

Maintenance of Maryland's Public School Buildings

STATE OF MARYLAND
PUBLIC SCHOOL CONSTRUCTION PROGRAM

FY 2011 Annual Report

April 29, 2014



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Public School Construction Program
200 West Baltimore Street
Baltimore, Maryland 21201-2595
410-767-0617

The following individuals within the Public School Construction Program have made dedicated contributions of time and effort to the Maintenance Inspection Program and the development of this annual report:

Joan Schaefer, Deputy Director

Donn Grove, Maintenance Inspector – Lead

Anthony Lassiter, Maintenance Inspector

Trina Narivanchik, Administrative Officer – Maintenance Inspection Section

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I. PUBLIC SCHOOL MAINTENANCE IN MARYLAND

A. BACKGROUND

The Board of Public Works (BPW) and the Interagency Committee on School Construction (IAC), the entity established by the BPW to administer the Public School Construction Program (PSCP), have a strong interest in the proper maintenance of Maryland's public school facilities. For all types of facilities, the useful life of the structure is greatly extended through corrective maintenance activities that address existing deficiencies and through a preventive maintenance program that protects against new deficiencies. Good maintenance defers the need for repairs and major renovation, and reduces the cost of renovation when it is eventually needed. Regular maintenance ensures that buildings will remain operational, even under adverse weather conditions.

Established in 1971, the PSCP has had a long involvement with the maintenance of schools. In the summer of 1973, the BPW directed the IAC to conduct a comprehensive maintenance review of all operating public schools. The results revealed that about 21 percent of the State's 1,259 then-operative schools were in poor or fair condition. To improve upon those findings, comprehensive maintenance guidelines were developed by the IAC and approved by the BPW in 1974. When the *Public School Construction Program Administrative Procedures Guide* (APG) was approved by the IAC in 1981, it included a section on maintenance. A new APG was issued by the IAC in September 1994, containing a revised Section 800 - Maintenance. It describes the procedures for development of a local Comprehensive Maintenance Plan (CMP), required to be submitted by each of the local education agencies (LEAs) to the IAC and the local governments prior to October 15 of each year. The APG specifies how the CMP is to address requirements on the planning, funding, reporting, and compliance monitoring of school maintenance. The requirement to submit an annual CMP is now found in the regulations of the PSCP (COMAR 23.03.02.18).

Parallel to the development of the maintenance procedures, in 1980 the BPW directed the IAC to conduct a full maintenance survey of selected public schools in Maryland. The survey was performed by technical staff assigned to the PSCP by the Department of General Services (DGS). Its initial purpose was to assess the quality of local maintenance programs in approximately 100 school facilities that had benefited from State school construction funding. Subsequently, this survey was authorized to become an annual activity and was expanded to include schools that had not received assistance under the Program. Table A on Page 4 of this document shows the ratings for all inspections made during the thirty-one fiscal years in which the surveys have been conducted, as well as the percentage of schools associated with each rating. Of the 3,666 school surveys conducted during this period, 1,930 (53%) received the highest rating categories of "Superior" and "Good," while 215 (6%) received ratings of "Not Adequate" and 36 (1%) received ratings of "Poor." The remaining 1,485 (approximately 40%) schools received "Adequate" ratings. Over the last four years, 25 of the total number of surveys were re-inspections of facilities that had received ratings of "Not Adequate" in the previous year.

The IAC recognizes that there is a connection between maintenance and capital funding. To the extent that funding is provided to renovate or replace older schools, a school system's backlog of deferred maintenance items is also reduced. It is generally far more economical to address building deficiencies through a comprehensive renovation than through piecemeal attention to individual building systems. Of equal importance, a properly conducted renovation that is based on an educational specification which has been developed with the participation of educators results in a building that is not only efficient and safe, but one that is better suited to support the current educational program. Maryland's General Assembly and the Administration provided \$1.93 billion in capital funding between fiscal years 2006 and 2011 for the IAC to

administer; it can safely be said that without this funding and the matching contributions of the local governments, the total backlog of deferred maintenance in our schools would be far greater than it is today. LEAs repeatedly mention how State-funded Capital Improvement Program (CIP) systemic renovation and smaller Aging Schools Program (ASP) and Qualified Zone Academy Bond (QZAB) projects not only improve their buildings, but allow their staff to operate in a more efficient manner.

B. THE CURRENT MAINTENANCE INSPECTION PROGRAM

In July 2005, the Capital Debt Affordability Committee (CDAC), consisting of the State Treasurer, the Comptroller, the Secretary of the Department of Budget and Management, the Secretary of Transportation, and a public member requested the IAC to develop recommendations to ensure that Maryland's large investment in school facilities will be well protected through good maintenance practices. Since August 2005 the IAC has implemented a series of practices which are described below:

- The maintenance survey function was transferred from DGS to the PSCP beginning in FY 2007, a recommendation that was approved by the General Assembly in the 2006 session. Subsequently, the PSCP hired two full-time school maintenance inspectors with experience in the fields of building maintenance, operations and construction. The individuals in these positions are charged with the responsibility of conducting approximately 230 new school surveys in 24 school systems per year, as well as re-inspections of schools surveyed in the prior fiscal year that received ratings of "Not Adequate" or "Poor". They prepare the survey reports to be sent to the LEAs, review the responses, and perform follow-up inspections on those schools which received "Poor" or "Not Adequate" ratings. With the addition of these full-time inspectors, an internal goal was established by the PSCP to inspect each school in Maryland once every six years. In FY 2009 and FY 2010, the number of inspections was reduced to 145 (138 new, 7 re-inspections) and 187 (182 new, 5 re-inspections), respectively, to accommodate budget constraints. The target of 230 inspections was restored for FY 2011; however, two years of reduced inspections has led to a one-year delay in achieving the goal of inspecting every school on a six-year rotation.
- The maintenance inspection information is now a routine component of the PSCP Facilities Inventory database. The Facilities Inventory database contains all pertinent data associated with each school facility in the State, making it an invaluable resource for the analysis of statewide maintenance practices as well as a permanent record of each building. A linked maintenance inspection database also provides the ability to compile inspection data into useful reports. In conjunction with consistent inspection and reporting methods, it allows the PSCP to observe changes in the overall maintenance performance of the LEAs, and to identify specific categories where maintenance practices need improvement.
- For the fifth year, this Annual Report includes a brief evaluation of the maintenance practices of each LEA. This approach highlights specific maintenance issues and furthers the dissemination of maintenance best practices throughout the state.
- In response to a requirement of the General Assembly, the IAC issued "Guidelines for Maintenance of Public School Facilities in Maryland" in May 2008.

In addition to these actions, the IAC continues to strengthen the alignment between the maintenance inspection program and the annual Public School Construction CIP.

- Since the FY 2010 CIP, requests for roof replacement projects have been required to include the three most recent roof inspection reports as a threshold condition for project eligibility. IAC staff members have raised questions about several requests that appear to demonstrate premature failure of roofs and mechanical equipment due to poor maintenance.
- LEAs have been encouraged to enlarge the scope of certain systemic renovation projects in order to address deficiencies such as insufficient electrical power, which manifests in excessive use of extension cords and power strips that overload circuits and generate tripping hazards.
- The staff of the IAC discusses maintenance budgets and staffing with LEAs in the annual October meetings on the CIP.
- Members of the IAC routinely raise the subject of maintenance during the annual meeting in December at which local superintendents and their staff appeal staff recommendations for CIP funding.

Because of the prestige and practical importance placed on State funding and the high level of visibility of the entire CIP process, it is anticipated that the consistent linkage of maintenance and CIP funding by the IAC will assist local boards and the governments that support their operating budgets to sustain the staff and other resources needed for effective maintenance programs throughout the state.

TABLE A: MAINTENANCE SURVEY RESULTS FISCAL YEARS 1981-2011

NUMBER OF SCHOOL SURVEYS PERFORMED WITH RATINGS AND PERCENTAGES

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total
1981	13	80	7	0	100
1982	25	67	8	2	102
1983	56	33	14	3	106
1984	59	30	16	7	112
1985	28	55	20	4	107
1986	36	40	19	6	101
1987	41	44	17	3	105
1988	54	39	10	0	103
1989	44	38	15	3	100
1990	60	35	7	1	103
1991	53	52	4	1	110
1992	39	56	7	3	105
1993	45	52	4	0	101
1994	41	57	6	0	104
1995	51	54	1	0	106
1996	46	49	3	1	99
1997	51	47	4	0	102
1998	53	45	3	0	101
1999	46	55	2	0	103
2000	47	38	0	0	85
2001	49	54	0	0	103
2002	73	19	7	1	100
2003	94	30	0	0	124
2004	29	5	3	0	37
2005	65	29	5	0	99
2006	59	40	1	0	100
2007	161	62	10	0	233 (1)
2008	151	89	10	0	250
2009	69	71	5	0	145 (2)
2010	130	54	3	0	187 (2)
2011	162	66	4	1	233
Total Ratings	1930	1485	215	36	3666
Total Percentages	52.65%	40.51%	5.86%	0.98%	100%

Resurveys included in total

10
7
5
3

- (1) Increase associated with engagement of two full-time inspectors in the Public School Construction Program.
- (2) Temporary reduction in number of inspections due to budgetary constraints.

II. THE SURVEY: FISCAL YEAR 2011

A. PROCEDURES AND METHODS

- The FY 2011 surveys were conducted by the IAC's two full-time maintenance inspectors. The surveys were performed between August 2010 and June 2011.
- 233 public schools were selected to be surveyed from the 24 school systems throughout the state, three (3) of which were schools that received a rating of "Not Adequate" in FY 2010 and were scheduled for re-inspection.
- In order to update the existing backlog, the choice of the schools to be inspected in FY 2011 was largely based on the oldest inspection dates in our records. The 233 schools selected in FY 2011 represented approximately 24 million square feet of public school space. A portion of one of the buildings dated back to 1895, while other schools were recently constructed. Many had received complete renovations, additions or systemic upgrades.
- After selecting the schools to be surveyed, the inspectors notified each LEA and scheduled a time and date to meet at the facility. The LEA was usually notified two weeks prior to the survey date. Generally, a facility maintenance representative or a member of the school staff accompanied the inspectors to answer questions and assist with access to secured areas.
- During each survey, the inspectors examined 35 different components and building systems, such as roofing, HVAC, electrical equipment and parking lots (see Sample Survey Form, pages 13-15). An evaluation was made for each category by rating the condition, performance, efficiency, preventive maintenance record and life expectancy of the various components and systems. The inspectors' comments were recorded on the survey form.
 - Each of the 35 categories was evaluated and given a rating that ranged from "Poor" to "Superior." Each rating was converted to a numerical score and multiplied by a predetermined factor or "weight". These weights were established by the IAC to indicate the impact that a failed or deficient component could have on life safety or health issues in the facility. Items not present in the facility were indicated as "Not Applicable."

