



GARRETT  
COUNTY  
PUBLIC  
SCHOOLS

Project  
Identification  
and  
Prioritization

Comprehensive  
Maintenance Plan  
for Educational  
Facilities of  
Garrett County

**November 2022**

Garrett County Board of Education  
Oakland, Maryland 21550

Budget

Preventative  
Maintenance

Facility  
Usage

Source: IAC on School Construction,  
Section 800 Prepared by:  
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Approved by:  
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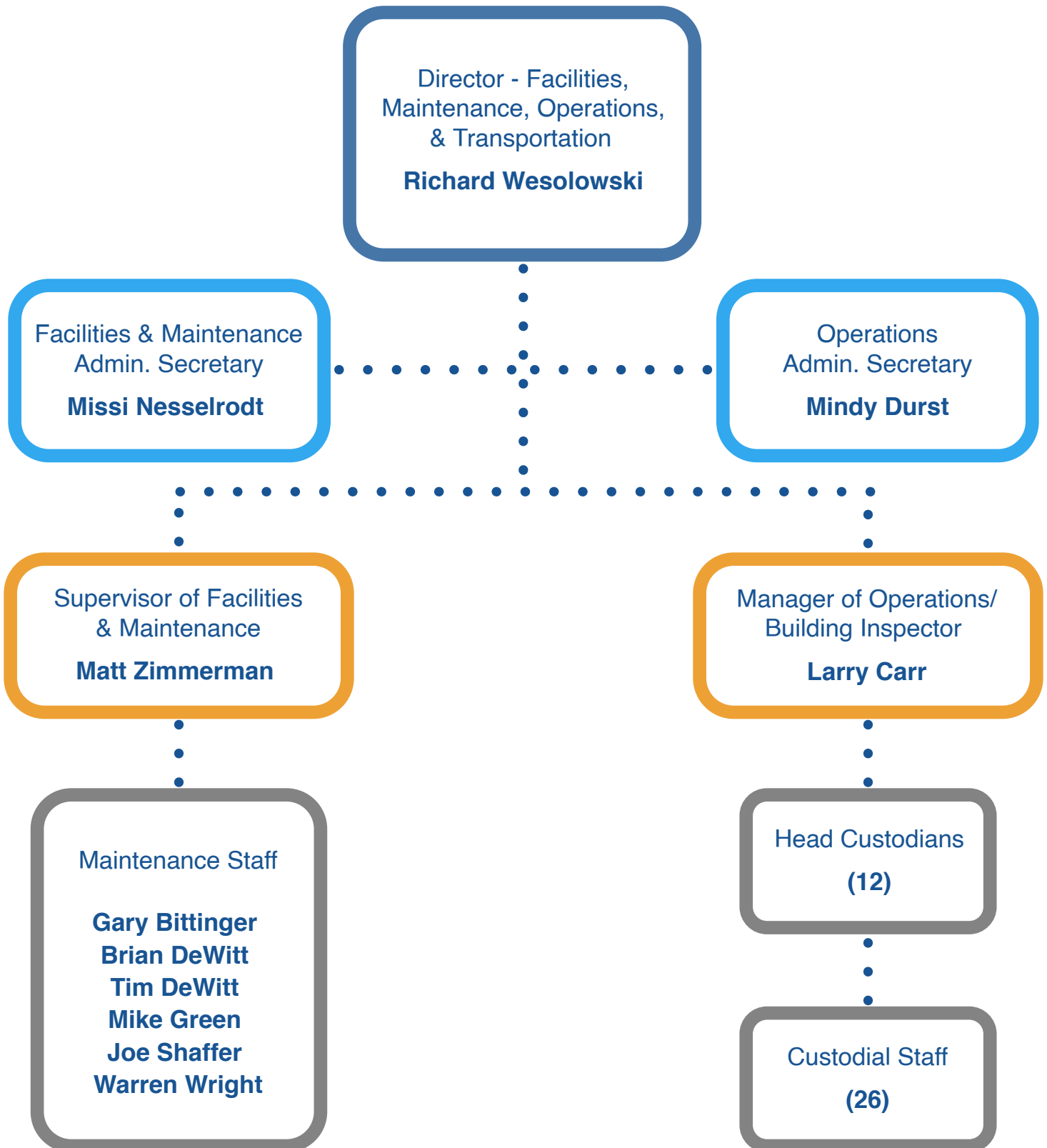
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# Organizational Chart

## GARRETT COUNTY PUBLIC SCHOOLS FACILITIES, MAINTENANCE & OPERATIONS ORGANIZATIONAL CHART



# Introduction

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## COMPREHENSIVE MAINTENANCE PLAN FOR GARRETT COUNTY

The Board of Education of Garrett County Public Schools in combination with assistance, guidance, and support from the Maryland Public School Construction Program and County Government officials has developed an inventory of facilities that are currently assessed at approximately \$300,339,303. This represents a vital segment of the education process of Garrett County. It is the mission of the Board of Education to provide properly maintained and furnished school environments. This can only be accomplished through efficient, timely, and economical maintenance.

Garrett County Public Schools inventory of buildings and grounds are maintained by the

Facilities, Maintenance, and Operations Department. Work performed by the staff of this department, along with contractors, ensure the schools are properly maintained and the classroom environment is safe, inviting, and conducive to learning. As the age of the building inventory increases, the Garrett County Board of Education, Superintendent, and Administrative Staff strive to procure increased funding from state and local government sources to adequately maintain the facilities.

The Facilities, Maintenance, and Operations Department are guided by the Garrett County Public Schools Mission Statement.

### Mission Statement

*The mission of Garrett County Public Schools, in partnership with our community, is to inspire and foster student growth by providing rigorous instruction and learning opportunities, sustaining a culture of excellence, and preparing our students for life in an ever-changing world.*

# Purpose of the Plan

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**T**he Comprehensive Maintenance Plan was established and is updated yearly to develop, maintain, and/or improve all facilities in the Garrett County Public School System. The goal is to support the delivery of educational programs and services in safe and healthy environments as effectively and efficiently as possible.

