

IAC MEETING

Thursday, September 28, 2017

Maryland State Department of Education Building
TELECONFERENCE
8:00 am – 9:30 am

AGENDA

ITEMS FOR APPROVAL AND DISCUSSION

INTRODUCTION

- Meeting called to order
- Roll Call
- Revisions to Agenda

Section I – Approval of Minutes None

Section II – Discussion Items and Deferred Items

- A. Amendments to COMAR – State-Local Cost Share Percentages..... 1-4**
- B. FY 2017 Annual Maintenance Inspection Report5-57**

Section III – Approval of Contracts None

Section IV – Approval of Sites None

Section V – Approval of Property Transfers..... None

Section VI – Approval of Accounting Adjustments

- A. Audit Exceptions None
- B. Project Allocation Reversions None
- C. Cancellation of Contract Award None
- D. Closed Projects None
- E. Funding Amendments to FY 2018 CIP
 - a. Baltimore City Public Schools – Amendments to FY 2018 CIP58**

Section VII – Approval of Other Items..... None

Section VIII (A) – Information: Change Orders None

Section VIII (B) – Information: Property Transfer..... None

Section VIII (C) – Information: Other/Name Change/Educational Function None

Section IX Fund Adjustments None

**Action Item

Time Meeting Adjourned: _____

SECTION II - DISCUSSION ITEMS AND DEFERRED ITEMS

A. AMENDMENTS TO REGULATIONS – STATE COST SHARE PERCENTAGES

Background

State Cost Share Percentages (Amend Existing COMAR 23.03.02.05)

By regulation, every three years the IAC shall recommend to the Board of Public Works the State-Local Cost Share Percentages that determine the State funding participation for individual projects approved in the annual Capital Improvement Program (CIP). The Cost Share Percentage for each local educational agency (LEA) is based on calculations that consider the factors described in COMAR 23.03.02.05:

- The LEA's current share of the Foundation program;
- The LEA's allocation under the guaranteed tax base program;
- The LEA's Free and Reduced Price Meal student population;
- The LEA's location in a Distressed County as defined by the Department of Business and Economic Development;
- The LEA's student enrollment growth; and
- The local government's financial effort toward school construction since the previous calculation

Attached for your information are the proposed Cost Share Percentages that will apply to the FY 2019 through FY 2021 CIPs; for comparison, the Cost Share Percentages for FY 2018 are also shown. The Percentage of six (6) LEAs will increase, nine (9) LEAs and the Maryland School for the Blind Percentage's will remain unchanged, and the Percentage of nine (9) LEAs is decreased.

Explanation:

As stated in COMAR, this regulation was due to be amended last October, and percentages are necessary for the FY 2019 CIP. However, there are factors that delayed this process. Previously, the Public School Construction Program worked with DLS to collect and analyze data necessary to calculate the Percentages. The process now involves the PSCP, MSDE, and DLS. Further, there was hesitation to begin this work amongst participants as the 21st Century Schools Commission, in reviewing all aspects of the Public School Construction Program, might have altered the current practice. This delay was then compounded by the loss of key PSCP staffs that were assigned this work.

Once the COMAR State participation Percentages for FY19 through FY21 are approved by the IAC, they will be submitted to the Board of Public Works for consideration at their meeting on October 18, 2017. The amended regulation then goes through the AELR process and comment period.

Title 23 BOARD OF PUBLIC WORKS

Subtitle 03 PUBLIC SCHOOL CONSTRUCTION

Chapter 02 Administration of the Public School Construction Program

Authority: Education Article, §§4-126, 5-112, and 5-301, Annotated Code of Maryland

.05 State Cost Share Percentage

A. The State may fund eligible costs of approved public school construction projects according to the State cost share percentage established in this regulation.

B. Percentages.

(1) For Fiscal Year [2016] 2019 through Fiscal Year [2018] 2021, the State share percentages of public school construction funding for eligible costs of approved projects are as follows:

[COUNTY	FY 2016	FY 2017	FY 2018		COUNTY	FY 2019	FY 2020	FY 2021
<i>Allegany</i>	88%	83%	83%		Allegany	85%	85%	85%
<i>Anne Arundel</i>	50%	50%	50%		Anne Arundel	50%	50%	50%
<i>Baltimore City</i>	93%	93%	93%		Baltimore City	91%	91%	91%
<i>Baltimore</i>	52%	52%	52%		Baltimore	56%	56%	56%
<i>Calvert</i>	53%	53%	53%		Calvert	53%	53%	53%
<i>Caroline</i>	80%	80%	80%		Caroline	81%	81%	81%
<i>Carroll</i>	59%	59%	59%		Carroll	55%	55%	55%
<i>Cecil</i>	64%	63%	63%		Cecil	66%	66%	66%
<i>Charles</i>	61%	61%	61%		Charles	61%	61%	61%
<i>Dorchester</i>	76%	76%	76%		Dorchester	75%	75%	75%
<i>Frederick</i>	64%	64%	64%		Frederick	60%	60%	60%
<i>Garrett</i>	50%	50%	50%		Garrett	50%	50%	50%
<i>Harford</i>	63%	63%	63%		Harford	60%	60%	60%
<i>Howard</i>	55%	55%	55%		Howard	54%	54%	54%
<i>Kent</i>	50%	50%	50%		Kent	50%	50%	50%
<i>Montgomery</i>	50%	50%	50%		Montgomery	50%	50%	50%
<i>Prince George's</i>	63%	63%	63%		Prince George's	70%	70%	70%
<i>Queen Anne's</i>	50%	50%	50%		Queen Anne's	51%	51%	51%
<i>St. Mary's</i>	59%	58%	58%		St. Mary's	57%	57%	57%
<i>Somerset</i>	100%	100%	100%		Somerset	96%	96%	96%
<i>Talbot</i>	50%	50%	50%		Talbot	50%	50%	50%
<i>Washington</i>	71%	71%	71%		Washington	71%	71%	71%
<i>Wicomico</i>	97%	97%	97%		Wicomico	95%	95%	95%
<i>Worcester</i>	50%	50%	50%]		Worcester	50%	50%	50%

C.1 -2 Text unchanged.

06. REVISIONS TO PERCENTAGES

In response to the proposed amendment to the existing COMAR 23.03.02.05 State Cost Share Percentages for Baltimore City Public School Systems (BCPSS), it is the recommendation of the Office of the Attorney General (OAG) and the Department of Legislative Services (DLS) that §23.03.02.06.C(3) (g) does not contain language to allow the BCPSS to include debt issued for Qualified School Construction Bonds (QSCB) for the total outstanding bond debt that has been reported.

Current practice is that Baltimore City Government Bureau of Treasury Management reports outstanding school construction debt for projects to the Public School Construction Program. As of June 30, 2015 the total outstanding bond debt reported is \$193,487,575, which does not include QSCB debt totaling \$127,011,000 that was issued by BCPSS.

In response to the interpretation of OAG and DLS, BCPSS is requesting that the Interagency Committee on Public School Construction review and amend the COMAR regulations to include language that incorporates the school system’s ability to count the QSCB as part of the total outstanding bond debt.

Proposed Changes:

COMAR 23.03.06.C(3)(g) Revision to Percentages:

- (a) The LEA's current State share of the Foundation program divided by the Foundation program of the LEA as defined
- (b) The current amount of State aid provided to the LEA by the guaranteed tax base program as defined under Education Article, §5-210, Annotated Code of Maryland, divided by the Foundation program of the LEA;
- (c) 20 percent of the amount by which the LEA's free and reduced price meal percentage exceeds the Statewide free and reduced price meal percentage in the prior school year;
- (d) 5 percent if the county where the LEA is located is a One Maryland county that has an unemployment rate greater than 1.5 times the State average unemployment rate;
- (e) 5 percent if the county where the LEA is located is a One Maryland county that has a per capita income below 67 percent of the State average per capita income;
- (f) The difference between the percent growth in the LEA's full-time equivalent enrollment, as defined by Education;
- (g) 10 times the amount by which the county’s **AND LOCAL BOARD’S** total outstanding school construction debt at the end of the 2nd prior fiscal year plus the county’s total school construction expenditures from its operating budget from the 4th to the 2nd prior fiscal years exceeds 1 percent of the county wealth, as defined by Education Article, §5-202, Annotated Code of Maryland, for the prior fiscal year.

Motion:

TO RECOMMEND APPROVAL TO THE BOARD OF PUBLIC WORKS OF AN AMENDMENT TO EXISTING REGULATION 23.03.02.06.C(3)(g) TO INCLUDE THE “AND LOCAL BOARD” IN THE LANGUAGE AND AN UPDATE TO EXISTING REGULATION 23.03.02.05 REGARDING THE STATE-LOCAL COST SHARE PERCENTAGES.

IAC ACTION: THE ABOVE REFERENCED ITEMS WERE:					
	Approved	Disapproved	Deferred	Abstain	Recuse
Dr. Karen Salmon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Robert McCord	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Ellington Churchill, Jr.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Barbara Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. John Bohanan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SECTION II – DISCUSSION ITEMS AND DEFERRED ITEMS – cont’d

B. MAINTENANCE INSPECTION PROGRAM:

FY 2017 Annual Maintenance Survey Report

The IAC is requested to review the attached report entitled “Maintenance of Maryland’s Public School Buildings” for FY 2017. The IAC is required to report to the Governor and General assembly by October 1 each year on the results of the maintenance surveys in the prior fiscal year. This report has been submitted to the Department of Budget and Management (DBM) for comment as required. If we receive any substantive comments requiring edits from the IAC or DBM we will revise as necessary and resubmit to the IAC at a subsequent date if necessary. Upon acceptance by the IAC and DBM, the report will be immediately submitted to the General Assembly and to the Board of Public Works.

Attachment: Draft *MAINTENANCE OF MARYLAND’S PUBLIC SCHOOL BUILDINGS*, FY 2017 Annual Report, dated September 26, 2017.

Motion:

TO APPROVE THE FINAL DRAFT FY 2017 REPORT, “MAINTENANCE OF MARYLAND’S PUBLIC SCHOOL BUILDINGS,” DATED SEPTEMBER 26, 2017

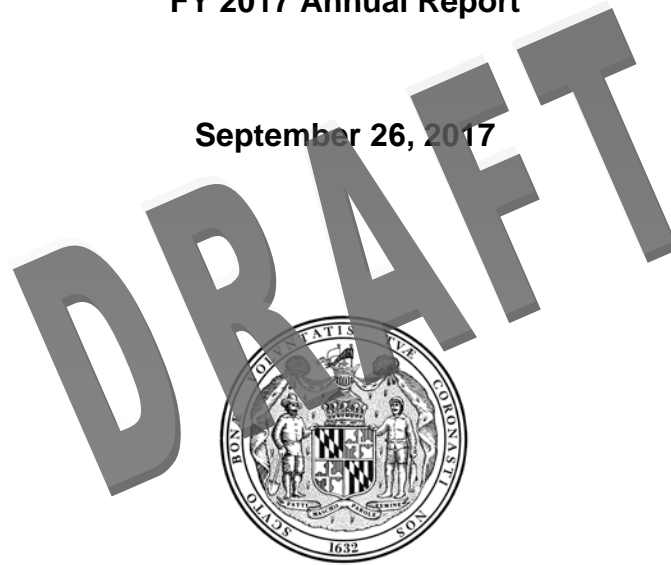
IAC ACTION: THE ABOVE REFERENCED ITEMS WERE:					
	Approved	Disapproved	Deferred	Abstain	Recuse
Dr. Karen Salmon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Robert McCord	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Ellington Churchill, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Barbara Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. John Bohanan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Maintenance of Maryland's Public School Buildings

STATE OF MARYLAND
PUBLIC SCHOOL CONSTRUCTION PROGRAM

FY 2017 Annual Report

September 26, 2017



Public School Construction Program
200 West Baltimore Street
Baltimore, Maryland 21201-2595
410-767-0617

BOARD OF PUBLIC WORKS

Larry Hogan, Governor

Peter Franchot, Comptroller

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Karen Salmon, Chair, State Superintendent of Schools

Ellington Churchill, Secretary, Maryland Department of General Services

Wendi Peters, Secretary, Maryland Department of Planning

Barbara Hoffman, Member of the Public

John Bohanan, Member of the Public

Robert Gorrell, Executive Director

Joan Schaefer, Deputy Director

The following individuals within the Maintenance Inspection Group of the Public School Construction Program have made dedicated contributions of time and effort to the Maintenance Inspection Program and the development of this annual report:

Trina Narivanchik, Administrative Officer

Rick Bohn, Maintenance Assessor

Michael Bitz, Maintenance Assessor

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I. PRE K-12 PUBLIC SCHOOL MAINTENANCE IN MARYLAND

A. FY 2017 Program

The Public School Construction Program (PSCP) performed 233 maintenance effectiveness assessments in FY 2017 representing 16.8% of Maryland's PreK-12 public schools. Follow-up assessments were performed on 13 of these schools. Until recently, the two PSCP assessors visited each school facility in the State on an approximate 6-7 year cycle providing a uniform percentage of each LEA's total schools. This provided comparable year-to-year, and LEA-to-LEA performance metrics. However, the long periods between school visits provided little value to those schools or LEAs that would benefit from more robust feedback. In FY 2017, the IAC directed the PSCP to alter the scheduling in support of differential accountability so that poorer performing LEAs receive a higher percentage of assessments than higher performing LEAs.

