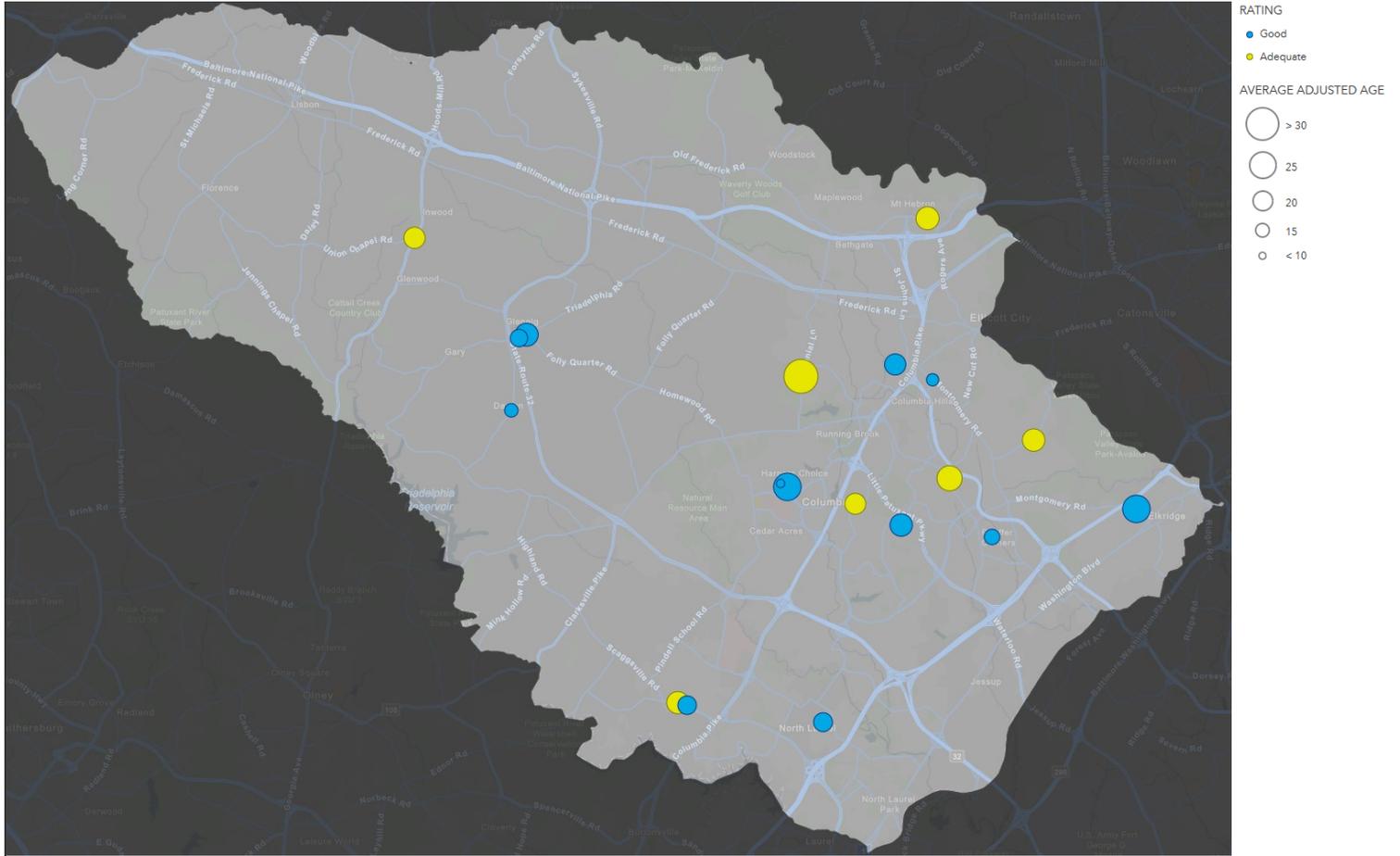
All rooftop equipment should be routinely inspected and repaired as needed; seven buildings received a Not Adequate rating for Rooftop Equipment.

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

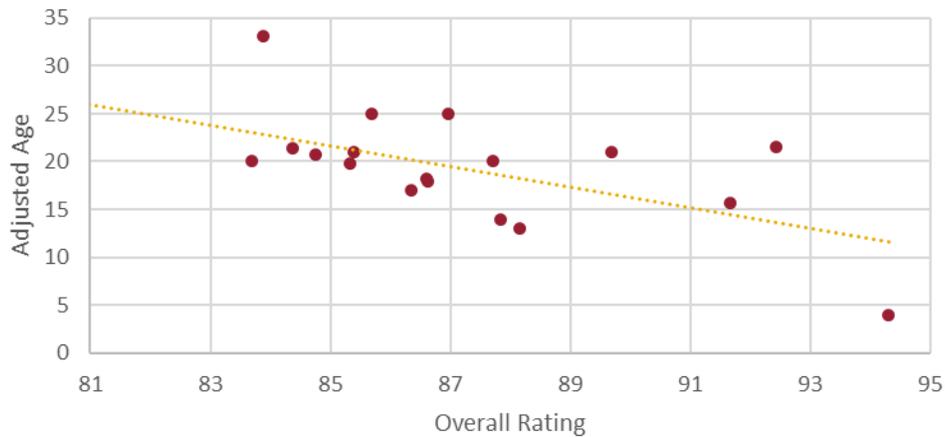


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|---|--------------|----------------|---|------------|------------|--------------|-----------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Applications and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

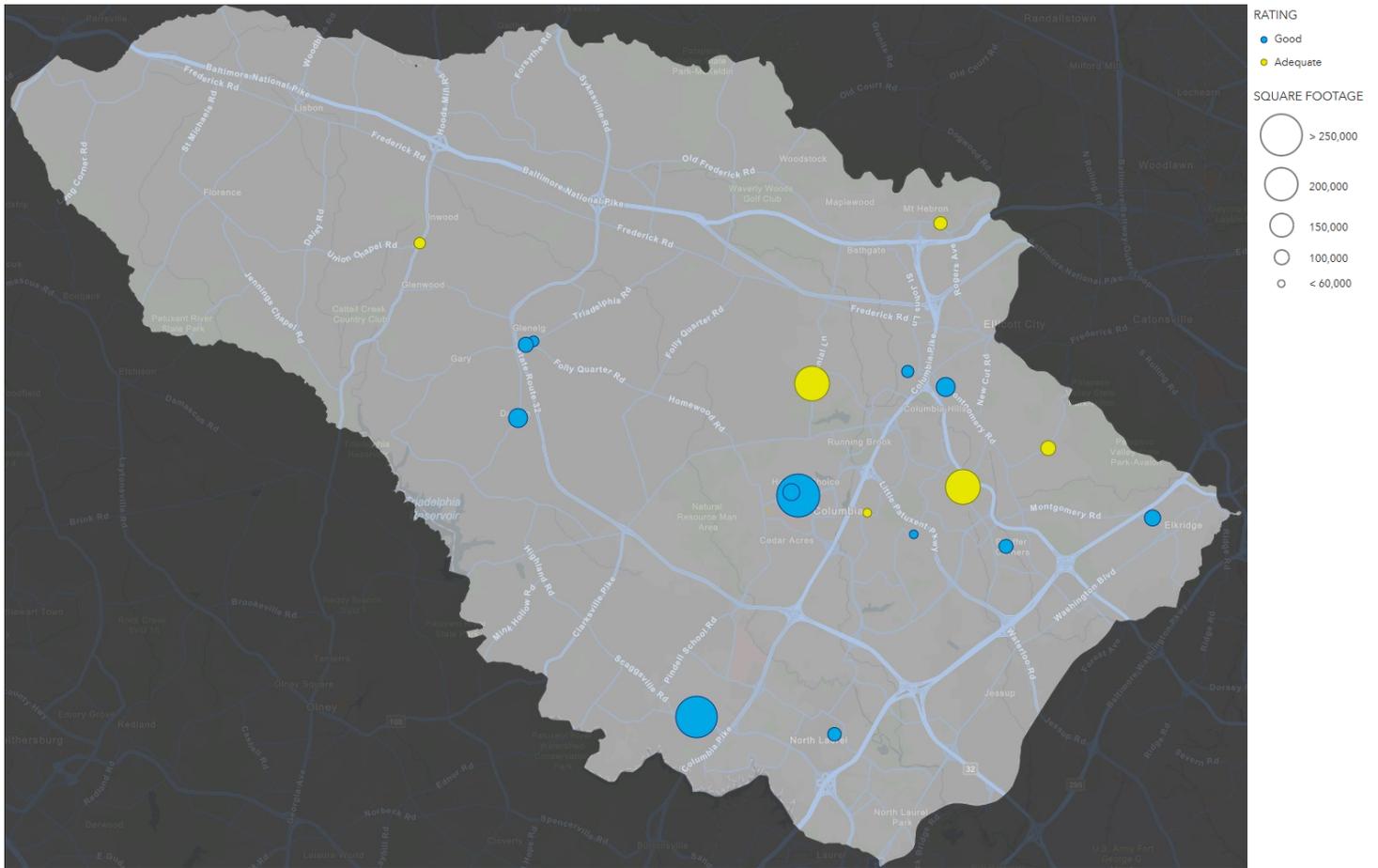
Overall Rating vs Adjusted Building Age



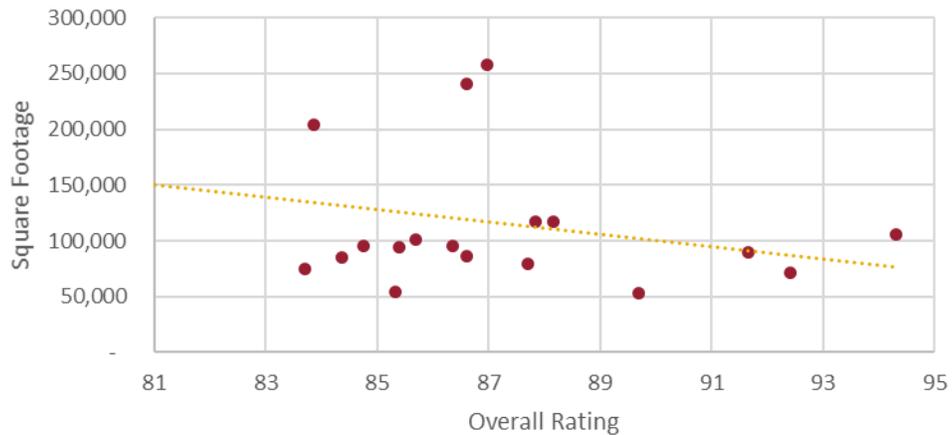
Overall Rating vs. Adjusted Age



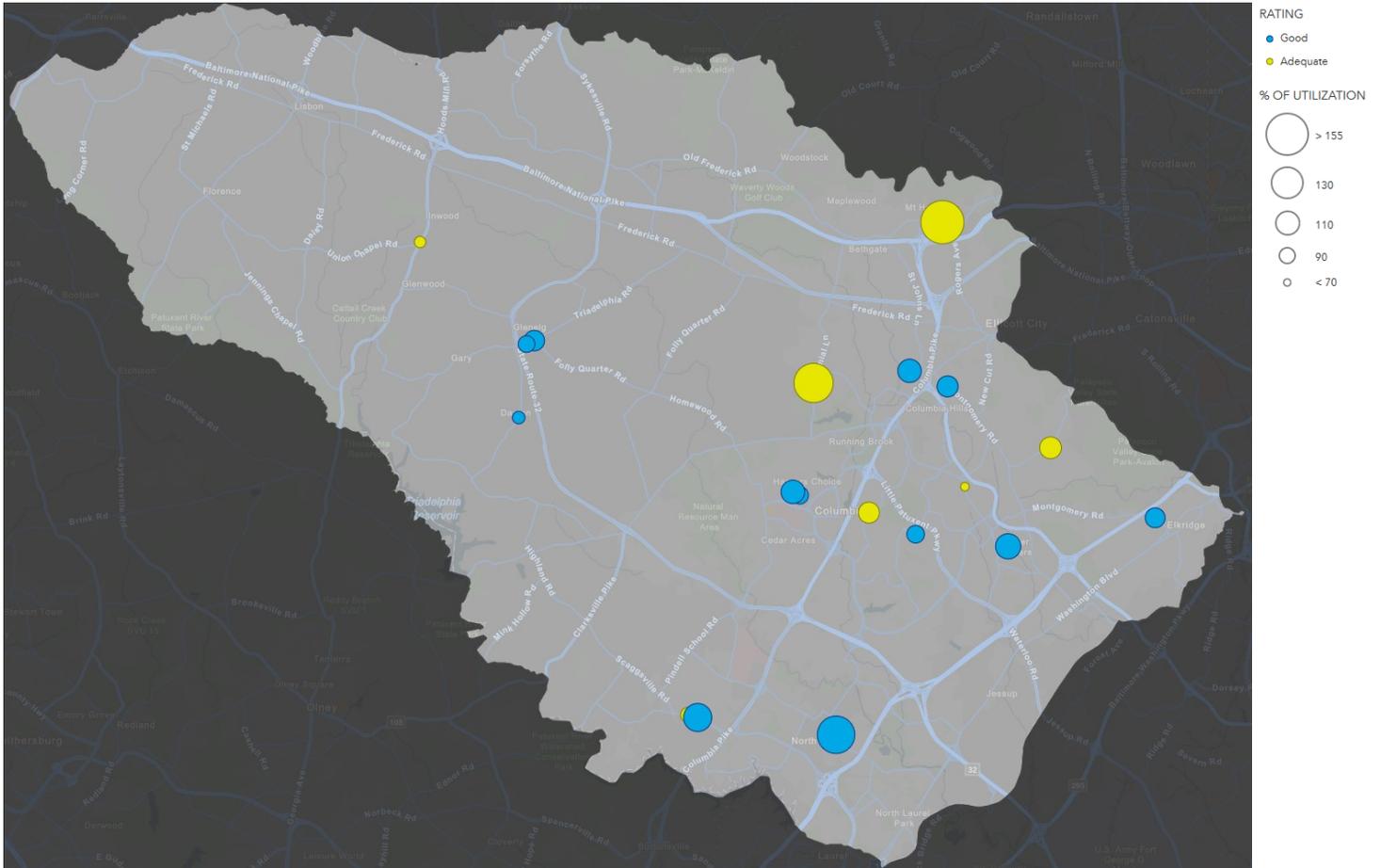
Overall Rating vs Square Footage



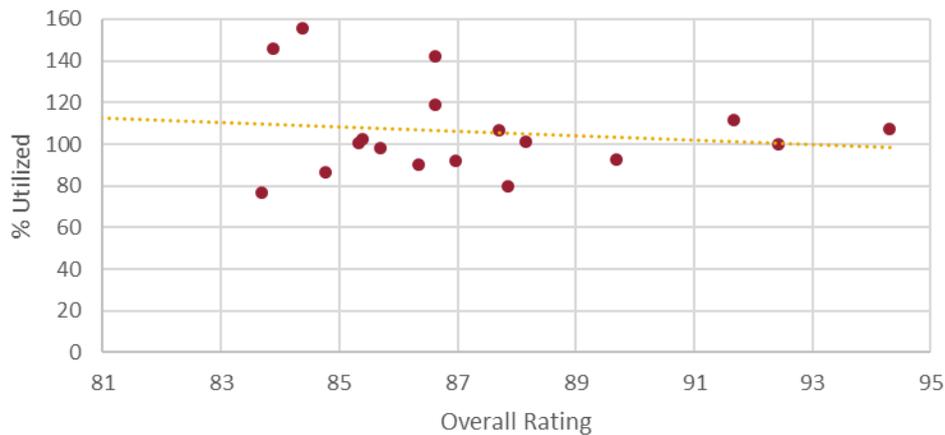
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

KENT COUNTY

Total Schools Assessed in FY 2020: 2

Galena Elementary

FISCAL YEAR 2020: KEY FACTS

5 schools

Kent County has 5 total active schools.

42 years old

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

> 0.4 M GSF

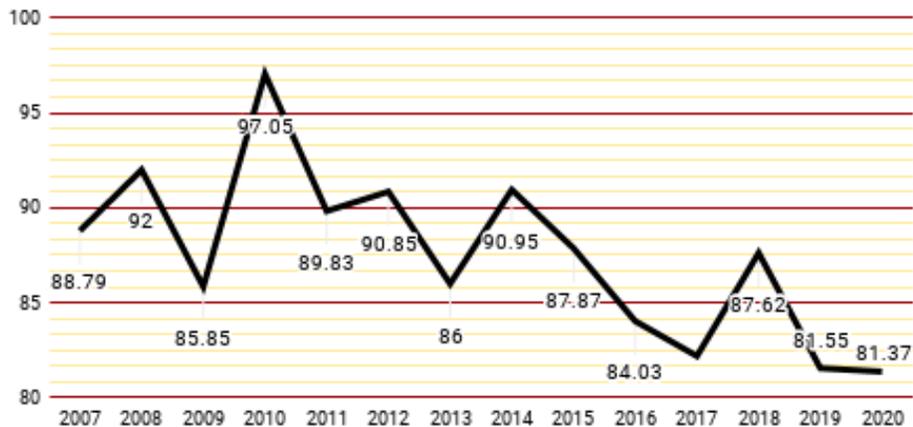
Kent County maintains 440,226 square feet throughout its 5 schools. It is the smallest LEA in Maryland.

~ \$0.2 B

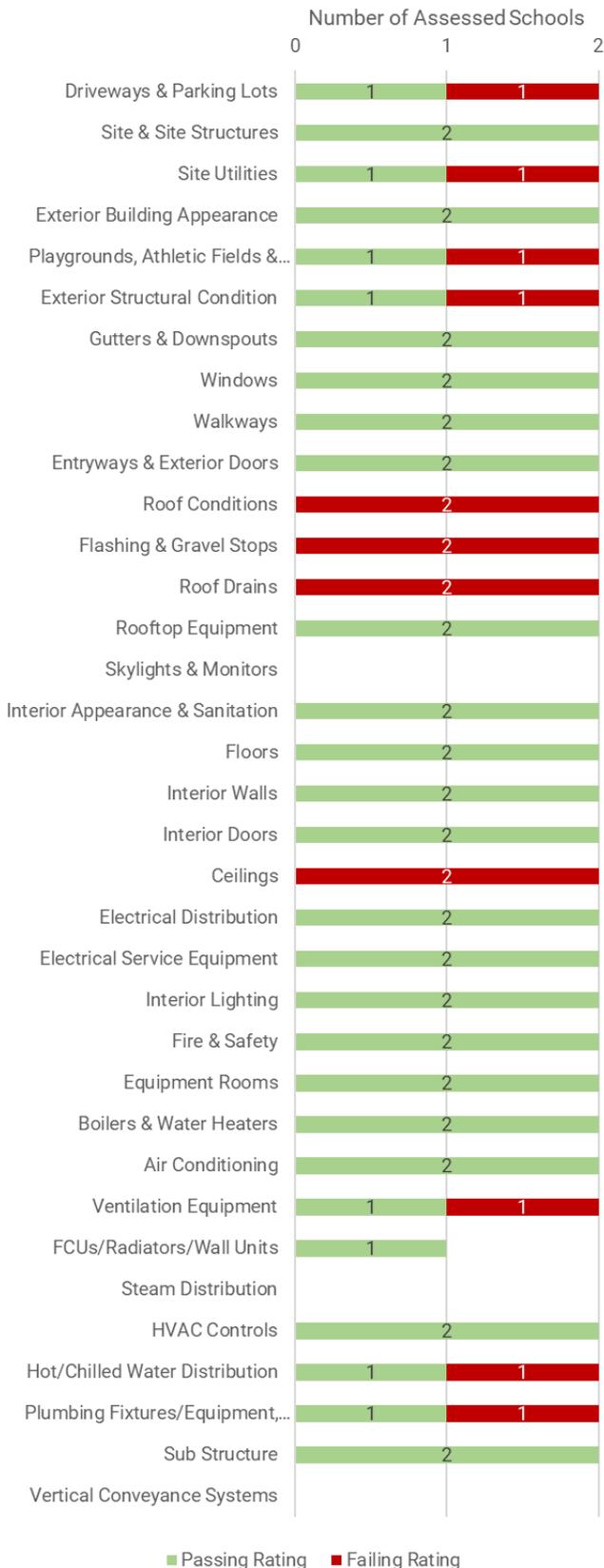
The current replacement value for Kent County's 440,226 square feet at a rate of \$378/sf is \$166,405,428.

81.37 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

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



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

Windows were well maintained.



Weaknesses



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

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



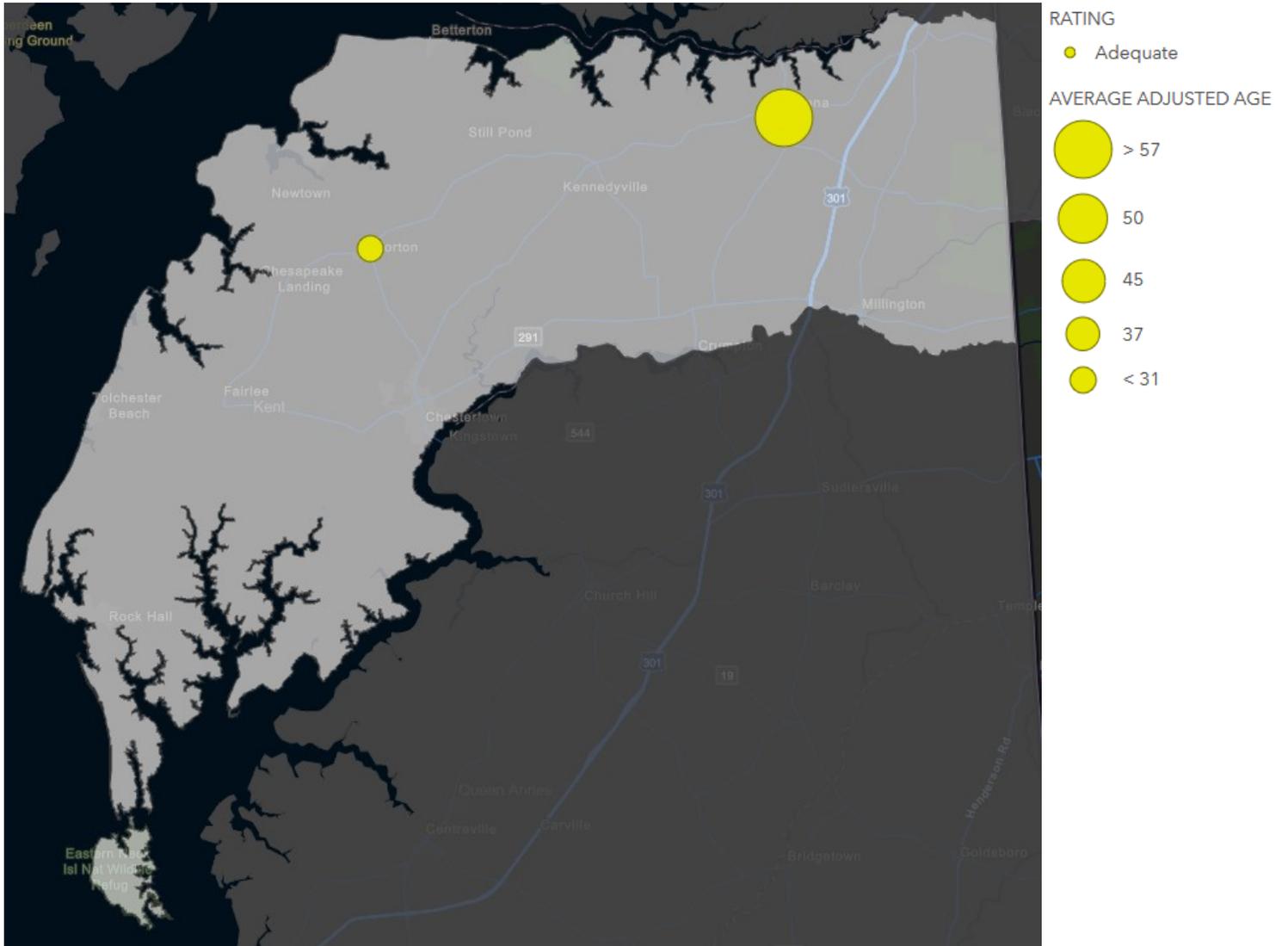
Many roof drains were full of debris and require more frequent inspections and cleanings to ensure proper operation.