Scoring Levels:

- | <u>Point Range</u> | | <u>Nomenclature</u> |
|--------------------|---|---------------------|
| 96 – 100 | - | Superior |
| 86 – 95 | - | Good |
| 76 – 85 | - | Adequate |
| 66 – 75 | - | Not Adequate |
| 0 – 65 | - | Poor |
- Weighting Values and Description
 - 3 - A serious and potentially urgent impact on safety and/or health
 - 2 - A serious but not immediate impact on safety and/or health
 - 1 - Less direct impact on safety and health

- Care is taken during the survey to ensure that the age or demographics of the school do not affect the survey scores. If a school is well maintained and clean, and has older equipment and components that are serviceable and not causing harm to other equipment and building components, it should receive a high score.
- Beginning in FY 2008, safety equipment and emergency preparedness plans were closely evaluated at each facility, as well as the accessibility of the Asbestos Management Plan that is required under federal legislation to be present in school facilities. In addition, since regulations require that semi-annual roofing inspections are to be completed and reports kept on file for the life of the building, LEAs were requested to provide the last three (3) roof inspection reports. At that time, it was found that many roof inspections were not recorded or had not been performed, creating a concern with regards to the warranty issued by the manufacturer. Warranties must be maintained in order to prevent unnecessary and costly premature replacement of the roof systems.
- A copy of each survey and a cover letter was sent to the school system's superintendent and facilities maintenance director. Any building system that was rated "Poor" or "Not Adequate" required a follow-up response from the LEA stating either that the problem had been repaired or describing the method of corrective action that was planned in the near future. Similarly, if a category rated "Superior," "Good," or "Adequate" showed a specific deficiency, a follow-up response was also required. Responses are typically required from the LEA within 30 days of receipt of the letter and surveys. Any school that scores an average rating of "Not Adequate" or "Poor" is required to be repaired to an acceptable condition, or have its deficiencies reasonably addressed to the State's satisfaction, within a 60-day period, after which time a re-inspection is performed.

B. FY 2011 SURVEY RESULTS

FY 2011 Ratings

The specific ratings of schools surveyed in each school district are shown in Table B "FY 2011 Maintenance Survey Results", pages 7-12.

Of the 233 schools surveyed in FY 2011:

- 31 schools were rated as "Superior"
- 131 schools were rated as "Good"
- 66 schools were rated as "Adequate"
- 4 schools were rated as "Not Adequate"
- 1 school was rated as "Poor"

TABLE B: FY 2011 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Allegany (3)				
Braddock Middle	01.035	Middle	98,887	Adequate
Frost Elementary	01.029	Elementary	36,864	Good
Westmar Middle	01.014	Middle	125,649	Good
			261,400	
Anne Arundel (20)				
Arundel High	02.040	High	292,177	Adequate
Arundel Middle	02.057	Middle	140,032	Good
Benfield Elementary	02.029	Elementary	42,234	Good
Brooklyn Park Elementary	02.085	Elementary	74,540	Adequate
Central Elementary	02.117	Elementary	83,381	Good
Chesapeake High	02.012	High	322,400	Adequate
Eastport Elementary	02.035	Elementary	34,658	Good
Edgewater Elementary	02.033	Elementary	52,326	Adequate
Ferndale EEC	02.124	Elementary	24,076	Good
Fort Smallwood Elementary	02.031	Elementary	64,907	Good
Freetown Elementary	02.080	Elementary	82,460	Superior
Germantown Elementary	02.083	Elementary	71,110	Good
Hillsmere Elementary	02.084	Elementary	49,130	Adequate
Marley Elementary	02.079	Elementary	67,111	Superior
Marley Middle	02.059	Middle	154,293	Superior
North Glen Elementary	02.118	Elementary	43,565	Good
Oakwood Elementary	02.109	Elementary	48,750	Adequate
Pasadena Elementary	02.070	Elementary	68,023	Superior
Severna Park Middle	02.089	Middle	205,905	Superior
Southern High	02.068	High	226,206	Adequate
			2,147,284	
Baltimore City (22)				
Armistead Gardens PK-8 # 243	30.186	PreK-8	62,031	Good
Bay Brook PK-8 # 124A	30.175	Elementary	31,988	Adequate
Beechfield PK-8 # 246	30.195	PreK-8	78,393	Adequate
Booker T. Washington Building # 130	30.168	Middle/High	211,992	Not Adequate
Calverton PK-8 # 075	30.184	PreK-8	269,870	Adequate
Canton Building # 230 (re-inspection)	30.166	Middle/High	97,568	Adequate
Carver Vocational-Technical High CTE # 454	30.113	Career Tech	232,638	Good
Charles Carroll Barrister Elementary # 034	30.018	Elementary	48,137	Good
Cross Country PK-8 # 247	30.221	PreK-8	88,785	Good
Edgewood PK-5 # 067	30.262	Elementary	66,199	Good
Fairmont-Harford Building # 456	30.219	High	167,913	Adequate
Frederick Elementary # 260	30.162	Elementary	43,465	Good
James Mosher Elementary # 144	30.252	Elementary	69,252	Superior
Lake Clifton Building # 040	30.241	Middle/High	485,622	Poor
Lakeland PK-8 # 012	30.179	PreK-8	84,965	Good
Langston Hughes Elementary # 005	30.130	Elementary	40,920	Good
Margaret Brent PK-8 # 053	30.029	PreK-8	47,626	Good
North Bend PK-8 # 081	30.041	PreK-8	77,152	Good
Rosemont PK-8 # 063	30.127	PreK-8	78,500	Good
The Historic Samuel Coleridge-Taylor Elementary # 122	30.203	Elementary	110,981	Adequate
Thomas Jefferson PK-8 # 232	30.090	PreK-8	57,430	Adequate
Windsor Hills PK-8 # 087	30.045	PreK-8	59,000	Good
			2,510,427	

TABLE B: FY 2011 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Baltimore County (25)				
Baltimore Highlands Elementary	03.100	Elementary	65,977	Good
Carney Elementary	03.188	Elementary	66,012	Good
Deep Creek Middle	03.113	Middle	145,200	Good
Dulaney High	03.133	High	250,286	Adequate
Dundalk Elementary	03.052	Elementary	74,835	Good
Edgemere Elementary	03.056	Elementary	66,650	Superior
Elmwood Elementary	03.072	Elementary	58,195	Good
Essex Elementary	03.055	Elementary	66,650	Good
Franklin High	03.120	High	211,892	Good
Franklin Middle	03.127	Middle	168,308	Good
Fullerton Elementary	03.004	Elementary	62,910	Superior
General John Stricker Middle	03.122	Middle	169,555	Good
Hebbsville Elementary	03.104	Elementary	64,340	Good
Holabird Middle	03.047	Elementary/Middle	124,525	Good
Jacksonville Elementary	03.074	Elementary	75,672	Good
Johnnycake Elementary	03.103	Elementary	63,495	Good
Kenwood High	03.148	High	292,029	Adequate
Lansdowne High	03.149	High	211,070	Adequate
Mars Estates Elementary	03.020	Elementary	64,840	Good
Martin Boulevard Elementary	03.142	Elementary	54,947	Superior
McCormick Elementary	03.191	Elementary	54,450	Superior
Middleborough Elementary	03.192	Elementary	48,715	Good
Scotts Branch Elementary	03.025	Elementary	57,735	Good
Sudbrook Magnet Middle	03.126	Middle	150,042	Good
Western School of Technology/Science	03.008	Career Tech	160,349	Good
			2,828,679	
Calvert (4)				
Career and Technology Academy	04.025	Career Tech	113,354	Good
Mutual Elementary	04.002	Elementary	62,824	Superior
St. Leonard Elementary	04.021	Elementary	71,680	Superior
Sunderland Elementary	04.014	Elementary	69,494	Good
			317,352	
Caroline (2)				
Greensboro Elementary	05.001	Elementary	74,785	Good
Lockerman Middle	05.005	Middle	108,842	Superior
			183,627	
Carroll (7)				
Eldersburg Elementary	06.020	Elementary	67,823	Good
Francis Scott Key High	06.024	High	184,500	Adequate
Freedom Elementary	06.015	Elementary	58,443	Good
Mt. Airy Elementary	06.030	Elementary	58,674	Good
N. Carroll Middle	06.028	Middle	104,598	Good
New Windsor Middle	06.041	Middle	83,235	Good
Taneytown Elementary	06.016	Elementary	63,250	Good
			620,523	
Cecil (6)				
Chesapeake City Elementary	07.015	Elementary	41,027	Good
Gilpin Manor Elementary	07.016	Elementary	51,035	Good
North East Elementary	07.035	Elementary	61,396	Superior
North East High	07.040	High	123,890	Good

TABLE B: FY 2011 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Cecil (continued)				
North East Middle	07.012	Middle	101,200	Good
Perryville Middle	07.018	Middle	102,746	Superior
			481,294	
Charles (6)				
Arthur Middleton Elementary	08.011	Elementary	76,249	Good
C. Paul Barnhart Elementary	08.034	Elementary	71,758	Superior
Eva Turner Elementary	08.019	Elementary	64,207	Good
Gen. Smallwood Middle	08.005	Middle	91,173	Good
Indian Head Elementary	08.008	Elementary	60,529	Good
Malcolm Elementary	08.024	Elementary	51,328	Good
			415,244	
Dorchester (3)				
Cambridge-South Dorchester High	09.009	High	189,050	Good
Hurlock Elementary	09.014	Elementary	50,634	Superior
Maple Elementary	09.010	Special Ed.	62,000	Superior
			301,684	
Frederick (11)				
Brunswick High	10.036	High	165,076	Adequate
Glade Elementary	10.050	Elementary	66,500	Superior
Green Valley Elementary	10.042	Elementary	51,888	Good
Kemptown Elementary	10.032	Elementary	53,800	Good
Middletown High	10.005	High	189,641	Adequate
New Market Elementary	10.030	Elementary	88,983	Good
Rock Creek Center Special-Education	10.033	Special Ed.	55,214	Good
Sabillasville Elementary	10.047	Elementary	27,000	Good
Twin Ridge Elementary	10.044	Elementary	68,900	Good
Valley Elementary	10.018	Elementary	59,989	Good
Windsor Knolls Middle	10.046	Middle	116,644	Good
			943,635	
Garrett (3)				
Northern Middle	11.009	Middle	84,008	Superior
Southern Middle	11.008	Middle	92,000	Good
Swan Meadow Elementary	11.016	Elementary/Middle	7,572	Good
			183,580	
Harford (9)				
Emmorton Elementary	12.038	Elementary	63,000	Good
Fallston Middle	12.030	Middle	130,284	Good
Fountain Green Elementary	12.033	Elementary	60,000	Good
Harford Tech High	12.008	Career Tech	218,225	Adequate
Homestead/Wakefield Elementary	12.022	Elementary	115,458	Adequate
North Harford Elementary	12.026	Elementary	49,703	Adequate
Ring Factory Elementary	12.029	Elementary	59,132	Good
Southampton Middle	12.050	Middle	188,134	Good
William Paca/Old Post Rd. Elementary	12.003	Elementary	112,417	Adequate
			996,353	
Howard (13)				
Clarksville Middle	13.031	Middle	82,151	Good
Elkridge Elementary	13.020	Elementary	98,303	Good
Forest Ridge Elementary	13.047	Elementary	81,823	Good
Hammond Elementary	13.064	Elementary	73,799	Superior