Table A represents the annual average maintenance effectiveness ratings of each LEA. Eleven school systems have been identified that consistently achieve a high percentage of *Good* or *Superior* ratings. Nine LEAs have been identified that receive lower scores and therefore a higher percentage of their school facilities will receive assessments annually until they receive more Good and Superior ratings. These poorer performing LEAs include the five largest school systems in Maryland.

TABLE A: LEA MAINTENANCE EFFECTIVENESS REPORT

LEA	LEA CHARACTERISTICS		FIVE-YEAR SUMMARY, FY10 - FY14			FIVE-YEAR SUMMARY, FY13 - FY17		
	TOTAL # OF SCHOOL FACILITIES as of 8/15/17	AVG. ADJUSTED AGE OF SCHOOLS	# OF SCHOOLS ASSESSED FY10-14	% SUPERIOR + GOOD	% NOT ADEQUATE + POOR	# OF SCHOOLS ASSESSED FY13-17	% SUPERIOR + GOOD	% NOT ADEQUATE + POOR
TOTALS	1384		1111			1139		
Allegany	22	36	16	88%	0%	16	81%	0%
Anne Arundel	120	29	100	63%	1%	102	66%	0%
Baltimore City	159	41	104	30%	19%	169	17%	17%
Baltimore Co	163	33	122	74%	0%	128	69%	0%
Calvert	26	26	20	95%	0%	18	100%	0%
Caroline	10	27	9	100%	0%	8	100%	0%
Carroll	40	25	34	94%	0%	30	93%	0%
Cecil	29	27	26	96%	0%	20	95%	0%
Charles	38	29	30	87%	0%	26	77%	0%
Dorchester	14	32	12	75%	0%	11	64%	0%
Frederick	68	30	53	100%	0%	44	100%	0%
Garrett	13	29	13	100%	0%	10	100%	0%
Harford	53	29	39	78%	0%	50	78%	0%
Howard	75	16	61	97%	0%	63	98%	0%
Kent	7	40	5	100%	0%	5	60%	0%
Montgomery	209	24	173	70%	2%	168	66%	1%
Prince George's	194	37	172	52%	1%	164	47%	1%
Queen Anne's	14	18	13	77%	0%	11	100%	0%
St. Mary's	27	24	20	75%	0%	23	83%	0%
Somerset	10	28	9	78%	0%	8	50%	0%
Talbot	9	16	8	100%	0%	7	100%	0%
Washington	46	31	39	97%	0%	31	97%	0%
Wicomico	24	29	21	86%	0%	18	94%	0%
Worcester	14	29	12	83%	0%	9	56%	0%

PUBLIC SCHOOL CONSTRUCTION PROGRAM
 LEA MAINTENANCE EFFECTIVENESS REPORT
 Avg FY 10-14 and FY 13-17
 Updated 9/18/17

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%

B. BACKGROUND

In June of 1971, the Board of Public Works (BPW) established the Interagency Committee on School Construction (IAC) and as its staff, the Public School Construction Program (PSCP). The BPW has focused on maintenance as being important to facilities ownership since the beginning.

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 percent 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 again performed by the Department of General Services (DGS). Its initial purpose was to assess the quality of local maintenance programs in approximately 100 school facilities that had benefited from State school construction funding. Subsequently, annual surveys representing a range of approximately 7-16% of each LEAs' schools were authorized. These surveys continue today as a sample set regardless of funding assistance.

In 1981, a section covering maintenance was included in the Public School Construction Program Administrative Procedures Guide, and in 1994 a requirement was added that a Comprehensive Maintenance Plan (CMP) be submitted by each Local Education Agency (LEA) no later than October 15 of each year. A well-conceived CMP provides an overview of the policies of the local board and a compendium of good maintenance practices: uses comparable metrics to determine if maintenance is being performed as required; addresses the planning, funding, reporting, and compliance monitoring of school maintenance; and lists the highest priority capital and repair projects, with the anticipated funding source for each project. It is important that the local board's Educational Facilities Master Plan (EFMP), CMP, and annual Capital Improvement Program (CIP) are coordinated to ensure that maintenance-related capital projects are properly sequenced in relation to other facility needs that support the board's educational objectives, specifically, projects for enrollment capacity and projects that address educational program requirements.

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

- Transferred the maintenance survey function from DGS to the PSCP beginning in FY 2007 and hired two full-time school maintenance inspectors with experience in the fields of building maintenance, operations, and construction to conduct approximately 220 to 230 school surveys in the 24 school systems per year, as well as re-inspections of schools surveyed in a prior fiscal year that received ratings of *Not Adequate* or *Poor*.¹
- Included maintenance inspection information as a component of the PSCP 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

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

computerized maintenance management system (CMMS) that would allow robust maintenance management and reporting.

- In response to a requirement of the General Assembly, the IAC issued “Guidelines for Maintenance of Public School Facilities in Maryland” in May 2008. The Guidelines are available on the PSCP website at <http://www.pscp.state.md.us/reports/Maintenance%20Guidelines%20DOC%20Final%207-15-08~3.pdf>.
- The IAC staff continue to strengthen the alignment between the maintenance inspection program and the annual Public School Construction CIP:
 - Since the FY 2010 CIP, LEAs have been required to include the three most recent roof inspection reports as a threshold condition for approval of roof replacement projects.
 - LEAs have been encouraged to broaden the scope of certain systemic renovation projects in order to address multiple deficiencies for “biggest-bang-for-the-buck,” and to extend the expected life of a facility.
 - The staff of the IAC discusses maintenance budgets, staffing, and maintenance capital planning with LEAs in the annual October meetings on the CIP.
 - Members of the IAC routinely raise 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 4 shows the ratings for all inspections made during the 37 fiscal years the surveys have been conducted, as well as the percentage of schools associated with each rating. There were 5,039 school surveys conducted between FY 1981 and FY 2017, and 2,853 (57%) received the highest rating categories of *Superior* and *Good*, while 249 (5%) received ratings of *Not Adequate* and 36 (<1%) received ratings of *Poor*. The remaining 1,901 (38%) schools received ratings of *Adequate*. Since FY 2008, 56 of the total number of surveys were re-inspections of facilities that had received ratings of *Not Adequate* or *Poor* in a previous year.

C. SUMMARY

Highly effective maintenance is critical to achieving fiscally sustainable school facilities. If maintenance is being performed well, maintenance budgets are adequate to the task, capital investment is sufficient and is applied strategically in critical areas, and LEAs are improving their practices through efficiencies and training, facilities will last longer and with a lower total cost of ownership. It should be noted that budgets for maintenance often compete directly with educational budgets and therefore, planning and building right-sized school facilities that are economical to operate over their whole life is essential to having highly functioning fiscally sustainable schools. There is a growing need for the State to leverage its scale to support the LEAs with facilities management tools such as a cloud-based CMMS and facilities condition indexes, and to provide post occupancy evaluations, performance benchmarks, direct technical support, and assist the sharing of best practices.

Maryland’s General Assembly and the Administration provided \$3.99 billion in capital funding between fiscal years 2006 and 2017 for public school construction. Maryland does not have robust and statewide comparable facilities data. School facilities total cost of ownership continues to increase because of facilities increasing size and expense. School facilities size and total cost of ownership must be dominant in planning decisions, and the management and operation of school facilities must continuously improve efficiency and effectiveness. Robust data driven facilities management is necessary to manage cost of ownership and sustain our schools.

**TABLE B: MAINTENANCE SURVEY RESULTS FISCAL YEARS 1981-2017
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
Total Ratings	2853	1901	249	36	5039	
Total Percentages	56.62%	37.73%	4.94%	0.71%	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.

II. THE SURVEY: FISCAL YEAR 2017

A. PROCEDURES AND METHODS

- The FY 2017 surveys were conducted between September 2016 and June 2017 by the IAC's two full-time maintenance inspectors. The surveys, included 13 re-inspections of schools that received a rating of *Not Adequate* in the FY 2016 survey.
- The 233 schools selected in FY 2017 represented approximately 25 million square feet of public school space. Some of the buildings date back to the early 20th century, while others were recently constructed. Many have received complete renovations, additions, or systemic upgrades.
- The method of selecting schools to be assessed was modified from being uniform sample percentages of each LEA to a differential accountability methodology focusing on the lowest performing schools and LEAs.
- The PSCP notified each LEA of the selected schools two weeks prior to beginning the scheduled surveys. Generally, a facility maintenance representative or a member of the school staff accompanied the inspectors to answer questions and assist with access to secured areas.
- During each survey, the inspectors examined 35 different categories based on components and systems of the buildings, such as roofing, HVAC, electrical equipment, and parking lots. (See Sample Survey Form, pages 13-15.) 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 inspectors' comments were recorded on the survey form.
- Each of the 35 categories was 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 inspection were indicated as *Not Applicable*.

Scoring Levels:

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

- Weighting Values and Description

- 3 - A serious and potentially urgent impact on safety and/or health
 - 2 - A serious but not immediate impact on safety and/or health
 - 1 - Less direct impact on safety and health
- Care is taken during the survey 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.

- Beginning in FY 2008, safety equipment and emergency preparedness plans were closely evaluated at each facility, as well as the accessibility of the Asbestos Management Plan that is required under federal legislation to be available in school facilities. In addition, since regulations require that semi-annual roofing inspections are to be completed and reports kept on file for the life of the building, LEAs were requested to provide their last three (3) roof inspection reports. At that time, it was found that many roof inspections were not recorded or had not been performed, creating a concern with regards to the warranty issued by the manufacturer. 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, begun to implement CMMS tools. School Dude is one popular brand and one LEA is using a very sophisticated tool named Maximo. CMMS tools ease the regular performance of preventative maintenance tasks (like those in the previous bullet) 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.
- A copy of each survey and a cover letter was sent to the school system's superintendent and facilities maintenance director. Any building system that was rated *Poor* or *Not Adequate* required a follow-up response from the LEA stating either that the problem had been repaired or describing the method of corrective action that was planned in the near future. Similarly, if a category rated *Superior*, *Good*, or *Adequate* showed a specific deficiency, a follow-up response was also required. Responses are typically required from the LEA within 30 days of receipt of the letter and surveys. Any school that scores an overall rating of *Not Adequate* or *Poor* is required to be repaired to an acceptable condition or have its deficiencies reasonably addressed to the State's satisfaction, within a 60-day period, after which time a re-inspection is performed.