A combination of the Educational Facilities Master Plan, the Capital Improvement Plan, and the Comprehensive Maintenance Plan, are used to identify and determine the district's maintenance needs. Each year the Department of Facilities, Maintenance, and Operations identifies projects in various categories from parking lot overlays to roof replacements to energy-efficient mechanical upgrades.

## Objectives

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**T**he primary objective of the Comprehensive Maintenance Program is to maintain throughout its useful life the interior and exterior of all facilities along with the grounds, roadways, and all fixed and moveable equipment through small projects, repairs, and preventative maintenance. Specifically:

- 1.** To assure facilities are functioning at peak efficiency.
- 2.** To ensure the comfort and safety of all building occupants.
- 3.** To prevent deterioration of facilities due to severe weather conditions in Garrett County.
- 4.** To maintain the buildings, grounds, and fixed equipment in such a manner as to eliminate or reduce accidents and fire and safety hazards.
- 5.** To provide continuous use of facilities without disruption to the educational programs.
- 6.** To protect public property by planned and scheduled preventative maintenance.
- 7.** To conserve energy by ensuring that the maximum results are obtained with minimum expenditure of energy resources.
- 8.** To provide a maintenance program that will produce the maximum amount of upkeep for minimum dollars expended.

# Levels of Maintenance & Related Cost Factors

There are varieties of factors associated with the desired level of school building maintenance, which relate directly to the available resources. These include the age of the facility, age of equipment, available labor, the current level of funding, and facility use beyond that of the regular school day. To assess the impact of required maintenance efforts, the following factors are presented:

**1. Building Use** - School buildings may require various levels of maintenance due to the varied use of the facilities. The maintenance effort and cost for school facilities can often be traced to the extent of the facilities used, the type of facilities used, an effective building supervisor, and community user respect. This is especially true in some of the school buildings in Garrett County that have extensive community-use patterns. Respect and care by the building users usually result in the few dollars required for maintenance. Vandalism during occupied and unoccupied hours also places an additional cost burden on the school maintenance program.

**2. Building and Equipment Design** - Another major factor that influences equipment and building maintenance is the design of the school facility. Facility designers have the opportunity to conserve public funds by incorporating design characteristics consistent with maintenance efficiency and longevity. During the design process, materials and equipment selected should demonstrate characteristics of:

- Design simplicity and equipment accessibility is related to performing repairs and preventative maintenance.
- Quality and maintainability.
- Ease of component replacement and repair parts availability.
- The maximum operating efficiency of all mechanical components and maximum energy efficiency of all mechanical/electrical systems.



# Levels of Maintenance & Related Cost Factors

**3. Building Codes** - Various federal, state, and county codes (Building, Safety, Fire, Health, MOSH, ADA and indoor air quality) change from time to time. These standards must be adhered to ensure a safe, accessible, and healthy building environment for students, employees, and the public. Maintaining compliance with these code modifications is certainly a cost factor that must be considered in addition to building maintenance.

**4. Advances in Technology** - New technology and energy savings measures related to building equipment and components need to be carefully considered and incorporated into the building maintenance program to ensure a more cost-effective level of maintenance. These new technological advances may require the development of revised maintenance and operations procedures and may reduce operating costs. While such advances may show a first-time or one-time increase in the maintenance or construction budget, there may be a significant long-term decrease in the plant operations budget or an increase in life.

**5. Conditions of Existing Buildings and Facilities** - The condition of existing school facilities needs to be considered as well as the frequency of use of facilities beyond the normal school day when evaluating the overall maintenance effort. These factors create a significant impact on the facilities maintenance program to provide adequate funding, staffing, and effective building maintenance.

**6. Service Standards** - Maintenance service standards for school facilities are best established through adequate program administration and supervision, effective employee selection and training and maintaining employee performance within the organization.

**7. Facility Operations** - The Head Custodians are responsible for the facilities operations component in the individual schools is an important consideration in assessing overall maintenance levels. An effective building operation function should compliment and interface with the maintenance staff to provide an overall effective facilities maintenance program.

# Maintenance Funding Sources

**G** CPS currently has an estimated \$133 million of identified backlogged facility needs. To overcome this, we have been collaborating at the local and state levels through the Capital Improvement Program. This plan addresses the continuing effort to reduce the existing maintenance backlog through available funding programs.

Funding for maintenance activities is provided through:

- 1) The Operating Budget, in the “Maintenance of Plant” category
- 2) State and Local Capital Improvement Plan (CIP)
- 3) Program Open Space
- 4) Aging School Program (ASP)
- 5) Supplemental Grants from federal and state programs

Summarized below are the funding programs for FY2023 to address the maintenance requirements.

FUNDING SOURCES FY2023		
CATEGORY	FUNDING SOURCE	FUNDS AVAILABLE
Recurring Maintenance	Unrestricted Operating	\$1,007,135
School Construction	Local/State Capital Funds	\$9,700,000
Security Enhancements	State Safety Grant Funds	\$200,000
Athletic Facilities	State Capital Grant Funds	\$200,000
Facility Systemics	Aging Schools Funding	\$38,000
		<b>TOTAL: \$11,145,135</b>

**1. Recurring maintenance** - The maintenance operating budget appropriation continues to be funded for routine and emergency maintenance requirements at approximately the same level each year. The FY2023 allocation in the operating budget is \$ 1,007,135 which is a 12 % decrease from \$1,150,187 in FY2022. It will also be used to reduce the backlog of identified facility needs that include but are not limited to flooring and carpet replacement, door replacement, asphalt patching, painting, small mechanical equipment replacement, and routine maintenance. At the current and projected rate of funding, these projects continue to be inadequately supported to sustain the increasing systemic and backlog needs.



