

Maintenance of Maryland's Public School Buildings

STATE OF MARYLAND
PUBLIC SCHOOL CONSTRUCTION PROGRAM

FY 2014 Annual Report

January 15, 2016



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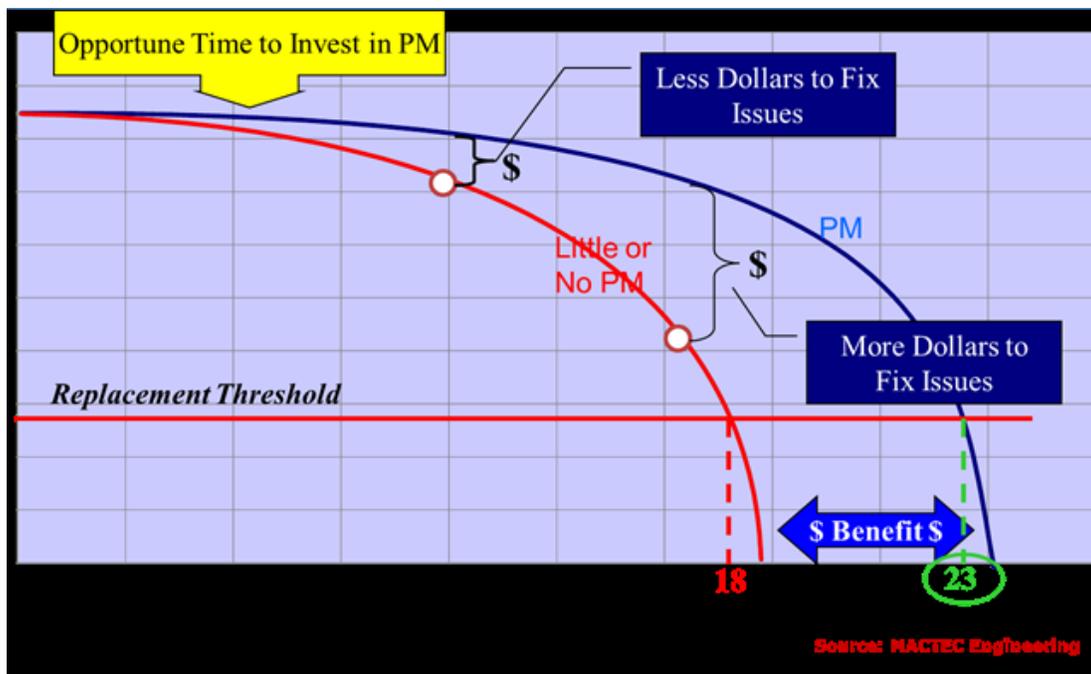
I. PUBLIC SCHOOL MAINTENANCE IN MARYLAND

A. BACKGROUND

Facility Maintenance and Condition: A Reciprocal Relationship

The Maryland General Assembly, the Board of Public Works (BPW), and the Interagency Committee on School Construction (IAC), the entity that administers 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 a preventive maintenance program that protects the asset and corrective maintenance activities that address emergent 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 the operation of the building, including its energy efficiency, will remain optimal even under adverse weather conditions. For schools in particular, good maintenance helps to protect the health of young students and establishes an environment in which the focus of administrators, teachers, and the students themselves can remain on learning, rather than on the building.

The reciprocity between maintenance and facility condition is expressed conceptually in the following chart, which shows how the anticipated service life of a building asset will be reduced if maintenance is inadequate.¹ The curving blue and red lines represent the condition of the asset. As with any physical asset, the condition will decline over time even when maintenance is adequate (blue line); with inadequate maintenance, the decline will be accelerated (red line). The service life of this hypothetical asset will be reduced from 23 years to 18 years if preventive maintenance is not applied.



¹ Council of the Great City Schools, "Reversing the Cycle of Deterioration in the Nation's Public School Buildings," October 2014, p. 13.

The reciprocal relationship between maintenance and capital investment is widely recognized in the literature, by industry leaders, and by Maryland's local educational agencies (LEAs). Just as good maintenance reduces and defers the need for capital improvements, timely and appropriate capital investment can significantly reduce the owner's daily maintenance burden, allowing resources to be used for programmatic improvements, energy-saving enhancements, or other purposes. 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. A comprehensive or partial renovation is generally a more efficient way to address building deficiencies than the upgrade or replacement of individual building systems, and it results in a building that is better suited to support the educational program. Nevertheless, in times of fiscal constraint a well-planned, sequenced series of system upgrades may still be an effective option. The local board's Educational Facilities Master Plan (EFMP), Comprehensive Maintenance Plan (CMP), and annual Capital Improvement Program (CIP) should be coordinated to ensure that maintenance-related capital projects are properly sequenced in relation to other facility needs that support the board's educational objectives, specifically projects for enrollment capacity and projects that address educational program requirements.

The Public School Construction Program Maintenance Inspection Program

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. A well-conceived CMP provides an overview of the policies of the local board and a compendium of good maintenance practices; uses metrics to determine if maintenance is being performed as required; addresses the planning, funding, reporting, and compliance monitoring of school maintenance; and lists the highest priority capital and repair projects, with the anticipated funding source for each project. The requirement to submit an annual CMP is 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-four fiscal years in which the surveys have been conducted, as well as the percentage of schools associated with each rating. Of the 4,358 school surveys conducted between FY 1981 and FY 2014, 2,424 (56%) received the highest rating categories of "Superior" and "Good," while 236 (5%) received ratings of "Not Adequate" and 36 (1%) received ratings of "Poor". The remaining 1,651 (38%) schools received "Adequate" ratings. Since FY 2008, 35 of the total number of surveys were re-inspections of facilities that had received ratings of "Not Adequate" in the previous year.

Maryland's General Assembly and the Administration provided \$3.22 billion in capital funding between fiscal years 2006 and 2014 for public school construction. While Maryland does not have reconciled data on the total deferred maintenance of all schools in the state, it can safely be said that without the State funding and the matching contributions of the local governments, the total backlog of deferred maintenance would be far greater than it is today.² 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 PUBLIC SCHOOL 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 inspectors conduct approximately 220 to 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".³ 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.
- An internal goal was established by the PSCP to inspect each school in Maryland once every six years. Because of a reduced number of inspections conducted in FY 2009 and FY 2010, the completion of the first round was therefore delayed by approximately one half of a fiscal year; the inspections conducted in FY 2014 included both 1st and 2nd round schools. The second six-year round of inspections is anticipated to be completed in 2019.⁴
- The maintenance inspection information is a component of an internal PSCP database. The Facilities Inventory database contains all pertinent data associated with each school facility in the State, making it a valuable 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

² A statewide facility assessment study performed by a third party would be needed to capture accurate data on the total deferred maintenance backlog (as well as other information, e.g. educational adequacy). Using a recent figure of \$.08/sf from Colorado, such a study would cost approximately \$11 million to assess all 138 million square feet in Maryland schools, and approximately \$5.7 million to assess the 71.7 million square feet that has not been renovated since 1990 (i.e., square footage that has not been renovated within the last 25 years). The Colorado figure may not reflect costs in the mid-Atlantic states, or the full scope that is needed for Maryland schools.

³ Inspections are not conducted for facilities on the campus of the Maryland School for the Blind (MSB), which is eligible for State school construction funding.

⁴ In FY 2009 the number of inspections was reduced to 145 (138 new, 7 re-inspections) and in FY 2010 to 187 (182 new, 5 re-inspections) to accommodate the budgetary constraints. The target of 230 inspections was restored for FY 2011.

allows the PSCP to observe changes in the overall maintenance performance of the LEAs, and to identify specific categories where maintenance practices need improvement.

- As in past years, this FY 2014 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. The Guidelines are available on the PSCP website at www.pscp.state.md.us.

