

Key Facility Indicator Points
April 21, 2019

- The Montgomery County Public School System (MCPS) will shortly announce the findings of a new system it is using to assess schools for modernization, additions and rebuilds called the Key Facilities Indicators (KFI). This announcement – which could come within the next few weeks – will be a significant factor in deciding whether or not Poolesville High School is totally rebuilt. This presentation will provide background on the KFI system and what has happened to PHS in the past two decades with regard to modernization of the school.
- The Fair Access Committee for Western Montgomery County has been promoting the concept of a Multi-Use Facility in Poolesville that would both result in a completely new and modern high school and collocated facilities that would include a community/senior center, clinic and police satellite station.
- The core of the new facility would be a new high school. While other departments in the county government – such as Health and Human Resources, and Parks and Recreation – are responsible for recommending and overseeing funding for parts or all of community centers and senior centers, Montgomery County Public Schools (MCPS) alone is responsible for recommending and managing funding for school construction projects.
- The core of Poolesville High School was built in 1953. Some renovations were done to the school in 1978 (although it is not yet clear exactly how much work was done) and a new, separate science wing was added in 2006. But in essence, much of the school is more than 65 years old and much of the rest is more than 40 years old.
- In the early 1990's, MCPS began to use a system called FACT or Facilities Assessment with Criteria and Testing to assess school facilities in order to help determine how to rank schools for renovations, additions or complete rebuilds. Using a set of “parameters” such as Utility and Energy Costs, Maintenance Costs, Facility Design Guidelines (i.e., condition of electrical systems, HVAC systems, water systems and so on), and Educational Specifications (i.e., impacts on school programming and educational outcomes) scores were developed for each school. The scores would help, along with other criteria, to rank schools for capital projects.
- Under the FACT system, Poolesville was first assigned - in 2001 - with a 2019 modernization date. Starting in 2003, PHS was assigned a modernization date of 2013. By 2013, PHS was assigned with a new date for modernization of 2022. In the 2015 CIP and 2016 MCPS Capital Improvements Plans, Poolesville High School had a completion date for modernization of August 2023. In 2017, PHS was relegated back to “TBD” status as the Superintendent announced the new KFI system would replace FACT. Schools would have to be reevaluated using the KFI system.
- Despite its ranking under the FACT scoring, a number of other factors played consistent and major roles in determining how PHS was treated. For example, in documents for project funding used by the county's Office of Management and

Budget, “fiscal constraints” were repeatedly cited over the years as reasons for delaying Poolesville’s modernization and bumping it from the FACT list.

- Although capacity and overcrowding were specifically NOT included in the FACT analysis, it was often cited in other MCPS documents and reports and was very likely a major factor in moving PHS off the list. This remains a factor even now as this quote from the FY 2018 Superintendent’s CIP Recommendations makes clear, “We must continue to address the backlog of capacity projects at the elementary level and be prepared in the next CIP to address anticipated overutilization at the secondary level”.
- The heavy focus on capacity pressures will always leave PHS at a disadvantage. About 40 years ago Montgomery County created the Agricultural Reserve (mostly in Western Montgomery County) to preserve open space in the County. Poolesville High School is located at the center of the Agricultural reserve and serves a population of about 15,000 residents. As a result, our needs will never be able to compete with the demands resulting from growth that affect other regions of the county and Western Montgomery County is often overlooked for major capital infrastructure needs.
- As with the FACT system, the KFI assessment process is not supposed to include capacity as a factor in the analysis. It is supposedly much more heavily focused on the programmatic impacts of a school’s facilities and physical condition. Although we do not know precisely how these are defined, factors like “School Safety and Security”, “Building Quality”, “Indoor Environment” and “Building Age” are a part of the KFI assessments made on each school.
- The county has contracted with a private firm to do the analysis and in its RFP asking for bids, MCPS specifically says that “KFI data are not endpoints for decision making, nor are they automatic determinants for a particular type of project. Facility data are critical starting points for analysis of multiple educational facility objectives.”
- The Fair Access Committee for Western Montgomery County Committee agrees that careful examination of school facilities using a set of criteria is an important component of decision making regarding the modernization of schools. The proper use and interpretation of these KFIs can help ensure that decisions about modernizing schools are well informed and fair.
- But our experience under the FACT system, which was also a data driven system, was not a positive one. During the nearly 20 years the FACT system was in use, PHS was consistently “bumped” to later and later dates for its modernization. The KFIs will be important given how much time and effort MCPS is spending developing the analyses underlying the new system. But as with the FACT system, they alone will not determine when PHS is modernized.
- Just as importantly, how the data are analyzed and interpreted will be significant factors regarding what impact the KFIs have on PHS.
- We believe a number of factors already suggest that PHS should be high on the list for modernization. For example, we know based on the Superintendent’s own October 2018 submission to the Board of Education that our school is one of nine “major capital projects” that “require major capital work due to both facility condition elements and capacity or programmatic elements.” We also know from

our experience with the FACT system that our school was repeatedly put on the list for modernization, indicating that even under that system, PHS's facility was assessed to have significant shortcomings and needed to be modernized.