# Maintenance Funding Sources

**2. School Construction** - In the FY2023 capital budget, the Board of Education requested and received \$9,200,000 to address a growing backlog of much-needed facility improvements, mechanical systems at or beyond their life expectancy, and general repairs. CIP funds received will be used to install HVAC, partially repave a parking lot, and perform a feasibility study for a planned renovation.

Until this past fiscal year, the State and Local Government's 50/50 cost-share formula deferred most capital improvement projects over the past ten years due to the lack of a local funding commitment. Because of this, it is imperative to increase the funding of the operating budget and implement a CIP plan to begin to correct the long-standing and rapidly escalating problem. GCPS is currently pursuing an additional \$60,000,000 over the next few fiscal years for a major school renovation project and additional HVAC.

**3. Security Enhancements** - GCPS has a multi-year plan to implement the construction of security vestibules at all schools. In FY2022, GCPS utilized \$200,000 from the IAC School Safety Grant Program to construct security vestibules at Northern Middle and Northern Garrett High and installed additional doors at Friendsville Elementary.

**4. Athletic Facilities** - State Capital Grant funds have been used in the past two fiscal years to dramatically improve the athletic stadiums at GCPS' two high school campuses. In FY2023 there is \$200,000 allocated for indoor and outdoor bleacher improvements.

**5. Health & Safety Improvements** - GCPS has been awarded \$9,000,000 through the Maryland Healthy Schools Program to install air conditioning at Northern Garrett High and Yough Glades Elementary. The projects are scheduled to begin in the spring of 2023. The completion date is still being determined.

**6. Facility Systemics** - There is \$38,000 of State Aging Schools funding intended to repair or replace public address systems of our schools during FY2022. The State Aging School allocation remains consistent from year to year.

# Work Management

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**G**CPS continues to utilize the OS Ticketing Work Management system that was implemented at the beginning of the FY2022 school year. The work management system serves as the initial point of contact for all school and facility-based staff. All requests for maintenance and operational-related work are routed through the Facility, Maintenance, Operation, and Transportation department to maximize the efficient use of our limited resources. The maintenance staff is completely online with a mobile version which allow them to access their assigned work orders and record their actions on computers as they complete maintenance tasks each day. The continued use of the facilities

management system provides the maintenance department the ability to better communicate with and serve our school-based staff, track work orders, maintenance costs, and maintain historical data for reports such as this Comprehensive Maintenance Plan. During the FY2022 the GCPS maintenance staff completed over 1,685 work orders which have been archived within the system to allow staff to analyze and evaluate data associated with each school and facility. The work management system is monitored by the Supervisor of Maintenance, Manager of Operations, and two department administrative assistants. They assist in the daily flow of work with duties that include:

- Maintaining work orders through the work management system.
- Coordinating work between third parties and facilities maintenance.
- Gathering information to assist the maintenance staff's ability to assess and respond to needs.
- Analyzing information to report budget vs. actual costs.
- Maintaining files and responding to inquiries related to Federal, State, and Local government regulatory requirements.
- Publishing comparative data on work performance.
- Maintaining and tracking maintenance responses to urgent issues that may impact the instructional day at our schools.
- Response to weather events and tracking of snow removal.
- Coordinating all related mandated inspections and testing for elevators, boilers, fire safety systems, etc.

# Facility Assessments

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**A**ll GCPS facilities are thoroughly assessed each year by maintenance and operation staff as part of the Comprehensive Maintenance Plan and Educational Facility Master Plan process. The Director of the Facilities also works directly with each school principal during the operating budget development process to evaluate their facility and identify immediate maintenance needs that directly harm instructional programs, ADA compliance, health, and safety, etc.

## Challenges

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**O**ngoing maintenance challenges that are affecting our facilities and potentially affecting the educational process include:

- Emergency breakdowns of critical building systems are very expensive and require an extensive period of time to repair.
- Insufficient funding for backlog maintenance.
- Lack of competitive salaries to attract higher-skilled, certified, and properly licensed staff.

Even though preventative maintenance (PM) is a major focus of the maintenance and operation department, breakdowns and/or failures of major building systems are unavoidable due to their age. When these occur, they are very expensive and cannot be funded through the allocated maintenance budget, and sources of funding are needed. They also can be very disruptive to the instructional programs especially if the facility has to be temporarily closed.


An underfunded operating budget continues to burden our already inadequately funded maintenance backlog program. To move toward reducing the backlog, we will continue to make budget requests that are commensurate with needs.

There is a concern that hiring and maintaining qualified maintenance staff may become an issue in the next decade. Our current salary scale is not competitive enough to attract individuals from our local and regional businesses. This is particularly true with our more technical trades that require specialized certifications.

# Preventative Maintenance

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**D**ue to the age of our buildings/systems, preventative maintenance (PM) is critical. The majority of our PM is completed by GCPS staff and only a small portion is through contracted services. GCPS continues to annually allocate funds for preventative maintenance that include boilers, water heaters, pumps, kitchen equipment, chillers, etc. These efforts have helped our building and mechanical systems reach and work beyond their minimum life expectancy. Expanded use of contracted services is being considered to assist with this effort in the future.