TABLE B: FY 2011 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Howard (continued)				
Hammond High	13.016	High	197,023	Adequate
Ilchester Elementary	13.057	Elementary	75,438	Good
Long Reach High	13.055	High	234,007	Good
Manor Woods Elementary	13.052	Elementary	77,169	Good
Murray Hill Middle	13.059	Middle	106,700	Good
River Hill High	13.053	High	236,181	Good
Rockburn Elementary	13.050	Elementary	86,512	Good
Stevens Forest Elementary	13.022	Elementary	44,440	Good
Thunder Hill Elementary	13.075	Elementary	56,060	Good
			1,449,606	
Kent (1)				
Rock Hall Elementary	14.004	Elementary	54,521	Good
			54,521	
Montgomery (35)				
Arcola Elementary	15.049	Elementary	85,469	Superior
Barnsley (Lucy V.) Elementary	15.225	Elementary	72,024	Good
Bel Pre Elementary	15.206	Elementary	59,031	Adequate
Bells Mill Elementary	15.185	Elementary	77,244	Superior
Bethesda Elementary	15.015	Elementary	62,557	Good
Blake (James Hubert) High	15.226	High	297,125	Good
Candlewood Elementary	15.111	Elementary	48,543	Adequate
Carderock Springs Elementary	15.243	Elementary	75,351	Good
Cashell Elementary	15.193	Elementary	71,171	Superior
Cedar Grove Elementary	15.214	Elementary	57,037	Adequate
Churchill (Winston) High	15.053	High	322,078	Good
Einstein (Albert) High	15.031	High	276,462	Adequate
Fairland Elementary	15.098	Elementary	92,227	Adequate
Glen Haven Elementary	15.010	Elementary	85,845	Good
Highland View Elementary	15.101	Elementary	59,213	Adequate
Hoover (Herbert) Middle	15.241	Middle	135,342	Adequate
Kensington-Parkwood Elementary	15.004	Elementary	77,136	Good
Lee (Col. E. Brooke) Middle	15.064	Middle	123,199	Adequate
Magruder (Col. Zadok) High	15.045	High	295,478	Adequate
Meadow Hall Elementary	15.250	Elementary	61,964	Adequate
North Bethesda Middle	15.245	Middle	130,461	Adequate
Northwest High	15.239	High	340,867	Good
Parkland Middle	15.212	Middle	151,169	Good
Pyle (Thomas W.) Middle	15.175	Middle	153,824	Adequate
Rock Terrace SP	15.047	Special Ed.	48,024	Good
Rockwell (Lois P.) Elementary	15.173	Elementary	75,520	Good
Rosemont Elementary	15.203	Elementary	88,764	Good
Sandburg (Carl) Learning Center	15.222	Special Ed.	31,252	Adequate
Sligo Middle	15.235	Middle	149,527	Adequate
Waters Landing Elementary	15.153	Elementary	77,560	Adequate
Watkins Mill High	15.166	High	301,579	Good
West (Julius) Middle	15.127	Middle	147,223	Adequate
White Oak Middle	15.119	Middle	140,990	Adequate
Whitman (Walt) High	15.134	High	261,295	Adequate
Woodfield Elementary	15.143	Elementary	53,212	Good
			4,585,763	

TABLE B: FY 2011 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Prince George's (35)				
Allenwood Elementary	16.205	Elementary	48,686	Good
Andrew Jackson Academy	16.197	Elementary/Middle	151,163	Adequate
Benjamin Tasker Middle	16.185	Middle	161,678	Adequate
Bradbury Heights Elementary	16.025	Elementary	79,457	Good
Carole Highlands Elementary	16.153	Elementary	54,125	Good
Catherine T. Reed Elementary	16.144	Elementary	56,889	Not Adequate
Central High	16.010	High	168,366	Adequate
Cherokee Lane Elementary	16.158	Elementary	44,319	Good
Cooper Lane Elementary	16.131	Elementary	47,370	Adequate
District Heights Elementary	16.076	Elementary	54,415	Adequate
Duval High	16.194	High	281,281	Good
Dwight D. Eisenhower Middle (re-inspection)	16.008	Middle	139,951	Adequate
Eleanor Roosevelt High	16.002	High	327,458	Good
Fairmont Heights High	16.096	High	174,128	Not Adequate
Forest Heights Elementary	16.120	Elementary	35,971	Adequate
Forestville High	16.104	High	193,222	Adequate
Fort Washington Forest Elementary	16.210	Elementary	45,648	Good
Frances R. Fuchs Early Childhood Center	16.101	Special Ed.	46,633	Good
Gwynn Park High	16.001	High	194,845	Adequate
Heather Hills Elementary	16.132	Elementary	36,825	Adequate
Hyattsville Middle	16.178	Middle	119,597	Adequate
James Ryder Randall Elementary	16.084	Elementary	70,891	Adequate
Kenmoor Elementary	16.225	Elementary	43,997	Good
Kettering Elementary	16.188	Elementary	57,651	Adequate
Lewisdale Elementary	16.049	Elementary	54,103	Adequate
Martin Luther King, Jr. Middle	16.213	Middle	127,516	Good
Paint Branch Elementary	16.018	Elementary	59,021	Adequate
Potomac Landing Elementary	16.086	Elementary	60,596	Good
Riverdale Elementary	16.079	Elementary	64,800	Adequate
Robert Goddard Montessori and French Immersion	16.181	Elementary/Middle	133,631	Adequate
Samuel Chase Elementary	16.221	Elementary	42,624	Adequate
Tall Oaks Vocational High	16.102	Career Tech	39,361	Adequate
Tayac Elementary (re-inspection)	16.023	Elementary	47,858	Adequate
University Park Elementary	16.081	Elementary	56,264	Good
Walker Mill Middle	16.196	Middle	129,348	Not Adequate
			3,449,688	
Queen Anne's (3)				
Bayside Elementary	17.021	Elementary	65,990	Good
Church Hill Elementary	17.013	Elementary	50,568	Superior
Kent Island High	17.023	High	189,785	Adequate
			306,343	
St. Mary's (4)				
Greenview Knolls Elementary	18.023	Elementary	56,528	Good
Leonardtwn Elementary	18.008	Elementary	67,847	Superior
Piney Point Elementary	18.027	Elementary	57,794	Superior
Town Creek Elementary	18.015	Elementary	35,498	Good
			217,667	
Somerset (2)				
Crisfield High	19.004	High	95,548	Good
J.M. Tawes Vo-tech	19.003	Career Tech	49,500	Good
			145,048	

TABLE B: FY 2011 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Talbot (2)				
Chapel District Elementary	20.006	Elementary	138,210	Superior
Easton High	20.002	High	186,829	Good
			325,039	
Washington (9)				
Boonsboro Middle	21.010	Middle	105,590	Good
Cascade Elementary	21.023	Elementary	54,646	Superior
Clear Spring High	21.005	High	101,662	Good
Clear Spring Middle	21.007	Middle	66,122	Good
Hancock Elementary	21.015	Elementary	37,441	Good
Hickory Elementary	21.004	Elementary	39,571	Good
Salem Avenue Elementary	21.033	Elementary	79,084	Good
Sharpsburg Elementary	21.019	Elementary	31,684	Superior
Smithsburg Middle	21.008	Middle	108,975	Good
			624,775	
Wicomico (5)				
East Salisbury Elementary	22.003	Elementary	61,889	Good
Mardela Middle/High	22.018	Middle/High	87,633	Adequate
Pittsville Elementary/Middle	22.019	Elementary/Middle	79,335	Good
Prince St. Elementary	22.014	Elementary	73,830	Superior
West Salisbury Elementary	22.029	Elementary	25,919	Good
			328,606	
Worcester (3)				
Pocomoke Middle	23.011	Elementary/Middle	87,600	Good
Snow Hill High	23.005	High	70,657	Good
Snow Hill Middle	23.009	Elementary/Middle	90,000	Good
			248,257	

Total number of schools inspected: 233

Total square footage inspected: 23,926,395

Public School Construction Program School Inspection Report

LEA Name:
School Name:

Inspection Date:
Inspector:
LEA Representative:

PSC #:
Year Constructed:
Total Adjusted Square Footage:

Site/Item (Weight)	Superior	Good	Adequate	Not Adequate	Poor	Not Applicable
1. Driveways & Parking Lots (1)						
2. Site Utilities (1)						
3. Site Utilities (2)						
4. Exterior Building Appearance (1)						
5. Playground Equipment (1)						
6. Exterior Structural Condition (3)						
7. Gutters and Downspouts (2)						
8. Windows / Doors (2)						
9. Entryways & Exterior Doors (3)						
10. Roof Conditions (3)						
11. Flashing & Gravel Stop (2)						
12. Roof Drains (2)						
13. Rooftop Equipment (2)						
14. Skylights & Monitors (2)						
15. Interior Appearance & Sanitation (2)						
16. Floors (2)						
17. Walls (1)						
18. Interior Doors / Windows (2)						
20. Ceilings (1)						
21. Electrical Distribution (3)						
22. Electrical Service Equipment (3)						
23. Lighting (2)						
24. Fire & Safety (3)						
25. Equipment Rooms (2)						
26. Boilers / Water Heaters (3)						
27. Air Conditioning (1)						
28. Ventilation Equipment (3)						
29. FCUs / Radiators / Wall Units (2)						
30. Steam Distribution (2)						
31. Hot Water Distribution (2)						
32. Chilled Water Distribution (1)						
33. Plumbing						
34. Sub Structure (3)						
35. Vertical Conveyance Systems (1)						
Total Items Per Category						

Overall Rating: ()
 Superior=100-96 Good=95-86 Adequate=85-76 Not Adequate=75-66 Poor=65 and below

Asbestos Management Plan:

Emergency Preparedness Plan:

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS



School Name &
PSC Number:

Square Footage:

Report Date (s):

Year Constructed:

SITE/ITEM	RATING	COMMENTS	Response Requested
1 ROADWAYS & PARKING LOTS			
LEA Response:			
2 SITE APPEARANCE			
LEA Response:			
3 SITE UTILITIES, MARKED & SECURE			
LEA Response:			
4 EXTERIOR BUILDING APPEARANCE			
LEA Response:			
5 PLAYGROUND EQUIPMENT			
LEA Response:			
6 EXT. STRUCTURAL CONDITION			
LEA Response:			
7 GUTTERS & DOWNSPOUTS			
LEA Response:			
8 WINDOWS & CAULKING			
LEA Response:			
9 SIDEWALKS			
LEA Response:			
10 ENTRYWAYS & EXTERIOR DOORS			
LEA Response:			
11 ROOF CONDITIONS			
LEA Response:			
12 FLASHING & GRAVEL STOP			
LEA Response:			
13 ROOF DRAINS			
LEA Response:			
14 ROOFTOP EQUIPMENT			
LEA Response:			
15 SKYLIGHTS & MONITORS			
LEA Response:			
16 INT. APPEARANCE & SANITATION			
LEA Response:			
17 FLOORS			
LEA Response:			
18 WALLS			
LEA Response:			
19 INTERIOR DOORS & HARDWARE			
LEA Response:			
20 CEILINGS			
LEA Response:			
21 ELECTRICAL DISTRIBUTION			
LEA Response:			
22 ELECTRICAL SERVICE EQUIPMENT			
LEA Response:			
23 LIGHTING - LAMPS/ BALLASTS			
LEA Response:			
24 FIRE & SAFETY			
LEA Response:			
25 EQUIPMENT ROOMS			
LEA Response:			
26 BOILERS, WATER HEATERS			
LEA Response:			

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS



School Name &
PSC Number:

Square Footage:

Report Date (s):

Year Constructed:

SITE/ITEM	RATING	COMMENTS	Response Requested
27 AIR CONDITIONING			
LEA Response:			
28 VENTILATION EQUIPMENT			
LEA Response:			
29 FCUs/RADIATORS/WALL UNITS			
LEA Response:			
30 STEAM DISTRIBUTION			
LEA Response:			
31 HOT WATER DISTRIBUTION			
LEA Response:			
32 CHILLED WATER DISTRIBUTION			
LEA Response:			
33 PLUMBING			
LEA Response:			
34 INT. SUB. STRUCT.			
LEA Response:			
35 VERTICAL CONVEYANCE SYSTEMS			
LEA Response:			

ASBESTOS MANAGEMENT PLAN			
LEA Response:			

EMERGENCY PREPAREDNESS PLAN			
LEA Response:			

ADDITIONAL NOTES & COMMENTS			

FY 2011 MAINTENANCE SURVEY RESULTS: A DISTRICT-BY-DISTRICT OVERVIEW

The following reports provide an overview of maintenance surveys conducted at selected schools in each Maryland public school system. Each report provides general information about the school system, a listing of the schools that were surveyed, and a brief narrative highlighting important aspects of the school system's maintenance program.

Note:

The definition of "**Adjusted Age**" of a school facility, found in the second column of the charts on the following pages, is the averaged age of the total square footage. For the purposes of calculating the Adjusted Age, renovated square footage is generally treated as new.

"**Original existing square footage**" as used in the narratives on the following pages refers to the date of first construction of the oldest remaining square footage in a facility (for example, if a school first built in 1954 received additions in 1960, 1975 and 2003, and the 1954 portion was also demolished in 2003, the original existing square footage would then date from 1960). This is to demonstrate that our older schools are being retained and are well looked after.

Individual school reports are available upon request.
Please contact Ms. Trina Narivanchik at 410-767-0726.

Allegany County

Three schools were inspected in April 2011. Original existing square footage at these schools dates from 1953 to 1996, with adjusted building ages ranging from 46 to 16 years at the time of inspection. The last inspections performed on these schools were in 2003 and 2004. Each of these schools is over 40 years of age. Braddock Middle School and Frost Elementary School were built in 1965 and 1967 and have had no additions or full renovations. Most of Westmar Middle School was constructed in 1953 as a high school, receiving an addition in 1965 and another very small addition in 1996 with a full renovation project. Both Braddock Middle School and Frost Middle School are nicely maintained schools given their age. Braddock Middle School would especially benefit from a major renovation but requires more immediate replacement of its roof due to significant leaking, and will most likely require replacement of its coal-fired boilers before a renovation project will be feasible.



Frost Elementary

FY 2011

- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 3 schools inspected: 1 Elementary, 2 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.42)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Braddock M.	46	Adequate	4	8	11	7	0
2. Frost E.	44	Good	15	10	4	0	0
3. Westmar M.	16	Good	7	15	5	2	2
Totals			26	33	20	9	2
Percentage of Total Ratings for System			29%	37%	22%	10%	2%

Anne Arundel County

Twenty schools were inspected in May 2011. Original existing square footage at these schools dates from 1909 to 2011, with adjusted building ages ranging from 52 years to 1 year at the time of inspection.

In general, much of the custodial care and maintenance of schools inspected this fiscal year for this LEA was found to be relatively good. Of the five schools that received "Superior" ratings, four were the most recently constructed of the inspected schools, built between 2005 and 2008, and the fifth, Severna Park Middle School, was the most recently renovated school (2010).

Certain deficiencies were observed to be recurring, having been identified in inspection reports in previous years. These include fire inspection systems not being tested annually by a certified inspector and fire extinguishers not receiving annual inspection, certification or service by a qualified provider as required by code. Required monthly visual inspections of fire extinguishers are typically still being sufficiently performed by onsite staff.

Other safety and management issues that continue to be identified at a number of surveyed schools include poor wire management such as widespread use and improper routing of extension cords and power strips, egress doors and pathways blocked by storage and improperly placed classroom equipment and materials, and completely blocked access to critical electrical and mechanical equipment. Additionally, some roofs are still not receiving sufficient inspections and preventive maintenance, although improvement was noted.

It was recommended that the School Safety Officer and the Facility Manager meet with the local Fire Marshal to discuss safety issues. Routine or more advanced safety training of school administrators and teaching staff would be beneficial. In schools where administrators were observed to be most receptive, responsive, and involved with the building's upkeep, good staff housekeeping and safety practices were more likely to be found, and the buildings were generally in much better condition.



Freetown Elementary

FY 2011

- 123 total active schools in system
- Avg. Adjusted Age, all schools: 1981
- 20 schools inspected: 14 Elementary, 3 Middle, 3 High
- Results:
 - ✓ 5 Superior
 - ✓ 8 Good
 - ✓ 7 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (89.45)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arundel H.	21	Adequate	5	17	7	2	3
2. Arundel M.	49	Good	11	12	7	1	1
3. Benfield E.	49	Good	19	6	4	1	0
4. Brooklyn Park E.	18	Adequate	1	15	7	3	4
5. Central E.	21	Good	15	8	6	2	1
6. Chesapeake H.	32	Adequate	11	11	3	4	3
7. Eastport E.	18	Good	12	14	2	3	1
8. Edgewater E.	26	Adequate	7	11	9	5	0
9. Ferndale E.E.C.	6	Good	21	3	3	2	0
10. Fort Smallwood E.	24	Good	9	12	5	4	3
11. Freetown E.	2	Superior	26	5	2	0	0
12. Germantown E.	44	Good	11	12	3	2	3
13. Hillsmere E.	44	Adequate	2	15	8	4	0
14. Marley E.	6	Superior	22	7	0	2	0
15. Marley M.	5	Superior	28	5	0	1	0
16. North Glen E.	52	Good	5	13	7	4	0
17. Oakwood E.	47	Adequate	4	11	10	6	1
18. Pasadena E.	3	Superior	26	5	0	2	0
19. Severna Park M.	1	Superior	29	2	2	0	0
20. Southern H.	41	Adequate	4	17	8	2	2
Totals			268	201	93	50	22
Percentage of Total Ratings for System			42%	32%	15%	8%	3%

Baltimore City

Twenty-two schools were inspected in January and February 2011, including one re-inspection that was performed on a school receiving a "Not Adequate" rating in FY 2010. Original existing square footage at these schools dates from 1895 to 2002, with adjusted building ages ranging from 86 years to 1 year at the time of inspection. All but nine of the schools have an adjusted building age greater than 30 years, with five having an adjusted building age between 48 and 86 years, representative of the aging infrastructure of Baltimore City Schools.

Many of the schools inspected this year appear to have recently received small upgrades and newer equipment, and three received major renovations within the last ten years. However, a number of factors not only have a severely adverse effect on newly installed equipment but also on the general protection, care and upkeep of all of the facilities. These include the lack of sufficient and qualified maintenance personnel at the schools, the apparent inefficiency and ineffectiveness of the organizational structure with regard to facilities, the insufficiency of the maintenance budget, the lack of sufficient project oversight by the construction office, the failure to correct malfunctioning equipment immediately, and related conditions including vandalism and water penetration. Disruptions from gas leaks and lack of proper heating during the winter months were reported for several of the inspected schools.

It is the opinion of the State inspectors that the maintenance budget for this system cannot be cut further without substantially damaging the modest but noticeable progress that has been made over the past five years. The average rating for this school system is a score of 85.74, the first overall "Good" rating since the current scoring process began in 2006, but this is largely due to the high scores for Armistead Gardens PK-8 #243 and James Mosher E. #144. These two schools demonstrate that a high quality of maintenance is possible even under the adverse funding, staffing, and organizational conditions noted above.

The re-inspection of Canton Building #230 revealed that conditions had improved but many of the deficiencies remained. Until conditions at this school are addressed, safety and health issues throughout this building will remain. Lake Clifton High School received a rating of "Poor" based on a number of factors, most significantly concrete structural deficiencies.