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, LEAs have been required to include the three most recent roof inspection reports as a threshold condition for approval of roof replacement projects. 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 is typically manifested in a maintenance inspection as 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, as well as 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 1981-2014**NUMBER OF SCHOOL SURVEYS PERFORMED WITH RATINGS AND PERCENTAGES**

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total	Resurveys included in 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	10
2009	69	71	5	0	145 (2)	7
2010	130	54	3	0	187 (2)	5
2011	162	66	4	1	233	3
2012	184	47	3	0	234	5
2013	162	60	10	0	232	
2014	148	70	8	0	226	5
Total Ratings	2424	1662	236	36	4358	
Total Percentages	55.62%	38.14%	5.42%	0.83%	100%	

(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 2014

A. PROCEDURES AND METHODS

- The FY 2014 surveys were conducted by the IAC's two full-time maintenance inspectors. The surveys were performed between September 2013 and June 2014.
- 226 public schools were selected to be surveyed from the 24 school systems throughout the state. Included in this total are five re-inspections: one of a school that received a rating of Not Adequate in the FY 2011; one received a rating of Poor in the FY 2011 survey; two received ratings of Not Adequate in the FY 2012 survey; and one received a rating of Not Adequate in the FY 2013 survey.
- In order to update the existing backlog, the choice of the schools to be inspected in FY 2014 was largely based on the oldest inspection dates in our records. The 226 schools selected in FY 2014 represented approximately 20.9 million square feet of public school space. Some of the buildings dated back to the early 20th century, while others were recently constructed. Many have 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. A revised form has been used for the second round inspections (see sample survey form, pages 15-17). 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:

- **Point Range** **Nomenclature**
 - 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 can 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 costly and premature replacement of the roof systems.
- Beginning with the second round of inspections, which occurred in FY 2013, a section titled Facility Safety and Administrative Issues was introduced to highlight items that are not strictly maintenance-related but that affect the overall safety, cleanliness, and appeal of the school. These items lie entirely within the responsibility of the school administrators, custodians, building engineers and teachers, and include safety items such as wire management, classroom management issues such as teaching materials hung on blinds or from the ceiling, and custodial issues such as storage that might block egress routes or access to electrical panels, shut off valves, or mechanical equipment.

Although an effort is made to distinguish purely administrative items from those that are the responsibility of the maintenance staff in the school system, the two tend to interact in ways that can affect the scores of particular categories or even the overall score that the school receives. An example concerns essential access to emergency shut-off valves and to electrical and mechanical equipment for both routine servicing and for emergency situations: if equipment rooms are used for storage of furniture, equipment and teaching materials, then access may be difficult or even impossible, often resulting in reduced maintenance. Situations of this kind are found all too often in schools.

- A copy of each survey and a cover letter were 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 marked for response, a follow-up 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 overall rating of "Not Adequate" or "Poor" is required to be repaired to an acceptable condition, or to 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 2014 SURVEY RESULTS

FY 2014 Ratings

The specific ratings of schools surveyed in each school district are shown in Table B "FY 2014 Maintenance Survey Results", pages 8-14.

Of the 226 schools surveyed in FY 2014:

- 15 schools were rated as "Superior"
- 133 schools were rated as "Good"
- 70 schools were rated as "Adequate"
- 8 schools were rated as "Not Adequate"
- No schools were rated as "Poor"

TABLE B: FY 2014 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Allegany (4)				
Fort Hill High	01.011	High	191,732	Good
Allegany High	01.012	High	173,892	Good
Cash Valley Elementary	01.022	Elementary	49,666	Good
Northeast Elementary	01.030	Elementary	34,335	Good
			449,625	
Anne Arundel (20)				
Rippling Woods Elementary	02.003	Elementary	76,500	Good
Severna Park High	02.005	High	296,191	Adequate
Center of Applied Technology North	02.006	Career Tech	148,634	Superior
Magothy River Middle	02.007	Middle	170,000	Adequate
Central Special	02.014	Special Ed.	53,333	Good
Central Middle	02.018	Middle	158,125	Good
Center of Applied Technology South	02.019	Career Tech	91,507	Good
Ruth Parker Eason	02.039	Special Ed.	54,526	Good
Crofton Elementary	02.041	Elementary	86,640	Adequate
George Fox Middle	02.044	Middle	164,393	Good
Windsor Farm Elementary	02.047	Elementary	77,432	Good
Shipley's Choice Elementary	02.049	Elementary	68,119	Good
North County High	02.054	High	331,764	Adequate
Bodkin Elementary	02.062	Elementary	78,469	Good
George Cromwell Elementary	02.063	Elementary	42,110	Good
Glen Burnie Park Elementary	02.073	Elementary	53,270	Good
Davidsonville Elementary	02.098	Elementary	78,725	Good
Arnold Elementary	02.106	Elementary	56,255	Adequate
Sunset Elementary	02.108	Elementary	73,113	Good
Shady Side Elementary	02.113	Elementary	73,113	Good
			2,232,219	
Baltimore City (27)				
Hamilton Building # 041	30.021	Middle/High	137,005	Adequate
Montebello PK-8 # 044	30.022	PreK-8	84,153	Adequate
Federal Hill Prep PK-5 # 045	30.023	Elementary	70,385	Adequate
William H. Lemmel Building #079	30.040	Middle/High	213,358	Adequate
George G. Kelson Building # 157	30.056	PreK-8	71,145	Not Adequate
Highlandtown PK-8 # 215	30.072	PreK-8	61,646	Good
John Ruhrah PK-8 #228	30.086	PreK-8	67,898	Adequate
Tench Tilghman PK-8 # 013	30.144	PreK-8	56,875	Adequate
Digital Harbor High # 416	30.146	High	284,640	Not Adequate
Fallstaff PK-8 # 241	30.148	PreK-8	71,831	Not Adequate
Sharp-Leadenhall Special Ed. ES # 314	30.155	Special Ed.	20,725	Adequate
Robert Poole Building #056	30.165	Middle/High	127,981	Not Adequate
Booker T. Washington Building # 130	30.168	Middle/High	211,992	Not Adequate
Waverly Career Center Building # 115 (formerly Venable HS)	30.231	Middle	40,680	Adequate

TABLE B: FY 2014 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Baltimore City continued				
Moravia Park Building #105B (formerly Frankford #216)	30.232	Elementary	57,887	Adequate
West Baltimore Building #080	30.237	Middle/High	244,681	Not Adequate
Patapsco PK-8 # 163	30.238	PreK-8	73,620	Adequate
Arundel PK-8 # 164	30.239	PreK-8	62,909	Not Adequate
Holabird PK-8 # 229	30.240	PreK-8	58,094	Adequate
Lake Clifton Building # 040	30.241	Middle/High	485,622	Not Adequate
Franklin Square # 095	30.243	PreK-8	71,937	Adequate
Diggs-Johnson Building # 162	30.249	PreK-8	68,242	Adequate
Barclay PK-8 # 054	30.260	PreK-8	69,650	Adequate
Gwynns Falls Elementary # 060	30.261	Elementary	67,094	Adequate
Fort Worthington Elementary # 085	30.270	Elementary	75,427	Adequate
Grove Park PK-8 # 224	30.271	PreK-8	58,589	Adequate
Thomas G. Hayes Building #102	30.275	Middle	88,634	Adequate
			3,002,700	
Baltimore County (25)				
Pine Grove Elementary	03.009	Elementary	61,900	Good
Woodlawn Middle	03.043	Middle	127,190	Good
Ridgely Middle	03.045	Middle	142,370	Good
Eastern Technical High	03.075	High	218,065	Adequate
Lutherville Laboratory	03.087	Elementary	58,143	Good
Fort Garrison Elementary	03.090	Elementary	60,215	Good
Gunpowder Elementary	03.108	Elementary	55,990	Good
Red House Run Elementary	03.109	Elementary	57,163	Good
Joppa View Elementary	03.112	Elementary	65,967	Good
Sparks Elementary	03.117	Elementary	54,800	Good
Owings Mills Elementary	03.124	Elementary	74,583	Adequate
Deep Creek Elementary	03.129	Elementary	48,185	Good
Relay Elementary	03.132	Elementary	48,146	Good
Loch Raven High	03.134	High	190,600	Good
Harford Hills Elementary	03.137	Elementary	51,695	Good
Pleasant Plains Elementary	03.139	Elementary	66,670	Good
Patapsco High & Center for Arts	03.145	High	200,825	Adequate
Grange Elementary	03.156	Elementary	58,125	Good
Arbutus Elementary	03.160	Elementary	53,540	Good
Carroll Manor Elementary	03.161	Elementary	54,640	Good
Oakleigh Elementary	03.162	Elementary	47,360	Good
Charlesmont Elementary	03.173	Elementary	58,900	Good
Berkshire Elementary	03.174	Elementary	60,630	Good
Riverview Elementary	03.184	Elementary	71,040	Adequate
Riderwood Elementary	03.189	Elementary	60,377	Good
			2,047,119	