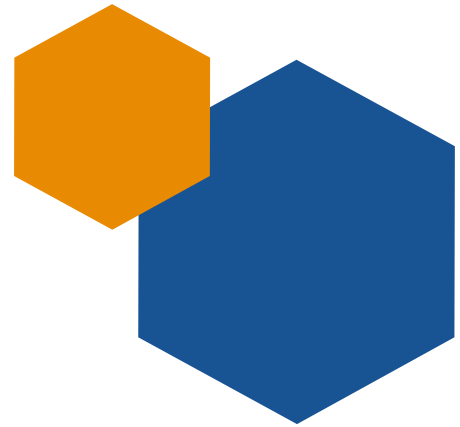
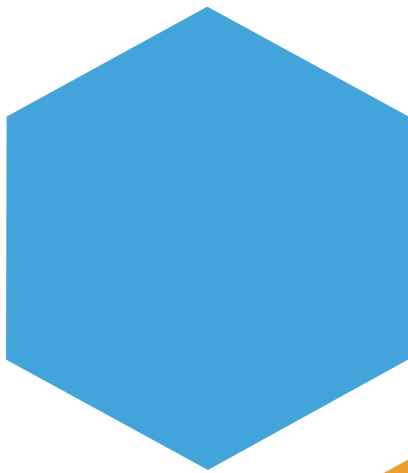


Preventative maintenance work order tickets are automatically generated through the work management system. Both the operations and maintenance staff work collaboratively together to ensure the works are completed by the scheduled deadlines. The daily, weekly, and monthly activities include the following:

- Lubricate bearings on fan shafts, pumps, etc.
- Inspect and clean fan blades and housings
- Lubricate motors and replace belts
- Check and adjust sheaves
- Change or clean filters
- Check linkage to dampers
- Clean coils
- Check bearings for shaft endplay/wear
- Visually check coils for leaks
- Check for bad motors
- Check for loss of power
- Check for air and steam leaks
- Clean and inspect units

# Environmental Issues

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Compliance with environmental, health, comprehensive, and safety mandates is the responsibility of the Operations Manager. Duties include the following:

- Air quality management.
- Refuse management.
- Drinking water quality
- Indoor air quality investigations.
- Integrated pest management for herbicides and pesticides.
- Power tools and commercial cleaning equipment safety.
- Hazard materials identification.
- Bloodborne pathogens procedures.
- Slip and fall protection.
- Confined space and roof access entry.

The Maintenance Department ensures compliance with the Asbestos Hazard Emergency Response Act (AHERA) for Garrett County Public Schools.



# Maintenance Methods

**G** CPS uses three (3) methods for performing required building and equipment maintenance that have proven to be cost-effective. They include:



1. Effective supervision, prioritization, and utilization of a six (6) person maintenance staff.



2. Effective supervision and utilization of the Head Custodians to perform minor repairs, painting and preventative maintenance.



3. Cost efficient procurement and utilization of service contract providers and local vendors as needed.

**T**he maintenance staff is highly trained, experienced, and properly licensed in a variety of trades. The services they provide but are not limited to include the following:

- Emergency response to power failures, plumbing, heating and air conditioning failures
- Monitoring of energy management
- Carpentry, electrical, plumbing, HVAC service, and minor roof repairs
- Grounds maintenance, mowing, snow removal, landscaping, etc.
- Building modifications
- Vandalism repairs
- Maintenance and repairs to fire monitoring and security systems
- Kitchen equipment and refrigeration repair
- Preventative maintenance
- IT equipment installation

The service contract providers and local vendors provide but are not limited to the following services:

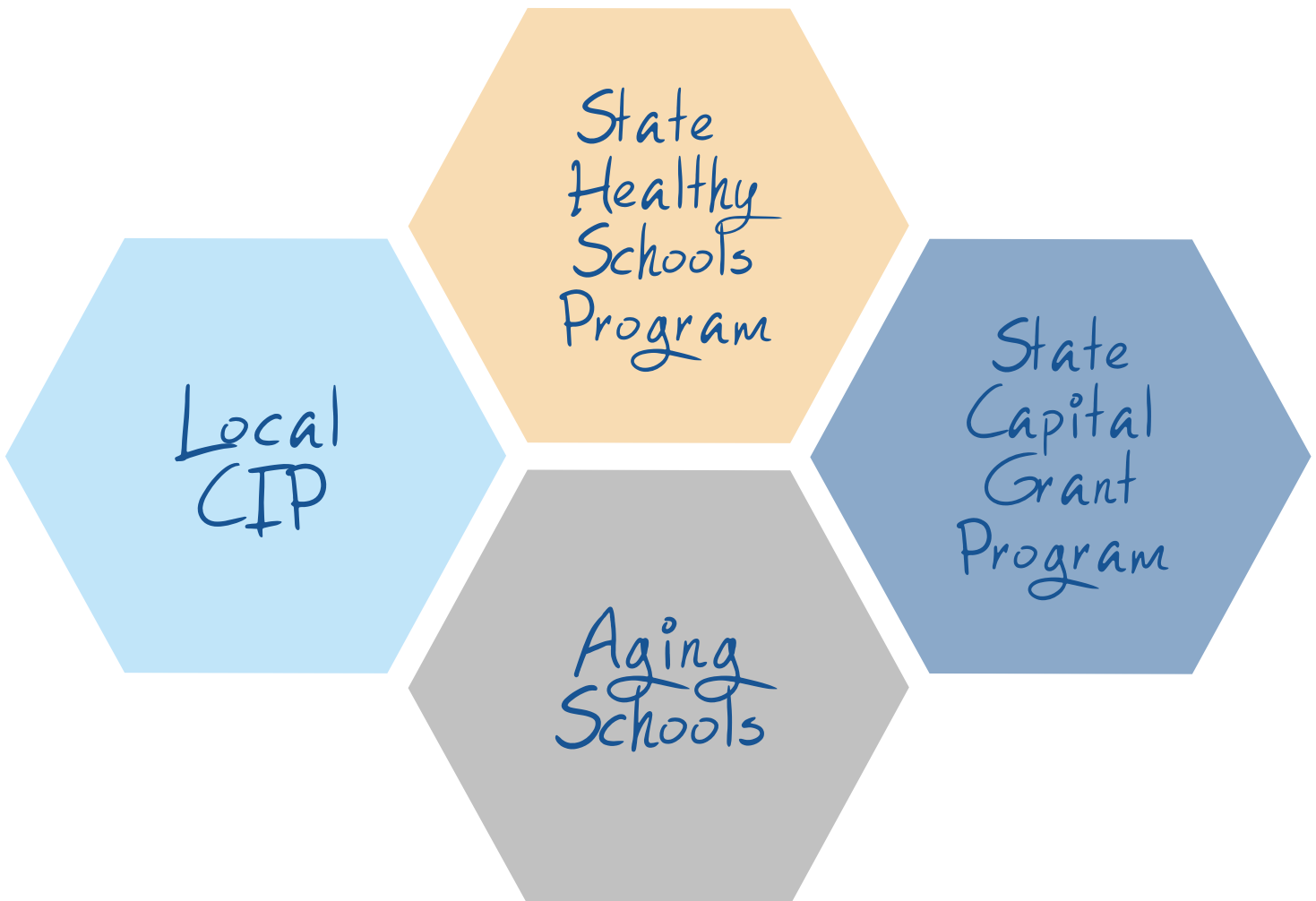
- HVAC chiller service
- Kitchen fire hoods, service, and inspection
- Elevator maintenance and inspection
- Energy management service
- Sprinkler systems maintenance and inspection
- Underground storage tank testing
- Fire extinguisher inspection and service
- Fire and security monitoring
- Bleacher and folding wall mount inspection
- Boiler inspection