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

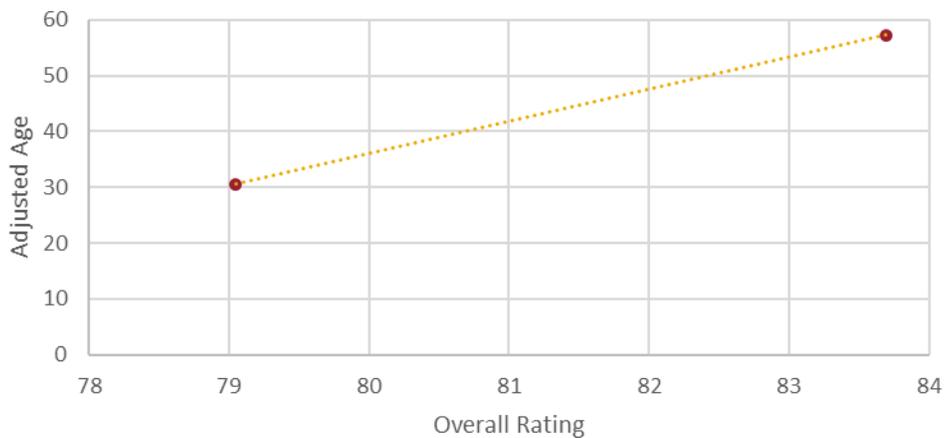


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Galena Elementary | 57 | Adequate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

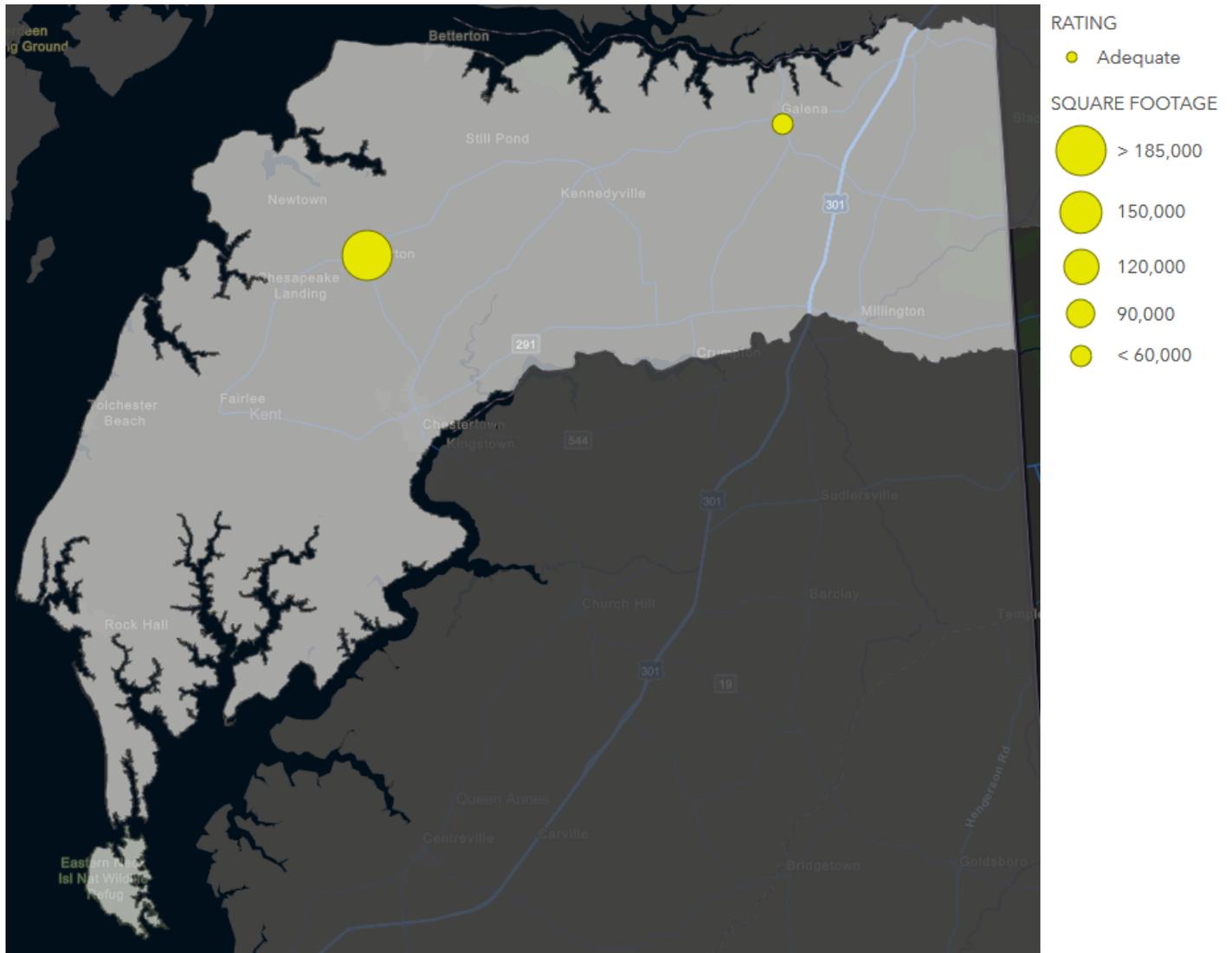
Overall Rating vs Adjusted Building Age



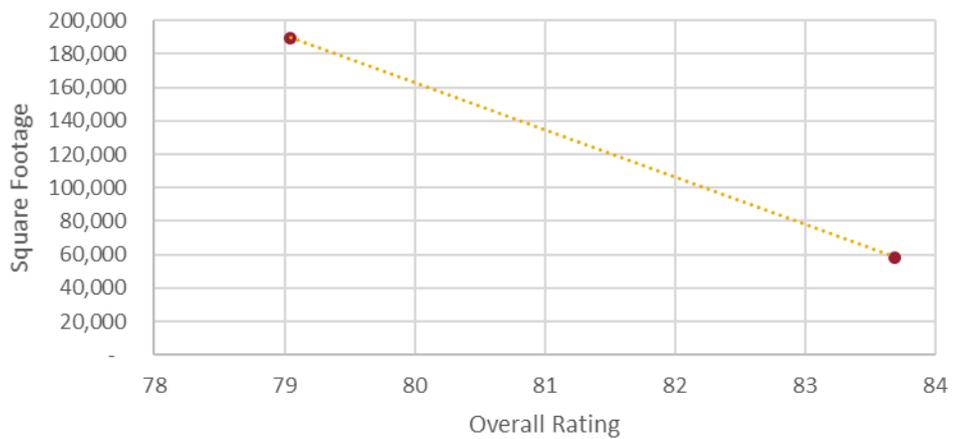
Overall Rating vs. Adjusted Age



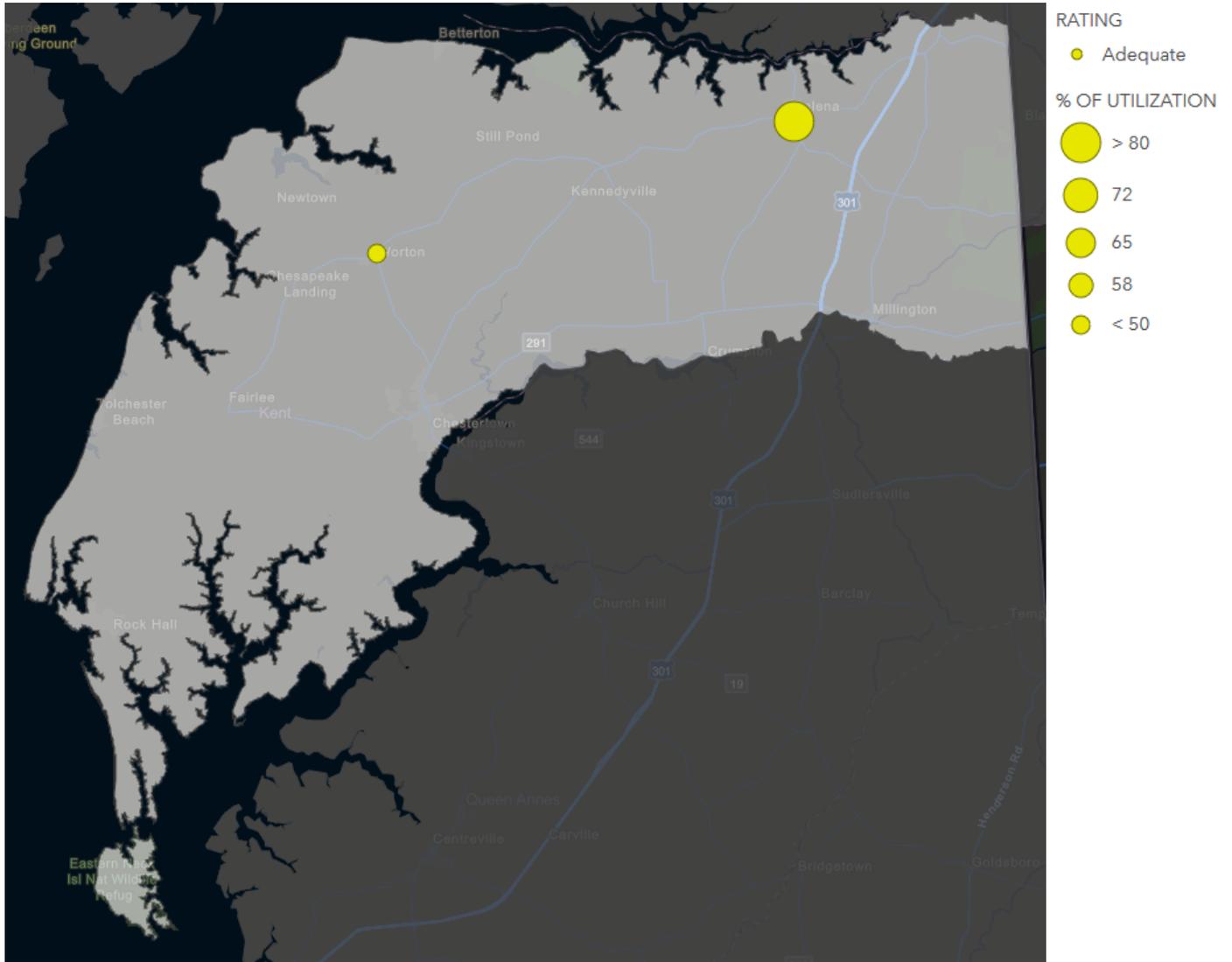
Overall Rating vs Square Footage



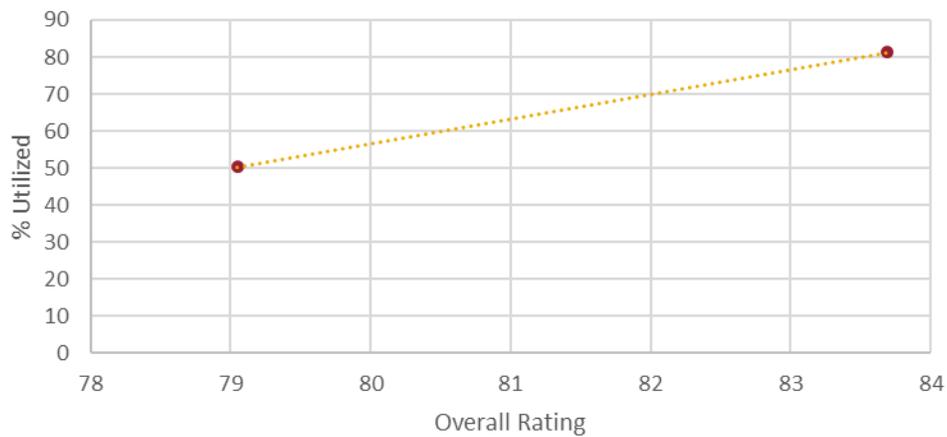
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year
FY 2017–2020

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

Recommendations

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

MONTGOMERY COUNTY

Total Schools Assessed in FY 2020: 53



New Hampshire Estates Elementary

FISCAL YEAR 2020: KEY FACTS

210
schools

Montgomery County has 210 total active schools.

24.5
years old

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

> 24.5 M
GSF

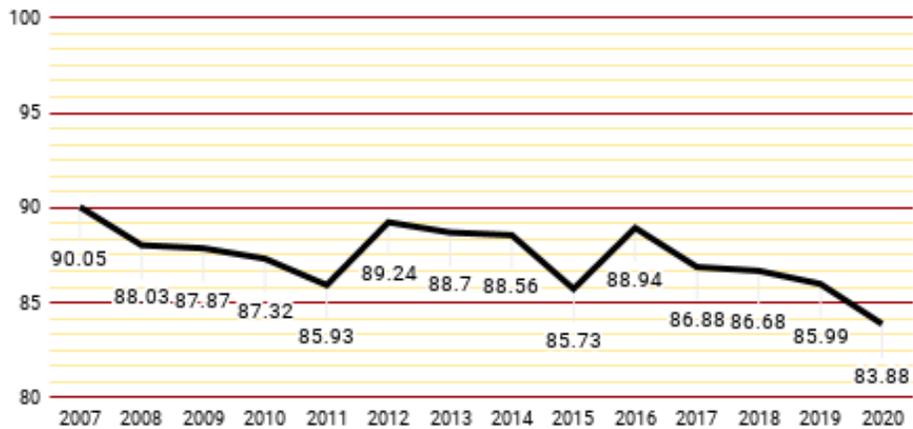
Montgomery County maintains 24,510,372 square feet throughout its 210 schools. It is the largest LEA in Maryland.

~ \$9.3 B

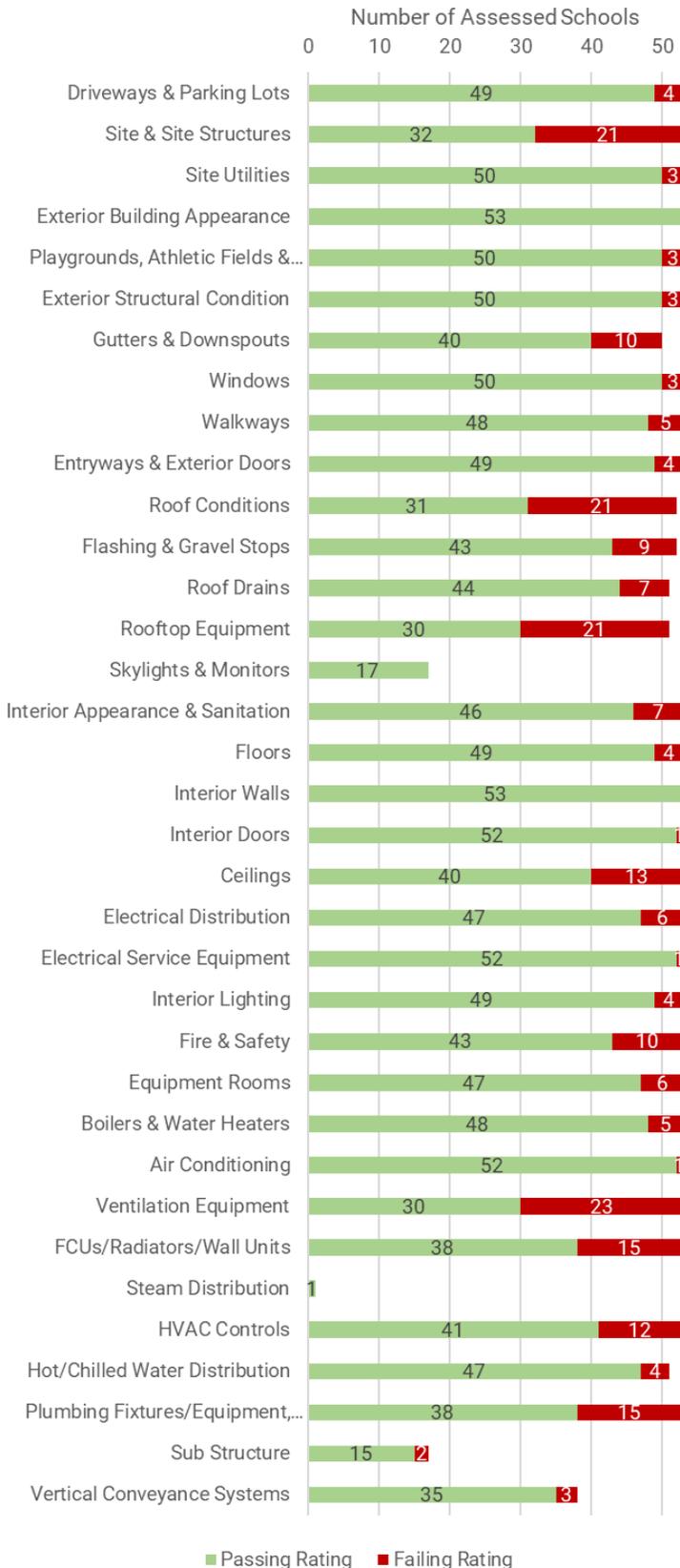
The current replacement value for Montgomery County's 24,510,372 square feet at a rate of \$378/sf is \$9,264,920,616.

83.88 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Most driveways and parking lots were observed in good condition.

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



Gutters and downspouts appeared well maintained.

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



Weaknesses



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

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



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

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

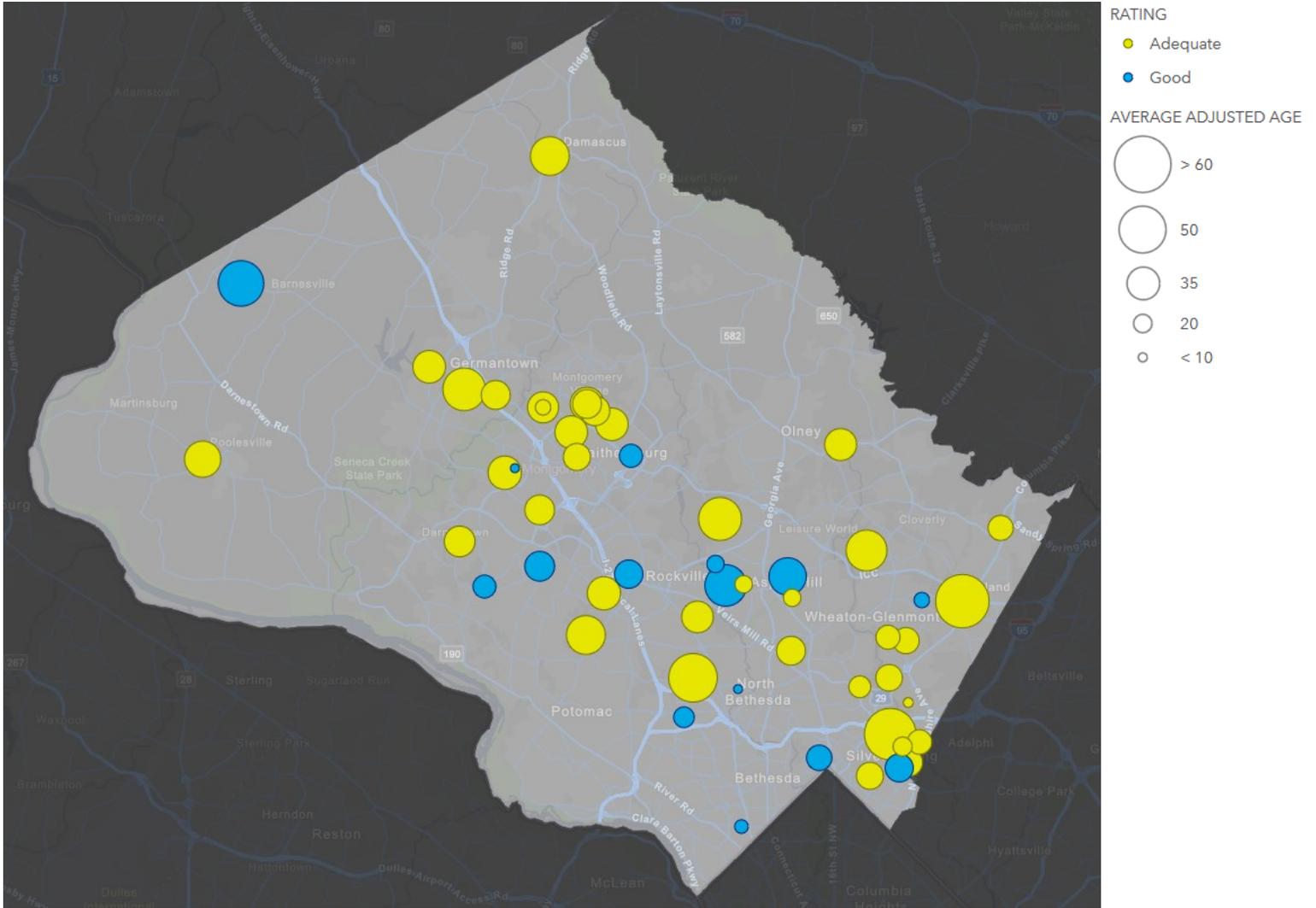


MONTGOMERY COUNTY

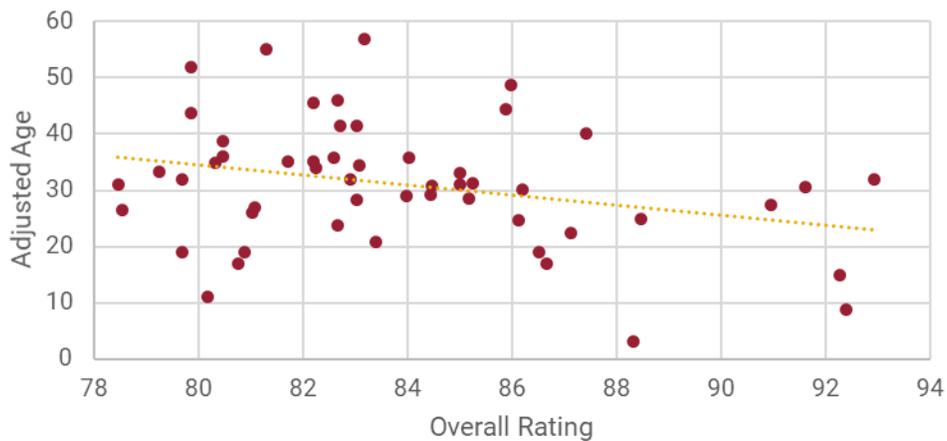
FY 2020 Results: Summary of School Ratings

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

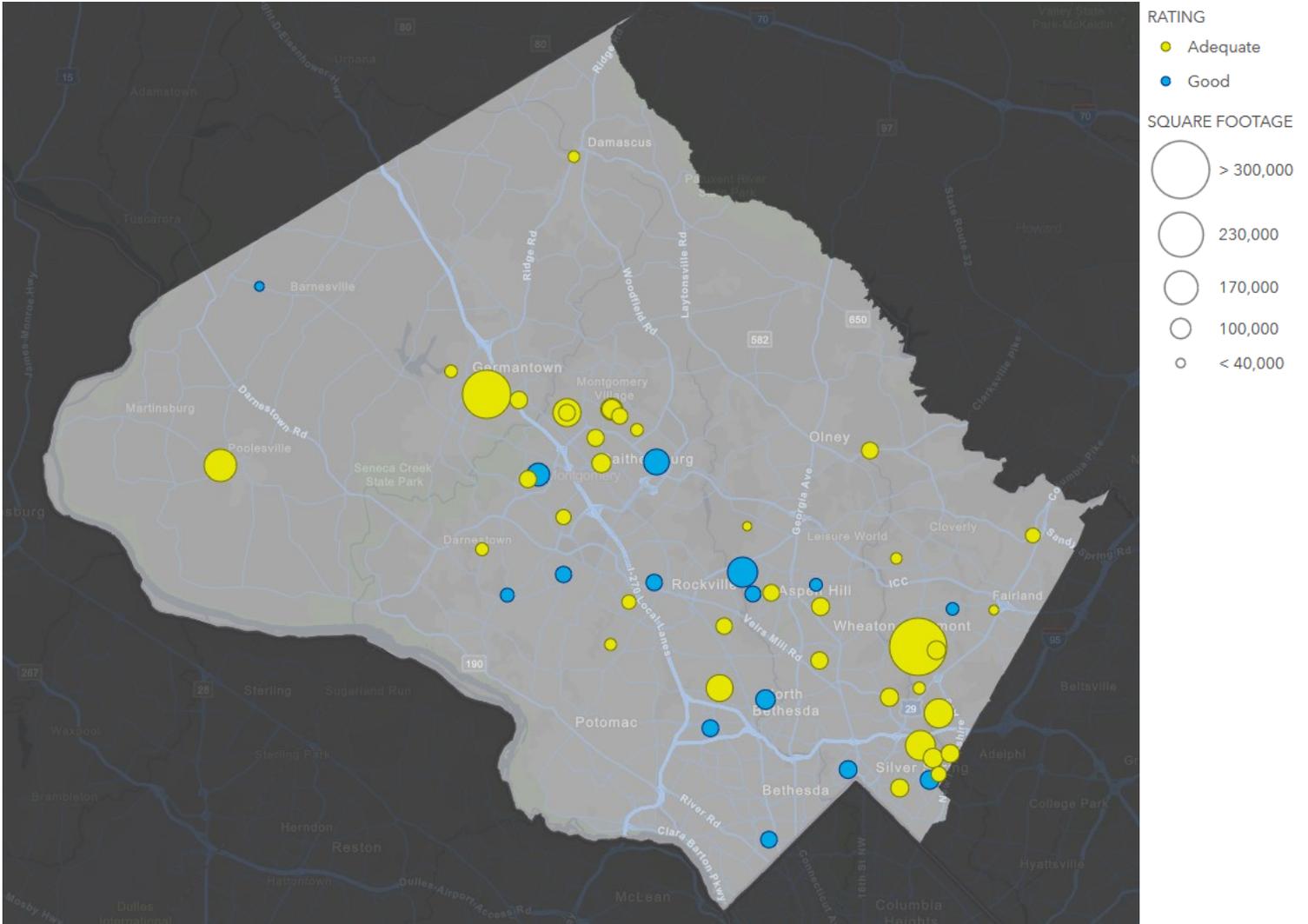
Overall Rating vs Adjusted Building Age



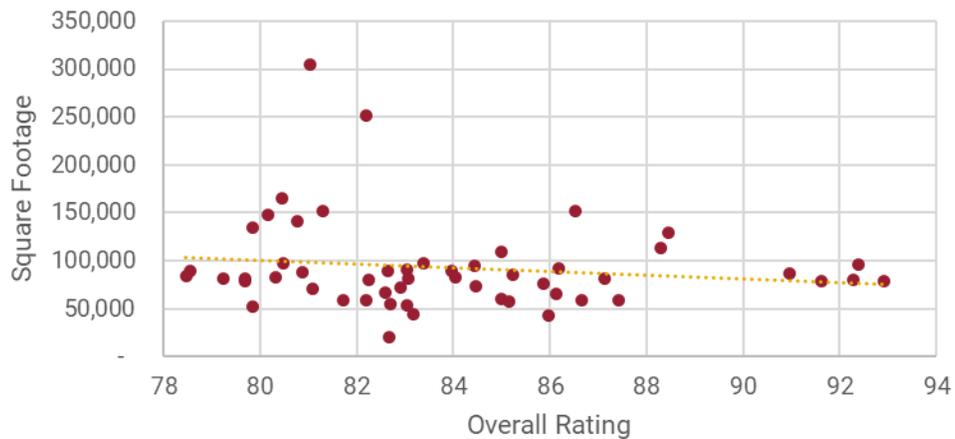
Overall Rating vs. Adjusted Age



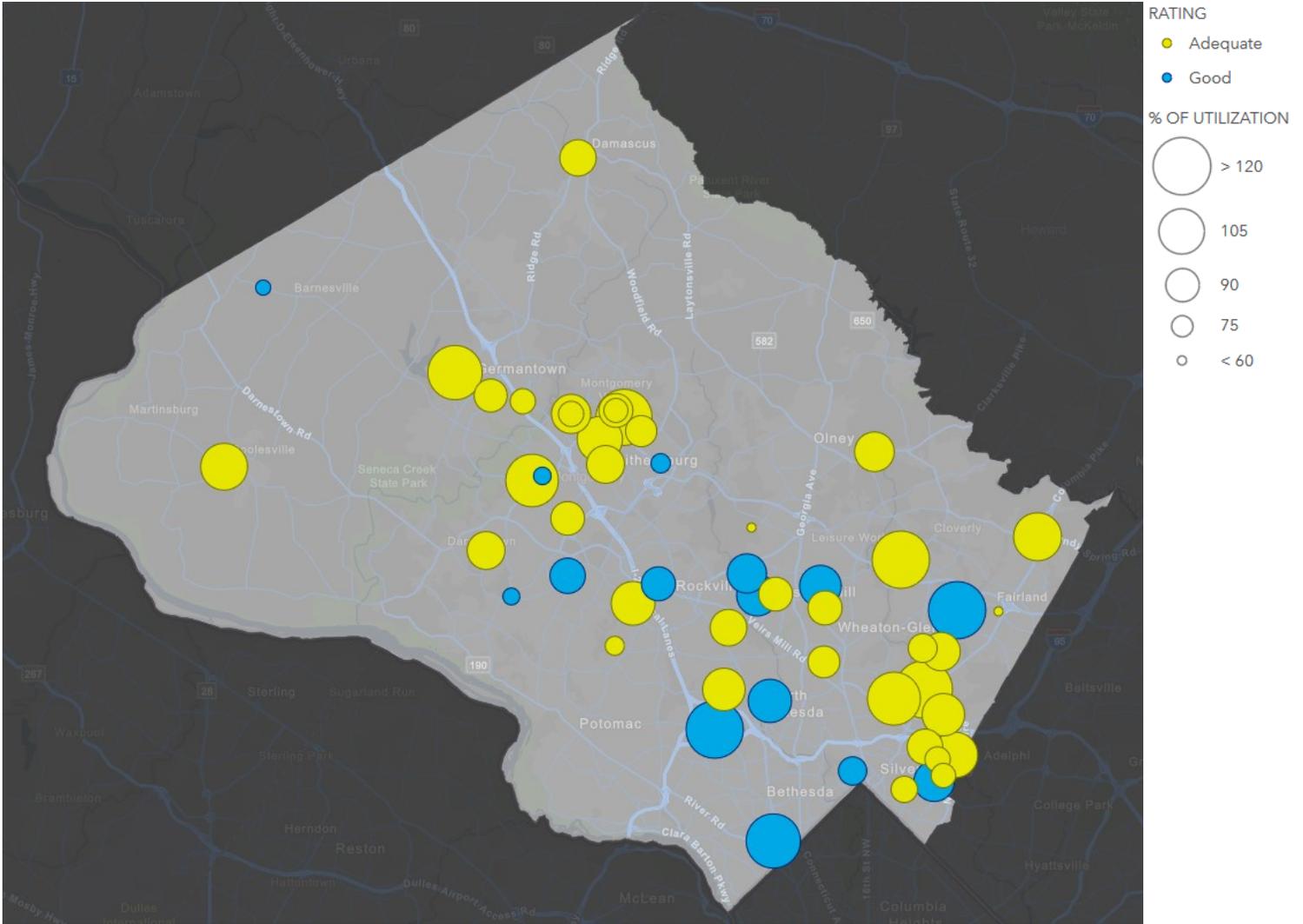
Overall Rating vs Square Footage



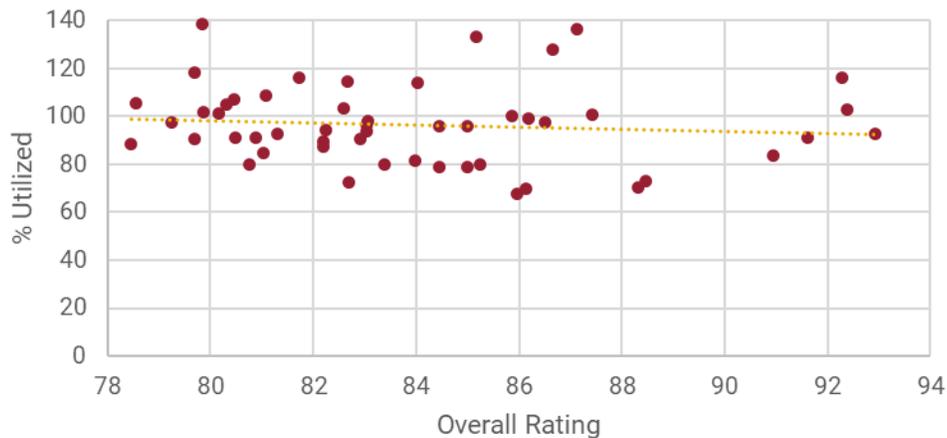
Overall Rating vs. Square Footage



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

PRINCE GEORGE'S COUNTY

Total Schools Assessed in FY 2020: 25

Wheatley (H. Winship) Early Childhood Center

FISCAL YEAR 2020: KEY FACTS



Prince George's County has 196 total active schools.



