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Oakland Mills Community Association Testimony on the HCPSS Capital Budget and Capital Improvement Program

Good evening and thank you for this opportunity to discuss the school system's capital budget and capital improvement program. My name is Jonathan Edelson, and I am representing the nearly 10,000 members of the Oakland Mills Community Association (OMCA).

For several years, OMCA has questioned the school system's capital improvement program. It continued to defer renovations to Oakland Mills Middle School and omitted any planned capital investment in Oakland Mills High School, despite the age of both buildings, the high dollar values of deferred maintenance and renovations, and the number of critical systems and fixtures that were well beyond the end of useful life.

We thank you for voting earlier this year to move up the renovation and expansion of Oakland Mills Middle School to 2024 and to add Oakland Mills High School renovation to the plan for 2026. We encourage you to stick to this timetable and to work closely with our county and state officials to ensure funding will be in place when needed to start and complete both of these projects.

Both schools, in addition to having long-standing and deferred renovation needs, also have health and safety issues. Recent inspections have uncovered mold and high humidity in these buildings. Several plumbing fixtures have elevated levels of lead, and aging exterior surfaces present tripping hazards. These issues, along with others, are documented in the attachments I am providing with the electronic copy of this testimony.

OMCA is thankful that these conditions should not persist much longer if these two schools stay in the capital plan as scheduled and receive much-needed funding. Please stay the course and work with our county and state leadership to ensure the school system receives the funding it needs to execute the plan.

Location	Last Replaced	Project Description	Year Deferred	Total Deferred Operating Cost	Total Deferred Capital Cost
Folly Quarter MS	2003	Replace admin Rooftop Unit	2017	$200,000	
Lime Kiln MS	1999	Office rooftop unit	2015	$220,000	
ARL	1986	Replace two Roof Top Units, RTU #1 and #10. (34 yo and leaking)		$400,000	
Forest Ridge ES	1992	Two Boilers	2014	$650,000	
ARL	1968	Major Heating Venilation and Air Conditioning renovation	2011		$25,000,000
Bonnie Branch MS		Chiller			$500,000
Bonnie Branch MS	1999	Systemic, Boiler, & HVAC Renovation (2022)	2015		$11,000,000
Centennial HS	1977/1997	Renovation, Addition & HVAC Replacement (2024)	2009		$90,450,000
Central Office	1980	Air Handler Units and Boiler	2010		$10,000,000
Cradlerock ES/Lake Elkhorn MS		Heating Venilation and Air Conditioning System Replacement	2015		$16,000,000
Dunloggin MS	1994	Replace Chiller			$400,000
Dunloggin MS	1994	Replace Cooling Tower			$200,000
Dunloggin MS		Renovation, Addition & HVAC Renovation (2020)			$41,200,000
Elkridge ES		Renovation			$50,336,000
Elkridge Landing MS	1995	Replace 2 Boilers			$500,000
Elkridge Landing MS	1995	HVAC Replacement	2016		$10,800,000
Ellicott Mills MS		Replace one chiller			$500,000
Folly Quarter MS		Replace Chiller			$500,000
Forest Ridge ES	1992	Heating Venilation and Air Conditioning System Renovation	2014		$42,764,000
Fulton ES	1997	HVAC Replacement & Roof (2024)	2016		$18,900,000
Gorman Crossing ES	1998	Replace 2 Boilers			$500,000
Hammond ES/MS	1987	Boiler Replacement, includes pumps, valves and associated piping 2021	2009		$500,000
Hammond MS		Renovation & HVAC Replacement (2025)			$41,395,000
Harpers Choice MS	1994	Replace Chiller			$500,000
Harpers Choice MS		Renovation & HVAC Replacement			$17,196,000
Hollifield Station ES	1997	Renovation & HVAC Replacement (2025)	2016		$8,800,000
Jeffers Hill ES	1974	Boiler Replacement, includes pumps, valves and associated piping	2016		$500,000
Jeffers Hill ES	1998	Renovation & HVAC Replacement	2014		$51,010,000
Lime Kiln MS	1999	Replace 2 Boilers			$500,000