# CIP & Grant Projects

## FY23

CIP & GRANT PROJECTS FY2023			
LOCATION	PROJECT	COST	FUNDING SOURCE
NORTHERN GARRETT HIGH	Air Conditioning Installation and Boiler Replacement	\$6,000,000	State Healthy Schools Program
YOUGH GLADES ELEMENTARY	Air Conditioning Installation	\$3,000,000	State Healthy Schools Program
NORTHERN GARRETT HIGH	Rear Parking Lot Paving	\$250,000	Local CIP
NORTHERN & SOUTHERN GARRETT HIGH	Stadium and Gymnasium Bleacher Replacement or Installation	\$200,000	State Capital Grant Program
YOUGH GLADES ELEMENTARY	PA System Replacement	\$38,000	Aging Schools



# Comprehensive Maintenance Plan

## FY23

COMPREHENSIVE MAINTENANCE PLAN FY2023		
LOCATION	DESCRIPTION	COST
ACCIDENT ELEMENTARY	Asphalt patch parking lot with cold patch	\$5.00 / per sq. ft.
	Replace plumbing fixtures for lead remediation	\$5,345
	Pressure wash exterior of the school	
	Remove wallpaper and repaint two classrooms	\$5,500
BROAD FORD ELEMENTARY	Asphalt patch parking lot with cold patch	\$5.00 / per sq. ft.
	Replace plumbing fixtures for lead remediation	\$3,670
	Complete minor upgrades to the STARS classroom	\$3,000
	Add topsoil regrade in areas around the playground	\$850
	Pressure wash and clean the exterior of the portables	
	Replace ceiling tile as needed	\$3,000
	Add pea gravel to the playgrounds	\$500
	Install new electric line for a shipping container freezer for food service	\$4,500
CENTRAL OFFICE	Repair water drains in bank parking lot	\$7,450
	Pressure wash front entrance	\$2,500
	Asphalt patch parking lot with cold patch	\$1,200
	Repair leak in the roof over the board room and the ceiling	\$2,500
	Caulk exterior blocks and windows	\$1,200
CRELLIN ELEMENTARY	Install air conditioning in all the classrooms	\$50,000
	Build a storage room in the rear hallway	\$5,000
	Replace baseboard register in kindergarten	\$1,200
	Replace lighting in main corridor and front entrance	\$3,500
	Paint hallway and cafeteria wall tile	\$1,500
	Stain all outbuildings	\$1,000
	Sand and paint the metal poles under the front canopy	\$2,000
DENNETT ROAD EDUCATIONAL COMPLEX (DREC)	Replace plumbing fixtures for lead remediation	\$2,125
	Replace section of the boiler	\$7,500
	Paint interior classrooms	

# Comprehensive Maintenance Plan

## FY23

COMPREHENSIVE MAINTENANCE PLAN FY2023		
LOCATION	DESCRIPTION	COST
FRIENDSVILLE ELEMENTARY	Replace plumbing fixtures for lead remediation	\$3,073
	Paint exterior doors	\$350
	Replace ceiling tile and lighting in kitchen	\$2,500
	Sand and paint exterior handrails	\$850
	Purchase roof warranty extension Tremco 5-year proposal \$60,000	Annual \$12,000
	Demolish and replace concrete stairs and lower-level sidewalks	\$8,000
GRANTSVILLE ELEMENTARY	Open space renovation/roof replacement	\$6,000,000
	Complete small exterior beautification projects	\$2,000
HICKORY ENVIRONMENTAL EDUCATIONAL CENTER (HEEC)	Build and install a lifeguard chair	\$2,500
	Complete an office renovation and health room addition	\$35,000
	Complete an interior lighting upgrade	\$2,500
	Replace plumbing fixtures for lead remediation	\$3,500
	Replace the communicator in the wastewater treatment plant	\$500
	Add topsoil and reseed the bus loop	\$500
	Complete some minor structural repairs to the girls' dorm	\$6,500
	Complete a few small roof repairs	\$2,500
NORTHERN GARRETT HIGH	Install security vestibule	\$235,000
	Complete window replacement in the press box	\$10,000
	Install new fencing at stadium	\$120,000
	Install new stadium lights	\$285,000
	Parking lot replacement - Summer 2023	\$250,000
	Install sidewalk in rear of school near the band room	\$6,500
	Replace plumbing fixtures for lead remediation	\$4,613
	Install new screens in the front windows	\$3,800
	Repair auto storage shed in rear of school	\$5,500
	Replace cafeteria exterior doors	\$12,500
	Paint some exterior doors and handrails	\$750
	Paint the floor and walls in the JROTC room	\$14,000
	Replace VCT in main lobby/gym entrance	\$15,000