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



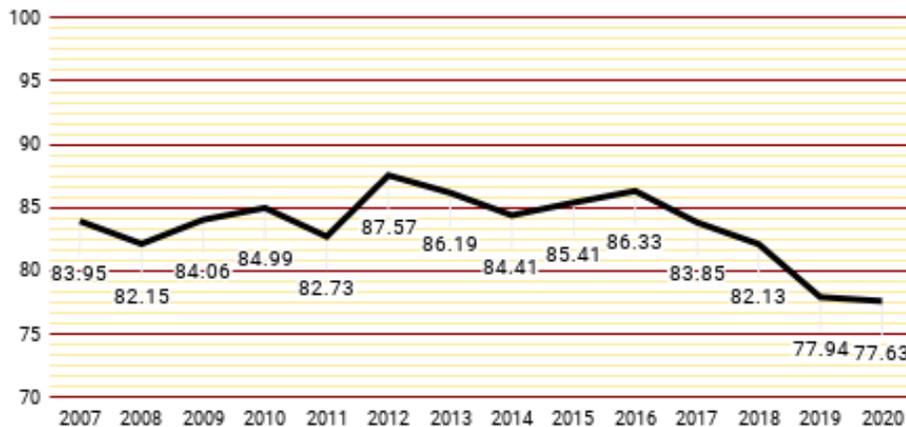
Prince George's County maintains 18,291,619 square feet throughout its 196 schools. It is the 2nd largest LEA in Maryland.



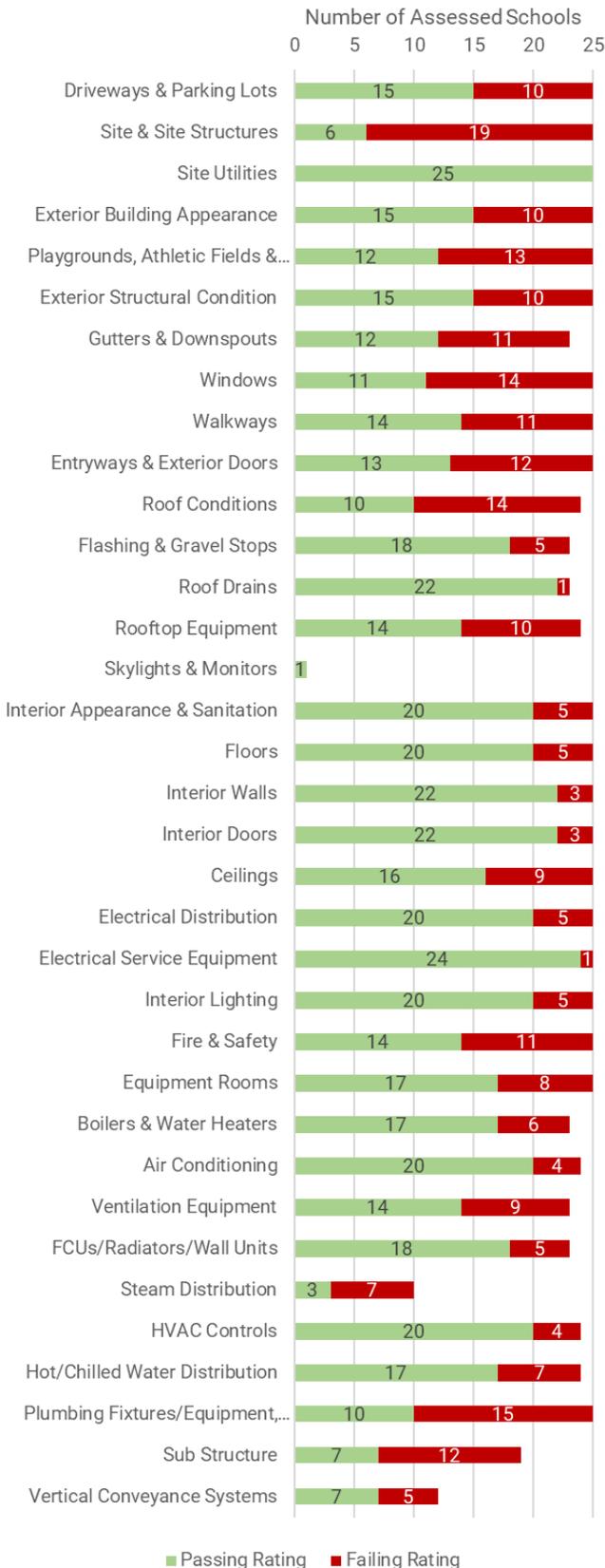
The current replacement value for Prince George's County's 18,291,619 square feet at a rate of \$378/sf is \$6,914,231,982.

77.63 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Most roof drains appeared to be maintained.

All inspected buildings received a passing rating for Site Utilities.



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



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



Weaknesses



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

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



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

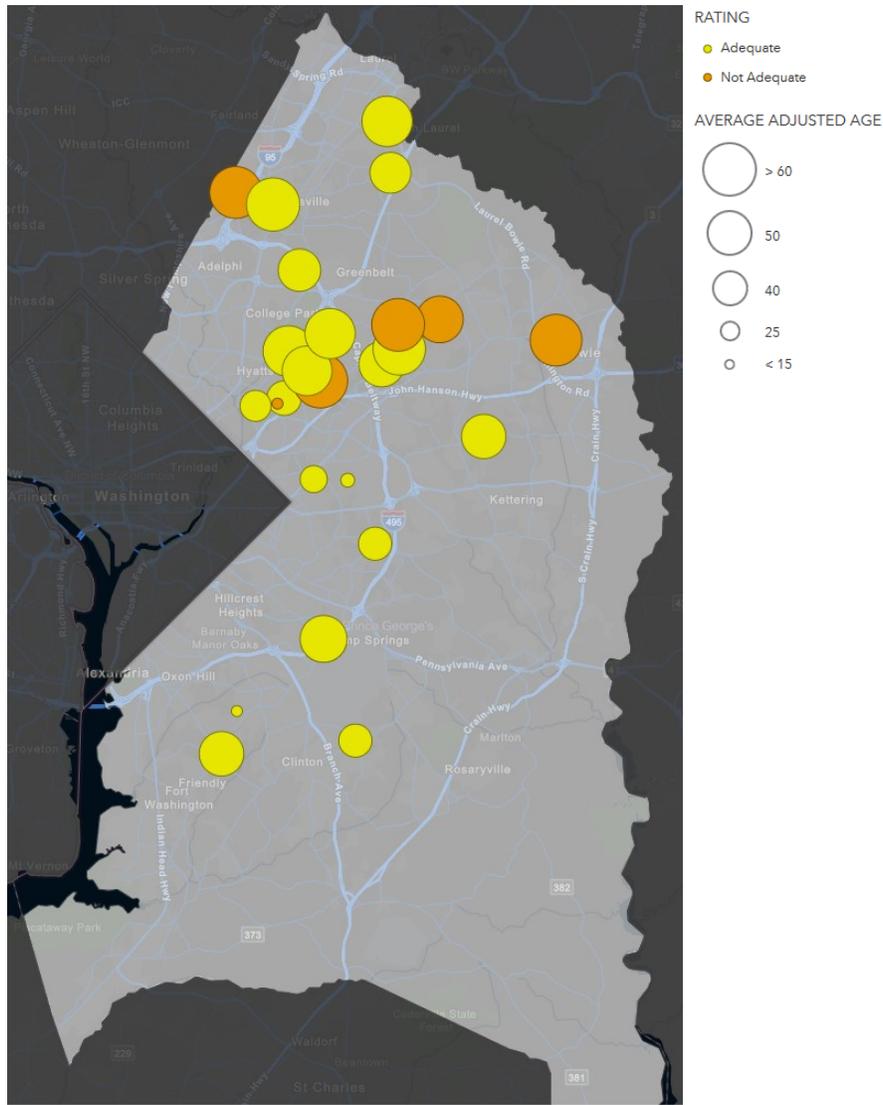


There were numerous deficiencies with plumbing and restroom fixtures and related components.

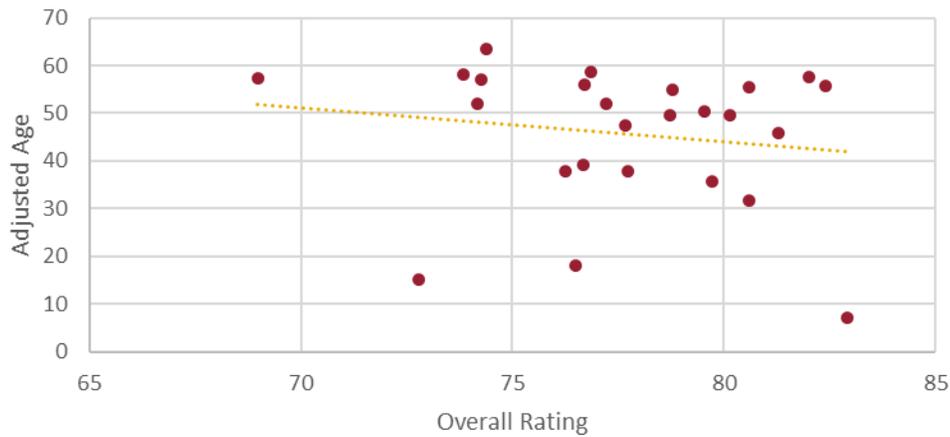


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|---|--------------|----------------|---|------------|------------|--------------|------------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Annapolis Road Academy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

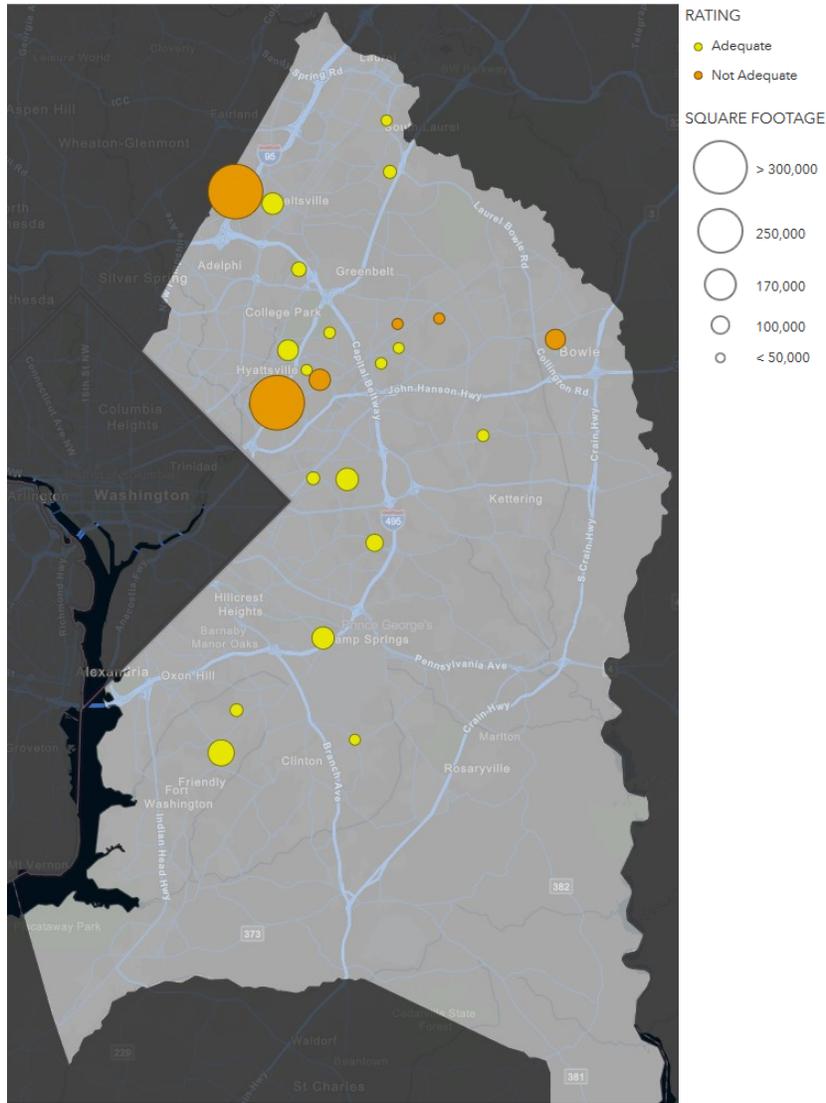
Overall Rating vs Adjusted Building Age



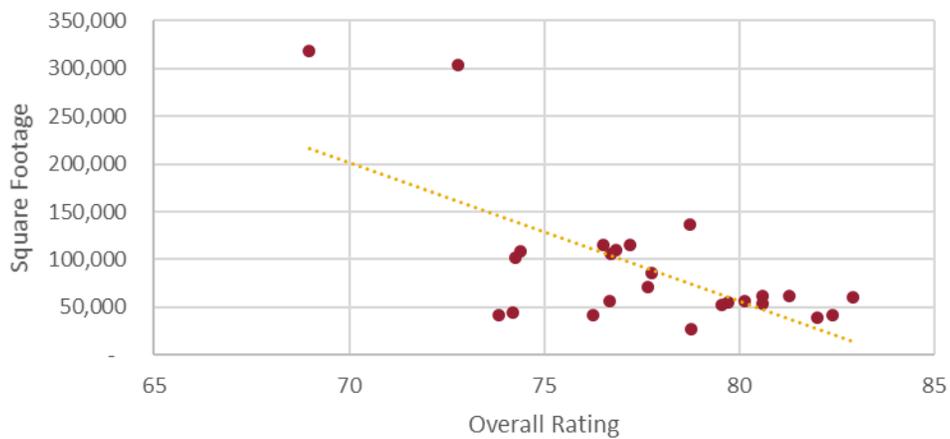
Overall Rating vs. Adjusted Age



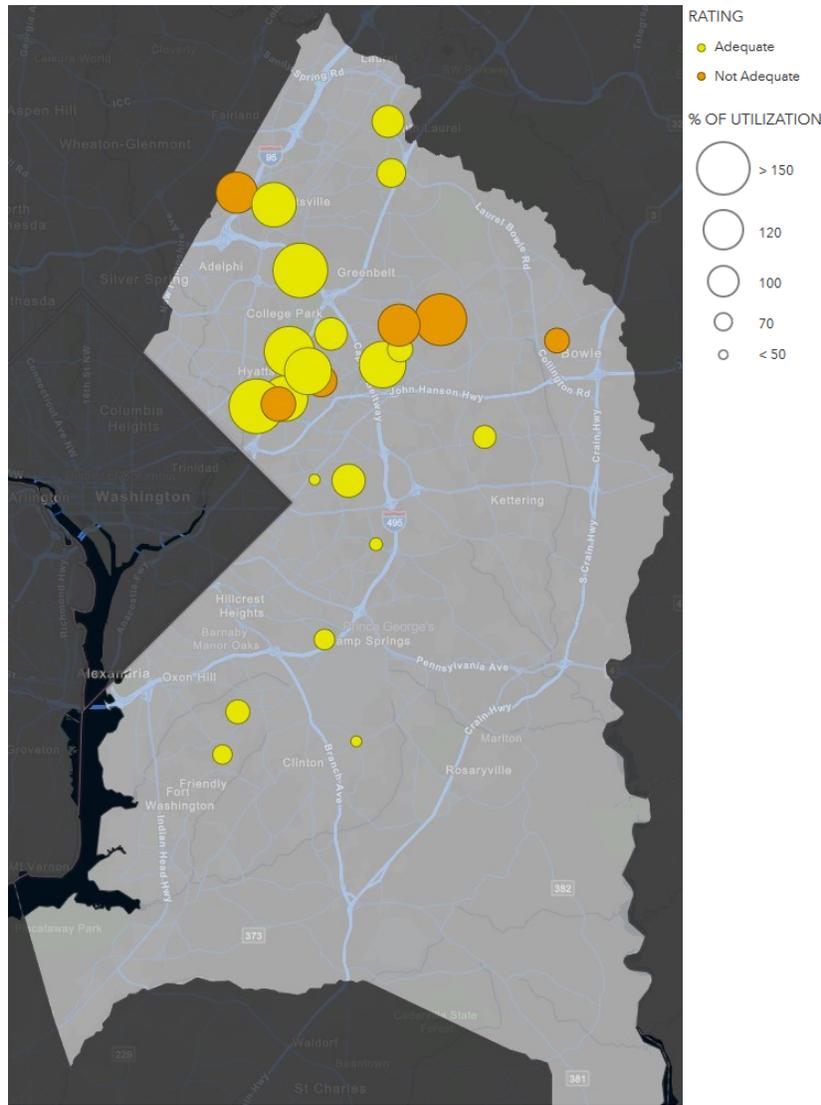
Overall Rating vs Square Footage



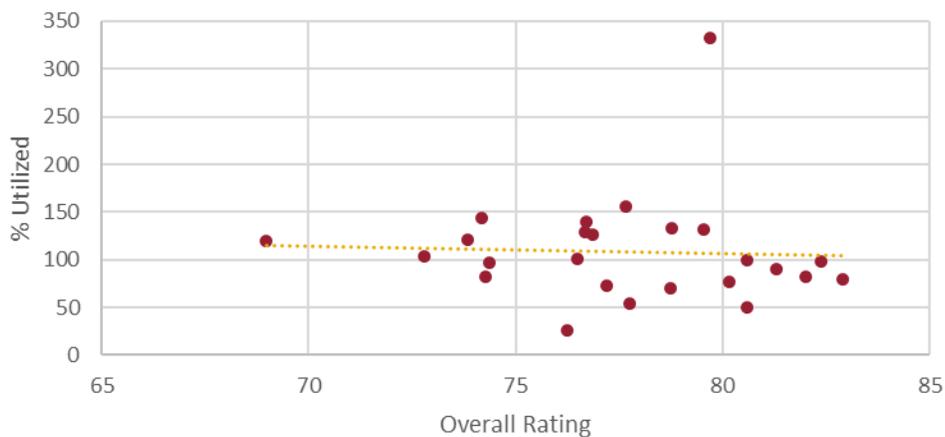
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

QUEEN ANNE'S COUNTY

Total Schools Assessed in FY 2020: 4



Kent Island Elementary

FISCAL YEAR 2020: KEY FACTS

14 schools

Queen Anne's County has 14 total active schools.

19 years old

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

> 1.3 M GSF

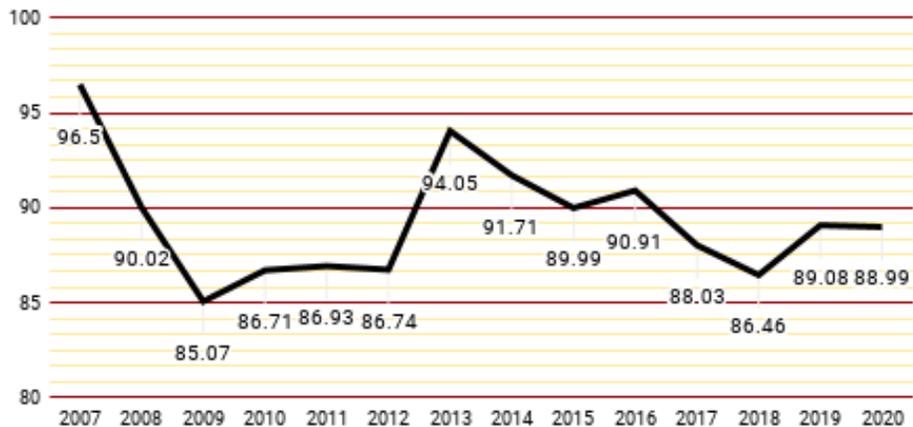
Queen Anne's County maintains 1,302,733 square feet throughout its 14 schools. It is the 17th largest LEA in Maryland.

~ \$0.5 B

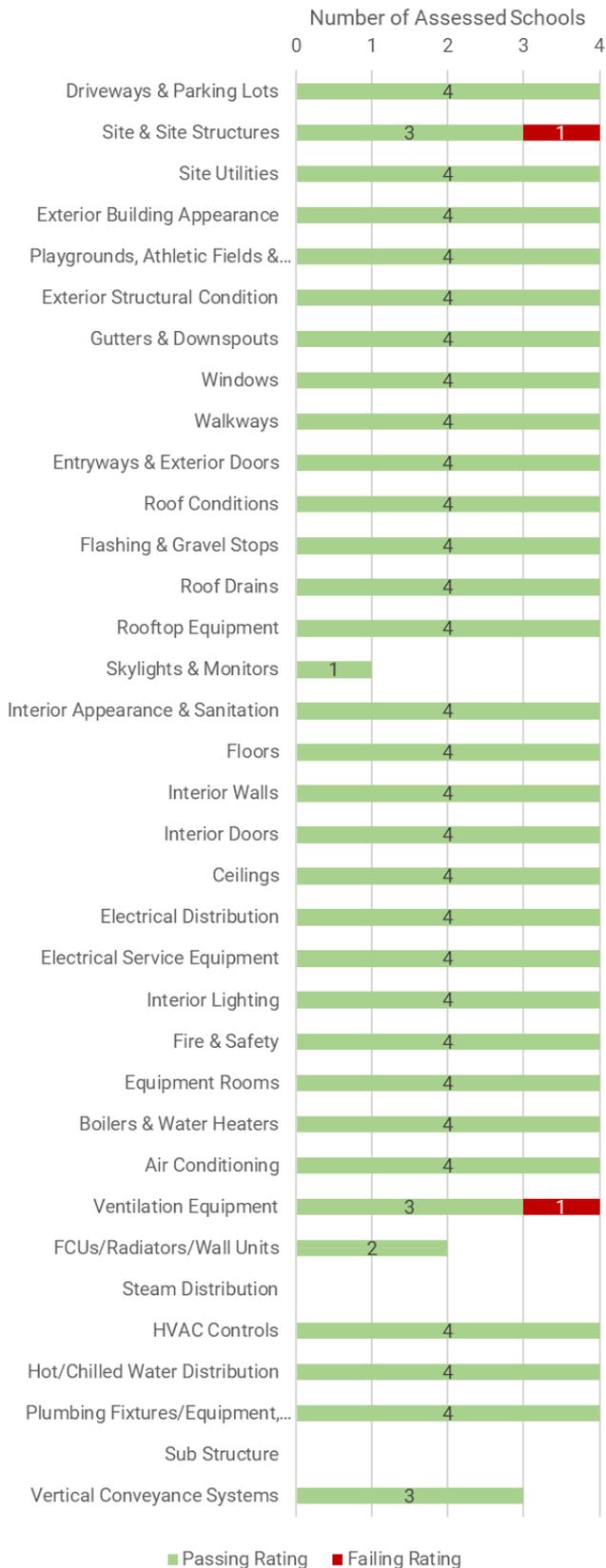
The current replacement value for Queen Anne's County's 1,302,733 square feet at a rate of \$378/sf is \$492,433,074.

88.99 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

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



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

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



Weaknesses



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

One school received a Not Adequate rating for Ventilation Equipment.



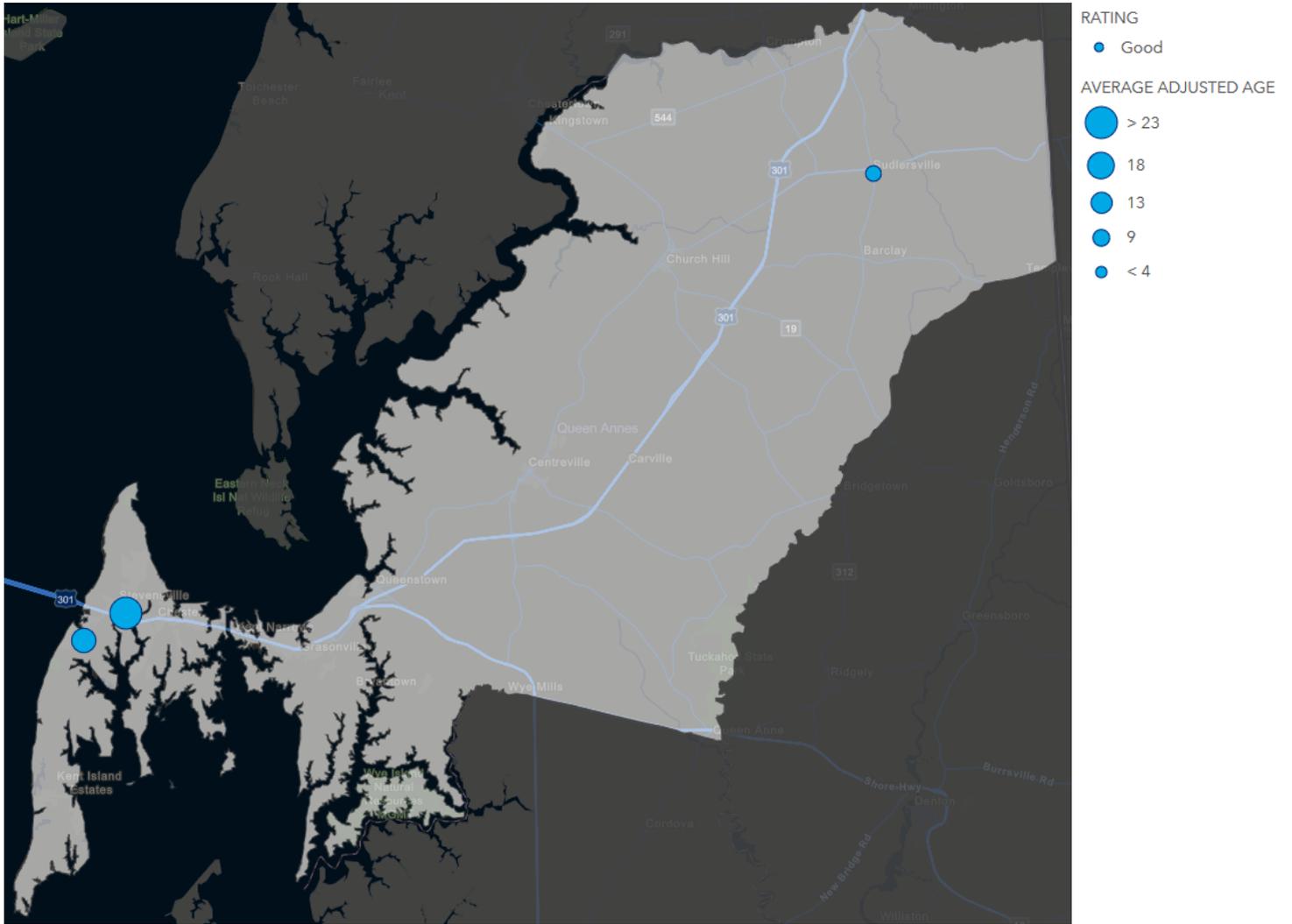
Minor deficiencies were developing that affect the rooftop equipment, such as broken belts and open insulation.

