

## Appendix J

# Assessing Schools for Revitalization/Expansion

On December 7, 2010, the Board of Education adopted Policy FKB, *Sustaining and Modernizing Montgomery County Public Schools (MCPS) Facilities*. This policy updated Policy FKB, Modernization/Renovation that was adopted in 1992 and had never been updated by the Board of Education. The updated version of Policy FKB provides for a new emphasis on sustaining Montgomery County Public Schools (MCPS) facilities in good condition through systematic life-cycle asset replacement. At the same time, the policy recognizes the need to modernize schools as a facility reaches the end of its useful lifecycle. The name of “modernizations” was changed to “revitalizations/expansions” to accurately reflect the scope of work detailed in the MCPS educational specifications.

### Facilities Assessment with Criteria and Testing (FACT)

While a primary factor in the need to revitalize a school is the age of the facility, a number of other factors also are considered in assessing the condition of a school. When the MCPS modernization program began in the early 1990s, a methodology known as Facilities Assessment with Criteria and Testing (FACT) was developed. The original FACT methodology was applied to three groups of school assessments—the first group in FY 1993, the second in FY 1996, and the third in FY 2000. Through the 2015–2016 school year, these assessments resulted in the revitalization/expansion of 41 elementary schools, 9 middle schools, and 11 high schools. From the round of assessments done in FY 1993, FY 1996 and FY 2000, another 6 elementary schools, 4 middle schools, and 7 high schools are now either under construction, in design, or are in the queue for revitalization/expansion. The list of these schools is provided in Appendix E, and they appear without italics.

The list of elementary schools from this older queue for revitalization/expansion is almost complete, with the last three elementary schools now scheduled for completion in January 2020. Because the school system is nearing the end of the old queue of schools for revitalization/expansion, it was necessary to assess additional elementary and secondary schools for future revitalization/expansion. In the 2010–2011 school year a multi-stakeholder committee updated the FACT methodology and a total of 53 facilities were identified for the new FACT assessments. The list of schools included facilities that were built prior to the mid-1980s and that had never been revitalized, although some of these schools may have had some renovation work performed. Following the assessment

of these schools their scores were used rank order them in a queue for future revitalization/expansion.

### Montgomery County Council Office of Legislative Oversight Report

On July 28, 2015, the Montgomery County Council Office of Legislative Oversight (OLO) released a study entitled, *A Review of the MCPS Revitalization/Expansion Program*. The study focused on two main concerns with the revitalization/expansion program and the 2010–2011 school year FACT methodology used to assess school conditions. First, the OLO study noted that the length of the queue of schools to be revitalized/expanded is long and would take 20 to 30 years to complete, pending funding levels.

Because the time period is long, the OLO study raised the concern that conditions at schools may change over time and the FACT scores that schools received in the 2010–2011 school year will become less accurate. Associated with this concern was the OLO finding that some of the conditions measured at schools are less permanent and could be addressed through maintenance projects prior to a revitalization/expansion project. Another concern raised were errors that were found in some of the conditions measured during the 2010–2011 FACT assessments.

In response to the OLO study, the interim superintendent of schools convened a multi-stakeholder FACT Review Committee to address the OLO study findings and update the FACT methodology. The FACT Review Committee met from December 2015 through April 2016, and issued a report with recommendations. The FACT Review Committee report included updated items to measure at schools that were “permanent” in the sense that they cannot be addressed cost-effectively without revitalization/expansion. In addition, the report recommended more frequent reassessments of schools so that scores do not become out of date. The report maintained the previous scoring system, where a total point value of 600 points is developed by measuring items within the “Educational Program” parameters area (300 points) and within the “Physical Infrastructure” parameters area (300 points.) The higher the total score, the worse the condition of the facility. Finally, the report recommended that schools that were assessed using the 2010–2011 version of the FACT methodology be reassessed with the updated methodology.

## School Reassessments

The interim superintendent of schools supported the recommendations of the FACT Review Committee, with two modifications. First, instead of the proposed ten year cycle for school reassessments the interim superintendent plans a six year cycle in order to keep school scores up to date. Second, the interim superintendent added three high schools to the schools to be assessed. These include the reassessment of Col. Zadok Magruder and Damascus high schools, and the assessment of Northwood High School. Col. Zadok Magruder and Damascus high schools were assessed in the 1990s and are at the end of the queue for high schools with no completion date yet established. Northwood High School reopened in 2004 and was not previously assessed.

The FACT Review Committee's report was released on May 11, 2016, and recommendations were presented to the Board of Education on June 14, 2016. The Board of Education supported the recommendations. Based on the work of the Committee, the FACT reassessment process continues to be reviewed, the preliminary data is being compiled, and the superintendent of schools will develop his approach on to how the revitalization/expansion program will proceed going and forward his recommendation to the Board of Education for spring 2017 action.

The list of schools that were reassessed are shown on the following table. The scores these schools receive will be used to create the queue for future revitalization/expansion projects. These schools will be appended to the queue of schools that were assessed in the 1990s.

It is possible that the position of a school in the queue may change from the scoring that was done with the 2010–2011 FACT assessments. In addition, although all of the schools on the attached table will receive scores, schools that are not near the top of the list and can be funded within a six-year period will be reassessed so a new queue can be developed periodically. More frequent reassessments will ensure that school condition scores remain current and the queue order valid.

# Schools to Reassess Using 2016 FACT Methodology

## Elementary Schools to Reassess

Belmont Elementary School
Bradley Hills Elementary School
Burnt Mills Elementary School
Cedar Grove Elementary School
Cloverly Elementary School
Cold Spring Elementary School
Damascus Elementary School
Darnestown Elementary School
Diamond Elementary School
DuFief Elementary School
East Silver Spring Elementary School
Fallsmead Elementary School
Fields Road Elementary School
Fox Chapel Elementary School
Gaithersburg Elementary School
Germantown Elementary School
Greenwood Elementary School
JoAnn Leleck at Broad Acres Elementary School
Piney Branch Elementary School
Poolesville Elementary School
Rosemary Hills Elementary School
Sherwood Elementary School
South Lake Elementary School
Stedwick Elementary School
Stephen Knolls School
Stonegate Elementary School
Strathmore Elementary School
Summit Hall Elementary School
Takoma Park Elementary School
Twinbrook Elementary School
Washington Grove Elementary School
Watkins Mill Elementary School
Whetstone Elementary School
Woodfield Elementary School
Woodlin Elementary School

## Middle Schools to Reassess

Argyle Middle School
Benjamin Banneker Middle School
John T. Baker Middle School
Robert Frost Middle School
A. Mario Loiederman Middle School
Neelsville Middle School
Newport Mill Middle School
North Bethesda Middle School
Redland Middle School
Ridgeview Middle School
Silver Spring International Middle School

## High Schools to Reassess

Damascus High School
Col. Zadok Magruder High School

## High School to Assess

Northwood High School
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Note: These schools will be reassessed with the updated 2016 FACT methodology in summer 2016. Scores for these schools will be released in fall 2016 as part of the *Superintendent's Recommended FY 2018 Capital Budget and Amendments to the FY 2017–2022 Capital Improvements Program*.