B. FY 2017 SURVEY RESULTS

The specific ratings of schools surveyed in each school district are shown in Table C "FY 2017 Maintenance Survey Results," pages 7-11.

Of the 233 schools surveyed in FY 2017:

- 9 schools were rated as *Superior*
- 131 schools were rated as *Good*
- 93 schools were rated as *Adequate*
- 0 schools were rated as *Not Adequate*
- 0 schools were rated as *Poor*

TABLE C: FY 2017 MAINTENANCE SURVEY RESULTS

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Allegany (2)				
Beall Elementary	01.002	Elementary	57,290	Adequate
West Side Elementary	01.017	Elementary	49,300	Good
			106,590	
Anne Arundel (24)				
Arlington Echo Education Center	02.122	Environmental Ed.	10,509	Good
Arundel High	02.040	High	292,177	Adequate
Arundel Middle	02.057	Middle	140,032	Adequate
Belvedere Elementary	02.056	Elementary	68,476	Good
Brooklyn Park Elementary	02.085	Elementary	74,540	Adequate
Central Elementary	02.117	Elementary	83,381	Good
Edgewater Elementary	02.033	Elementary	52,326	Adequate
Ferndale EEC	02.124	Elementary	24,076	Good
Fort Smallwood Elementary	02.031	Elementary	64,907	Good
Freetown Elementary	02.080	Elementary	82,460	Good
Hillsmere Elementary	02.084	Elementary	49,130	Adequate
Jacobsville Elementary	02.091	Elementary	73,193	Good
Marley Elementary	02.079	Elementary	76,967	Good
Marley Middle	02.059	Middle	154,293	Good
Oakwood Elementary	02.109	Elementary	55,114	Good
Old Mill High	02.002	High	283,194	Adequate
Pasadena Elementary	02.070	Elementary	68,023	Good
Phoenix Academy	02.083	Alternate	71,000	Good
Quarterfield Elementary	02.078	Elementary	49,130	Good
Riviera Beach Elementary	02.097	Elementary	50,916	Adequate
Severna Park Middle	02.089	Middle	205,905	Good
Southern High	02.068	High	226,206	Good
Sunset Elementary	02.108	Elementary	73,113	Good
Tyler Heights Elementary	02.069	Elementary	47,213	Adequate
			2,376,281	
Baltimore County (26)				
Carney Elementary	03.188	Elementary	66,012	Good
Catonsville Middle	03.088	Middle	95,235	Good
Deer Park Middle Magnet	03.147	Middle	161,107	Adequate
Dundalk Elementary	03.052	Elementary	74,835	Adequate
Edgemere Elementary	03.056	Elementary	66,650	Good
Elmwood Elementary	03.072	Elementary	58,195	Good
Essex Elementary	03.055	Elementary	66,650	Good
Former Catonsville Elementary	03.177	Elementary	59,630	Adequate
Fullerton Elementary	03.004	Elementary	62,910	Good
General John Stricker Middle	03.122	Middle	169,555	Good
Hebbsville Elementary	03.104	Elementary	64,340	Good
Holabird Middle	03.047	Elementary/Middle	124,525	Good
Jacksonville Elementary	03.074	Elementary	75,672	Good
Johnnycake Elementary	03.103	Elementary	63,495	Good
Kingsville Elementary	03.080	Elementary	53,920	Good
Mars Estates Elementary	03.020	Elementary	64,840	Good
Martin Boulevard Elementary	03.142	Elementary	54,947	Adequate
Mays Chapel Elementary	03.200	Elementary	90,173	Superior
McCormick Elementary	03.191	Elementary	54,450	Good
Middleborough Elementary	03.192	Elementary	48,715	Good
Owings Mills High	03.073	High	176,810	Good

TABLE C: FY 2017 MAINTENANCE SURVEY RESULTS

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Baltimore County (cont.)				
Parkville High	03.121	High	281,530	Adequate
Perry Hall Elementary	03.070	Elementary	63,680	Good
Scotts Branch Elementary	03.025	Elementary	57,735	Adequate
Sudbrook Magnet Middle	03.126	Middle	150,042	Good
Western School of Technology/Science	03.008	Career Tech	160,349	Good
			2,466,002	
Calvert (1)				
Northern Middle	04.006	Middle	88,780	Good
			88,780	
Caroline (1)				
Preston Elementary	05.008	Elementary	64,952	Superior
			64,952	
Carroll (2)				
Freedom Elementary	06.015	Elementary	58,443	Good
Mechanicsville Elementary	06.007	Elementary	74,526	Good
			132,969	
Cecil (1)				
Calvert Elementary	07.014	Elementary	58,857	Superior
			58,857	
Charles (2)				
Gen. Smallwood Middle	08.005	Middle	91,173	Good
Indian Head Elementary	08.008	Elementary	60,529	Good
			151,702	
Dorchester (2)				
Cambridge-South Dorchester High	09.009	High	189,050	Good
Maple Elementary	09.010	Special Ed.	62,000	Good
			251,050	
Frederick (1)				
Oakdale Elementary	10.062	Elementary	89,566	Superior
			89,566	
Garrett (1)				
Northern Middle	11.009	Middle	84,008	Superior
			84,008	
Harford (16)				
Aberdeen High	12.058	High	229,000	Good
Aberdeen Middle	12.006	Middle	196,800	Good
Abingdon Elementary	12.049	Elementary	91,229	Good
Church Creek Elementary	12.034	Elementary	85,801	Good
Edgewood Elementary	12.054	Elementary	67,341	Adequate
Emmorton Elementary	12.038	Elementary	63,000	Good
Fallston High	12.001	High	233,500	Good
Fallston Middle	12.030	Middle	130,284	Good
Fountain Green Elementary	12.033	Elementary	60,000	Good
Harford Tech High	12.008	Career Tech	218,225	Good
Homestead/Wakefield Elementary	12.022	Elementary	115,458	Adequate
North Harford Elementary	12.026	Elementary	49,703	Good
North Harford Middle	12.007	Middle	173,728	Good
Ring Factory Elementary	12.029	Elementary	59,132	Good
Southampton Middle	12.050	Middle	188,134	Good

TABLE C: FY 2017 MAINTENANCE SURVEY RESULTS

LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Harford (Cont.)				
William Paca/Old Post Rd. Elementary	12.003	Elementary	112,417	Adequate
			2,073,752	
Howard (16)				
Clarksville Middle	13.031	Middle	82,151	Good
Ducketts Lane Elementary	13.086	Elementary	102,705	Good
Elkridge Elementary	13.020	Elementary	98,303	Good
Forest Ridge Elementary	13.047	Elementary	81,823	Good
Fulton Elementary	13.063	Elementary	88,812	Good
Hammond Elementary	13.064	Elementary	73,799	Good
Hammond High	13.016	High	197,023	Good
Ilchester Elementary	13.057	Elementary	75,438	Good
Long Reach High	13.055	High	234,007	Good
Manor Woods Elementary	13.052	Elementary	77,169	Good
Murray Hill Middle	13.059	Middle	106,700	Good
River Hill High	13.053	High	236,181	Good
Rockburn Elementary	13.050	Elementary	86,512	Good
Stevens Forest Elementary	13.022	Elementary	56,481	Good
Thomas Viaduct Middle	13.087	Middle	95,838	Good
Thunder Hill Elementary	13.075	Elementary	64,402	Good
			1,757,344	
Kent (1)				
Kent County High	14.007	High	189,626	Adequate
			189,626	
Montgomery (40)				
Arcola Elementary	15.049	Elementary	95,421	Good
Bannockburn Elementary	15.204	Elementary	54,234	Good
Barnsley (Lucy V.) Elementary	15.225	Elementary	72,024	Good
Bel Pre Elementary	15.206	Elementary	102,198	Superior
Bethesda Elementary	15.015	Elementary	75,257	Good
Blake (James Hubert) High	15.226	High	297,125	Good
Bradley Hills Elementary	15.145	Elementary	76,745	Good
Candlewood Elementary	15.111	Elementary	82,222	Superior
Carderock Springs Elementary	15.243	Elementary	75,351	Good
Cashell Elementary	15.193	Elementary	71,171	Good
Cedar Grove Elementary	15.214	Elementary	57,037	Adequate
Churchill (Winston) High	15.053	High	322,078	Adequate
Einstein (Albert) High	15.031	High	276,462	Adequate
Farquhar (William) Middle	15.197	Middle	135,626	Superior
Glen Haven Elementary	15.010	Elementary	85,845	Good
Grosvenor Center	15.016	Alternate	36,770	Adequate
Highland View Elementary	15.101	Elementary	59,213	Adequate
Hoover (Herbert) Middle	15.241	Middle	165,367	Good
Kensington-Parkwood Elementary	15.004	Elementary	77,136	Good
Lee (Col. E. Brooke) Middle	15.064	Middle	123,199	Adequate
Magruder (Col. Zadok) High	15.045	High	295,478	Good
North Bethesda Middle	15.245	Middle	130,461	Adequate
Northwest High	15.239	High	340,867	Good
Oak View Elementary	15.149	Elementary	57,560	Good
Rock Terrace SP	15.047	Special Ed.	48,024	Adequate
Rockwell (Lois P.) Elementary	15.173	Elementary	75,520	Adequate

TABLE C: FY 2017 MAINTENANCE SURVEY RESULTS				
LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Montgomery (Cont.)				
Rosemont Elementary	15.203	Elementary	88,764	Adequate
Sandburg (Carl) Learning Center	15.222	Special Ed.	31,252	Adequate
Seven Locks Elementary	15.253	Elementary	66,915	Good
Silver Spring International Middle	15.002	Middle	186,031	Adequate
Sligo Middle	15.235	Middle	149,527	Adequate
Takoma Park Elementary	15.081	Elementary	85,553	Good
Tilden Center	15.210	Alternate	119,516	Adequate
Waters Landing Elementary	15.153	Elementary	101,352	Good
Watkins Mill High	15.166	High	301,579	Adequate
West (Julius) Middle	15.127	Middle	182,617	Adequate
White Oak Middle	15.119	Middle	140,990	Good
Whitman (Walt) High	15.134	High	261,295	Good
Wood Acres Elementary	15.060	Elementary	96,358	Good
Woodfield Elementary	15.143	Elementary	53,212	Good
			5,153,352	
Prince George's (36)				
Adelphi Elementary	16.169	Elementary	38,872	Good
Allenwood Elementary	16.205	Elementary	48,686	Good
Andrew Jackson Academy	16.197	PreK-8	151,163	Adequate
Benjamin Tasker Middle	16.185	Middle	161,678	Adequate
Berwyn Heights Elementary	16.220	Elementary	45,387	Good
Bradbury Heights Elementary	16.025	Elementary	79,457	Good
Buck Lodge Middle	16.094	Middle	122,497	Adequate
Carole Highlands Elementary	16.153	Elementary	54,125	Adequate
Catherine T. Reed Elementary	16.144	Elementary	56,889	Good
Central High	16.010	High	168,366	Adequate
Cherokee Lane Elementary	16.158	Elementary	44,319	Good
Cooper Lane Elementary	16.131	Elementary	47,370	Good
District Heights Elementary	16.076	Elementary	54,415	Adequate
Dora Kennedy French Immersion	16.184	Elementary/Middle	141,125	Adequate
Duval High	16.194	High	281,281	Adequate
Eleanor Roosevelt High	16.002	High	327,458	Adequate
Forestville High	16.104	High	193,222	Adequate
Fort Washington Forest Elementary	16.210	Elementary	45,648	Good
Gwynn Park High	16.001	High	194,845	Adequate
Heather Hills Elementary	16.132	Elementary	36,825	Adequate
Hyattsville Middle	16.178	Middle	119,597	Adequate
James Ryder Randall Elementary	16.084	Elementary	70,891	Adequate
Kettering Elementary	16.188	Elementary	57,651	Good
Lewisdale Elementary	16.049	Elementary	54,103	Adequate
Martin Luther King, Jr. Middle	16.213	Middle	127,516	Good
Mary Harris Mother Jones Elementary	16.231	Elementary	76,842	Adequate
Paint Branch Elementary	16.018	Elementary	59,021	Good
Port Towns Elementary	16.218	Elementary	77,586	Good
Potomac Landing Elementary	16.086	Elementary	60,596	Good
Riverdale Elementary	16.079	Elementary	64,800	Good
Robert Goddard Montessori	16.181	PreK-8	133,631	Adequate
Robert R. Gray Elementary	16.222	Elementary	74,520	Good
Samuel Chase Elementary	16.221	Elementary	42,624	Adequate
Tall Oaks High	16.102	High	39,361	Adequate
Valley View Elementary	16.118	Elementary	52,431	Good

