

FY 2021 Maintenance Assessment Annual Report

Each fall, the Interagency Commission of School Construction (IAC) releases its annual report on the maintenance of public school building maintenance for the state and its individual school districts. For Fiscal Year 2021, the IAC conducted a total of 268 maintenance-effectiveness assessments across the state between July 2020 and May 2021, including in City Schools.

This fiscal year, the IAC changed its formula to set more clear and exacting standards for schools, which means some schools scored lower than in previous years. Nevertheless, City Schools received an average overall score of 69.15 percent, less than 1 percent from an “Adequate” rating.

The full IAC report for all school systems, including City Schools, may be found [here](#).

Summary of FY 2021 Maintenance Assessment Annual Report findings

- 43 of our school buildings were assessed (29 percent)
 - Seven of those buildings are no longer occupied - Alexander Hamilton, Lockerman Bundy, Garrison, Guilford, Harriet Tubman and the old Patterson and Lois T. Murray buildings
- 19 of the assessed school buildings received an “adequate” rating (44 percent).
- Schools were rated across 21 categories. City Schools received an “adequate” rating or better in 86 percent of the categories across all our schools.
- We were heavily impacted by the 14 percent of categories found not adequate across schools because they were categories with the heaviest weights (i.e. HVAC)
- The assessment determined four areas of weakness across the schools that were rated this year - Interior lighting fixtures not working; Out-of-date fire extinguishers inspections; Stained and/or damaged ceiling tiles; HVAC related issues

Steps to correct deficiencies *(note: some items have been summarized for brevity)*

- Add additional capacity to Mechanical Services team to support more frequent and comprehensive assessment of our mechanical systems
- Starting in November 2021, issue weekly or monthly reminders to custodians to complete work orders for these critical areas
 - Decluttering
 - Changing Light bulbs
 - Changing ceiling tiles
 - Visually checking and signing fire extinguisher tags
 - Checking exterior grounds for cleanliness
 - Checking bottled water and custodial

- Checking PPE supplies
- Tracking ceiling tiles, light bulbs, ceiling tiles and clutter as part of our internal cleanliness assessments

Roadways, Parking Lots & Walkways - 5		Grounds - 3		Positive Site Drainage - 8		Playgrounds, Equipment & Fields - 4		Relocatables & Add. Structure - 6	
Rating	# of Schools	Rating	# of Schools	Rating	# of Schools	Rating	# of Schools	Rating	# of Schools
Adequate-Minor Def	20	Adequate-Minor Def	14	Adequate	17	Adequate	12	N/A	26
Good	6	Adequate	10	Adequate-Minor Def	10	Adequate-Minor Def	12	Adequate-Minor Def	10
Adequate	5	Not Adequate	6	Good	8	Good	6	Adequate	4
Good-Minor Def	4	Good	4	Not Adequate	3	Good-Minor Def	5	Good	2
Not Adequate	4	Not Adequate-Minor Def	4	Not Adequate-Major Def	2	Not Adequate	3	Not Adequate	1
Not Adequate-Minor Def	4	Good-Minor Def	3	Good-Minor Def	1	Adequate-Major Def	2	Grand Total	43
Grand Total	43	Not Adequette-Major Def.	1	N/A	1	Not Adequate-Minor Def	2		
		Poor - Major Deficiency	1	Not Adequate-Minor Def	1	Poor-Major Def	1		
		Grand Total	43	Grand Total	43	Grand Total	43		
% of Not Adequate & Poor 18.60%		% of Not Adequate & Poor 27.91%		% of Not Adequate & Poor 13.95%		% of Not Adequate & Poor 13.95%		% of Not Adequate & Poor 2.33%	
Exterior Structure & Finishes - 6		Roof Drains, Gutters & Downspouts - 7		Windows, Caulking & Skylights - 3		Entryways & Exterior Doors - 7		Roofs, Flashing and Gravel Stops - 7	
Rating	# of Schools	Rating	# of Schools	Rating	# of Schools	Rating	# of Schools	Rating	# of Schools
Adequate	16	Good	19	Adequate	20	Adequate	15	Adequate	15
Adequate-Minor Def	13	Adequate	18	Good	9	Adequate-Minor Def	14	Good	14
Good	7	Adequate-Minor Def	4	Adequate-Minor Def	6	Good	6	Adequate-Minor Def	9
Not Adequate	4	Good-Minor Def	1	Not Adequate-Minor Def	3	Good-Minor Def	4	Good-Minor Def	4
Not Adequate-Minor Def	3	N/A	1	Not Adequate	2	Not Adequate-Minor Def	2	N/A	1
Grand Total	43	Grand Total	43	Good-Major Def	1	Not Adequette	2	Grand Total	43
				Poor	1	Grand Total	43		
				Poor-Minor Def	1				
				Grand Total	43				
% of Not Adequate & Poor 16.28%		% of Not Adequate & Poor 0.00%		% of Not Adequate & Poor 16.28%		% of Not Adequate & Poor 9.30%		% of Not Adequate & Poor 0.00%	
Interior Doors, Walls, Partitions & Finishes -		Floors - 3		Interior Cleanliness & Appearance - 6		Ceilings - 3		Interior Lighting - 5	
Rating	# of Schools	Rating	# of Schools	Rating	# of Schools	Rating	# of Schools	Rating	# of Schools
Adequate	17	Adequate	15	Adequate	13	Adequate - Minor Def	15	Adequate-Major Def	13
Adequate-Minor Def	11	Adequate-Minor Def	9	Adequate-Minor Def	12	Good	8	Not Adequate-Minor Def	9
Not Adequate	7	Good	13	Good	6	Not Adequate-Minor Def	8	Good	8
Good	6	Good-Minor Def	3	Not Adequate	6	Adequate	6	Adequate	5
Not Adequate-Minor Def	2	N/A	1	Not Adequate-Minor Def	4	Adequate-Major Def	2	Good-Minor Def	3
Grand Total	43	Not Adequate	1	Good-Minor Def	2	Not Adequette	2	Not Adequate	3
		Not Adequate-Minor Def	1	Grand Total	43	Good-Minor Def	1	Poor	1
		Grand Total	43			Not Adequate-Major Def	1	Superior	1
						Grand Total	43	Grand Total	43
% of Not Adequate & Poor 20.93%		% of Not Adequate & Poor 4.65%		% of Not Adequate & Poor 23.26%		% of Not Adequate & Poor 25.58%		% of Not Adequate & Poor 30.23%	