Location	Last Replaced	Project Description	Year Deferred	Total Deferred Operating Cost	Total Deferred Capital Cost
Long Reach HS		Replace 3 boilers	2016		$1,500,000
Long Reach HS		Replace 2 chillers	2016		$1,000,000
Long Reach HS		Heating Venilation and Air Conditioning system replacement	2016		$38,000,000
Manor Woods ES	1994	Systemic HVAC Renovation (2022)	2015		$10,600,000
Mayfield Woods MS	1991	Replace 2 Boilers			$500,000
Mayfield Woods MS		Renovation			$41,300,000
Murray Hill MS	1997	Replace 3 boilers	2016		$750,000
Oakland Mills HS	1973	Renovation and HVAC Replacement (FY16 on CIP)	2009		$110,682,000
Oakland Mills MS		Full Renovation (Proposes 2023)			$51,210,000
Old Bushy Park	1976	Gas Conversion of Boiler burners	2009		$650,000
Old Cedar Lane	1981	Replacement of Heating Venilation and Air Conditioning Equipment	2009		$10,000,000
Patapsco MS	1996	Heating Venilation and Air Conditioning Control Project	2011		$350,000
Patapsco MS	1996	Renovation & HVAC Replacement	2011		$51,010,000
Pointers Run ES		Renovation			$20,016,000
River Hill HS		Replace 6 boilers	2014		$3,000,000
River Hill HS	1994	Two New Chillers	2014		$1,000,000
St Johns Lane ES		Replace two boilers	2000		$500,000
St Johns Lane ES		Replace one cooling tower	2000		$200,000
St Johns Lane ES		Heating Venilation and Air Conditioning system renovation	2009		$16,200,000
Wilde Lake HS	1996	Heating Venilation and Air Conditioning system renovation 5 boilers, 2 chillers and 2 rooftop units.	2015		$5,500,000
				$1,470,000	**$803,919,000**
				OPERATING	CAPITAL

Oakland Mills HS
Year Constructed **1973**
Last Year Renovated

Total Deferred Operating	$21,700
Total Deferred Capital	$41,334,952
Total Deferred IEQ	$0
Total Deferred Maintenance	$41,356,652

Location	Last Replaced	Project Description	SHOP / Proj Mgr	Rating	Year Deferred	Total Deferred Operating Cost	Total Deferred Capital Cost	Total Deferred IEQ Cost	Consequences of not Repairing	Impact if Project is not Completed
Oakland Mills HS	1973	Major HVAC renovation needed	Construction	OSC-01a	2009		$38,000,000		When originally deferred, this was a major HVAC renovation project; however it has been nine years since the project was deferred. Current conditions at the school now require a full renovation. It's not practical and cost effective to maintain the system any longer.	Due to the fact that the system is old, obsolete and continues to be problematic we are unable to provide a conducive-learning environment to both the students and staff.
Oakland Mills HS	1973	FLS repairs	Electrical		2009		$141,050		Fire and life safety - PA system	PROJECT ADDED FROM GILBERT REPORT ON 040919
Oakland Mills HS	1973	Replace remaining interior & exterior doors, frames and hardware	Gen Serv	GS-02b	2009		$850,000		The doors and frames have reached the end of their useful life. Continued minor repairs are no longer providing a short-term solution (5+ yrs). Total replacement will provide extended life to the facility and provide more security to students and staff.	Interior doors-Impact staff and student safety during lockdown, Exterior doors-impact security and weatherproofing which can lead to safety and IEQ issues.
Oakland Mills HS	1973	Field Renovation	Grounds	G-07	2016	$3,400			Playing fields are used by students, staff and the community for recreational activites before, during and after school.	The immediate impact to students, staff and the community will be potential injury as well as closure of fields due to non-regular maintenance. This would result in a loss of revenue for the school system since there are rental fees associated with playing fields.
Oakland Mills HS	1973	Repave Side parking lot	Grounds	G-14	2014	$7,500			Repavement of parking lots allows for solid surfaces for students and staff to walk on before, during and after school hours.	Immediate impacts to students, staff and the community may include injury from tripping hazards as well as inabilitiy for people with disabilities to get to the school from the parking lot.
Oakland Mills HS	1973	Field Renovation	Grounds	G-19	2016	$3,300			Playing fields are used by students, staff and the community for recreational activites before, during and after school.	The immediate impact to students, staff and the community will be potential injury as well as closure of fields due to non-regular maintenance. This would result in a loss of revenue for the school system since there are rental fees associated with playing fields.
Oakland Mills HS	1973	Storm drain repair	Grounds	G-70	2015	$7,500			This repair is needed to correct a problem with the drainage structure.	Impacts proper water flow, structure stability and the environment.
Oakland Mills HS	1973	Exterior site work	Grounds		2009		$1,094,502		Concrete, sidewalk and pathway repairs.	
Oakland Mills HS	1973	Gymnasium Floor - Recoat	Paint/Floor	PF-01m	2017	$0			General maintenance of the gym floors will not be performed this year.	Work completed Summer 2017 ($6,500)
Oakland Mills HS	1973	Interior finishes	Paint/Floor		2009		$1,249,400		The flooring in the school has reached the age where industry standard says it should be replaced. Total replacement will provide extended life.	No flooring (carpet or VCT) projects will be performed in any school.