TABLE B: FY 2014 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Calvert (4)				
Mt. Harmony Elementary	04.007	Elementary	53,069	Good
Huntingtown Elementary	04.010	Elementary	62,070	Good
Beach Elementary	04.011	Elementary	55,341	Good
Calvert Country	04.012	Special Ed.	33,148	Superior
			203,628	
Caroline (2)				
Greensboro Elementary	05.001	Elementary	74,785	Good
Caroline Career & Technology Center	05.009	Career Tech	34,278	Adequate
			109,063	
Carroll (7)				
N. Carroll High	06.001	High	233,400	Adequate
Wm. Winchester Elementary	06.025	Elementary	63,708	Good
Carroll Springs Special Education	06.027	Special Ed.	31,420	Good
Sykesville Middle	06.029	Middle	100,899	Good
Manchester Elementary	06.033	Elementary	75,416	Good
Spring Garden Elementary	06.037	Elementary	62,429	Good
Friendship Valley Elementary	06.038	Elementary	57,200	Good
			624,472	
Cecil (5)				
Thomson Estates Elementary	07.011	Elementary	70,130	Good
Cecil School of Technology	07.028	Career Tech	76,700	Adequate
Elkton Middle	07.029	Middle	72,600	Good
Bainbridge Elementary	07.034	Elementary	51,818	Good
Charlestown Elementary	07.038	Elementary	42,522	Superior
			313,770	
Charles (6)				
John Hanson Middle	08.003	Middle	121,224	Good
Matthew Henson Middle	08.016	Middle	89,125	Good
Milton Somers Middle	08.021	Middle	106,711	Adequate
J.C. Parks Elementary	08.030	Elementary	75,692	Good
Dr. Samuel A. Mudd Elementary	08.037	Elementary	45,746	Adequate
J.P. Ryon Elementary	08.038	Elementary	73,748	Good
			512,246	
Dorchester (2)				
Vienna Elementary	09.005	Elementary	23,817	Adequate
Warwick Elementary	09.011	Elementary	40,400	Good
			64,217	
Frederick (10)				
Lincoln Elementary - B	10.004	Elementary	98,463	Superior
Yellow Springs Elementary	10.007	Elementary	52,600	Good
Parkway Elementary	10.023	Elementary	32,223	Good
Monocacy Middle	10.034	Middle	114,445	Good
New Midway Elementary	10.038	Elementary	21,894	Good
Monocacy Elementary	10.040	Elementary	57,900	Good

TABLE B: FY 2014 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Frederick continued				
Ballenger Creek Middle	10.041	Middle	113,850	Good
Ballenger Creek Elementary	10.043	Elementary	64,187	Good
Waverley Elementary	10.058	Elementary	54,178	Good
Myersville Elementary	10.061	Elementary	54,889	Good
			664,629	
Garrett (2)				
Grantsville Elementary	11.004	Elementary	49,862	Good
Route 40 Elementary	11.011	Elementary	25,530	Superior
			75,392	
Harford (7)				
C. Milton Wright High	12.020	High	220,910	Good
Joppatowne Elementary	12.040	Elementary	89,985	Good
Joppatowne High	12.046	High	184,070	Adequate
Roye-Williams Elementary	12.047	Elementary	78,126	Adequate
Churchville Elementary	12.051	Elementary	52,360	Adequate
George D. Lisby Elementary @ Hillsdale	12.052	Elementary	56,295	Adequate
Meadowvale Elementary	12.053	Elementary	69,000	Good
			750,746	
Howard (12)				
Worthington Elementary	13.010	Elementary	60,999	Superior
Mt. Hebron High	13.019	High	212,370	Good
Swansfield Elementary	13.023	Elementary	64,819	Good
Ellicott Mills Middle	13.026	Middle	97,567	Good
St. Johns Lane Elementary	13.028	Elementary	65,580	Good
Guilford Elementary	13.033	Elementary	51,306	Superior
Clarksville Elementary	13.037	Elementary	63,375	Good
Waverly Elementary	13.043	Elementary	81,545	Good
Pointers Run Elementary	13.044	Elementary	101,245	Good
Patapsco Middle	13.051	Middle	90,859	Good
Glenelg High	13.061	High	211,415	Good
Waterloo Elementary	13.062	Elementary	74,313	Good
			1,175,393	
Kent (1)				
Garnett Elementary	14.006	Elementary	59,009	Good
			59,009	
Montgomery (34)				
Clarksburg Elementary	15.003	Elementary	54,983	Good
Cold Spring Elementary	15.007	Elementary	55,158	Good
Seneca Valley High	15.019	High	251,278	Adequate
Belmont Elementary	15.021	Elementary	49,279	Good
Banneker (Benjamin) Middle	15.022	Middle	117,035	Good
Brown Station Elementary	15.024	Elementary	58,338	Good
Eastern Middle	15.037	Middle	152,030	Adequate
Stedwick Elementary	15.039	Elementary	109,677	Good
Ridgeview Middle	15.042	Middle	139,742	Adequate

TABLE B: FY 2014 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Montgomery continued				
Forest Knolls Elementary	15.057	Elementary	89,564	Good
Rosemary Hills Elementary	15.062	Elementary	70,541	Adequate
Poolesville High	15.066	High	165,056	Adequate
Wood (Earl B.) Middle	15.074	Middle	152,588	Good
New Hampshire Estates Elementary	15.089	Elementary	73,306	Good
Page (William T.) Elementary	15.102	Elementary	58,726	Good
Sherwood Elementary	15.107	Elementary	81,727	Good
East Silver Spring Elementary	15.108	Elementary	88,895	Good
Potomac Elementary	15.110	Elementary	57,713	Adequate
Highland Elementary	15.122	Elementary	84,138	Adequate
Tilden Middle	15.125	Middle	135,150	Adequate
Rock Creek Valley Elementary	15.129	Elementary	76,692	Good
Gaithersburg High	15.130	High	427,048	Superior
Stephen Knolls Special Education School	15.131	Special Ed.	48,872	Good
Sherwood High	15.135	High	333,154	Good
Gaithersburg Elementary	15.144	Elementary	94,468	Adequate
Flower Hill Elementary	15.147	Elementary	58,770	Good
Clopper Mill Elementary	15.148	Elementary	64,851	Good
Jones Lane Elementary	15.150	Elementary	60,679	Good
Stone Mill Elementary	15.157	Elementary	78,617	Good
Ashburton Elementary	15.188	Elementary	81,438	Good
Georgian Forest Elementary	15.202	Elementary	88,111	Good
Key (Francis S.) Middle	15.230	Middle	147,424	Superior
Watkins Mill Elementary	15.247	Elementary	80,923	Good
Shady Grove Middle	15.275	Middle	129,206	Good
			3,815,177	
Prince George's (34)				
Thomas S. Stone Elementary	16.016	Elementary	64,324	Adequate
H.Winship Wheatley Early Childhood Center	16.017	Special Ed.	85,882	Adequate
William Beanes Elementary	16.024	Elementary	56,175	Good
Flintstone Elementary	16.048	Elementary	47,010	Good
Phyllis E. Williams Elementary	16.050	Elementary	64,451	Good
Indian Queen Elementary	16.055	Elementary	60,507	Good
Capitol Heights Elementary	16.056	Elementary	44,764	Good
Hyattsville Elementary	16.080	Elementary	50,345	Good
Suitland High	16.087	High	344,875	Adequate
Bowie High	16.089	High	280,306	Adequate
Tanglewood Regional School	16.099	Special Ed.	42,148	Adequate
Charles Carroll Middle	16.110	Middle	114,778	Adequate
James H. Harrison Elementary	16.113	Elementary	56,925	Good
Glenridge Elementary	16.116	Elementary	109,197	Adequate
Pointer Ridge Elementary	16.119	Elementary	61,978	Good
Nicholas Orem Middle	16.124	Middle	105,697	Adequate
Tulip Grove Elementary	16.137	Elementary	42,275	Good
Imagine Foundations at Morningside Public Charter	16.149	Elementary	40,308	Adequate
Woodmore Elementary	16.150	Elementary	56,101	Adequate
Benjamin Stoddert Middle	16.152	Middle	101,862	Adequate

TABLE B: FY 2014 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Prince George's continued				
Ardmore Elementary	16.164	Elementary	54,047	Adequate
J. Frank Dent Elementary	16.165	Elementary	39,236	Good
Melwood Elementary	16.168	Elementary	68,142	Good
Ridgecrest Elementary	16.170	Elementary	68,546	Good
Princeton Elementary	16.176	Elementary	41,337	Adequate
Parkdale High	16.177	High	303,745	Good
William Wirt Middle	16.183	Middle	106,318	Adequate
Seabrook Elementary	16.200	Elementary	39,704	Adequate
Samuel Ogle Middle	16.201	Middle	133,631	Adequate
Gaywood Elementary	16.203	Elementary	42,416	Adequate
Gwynn Park Middle	16.211	Middle	129,348	Good
Thomas Johnson Middle	16.229	Middle	133,631	Adequate
Skyline Elementary	16.247	Elementary	37,225	Adequate
Bowie-Belair High Annex	16.262	High	102,351	Adequate
			3,129,585	
Queen Anne's (3)				
Centreville Middle	17.004	Middle	86,230	Good
Centreville Elementary	17.005	Elementary	62,355	Good
Grasonville Elementary	17.009	Elementary	57,500	Good
			206,085	
St. Mary's (4)				
Benjamin Banneker Elementary	18.005	Elementary	59,505	Good
Dr. James A. Forrest Career & Technology Center	18.012	Career Tech	130,200	Good
Loveville Building (part of Benjamin Banneker Elementary)	18.018	Elementary	23,527	Good
Great Mills High	18.020	High	216,625	Adequate
			429,857	
Somerset (2)				
Princess Anne Elementary School	19.010	Elementary	43,774	Adequate
Greenwood Elementary School	19.014	Elementary	63,520	Adequate
			107,294	
Talbot (2)				
St. Michaels Elementary	20.001	Elementary	80,581	Superior
Tilghman Elementary	20.009	Elementary	28,684	Superior
			109,265	
Washington (7)				
Springfield Middle	21.009	Middle	134,755	Good
Washington County Technical High	21.013	Career Tech	109,336	Good
Pleasant Valley Elementary	21.022	Elementary	28,550	Superior
Boonsboro Elementary	21.027	Elementary	62,716	Good
Lincolnshire Elementary	21.037	Elementary	64,791	Good
Clear Spring Elementary	21.042	Elementary	43,393	Superior
Antietam Academy	21.049	Middle/High	45,000	Superior
			488,541	