TABLE C: FY 2017 MAINTENANCE SURVEY RESULTS				
LEA/School Name	PSC #	School Type	Area (Square Feet)	Rating
Prince George's (Cont.) Walker Mill Middle	16.196	Middle	129,348	Adequate
			3,534,146	
Queen Anne's (1) Kent Island High	17.023	High	189,785	Good
			189,785	
St. Mary's (6) Greenview Knolls Elementary Leonardtown Elementary Leonardtown Middle Piney Point Elementary Ridge Elementary Town Creek Elementary	18.023	Elementary	56,528	Good
	18.008	Elementary	67,847	Good
	18.001	Middle	104,750	Good
	18.027	Elementary	57,794	Good
	18.006	Elementary	32,537	Good
	18.015	Elementary	35,498	Good
			354,954	
Somerset (1) J.M. Tawes Technology & Career Center	19.003	Career Tech	49,500	Good
			49,500	
Talbot (1) Chapel District Elementary	20.006	Elementary	46,070	Good
			46,070	
Washington (1) Hickory Elementary	21.004	Elementary	39,571	Good
			39,571	
Wicomico (2) East Salisbury Elementary Pittsville Elementary/Middle	22.003	Elementary	61,889	Good
	22.019	Elementary/Middle	79,335	Superior
			141,224	
Worcester (1) Snow Hill Elementary	23.008	Elementary	40,500	Good
			40,500	

Total Number of Schools Inspected: 233

Total Square Feet Inspected: 25,021,211

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)	Not					Not Applicable
	Superior	Good	Adequate	Adequate	Poor	
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						
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

Asbestos Management Plan:
 Emergency Preparedness Plan:
 Facility Safety & Administrative Issues:

Survey ID:



PUBLIC SCHOOL INSPECTION REPORT - COMMENTS

School Name &
 PSC Number: _____
 Report Date (s): _____

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



PUBLIC SCHOOL INSPECTION REPORT - COMMENTS

School Name &
 PSC Number: _____
 Report Date (s): _____

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

ASBESTOS MANAGEMENT PLAN			
LEA Response:			

EMERGENCY PREPAREDNESS PLAN			
LEA Response:			

FACILITY SAFETY & ADMINISTRATIVE ISSUES			

ADDITIONAL NOTES & COMMENTS			

FY 2017 MAINTENANCE SURVEY RESULTS: A DISTRICT-BY-DISTRICT OVERVIEW

The following reports provide an overview of maintenance surveys 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 surveyed, and a brief narrative highlighting important aspects of the school system's maintenance program.

Note:

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

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

Individual school reports are available upon request.
Please contact Ms. Trina Narivanchik at 410-767-0726.

Allegany County

Two schools were inspected in April 2017. Original existing square footage at these schools dates from 1940 to 1976 with adjusted building ages of 41 and 40 years, respectively. Beall Elementary School was built in 1976 with no renovations and West Side Elementary was built in 1940, had an addition in 1976, and was fully renovated in 1977. Despite their age, the schools appear to have been well maintained and operated by the ACPS maintenance personnel and the onsite custodial teams. As a result of Allegany County's record of good maintenance, the number of inspections was reduced this year.

Although the age of each school is similar, Beall Elementary School presents a greater challenge to maintain due to its open space classroom configuration and associated problems with storage and clutter which affect interior conditions and efficiency of operation. Aged physical conditions were also observed at West Side Elementary School; however, the interior utilization and management appear slightly more organized.

The roofs on both schools are older systems that show evidence of deterioration and conditions that need at least some maintenance attention. Both schools would greatly benefit from full renovations including replacement of the building envelope components such as the roofs, exterior doors and windows, the mechanical systems and controls, and the finishes. The aged conditions are beyond their useful life and will not be improved through normal maintenance efforts. Both schools have their original single-glazed windows.

Overall, both schools are in need of upgrading. Beall Elementary School is identified as needing an HVAC replacement project in Allegany County's 2017 Master Plan for School Facilities and Westside Elementary School is identified as needing an elevator installation



Beall Elementary

FY 2017

- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 2 schools inspected: 2 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (87.69)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Beall E.	41	Adequate	4	12	11	4	0
2. West Side E.	40	Good	8	18	5	1	0
Totals			12	30	16	5	0
Percentage of Total Ratings for System			19%	48%	25%	8%	0%

Anne Arundel County

Twenty-four schools were inspected in March and April 2017. The original existing square footage at these schools dates from 1925 to 2015, with adjusted building ages ranging from 55 years to 4 years. Currently, Anne Arundel County's average age of facilities is 28 years, and is one year less than the State average. However, this is the first year Anne Arundel has had newer square footage than the statewide average since PSCP began recording this information in FY 2005. This relative improvement in age can be attributed to the aging of other jurisdictions and to overall capital investment to improve facilities in Anne Arundel County.

Of the twenty-four schools inspected, 15 had an adjusted age of 20 years or more, and of those schools, nine had an adjusted age beyond 40 years. All of the schools inspected in FY 2017 received overall ratings of either *Good* or *Adequate*, with the majority falling into the good range. Local planning approval for replacement was requested in the FY 2018 CIP for Edgewater Elementary School and Tyler Heights Elementary School, both rated *Adequate*; however, approval of both requests was deferred due to decisions needed regarding the scope of work. Arundel Middle School has the oldest adjusted age of all schools inspected this year and also received the lowest overall rating. Besides the age-related conditions, Arundel Middle School appears to lack sufficient maintenance and operational support. Improvements in communicating the building's needs as well as routine preventive maintenance are needed.

Like Arundel Middle School, an evaluation of the onsite custodial and maintenance support at Pasadena Elementary School, Oakwood Elementary School, and Old Mill High School is needed to identify areas for improvement and to make corrections as needed to ensure the ability to properly maintain these facilities. Conversely, although they have a few deficiencies, Arlington

Echo Education Center and Quarterfield Elementary School are both generally well managed and maintained despite being two of the oldest schools inspected. As in previous inspection years, additional support from the school administration is found to be needed to minimize the physical impact classroom management has on facilities and to improve the ability to efficiently maintain.



Freetown Elementary

FY 2017

- 123 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 24 schools inspected: 16 Elementary, 3 Middle, 3 High, 1 Alternate, 1 Environmental Ed.

Results:

- ✓ 0 Superior
- ✓ 16 Good
- ✓ 8 Adequate
- ✓ 0 Not Adequate
- ✓ 0 Poor

- * Average overall rating of inspected schools: **Good (86.27)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arlington Echo Ed. Ctr.	48	Good	0	22	5	3	0
2. Arundel H.	27	Adequate	0	18	13	3	0
3. Arundel M.	55	Adequate	0	12	11	7	3
4. Belvedere E.	18	Good	4	18	8	3	0
5. Brooklyn Park E.	24	Adequate	0	8	19	4	1
6. Central E.	27	Good	2	20	7	2	1
7. Edgewater E.	32	Adequate	1	16	14	2	0
8. Ferndale EEC	12	Good	12	16	1	0	1
9. Fort Smallwood E.	30	Good	3	20	8	1	0
10. Freetown E.	8	Good	7	19	1	1	4
11. Hillsmere E.	50	Adequate	0	11	13	8	0
12. Jacobsville E.	18	Good	2	24	5	1	0
13. Marley E.	11	Good	6	20	5	1	0
14. Marley M.	11	Good	13	13	4	2	0
15. Oakwood E.	47	Good	1	21	7	3	0
16. Old Mill H.	42	Adequate	0	13	17	3	0
17. Pasadena E.	9	Good	3	19	7	3	0
18. Phoenix Acad.	4	Good	7	17	6	2	0
19. Quarterfield E.	48	Good	2	18	11	1	0
20. Riviera Beach E.	46	Adequate	1	15	14	3	0
21. Severna Park M.	7	Good	13	16	2	3	0
22. Southern H.	47	Good	3	19	8	1	1
23. Sunset E.	26	Good	4	19	6	3	0
24. Tyler Heights E.	53	Adequate	0	13	18	1	1
Totals			84	407	210	61	12
Percentage of Total Ratings for System			11%	52%	27%	8%	2%

Baltimore City

Forty-eight schools were inspected in October and November 2016, and in January 2017. Eleven of these were re-inspections of schools that received a rating of *Not Adequate* in a previous year. Original existing square footage at these schools dates from 1925 to 2009, with adjusted building ages ranging from 71 to 8 years.

Baltimore City has the oldest school facilities in the State, and of the schools inspected this year, 94% were originally constructed before 1980. Considering the age and the past inspection results, it is noteworthy that the average overall rating for Baltimore City Schools for FY 2017 is in the adequate range at 82.63 and no schools received an overall rating of *Not Adequate*. The “average overall rating of inspected schools” for Baltimore City Public Schools has gradually increased over the last four fiscal years: 77.77 in FY 2014; 79.08 in FY 2015; and 81.94 in FY 2016 and 82.63 in FY 2017.

This fiscal year, three of the 35 maintenance inspection categories did not receive *Not Adequate* or *Poor* ratings at any school inspected. These three categories are Flashing & Gravel Stops, Interior Walls, and Electrical Service Equipment. In addition, seven categories received no *Poor* ratings and two or less *Not Adequate* ratings. These categories are Exterior Building Appearance, Gutters & Downspouts, Roof, Roof Drains, Rooftop Equipment, Boilers & Water Heaters, and Steam Distribution. The increase in the Facilities Maintenance and Operations (FM&O) budget, the improved planning and management of the school building portfolio implemented by the new Executive Facilities Director, and the focus on accountability by reorganizing the Educational Building Supervisor (EBS) positions under the FM&O Department are all a positive change that appears to be making a difference.

These factors, as well as the gradual improvement of overall condition scores over the last four years, suggest that Baltimore City Schools is beginning to build and strengthen their maintenance program. While these improvements are noted, there are still *Not Adequate* ratings in nearly all (32) of the categories and *Poor* ratings in 12 of the categories. In addition to inadequate or lack of maintenance, other factors may contribute to lower ratings in individual categories such as

age of the facility and its components, the original quality of construction or installation, the leadership exhibited by the school administration, and the regard of the facility by the faculty and the student body. Additionally, Baltimore City Public Schools is the only school system in the state that does not have onsite facility personnel in each building.

Additional improvements in maintenance ratings will depend on the comprehensiveness of capital project requests; the renovation, replacement, or closure of 23 to 28 schools through the 21st Century Building Program; the continuing development of the Facilities Maintenance and Operation (FM&O) department, particularly by increasing skilled staff; and the oversight of the Facility Planning, Design & Construction, and Maintenance departments by the Executive Director of Facilities.