# Comprehensive Maintenance Plan

## FY23

COMPREHENSIVE MAINTENANCE PLAN FY2023		
LOCATION	DESCRIPTION	COST
NORTHERN MIDDLE	Replace the water heater	\$10,500
	Interior and exterior painting as needed	
	Pressure wash exterior of the school and the sidewalks	
	Add additional pea gravel near the swings	\$250
	Install topsoil around new basketball court	\$150
	Paint lines on the outside basketball court	\$200
	Replace carpet in main office	\$6,000
	Pressure wash exterior of school and the sidewalks	
ROUTE 40 ELEMENTARY	Relocate handicap spots out of main parking lot and add new signage	\$200
	Repair exterior loading dock wall	\$600
	Replace plumbing fixtures for lead remediation	\$1,975
SOUTHERN GARRETT HIGH	Install new lighting at the stadium	\$290,000
	Inspect existing drainage lines at the softball field and repair as needed	\$7,500
	Install a bike rack near front entrance	\$7,350
	Replace Reznor heater in JROTC area	\$16,500
	Replace bad water main valves and backflow preventer	\$5,000
	Paint exterior doors, pressure wash the and trim the trees in the side ally	\$750
	Assist with installing JROTC obstacle course at the old stadium	\$4,500

# Comprehensive Maintenance Plan

## FY23

COMPREHENSIVE MAINTENANCE PLAN FY2023		
LOCATION	DESCRIPTION	COST
SOUTHERN MIDDLE	Repair tennis court fence	\$2,500
	Asphalt patch parking lot with cold patch	\$5.00 per sq. ft.
	Paint classrooms	\$500
	Pressure wash sidewalks	
	Replace plumbing fixtures for lead remediation	\$4,885
	Install new electric line for a shipping container freezer for food service	\$13,500
SWAN MEADOW (K-8) SCHOOL	Remove pines trees and stumps at the left side of the school	\$9,500
	Install air conditioning in all classrooms	\$25,000
YOUGH GLADES ELEMENTARY	Paint all exterior doors	\$600
	Replace upper playground equipment	\$95,000
	Complete work to the lower playground	\$7,500
	Install a gazebo	\$600
	Provide and install additional storage cabinets	\$12,000
	Remove brush from area between the school and lower playground	\$2,000

# Backlogged Maintenance & CIP Projects

ESTIMATED COSTS	
LOCATION	ESTIMATED COST
ACCIDENT ELEMENTARY	\$3,722,935
BROAD FORD ELEMENTARY	\$39,623,000
CENTRAL OFFICE	\$1,601,650
CRELLIN ELEMENTARY	\$1,579,890
DENNETT ROAD EDUCATIONAL COMPLEX (DREC)	\$6,807,140
FRIENDSVILLE ELEMENTARY	\$11,149,235
GRANTSVILLE ELEMENTARY	\$0
HICKORY ENVIRONMENTAL EDUCATIONAL CENTER (HEEC)	\$751,900
NORTHERN GARRETT HIGH	\$7,534,965
NORTHERN MIDDLE	\$41,200
ROUTE 40 ELEMENTARY	\$5,062,450
SOUTHERN GARRETT HIGH	\$9,483,004
SOUTHERN MIDDLE	\$41,369,950
SWAN MEADOW (K-8) SCHOOL	\$113,300
YOUGH GLADES ELEMENTARY	\$3,774,950
<b>TOTAL: \$132,615,569</b>	

BACKLOGGED MAINTENANCE & CIP PROJECTS			
LOCATION	DESCRIPTION	FISCAL YEAR	COST
ACCIDENT ELEMENTARY	Garage and equipment room lighting upgrades		\$3,605
	Faucets and bubblers replacements		\$15,450
	Exterior EIFS restoration	FY25	\$257,500
	Front and side parking lot resurfacing	FY25	\$257,500
	Improve drainage in the back of the building	FY25	\$103,000
	Complete sidewalk and curbs replacement	FY25	\$87,550
	Ceiling tile replacement		\$618,000
	Roof replacement	FY25	\$1,705,680
	Classroom wallpaper removal and painting	FY25	\$66,950
	Gymnasium wall and ceiling repainting	FY25	\$20,600
	Window replacement	FY25	\$463,500
	Sidewalk installation around the rear of the building	FY25	\$82,400
	VCT replacement in the gym		\$41,200
	<b>TOTAL:</b>		



# Backlogged Maintenance & CIP Projects

LOCATION	DESCRIPTION	FISCAL YEAR	COST
<b>BROAD FORD ELEMENTARY</b>	Upgrade electrical infrastructure		\$2,060,000
	Replace all sink faucets		\$51,500
	Improve playground site		\$154,500
	Total ceiling tile replacement		\$669,500
	EIFS restoration		\$360,500
	Repoint brick		\$123,600
	Roof replacement		\$4,500,000
	Open space enclosure/renovation		\$30,900,000
	Parking lot and bus loop repaving		\$206,000
	Replace all interior and exterior doors		\$169,950
	Relocate front office to the exterior of the building and add security vestibule		\$257,500
	Replace all interior and exterior doors		\$169,950
		<b>TOTAL:</b>	<b>\$39,623,000</b>
<b>CENTRAL OFFICE</b>	Replace windows in board room		\$77,250
	Replace all furnaces		\$515,000
	Boilers on the bankside need replaced		\$463,500
	Stairwell ceilings need to be repaired		\$103,000
	Replace retaining wall around the bank		\$103,000
	Replace stairwell glass block		\$103,000
	Replace interior carpet		\$128,750
	Repair outside walls		\$51,500
		<b>TOTAL:</b>	<b>\$1,601,650</b>
<b>CRELLIN ELEMENTARY</b>	Replace hand washing sink in the kitchen		\$8,240
	Replace HV unit on stage		\$30,900
	Level and grade the ballfield and back play areas		\$20,600
	Replace ceiling tile		\$412,000
	Upgrade lighting to LED		\$56,650
	Replace portables with an addition		\$750,000
	Relocate front office to the exterior of the building and add security vestibule		\$250,000
	Replaces shingled roof over the kindergarten area		\$51,500
		<b>TOTAL:</b>	<b>\$1,579,890</b>