TABLE B: FY 2014 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Wicomico (4)				
Chipman Elementary	22.020	Elementary	40,752	Good
Westside Primary	22.024	Elementary	20,569	Good
Willards Elementary	22.027	Elementary	51,247	Good
Pemberton Elementary	22.028	Elementary	73,917	Superior
			186,485	
Worcester (2)				
Pocomoke Elementary	23.002	Elementary	52,512	Good
Pocomoke Middle	23.011	Elementary/Middle	87,600	Adequate
			140,112	
Total Number of Schools Inspected: 226		Total square footage inspected: 20,896,629 square feet		

Public School Construction Program School Inspection Report

LEA Name:
School Name:

Inspection Date:
Inspector:
LEA Representative:

PSC Number:
Year Constructed:
Total Adjusted Square Footage:

Site/Item (Weight)	Superior	Good	Adequate	Not Adequate	Poor	Not Applicable
1. Driveways & Parking Lots (1)						
2. Site & Site Structures (1)						
3. Site Utilities (2)						
4. Exterior Building Appearance (1)						
5. Playgrounds, Athletic Flds & Equip (1)						
6. Exterior Structural Condition (3)						
7. Gutters and Downspouts (2)						
8. Windows (2)						
9. Walkways (1)						
10. Entryways & Exterior Doors (3)						
11. Roof Conditions (3)						
12. Flashing & Gravel Stops (2)						
13. Roof Drains (2)						
14. Rooftop Equipment (2)						
15. Skylights & Monitors (2)						
16. Interior Appearance & Sanitation (2)						
17. Floors (2)						
18. Interior Walls (1)						
19. Interior Doors (2)						
20. Ceilings (1)						
21. Electrical Distribution (3)						
22. Electrical Service Equipment (3)						
23. Interior 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. HVAC Controls (2)						
32. Hot/Chilled Water Distribution (1)						
33. Plumbing Fixtures/Equip, Restrooms						
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:
 Facility Safety & Administrative Issues:

Survey ID:

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS



School Name & PSC Number: _____

Report Date (s): _____

SITE/ITEM	RATING	COMMENTS	Response Requested
1 DRIVEWAYS & PARKING LOTS			
LEA Response:			
2 SITE & SITE STRUCTURES			
LEA Response:			
3 SITE UTILITIES			
LEA Response:			
4 EXTERIOR BUILDING APPEARANCE			
LEA Response:			
5 PLAYGROUNDS, ATHLETIC FIELDS & EQUIPMENT			
LEA Response:			
6 EXTERIOR STRUCTURAL CONDITION			
LEA Response:			
7 GUTTERS & DOWNSPOUTS			
LEA Response:			
8 WINDOWS			
LEA Response:			
9 WALKWAYS			
LEA Response:			
10 ENTRYWAYS & EXTERIOR DOORS			
LEA Response:			
11 ROOF CONDITIONS			
LEA Response:			
12 FLASHING & GRAVEL STOPS			
LEA Response:			
13 ROOF DRAINS			
LEA Response:			
14 ROOFTOP EQUIPMENT			
LEA Response:			
15 SKYLIGHTS & MONITORS			
LEA Response:			
16 INTERIOR APPEARANCE & SANITATION			
LEA Response:			
17 FLOORS			
LEA Response:			
18 WALLS			
LEA Response:			
19 INTERIOR DOORS			
LEA Response:			
20 CEILINGS			
LEA Response:			
21 ELECTRICAL DISTRIBUTION			
LEA Response:			
22 ELECTRICAL SERVICE EQUIPMENT			
LEA Response:			
23 INTERIOR LIGHTING			
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: _____

Report Date (s): _____

SITE/ITEM	RATING	COMMENTS	Response Requested
27 AIR CONDITIONING			
LEA Response:			
28 VENTILATION EQUIPMENT			
LEA Response:			
29 FOCUS/RADIATORS/WALL UNITS			
LEA Response:			
30 STEAM DISTRIBUTION			
LEA Response:			
31 RVAL CONTROLS			
LEA Response:			
32 HOT/CHILLED WATER DISTRIBUTION			
LEA Response:			
33 PLUMBING FIXTURES & EQUIPMENT, RESTROOMS			
LEA Response:			
34 SUB STRUCTURE			
LEA Response:			
35 VERTICAL CONVEYANCE SYSTEMS			
LEA Response:			

ASBESTOS MANAGEMENT PLAN			
LEA Response:			

EMERGENCY PREPAREDNESS PLAN			
LEA Response:			

FACILITY SAFETY & ADMINISTRATIVE ISSUES			

ADDITIONAL NOTES & COMMENTS			

FY 2014 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, and another was built in 1962 with an addition in 2010, then the oldest original existing square footage would be from 1960 and the newest original existing square footage would be from 2010). This is to demonstrate that our older schools are being retained and are well looked after.

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

Allegany County

Four schools were inspected in October 2014. Original existing square footage at these schools dates from 1925 to 1998 with an adjusted building age ranging from 37 to 20 years. These schools are older structures and none has received a full renovation within the last twenty years. Despite their age, the schools have been well maintained and all were found to be well cared for by the onsite staff.

The oldest school inspected this year was Allegany High School, which was approved by the State for a replacement school that is now under construction on a different site. While this school facility presents enormous challenges for building management as well as for delivery of the educational program, it has been maintained to as high a level of building performance as could be expected for such an aged, poorly integrated building. The next oldest facility inspected, Fort Hill High School, was built in 1936 and renovated in 1992. These two schools demonstrate that older school structures can be maintained at a very high level. Cash Valley Elementary School, constructed in 1978, has an open-space classroom design and has never been renovated. This school has a great deal of clutter in the teaching areas and the fire exits are partially blocked with furniture or storage; the school would also benefit from a renovation.

Overall, a large number of the deficiencies observed this year were administrative in nature and could be easily corrected through diligent attention by the school Administration and Instructional Staff.



Allegany High

FY 2014

- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 4 schools inspected: 2 Elementary, 2 High
- Results:
 - ✓ 0 Superior
 - ✓ 4 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (89.93)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Cash Valley Elementary	37	Good	4	17	6	4	0
2. Northeast Elementary	21	Good	7	18	5	2	0
3. Fort Hill High	25	Good	8	26	1	0	0
4. Allegany High	38	Good	8	22	5	0	0
Totals			27	83	17	6	0
Percentage of Total Ratings for System			20%	62%	13%	5%	0%

Anne Arundel County

Twenty schools were inspected in September and October 2013, including re-inspection of one school which received a rating of Not Adequate in the FY 2012 survey. The original existing square footage at these schools dates from 1949 to 2013, with an adjusted building age ranging from 50 to 10 years.

Eleven of the schools inspected this year received overall scores equal to or considerably better than in the last cycle of IAC inspections. The large majority of the schools scored as Good, with one Superior; these included a number of older schools with adjusted building ages of 38, 40, 43 and even 50 years. However, certain schools stand out with specific but highly noticeable deficiencies. Davidsonville Elementary was completed in 2002, only 11 years prior to the inspection, but the roof on this otherwise attractive school has deteriorated so badly that it has caused stains in ceiling tiles throughout the school, including on the first floor, and the carpet in the Media Center is damaged, apparently from water intrusion. The warranty should still be in effect on this roof, and should be exercised to ensure that corrections are made. In addition, routine preventive maintenance appears not to have been carried out on the rooftop equipment at the facility. The older roof at Rippling Woods Elementary was also found to be very deficient, a condition that was noted in the 2009 Maintenance Survey but has apparently not been corrected in the interim. At least four other schools had plumbing or roof leaks which have damaged the ceiling surfaces and may lead to mold growth if not corrected.

Unlike the unique character of the deficiencies at these two schools, those at Magothy River Middle School and North County High School cover a broader range of categories. At both schools, site utilities, ceilings, electrical distribution, and fire and safety matters are noted. In addition, the driveways and parking lots and the roof conditions at the middle school were deficient, and at the high school there are badly managed equipment rooms and deteriorated restrooms. At these and a number of other schools, better in-school management is required for identifying the emergency utility

shut off locations in the emergency preparedness plan, and for completing these plans and the school evacuation instructions.