Thomas Jefferson PK-8 #232

FY 2017

- 161 total active schools in system
- Avg. Adjusted Age, all schools: 1975
- 48 schools inspected: 14 Elementary, 18 PK-8, 1 Elementary/Middle, 1 Middle, 4 Middle/High, 7 High, 2 Special Ed., 1 Alternative
- Results:
 - ✓ 0 Superior
 - ✓ 11 Good
 - ✓ 37 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Adequate (82.63)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Armistead Gardens PK-8 # 243	26	Adequate	0	18	11	3	0
2. Bay Brook # 124B 4-8	46	Adequate	0	10	13	6	0
3. Bay Brook PK-8 # 124A	45	Adequate	4	10	9	6	0
4. Beechfield PK-8 # 246	57	Adequate	0	7	24	3	0
5. Belmont E. # 217	54	Good	0	22	7	2	0
6. Benjamin Franklin Bldg. # 239 (RE-INSP)	26	Adequate	1	8	19	4	0
7. Calverton PK-8 # 075	54	Adequate	0	4	17	7	5
8. Charles Carroll Barrister E. # 034	37	Good	4	23	2	1	0
9. Chinquapin Bldg. # 046 (RE-INSP)	60	Adequate	0	14	15	2	2
10. Coldstream Park PK-8 # 031 (RE-INSP)	46	Adequate	3	8	19	1	0
11. Commodore John Rodgers PK-8 # 027	43	Adequate	4	15	9	6	0
12. Cross Country PK-8 # 247	34	Adequate	0	5	18	9	1
13. Edgewood PK-5 # 067	58	Good	6	14	7	6	0
14. Edmondson H. School Bldg. # 400A	55	Adequate	1	10	19	3	2
15. Francis M. Wood Bldg. # 178	39	Adequate	0	18	8	7	0
16. George W.F. McMechen Sp. Ed. H. #177	44	Adequate	0	5	20	4	2
17. George Washington E. # 022	27	Adequate	1	14	13	3	0
18. Gilmor E. #107 (RE-INSP)	55	Adequate	0	4	27	1	0
19. Govans E. # 213	33	Adequate	0	11	15	7	0
20. Graceland Pk/O'Donnell Hts#240(RE-INSP)	67	Adequate	0	6	25	3	0
21. Hamilton PK-8 # 236	18	Adequate	0	18	12	3	0
22. Harlem Park Bldg. #078	53	Adequate	5	6	14	7	2
23. Hazelwood K-8 # 210 (RE-INSP)	55	Adequate	1	8	22	1	0
24. Highlandtown PK-8 # 237	8	Good	1	27	3	1	0
25. Hilton E. # 021	51	Adequate	0	10	12	9	1
26. James Mosher E. # 144	15	Good	0	28	6	0	0
27. Lake Clifton Bldg. # 040	45	Adequate	0	4	19	10	1
28. Lakeland PK-8 # 012	19	Adequate	1	19	9	4	1
29. Lockerman-Bundy E. # 261	39	Adequate	0	12	15	4	0
30. Lois T. Murray Special Ed. PK-8 # 313	38	Adequate	0	15	14	1	0
31. Maree G. Farring PK-8 # 203	38	Good	0	21	6	4	0
32. Margaret Brent PK-8 # 053	38	Adequate	0	10	15	6	0
33. Mt. Royal E./M. # 066	35	Adequate	0	11	17	6	0
34. North Bend PK-8 # 081	43	Good	2	17	12	2	0
35. Northern Bldg. #402 (RE-INSP)	50	Adequate	0	9	18	5	1
36. Northwestern H. #401	50	Adequate	0	3	20	8	2
37. Professional Development Center # 93	46	Adequate	0	7	12	13	1
38. Robert W. Coleman E. # 142	36	Adequate	1	8	15	7	0
39. Southeast Bldg. M./H. # 255	41	Adequate	0	10	20	2	0
40. Southside Bldg. # 181 (RE-INSP)	60	Adequate	0	4	20	6	3
41. Steuart Hill PK-5 # 004	47	Adequate	0	15	15	3	0
42. Thomas Jefferson PK-8 # 232	22	Adequate	1	17	12	2	1
43. Violetville PK-8 #226	17	Good	6	17	6	3	0
44. Western H. Bldg. #407	49	Adequate	1	12	14	3	2
45. Westport PK-8 # 225	40	Adequate	0	7	15	10	1
46. William Paca E. # 083	38	Good	0	23	8	0	0
47. Windsor Hills PK-8 # 087	71	Adequate	0	8	18	7	0
48. Wolfe Street Academy E. # 023	41	Good	0	20	7	0	0
Totals			43	592	673	211	28
Percentage of Total Ratings for System			3%	38%	43%	14%	2%

Baltimore County

Twenty-six schools were inspected in January and February 2017. Original existing square footage at these schools dates from 1910 to 2014 with adjusted building ages ranging from 82 to 3 years.

Baltimore County has the sixth oldest school building inventory in the State and more than half of the schools inspected this fiscal year had adjusted building ages of at least 30 years. The fact that 20 of the 26 schools inspected received an overall rating of *Good* or better is evidence that very good maintenance can be beneficial in buildings of any age and Baltimore County Public Schools has proven over the years that this can be achieved.

In many of the aged facilities, the windows and exterior doors were original, the interior finishes were aged, and the asphalt driveways and parking lots were deteriorated or damaged. While these components are being actively maintained, they should be considered for replacement due to their age. Minor to moderate leaf debris was observed blocking roof drains at 17 of the schools inspected, indicating that additional attention is needed to preventive maintenance in this area. In two categories, the scores were more *Adequate* than *Good*. These categories are Ceilings and Equipment Rooms. Stained ceiling tiles were observed in most of the schools inspected and the equipment rooms at many were cited as having excessive storage that blocked access to the equipment. It is recommended that a 36" clearance be maintained at all electrical and mechanical equipment and at service panels for fire safety and for safe access to equipment. Additionally, preventive maintenance of AHUs, FCUs, and RTUs appears to be inconsistent and needs improvement throughout all schools inspected. Of serious concern are the erosion at the tennis courts at Owings Mills High School, the unsafe conditions at the washed out footbridge at General John Stricker Middle School, and the Facility Safety & Administrative Issues that were consistently found throughout all facilities. This last item should be addressed overall by the school system to maintain safe classroom conditions and assist in the efficient maintenance and operation of the facilities.

It is notable that nine of the categories inspected received no ratings of *Not Adequate* or *Poor*. These categories are Playgrounds, Athletic Fields & Equipment; Windows; Walkways; Interior Walls; Interior Doors; Interior Lighting; Boilers & Water Heaters; Air Conditioning; and Steam Distribution. Keeping all of the category ratings out of the *Not Adequate* and *Poor* range should be the goal of every school system in the State and, especially in a school system with a larger number of schools, this is difficult to attain. Baltimore County Public Schools are very capable of achieving this goal.



General John Stricker Middle

FY 2017

- 162 total active schools in system
- Avg. Adjusted Age, all schools: 1986
- 26 schools inspected: 18 Elementary, 1 Elementary/Middle, 4 Middle, 2 High, 1 Career Tech
- Results:
 - ✓ 1 Superior
 - ✓ 19 Good
 - ✓ 6 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (87.88)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Carney E.	32	Good	0	23	9	0	0
2. Catonsville M.	9	Good	2	25	3	0	0
3. Deer Park M. Magnet	24	Adequate	0	17	6	9	1
4. Dundalk E.	30	Adequate	0	21	7	5	0
5. Edgemere E.	19	Good	1	26	5	1	0
6. Elmwood E.	57	Good	0	26	5	3	0
7. Essex E.	22	Good	0	29	3	1	0
8. Former Catonsville E.	82	Adequate	0	9	20	5	0
9. Fullerton E.	41	Good	7	21	2	1	0
10. General John Stricker M.	27	Good	6	20	4	2	0
11. Hebbville E.	50	Good	13	16	1	2	0
12. Holabird M.	9	Good	2	17	12	1	0
13. Jacksonville E.	23	Good	14	10	6	2	0
14. Johnnycake E.	52	Good	0	22	10	1	0
15. Kingsville E.	37	Good	0	28	5	0	0
16. Mars Estates E.	35	Good	3	18	10	1	0
17. Martin Boulevard E.	18	Adequate	0	23	4	5	1
18. Mays Chapel E.	3	Superior	29	4	0	0	0
19. McCormick E.	31	Good	0	25	4	2	0
20. M.borough E.	56	Good	8	21	2	0	0
21. Owings Mills H.	37	Good	3	22	5	2	0
22. Parkville H.	28	Adequate	0	22	6	7	0
23. Perry Hall E.	27	Good	7	19	3	2	0
24. Scotts Branch E.	56	Adequate	0	22	5	6	0
25. Sudbrook Magnet M.	7	Good	2	24	4	3	0
26. Western School of Tech/Sci	39	Good	1	19	11	2	0
Totals			98	529	152	63	2
Percentage of Total Ratings for System			12%	63%	18%	7%	0%

Calvert County

One school was inspected in May 2017. The original existing square footage at Northern Middle School dates from 1976 and the building age is 41 years. This facility has received several systemic upgrades but the building has not been renovated.

Prior roof or condensation leaks and lack of humidity control during the summer months has caused much staining and sagging of the ceiling tiles in some areas throughout the school. It was reported the obsolete ceiling tiles are significantly oversized compared to traditional 2' x 4' tiles, making them costly to replace. The CCPS representative reported a replacement of this school building will be requested in a future CIP.

The overall condition and maintenance of inspected schools has been *Good* in recent years and Northern Middle School continues that trend this year by being in good condition and well maintained. Only one school was inspected this year as a result of Calvert County's good record of maintenance.



Northern Middle

FY 2017

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 1 school inspected: 1 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Good (89.33)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Northern M.	41	Good	1	26	2	1	0
Totals			1	26	2	1	0
Percentage of Total Ratings for System			3%	87%	7%	3%	0%

Caroline County

One school was inspected in September 2016. Original existing square footage at this school dates from 1971 to 2015 but its adjusted building age was less than 1 year at the time of this inspection.

Preston Elementary was built in 1971 and has received minor improvements funded by the Aging Schools Program as well as a small renovation in 1995 for a Pre-kindergarten classroom and a partial roof replacement. A project to fully renovate the building with an addition was completed in 2016 prior to this inspection; the project occurred while the building was occupied. Preston Elementary received very good scores on the maintenance survey conducted in FY 2008, and it is expected that this new/renovated building will continue to receive the same high-quality maintenance attention. One item of concern was the degradation of the elastomeric roof surface in a few small areas of the 2006 section of the roof, which was not replaced with the 2016 renovation. This issue must be addressed before further damage occurs.



Preston Elementary

FY 2017

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1995
- 1 school inspected: 1 Elementary
- Results:
 - ✓ 1 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Superior (99.52)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Preston E.	1	Superior	30	1	0	0	0
Totals			30	1	0	0	0
Percentage of Total Ratings for System			97%	3%	0%	0%	0%

Carroll County

Two schools were inspected in March 2017. Original existing square footage at these schools dates from 1948 to 2009 with adjusted building ages ranging from 43 to 22 years. Both schools are being well maintained and received overall ratings of Good, keeping the overall condition of inspected schools in the good range as it has been for the last three years.

There is a concern at Freedom Elementary regarding the relocatable building and the site beneath and surrounding it. The severe damage to the site appears to have been caused by storm water drainage in the area. There are no gutters or downspouts on the building, which may have contributed to deterioration to the exterior of the structure as well as the adjacent site. The asphalt walkway has collapsed and the footers for the wooden entrance ramp do not appear to be stable. It was reported that this relocatable building is not being used for instructional purposes; however, maintenance and safety need to be a priority.

At Mechanicsville Elementary, the flashing on the 2007 section of the roof was observed to have open seams that need repair. The LEA submitted a semi-annual roof inspection report that was completed four months prior to the IAC maintenance inspection identifying this issue and it appeared there was no attempt to make repairs. Semi-annual roof inspections that are conducted by the LEA should be followed up by action to remedy any deficiencies found and identified in these reports.