# Backlogged Maintenance & CIP Projects

LOCATION	DESCRIPTION	FISCAL YEAR	COST	
DENNETT ROAD EDUCATIONAL COMPLEX (DREC)	Replace transformer on outside electric pole		\$15,450	
	Replace main switchgear		\$206,000	
	Replace all faucets and sinks		\$30,900	
	Upgrade fire alarm system		\$123,600	
	Replace ceiling tile		\$463,500	
	Replace exterior fencing		\$20,600	
	Replace VCT throughout the building		\$103,000	
	Install vinyl soffit at entrances		\$66,950	
	Upgrade HVAC system to include air conditioning		\$3,605,000	
	Window replacement		\$463,500	
	Repaint interior classrooms		\$77,250	
			<b>TOTAL:</b>	<b>\$6,807,140</b>
	FRIENDSVILLE ELEMENTARY	Replace all-electric preheats	FY28	\$515,000
Replace AC compressors and cooling towers		FY28	\$3,605,000	
Replace all faucets		FY28	\$77,250	
Replace curb and sidewalks in certain locations		FY28	\$66,950	
Repave parking lot		FY28	\$206,000	
Ceiling tile replacement in kitchen		FY28	\$14,420	
Paint back exterior wall		FY28	\$5,665	
Renovate exterior stage		FY28	\$15,450	
Replace interior doors		FY28	\$51,500	
Roof replacement		FY28	\$1,802,500	
Complete an open space enclosure		FY28	\$3,244,500	
Replace AHU's		FY28	\$1,545,000	
		<b>TOTAL:</b>	<b>\$11,149,235</b>	
GRANTSVILLE ELEMENTARY	Scheduled for renovation	FY22	\$6,000,000	
		<b>TOTAL:</b>	<b>\$6,000,000</b>	

# Backlogged Maintenance & CIP Projects

LOCATION	DESCRIPTION	FISCAL YEAR	COST
<b>HICKORY ENVIRONMENTAL EDUCATIONAL CENTER (HEEC)</b>	Sewer plant upgrade	FY24	\$1,190,000
	Roof replacement	FY25	\$500,000
	Girls' dorm renovation		\$45,000
	Install air conditioning in the main hall		\$25,750
	Boys' dorm renovation		\$45,000
		<b>TOTAL:</b>	<b>\$751,900</b>
<b>NORTHERN GARRETT HIGH</b>	Replace Vo-Ag electric panels		\$61,800
	Upgrade electric panels		\$669,500
	Replace interior door hardware		\$97,850
	Replace boiler	FY23	\$772,500
	Install visitor stadium bleachers	FY23	\$154,500
	Replace hot water storage tank		\$87,550
	Replace faucets and water fountains		\$92,700
	Repoint brick		\$206,000
	Resurface rear parking lot	FY23	\$77,250
	Replace football field fence		\$195,700
	Replace windows in shop areas		\$77,250
	Install air conditioning	FY23	\$6,000,000
	Replace interior/exterior doors		\$334,750
	Cover back storage behind the school with metal	FY23	\$8,240
	Clean up between buildings next to kitchen		\$2,575
	Windows in the Vo-Ag area need to be replaced		\$61,800
Numerous interior/exterior doors need to be replaced		\$334,750	
		<b>TOTAL:</b>	<b>\$7,534,965</b>
<b>NORTHERN MIDDLE</b>	Main office and guidance carpet replacement	FY24	\$18,000
	Portico restoration		\$30,900
		<b>TOTAL:</b>	<b>\$41,200</b>

# Backlogged Maintenance & CIP Projects

LOCATION	DESCRIPTION	FISCAL YEAR	COST
ROUTE 40 ELEMENTARY	Boiler replacement and air conditioning installation	FY24	\$3,150,000
	Roof panel restoration/replacement	FY24	\$1,300,000
	Rear retaining wall repair		\$32,000
	Relocate front office the to the exterior of the building and add a security vestibule		\$200,000
	Sidewalk and curb replacement		\$50,000
	Front office and Media Center carpet replacement		\$25,000
	Classroom tile replacement		\$100,000
			<b>TOTAL:</b>
SOUTHERN GARRETT HIGH	Install visitor stadium bleachers	FY23	\$225,000
	The hot water storage tank needs to be replaced		\$36,050
	Bathroom faucets need to be replaced		\$15,450
	Replace gym bleachers		\$206,000
	The window seal (concrete) on the business wing needs to be repaired		\$2,575
	Repave alley		\$25,750
	Replace VCT tile throughout the school		\$618,000
	Ceiling tile replacement		\$206,000
	Install air conditioning		\$8,380,679
	Repaint the interior of the school		\$250,000
			<b>TOTAL:</b>
SOUTHERN MIDDLE	Upgrade electrical infrastructure	FY26-27	\$2,060,000
	Replace all sink faucets	FY26-27	\$77,250
	Improve playground site	FY26-27	\$82,400
	Total ceiling tile replacement	FY26-27	\$772,500
	Repoint brick	FY26-27	\$206,000
	Open space enclosure	FY26-27	\$36,050,000
	Parking lot and bus loop repaving	FY26-27	\$360,500
	Replace all interior and exterior doors	FY26-27	\$231,750
Relocate front office to the exterior of the building and add security vestibule	FY26-27	\$206,000	