The highly professional and well-prioritized capital program that Anne Arundel County Public Schools has implemented over several decades has corrected many deficiencies in its older portfolio of schools. It nevertheless appears that attention must be paid to retaining the value of its facilities through an aggressive program of preventive and corrective maintenance, as well as thorough training of in-school staff in factors that affect the routine safety and overall quality of the school.



Severna Park High

FY 2014

- 123 total active schools in system
- Avg. Adjusted Age, all schools: 1985
- 20 schools inspected: 11 Elementary, 3 Middle, 2 High, 2 Career Tech., 2 Special Ed.
- Results:
 - ✓ 1 Superior
 - ✓ 14 Good
 - ✓ 5 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (88.59)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arnold E	46	Adequate	5	18	6	5	0
2. Bodkin E	26	Good	11	15	4	1	0
3. Center of Applied Tech North	39	Superior	21	11	0	0	0
4. Center of Applied Tech South	28	Good	8	18	2	0	1
5. Central M	24	Good	12	14	4	2	0
6. Central Special	37	Good	10	18	1	3	0
7. Crofton E	26	Adequate	1	18	7	3	0
8. Davidsonville E	10	Good	14	10	3	4	1
9. George Cromwell E	50	Good	5	17	7	3	0
10. George Fox M	25	Good	11	17	3	2	0
11. Glen Burnie Park E	42	Good	14	15	1	3	0
12. Magothy River M	27	Adequate	2	12	10	7	2
13. North County H	17	Adequate	1	15	11	3	3
14. Rippling Woods E	40	Good	4	17	6	1	2
15. Ruth Parker Eason	30	Good	7	20	2	1	0
16. Severna Park H	41	Adequate	1	15	12	5	0
17. Shady Side E	43	Good	12	11	5	2	1
18. Shipley's Choice E	26	Good	17	13	0	2	0
19. Sunset E	23	Good	9	16	5	2	0
20. Windsor Farm E	23	Good	7	15	4	7	1
Totals			172	305	93	56	11
Percentage of Total Ratings for System			27%	48%	15%	9%	2%

Baltimore City

Twenty-seven schools were inspected in May and June 2014, including two re-inspections that were performed on schools receiving a "Not Adequate" or "Poor" rating in FY 2011. Original existing square footage at these schools dates from 1895 at Booker T. Washington Building #130 (one of the schools resurveyed this year) to 1999 at John Ruhrah PK-8 #228 for a modular classroom addition. The inspected schools had an adjusted building age ranging from 57 years (Gwynns Falls Elementary School #60) to 9 years (Digital Harbor High School #416).

Since it is normally expected that new facilities will be more easily maintained and will receive greater attention in order to retain their value, it is of considerable concern that Digital Harbor High School #416, showcased as a major renovation project completed in 2005 at a cost of approximately \$25 million, has deteriorated so rapidly in nine years that it received an overall rating of Not Adequate; poor daily management of this facility affects fully 11 separate items under Facility Safety and Administrative Issues. Vandalism has played a major role in the decline of this facility. Meanwhile, the much older Gwynn Falls Elementary School #060 received an overall score of Adequate. Many factors may contribute to this disparity in outcome, including the original quality of construction, the leadership presented by the school administration, and the student body; all should be investigated to ensure that newly renovated and replaced schools, including those that will be funded through Maryland Stadium Authority bond proceeds, do not fall prey to the conditions at Digital Harbor High.

Four general areas of concern emerge from the FY 2014 inspections:

1. Sanitation and cleanliness. The majority of schools inspected showed dirty floors and walls, particularly in restroom areas. In combination with the frequently malfunctioning exhaust fans and other ventilation equipment, this can result in objectionable odors within the school. The failure to adequately clean supply air registers or to change out the filters on mechanical equipment contributes in some cases to the overall lack of sanitation. Ruptured sewage lines were found in a small number of schools, a condition that can lead to disease. In a large number of equipment and storage areas in the inspected schools, furniture and unused teaching materials not only block access to critical equipment, they also prevent adequate cleaning of the spaces. Most of these items are administrative in nature rather than dependent on capital investment; to correct them, it is essential to instill a consistent culture of pride and ownership all school administrators throughout the school system. The quality of cleanliness found in Highlandtown PK-8 #215, with an adjusted age of 39 years, shows that age does not prevent a school building from being maintained in good, sanitary condition.
2. Fire and Safety. A persistent problem concerns the fire extinguishers, the first line of defense in case of fire. Many are found to be missing from their permanent location, and in a number of schools, the required monthly and annual inspections had not been performed. It is recognized that the absence of the extinguishers is related to vandalism, but life safety concerns are of paramount importance (see below). In several schools, the fire alarm systems had been silenced because of faulty equipment, placing all building occupants at risk.
3. HVAC. There are many instances of recent, expensive installations that have not worked properly because they were improperly scoped, the control systems malfunctioned, or the contractor was not held to account to satisfactorily complete the work. These problems relate to the overall quality of project management: while it is understood that more capital investment is needed throughout the school system, this investment can only be justified if the capital projects are well executed.
4. Vandalism. Instances are discouragingly frequent of both older and newer installations that have been destroyed through vandalism, whether from students in the building or from outside agents. The problem appears to be particularly severe in the enormous, under-utilized secondary schools in which oversight of students is especially difficult. Since this is a problem faced by many urban school systems, it is strongly encouraged that City Schools work with its counterparts throughout the United States to find solutions that can make building assets secure while

not compromising fire egress or other life safety requirements.

With the oldest school facility inventory in the state combined with a low local tax base, the resources are inadequate for City Schools to carry out a citywide capital improvement program to correct persistent deficiencies. The renovation or replacement of 23 to 28 schools in the 21st Century Building Program will assist this effort (but only if these newer facilities are maintained at high standards throughout their service life). Concurrently, the closure of the facilities listed in the *Memorandum of Understanding for the Construction and Revitalization of Baltimore City Public Schools* must continue in order to reduce the fiscal and human resources burden on an already understaffed and under-resourced maintenance and operations division. It is essential that when capital projects are funded, they be carried out with an adequate scope, thoroughly coordinated with existing building systems, and determined to be operational before they are accepted from the contractor (all areas in which City Schools projects have been deficient); otherwise they will become a continuous burden to the maintenance personnel.

In combination with structural, budgetary, and accountability changes taking place in the Facilities Maintenance and Operations (FM&O) division, the factors noted above will hopefully lead in a relatively short time to a maintenance program that is comparable to those of the other large LEAs in Maryland.



John Rurah PK-8 Elementary

FY 2014

- 162 total active schools in system
- Avg. Adjusted Age, all schools: 1973
- 25 schools inspected: 4 Elementary, 13 PK-8, 2 Middle, 6 Middle/High, 1 High, 1 Special Ed.
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 18 Adequate
 - ✓ 8 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (77.77)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arundel PK-8 # 164	54	Not Adequate	0	8	9	9	6
2. Barclay PK-8 # 054	53	Adequate	2	11	8	7	4
3. Booker T. Washington Bldg # 130	31	Not Adequate	0	3	13	10	5
4. Diggs-Johnson Bldg # 162	43	Adequate	2	11	5	12	4
5. Digital Harbor H # 416	9	Not Adequate	3	5	4	17	4
6. Fallstaff PK-8 # 241	56	Not Adequate	2	2	13	15	3
7. Federal Hill Prep PK-5 # 045	40	Adequate	0	14	10	8	2
8. Fort Worthington E # 085	50	Adequate	0	11	14	7	3
9. Franklin Square # 095	51	Adequate	1	3	14	10	3
10. George G. Kelson Bldg # 157	40	Not Adequate	0	7	7	12	6
11. Grove Park PK-8 # 224	53	Adequate	8	5	11	4	4
12. Gwynns Falls E # 060	57	Adequate	3	10	8	10	1
13. Hamilton Bldg # 041	29	Adequate	5	16	6	7	0
14. Highlandtown PK-8 # 215	39	Good	1	20	7	4	0
15. Holabird PK-8 # 229	52	Adequate	0	4	15	8	5
16. John Ruhrah PK-8 #228	35	Adequate	0	12	11	10	1
17. Lake Clifton Bldg # 040	41	Not Adequate	0	3	5	18	8
18. Montebello PK-8 # 044	21	Adequate	0	7	13	11	2
19. Moravia Park Bldg #105B	41	Adequate	0	6	12	11	2
20. Patapsco PK-8 # 163	55	Adequate	0	8	16	5	3
21. Robert Poole Bldg # 056	34	Not Adequate	0	4	11	12	7
22. Sharp-Leadenhall Spec Ed. ES # 314	35	Adequate	2	7	16	3	1
23. Tench Tilghman PK-8 # 013	36	Adequate	0	4	16	10	2
24. Thomas G. Hayes Bldg #102	54	Adequate	2	6	5	12	4
25. Waverly Career Ctr Bldg # 115	53	Adequate	0	5	21	4	0
26. West Baltimore Bldg #080	49	Not Adequate	0	3	12	14	3
27. William H. Lemmel Bldg #079	55	Adequate	3	10	8	10	3
Totals			34	205	290	260	86
Percentage of Total Ratings for System			4%	23%	33%	30%	10%

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Baltimore County

Twenty-five schools were inspected in January and February 2014. Original square footage at these schools dates from 1925 to 1998 with an adjusted building age ranging from 65 to 4 years at the time of inspection. The high proportion of schools that achieved a rating of Good in FY 2014 attests to an overall program of sound maintenance practices. The administrative and safety issues that lie within the domain of the school administrators and facility managers are minor to moderate in intensity; this demonstrates that the culture of good maintenance practices can be found at the school-house level as well as in the central office.