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

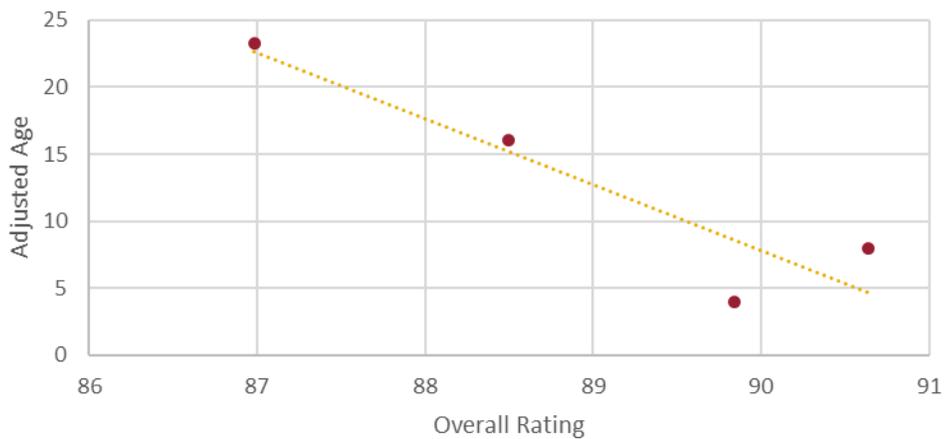


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Kent Island Elementary | 23 | Good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

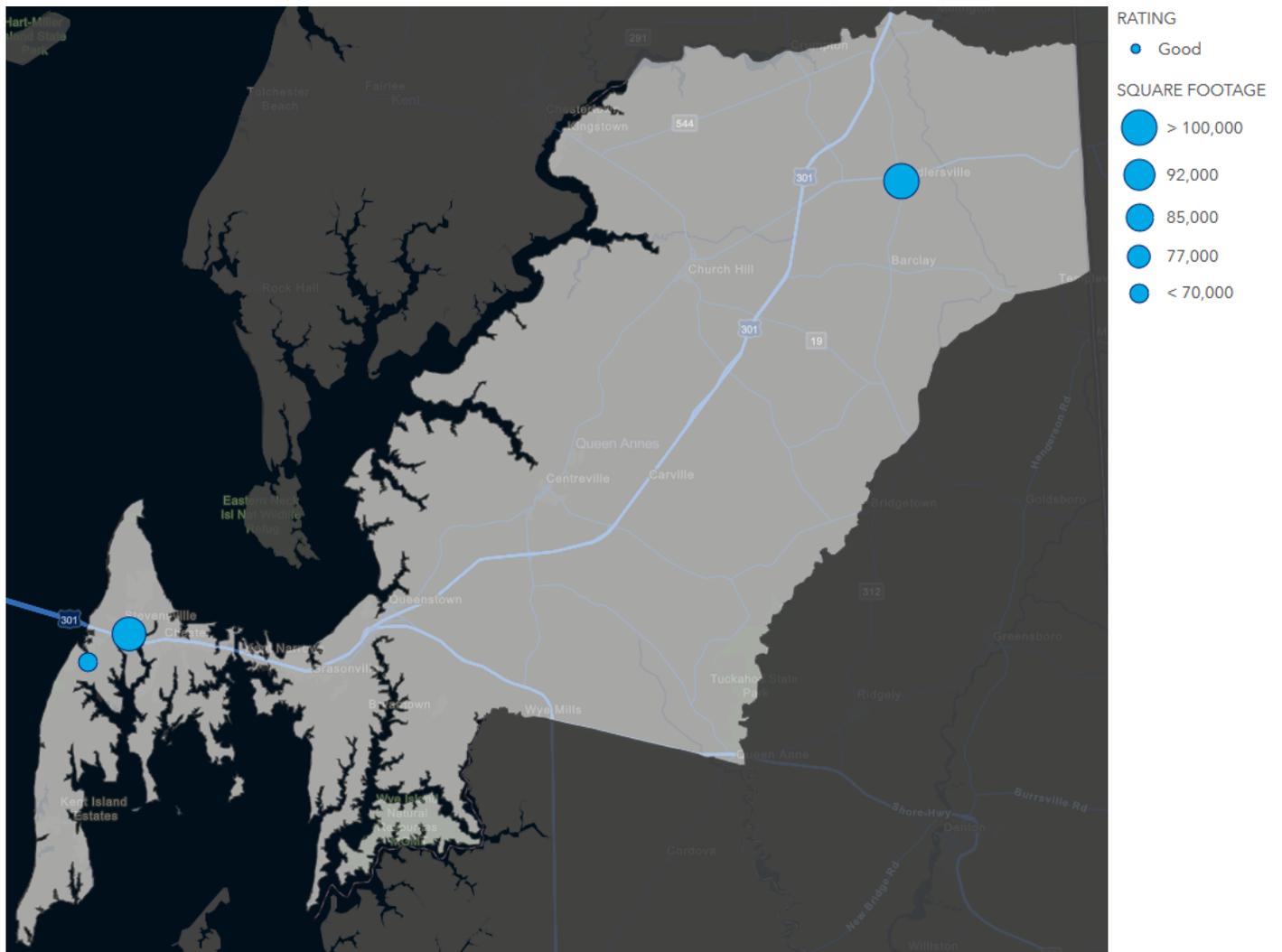
Overall Rating vs Adjusted Building Age



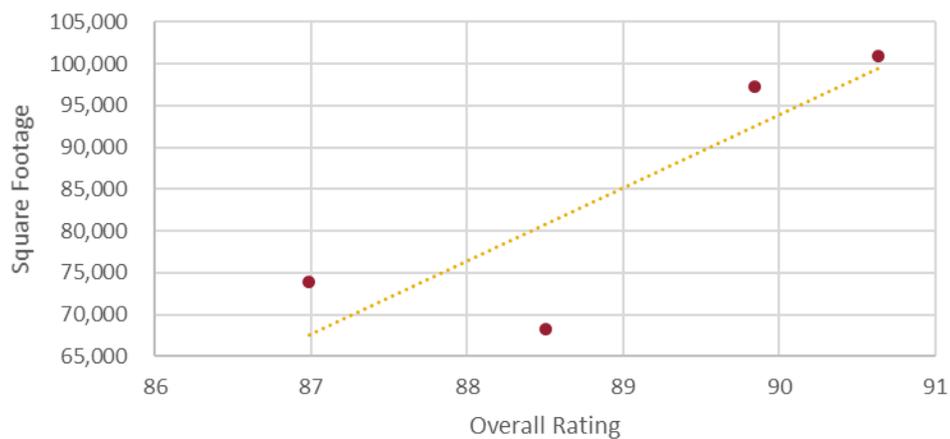
Overall Rating vs. Adjusted Age



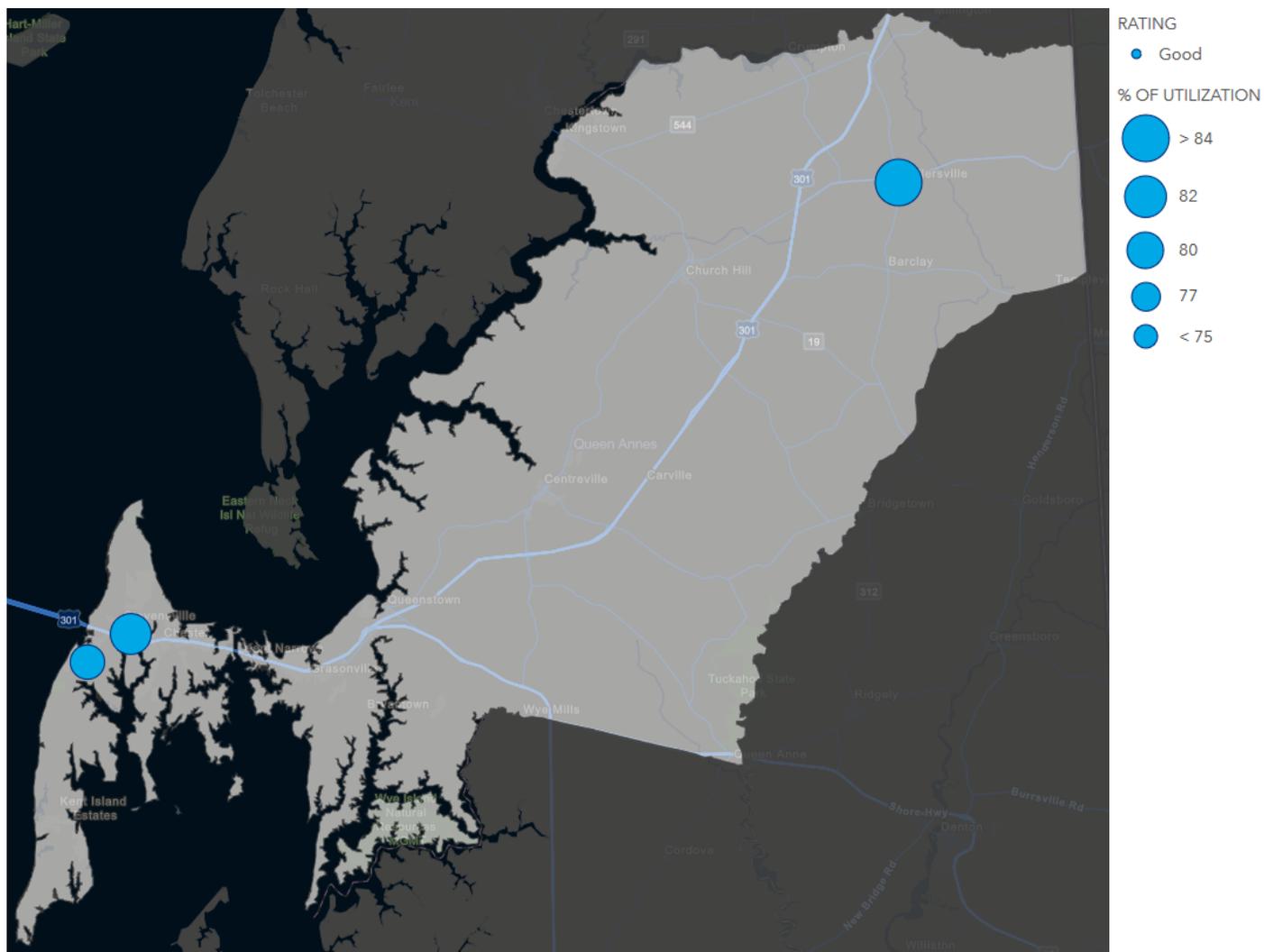
Overall Rating vs Square Footage



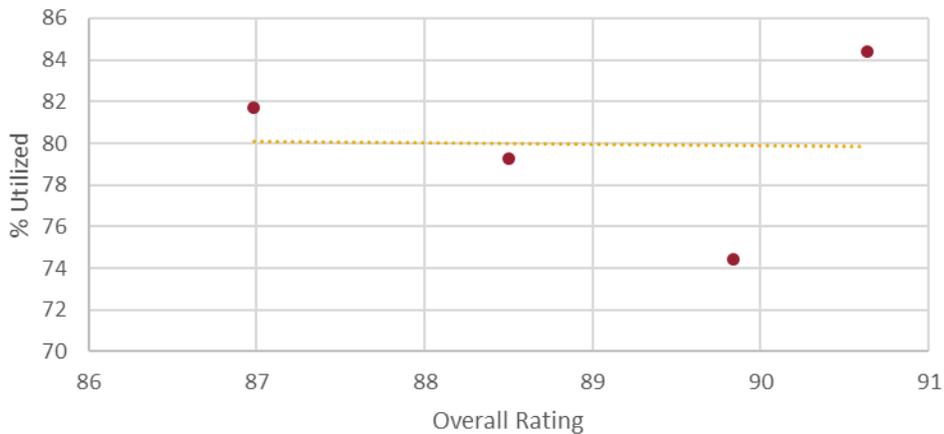
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

ST. MARY'S COUNTY

Total Schools Assessed in FY 2020: 7

Chopticon High

FISCAL YEAR 2020: KEY FACTS

27
schools

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

24
years old

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

> 2.3 M
GSF

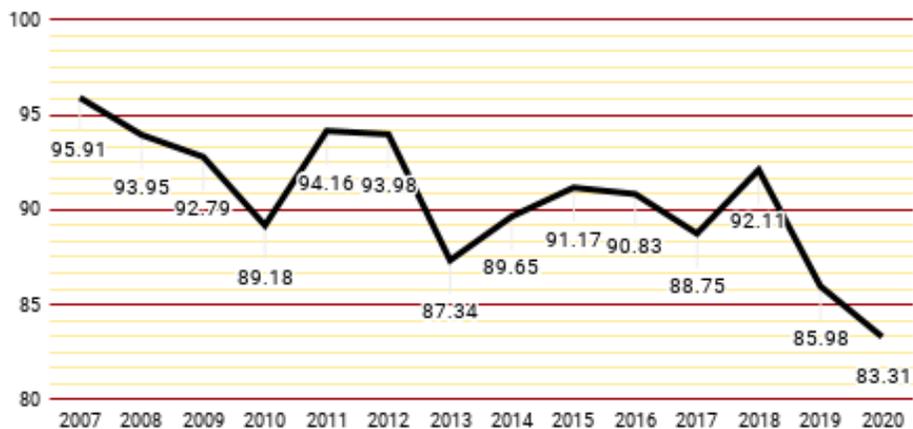
St. Mary's County maintains 2,300,101 square feet throughout its 27 schools. It is the 13th largest LEA in Maryland.

~ \$0.9 B

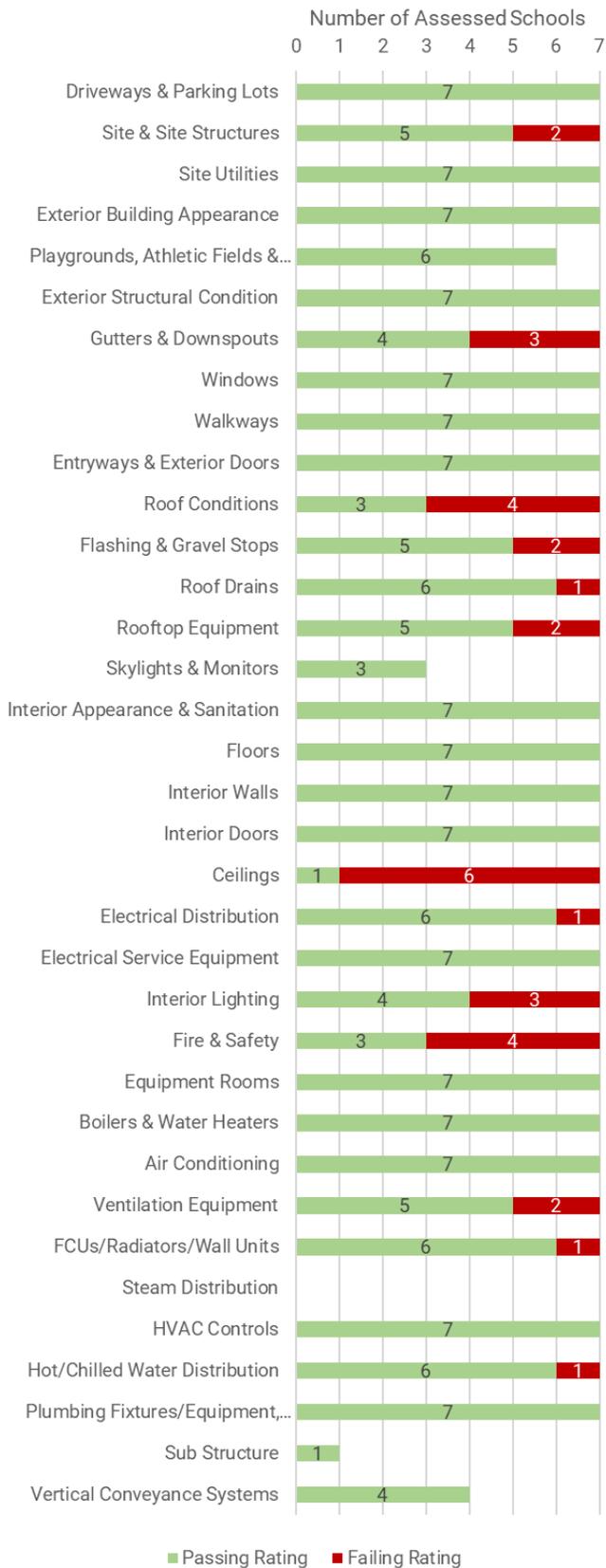
The current replacement value for St. Mary's County's 2,300,101 square feet at a rate of \$378/sf is \$869,438,178.

83.31 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The exteriors of the buildings appeared to be well maintained.

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



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

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



Weaknesses



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

Preventive maintenance inspections and repairs appeared inconsistent.



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

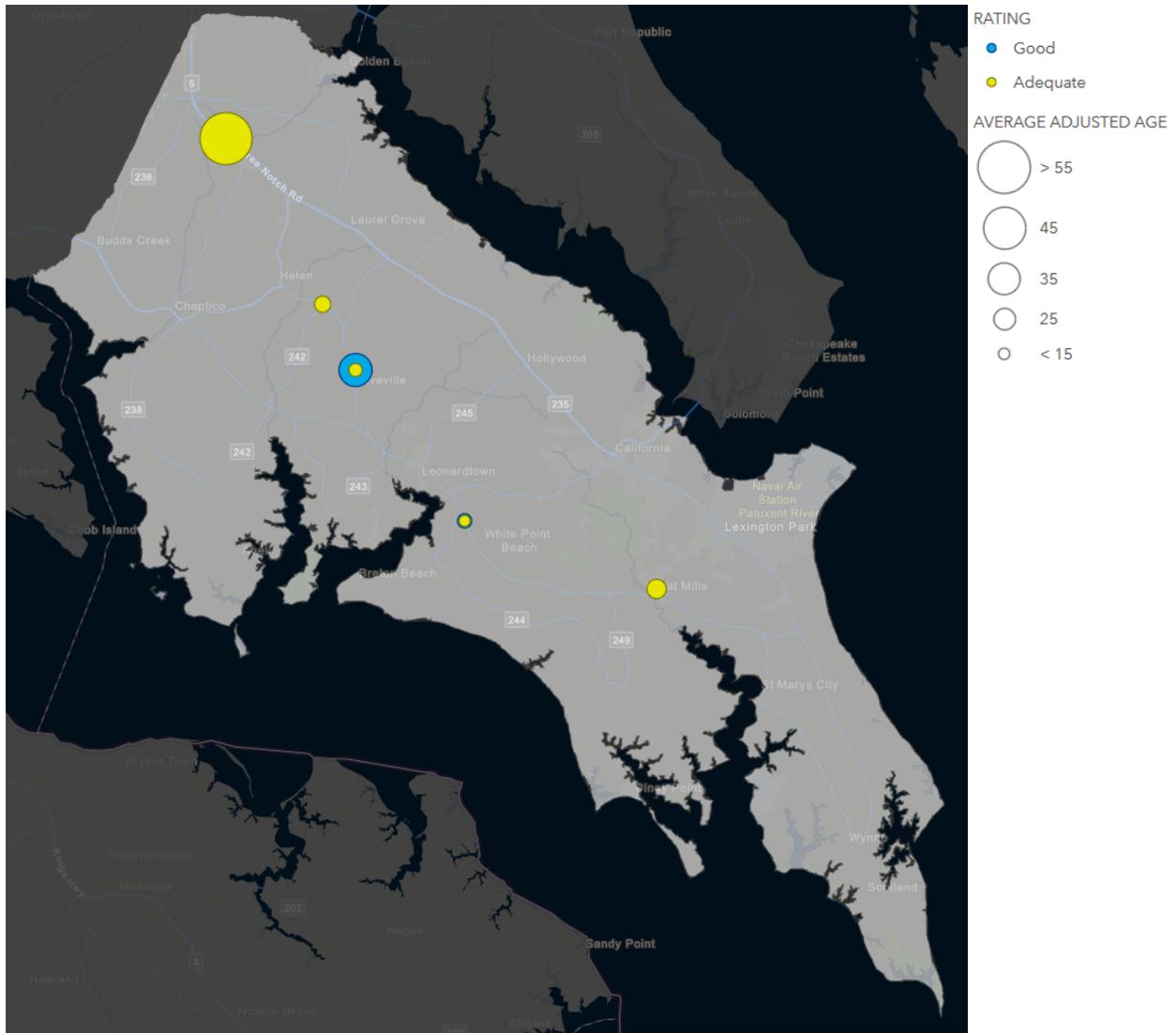


Four of the seven inspected buildings received a failing rating for Fire & Safety due to issues with fire extinguishers, emergency lights and egress.

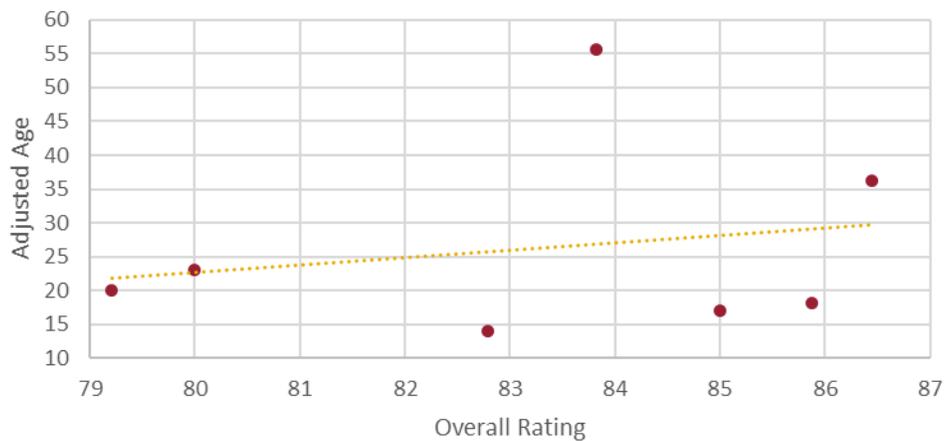


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------------|------------|--------------|-----------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Benjamin Banneker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