Aside from these few instances, it should be noted that Carroll County Public Schools has a reputation and record for maintaining schools at a high level of quality. As a result, it was determined only two schools would be inspected this year.



Freedom Elementary

FY 2017

- 40 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 2 schools inspected: 2 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (89.32)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Freedom E.	43	Good	0	26	5	1	1
2. Mechanicsville E.	22	Good	8	21	4	0	0
Totals			8	47	9	1	1
Percentage of Total Ratings for System			12%	71%	13%	2%	2%

Cecil County

One school was inspected in February 2017. Original existing square footage at this school dates from 1981 and 2012, with an adjusted building age of 23 years.

As a result of Cecil County Public Schools' consistent and comprehensive approach to facility maintenance, only one school was inspected in FY 2017. As expected, Calvert Elementary School was found to be a prime example of the excellent efforts being made by maintenance and operations staff. The mechanical and classroom spaces throughout the school were in equally exceptional condition.

As in years past, this LEA scheduled an awards luncheon in June to show appreciation for all the hard work and dedication given by the maintenance and operations personnel.



Calvert Elementary

FY 2017

- 30 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 1 school inspected: 1 Elementary
- Results:
 - ✓ 1 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Superior (96.45)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Calvert E.	23	Superior	23	6	2	0	0
Totals			23	6	2	0	0
Percentage of Total Ratings for System			74%	19%	7%	0%	0%

Charles County

Two schools were inspected in May 2017. Original existing square footage at these schools dates from 1953 to 2012 and, due to renovations and additions, the adjusted building age of both schools is 38 years.

General Smallwood Middle School was constructed in 1953 with an addition in 1959 and again in 1979, at which time the existing building was fully renovated. The school is in aged physical condition and is again in need of renovation. The 1993 built-up roof and the windows at this school appear to have exceeded their useful life cycle and should be considered for replacement in order to decrease the maintenance burden and increase the overall efficiency of the building envelope.

Indian Head Elementary School was built in 1976 with small additions in 1994 and 2012. Several non-functioning exhaust fans that can affect indoor air quality need repair and the rooftop ductwork insulation was severely damaged.

It should be noted that no categories inspected received a *Not Adequate* or *Poor* rating at either of these schools. Charles County's high priority of school maintenance and custodial care continues to be demonstrated as in the last two years with all eight schools inspected receiving an overall rating of *Good*. This record of good maintenance resulted in a reduced number of inspections this year.



General Smallwood Middle

FY 2017

- 38 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 2 schools inspected: 1 Elementary, 1 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (91.31)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Gen. Smallwood M.	38	Good	7	21	5	0	0
2. Indian Head E.	38	Good	10	18	2	0	0
Totals			17	39	7	0	0
Percentage of Total Ratings for System			27%	62%	11%	0%	0%

Dorchester County

Two schools were inspected in September 2016. Both of these schools were built in 1976 and neither of these 41-year old schools has received additions or major renovations.

However, numerous upgrades have occurred at Cambridge-South Dorchester High School, using State CIP, ASP, and QZAB funding to replace roofing, HVAC, lighting, the courtyard window wall system, flooring, door hardware, Gym flooring, electrical, etc. and to renovate the Gym and the exterior hardscape. This building is very well maintained by the onsite custodians, who appear to receive great support from the maintenance and operations staff. Of concern at this school was the minor staining and sagging of ceiling tiles from previous roof leaks of the aging roof system, scheduled to be replaced within the next few years

Maple Elementary School is another aged building that receives very good maintenance and custodial attention. It is evident that the Administration and Facilities staff work well to coordinate the care of this building. Replacement or upgrade of the aged systems such as the electrical distribution, ventilation, and pneumatic controls would benefit the building and the efforts of the maintenance staff greatly.

As in previous fiscal year IAC inspections, Dorchester County continues to do a very good job maintaining the older buildings in its inventory.



Maple Elementary

FY 2017

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 2 schools inspected: 1 Elementary, 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (90.34)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Cambridge-South Dorchester H.	41	Good	8	16	6	1	0
2. Maple E.	41	Good	7	20	3	0	0
Totals			15	36	9	1	0
Percentage of Total Ratings for System			25%	59%	15%	1%	0%

Frederick County

One school was inspected in March 2017. The original existing square footage at this school dates from 2001, with an adjusted building age of 14 years due to the addition/renovation project completed in 2012. Oakdale Elementary School's overall rating of *Superior* is consistent with the rating received on this school's previous maintenance inspection in FY 2010. This building is an example of how comprehensive maintenance management, good preventive maintenance, excellent onsite custodial care, and an environment of teamwork can ensure exemplary conditions in a school year after year. As a result of Frederick County's record of good maintenance, only one school was inspected this year.



Oakdale Elementary

Frederick County Public Schools continues to invest in the professional development of their personnel, which encourages and supports accountability to provide the consistent quality this system is known for. The Maintenance and Operations Department has become a leader in the State and is often used as a best practices resource for other LEAs.

FY 2017

- 68 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 1 school inspected: 1 Elementary
- Results:
 - ✓ 1 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Superior (95.69)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Oakdale E.	14	Superior	19	14	0	0	0
Totals			19	14	0	0	0
Percentage of Total Ratings for System			58%	42%	0%	0%	0%

Garrett County

One school was inspected in April 2017. Original existing square footage at Northern Middle School dates from 1978, and its adjusted building age is 8 years as a result of the full renovation and addition completed in 2009. An overall *Superior* rating was earned by Northern Middle School due to the exceptional conditions observed throughout the facility. GCPS is also to be commended for having no 'Facility Safety & Administrative Issues,' which is evidence that there is very good administrative oversight at this building. Of the categories inspected, this school received five *Good* ratings and the remainder were all rated *Superior*. Northern Middle School was rated *Superior* when it was inspected in FY 2011 as well, corroborating the continued outstanding maintenance practices at this school system.



Northern Middle

FY 2017

- 13 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 1 schools inspected: 1 Middle
- Results:
 - ✓ 1 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Superior (98.62)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Northern M.	8	Superior	28	5	0	0	0
Totals			28	5	0	0	0
Percentage of Total Ratings for System			85%	15%	0%	0%	0%

Harford County

Sixteen schools were inspected in February 2017. Original existing square footage at these schools dates from 1956 to 2008, with adjusted ages ranging from 53 to 13 years.

All of the schools inspected except one, have an adjusted age of over 20 years. This older group of schools has many aged building systems, such as the mechanical systems at Fallston Middle School and Homestead/Wakefield Elementary School. In most cases older components were found to be in good condition, which demonstrates that HCPS is successful at maintaining facility investments to prolong their life expectancy. Additionally, there were only four *Poor* ratings in any survey category at any of these schools and 18 of the 35 categories surveyed received no *Not Adequate* or *Poor* ratings. Harford County Public Schools has received a *Good* 'Average Overall Rating of Inspected Schools' every year from the Public School Construction Program.

While the LEA should be commended on consistent maintenance practices, there were a few concerns noted during these inspections. Most schools had stained or damaged ceiling tiles, or the tiles were sagging due to humidity. Controlling the humidity year round is recommended to prevent mold growth on ceiling tiles and in carpeted classrooms, and on materials stored within these rooms, in order to maintain healthy indoor air quality. Also, although only two roofs were rated *Not Adequate*, the categories that received the highest percentage of *Not Adequate* scores, Gutters, Flashing, and Ceilings, are an indication that an evaluation of current roof maintenance protocols may be needed.

The Homestead Building is in dire need of systemic improvements or renovation. The uncertainty of the future utilization of this facility has delayed the much needed upgrades to the majority of systems and

finishes. The site conditions around the playground and tennis courts at this building are an immediate concern and should be addressed.



Fallston Middle

FY 2017

- 53 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 16 schools inspected: 9 Elementary, 4 Middle, 2 High, 1 Career Tech
- Results:
 - ✓ 0 Superior
 - ✓ 13 Good
 - ✓ 3 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (87.66)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Aberdeen H.	13	Good	6	21	4	1	1
2. Aberdeen M.	44	Good	0	24	9	1	0
3. Abingdon E.	22	Good	4	21	5	2	0
4. Church Creek E.	21	Good	3	24	3	1	0
5. Edgewood E.	14	Adequate	2	17	6	5	0
6. Emmorton E.	23	Good	1	27	1	4	0
7. Fallston H.	39	Good	2	28	3	0	0
8. Fallston M.	23	Good	6	19	7	0	0
9. Fountain Green E.	24	Good	2	23	2	1	0
10. Harford Tech H.	31	Good	1	21	10	0	2
11. Homestead/Wakefield E.	53	Adequate	0	12	15	4	1
12. North Harford E.	33	Good	0	26	5	1	0
13. North Harford M.	41	Good	4	21	6	1	0
14. Ring Factory E.	27	Good	2	20	7	0	0
15. Southampton M.	46	Good	6	18	7	1	0
16. William Paca/Old Post Rd.	46	Adequate	1	19	8	5	0
Totals			40	341	98	27	4
Percentage of Total Ratings for System			8%	67%	19%	5%	1%

Howard County

Sixteen schools were inspected in March 2017. The original existing square footage at these schools dates from 1970 to 2014 with adjusted building ages ranging from 37 to 3 years. Nine of these schools had adjusted building ages of at least 20 years and seven of the schools were renovated between 2007 and 2013. However, regardless of age all buildings inspected this year received an overall *Good* rating. None of the categories inspected in any school received a *Poor* rating and 25 of the 35 categories did not receive less than an *Adequate* rating. The overall condition of inspected schools is in the *Good* range again this year, as it has been every year in Howard County, and most facilities displayed evidence of very good onsite custodial care.



Thomas Viaduct Middle

Insufficient maintenance of the kitchen equipment was apparent at two of the high schools and two of the elementary schools inspected. This condition has been cited in Howard County schools in recent years and was recognized as a lack of contractual maintenance. In addition, the areas of the kitchen surrounding this equipment were observed to be in need of additional cleaning and sanitation.

At eight of the schools inspected, the relocatable buildings were aged and in need of additional maintenance to the exterior, and two of these appeared to also need additional upkeep to the interior.

A marked improvement was noted this year in the management of ceiling tiles with only minor stains observed at a few of the schools inspected and no evidence of possible mold. This progress could be attributed to Howard County Public Schools' focus on Indoor Environmental Quality (IEQ) by hiring an IEQ coordinator and implementing a new IEQ management program.

FY 2017

- 73 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 16 schools inspected: 10 Elementary, 3 Middle, 3 High
- Results:
 - ✓ 0 Superior
 - ✓ 16 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (89.07)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Clarksville M.	9	Good	0	30	2	1	0
2. Ducketts Lane E.	4	Good	17	12	2	0	0
3. Elkridge E.	22	Good	8	22	2	2	0
4. Forest Ridge E.	23	Good	4	18	9	1	0
5. Fulton E.	18	Good	2	20	9	0	0
6. Hammond E.	6	Good	3	22	9	0	0
7. Hammond H.	37	Good	1	21	6	3	0
8. Ilchester E.	20	Good	3	24	6	1	0
9. Long Reach H.	21	Good	1	20	8	3	0
10. Manor Woods E.	22	Good	0	24	8	0	0
11. Murray Hill M.	20	Good	0	23	8	2	0
12. River Hill H.	23	Good	2	25	6	0	0
13. Rockburn E.	22	Good	2	24	5	0	0
14. Stevens Forest E.	4	Good	4	21	2	0	0
15. Thomas Viaduct M.	3	Good	15	11	4	0	0
16. Thunder Hill E.	6	Good	6	22	1	0	0
Totals			68	339	87	13	0
Percentage of Total Ratings for System			13%	67%	17%	3%	0%

Kent County

One school was inspected in March 2017. The original existing square footage at Kent County High School dates from 1971. The building received small renovations in 1994, 1995, and 2000 and a multi-systemic and limited area renovation in 2007, resulting in an adjusted building age of 28 years. This school was rated *Superior* in FY 2010 but declined to the middle of the *Adequate* range for this year's inspection.