Carver Vocational Technical High School

FY 2011

- 168 total active schools in system
- Avg. Adjusted Age, all schools: 1971
- 22 schools inspected: 7 Elementary, 10 PK-8, 3 Middle/High, 1 High, 1 Career Tech
- Results:
 - ✓ 1 Superior
 - ✓ 12 Good
 - ✓ 7 Adequate
 - ✓ 1 Not Adequate
 - ✓ 1 Poor
- Overall condition of inspected schools: **Good (85.74)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Armistead Gardens PK-8 #243	20	Good	16	13	2	0	0
2. Bay Brook PK-8 #124A	39	Adequate	0	15	10	2	0
3. Beechfield PK-8 #246	51	Adequate	8	7	9	6	2
4. Booker T. Washington Bldg. #130	28	Not Adequate	0	12	3	7	9
5. Calverton PK-8 #075	48	Adequate	2	9	8	8	3
6. Canton Bldg. #230 (Re-inspection)	27	Adequate	0	7	18	6	0
7. Carver Vocational-Technical H. #454	1	Good	12	14	1	3	2
8. Charles Carroll Barrister E. #034	31	Good	12	16	2	0	0
9. Cross Country PK-8 #247	28	Good	10	13	6	2	0
10. Edgewood PK-5 #067	52	Good	9	6	8	6	1
11. Fairmont-Harford Bldg. #456	86	Adequate	3	10	11	8	0
12. Frederick E. #260	28	Good	9	14	5	4	0
13. James Mosher E. #144	9	Superior	20	12	1	0	0
14. Lake Clifton Bldg. #040	39	Poor	0	1	5	5	22
15. Lakeland PK-8 #012	8	Good	16	10	4	3	1
16. Langston Hughes E. #005	35	Good	10	11	8	1	0
17. Margaret Brent PK-8 #053	32	Good	13	7	2	7	0
18. North Bend PK-8 #081	37	Good	12	12	5	3	1
19. Rosemont PK-8 #063	38	Good	5	17	6	3	1
20. The Historic Samuel Coleridge-Taylor #122	39	Adequate	2	12	7	2	5
21. Thomas Jefferson PK-8 #232	16	Adequate	4	14	4	9	1
22. Windsor Hills PK-8 #087	66	Good	8	21	4	0	0
Totals			171	253	129	85	48
Percentage of Total Ratings for System			25%	37%	19%	12%	7%

Baltimore County

Twenty-five schools were inspected in February and March 2011. Original existing square footage at these schools dates from 1925 to 2008, with adjusted building ages ranging from 51 years to 1 year at the time of inspection. Consistent with findings in previous years, inspections revealed improper storage of teaching materials, files, furniture and other items in many of the surveyed schools, in some cases blocking emergency egress and access to equipment in mechanical and electrical rooms in violation of code requirements. The repetitive annual observations on this safety issue reveal a strong need for frequent safety inspections by qualified school system staff and mandatory training for the administrative, teaching and custodial staff.

Electrical distribution issues are also found to be prevalent throughout this school system, based on past and present surveys. All but seven of the schools surveyed this year are in need of additional electrical outlets in classrooms and computer areas to eliminate the excessive and hazardous use of multiple electrical power strips and residential extension cords. Six elementary schools, which contain kindergarten classrooms, have no ground fault interrupt service and present a serious safety issue in the schools where classrooms have electrical appliances near to, and in some cases fish tanks located in, sink areas. This typically can be remedied with minimal cost by a minor installation project, and this should be considered for every affected school to avoid injuries to students and staff. Six of the inspected schools have issues regarding IT wiring and the proper installation and location of computer stations. IT technicians must follow simple code-related guidelines when installing equipment and wiring in these schools.

Many of the schools in this system are receiving excellent custodial care. This is a large, older school system and many of its facilities have received numerous systemic and other small projects over several years in lieu of full renovations. The average of new or renovated square footage in this school system is 28 years in Fiscal Year 2011.



Deep Creek Middle

FY 2011

- 166 total active schools in system
- Avg. Adjusted Age, all schools: 1981
- 25 schools inspected: 15 Elementary, 5 Middle, 4 High, 1 Career Tech.
- Results:
 - ✓ 4 Superior
 - ✓ 18 Good
 - ✓ 3 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (89.25)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Baltimore Highlands E.	44	Good	7	21	1	2	0
2. Carney E.	26	Good	10	14	2	5	0
3. Deep Creek M.	24	Good	19	8	2	2	0
4. Dulaney High	36	Adequate	2	3	13	9	2
5. Dundalk E.	24	Good	8	15	6	1	0
6. Edgemere E.	13	Superior	20	13	0	0	0
7. Elmwood E.	51	Good	6	16	5	4	0
8. Essex E.	16	Good	20	10	2	1	0
9. Franklin H.	38	Good	11	14	3	4	1
10. Franklin M.	28	Good	9	11	8	4	1
11. Fullerton E.	35	Superior	20	7	1	1	0
12. General John Stricker M.	21	Good	10	10	5	7	0
13. Hebbville E.	44	Good	10	8	3	3	0
14. Holabird M.	3	Good	9	8	5	6	2
15. Jacksonville E.	17	Good	12	11	1	6	0
16. Johnnycake E.	46	Good	9	9	9	4	3
17. Kenwood H.	44	Adequate	4	16	6	4	5
18. Lansdowne H.	44	Adequate	1	10	16	3	0
19. Mars Estates E.	29	Good	7	17	2	3	2
20. Martin Boulevard E.	12	Superior	22	8	2	0	0
21. McCormick E.	25	Superior	20	9	2	0	0
22. Middleborough E.	50	Good	7	12	2	5	2
23. Scotts Branch E.	50	Good	8	13	2	5	0
24. Sudbrook Magnet M.	1	Good	12	16	2	1	1
25. Western School of Technology/Science	33	Good	3	22	5	2	0
Totals			266	301	105	82	19
Percentage of Total Ratings for System			34%	39%	14%	11%	2%

Calvert County

Four schools were inspected in May 2011. Existing square footage dates from 1970 to 2007, with adjusted building ages ranging from 32 to 14 years at the time of inspection. Consistent with prior year ratings, two of the four surveyed schools received Superior ratings. Excellence in overall maintenance and good planning for replacement of worn and outdated parts and systems continue to be credited for these results. Equally important is the superior custodial care and administrative leadership found in Calvert County. This school system maintains a nice balance between old and new facilities, working well with the support of the county government to replace older and outdated facilities after obtaining many years of service from their schools through good stewardship.



Mutual Elementary

- FY 2011**
- 26 total active schools in system
 - Avg. Adjusted Age, all schools: 1990
 - 4 schools inspected: 3 Elementary, 1 Career Tech.
 - Results:
 - ✓ 2 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
 - Overall condition of inspected schools: **Good (95.23)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Career and Technology Academy	15	Good	17	12	2	1	0
2. Mutual E.	32	Superior	19	7	1	1	0
3. St. Leonard E.	14	Superior	25	8	0	0	0
4. Sunderland E.	17	Good	19	8	7	0	0
Totals			80	35	10	2	0
Percentage of Total Ratings for System			63%	28%	8%	2%	0%

Caroline County

Two schools were inspected in March 2011. Original existing square footage at these schools dates from 1959 to 1974. These buildings had adjusted building ages of 36 and 29 years at the time of inspection. Greensboro Elementary School was built as an open classroom school in 1974 and received small additions and minor renovations in 1989 and 1995 to accommodate kindergarten and pre-kindergarten space. The original 1938 portion of Lockerman Middle School was demolished in 1977 when it received an addition and renovation of the prior 1959 and 1963 additions. Another addition was constructed in 1993. Both schools have received upgrades over the last twelve years including roof and chiller replacements, as well as numerous mechanical and electrical upgrades through QZAB and ASP funding.

Both schools are maintained well by custodial staff.



Greensboro Elementary

FY 2011

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1992
- 2 schools inspected: 1 Elementary, 1 Middle
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.76)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Greensboro E.	36	Good	11	11	6	3	0
2. Lockerman M.	29	Superior	21	7	2	0	0
Totals			32	18	8	3	0
Percentage of Total Ratings for System			52%	30%	13%	5%	0%

Carroll County

Seven schools were inspected in December 2010. Original existing square footage at these schools dates from 1935 to 2009, with adjusted building ages ranging from 38 to 6 years at time of inspection. Two of the older schools, Eldersburg Elementary, which was built in 1970 as an open-space school and received a kindergarten addition in 2006, and Freedom Elementary, which was built in 1955 and had additions in 1964, 1975, 1995, and 2009, have never received full renovations. Mt. Airy Elementary, with the oldest sections built in 1935, was renovated in 1987, and New Windsor Middle was newly built as a replacement school in 1995.



Taneytown Elementary

Although none of the schools inspected in 2011 achieved a superior rating, it was clear that the Carroll County school facilities department continues to carefully provide routine maintenance and very good custodial care of their schools. Three of the six schools had design or construction deficiencies that negatively impacted roof conditions because of inadequate attic space ventilation and inadequate roof drainage.

FY 2011

- 43 total active schools in system
- Avg. Adjusted Age, all schools: 1988
7 schools inspected: 4 Elementary, 2 Middle, 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 6 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (90.12)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Eldersburg E.	38	Good	13	14	2	0	0
2. Francis Scott Key H.	12	Adequate	4	16	6	6	2
3. Freedom E.	37	Good	9	14	7	3	0
4. Mt. Airy E.	24	Good	3	20	5	5	0
5. North Carroll M.	6	Good	18	7	5	1	0
6. New Windsor M.	16	Good	17	9	1	2	0
7. Taneytown E.	16	Good	18	11	1	3	0
Totals			82	91	27	20	2
Percentage of Total Ratings for System			37%	41%	12%	9%	1%

Cecil County

Six schools were inspected in October 2010. Original existing square footage at these schools dates from 1928 to 2008, with adjusted building ages ranging from 60 to 3 years. Four of the six schools have some existing square footage constructed between 1928 and 1952. The newest school, North East High School, was constructed in 1970. This school system provides excellent care of its schools and has proven to be a very responsible steward of state and local capital investments.



North East Elementary

FY 2011

- 29 total active schools in system
- Avg. Adjusted Age, all schools: 1987
- 6 schools inspected: 3 Elementary, 2 Middle, 1 High
- Results:
 - ✓ 2 Superior
 - ✓ 4 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.21)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Chesapeake City E.	59	Good	13	12	5	1	0
2. Gilpin Manor E.	30	Good	10	16	4	1	0
3. North East E.	9	Superior	24	5	0	1	0
4. North East H.	41	Good	8	14	4	3	0
5. North East M.	60	Good	15	15	1	2	0
6. Perryville M.	3	Superior	29	3	1	0	0
Totals			99	65	15	8	0
Percentage of Total Ratings for System			53%	35%	8%	4%	0%

Charles County

Six schools were inspected in April 2011. Original existing square footage at these schools dates from 1953 to 2009, with adjusted building ages ranging from 34 to 16 years at the time of inspection. Construction of kindergarten/ pre-kindergarten additions was in progress at three of the schools.

Charles County's public schools receive a very high level of custodial care and building maintenance. Buildings and sites are generally very clean and neat. However, several of the individual systems at these schools, such as roof and HVAC, were found to be aged. At the time, replacements of some of these systems were not scheduled until several years into the future. As previously reported, this LEA has historically focused on building new capacity rather than renovating existing facilities due to, in part, the annual large increases in enrollments. This has resulted in noticeable differences of quality in the educational environment of the old and new schools. Renovations, upgrades or system replacements for aging infrastructure would better equalize the physical learning environments, as well as allow for more efficient and economical use of their maintenance resources. Upgrades of existing schools would also provide energy cost savings over time.