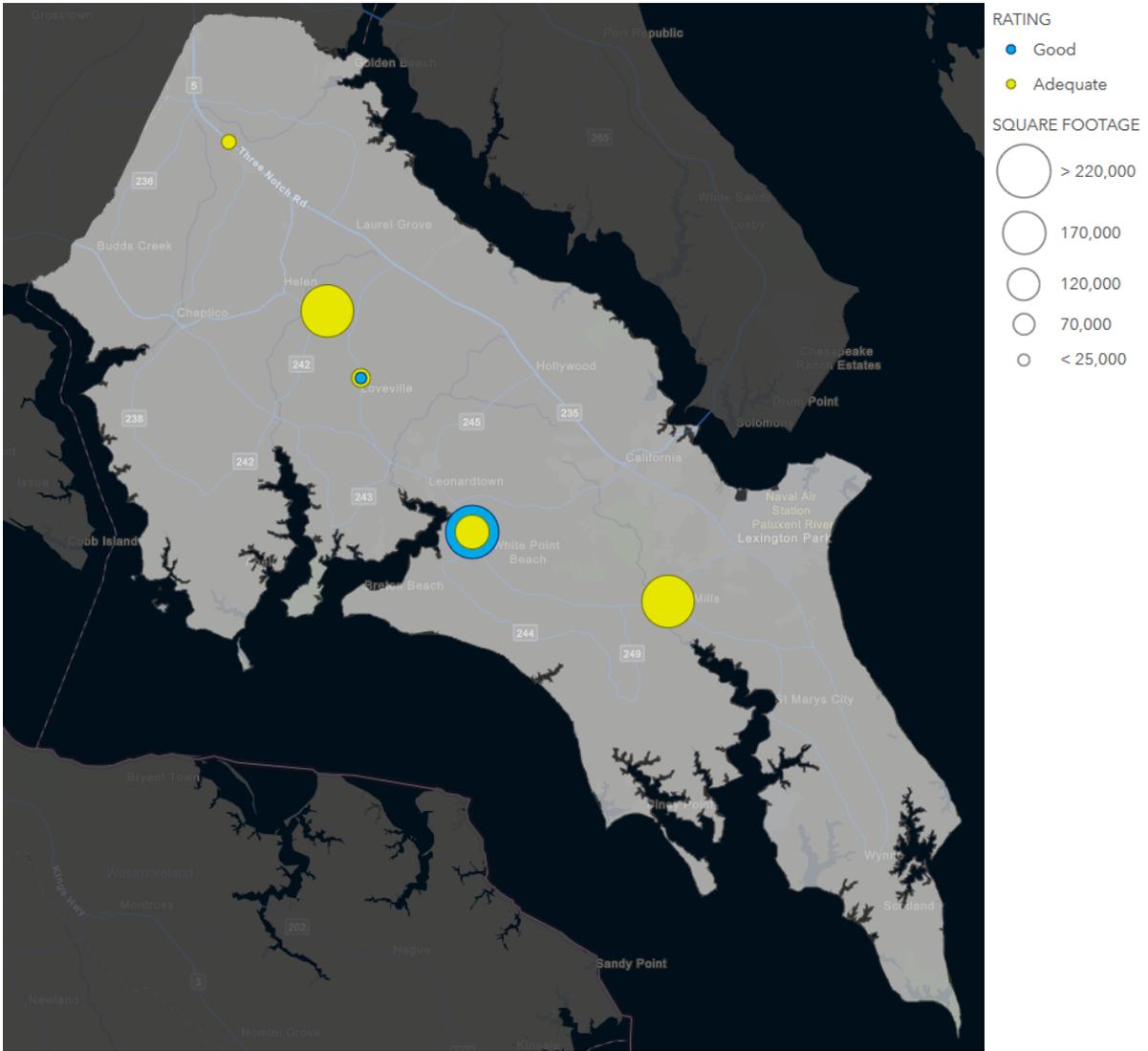
Overall Rating vs Adjusted Building Age



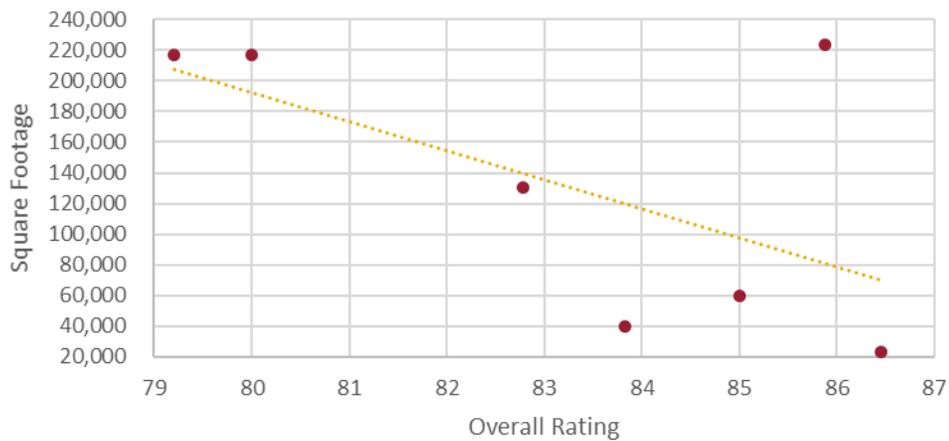
Overall Rating vs. Adjusted Age



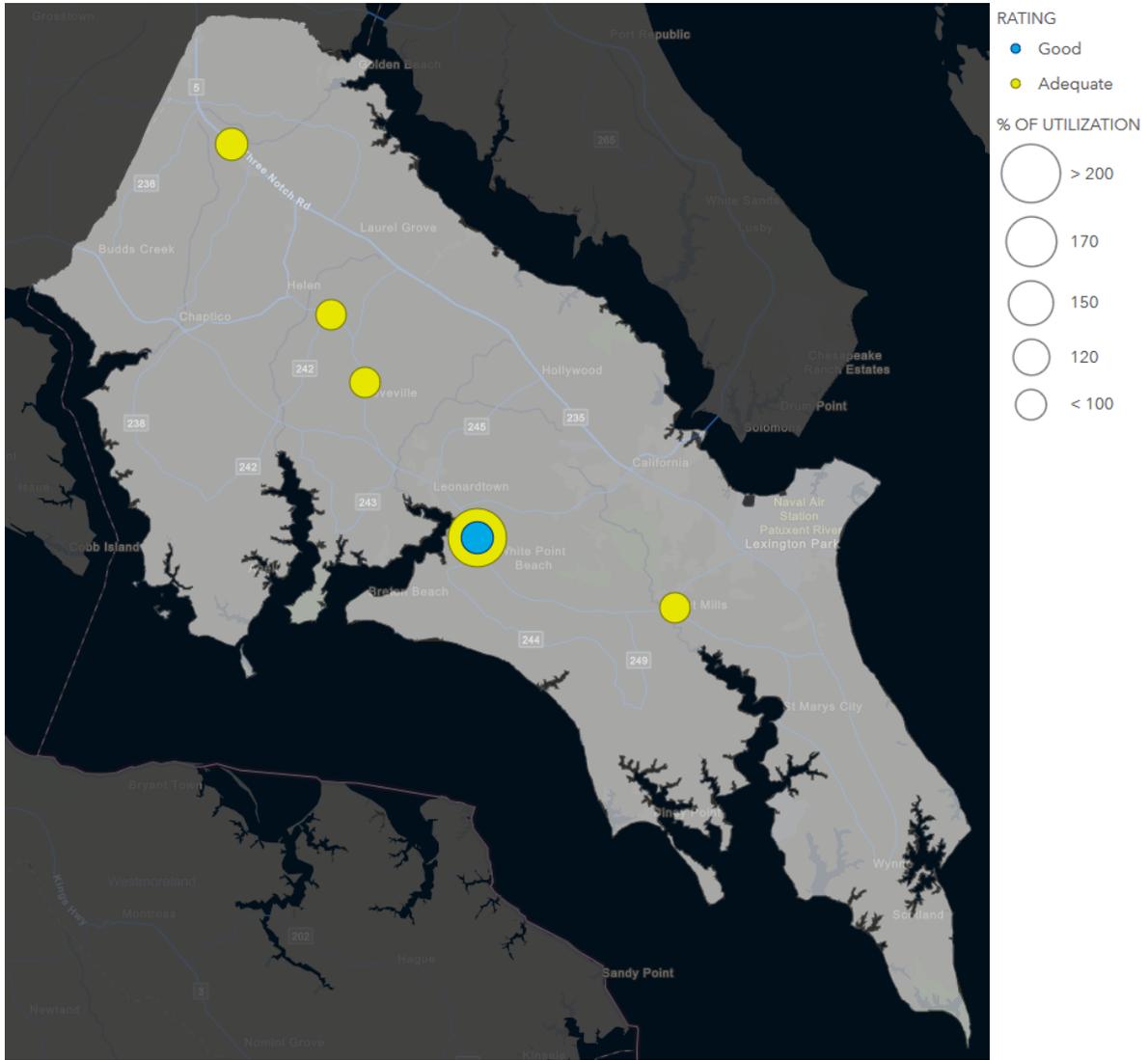
Overall Rating vs Square Footage



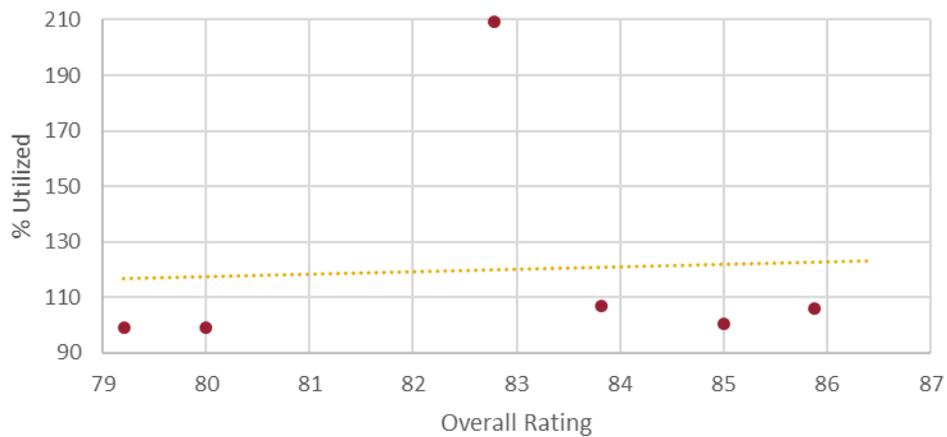
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

SOMERSET COUNTY

Total Schools Assessed in FY 2020: 3



Greenwood Elementary

FISCAL YEAR 2020: KEY FACTS

10
schools

Somerset County has 10 total active schools.

24
years old

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

> 0.6 M
GSF

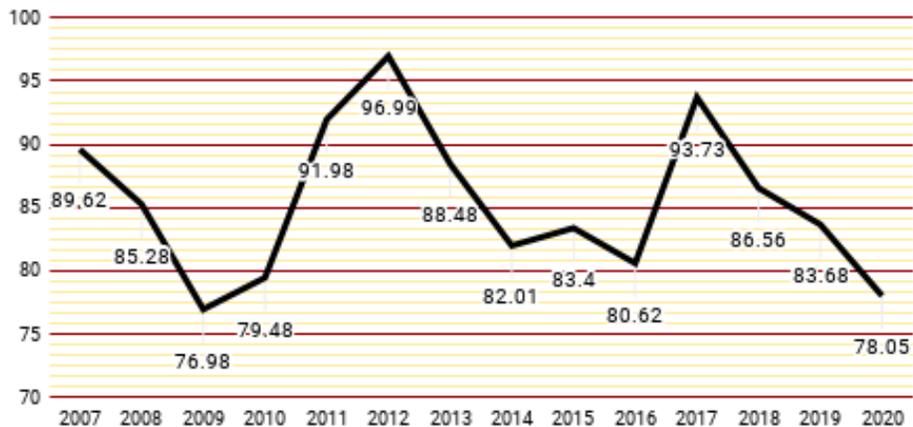
Somerset County maintains 606,461 square feet throughout its 10 schools. It is the 23rd largest LEA in Maryland.

~ \$0.2 B

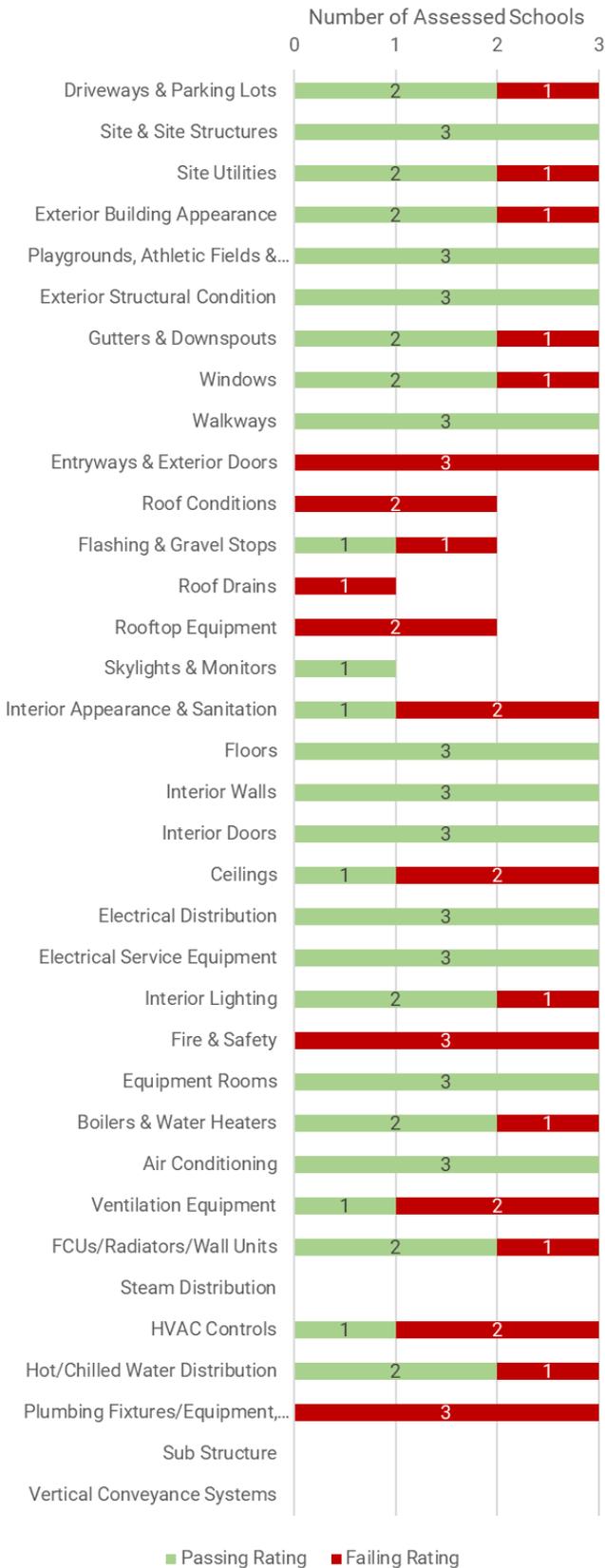
The current replacement value for Somerset County's 606,461 square feet at a rate of \$378/sf is \$229,242,258.

78.05 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



The exterior structural condition appeared maintained.

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



Electrical distribution and service equipment appeared to be maintained.



All inspected buildings received a passing rating for Floors.



Weaknesses



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

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



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

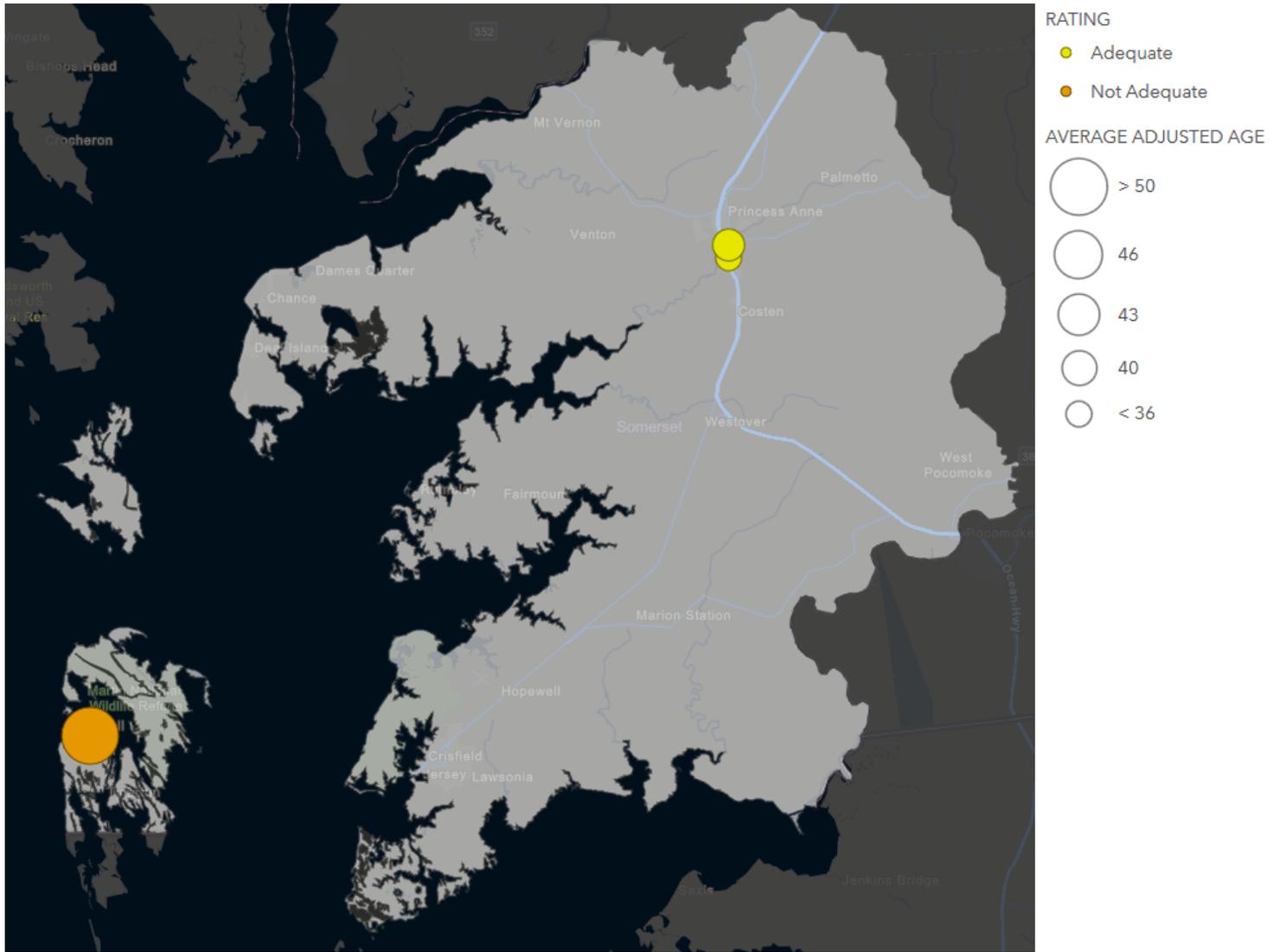


Many exterior doors were damaged and did not function properly.

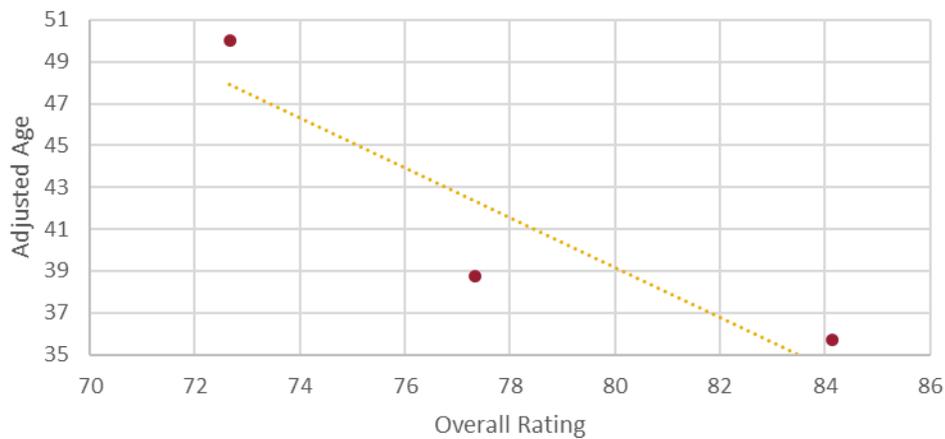


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Ewell Elementary School | 50 |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

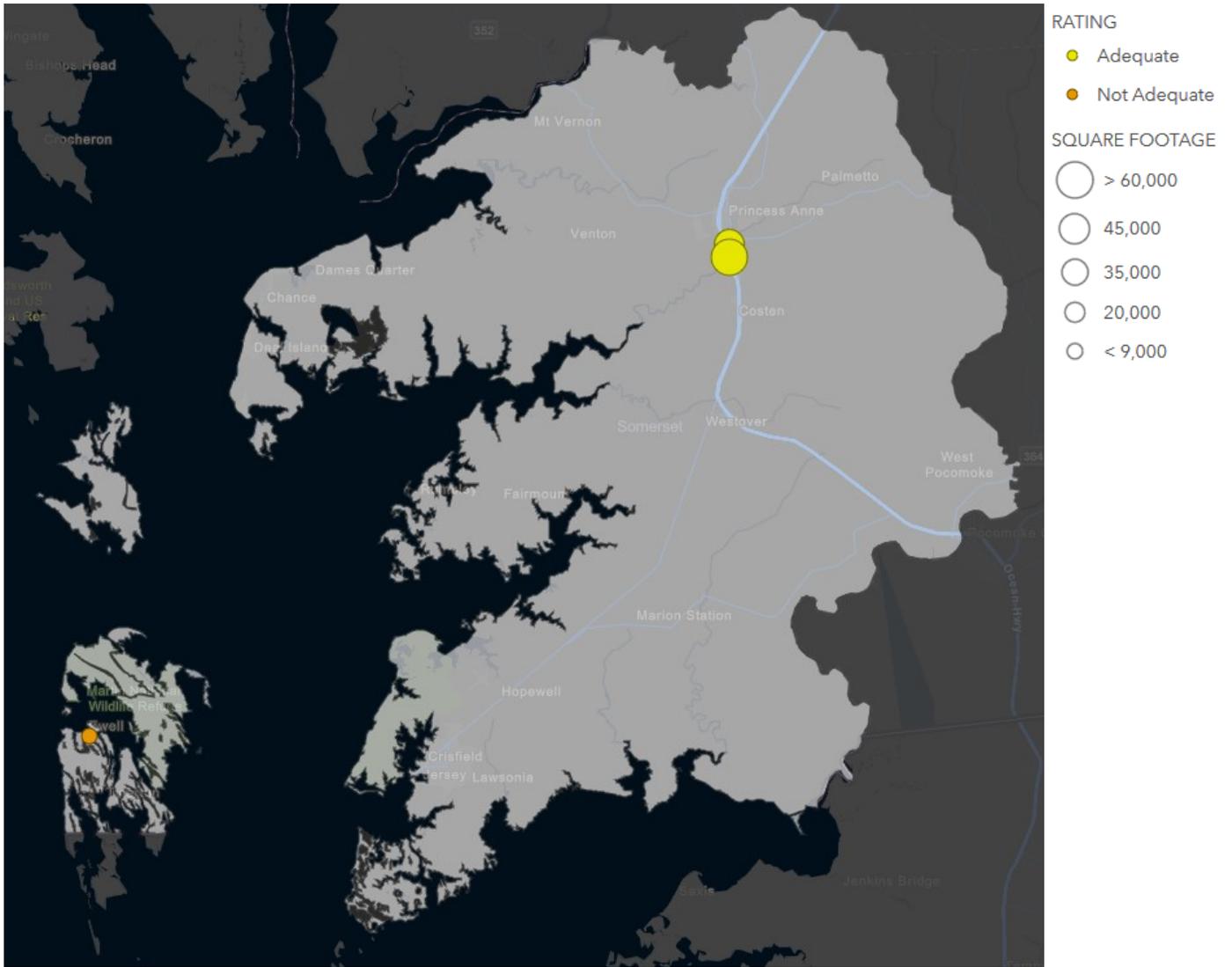
Overall Rating vs Adjusted Building Age



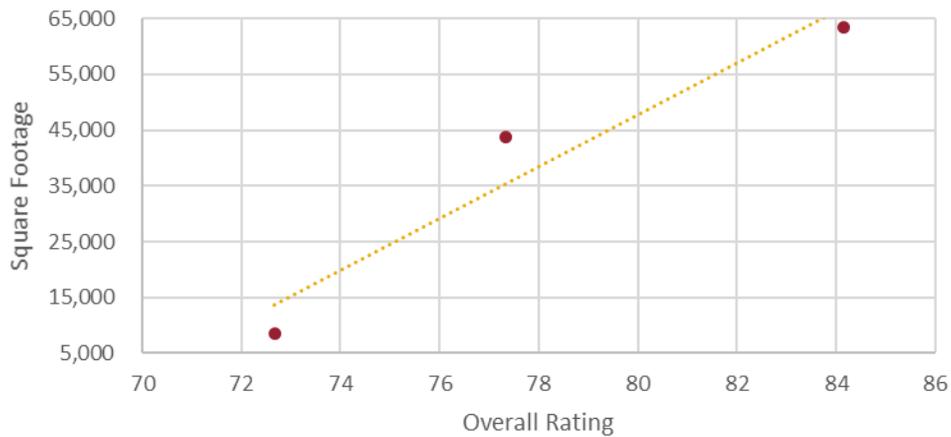
Overall Rating vs. Adjusted Age



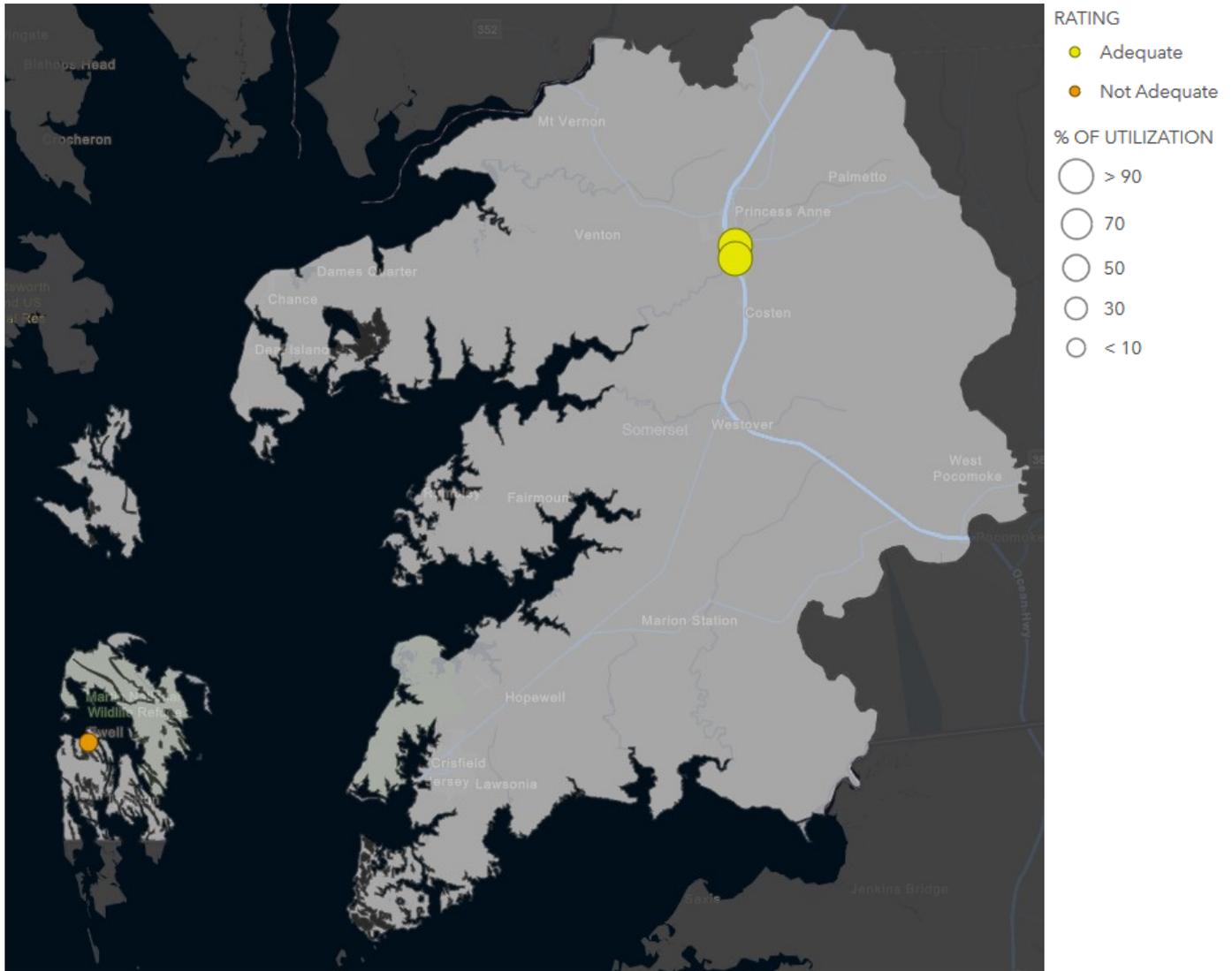
Overall Rating vs Square Footage



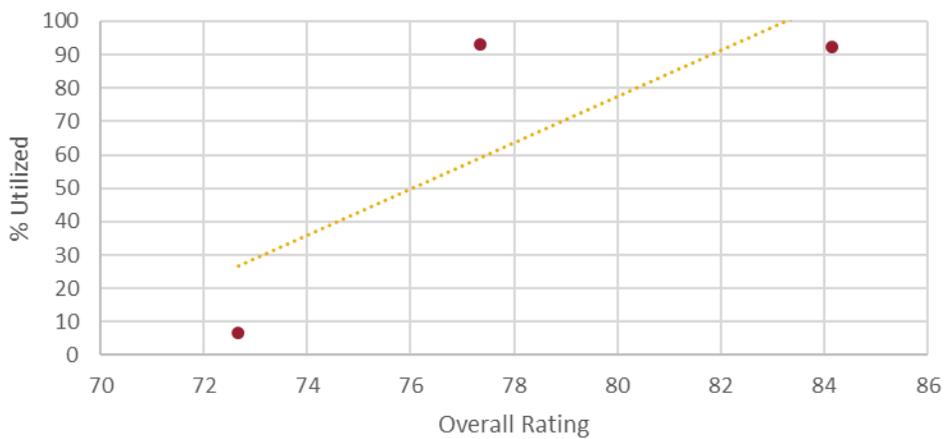
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

TALBOT COUNTY

Total Schools Assessed in FY 2020: 3



St. Michaels Elementary

FISCAL YEAR 2020: KEY FACTS

9 schools

Talbot County has 9 total active schools.