- Data from the school system shows that our high school is one of the oldest in the county and even its "renovation" took place more than 40 years ago. MCPS also has data regarding the average age of a high school when it is modernized. That data shows the average is currently about 46 years, almost 20 years less than the age of the core of PHS.
- In one county report done by the oversight office of the County Council in 2015, the school system was divided up into four quad clusters for analysis with regard to school renovation and modernization. The four quads are the Northeast, Northwest, Down County and Southeast. PHS is in the Northwest which includes Quince Orchard, Seneca Valley, and Watkins Mill. Based on this report, the average age of schools in the Northwest quadrant is higher than any of the other quads. This same report suggests that the old FACT system had a "geographic bias" which led to many more modernization projects in the Down County quadrant in past years.
- The history of our school over the last two decades and all of these existing reports and data point to the fact that PHS must be placed on the list for rebuilding. Especially in cases like that of PHS which has repeatedly been bumped off the modernization list, fairness and equity must also be a major factor in considering how schools are scheduled for major capital spending and whether they are modernized or simply renovated in various ways.
- MCPS staff and leadership know how patiently and respectfully Western Montgomery County residents have waited for the past 20 years. The Fair Access Committee has come up with an innovative Multi-Use Facility concept that would have at its core a new PHS collocated with a community/senior center, clinic and police satellite. It is time for a new PHS and a collocated services center to provide Western County residents with the services they have been unfairly denied for so long.

Average Age in Years of School Buildings by Quad Cluster

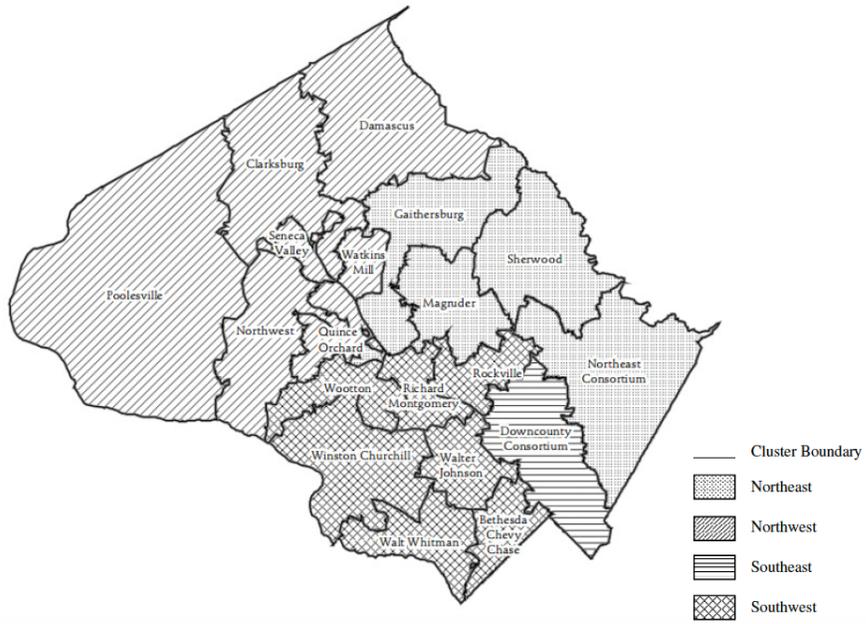
Quad Cluster	Average Age of School Buildings		
	Elementary	Middle	High
Northeast	<u>26.1</u>	26.6	18.7
Northwest	28.6	22.9	<u>29.3</u>
Downcounty Consortium	21.9	<u>41.9</u>	<u>28.4</u>
Southwest	20.9	<u>25.8</u>	17.3
MCPS	24.7	29.1	23.2

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Average Age of Schools at Time of Modernization – Countywide

	Modernized Before 1993	Modernized 1993 – 2000	Modernized 2001 – 2010	Modernized 2011 – 2015	Programmed for Modernization 2016 – 2023
MCPS	32.5 (38 Schools)	38.3 (33 Schools)	46.0 (25 Schools)	51.0 (14 Schools)	46.2 (21 Schools)

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Modernization Schedule for Assessed Schools

Schools	Year Built	Year Renovated	FACT Score	Approved Schedule
Elementary				
Cashell	1969		1292	8/2009
Cresthaven	1962		1311	8/2010
Carderock Springs	1966		1316	8/2010
Bells Mill	1968		1319	8/2009
Farmland	1963		1417	8/2011
Seven Locks	1964		1344	1/2012
Cannon Road	1967		1357	1/2012
Garrett Park	1948	1973	1388	1/2012
Glenallan	1966		1418	8/2013
Beverly Farms	1965		1427	8/2013
Weller Road	1953	1975	1461	8/2013
Bel Pre	1968		1476	8/2014
Candlewood	1968		1489	1/2015
Rock Creek Forest	1950	1971	1492	1/2015
Wayside	1969		1502	8/2016
Brown Station	1969		1516	8/2016
Wheaton Woods	1952	1976	1525	8/2016
Potomac	1949	1976	1550	1/2018
Luxmanor	1966		1578	1/2018
Maryvale	1969		1578	1/2018
Sandburg	1962		*****	TBD
Middle				
Francis Scott Key	1967		1389	8/2009
Cabin John	1968		1422	8/2011
Herbert Hoover	1966		1427	8/2013
William H. Farquhar	1968		1434	8/2015
Tilden @ Woodward	1966		1455	8/2017
Eastern	1951	1976	1472	TBD
E. Brooke Lee	1966		1479	TBD
High				
Walter Johnson	1956	1977	1405	8/2009
Paint Branch	1969		1425	8/2013
Gaithersburg	1951	1978	1214	8/2014
Wheaton	1954	1983	1220	8/2016
Seneca Valley	1974		1254	8/2017
Thomas S. Wootton	1970		1301	TBD
Poolesville	1953	1978	1362	TBD
Col. Zadok Magruder	1970		1471	TBD
Damascus	1950	1978	1496	TBD

2009-2014 MCPS Educational Facilities Master Plan

<https://www.montgomeryschoolsmd.org/departments/planning/cipmaster.aspx>