Recognizing that Baltimore County Public Schools has among the oldest schools in the state – a number of which are of exceptional architectural merit – the IAC nevertheless finds that there are a number of persistent issues that should be addressed, largely through capital investment but also through additional training of administrators and facility management staff. In the realm of safety, the installation of large, permanently attached signage to utility shut-off valves and devices is critical in responding to emergency situations. Of equal importance is provision of ground fault interrupt (GFI) electrical outlets near all sources of water, especially classroom sinks. These commonly found problems in older schools can be corrected at relatively low cost. Also of importance, but requiring substantial capital investment, is the quality of roadways and asphalt walkways: even when these surfaces do not present trip hazards or flooding/icing conditions, their aged and unsightly appearance detracts considerably from schools that would otherwise be very appealing.

Two schools had flooded substructure areas that house electrical equipment, a potentially dangerous situation; one of these is scheduled for replacement in the near future, but the other, Arbutus Elementary, is in need of immediate attention.

Among Maryland school systems, Baltimore County Public Schools has taken the lead in implementing scopes of work that address critical aspects of existing school facilities without undertaking wholesale renovation; accordingly, the viability of this approach, which allows limited capital funds to be spread further and presumably more equitably, can be tested. All instances in which the scope was excessively limited appeared is Woodlawn Middle School,

partially renovated in 2010. This school scored well in many categories, but those that were deficient include some of the most visible and critical elements that were excluded from the scope of the renovation: driveways and parking lots, windows, and ceilings, as well as the electrical and the hot and cold water distribution systems. The visible deficiencies in the former group can detract from the public's perception that the large investment in renovation achieved satisfactory results; while the problems with the latter group affect building performance. All of these items will have significant implications for the continuing maintenance of the facility over many decades. They suggest that when a school system undertakes a limited renovation scope of work, it should carefully weigh the long-term costs and benefits to determine if the scope is truly as complete as it needs to be.



Riverview Elementary

FY 2014

- 163 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 25 schools inspected: 20 Elementary, 2 Middle, 3 High
- Results:
 - ✓ 0 Superior
 - ✓ 21 Good
 - ✓ 4 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (89.18)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arbutus E	65	Good	9	17	3	2	1
2. Berkshire E	37	Good	11	13	4	2	0
3. Carroll Manor E	43	Good	9	18	3	2	0
4. Charlesmont E	32	Good	8	17	4	3	0
5. Deep Creek E	27	Good	7	13	5	2	0
6. Eastern Technical H	38	Adequate	2	15	4	5	1
7. Fort Garrison E	47	Good	20	9	2	1	0
8. Grange E	54	Good	18	8	5	0	0
9. Gunpowder E	26	Good	10	8	6	0	0
10. Harford Hills E	32	Good	7	16	2	2	0
11. Joppa View E	23	Good	7	14	2	2	0
12. Loch Raven H	40	Good	2	21	4	2	1
13. Lutherville Laboratory	21	Good	12	9	5	3	0
14. Oakleigh E	35	Good	9	12	4	4	0
15. Owings Mills E	36	Adequate	0	18	12	4	0
16. Patapsco H & CFA	48	Adequate	4	14	9	4	0
17. Pine Grove E	28	Good	8	10	6	1	0
18. Pleasant Plains E	54	Good	13	13	3	3	3
19. Red House Run E	28	Good	15	13	5	0	0
20. Relay E	28	Good	5	14	11	2	0
21. Riderwood E	29	Good	8	17	4	2	0
22. Ridgely M	6	Good	8	17	4	0	0
23. Riverview E	34	Adequate	5	13	7	7	1
24. Sparks E	16	Good	14	9	2	2	2
25. Woodlawn M	4	Good	13	10	4	4	2
Totals			224	338	120	59	11
Percentage of Total Ratings for System			30%	45%	16%	8%	1%

Calvert County

Four schools were inspected in April of 2014. The original existing square footage at these schools dates from 1953 to 2007, with adjusted building ages ranging from 37 to 31 years at the time of the inspection.

The Calvert Country School was originally constructed in 1958 and was completely renovated with a small addition in 1983. This school is in Superior condition overall and shows that age need not imply a deteriorated condition if maintenance and repairs are provided effectively.

The conditions in older sections of the roofs at both Beach and Huntingtown Elementary schools are less than adequate; both should be considered for replacement. In addition, the vandalized chiller at Beach Elementary should be corrected, possibly through the school system's risk management policies.

Calvert County Public Schools has a nice combination of older and newer buildings. Through consistently good stewardship, the school system minimalizes the problems associated with a mixed portfolio. The pride that communities and school officials have in their schools shows in the superior cleanliness and appeal of the interiors of these schools.



Mt. Harmony Elementary

FY 2014

- 26 total active schools in system
 - Avg. Adjusted Age, all schools: 1994
 - 4 schools inspected: 3 Elementary, 1 Special Ed.
- Results:
- ✓ 1 Superior
 - ✓ 3 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.46)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Beach E	36	Good	13	12	4	1	1
2. Calvert Country	31	Superior	23	11	0	0	0
3. Huntingtown E	37	Good	17	14	0	1	0
4. Mt. Harmony E	37	Good	12	15	4	2	0
Totals			65	52	8	4	1
Percentage of Total Ratings for System			50%	40%	6%	3%	1%

Caroline County

Two schools were inspected in October 2013. Original existing square footage at these schools dates from 1966 to 1990, but both facilities had an adjusted building age of 39 years at the time of inspection due to more recent additions and renovations. Greensboro Elementary School has received a substantial amount of State funding over the past four years, noticeably improving the overall conditions of this 1974 building in comparison to its condition at the time of the previous IAC inspection. The Caroline Career and Technology Center has also improved, but a number of items should be attended to by the school administration, including replacement of stained ceiling tiles when the underlying causes have been corrected.



Greensboro Elementary

- FY 2014**
- 10 total active schools in system
 - Avg. Adjusted Age, all schools: 1992
 - 2 schools inspected: 1 Elementary, 1 Career Tech.
 - Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 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. Caroline Career & Technology	39	Adequate	1	16	6	7	0
2. Greensboro E	39	Good	6	18	6	3	0
Totals			7	34	12	10	0
Percentage of Total Ratings for System			11%	54%	19%	16%	0%

Carroll County

Seven schools were inspected in January 2014. Original existing square footage at these schools dates from 1932 to 2010, with an adjusted building age ranging from 43 to 22 years due to renovation projects and additions constructed over recent years. The schools inspected this fiscal year were in good overall condition with the exception of North Carroll High School which had deficiencies with roof conditions, electrical distribution, fire and safety, and equipment rooms. Many State funded upgrades and modernization projects have been scheduled for all of these building over the past two years, showing excellent use of State funding.



Friendship Valley Elementary

Two main areas of concern emerge from the FY 2014 inspections. The first results from the low level of capital funding that has been provided to the school system by the local government, which manifests itself in the roof conditions noted at several of the schools. Although the school system needs to improve its roof inspection program (the required number of roof inspection reports were not available at the majority of the schools inspected) there is no question that despite diligent efforts at maintenance, a number of roofs are in need of funding for replacement. This situation was particularly noticeable at the EPDM roofs at North Carroll High School and Manchester Elementary School, which evidently suffered from improper installation procedures.

FY 2014

- 43 total active schools in system
- Avg. Adjusted Age, all schools: 1989
7 schools inspected: 4 Elementary, 1 Middle, 1 High, 1 Special Ed.
- Results:
 - ✓ 0 Superior
 - ✓ 6 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (87.53)

The second area of concern, noted also in the FY 2013 inspection report, is associated with school administration. Many problems related to clutter in classrooms, student materials affixed to walls by damaging methods, and wire management could be averted through attention to these matters on the part of school administrators.