# Backlogged Maintenance & CIP Projects

LOCATION	DESCRIPTION	FISCAL YEAR	COST
SOUTHERN MIDDLE	Remove carpet and replace with VCT	FY26-27	\$133,900
	The rear patio needs to be removed or replaced	FY26-27	\$25,750
	Repair FNS storage building	FY26-27	\$72,100
	Replace main heating coils	FY26-27	\$77,250
	Replace all sink faucets	FY26-27	\$66,950
	Improve playground site	FY26-27	\$82,400
	Total ceiling tile replacement	FY26-27	\$824,000
			<b>TOTAL:</b>
SWAN MEADOW (K-8) SCHOOL	Increase parking area		\$51,500
	Install basketball post and backboards		\$20,600
		<b>TOTAL:</b>	<b>\$113,300</b>
YOUGH GLADES ELEMENTARY	Replace faucets and water fountains		\$77,250
	Roof panels and EIFS restoration	FY27	\$735,000
	Improve snow guards		\$20,600
	Parking lot resurfacing	FY27	\$250,000
	Create ADA access to the lower playground area	FY24	\$66,950
	Install air conditioning	FY23	\$3,090,000
	Add additional storage area	FY24	\$30,900
		<b>TOTAL:</b>	<b>\$3,774,950</b>

# Blacktop & Paving Schedule

BLACKTOP & PAVING SCHEDULE											
LOCATION	YEAR BUILT	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>ELEMENTARY SCHOOLS</b>											
ACCIDENT ELEMENTARY	1983						TR				
BROAD FORD ELEMENTARY	1976							TR	TR		
CRELLIN ELEMENTARY	1962										
FRIENDSVILLE ELEMENTARY	1976			RP						TR	
GRANTSVILLE ELEMENTARY	1980										
ROUTE 40 ELEMENTARY	1957						TR				
SWAN MEADOW (K-8) SCHOOL	1958										
YOUGH GLADES ELEMENTARY	1997	RP							TR		
<b>MIDDLE SCHOOLS</b>											
NORTHERN MIDDLE	1978										
SOUTHERN MIDDLE	1976							TR	TR		
<b>HIGH SCHOOLS</b>											
NORTHERN GARRETT HIGH	1952/1995			PR	PR						
SOUTHERN GARRETT HIGH	1952		PR	RP							
<b>CENTERS</b>											
HICKORY ENVIRONMENTAL EDUCATIONAL CENTER (HEEC)	1966/1993			TR							
<b>OTHER</b>											
DENNETT ROAD EDUCATIONAL COMPLEX (DREC)	1957		RP	RP					TR		

- TR TR = Total Replacement
- PR PR = Partial Replacement
- X X = Scheduled Replacement
- RP RP = Repair/Patch
- CIP CIP = Capital Improvement Plan (State & Local)



# Roof Replacement Schedule

ROOF REPLACEMENT SCHEDULE											
LOCATION	YEAR BUILT	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>ELEMENTARY SCHOOLS</b>											
ACCIDENT ELEMENTARY	1983						TR				
BROAD FORD ELEMENTARY	1976										
CRELLIN ELEMENTARY	1962										
FRIENDSVILLE ELEMENTARY	1976									TR	
GRANTSVILLE ELEMENTARY	1980			TR							
ROUTE 40 ELEMENTARY	1957						PR				
SWAN MEADOW (K-8) SCHOOL	1958		TR								
YOUGH GLADES ELEMENTARY	1997								R		
<b>MIDDLE SCHOOLS</b>											
NORTHERN MIDDLE	1978										
SOUTHERN MIDDLE	1976										
<b>HIGH SCHOOLS</b>											
NORTHERN GARRETT HIGH	1952/1995										
SOUTHERN GARRETT HIGH	1952										PR
<b>CENTERS</b>											
HICKORY ENVIRONMENTAL EDUCATIONAL CENTER (HEEC)	1966							TR			
<b>OTHER</b>											
BOE ADMINISTRATION BUILDING	1968										
DENNETT ROAD EDUCATIONAL COMPLEX (DREC)	1957							TR			

- TR TR = Total Replacement
- PR PR = Partial Replacement
- R R = Restoration
- MR MR = Maintenance/Repair
- CIP CIP = Capital Improvement Plan (State & Local)

# Boiler Replacement Schedule

BOILER REPLACEMENT SCHEDULE											
LOCATION	AGE BOILER	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>ELEMENTARY SCHOOLS</b>											
ACCIDENT ELEMENTARY	N/A										
BROAD FORD ELEMENTARY	N/A										
CRELLIN ELEMENTARY	1998	•	•	•	•	•	•	•	•	•	•
FRIENDSVILLE ELEMENTARY	N/A										
GRANTSVILLE ELEMENTARY	2016	•	•	•	•	•	•	•	•	•	•
ROUTE 40 ELEMENTARY	1995	•	•	•	•	•	PX				
SWAN MEADOW (K-8) SCHOOL	1998	•	•	•	•	•	•	•	•	•	•
YOUGH GLADES ELEMENTARY	1997	•	•	•	•	•	•	•	•	•	•
<b>MIDDLE SCHOOLS</b>											
NORTHERN MIDDLE	N/A										
SOUTHERN MIDDLE	2006	•	•	•	•	•	•	•	•	•	•
<b>HIGH SCHOOLS</b>											
NORTHERN GARRETT HIGH	1993	•	•	•	TR	•	•	•	•	•	•
SOUTHERN GARRETT HIGH	2016	•	•	•	•	•	•	•	•	•	•
<b>CENTERS</b>											
HICKORY ENVIRONMENTAL EDUCATIONAL CENTER (HEEC)	N/A										
<b>OTHER</b>											
CO ADMINISTRATION BUILDING	1967/1969	•	•	•	•	•	•	•	•	•	•
DENNETT ROAD EDUCATIONAL COMPLEX (DREC)	2000	•	•	•	•	•	•	•	PX	•	•

- TR TR = Total Replacement
- PX PX = Proposed Replacement
- ASM = Annual Service & Maintenance
- N/A N/A = No Boilers in Building
- CIP CIP = Capital Improvement Plan (State & Local)



**GCPS Comprehensive Maintenance Plan FY2022-23**