20 years old

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

> 0.7 M GSF

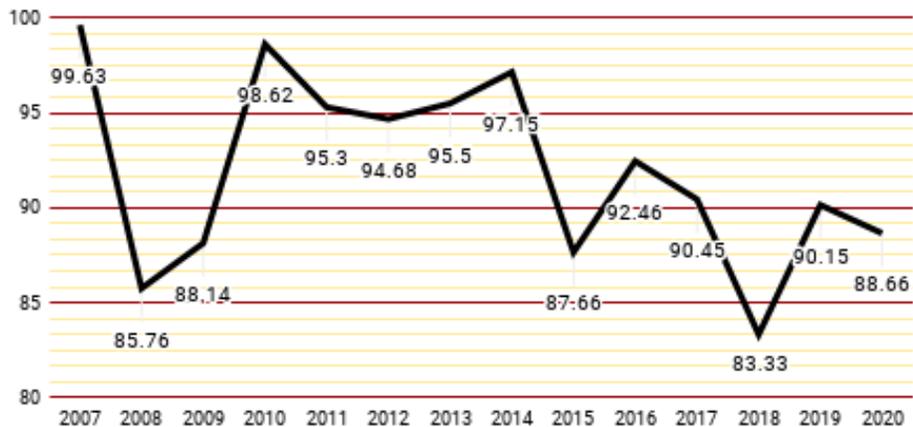
Talbot County maintains 702,975 square feet throughout its 9 schools. It is the 22nd largest LEA in Maryland.

~ \$0.3 B

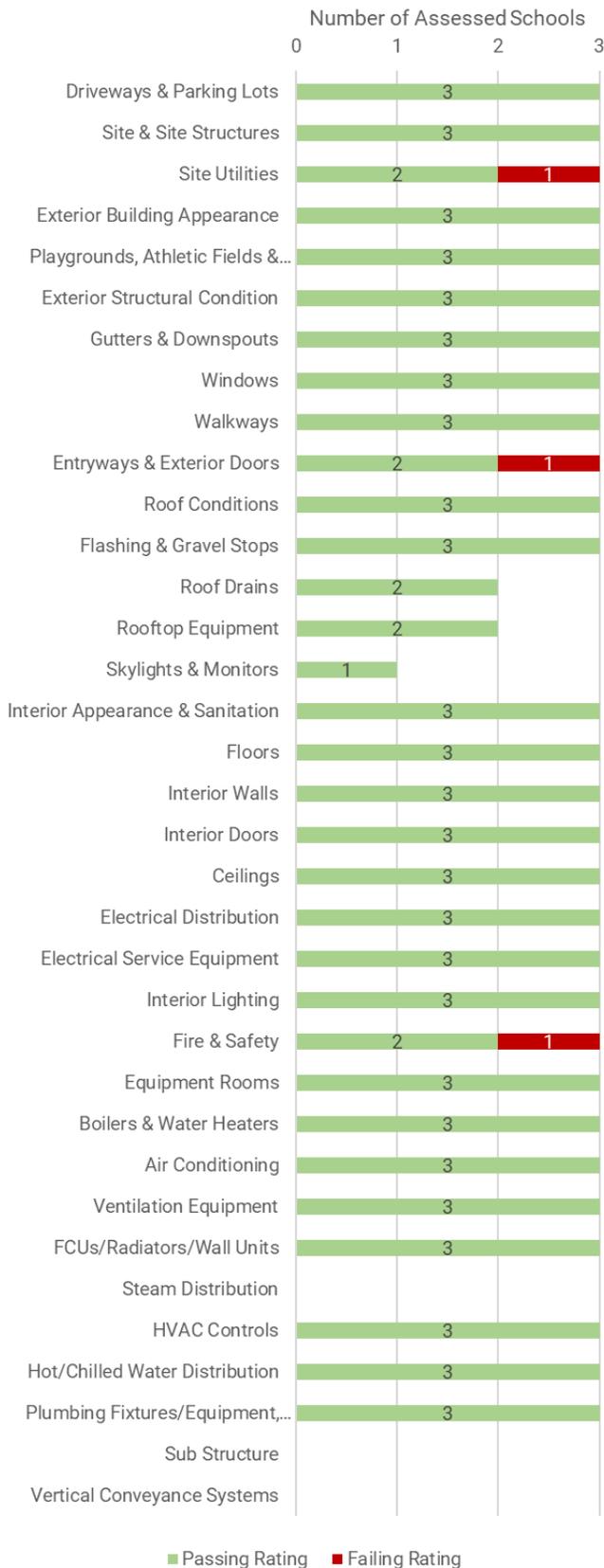
The current replacement value for Talbot County's 702,975 square feet at a rate of \$378/sf is \$265,724,550.

88.66 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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

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



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

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



Weaknesses



Exterior doors needed repairs and closer adjustments.

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



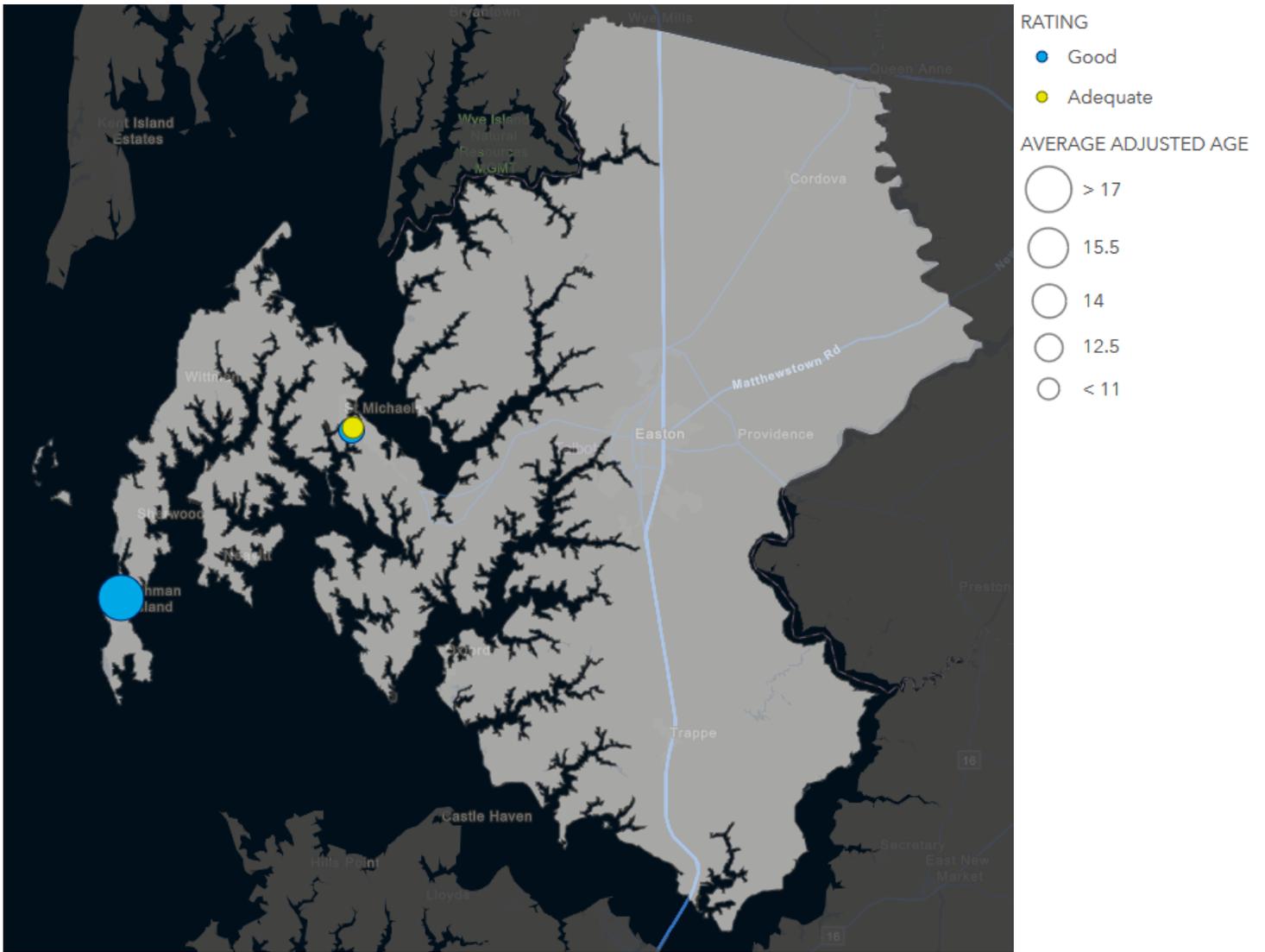
Various deficiencies were observed regarding Fire & Safety with one building receiving a Not Adequate rating for this category.

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

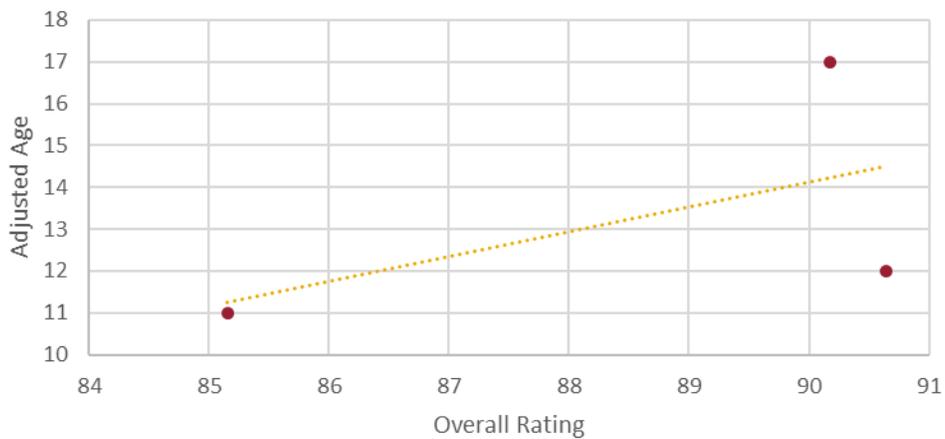


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. St. Michaels Elementary | 12 |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

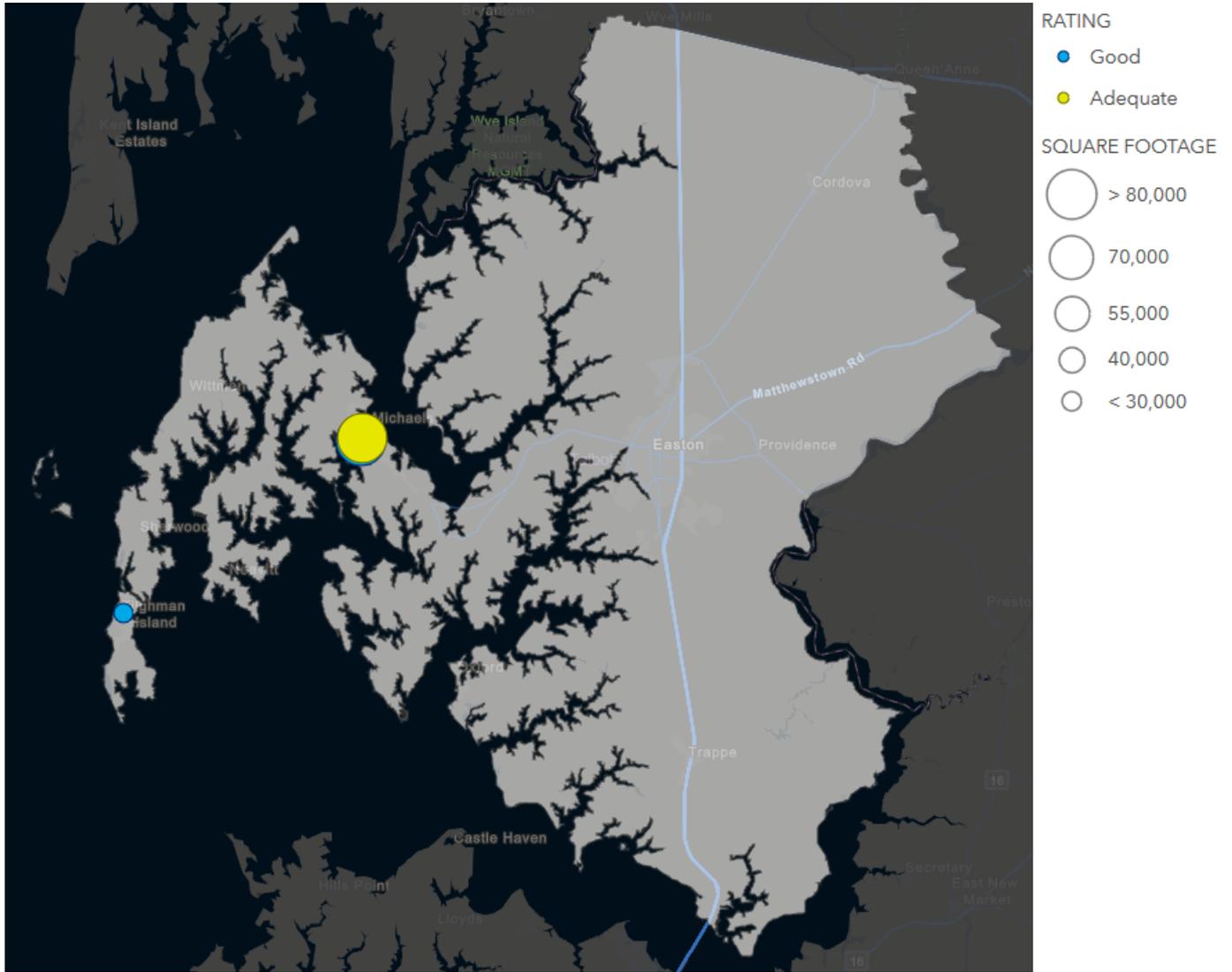
Overall Rating vs Adjusted Building Age



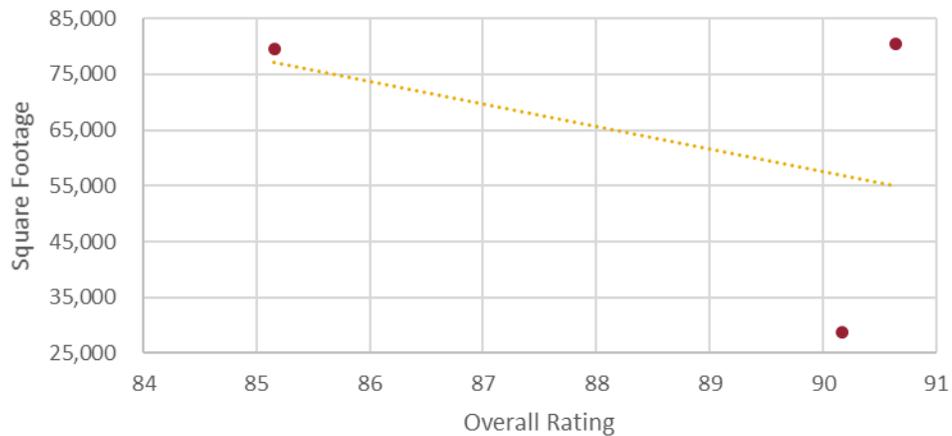
Overall Rating vs. Adjusted Age



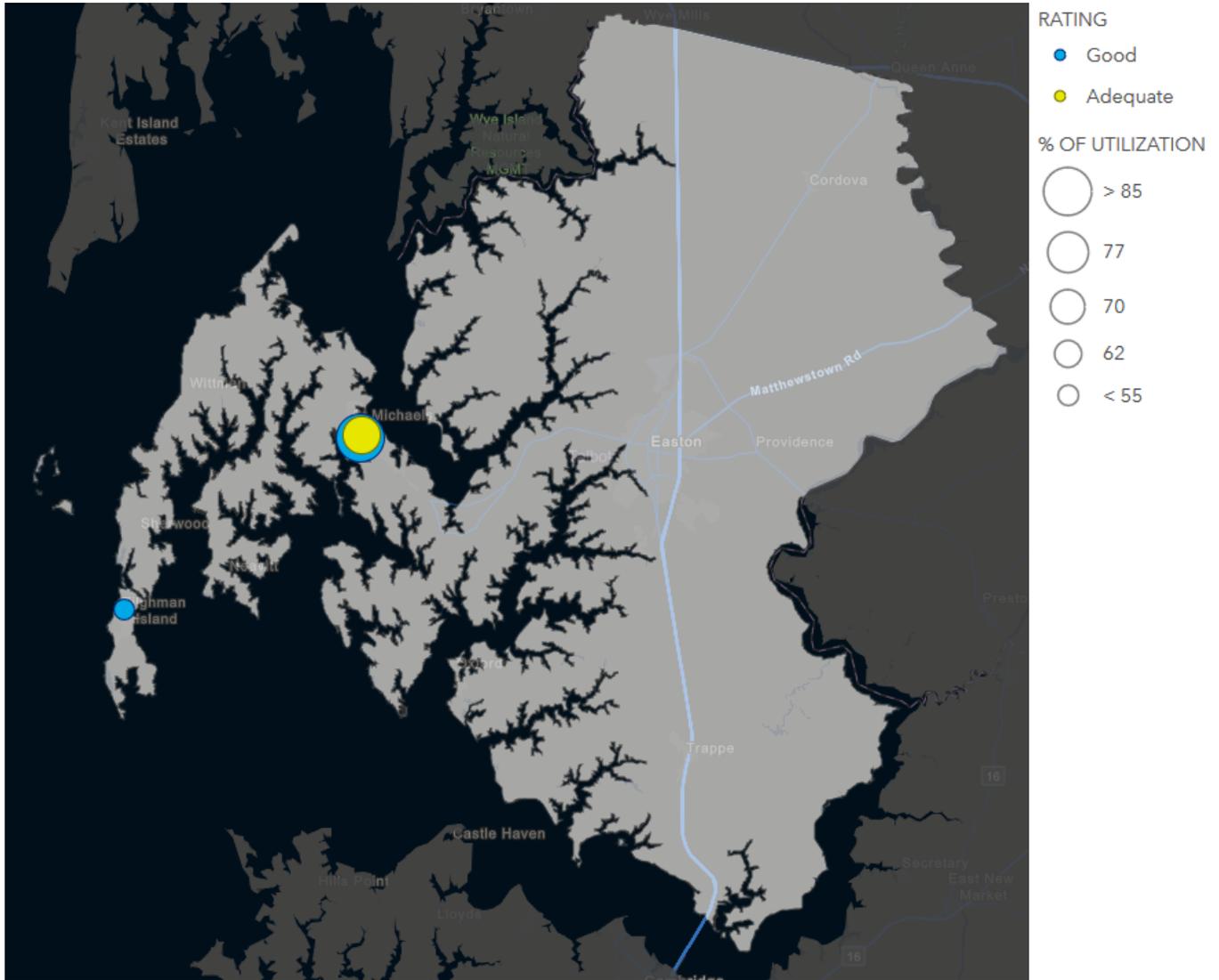
Overall Rating vs Square Footage



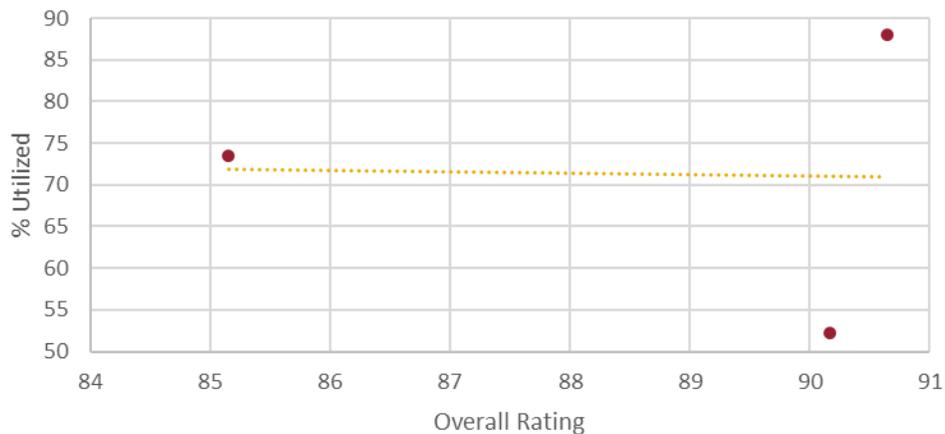
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

WASHINGTON COUNTY



Total Schools Assessed in FY 2020: 12

FISCAL YEAR 2020: KEY FACTS

46
schools

Washington County has 46 total active schools.

34.5
years old

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

> 3.3 M
GSF

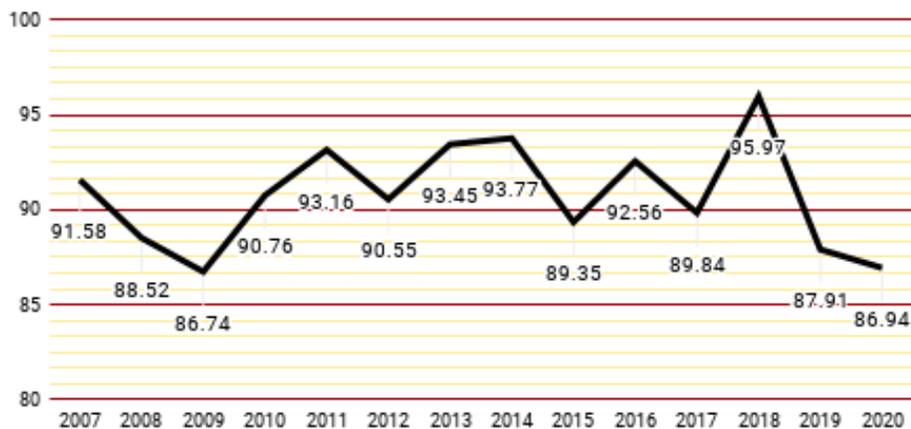
Washington County maintains 3,352,187 square feet throughout its 46 schools. It is the 11th largest LEA in Maryland.

~ \$1.3 B

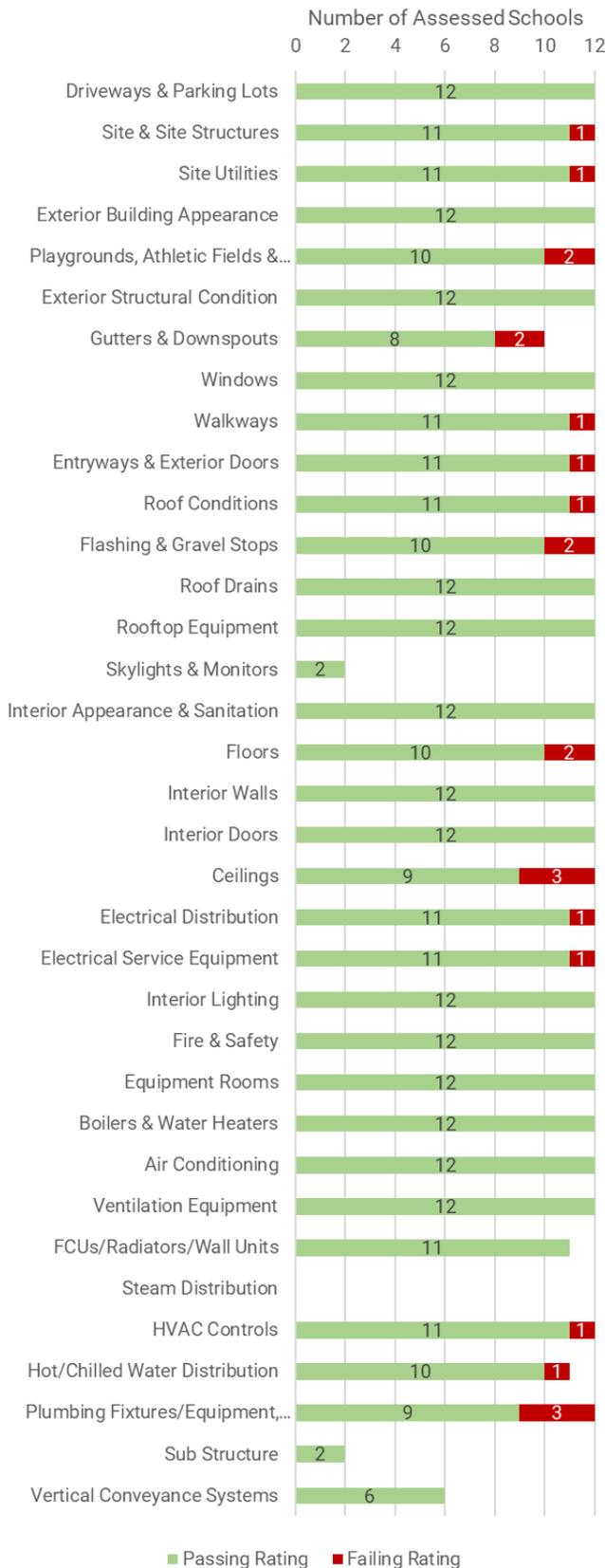
The current replacement value for Washington County's 3,352,187 square feet at a rate of \$378/sf is \$1,267,126,686.

86.94 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Most driveways and parking lots were observed in good condition.

All inspected buildings received a passing rating for Interior Lighting.



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

All inspected buildings received a Good rating for Air Conditioning.



Weaknesses



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

Some gutters and downspouts were damaged or filled with debris.



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

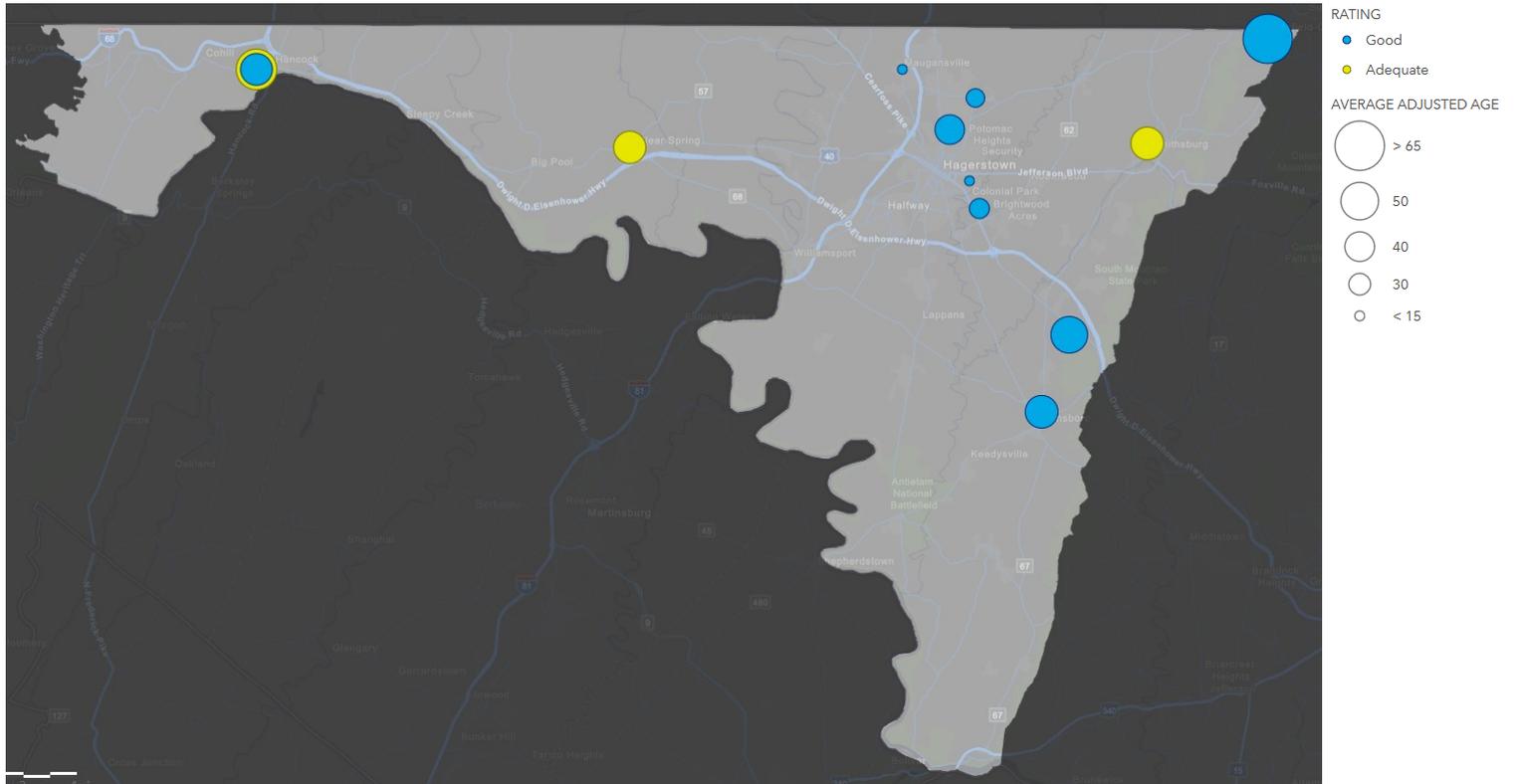


Three buildings received a Not Adequate rating for Plumbing Fixtures, Equipment and Restrooms.