A few deficient items affecting health and safety in the inspected schools could be addressed with relatively small financial investment: sufficient asbestos management records were not found onsite at half of the schools, an issue that was noted in the previous year report; some of the schools had no ground fault interrupt service near wet areas, which presents a serious safety issue; and two of the schools did not have vented exhaust for cooking stations that were not located in the kitchen.



C. Paul Barnhart Elementary

FY 2011

- 37 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 6 schools inspected: 5 Elementary, 1 Middle
- Results:
 - ✓ 1 Superior
 - ✓ 5 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.26)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arthur Middleton E.	34	Good	17	10	2	1	0
2. C. Paul Barnhart E.	16	Superior	19	10	3	0	0
3. Eva Turner E.	27	Good	19	6	5	1	0
4. General Smallwood M.	32	Good	11	12	7	2	0
5. Indian Head E.	32	Good	16	10	2	1	0
6. Malcolm E.	27	Good	18	12	2	1	0
Totals			100	60	21	6	0
Percentage of Total Ratings for System			53%	32%	11%	3%	0%

Dorchester County

Three schools were inspected in March 2011. Original existing square footage at these schools dates from 1976 for two of the schools and 1982 for the other school. At the time of the inspection, the 1982 school had an adjusted age of 26 years due to small additions in 1990 and 1996 while the two 1976 schools had no age adjustment. None of the schools have had full renovations, although they have received many system upgrades and replacements. Most of these projects have utilized ASP and QZAB funding; these popular programs continue to be important funding resources for the LEAs. Cambridge/South Dorchester High School has particularly benefited from many of these small projects. However, in the 2011 survey, it received poor ratings for three issues: the greatly deteriorated condition of its track and athletic field house, the excessive amount of storage and wall display clutter, and the dangerous storage practices and other safety issues. Hurlock and Maple Elementary Schools received commendations for being very well maintained and for the attention given to the facilities by the school administrators and communities.



Hurlock Elementary

FY 2011

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 3 schools inspected: 1 Elementary, 1 High, 1 Special Ed.
- Results:
 - ✓ 2 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.32)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Cambridge/South Dorchester H.	35	Good	8	11	6	3	3
2. Hurlock E.	26	Superior	25	4	2	0	0
3. Maple E.	35	Superior	23	8	0	0	0
Totals			56	23	8	3	3
Percentage of Total Ratings for System			60%	25%	9%	3%	3%

Frederick County

Eleven schools were inspected in December 2010. Original existing square footage at these schools dates from 1933 to 2008, with adjusted building ages ranging from 44 to 16 years at the time of inspection. Considerable advances were observed this year in increased roofing inspections, roofing maintenance and the number of roofing replacements which were completed and/or scheduled for replacement. However, a number of adverse roof conditions were still found, such as leaking seams at gutters, parapet/wall flashing separation, the need for roof replacement at two of the schools, and a serious rain leader leak at Windsor Knolls Middle School. A large number of stained ceiling tiles were also observed at Brunswick High School and Middletown High School; this is a concern since it is generally an indication of serious or long-standing leaks and/or mechanical or plumbing deficiencies, and because of the possible development of mold and mildew. Two issues at Middletown High School, leaks at outside HVAC air dampers on the windward side of the school, and condensation or valve leaks throughout, are causing much of this damage, and may be due to design or construction flaws.

Notwithstanding the items noted, Frederick County Public Schools is considered to have excellent facility and maintenance staff who are very attentive to the needs of their facilities. The majority of the surveyed schools were also found to be receiving excellent custodial care.



New Market Elementary

FY 2011

- 68 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 11 schools inspected: 7 Elementary, 1 Middle, 2 High, 1 Special Ed.
- Results:
 - ✓ 1 Superior
 - ✓ 8 Good
 - ✓ 2 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.21)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Brunswick H.	41	Adequate	4	14	11	3	1
2. Glade E.	16	Superior	23	6	2	1	0
3. Green Valley E.	40	Good	13	15	4	0	0
4. Kemptown E.	30	Good	14	9	3	4	0
5. Middletown H.	31	Adequate	3	13	9	4	3
6. New Market E.	22	Good	20	9	1	2	0
7. Rock Creek Center	39	Good	6	17	4	3	0
8. Sabillasville E.	44	Good	20	10	0	1	0
9. Twin Ridge E.	19	Good	16	12	0	4	0
10. Valley E.	41	Good	16	7	6	1	0
11. Windsor Knolls M.	17	Good	5	21	2	5	0
Totals			140	133	42	28	4
Percentage of Total Ratings for System			40%	38%	12%	8%	1%

Garrett County

Three schools were inspected in April 2011. Original existing square footage at these schools dates from 1958 to 2009, with adjusted building ages ranging from 34 to 2 years at the time of inspection. These schools were found to be in very nice overall condition, although some minor maintenance repairs were needed and a few much needed equipment replacement projects were pending. Custodial maintenance and onsite upkeep are at a high level. Northern Middle School, constructed in 1978 as an open-space classroom school, received an addition and total renovation that enclosed the classrooms in 2009. Garrett County Public Schools is commended for transforming this facility into a well-designed school, constructed apparently with excellent oversight as there do not appear to be any residual construction issues. It is beautifully maintained. Southern Middle was constructed in 1997, similarly with open-space classrooms but with partitions subsequently installed. It houses a boiler and a chiller that supply heating and cooling via underground piping to the adjacent Broad Ford Elementary School as well as for its own use. Swan Meadow Elementary School, a small community-based school dating from 1958 and partially renovated when an addition was constructed in 2009, is equally well-maintained but has a ground water penetration problem at the exterior door in the basement.



Southern Middle

FY 2011

- 16 total active schools in system
- Avg. Adjusted Age, all schools: 1986
- 3 schools inspected:
1 Elementary/Middle, 2 Middle
- Results:
 - ✓ 1 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (94.88)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Northern M.	2	Superior	29	2	0	0	0
2. Southern M.	34	Good	17	7	4	0	2
3. Swan Meadow E.	14	Good	12	15	1	1	0
Totals			58	24	5	1	2
Percentage of Total Ratings for System			64%	27%	6%	1%	2%

Harford County

Nine schools were inspected in January 2011. Original existing square footage at these schools dates from 1956 to 2006, with adjusted building ages ranging from 47 to 17 years at the time of inspection. None of the surveyed schools are new and the only one that has been renovated is William Paca/Old Post Road Elementary School, initially constructed in 1956 and renovated 36 years ago.

Maintenance at the schools inspected this year continues to be an advancement over previous years, although the need for improvement regarding numerous health and safety issues is still apparent. Frequent and hands-on training, as well as steady oversight, is needed for the school administration and teaching staff to alleviate health and safety hazards and conditions.

At the Harford County Technical High School it was found that the heating return lines were not properly replaced with the addition/renovation project in 1999. Improperly gauged copper pipe was installed, and consequently pipes are leaking and failing, causing flooding and other damage. This failure is costly to repair and could potentially cause problems with indoor air quality due to mold and mildew. This is a good example of the need for vigilant design and construction oversight.



Fallston Middle

FY 2011

- 53 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 9 schools inspected: 6 Elementary, 2 Middle, 1 Career Tech.
- Results:
 - ✓ 0 Superior
 - ✓ 5 Good
 - ✓ 4 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools **Good (86.76)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Emmorton E.	17	Good	11	16	4	0	0
2. Fallston M.	17	Good	11	17	2	3	0
3. Fountain Green E.	18	Good	10	13	2	4	0
4. Harford Tech H.	25	Adequate	4	18	4	4	2
5. Homestead/Wakefield E.	47	Adequate	0	16	9	6	1
6. North Harford E.	27	Adequate	1	12	8	7	1
7. Ring Factory E.	21	Good	11	8	6	3	1
8. Southampton M.	40	Good	12	13	5	1	0
9. William Paca/Old Post Rd. E.	40	Adequate	1	10	12	10	0
Totals			61	123	52	38	5
Percentage of Total Ratings for System			22%	44%	19%	14%	2%

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Howard County

Thirteen schools were inspected in June 2011. Original existing square footage at these schools dates from 1970 to 2011, with adjusted building ages ranging from less than 35 years to 1 year at the time of inspection. Two of the schools had 75% or more unrenovated original 1970s square footage and one of those, Stevens Forest Elementary, was undergoing a renovation/ addition that was expected to be complete in the summer of 2013. Three of the schools originally date from the 1970s but had been or were being renovated in 2008 through 2011. The remaining eight schools have 80% or more of their square footage dating from the original construction (1992 to 1997).

Custodial care in Howard County appears to be high and schools were typically very clean. The schools surveyed this year generally appear to receive good maintenance service, with a thorough and timely approach to work order system reporting, tracking and management. Routine equipment inspection and maintenance service is performed with dated and protected maintenance logs/tags displayed onsite. For a number of years, an annual electrical switchgear evaluation program has been operated through the Maryland Association of Boards of Education (MABE) Office of Risk Management. The LEA reported that a countywide building HVAC balancing program was being initiated to improve system efficiency.

All of these programs have greatly contributed to Howard County's overall success in maintaining their schools. Nevertheless, there are certain areas in which significant improvements are needed. It was reported that fire extinguishers in all county public schools were maintained and certified by a only a single school system employee, resulting in the required monthly visual inspections being overdue in some of the schools by up to three months; understaffing appears to be an issue. Roofing systems did not appear to receive adequate preventive maintenance care even when personnel had already been onsite performing reactive maintenance servicing. Unsafe storage practices were observed in many of the schools, including blocked access to utility shut-offs and fire extinguishers, and obstructed egress from classrooms and other areas; these conditions do not appear to be the result of custodial actions but rather of the teaching staff. Lastly, moderate

to severe deterioration of the brick, concrete and mortar was observed on the exterior free-standing masonry walls at six of the thirteen surveyed schools; this particular concern, which may pose potential safety and/or cost risks, may be attributable to either design or construction errors, or to both. HCPSS reported in their response that these issues are being addressed.