Kent County High

As was observed at schools inspected in recent years, the roof was found to be in deteriorated condition and was receiving less than adequate maintenance. The 1992/1999 built-up roof at this school is in dire need of additional attention and repairs. There were numerous red painted markings throughout the roof surface, and at the flashings to indicate where additional repairs are needed, or where previous repairs had failed. Many of the marked areas had not yet been addressed at the time of this inspection. It would be prudent to replace this roof in the near future. School systems are required by the State to inspect their roofs twice annually in order to be eligible for State funding for roof replacement; the LEA-submitted roof inspection reports were dated 5/17/14, 6/8/15, and 4/20/16, suggesting that roof inspections are being inspected once a year. Also of concern is the lack of preventive maintenance of the ventilation equipment. These issues demonstrate that a review of the building maintenance plan requirements is needed to re-establish the schedule of preventive maintenance required for the facility and its systems.

FY 2017

- 7 total active schools in system
- Avg. Adjusted Age, all schools: 1977
- 1 school inspected: 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 0 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Adequate (82.19)

The exterior brick veneer has a substantial amount of cracking and in some locations has shifted. This damage, reportedly caused by the 2011 earthquake, should be evaluated by a structural engineer to verify safety and to determine the required repairs.

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Kent County H.	28	Adequate	2	19	4	4	3
Totals			2	19	4	4	3
Percentage of Total Ratings for System			6%	59%	13%	13%	9%

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Montgomery County

Forty schools were inspected in May and June 2017. Original existing square footage at these schools dates from 1934 to 2016, with adjusted building ages ranging from 59 years to 1 year. Ten of the schools surveyed this year had an adjusted building age of 30 or more years, and of those, three were 50 years or older.

Tilden Center and Silver Spring International Middle School both received *Not Adequate* ratings on their previous inspections, which facilitated the need for re-inspection in FY 2017. Silver Spring International Middle School showed significant improvement due to the repair and refinishing of the windows and trim details. The upcoming HVAC renovation will add further improvement to the facility; however, an assessment of the current building and plant operations is needed to ensure all new and existing equipment is properly maintained. The Tilden Center received minor facility improvements made to accommodate the current Charter School. However, there are insufficient onsite operations personnel allocated to this facility, which greatly affects overall conditions. Planned closure of this building at the end of the 2018 school year was reported by the LEA.

As of the date of the FY 2017 State maintenance inspections, the very thorough and well-considered action plan provided in 2016 by MCPS to improve the quality and value of the semi-annual roof inspection reporting and the timeliness of repairs had been partially implemented. Completion is needed to extend the service life of roof systems, and the overall improvement of the roofing program. Timely repairs are vital in maintaining the watertight integrity of the building envelope and sustainability of State and Local investments. Continued evaluation, implementation, and support of the LEA's roof management program by MCPS are needed to effect the necessary change.

The 60-year old Grosvenor Center, was the oldest facility inspected and had the second lowest rating of all schools inspected this year; Tilden Center received the lowest. Little systemic improvement has been made at Grosvenor Center, currently a holding facility for

students from Wayside Elementary School, and it appears to be minimally maintained. Renovation or replacement of this aged facility will be needed to sustain future utilization. The Facility Safety and Administrative concerns such as unsafe wire management and obstructed paths of egress found at the majority of the schools inspected in Montgomery County also have an impact on facility conditions. Improvement in communication, education, and support between the school administrations and the maintenance teams is recommended in order to promote awareness of proper classroom utilization and to ensure safe and efficient building occupation.



Blake (James Hubert) High

FY 2017

- 208 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 40 schools inspected: 21 Elementary, 8 Middle, 7 High, 2 Alternate, 2 Special Ed
- Results:
 - ✓ 3 Superior
 - ✓ 21 Good
 - ✓ 16 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (86.88)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arcola E.	9	Good	5	21	4	3	0
2. Bannockburn E.	30	Good	4	19	4	5	0
3. Barnsley (Lucy V.) E.	45	Good	2	21	8	1	0
4. Bel Pre E.	3	Superior	28	5	0	0	0
5. Bethesda E.	15	Good	10	17	1	4	0
6. Blake (James Hubert) H.	19	Good	11	14	6	1	0
7. Bradley Hills E.	15	Good	11	17	4	0	0
8. Candlewood E.	2	Superior	28	4	0	0	0
9. Carderock Springs E.	7	Good	11	15	5	0	1
10. Cashell E.	8	Good	24	5	2	2	0
11. Cedar Grove E.	30	Adequate	0	13	12	7	1
12. Churchill (Winston) H.	17	Adequate	1	17	8	5	3
13. Einstein (Albert) H.	20	Adequate	1	23	5	2	3
14. Farquhar (William) M.	1	Superior	30	4	0	0	0
15. Glen Haven E.	14	Good	5	17	8	2	0
16. Grosvenor Center	59	Adequate	0	11	6	10	4
17. Highland View E.	23	Adequate	0	12	11	8	2
18. Hoover (Herbert) M.	6	Good	23	9	0	2	0
19. Kensington-Parkwood E.	11	Good	2	29	2	0	0
20. Lee (Col. E. Brooke) M.	51	Adequate	0	8	17	6	2
21. Magruder (Col. Zadok) H.	34	Good	2	17	10	4	0
22. North Bethesda M.	18	Adequate	0	16	10	5	1
23. Northwest H.	17	Good	6	22	6	0	0
24. Oak View E.	28	Good	9	17	4	3	0
25. Rock Terrace SP	43	Adequate	0	14	10	6	1
26. Rockwell (Lois P.) E.	24	Adequate	1	16	10	4	1
27. Rosemont E.	18	Adequate	0	13	12	6	1
28. Sandburg (Carl) Learning Ctr.	54	Adequate	1	1	28	2	0
29. Seven Locks E.	5	Good	16	15	2	0	0
30. Silver Spring International M. (RE-INSP)	21	Adequate	0	7	20	2	4
31. Sligo Middle	26	Adequate	1	16	8	7	1
32. Takoma Park E.	22	Good	2	20	7	5	0
33. Tilden Center (RE-INSP)	48	Adequate	0	4	18	7	4
34. Waters Landing E.	22	Good	5	18	8	2	0
35. Watkins Mill High	27	Adequate	2	17	8	6	1
36. West (Julius) Middle	20	Adequate	2	14	13	3	2
37. White Oak Middle	24	Good	1	22	7	2	1
38. Whitman (Walt) High	24	Good	1	19	10	3	0
39. Wood Acres E.	12	Good	7	13	5	6	1
40. Woodfield E.	32	Good	7	19	4	2	0
Totals			259	581	303	133	34
Percentage of Total Ratings for System			20%	44%	23%	10%	3%

Prince George's County

Thirty-six schools were inspected in November and December 2016, and January 2017. Original existing square footage at these schools dates from 1937 to 2008, with adjusted building ages ranging from 60 to 9 years.

Prince George's County has the third oldest school building inventory in the State. Of the 36 schools inspected this fiscal year, 22 have adjusted ages greater than 35 years. The age of the facilities and deterioration and wear that are associated with an aging infrastructure require additional facilities and maintenance staff attention. It was noted that many of the building envelope components such as the windows and entry doors, as well as the asphalt driveways and parking lots, are aged or original and need upgrades.

Five of the 35 categories inspected received at least 30% of their ratings *Not Adequate* or *Poor*. These categories are Gutters & Downspouts, Ceilings, Ventilation Equipment, HVAC Controls, and Hot/Chilled Water Distribution. The air handling equipment at many of the schools inspected was aged and appeared to be poorly or minimally maintained, or not maintained at all. Much of the equipment was dirty or corroded, was not receiving filter changes regularly, and lacked much needed maintenance attention. The cooling towers were also lacking preventive maintenance; however, the LEA reported this to be due to contractual issues which they are in the process of resolving. Most of the schools inspected had newer boilers, but the associated piping and equipment had not been upgraded and there is no chemical treatment program in place for the hot or cold water distribution, which could damage the newer equipment.

Five categories did not receive any *Not Adequate* or *Poor* ratings. These categories are Interior Doors, Electrical Service Equipment, Interior Lighting, Plumbing Fixtures/Equipment, Restrooms, and Skylights (which were in most cases *Not Applicable*). While every school inspected received overall ratings in the Adequate to Good range, the average overall rating of inspected schools decreased slightly this year from last year's average.

In 12 of the 36 schools inspected in FY 2017, dark stains were observed on ceiling tiles and ductwork insulation. Insufficient maintenance to the air handling equipment, difficulty controlling interior humidity levels, and limited custodial operations may have potentially contributed to these conditions and immediate improvement is needed to mitigate the potential for mold growth. Additionally, it was reported that onsite staff are not required to inspect the roofs. It is recommended that routinely scheduled roof inspections are conducted by onsite staff in addition to the required semi-annual roof inspections to identify and communicate maintenance needs and ensure repairs are made in a timely manner.



Riverdale Elementary

FY 2017

- 196 total active schools in system
- Avg. Adjusted Age, all schools: 1981
- 36 schools inspected: 22 Elementary, 1 Elementary/Middle, 2 PreK-8, 5 Middle, 6 High
- Results:
 - ✓ 0 Superior
 - ✓ 16 Good
 - ✓ 20 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Adequate (83.85)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Adelphi E.	9	Good	0	26	2	2	3
2. Allenwood E.	22	Good	0	21	8	1	0
3. Andrew Jackson Academy	46	Adequate	0	9	13	9	2
4. Benjamin Tasker M.	47	Adequate	0	16	10	6	0
5. Berwyn Heights E.	15	Good	0	20	10	2	0
6. Bradbury Heights E.	26	Good	0	24	4	4	0
7. Buck Lodge M.	26	Adequate	4	11	11	4	2
8. Carole Highlands E.	22	Adequate	0	11	10	8	2
9. Catherine T. Reed E.	34	Good	0	28	3	0	0
10. Central High	34	Adequate	0	21	12	2	0
11. Cherokee Lane E.	54	Good	0	19	12	0	0
12. Cooper Lane E.	50	Good	0	22	8	1	0
13. District Heights E.	37	Adequate	0	15	9	6	1
14. Dora Kennedy French Immersion	60	Adequate	0	10	14	9	0
15. Duval High	38	Adequate	0	19	10	5	0
16. Eleanor Roosevelt High	42	Adequate	0	15	12	8	0
17. Forestville High	23	Adequate	0	3	21	10	0
18. Fort Washington Forest E.	54	Good	0	19	12	0	0
19. Gwynn Park High	39	Adequate	0	13	14	7	1
20. Heather Hills E.	47	Adequate	0	12	18	3	0
21. Hyattsville M.	44	Adequate	0	13	14	4	1
22. James Ryder Randall E.	38	Adequate	0	14	14	5	0
23. Kettering E.	34	Good	0	19	11	0	0
24. Lewisdale E.	36	Adequate	0	7	13	7	4
25. Martin Luther King, Jr. M.	39	Good	1	21	10	2	0
26. Mary Harris Mother Jones	15	Adequate	0	17	6	5	4
27. Paint Branch E.	45	Good	0	21	10	0	0
28. Port Towns E.	13	Good	1	22	7	3	0
29. Potomac Landing E.	39	Good	2	17	11	1	0
30. Riverdale E.	39	Good	0	20	10	1	0
31. Robert Goddard Montessori	53	Adequate	0	9	19	6	0
32. Robert R. Gray E.	16	Good	4	19	8	2	0
33. Samuel Chase E.	53	Adequate	0	14	13	5	1
34. Tall Oaks High	33	Adequate	0	7	17	8	1
35. Valley View E.	47	Good	0	23	7	2	0
36. Walker Mill M.	47	Adequate	0	13	16	4	0
Totals			12	590	399	142	22
Percentage of Total Ratings for System			1%	51%	34%	12%	2%

Queen Anne's County

One school was inspected in September 2016. Kent Island High School was constructed in 1998 and has received no additions or major renovations. However, the interior and exterior lighting were upgraded with FY 2013 Energy Efficiency Initiative funds and some security upgrades were implemented with FY 2014 State Security Initiative funding.