HVAC - 10	
Rating	# of Schools
Adequate-Minor Def	12
Adequate	11
Not Adequate-Minor Def	8
Not Adequate	5
Good	4
Poor	2
Good-Minor Deficiency	1
Grand Total	43

Boilers, Water Heaters, Steam & Hot water	
Rating	# of Schools
Adequate	17
Good	10
Adequate - Minor Deficiency	7
Good-Minor Deficiency	4
Not Adequate	4
N/A	1
Grand Total	43

Plumbing Fixtures & Equipment - 5	
Rating	# of Schools
Adequate-Minor Def.	18
Adequate	10
Good	6
Not Adequate	4
Good-Minor Def.	3
Not Adequate-Minor Def.	2
Grand Total	43

Fire and Safety Systems & Utility	
Rating	# of Schools
Adequate	9
Adequate-Minor Def.	23
Good	3
Good-Minor Def.	3
Not Adequate	1
Not Adequate-Major Def.	1
Not Adequate-Minor Def.	3
Grand Total	43

Conveyances - 5	
Rating	# of Schools
Adequate	7
Adequate-Major Def.	2
Adequate-Minor Def.	10
Good	5
Good-Minor Def.	2
N/A	7
Not Adequate	7
Not Adequate-Minor Def.	1
Poor	2
Grand Total	43

% of Not Adequate & Poor **34.88%**

% of Not Adequate & Poor **9.30%**

% of Not Adequate & Poor **13.95%**

% of Not Adequate & Poor **11.63%**

% of Not Adequate & Poor **23.26%**

Pest Management - 4	
Rating	# of Schools
Adequate	22
Adequate-Minor Def.	2
Good	14
Good-Minor Def.	1
Not Adequate	2
Not Adequate-Minor Def.	1
Poor	1
Grand Total	43

Custodial Scope of Work - 5	
Rating	# of Schools
Adequate	22
Adequate-Minor Def.	2
Good	11
Good-Minor Def.	1
Not Adequate	7
Grand Total	43

CMMS - 10	
Rating	# of Schools
Adequate	35
Adequate-Minor Def.	2
Good	1
Good-Minor Def.	1
Not Adequate	4
Grand Total	43

PM Plan - 10	
Rating	# of Schools
Adequate	28
Adequate-Minor Def.	2
Good	5
N/A	1
Not Adequate	7
Grand Total	43

Electrical Dist. & Service Equipment	
Rating	# of Schools
Adequate	12
Adequate-Major Def.	1
Adequate-Minor Def.	13
Good	7
Good-Minor Def.	5
Not Adequate	2
Not Adequate-Minor Def.	3
Grand Total	43

% of Not Adequate & Poor **9.30%**

% of Not Adequate & Poor **16.28%**

% of Not Adequate & Poor **9.30%**

% of Not Adequate & Poor **16.28%**

% of Not Adequate & Poor **11.63%**

Coloring	
0% - 5%	
6% - 10%	
11% - 20%	
Over 20%	