Long Reach High

FY 2011

- 73 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 13 schools inspected: 8 Elementary, 2 Middle, 3 High
- Results:
 - ✓ 1 Superior
 - ✓ 11 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (91.50)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Clarksville M.	3	Good	16	12	1	2	0
2. Elkridge E.	16	Good	14	9	5	4	0
3. Forest Ridge E.	17	Good	19	8	3	2	0
4. Hammond E.	1	Superior	20	7	2	0	0
5. Hammond H.	31	Adequate	7	13	3	3	5
6. Ilchester E.	14	Good	11	15	5	1	0
7. Long Reach H.	15	Good	21	9	1	1	1
8. Manor Woods E.	16	Good	8	13	4	4	0
9. Murray Hill M.	14	Good	20	10	2	0	0
10. River Hill H.	17	Good	16	10	5	2	0
11. Rockburn E.	16	Good	14	9	4	3	0
12. Stevens Forest E.	35	Good	11	10	4	1	3
13. Thunder Hill E.	1	Good	15	4	5	5	0
Totals			192	129	44	28	9
Percentage of Total Ratings for System			48%	32%	11%	7%	2%

Kent County

One school was inspected in October 2010. Original existing square footage at Rock Hall Elementary School dates from 1950 with an adjusted building age of 47 years at the time of inspection as a result of two additions. The original 1915 square footage was demolished in 2003. This nicely maintained older facility, located in the center of Rock Hall, previously served as the middle school for the community. (Since the date of this report, the educational program has been relocated to another facility and the original elementary school is now used for administrative purposes.) The school never received a major renovation, but had a systemic HVAC renovation project in 2002, new windows and exterior doors installed in 2004, a small carpet replacement project in 2006, QZAB projects in 2009 and 2012 for computer equipment and a wireless upgrade, and an ASP project in 2011 for access control, all with State funding. The staff and administration took very good care of this school and their pride showed throughout the building. However, the roof, installed in 1998 and 12 years old at the time of the inspection, showed active leaks and the need for a more proactive preventive maintenance effort to prevent eventual premature failure.



Rock Hall Elementary

FY 2011

- 7 total active schools in system
- Avg. Adjusted Age, all schools: 1977
- 1 school inspected: 1 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (89.83)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Rock Hall E.	47	Good	10	13	4	2	0
Totals			10	13	4	2	0
Percentage of Total Ratings for System			34%	45%	14%	7%	0%

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Montgomery County

Thirty-five schools were inspected in October and November of 2010. Original existing square footage at these schools dates from 1950 to 2011, with adjusted building ages ranging from 48 years to 1 year at the time of inspection.

Generally, the same types of deficiencies were found in FY 2011 as in the prior four years of inspections. Repeated observations include delays in repairs to roofs and a lack of routine roof maintenance at some schools, although the frequency and scheduling of roof inspections has improved. Of note are the numerous schools with stained ceilings that appear to be due to disregarded or unresolved roof and/or condensation and valve leaks, with some ceilings showing discoloration that strongly suggests mold presence. This needs additional attention by MCPS because mold can become a very serious health hazard if not treated promptly. Serious indoor air quality issues were suspected at Walt Whitman High School for this and possibly other reasons. Also referenced in a prior annual report, an appearance of neglect was observed at schools such as Bel Pre Elementary School where replacement projects are planned for future years.

As noted in inspection reports in previous years, a majority of the schools inspected this year have no evidence of receiving monthly visual inspections of fire extinguishers as required in the fire code, and a number of the schools did not have the required asbestos management plans available onsite. Although it appears that efforts are being made by MCPS to address these and other safety issues, it is strongly recommended that schools receive increased and routine monitoring and assessment, and sufficient training be provided to all staff.

Although Montgomery County Public Schools shares many of the same maintenance issues with the other large school systems in Maryland, this system has a very good maintenance program and appears to have a well-planned system replacement program. MCPS consistently presents a CIP request to the State that is well balanced between large school replacement and renovation/addition projects, and small system replacement, usually roof or HVAC, requests.



Walt Whitman High

FY 2011

- 209 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 35 schools inspected:
18 Elementary, 8 Middle, 7 High,
2 Special Ed
- Results:
 - ✓ 3 Superior
 - ✓ 14 Good
 - ✓ 18 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (85.93)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arcola E.	4	Superior	26	5	1	2	0
2. Barnsley (Lucy V.) E.	39	Good	7	12	3	6	2
3. Bel Pre E.	33	Adequate	3	10	11	5	2
4. Bells Mill E.	2	Superior	24	4	0	1	0
5. Bethesda E.	12	Good	12	12	4	4	1
6. Blake (James Hubert) H.	13	Good	19	6	0	5	2
7. Candlewood E.	40	Adequate	2	16	5	7	0
8. Carderock Springs E.	1	Good	25	2	1	4	0
9. Cashell E.	2	Superior	25	7	0	0	1
10. Cedar Grove E.	24	Adequate	3	15	11	3	0
11. Churchill (Winston) H.	11	Good	15	12	0	6	1
12. Einstein (Albert) H.	14	Adequate	6	11	4	9	4
13. Fairland E.	12	Adequate	0	13	7	7	3
14. Glen Haven E.	8	Good	19	8	3	2	0
15. Highland View E.	17	Adequate	4	10	8	7	4
16. Hoover (Herbert) M.	39	Adequate	2	10	14	7	2
17. Kensington-Parkwood E.	5	Good	21	8	1	4	0
18. Lee (Col. E. Brooke) M.	45	Adequate	4	14	6	9	0
19. Magruder (Col. Zadok) H.	28	Adequate	5	14	5	8	2
20. Meadow Hall E.	15	Adequate	8	12	3	6	3
21. North Bethesda M.	12	Adequate	3	7	10	12	0
22. Northwest H.	11	Good	13	11	6	2	0
23. Parkland M.	4	Good	21	6	0	5	0
24. Pyle (Thomas W.) M.	15	Adequate	2	11	8	8	4
25. Rock Terrace SP	37	Good	6	14	11	1	0
26. Rockwell (Lois P.) E.	18	Good	14	9	3	6	0
27. Rosemont E.	12	Good	10	13	4	4	1
28. Sandburg (Carl) Learning Center	48	Adequate	1	5	11	10	4
29. Sligo M.	20	Adequate	4	14	10	5	0
30. Waters Landing E.	23	Adequate	9	7	6	11	0
31. Watkins Mill H.	21	Good	9	15	3	7	0
32. West (Julius) M.	18	Adequate	5	15	7	5	2
33. White Oak M.	18	Adequate	0	11	11	9	2
34. Whitman (Walt) H.	18	Adequate	2	9	10	7	5
35. Woodfield E.	26	Good	7	17	5	3	0
Totals			336	365	192	197	45
Percentage of Total Ratings for System			30%	32%	17%	17%	4%

Prince George's County

Thirty-five schools were inspected in August and September 2010, including two re-inspections that were performed on schools that received "Not Adequate" ratings in FY 2010. Original square footage at these schools dates from 1938 to 2007, with adjusted building ages ranging from 57 to 16 years at the time of inspection. Of these, twenty-eight schools had an adjusted age of thirty years or greater. Prince George's County has the third oldest facilities in the State; only Kent County and Baltimore City have an older average age of square footage.

An unreasonable percentage of buildings were found to not be in "ready" condition to open for the school year. A large number of items that are typically correctable over the summer break were not addressed; these include replacement of stained ceiling tiles, removal of improperly stored materials from storage closets and the top surfaces of unit ventilators, cut-back of trees overhanging roofs, cleaning of roof drains and removal of debris from roofs, and repair of air conditioning equipment and plumbing deficiencies. The grounds and facility exteriors were not maintained until after school had begun; many of the schools had faulty or broken cleaning and grounds-keeping equipment which should have been repaired and used over the summer months. Also, rectification of the lack of proper and working fire suppression and other safety devices, as well as the total lack of emergency preparedness and evacuation procedures and instruction were not addressed, although these are essential for providing a safe environment.

These items are not new to the inspection process and the same issues have appeared in prior year inspection reports, regardless of what time of year inspections were performed. Additionally, many health issues were uncovered this year such as mold and mildew on walls, ceilings and equipment in the buildings, filters not being replaced in heating and air conditioning equipment, unrepared non-operational exhaust fans in the restrooms, and a multitude of leaks from faulty and unsatisfactorily installed or maintained equipment left unaddressed. These issues can all create air quality problems in buildings and should not be allowed to remain.

The two re-inspections, completed in February 2011, found that at least eight areas of deficiency noted in the first inspection of each school were not corrected by the time of the re-inspection. Of these, four were misreported as corrected or in the process of being corrected prior to the re-inspection.

Although at the time of the inspections there appeared to be a disregard for the maintenance of the buildings, the previous inspection findings, and the safety and well-being of the staff and students that use them, PGCPSS responded promptly and vigorously to our correspondence and the school

reports, reorganizing their maintenance and plant management departments under one group, replacing leadership in these areas, revamping their internal inspection programs, expanding their preventive maintenance efforts, and standardizing staff training. Frequent hands-on safety training needs to be routinely given to the principals and staff at all schools as well. Contract services should also be reviewed, and oversight of work must be maintained so that the services provided are satisfactorily completed before annual, monthly or final payments are made.

These deficiencies have a significant impact on the health and safety of building occupants. Resolution of the majority of these issues depends on good preventive maintenance and facility management practices rather than on capital investments.



Benjamin Tasker Middle

FY 2011

- 197 total active schools in system
- Avg. Adjusted Age, all schools: 1979
- 35 schools inspected:
20 Elementary, 5 Middle, 6 High,
1 Career Tech., 1 Special Ed., 2 PK-8
- Results:
 - ✓ 0 Superior
 - ✓ 12 Good
 - ✓ 20 Adequate
 - ✓ 3 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Adequate (82.73)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Allenwood E.	37	Good	2	17	9	1	0
2. Andrew Jackson Academy	40	Adequate	2	13	5	10	3
3. Benjamin Tasker M.	41	Adequate	4	6	8	13	1
4. Bradbury Heights E.	20	Good	5	14	10	4	0
5. Carole Highlands E.	16	Good	3	17	8	4	0
6. Catherine T. Reed E.	42	Not Adequate	0	4	5	9	13
7. Central H.	28	Adequate	2	5	10	12	3
8. Cherokee Lane E.	48	Good	13	16	2	0	0
9. Cooper Lane E.	44	Adequate	3	7	10	9	1
10. District Heights E.	31	Adequate	6	7	11	5	1
11. Duval H.	33	Good	6	17	6	3	0
12. Dwight D. Eisenhower M. (Re-inspection)	41	Adequate	1	9	9	5	7
13. Eleanor Roosevelt H.	36	Good	5	16	5	7	0
14. Fairmont Heights H.	51	Not Adequate	2	7	9	8	6
15. Forest Heights E.	57	Adequate	3	6	10	11	2
16. Forestville H.	17	Adequate	3	17	4	6	4
17. Fort Washington Forest E.	48	Good	6	8	10	5	0
18. Frances R. Fuchs Special Education	28	Good	16	13	1	0	0
19. Gwynn Park H.	36	Adequate	0	13	11	9	0
20. Heather Hills E.	41	Adequate	1	7	16	6	0
21. Hyattsville M.	38	Adequate	5	7	9	12	0
22. James R. Randall E.	32	Adequate	2	14	9	7	0
23. Kenmoor E.	45	Good	9	7	11	1	1
24. Kettering E.	38	Adequate	1	9	10	9	1
25. Lewisdale E.	30	Adequate	5	7	8	7	4
26. Martin Luther King Jr. M.	33	Good	17	11	2	2	0
27. Paint Branch E.	39	Adequate	4	11	11	2	1
28. Potomac Landing E.	33	Good	11	15	3	2	0
29. Riverdale E.	33	Adequate	3	12	10	4	2
30. Robert Goddard Montessori and French Immersion	47	Adequate	4	14	8	4	4
31. Samuel Chase E.	47	Adequate	2	13	9	5	1
32. Tall Oaks H.	27	Adequate	2	11	12	5	2
33. Tayac E. (Re-inspection)	44	Adequate	2	9	8	5	6
34. University Park E.	30	Good	7	15	5	3	1
35. Walker Mill M.	41	Not Adequate	2	4	5	16	5
Totals			159	378	279	211	69
Percentage of Total Ratings for System			15%	34%	25%	19%	6%

Queen Anne's County

Three schools were inspected in March and April 2011. Original existing square footage at these schools dates from 1916 to 1998, with adjusted building ages of 13 (as a result of additions and renovations at the oldest school) and 20 years at the time of inspection. Church Hill Elementary School, the oldest school inspected this year, is very well maintained and received a Superior rating. This is a lovely example of an older school in an established older community. Built in 1916 with additions in 1954 and 1971, it was renovated in 1998 when another addition was constructed.