Oakland Mills MS
Year Constructed **1972**
Last Year Renovated

Total Deferred Operating	$403,300
Total Deferred Capital	$19,437,550
Total Deferred IEQ	$0
Total Deferred Maintenance	$19,840,850

Location	Last Replaced	Project Description	SHOP / Proj Mgr	Rating	Year Deferred	Total Deferred Operating Cost	Total Deferred Capital Cost	Total Deferred IEQ Cost	Consequences of not Repairing	Impact if Project is not Completed
Oakland Mills MS		Full Locker Replacement	Carpentry	CA-01b		$300,000				
Oakland Mills MS		Clean soiled sprinklers	Construction		2008		$3,650			PROJECT ADDED FROM GILBERT REPORT ON 050118
Oakland Mills MS	1972	Concrete Pad replacement	Grounds	G-01	2016	$3,300			The system, equipment, or component has reached the end of it's useful life. Continued minor repairs are no longer providing a short-term solution (5+ yrs). Total replacement or major repair will provide extended life.	Immediate impacts to students, staff and the community may include injury from tripping hazards.
Oakland Mills MS		Asphalt Repairs - Outdoor Recreation Area, north	Grounds		2008		$8,500			PROJECT ADDED FROM GILBERT REPORT ON 050318
Oakland Mills MS		Asphalt Crack Sealing, Sealcoat, and Re-striping - Northeast Delivery Area	Grounds		2013		$1,600			PROJECT ADDED FROM GILBERT REPORT ON 050318
Oakland Mills MS		Asphalt Crack Sealing, Sealcoat, and Re-striping - East Parking, to include the drive lane	Grounds		2013		$5,000			PROJECT ADDED FROM GILBERT REPORT ON 050318
Oakland Mills MS		Asphalt Crack Sealing, Sealcoat, and Re-striping - South Main Parking, front of building	Grounds		2013		$4,300			PROJECT ADDED FROM GILBERT REPORT ON 050318
Oakland Mills MS		Sidewalk & Concrete Curb Repairs	Grounds		2015		$15,300			PROJECT ADDED FROM GILBERT REPORT ON 050318
Oakland Mills MS		Asphalt Repairs - Outdoor Recreation Area, west	Grounds		2012		$38,700			PROJECT ADDED FROM GILBERT REPORT ON 050318
Oakland Mills MS		HVAC system renovation	HVAC		2011		$19,000,000		Major systemic HVAC renovation.	
Oakland Mills MS		Replace MDF	IT		2017		$185,000			PROJECT ADDED FROM GILBERT REPORT ON 050118
Oakland Mills MS	1973	Full Paint	Paint/Floor	PF-02v	2016	$100,000			The paint in the school has reached the age where industry standard says it should be replaced.	No painting or aesthetic projects will be completed in any school.
Oakland Mills MS		Exterior painting	Paint/Floor		2016		$20,000			PROJECT ADDED FROM GILBERT REPORT ON 050118
Oakland Mills MS		Improve sprinkler coverage	Plumbing		2008		$5,500			PROJECT ADDED FROM GILBERT REPORT ON 050118
Oakland Mills MS		Roof replacement	Construction				$150,000		Metal roofs (2)	