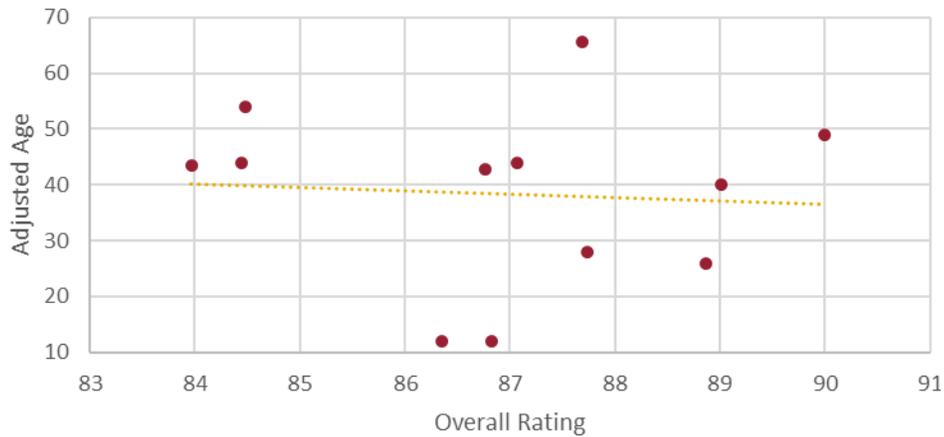


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Boonsboro Middle | 44 | Good |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

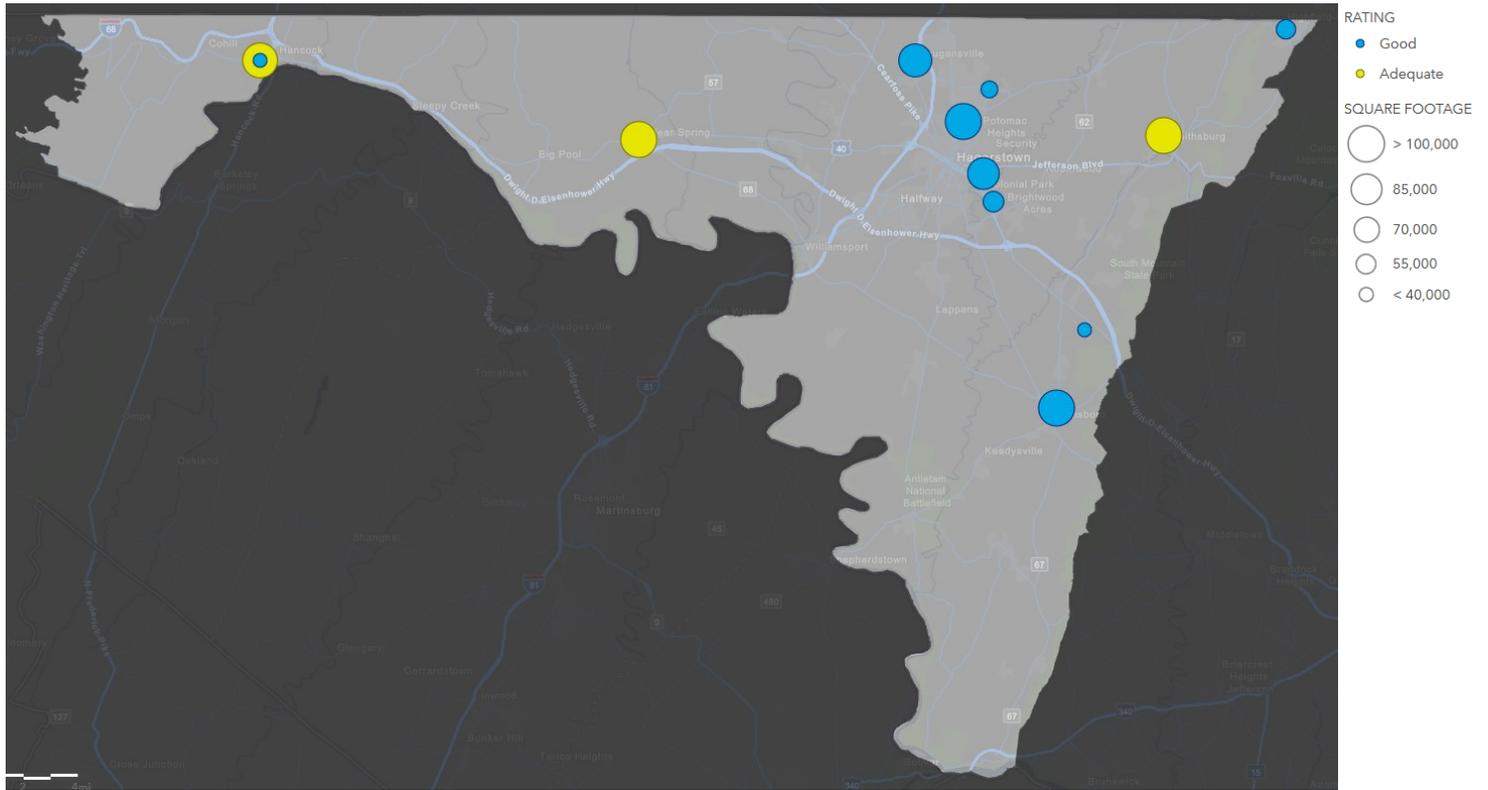
Overall Rating vs Adjusted Building Age



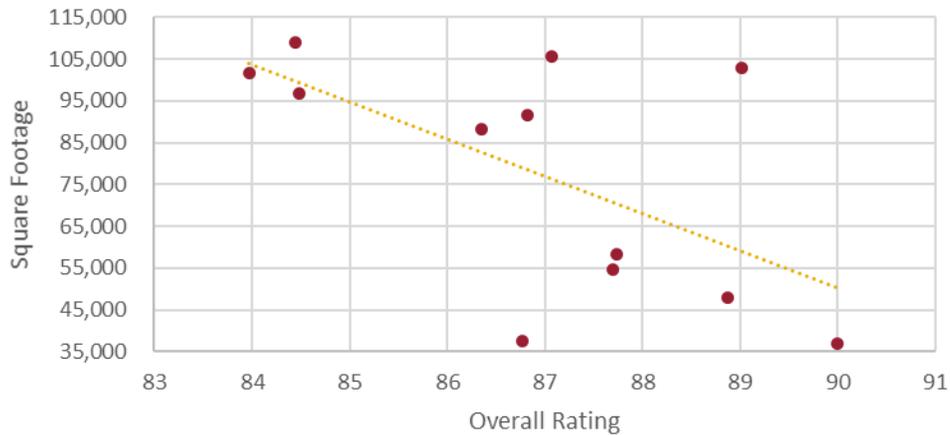
Overall Rating vs. Adjusted Age



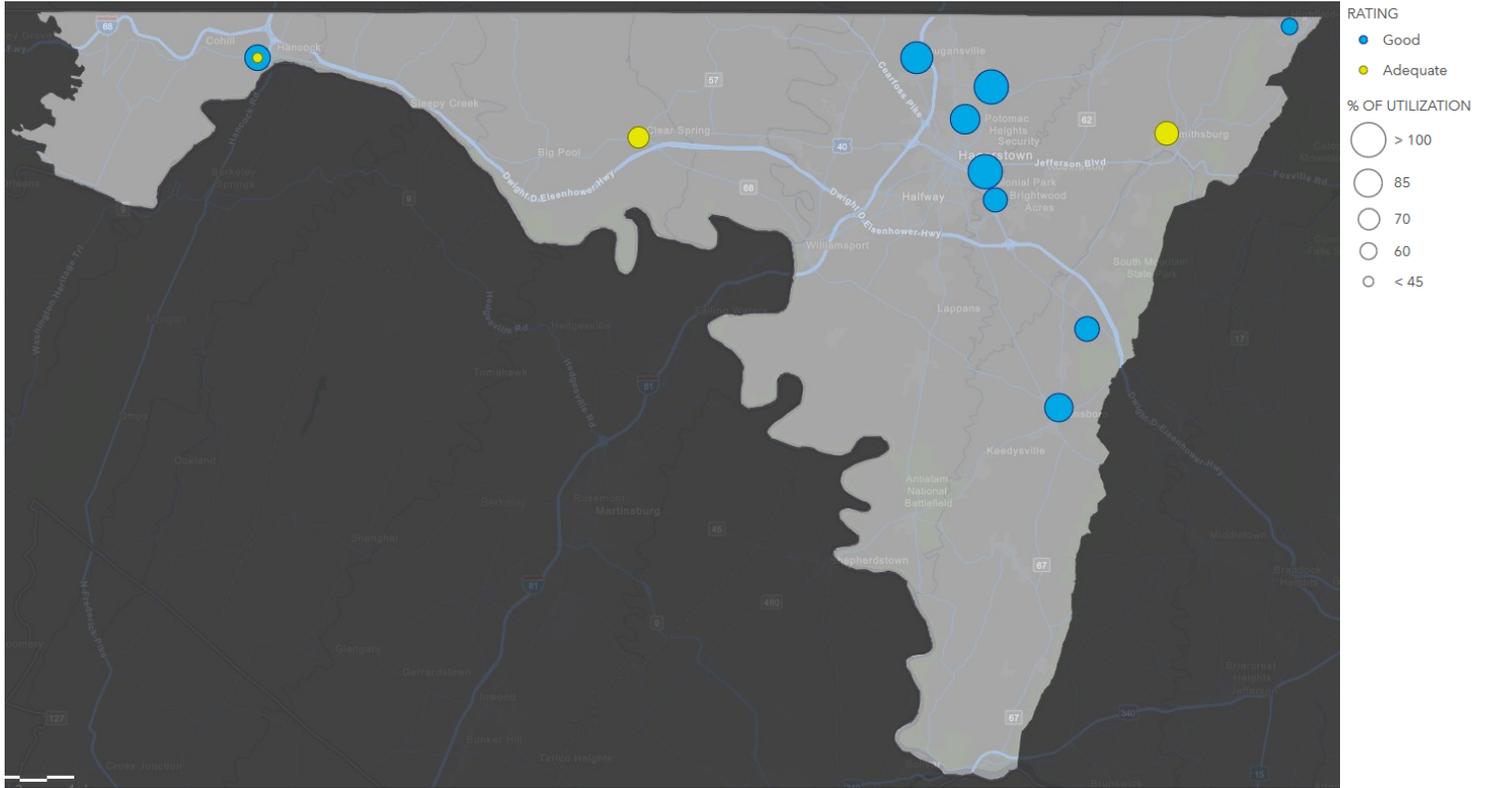
Overall Rating vs Square Footage



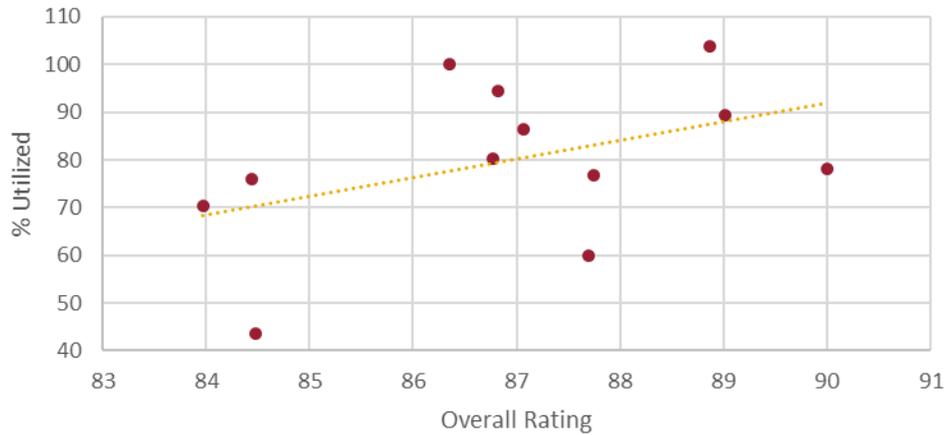
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

WICOMICO COUNTY

Total Schools Assessed in FY 2020: 3



Westside Intermediate

FISCAL YEAR 2020: KEY FACTS

24
schools

Wicomico County has 24 total active schools.

27.5
years old

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

> 2.2 M
GSF

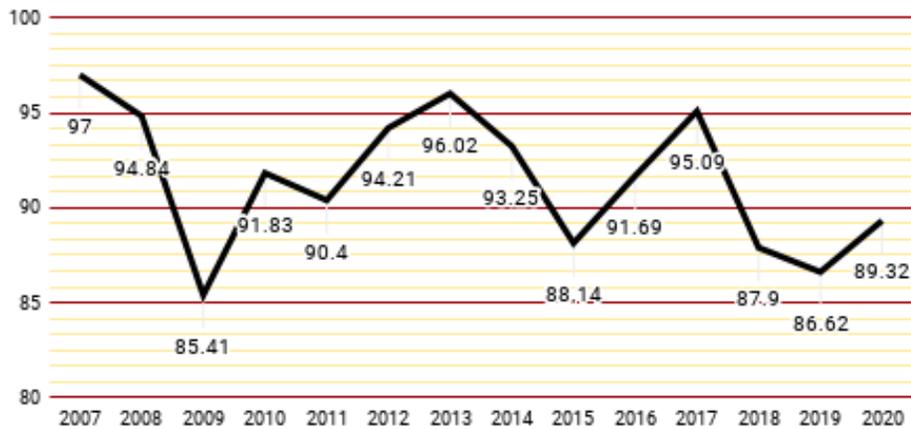
Wicomico County maintains 2,236,891 square feet throughout its 24 schools. It is the 15th largest LEA in Maryland.

~ \$0.8 B

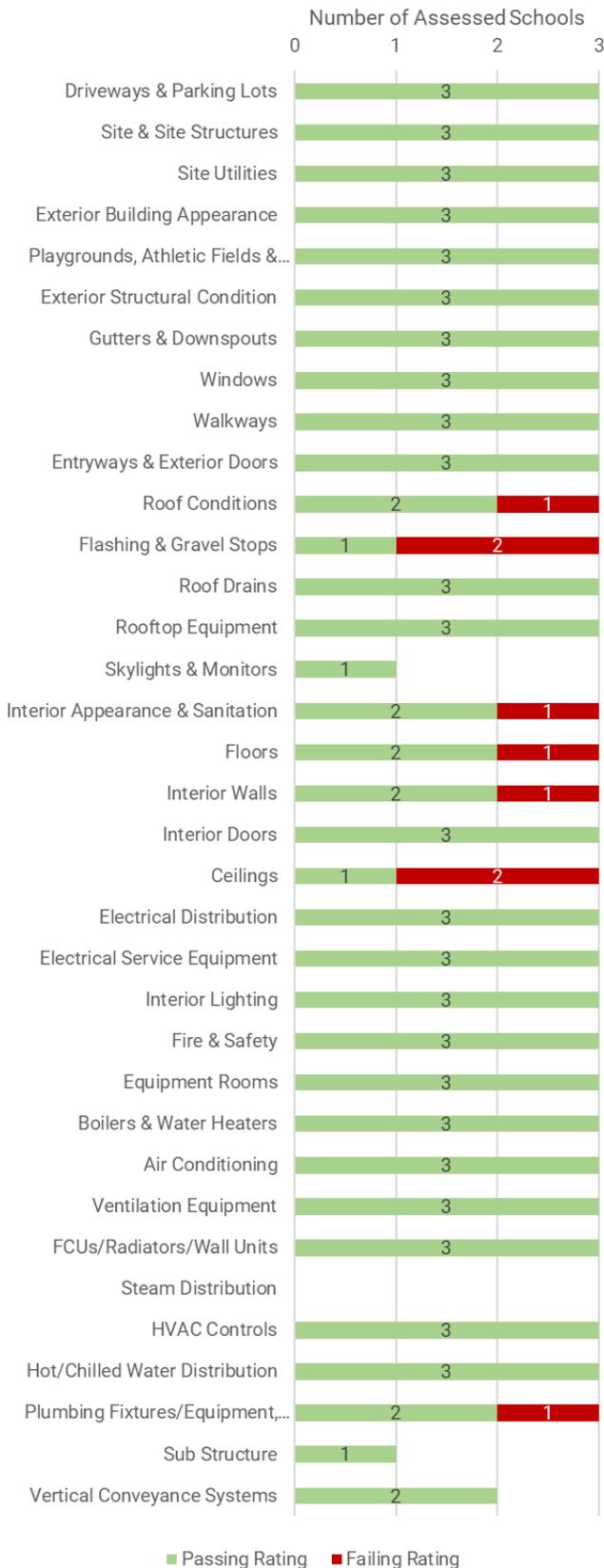
The current replacement value for Wicomico County's 2,236,891 square feet at a rate of \$378/sf is \$845,544,798.

89.32 (Good) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



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



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



Equipment rooms appeared organized and well maintained.

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



Weaknesses



Roofs were observed with vegetation and failing seams.

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



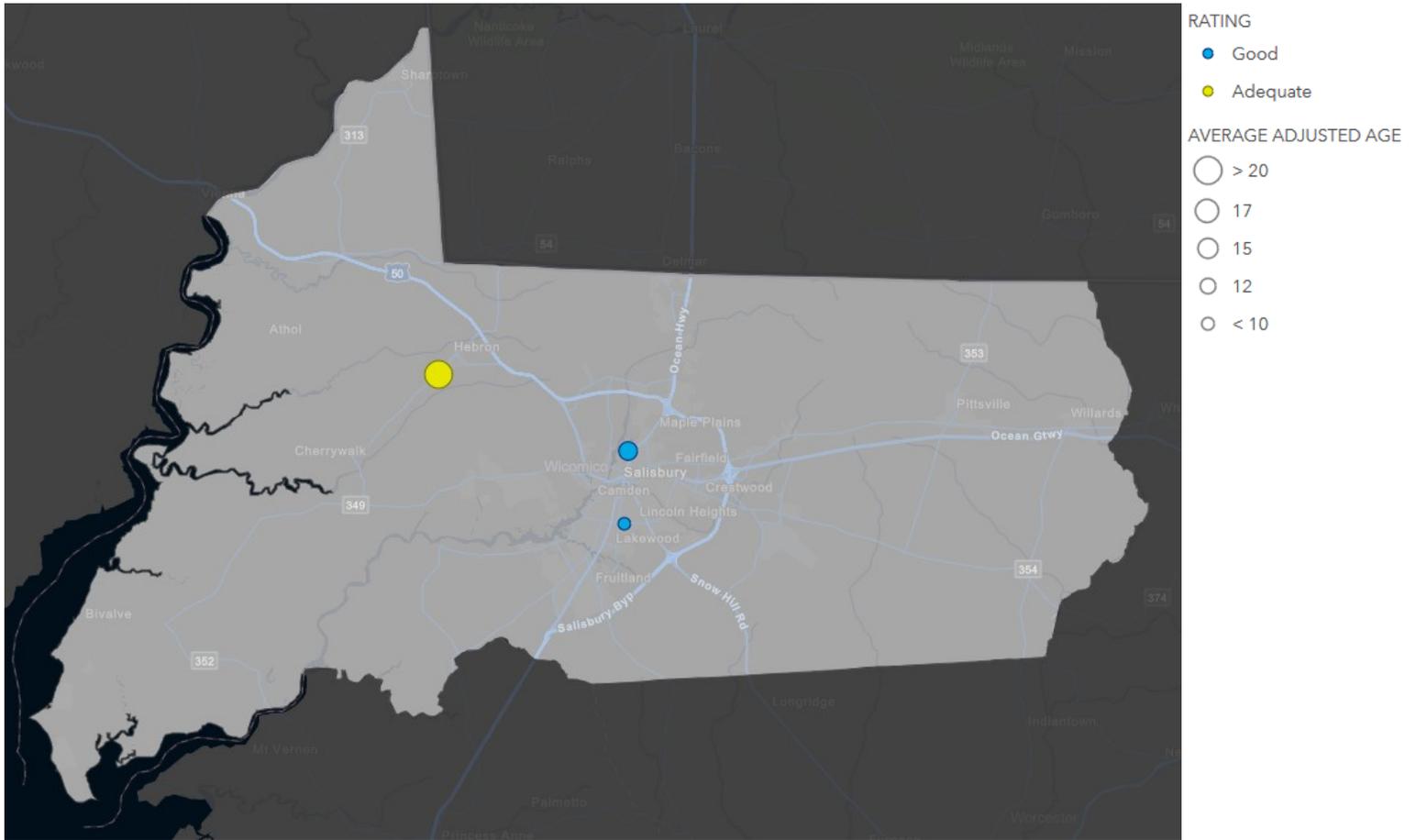
Additional attention to detail was needed when cleaning throughout.

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

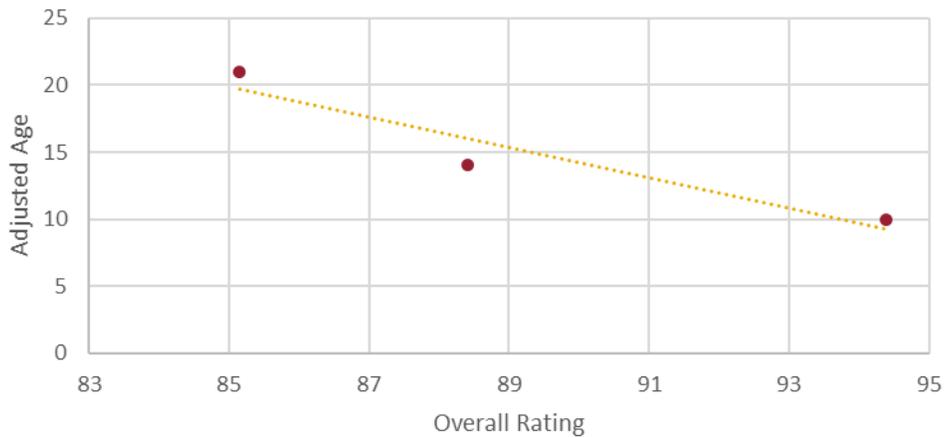


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|--|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. J.M. Bennett High | 10 | Good |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