Church Hill Elementary

The other two schools surveyed had serious roofing issues and staff was unable to locate and utilize roof warranties even though the roof on one of the schools, Bayside Elementary School, was replaced as recently as 2009. These conditions can lead to indoor air quality issues and damages to finishes and systems if they are left unrepaired. Additionally, Kent Island High School, built in 1998, was observed to have several construction defects, including poor roof installation, as well as safety and damage issues attributable to the construction defects, to delayed correction of deteriorated or damaged building components, and to educational staff activities. Many of these issues are reported by the school system to have been corrected.

FY 2011

- 14 total active schools in the system
- Avg. Adjusted Age, all schools: 1996
- 3 schools inspected: 2 Elementary, 1 High
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (86.93)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bayside E.	20	Good	11	12	2	3	3
2. Church Hill E.	13	Superior	21	12	0	0	0
3. Kent Island H.	13	Adequate	1	17	2	3	10
Totals			33	41	4	6	13
Percentage of Total Ratings for System			34%	42%	4%	6%	13%

St. Mary's County

Four schools were inspected in April and May 2011. Original existing square footage at these schools dates from 1954 to 2008 with an adjusted building age ranging from 39 to 3 years at the time of the inspections. All of these schools have older square footage and have received multiple additions over time. One of the schools, Greenview Knolls Elementary School, was built in 1965 and has never been renovated, although it received four additions and an HVAC replacement project was planned at the time of inspection. Town Creek Elementary School, built in 1968, received additions in 1964, 1981, 2002, and 2006 but has never had a full renovation except for a project of 10,000 square feet in 1981.



Leonardtown Elementary

St. Mary's County does an excellent job of maintaining its older school infrastructure while adding new square footage to accommodate an increasing school population. Overall, the square footage of schools in this system is relatively new. St. Mary's has been in the top five Maryland school systems with the newest age of square footage; the average age of their schools is between ten and twelve years above the statewide average. St. Mary's County has a very nice balance of old and new facilities, and clearly benefits from the school system's excellent planning and good stewardship of its schools.

FY 2011

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1995
- 4 schools inspected: 4 Elementary
- Results:
 - ✓ 2 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.16)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Greenview Knolls E.	37	Good	20	9	3	1	0
2. Leonardtown E.	3	Superior	27	3	0	0	0
3. Piney Point E.	14	Superior	23	3	3	1	0
4. Town Creek E.	39	Good	13	10	6	5	0
Totals			83	25	12	7	0
Percentage of Total Ratings for System			65%	20%	9%	6%	0%

Somerset County

Two schools were inspected in March 2011. Original existing square footage at these schools dates from 1952 to 2008 at Crisfield High School and from 1976 at J. M. Tawes Vo-Tech, with respective adjusted building ages of 14 and 35 years.

Crisfield High School, renovated when an addition was constructed in 1997, was found to have health and safety issues that needed to be addressed, including numerous stained ceiling tiles, some appearing to contain mold; blocked electrical equipment, fire extinguishers and exits; and improperly stored materials. Significant structural cracking of the masonry walls, most extensively found in the Gym, needed additional investigation and, at a minimum, monitoring to determine if the structural problem is progressive. A separate athletic storage building was constructed in 2008 with State funding.

J. M. Tawes Vo-Tech has not undergone a building renovation since it was constructed in 1976, although the HVAC and roof systems were replaced in 2001 and 2002, respectively. This school shares the facility with the offices of the Somerset County Board of Education and is very well maintained by the maintenance and custodial staff.



Crisfield High

FY 2011

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 2 schools inspected: 1 High, 1 Career Tech.
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.98)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Crisfield H.	14	Good	14	12	3	3	1
2. J. M. Tawes Vo-Tech	35	Good	19	7	2	0	0
Totals			33	19	5	3	1
Percentage of Total Ratings for System			54%	31%	8%	5%	2%

Talbot County

Two schools were inspected in April 2011. Original existing square footage at these schools dates from 1952 to 2001 at Chapel District Elementary and 1966 to 1999 at Easton High School, with adjusted building ages as a result of renovations and additions of 17 and 14 years, respectively.

Easton High School was renovated and added to in 1997 with more additions completed in 1999. One addition was an automotive technology center which was completed with private funding, and the other addition houses an auxiliary gym and weight room. ASP funding was provided to replace the exterior lighting in 1998, renovate the aging track in 1999, and install a new green house in 2006. The Chapel District Elementary School was renovated in 1994 with an additional 30,477 square feet constructed at that time. Two more additions were added in 2000 and 2001 for a day care center and two kindergarten classrooms. ASP funding was provided for a playground addition in 2006 and, recently, for replacement of the telephone system. Both schools are very well maintained and have been well cared for over the years.

Talbot County consistently earns high maintenance ratings. Over the last five years, Talbot County schools have earned three Superior and three Good ratings for the six schools surveyed.



Chapel District Elementary

FY 2011

- 9 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 2 schools inspected: 1 Elementary, 1 High
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (95.30)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Chapel District E.	17	Superior	17	12	1	0	0
2. Easton H.	14	Good	15	17	1	0	0
Totals			32	29	2	0	0
Percentage of Total Ratings for System			51%	46%	3%	0%	0%

Washington County

Nine schools were inspected in April 2011. Original existing square footage at these schools dates from 1924 to 2006, with adjusted building ages ranging from 57 to 6 years. Schools inspected this year were in very good condition with the two oldest buildings, which have portions that were constructed in 1924 and 1936, receiving Superior ratings.

All of the surveyed schools in Washington County receive very high quality onsite maintenance and custodial services. Cascade Elementary School and Sharpsburg Elementary School are exceptionally well maintained. Salem Elementary School, which was fully renovated in 2005 with the construction of a large addition, is a beautiful school, although better oversight by the administration is recommended to prevent finishes from being prematurely damaged by the attachment of an excessive amount of items to wall and ceiling surfaces. WCPS has produced a "Safe Classroom Teacher Self Checklist" to promote safety in schools, and has indicated that it has been provided to all of the schools.



Cascade Elementary

FY 2011

- 47 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 9 schools inspected: 5 Elementary, 3 Middle, 1 High
- Results:
 - ✓ 2 Superior
 - ✓ 7 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.16)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Boonsboro M.	35	Good	9	11	3	6	0
2. Cascade E.	57	Superior	23	7	0	0	0
3. Clear Spring H.	34	Good	18	9	2	1	0
4. Clear Spring M.	32	Good	16	13	1	0	0
5. Hancock E.	34	Good	16	13	2	0	1
6. Hickory E.	36	Good	10	17	0	4	0
7. Salem Avenue E.	6	Good	23	2	3	1	3
8. Sharpsburg E.	28	Superior	21	10	0	0	0
9. Smithsburg M.	35	Good	18	11	0	2	0
Totals			154	93	11	14	4
Percentage of Total Ratings for System			56%	34%	4%	5%	1%

Wicomico County

Five schools were inspected in March 2011. Original square footage at these schools dates from 1942 to 2008, with adjusted building ages ranging from 47 to 3 years. Except for West Salisbury Elementary, each of these schools has received renovations and additions over the years, and three of the schools have received a number of equipment upgrades and replacements through CIP and ASP funding. The custodial and maintenance staffs have maintained these schools very well.

West Salisbury Elementary School is a small school, built in 1964, with a number of portable classroom buildings on its site. East Salisbury Elementary School, which is the oldest of the inspected buildings and still has a slate roof over the original section, was constructed in 1942 with several subsequent additions. Both schools will greatly benefit from planned replacement and renovation projects, although the maintenance and upkeep has been very good.

Wicomico County facilities staff does an exceptional job of planning for future projects that will consistently update their school inventory while balancing capital needs with local budget considerations.



Prince Street Elementary

FY 2011

- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 5 schools inspected: 3 Elementary, 1 Elementary/Middle, 1 Middle/High
- Results:
 - ✓ 1 Superior
 - ✓ 3 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.40)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. East Salisbury E.	35	Good	5	16	10	1	0
2. Mardela M./H.	32	Adequate	6	10	9	6	0
3. Pittsville E./M.	31	Good	16	14	1	0	0
4. Prince St. E.	3	Superior	24	5	2	1	0
5. West Salisbury E.	47	Good	8	18	1	4	0
Totals			59	63	23	12	0
Percentage of Total Ratings for System			38%	40%	15%	8%	0%

Worcester County

Three schools were inspected in March 2011. Original existing square footage at these schools dates from 1958 to 1970, reflecting adjusted building ages of 41 to 29 years. Of the three schools inspected this year, only Snow Hill High, the oldest of the three, has received a complete building renovation, and that occurred in 1982.

All three surveyed schools were in a similarly well maintained condition. Pocomoke Middle School and Snow Hill Middle School were both constructed in 1970 and, while never fully renovated, have received improvements through systemic renovation projects such as roofing and HVAC replacements as well as numerous small QZAB and ASP projects. Along with Berlin Intermediate School, which was also constructed in 1970 and has never received a complete renovation, these two schools are now over forty years old and long-term planning for renovations should be under consideration



Snow Hill Middle

FY 2011

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1987
- 3 schools inspected: 2 Middle, 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 3 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (89.75)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Pocomoke M.	41	Good	9	13	6	1	0
2. Snow Hill H.	29	Good	8	14	5	3	0
3. Snow Hill M.	40	Good	9	14	4	1	0
Totals			26	41	15	5	0
Percentage of Total Ratings for System			30%	47%	17%	6%	0%