In the FY 2011 maintenance inspection, Kent Island High School was cited for damage and safety issues attributed to construction defects, specifically of the roof and windows. After that inspection, these issues were reported to have been addressed through warranty and these systems were observed to be in much better condition when inspected this year. Other maintenance issues such as stained ceilings have been resolved as a result of these corrections. These efforts have made a noticeable improvement to this school.

It appears there is a very good relationship between the onsite custodial staff and the administration at this school, and concerns and maintenance issues are reported to and addressed by the maintenance department in a timely manner.



Kent Island High

FY 2017

- 14 total active schools in the system
- Avg. Adjusted Age, all schools: 1999
- 1 school inspected: 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Good (88.03)

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 H.	19	Good	0	27	6	0	0
Totals			0	27	6	0	0
Percentage of Total Ratings for System			0%	82%	18%	0%	0%

St. Mary's County

Six schools were inspected in May 2017. Original existing square footage at these schools dates from 1952 to 2009, with adjusted building ages ranging from 44 to 9 years.

Leonardtown Elementary School received a full renovation in 2008 and Leonardtown Middle School received a limited renovation in 2011, but the other schools have aged systems and interior finishes that are in need of upgrades. Concerns were noted at nearly all of the inspected schools regarding the age, deterioration, and inefficiency of building envelope components: roof, windows, and exterior doors. Although Piney Point Elementary School was in the beginning stages of a roof replacement project at the time of inspection, the 1998 built-up roof at Ridge Elementary School showed significant wear and deterioration but replacement was not forecasted by onsite staff for several years. Condensation and damage caused by a faulty walk-in cooler and freezer, as well as significantly stained and wet ceilings from both prior and current leaks were observed at two other schools. At all of the schools, the interior and exterior conditions of the portable classrooms were observed to be in need of attention.

Despite the age and deteriorated conditions noted, every school was commended for having predominantly good maintenance practices, which is illustrated in the overall *Good* rating received at each of these schools. Very good administrative management of staff impact on the facility was evident at all schools inspected.



Piney Point Elementary

FY 2017

- 27 total active schools in system
- Avg. Adjusted Age, all schools: 1996
- 6 schools inspected: 5 Elementary, 1 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 6 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (88.75)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Greenview Knolls E.	43	Good	6	24	3	1	0
2. Leonardtown E.	9	Good	4	21	4	2	0
3. Leonardtown M.	24	Good	0	28	2	2	0
4. Piney Point E.	20	Good	7	19	5	0	0
5. Ridge E.	41	Good	5	21	5	2	0
6. Town Creek E.	45	Good	6	16	8	4	0
Totals			28	129	27	11	0
Percentage of Total Ratings for System			14%	66%	14%	6%	0%

Somerset County

One school was inspected in September 2016. J. M. Tawes Technology & Career Center was constructed in 1976 and has received no additions or major renovations; however, construction of a replacement school will begin in Fall 2017 and should be completed in 2019.

This school was observed to receive very good custodial care. It is expected that the safety, health, and comfort of the students and staff will continue to be addressed in such a way as to provide a safe and positive learning environment at this building until the new school is constructed and the students and staff are relocated to it.

The new facility will be a tremendous asset for Somerset County. The school will serve as a comprehensive technology and career center serving students in grades 8 through 12. The facility will also be used as a community center with space designated for Adult Education, Distance Learning, and continuing education for the construction trades.



J. M. Tawes Technology & Career Center

FY 2017

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1996
- 1 school inspected: 1 Career Tech
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Good (93.73)

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. Tawes Tech & Career Ctr	41	Good	12	16	1	0	0
Totals			12	16	1	0	0
Percentage of Total Ratings for System			41%	55%	4%	0%	0%

Talbot County

One school was inspected in March 2017. Original existing square footage at Chapel District Elementary School dates from 1952 to 2001, with an adjusted building age of 23 years due to a complete renovation of the existing building and an addition that more than tripled its size in 1994. Small Daycare and Kindergarten additions were constructed in 2000 and 2001.

Overall maintenance and operations at Chapel District Elementary School appear to be routine and thorough; however, due to the age of some of the systems and finishes, such as the roof, portions of the HVAC equipment, and interior casework, continued maintenance efforts, while still necessary, will have a limited effect on improving the condition. At a minimum, replacement is recommended for the aged roof and HVAC components to ensure this well maintained and utilized facility continues to deliver safe and comfortable educational space for students and staff.

Talbot County has one of the highest average overall maintenance ratings in the State and consistently has the newest average age of square footage in the State. Talbot County also has the second smallest number of active schools (9) in the state to update and maintain, second only to Kent County and its seven schools.



Chapel District Elementary

FY 2017

- 9 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 1 school inspected: 1 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school: **Good (90.45)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Chapel District E.	23	Good	6	22	5	0	0
Totals			6	22	5	0	0
Percentage of Total Ratings for System			18%	67%	15%	0%	0%

Washington County

One school was inspected in March 2017. The original existing square footage at this school dates from 1975, and its building age is 42 years because Hickory Elementary School has received no additions and only a very small renovation of a security vestibule under the State Security Initiative in FY 2014. The building also received a few minor upgrades through the Aging Schools Program and one small project with Qualified Zone Academy Bond program funding.

The interior cleanliness and maintenance practices at this facility are generally very good. However, more frequent inspections of the 25-year old roof and gutter systems are needed to eliminate excessive accumulation of leaves and debris and to identify any deficiencies so that repairs can be executed in a timely manner.

The air handlers are original 1975 equipment and it was noted the maintenance of these units is exceptionally good even though they are well past their average life expectancy.

The average age of square feet in Washington County has typically been slightly older than the Statewide average, but maintenance scores have been among the best in the State. As a result, only one of the county's 47 schools was inspected this year.



Hickory Elementary

FY 2017

- 47 total active schools in system
- Avg. Adjusted Age, all schools: 1986
- 1 school inspected: 1 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Good (89.84)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Hickory E.	42	Good	5	23	2	2	0
Totals			5	23	2	2	0
Percentage of Total Ratings for System			16%	72%	6%	6%	0%

Wicomico County

Two schools were inspected in September 2016. Original existing square footage at these schools dates from 1942 to 2003, with adjusted building ages of 41 and 37 years, respectively.

East Salisbury Elementary School was constructed in 1942, has received several additions, and was renovated in 1983. The building most recently received State-funded HVAC upgrades and a roof replacement project.

Pittsville Elementary/Middle School was constructed in 1930 and has had several additions. This building also received a renovation in 1981 as well as many improvements over the years through the Aging Schools Program. Most recently, this school has benefited from ceiling, HVAC, window and exterior door, and lighting replacement projects through the CIP, Energy Efficiency Initiative, and Air Conditioning Initiative, as well as a security upgrade through the Security Initiative program.

Both schools inspected this year are examples of aged buildings that have been very well maintained and managed. Wicomico County's good record of maintenance resulted in a reduced number of inspections in FY 2017.



East Salisbury Elementary

FY 2017

- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 2 schools inspected: 1 Elementary, 1 Elementary/Middle
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Average overall rating of inspected schools: **Good (95.09)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. East Salisbury E.	41	Good	9	23	0	0	0
2. Pittsville E./M.	37	Superior	24	7	0	0	0
Totals			33	30	0	0	0
Percentage of Total Ratings for System			52%	48%	0%	0%	0%

Worcester County

One school was inspected in September 2016. Original square footage at this school dates from 1979, with a building age of 38 years at the time of the inspection because the school has received no additions or major renovations. Aside from the HVAC rooftop unit replacement in 2001 and the roof replacement in 2002, Snow Hill Elementary School has only received minor State-funded upgrades through the Qualified Zone Academy Bond, State Security Initiative, and Aging Schools Programs.

The minor maintenance needs noted in the State inspection report include the air intake vent requiring more frequent cleaning to prevent dirt build-up and removal of the accumulation of storage in the mechanical rooms that obstructs access to the equipment. Also recommended, as it was in the FY 2010 inspection, ground fault protection should be implemented at areas where outlets are within six feet of water sources. This best management practice is generally affordable and should be considered for the safety of the students and staff. Other than these few items, the building and its systems appear to be very well maintained and cared for by the maintenance and onsite staff, as well as the administration.



Snow Hill Elementary

FY 2017

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1993
- 1 schools inspected: 1 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall rating of inspected school:
Good (92.83)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Snow Hill E.	38	Good	14	13	3	0	0
Totals			14	13	3	0	0
Percentage of Total Ratings for System			47%	43%	10%	0%	0%

SECTION VI – APPROVAL OF ACCOUNTING ACTIONS

E. FUNDING AMENDMENTS

1. Capital Improvement Program Amendment – Amendment to the FY 2018 CIP

In accordance with §5-301 (j)(3)(i) of the Education Article, if school construction funds provided to a county in one Fiscal Year Capital Improvement Program (CIP) cannot be allocated to, or used for, the eligible project within two years of the initial authorization, the county may opt to have the funds: 1) applied to another eligible project in the current FY 2018 CIP or 2) reserved in the contingency fund for eligible projects in the county for the FY 2019 CIP.

Each LEA was notified of their reserve contingency balance in August 2017. The increased project allocations shown below reflect the request from Baltimore City Public Schools to amend the FY 2018 CIP as follows:

Priority #	Project Name	PSC Number	Project Scope	Current Allocation	Requested Adjustment	Total Revised Allocation
15	#035 Harlem Park PK-8 (1)	30.277.17 SR	HVAC	1,790,000	1,789,000	3,579,000
17	#095 Franklin Square PK-8 (1)	30.243.14/18 SR	HVAC/Windows/ Structural	1,628,000	3,769,000	5,397,000
21	#011 Eutaw Marshburn Elementary (2)	30.267.18 SR	HVAC	0	4,825,000	4,825,000
22	#011 Eutaw Marshburn Elementary (2)	30.267.18 SR	Fire Alarms	0	1,160,000	1,160,000
23	#206 Furlley PK-5 (2)	30.256.18 SR	HVAC	0	2,257,000	2,257,000
24	#010 James McHenry PK-8 (2)	30.197.18 SR	Windows	0	585,000	585,000
26	#251 Callaway PK-5 (2)	30.257.18 SR	HVAC	0	4,029,000	4,029,000
32	#031 Coldstream PK-8 (2)	30.198.18 SR	Roof/Windows & Doors	0	1,855,000	1,855,000
Totals				\$3,418,000	\$20,269,000	\$23,687,000

- (1) Project was partially funded in the FY 2018 CIP.
- (2) Project was a “B” status deferred due to fiscal constraints in the FY 2018 CIP; project status is revised to “A”.

Motion:

TO RECOMMEND TO THE BOARD OF PUBLIC WORKS APPROVAL OF AN AMENDMENT TO THE FISCAL YEAR 2018 CAPITAL IMPROVEMENT PROGRAM AND TO TRANSFER \$20,269,000 FROM THE STATEWIDE CONTINGENCY ACCOUNT RESERVED FOR BALTIMORE CITY PUBLIC SCHOOLS TO INCREASE FUNDING FOR THE PROJECTS LISTED ABOVE.

IAC ACTION: THE ABOVE REFERENCED ITEMS WERE:						
	Approved	Disapproved	Deferred	Abstain	Recuse	
Dr. Karen Salmon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mr. Robert McCord	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mr. Ellington Churchill, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ms. Barbara Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mr. John Bohanan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	