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Carroll Springs Special Ed	33	Good	12	9	3	5	0
2. Friendship Valley E	22	Good	7	16	4	5	0
3. Manchester E	23	Good	4	13	13	3	0
4. N. Carroll H	38	Adequate	4	15	5	7	3
5. Spring Garden E	22	Good	13	7	2	2	0
6. Sykesville M	29	Good	8	15	3	6	0
7. Wm. Winchester E	43	Good	8	18	5	1	1
Totals			56	93	35	29	4
Percentage of Total Ratings for System			26%	43%	16%	13%	2%

Cecil County

Five schools were inspected in January 2014. Original existing square footage at these schools dates from 1937 to 2005, with adjusted building ages ranging from 47 to 11 years at the time of inspection. All of the inspected schools were first constructed before 1980 and have received various additions and renovations. The survey results demonstrate the good maintenance practices and outstanding custodial care that the IAC has come to expect in Cecil County.

The school receiving the lowest score and having the oldest adjusted age, the Cecil School of Technology, is scheduled to have its program moved in Fall 2015 to a newly renovated facility in Elkton, Maryland. This is significant because of the innovative approach CCPS took to meet their need for an expanded career and technology program: rather than building a new facility or renovating the existing school, they purchased and renovated a commercial research and development facility that came with a high-bay area, advanced science laboratories, conference space, and a sophisticated electrical system. The entire project cost considerably less than a replacement school. Sited in an industrial park, the building will facilitate alignments between the educational programs and industry sponsors. The future of the existing School of Technology remains to be determined; if it is retained for central office or support functions, considerable work will be required to correct the numerous deficiencies noted in the inspection.



Charlestown Elementary

FY 2014

- 29 total active schools in system
- Avg. Adjusted Age, all schools: 1987
- 5 schools inspected: 3 Elementary, 1 Middle, 1 Career Tech.
- Results:
 - ✓ 1 Superior
 - ✓ 3 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.11)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bainbridge Elementary	13	Good	21	7	4	1	0
2. Cecil School of Technology	47	Adequate	1	10	14	3	0
3. Charlestown Elementary	11	Superior	23	4	1	0	0
4. Elkton Middle	32	Good	12	15	2	2	1
5. Thomson Estates Elementary	35	Good	18	7	2	3	0
Totals			75	43	23	9	1
Percentage of Total Ratings for System			50%	28%	15%	6%	1%

Charles County

Six schools were inspected in May of 2014. Original square footage at these schools dates from 1957 to 2001, with adjusted ages ranging from 46 to 13 years at the time of inspection. A noticeable improvement to the overall conditions of these schools was observed, due to increased attention given to the condition of existing schools, reduction in the backlog of work orders, and to upgrading of equipment. However, the impact of this school system's nearly exclusive focus on new construction for more than a decade showed in the conditions found at Dr. Samuel Mudd Elementary, which received several scores of "Not Adequate" due to roof and flashing conditions, poor electrical distribution, and antiquated HVAC controls and equipment that needed to be replaced.

A common issue found at most of the schools was the condition of the grounds, which showed numerous bare spots that needed to be reseeded to prevent erosion. In the case of Milton Somers Middle School, poor site drainage resulted in significant ponding near the relocatable classrooms, and water penetrated the foundation. With the presence of electrical wiring in this area, the hazard from shock or electrocution is very present. This condition needs to be investigated and corrected immediately. Structural conditions at John Hanson Middle School should also be investigated promptly.

Generally, the Emergency Preparedness materials at all six schools needed to be checked, including the identification of utility shut-off locations. Fire extinguishers require a 30 day visual inspection and annual certification. It was noted in several schools that the additional fire extinguisher certification provided by Charles County Public Schools may lead to confusion, because it apparently did not align with the certification tags installed by the certifying contractor. The policy that led to this decision should be reviewed.

In general, a very high level of care is shown for the interior cleanliness and appeal of Charles County

Public Schools. Development of a balanced capital program that gives equal weight to the conditions at existing schools and to the development of new school capacity will enhance the overall condition of maintenance in the school system, and will no doubt reduce the maintenance burden significantly.



J. C. Parks Elementary

FY 2014

- 37 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 6 schools inspected: 3 Elementary, 3 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 4 Good
 - ✓ 2 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.10)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Dr. Samuel A. Mudd E	46	Adequate	4	13	8	5	0
2. J.C. Parks E	17	Good	18	10	2	2	0
3. J.P. Ryon E	13	Good	11	18	3	0	0
4. John Hanson M	42	Good	8	12	5	4	1
5. Matthew Henson M	32	Good	8	16	6	3	0
6. Milton Somers M	33	Adequate	7	12	7	7	0
Totals			56	81	31	21	1
Percentage of Total Ratings for System			29%	43%	16%	11%	1%

Dorchester County

Two schools were inspected in October 2013. Original existing square footage of these schools dates from 1957 to 1977. The adjusted ages of these schools are 39 and 37 years. Vienna Elementary School, the older of the two schools, has had no significant upgrades since the 1975 renovation/addition and only minor local investments have been made to the exterior of the building. Although regularly performed maintenance has been conducted at this school, the need for preventive and corrective maintenance grows significantly with equipment of this age. While this school should be considered for a complete renovation or a multi-systemic project to upgrade the dated appearance and equipment, other schools in Dorchester County are equally aged and have been given priority in the local capital improvement program. State funding programs like the Aging Schools Program and the Qualified Zone Academy Bond program should be accessed to address specific deficiencies at this and other school facilities.



Vienna Elementary

FY 2014

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 2 schools inspected: 2 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (85.62)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Vienna E	39	Adequate	1	12	14	6	0
2. Warwick E	37	Good	3	23	3	1	0
Totals			4	35	17	7	0
Percentage of Total Ratings for System			6%	56%	27%	11%	0%

Frederick County

Ten schools were inspected in February of 2014. Original existing square footage at these schools dates from 1930 to 2012, with adjusted building ages ranging from 48 to 2 years at the time of inspection.

Frederick County Public Schools demonstrates through the ratings achieved for FY 2014 that a thoughtful investment into professionally driven practices, skilled and motivated personnel, and above all leadership can deliver dividends with respect to quality, even in a school system with a portfolio of aged buildings. Areas that still require attention include roofing deficiencies at several of the schools. The structural deficiencies observed at the Ballenger Creek Middle school are of serious concern; these same conditions were reported in the previous IAC inspection conducted in November 2006, and no corrections have been made to date. A complete structural evaluation by a qualified structural engineer is needed to address this problem. The HVAC controls at the newly renovated and expanded Lincoln Elementary B building should be addressed immediately in order to protect the investment in this structure of great significance for its historic value and for its importance in the life of the community.

Beyond immediate maintenance matters, it is noted that at four of the ten schools the items listed under Facility Safety and Administrative Issues were classified as Severe, indicating that they may impact the health and safety of students and other building occupants. In most cases, items of these types, which include among others good wire management, maintenance of egress paths, orderly storage of furniture and equipment and posting of materials on walls and doors, respond quickly and positively to

administrative oversight and to training provided to teachers and school-based building managers. We recommend that this become an area of focus for the Board of Education and Superintendent, so that the routine, daily condition of all schools will correspond to the high level of maintenance that is the objective of the central office staff.



Ballenger Creek Middle

FY 2014

- 68 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 10 schools inspected: 8 Elementary, 2 Middle
- Results:
 - ✓ 1 Superior
 - ✓ 9 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.36)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Ballenger Creek E	23	Good	12	11	6	1	1
2. Ballenger Creek M	24	Good	8	10	6	4	2
3. Lincoln E - B	2	Superior	32	1	0	1	0
4. Monocacy E	25	Good	2	20	3	3	0
5. Monocacy M	33	Good	9	15	3	2	0
6. Myersville E	37	Good	3	24	5	0	0
7. New Midway E	42	Good	5	21	5	0	0
8. Parkway E	32	Good	10	18	4	0	0
9. Waverley E	44	Good	3	20	8	1	0
10. Yellow Springs E	48	Good	7	17	5	0	0
Totals			91	157	45	12	3
Percentage of Total Ratings for System			30%	51%	15%	4%	1%

Garrett County

Two schools were inspected in October 2013. Original existing square footage at these schools dates from 1957 to 2009, with adjusted building ages of 26 and 11 years at the time of inspection. Both schools received high marks for excellent custodial servicing, particularly in terms of their cleanliness and orderliness. When they were last inspected, each school received a Superior rating.

In the FY 2014 inspections, each school was found to have damage to lower level walls. A structural problem discovered in one area at Grantsville Elementary school has caused significant cracks and some displacement of the block walls, conditions that were possibly earthquake-related or a result of the extensive site work associated with the 2009 building addition project. An investigation has been/will be made to ensure that there is no further movement in these areas and the structural integrity of this school has not been compromised.