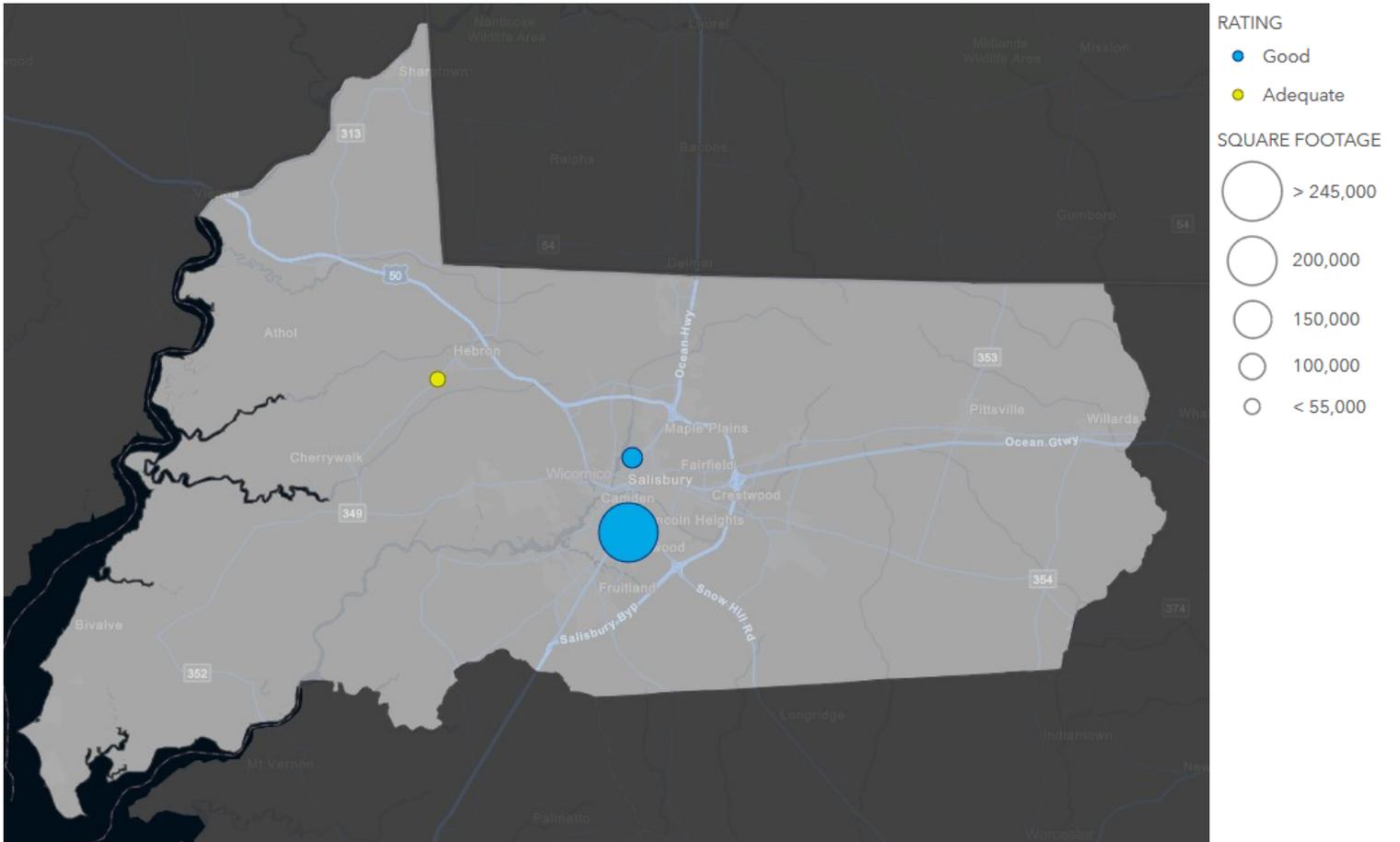
Overall Rating vs Adjusted Building Age



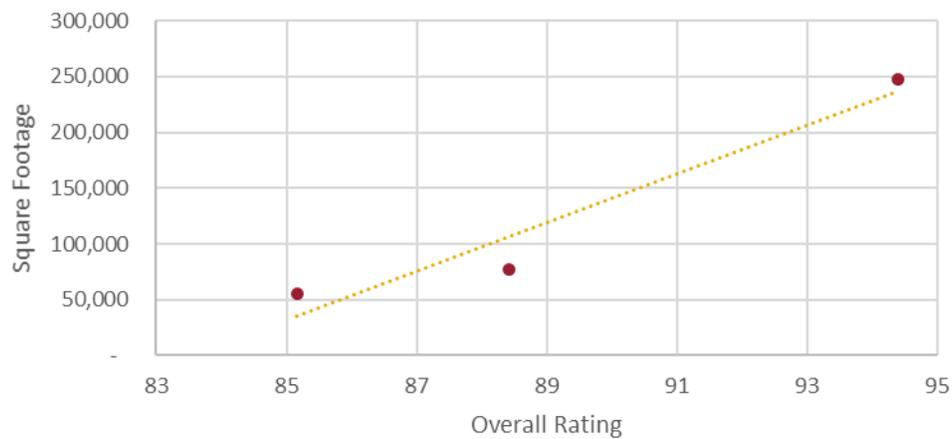
Overall Rating vs. Adjusted Age



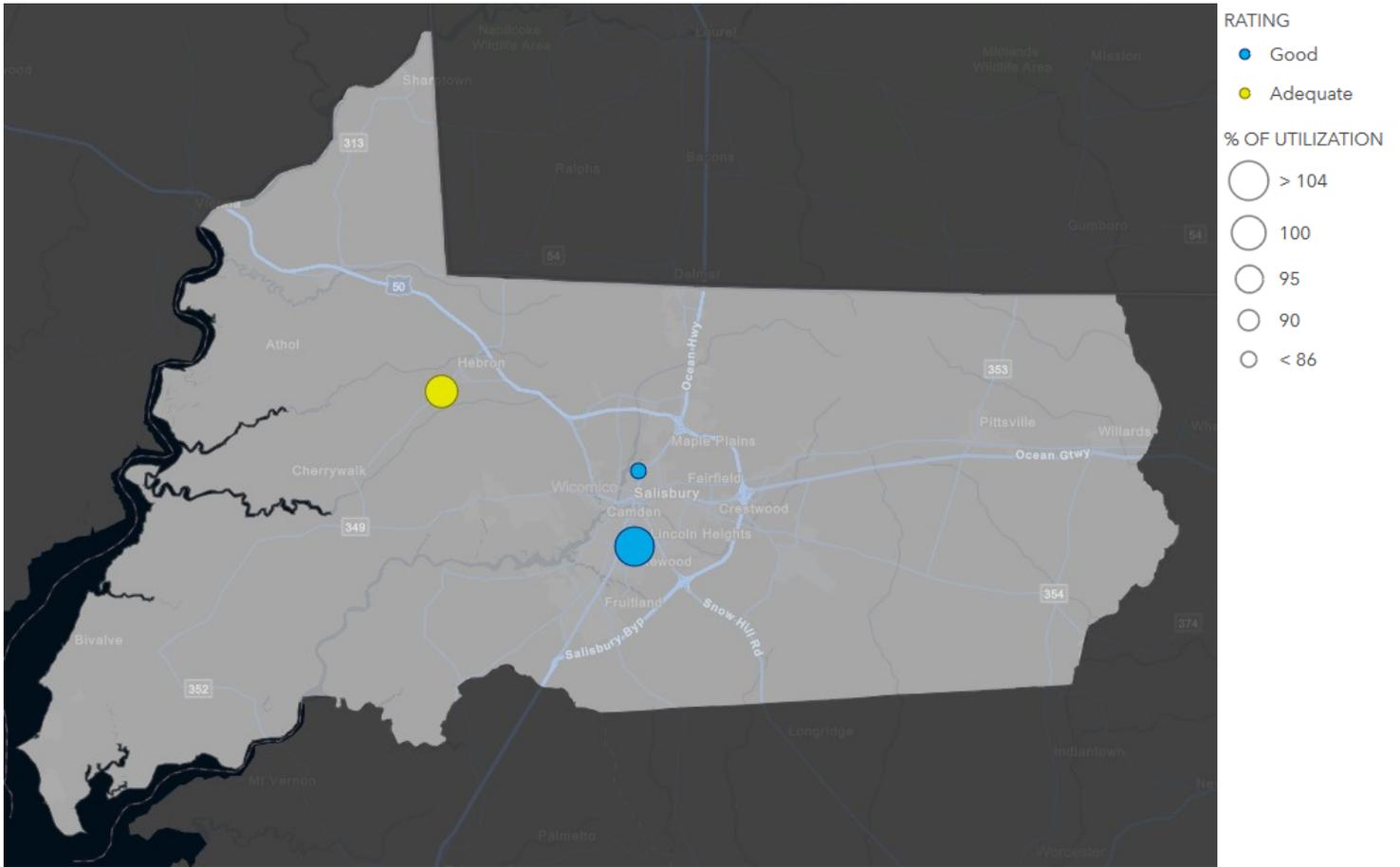
Overall Rating vs Square Footage



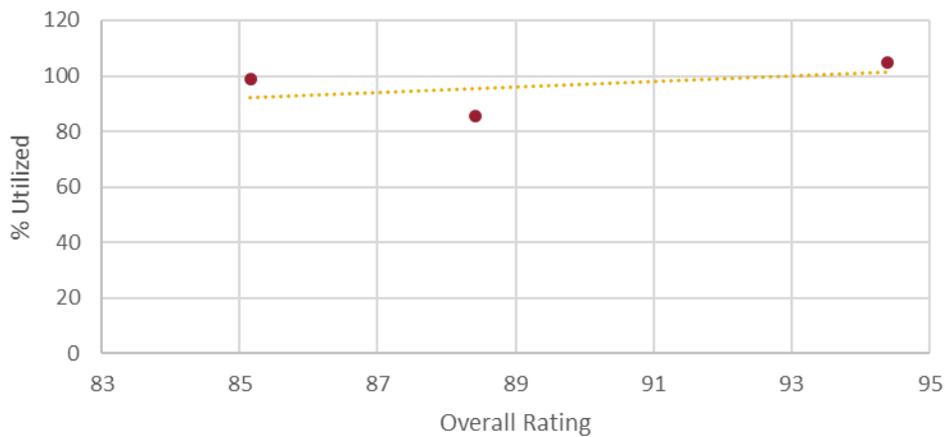
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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

WORCESTER COUNTY



Total Schools Assessed in FY 2020: 4

Worcester Technical High

FISCAL YEAR 2020: KEY FACTS

14 schools

Worcester County has 14 total active schools.

27 years old

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

> 1.2 M GSF

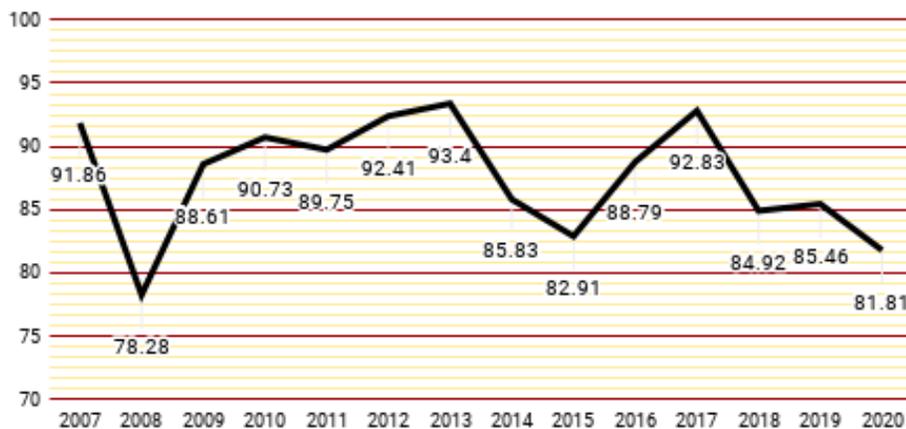
Worcester County maintains 1,236,053 square feet throughout its 14 schools. It is the 18th largest LEA in Maryland.

~ \$0.5 B

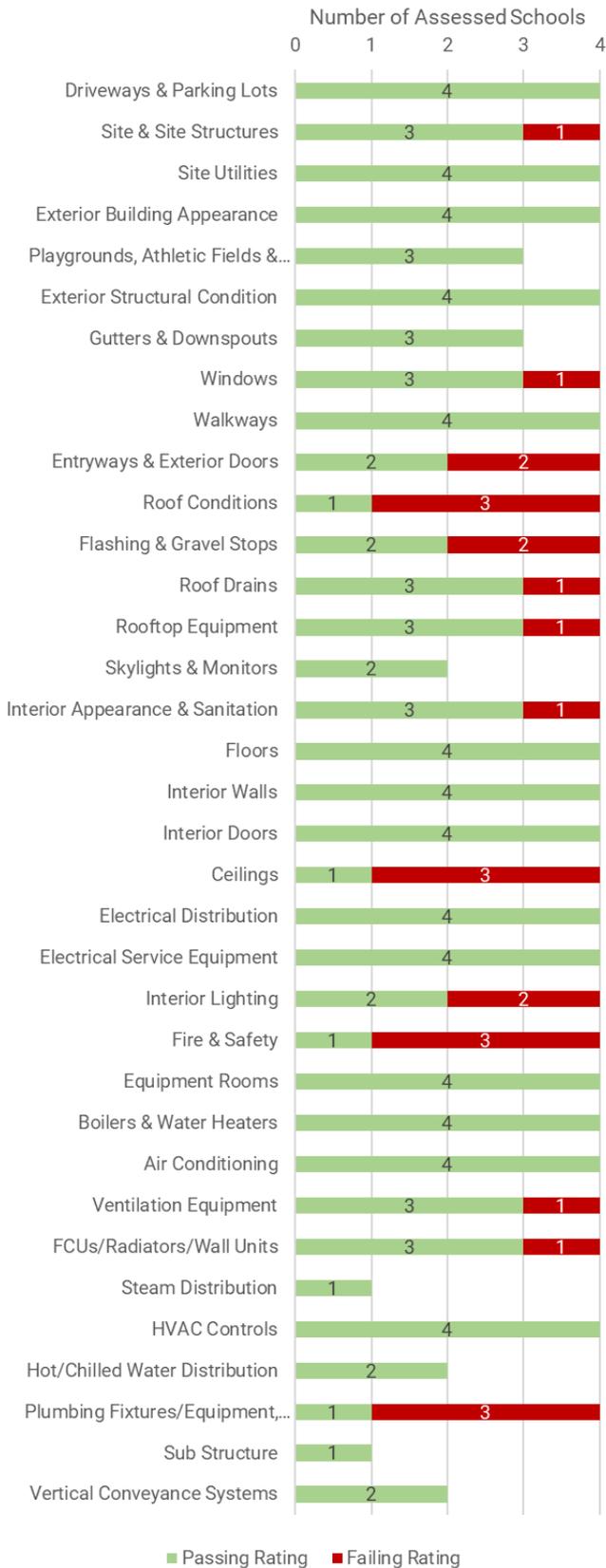
The current replacement value for Worcester County's 1,236,053 square feet at a rate of \$378/sf is \$467,228,034.

81.81 (Adequate) = Average Overall Rating for FY 2020

Average Overall Ratings
FY 2007 - 2020



FY20 Passing vs Failing Rating per Category



Strengths



Most driveways and parking lots were observed in good condition.

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



All Walkways received a Good rating and appeared well maintained.

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



Weaknesses



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

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



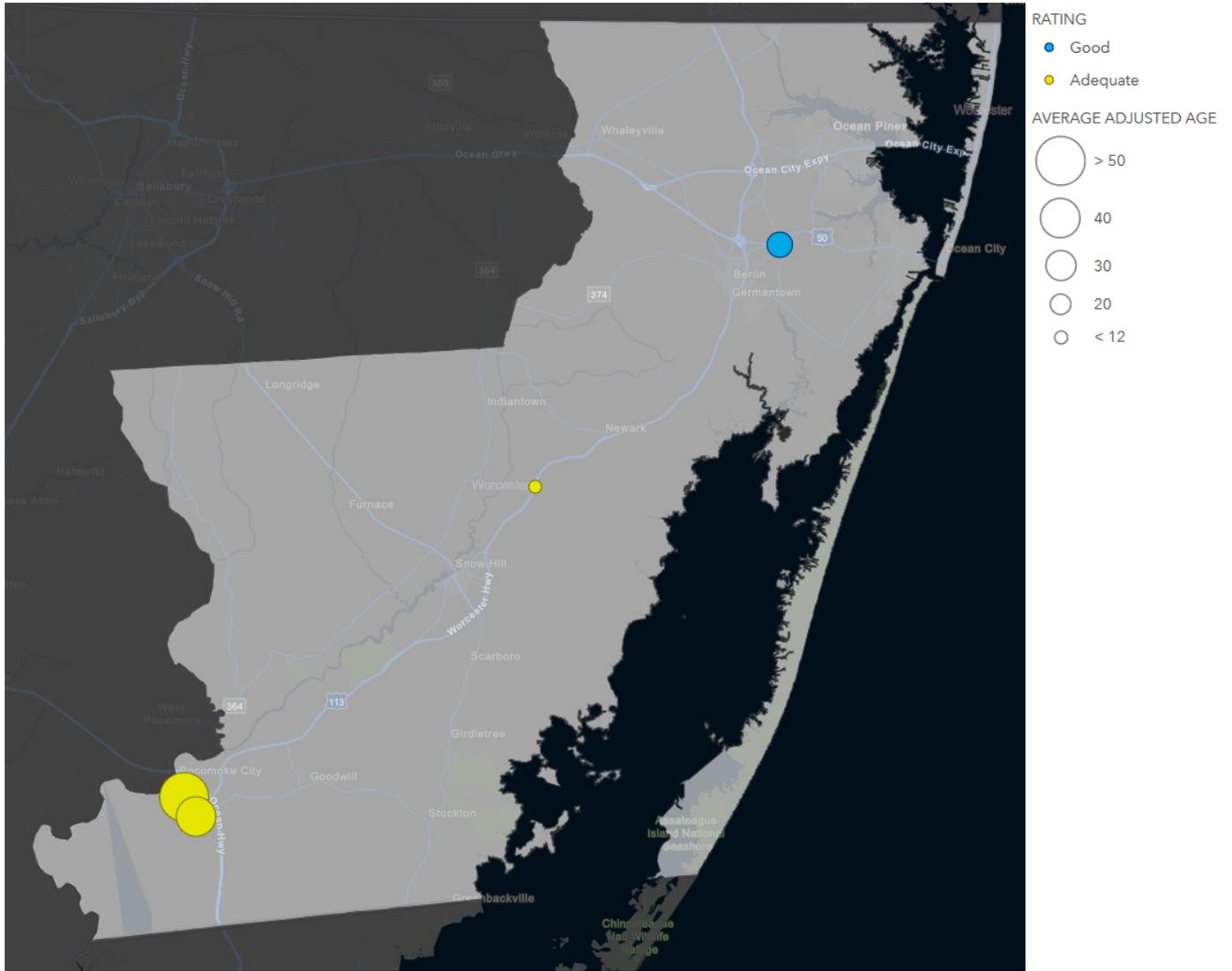
Stained ceiling tiles were observed in all inspected buildings and need to be replaced once the cause is identified and repaired.

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

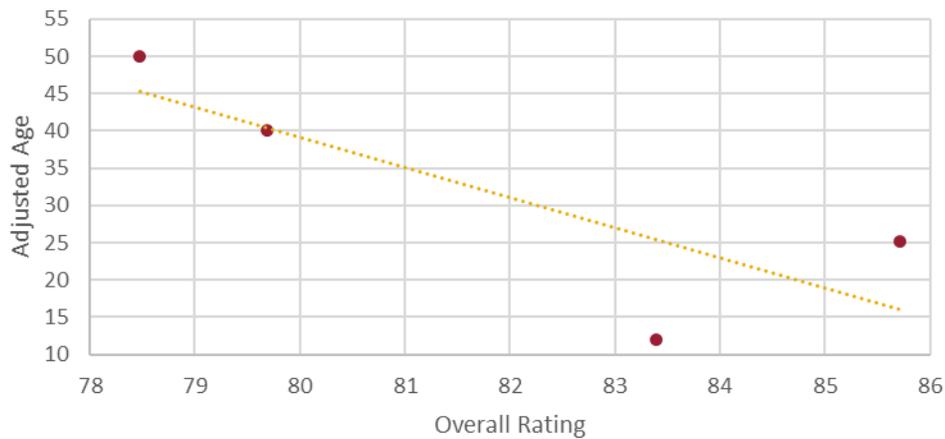


| School Name | Adjusted Age | Overall Rating | Rating of Individual Categories (does not include items not rated) | | | | |
|---|--------------|----------------|---|------|----------|--------------|------|
| | | | Superior | Good | Adequate | Not Adequate | Poor |
| 1. Pocomoke Elementary | 40 | Adequate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

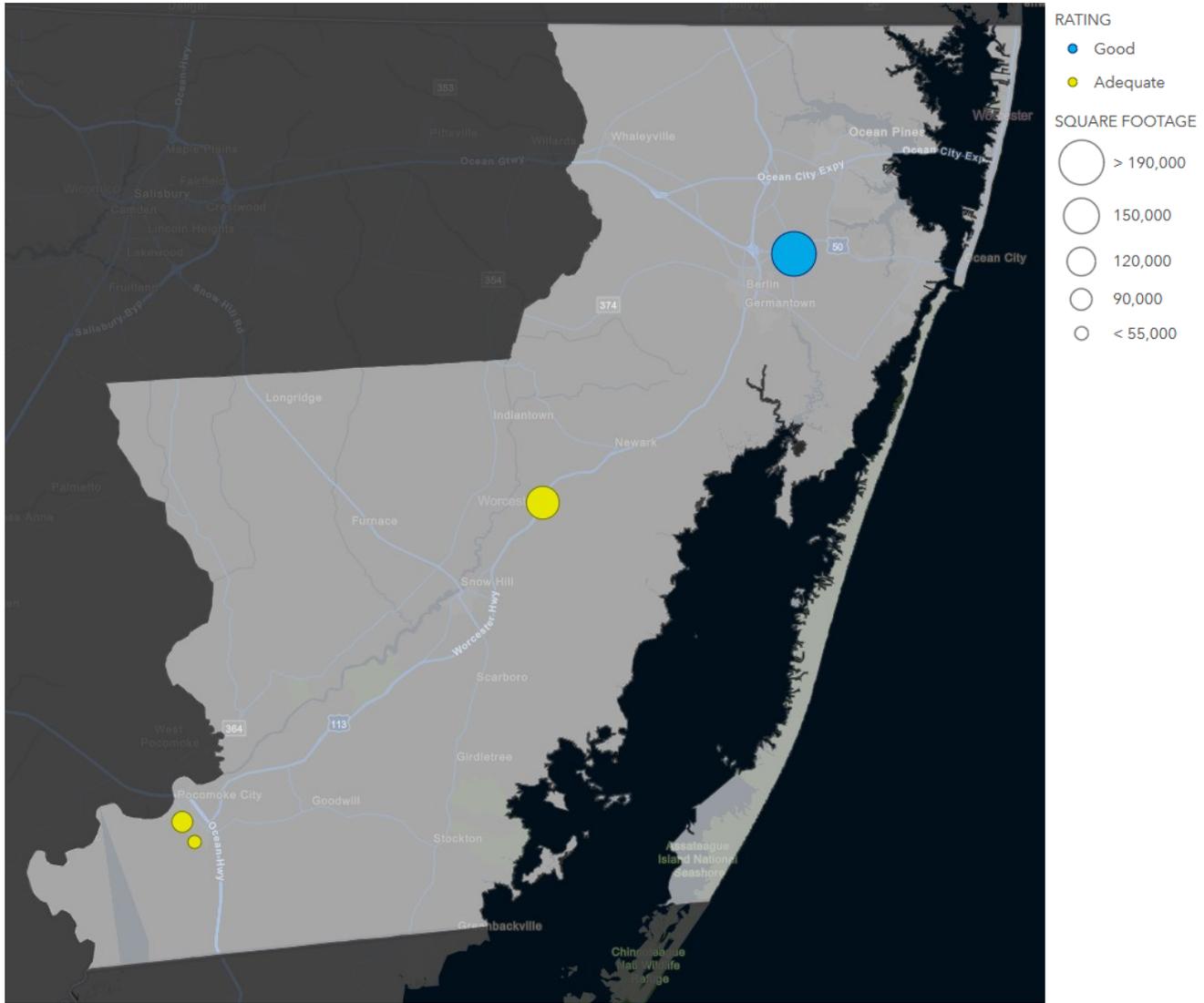
Overall Rating vs Adjusted Building Age



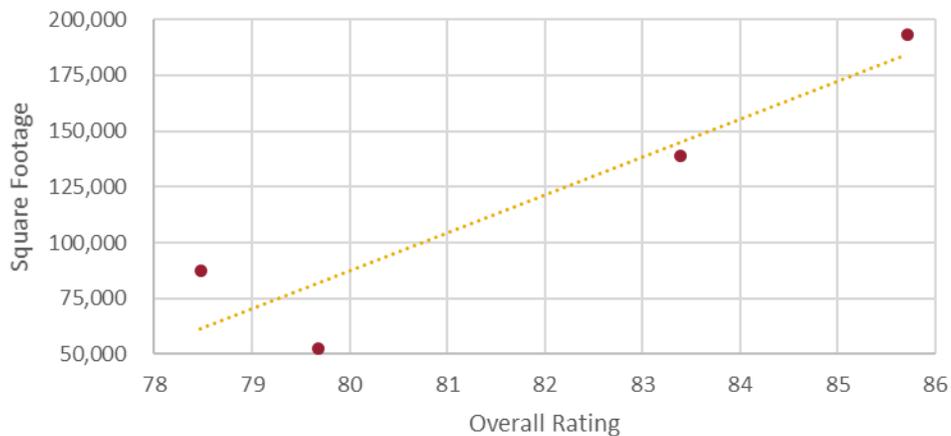
Overall Rating vs. Adjusted Age



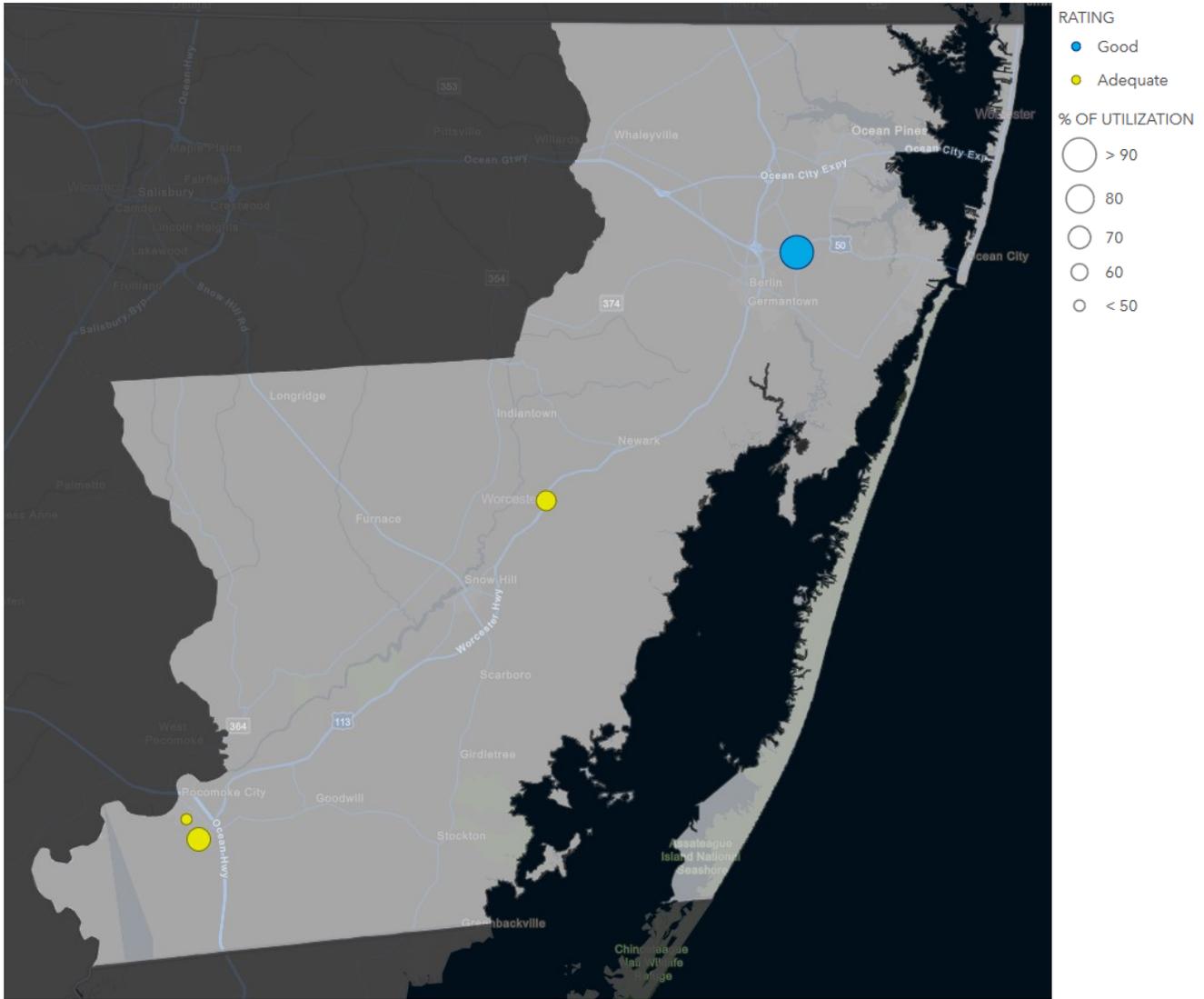
Overall Rating vs Square Footage



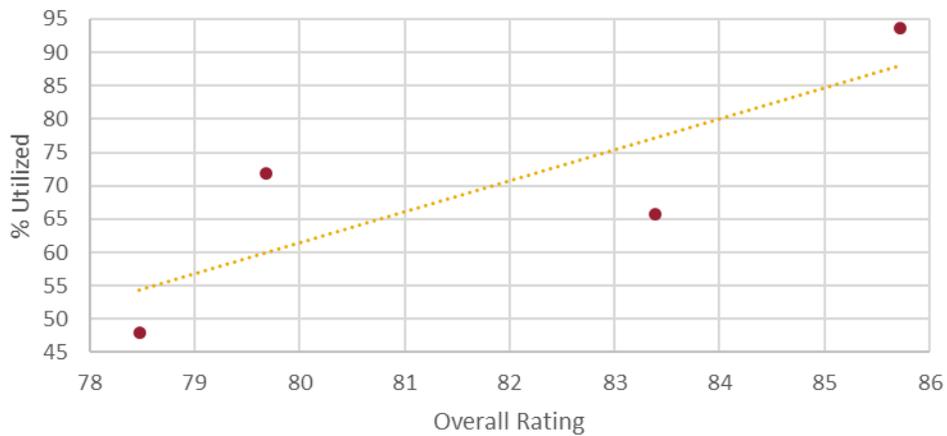
Overall Rating vs. Square Feet



Overall Rating vs Utilization



Overall Rating vs. Utilization



FY 2020 Overall Rating Results by School Type

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

Overall Rating Results by Fiscal Year FY 2017–2020

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

Recommendations

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