The lower level foundation walls at Route 40 Elementary School show signs of significant water infiltration that could result in damage to the electrical panels located on the walls and to other expensive equipment. This may require site repairs or the installation of additional site drainage to alleviate the condition.



Route 40 Elementary

FY 2014

- 13 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 2 schools inspected: 2 Elementary
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.62)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Grantsville Elementary	26	Good	13	15	0	2	0
2. Route 40 Elementary	11	Superior	22	12	0	0	0
Totals			35	27	0	2	0
Percentage of Total Ratings for System			55%	42%	0%	3%	0%

Harford County

Seven schools were inspected in February and March 2014. Original square footage at these schools dates from 1931 to 2009 with adjusted building ages ranging from 45 to 5 years.

Areas of general concern include parking lot and site deficiencies at three schools and HVAC controls at these and other schools. These are areas of vulnerability for every school system, requiring particular diligence and the investment of renewal funds to maintain systems in good condition. In addition to site matters, Joppatowne High shows a range of deficiencies including its roof, the electrical distribution system, and the ventilation equipment. Roye-Williams Elementary requires improvements in areas of site, plumbing, substructure, and the chairlift device, among others.

The IAC inspectors found that focused attention should be applied throughout to replacement of ceiling tile when it is damaged or stained, installation of ground fault interrupt (GFI) outlets in areas near sources of water, organization of storage in equipment rooms, and improvements to interior lighting. Given the advanced age of some of the schools, providing a reliable and robust budget to address these many maintenance needs is an important obligation of the board of education and the local government. At the same time, the capital renewal budget of Harford County Public Schools has for several years not been consonant with the number of school buildings or their age, as compared to the capital budgets of other mid-size jurisdictions in the state. If this trend persists, the school system will face an increasing number of building components in inadequate or even failing condition, a situation that can be forestalled if a more robust level of investment is initiated with the upcoming capital cycle.



C. Milton Wright High

FY 2014

- 53 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 7 schools inspected: 5 Elementary, 2 High
- Results:
 - ✓ 0 Superior
 - ✓ 3 Good
 - ✓ 4 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools **Good (87.50)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. C. Milton Wright H	30	Good	12	15	5	0	0
2. Churchville E	16	Adequate	6	10	3	8	2
3. George D. Lisby E @ Hillsdale	45	Adequate	3	13	9	4	0
4. Joppatowne E	5	Good	17	10	1	2	0
5. Joppatowne H	35	Adequate	1	16	7	6	0
6. Meadowvale E	13	Good	11	12	4	2	0
7. Roye-Williams E	19	Adequate	4	9	11	6	1
Totals			54	85	40	28	3
Percentage of Total Ratings for System			26%	40%	19%	13%	1%

Howard County

Twelve schools were inspected in September 2013. The original existing square footage at these schools dates from 1954 to 2011, with an adjusted building age ranging from 38 to 3 years. The overall results of these inspections – ten ratings of Good and two or Superior – attest to a commendable maintenance program. Nevertheless, specific areas of maintenance need additional attention. Three of the schools had substantial roof deficiencies, including leaks which are damaging the ceilings and building envelopes. The semi-annual roof inspections, a requirement of the IAC, have been completed, although in several instances the interval between inspections was longer than desirable. Six of the schools demonstrated problems in the Fire and Safety category, including three with expired fire extinguishers that had not been serviced or certified for several years. A small number of the schools inspected this year did not have the required emergency utility shut off locations identified in the emergency preparedness plan in the main office of the school or in the custodial areas, and in several others, the emergency preparedness plans and the evacuation instructions were incomplete or were not located in the main office as required. The majority of these issues, which are not atypical for schools, are entirely matters of staff training and administrative attention. They should be readily correctible in order to ensure the safety of building occupants and the continuing integrity of the school buildings.



Clarksville Elementary

FY 2014

- 73 total active schools in system
- Avg. Adjusted Age, all schools: 1998
- 12 schools inspected: 8 Elementary, 2 Middle, 2 High
- Results:
 - ✓ 2 Superior
 - ✓ 10 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.02)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Clarksville E	34	Good	18	11	1	4	0
2. Ellicott Mills M	13	Good	20	8	2	1	1
3. Glenelg H	18	Good	9	17	2	4	1
4. Guilford E	8	Superior	18	12	1	0	0
5. Mt. Hebron H	3	Good	13	9	4	7	1
6. Patapsco M	38	Good	17	12	1	0	0
7. Pointers Run E	20	Good	14	12	4	2	0
8. St. Johns Lane E	14	Good	9	13	4	6	0
9. Swansfield E	18	Good	13	14	2	1	1
10. Waterloo E	6	Good	18	12	3	1	0
11. Waverly E	22	Good	15	12	1	1	3
12. Worthington E	6	Superior	23	5	2	1	0
Totals			187	137	27	28	7
Percentage of Total Ratings for System			48%	35%	7%	7%	2%

Kent County

One school was inspected in October 2013. Original existing square footage at this school dates from 1950 to 1975 with an adjusted building age of 40 years at the time of inspection as a result of multiple additions and renovations. This school is in good condition for its age and is very well maintained. This school was last inspected in March 2009 and has undergone a number of upgrades and improvements, some of which were completed with State funding. The conditions have improved considerably since the previous IAC inspection. The aged roof requires replacement, as leaks were identified throughout the building. This roof was approved for replacement in the 2015 state CIP, including the rooftop HVAC equipment and control systems. These projects will significantly improve the conditions at this school. The school staff is to be complimented for the exceptional care and cleanliness found throughout the school building.



Garnett Elementary

FY 2014

- 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 school: **Good (90.95)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Garnett E	40	Good	10	17	1	3	0
Totals			10	17	1	3	0
Percentage of Total Ratings for System			32%	55%	3%	10%	0%

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Montgomery County

Thirty-four schools were surveyed in November and December 2013, including one re-inspection of a school that received a rating of Not Adequate in the FY 2012 survey. Original existing square footage at these schools dates from 1949 to 2013, with an adjusted building age ranging from 49 to 5 years. Ten of the schools surveyed this year had an adjusted building age of 35 or more years.

While three-quarters of the schools inspected received overall ratings of Good or Superior, there are a number of persistent issues that require attention from the Board of Education and Superintendent. As in the FY 2013 report, we note that in a large number of the schools there is a disjuncture between the roof inspections that are carried out by the staff of Montgomery County Public Schools and the repairs that should follow these inspections in a timely manner. Repairs should be made within two roofing inspection periods; however, in at least fourteen of the schools inspected, the IAC inspectors found that required repairs had not been made. This is a matter of considerable concern for the IAC, since it suggests that roof replacement projects may be submitted in the annual Capital Improvement Program prematurely due to a lack of appropriate maintenance. Roof warranties for typical roof systems are for 20 years, and industry standards for replacement generally align with this figure, depending on roofing type; however, we consistently find that the service life of roofs can be substantially extended by implementing a thorough program of preventive and corrective maintenance. This practice allows replacement roofing projects to be deferred so that scarce capital resources can be applied to more urgent tasks. Particular attention should be given to flashing repairs, which appears to be a point of specific vulnerability in the MCPS schools that were inspected. This aspect of the LEA's otherwise excellent facility management program will be a subject of close attention by the IAC in the coming years. We also note that roof warranties will be voided by the manufacturer if these regular and necessary repairs are not made in a timely manner.

Fire and Safety concerns were found in a majority of the schools inspected. Most commonly, fire extinguishers and sprinkler

systems had not been properly maintained or certified as required by NFPA. Other areas of concern include the electrical distribution systems and the HVAC control systems. Aged systems can be upgraded or replaced through the capital program, but these systems also benefit from regular testing to ensure proper performance.



Francis Scott Key Middle

FY 2014

- 208 total active schools in system
- Avg. Adjusted Age, all schools: 1993
- 34 schools inspected: 22 Elementary, 7 Middle, 4 High, 1 Special Ed.
- Results:
 - ✓ 2 Superior
 - ✓ 23 Good
 - ✓ 9 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (88.56)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Ashburton E	16	Good	18	8	6	1	1
2. Banneker (Benjamin) M	40	Good	8	17	3	3	1
3. Belmont E	40	Good	14	11	4	2	0
4. Brown Station E	44	Good	10	18	2	1	0
5. Clarksburg E	21	Good	9	14	7	2	0
6. Clopper Mill E	28	Good	19	11	1	1	0
7. Cold Spring E	36	Good	12	10	7	2	0
8. East Silver Spring E	23	Good	9	19	4	1	1
9. Eastern M	49	Adequate	4	18	7	2	2
10. Flower Hill E	29	Good	11	13	3	4	1
11. Forest Knolls E	18	Good	10	11	6	5	0
12. Gaithersburg E	23	Adequate	5	16	5	6	0
13. Gaithersburg H	32	Superior	26	2	1	1	0
14. Georgian Forest E	13	Good	7	19	5	1	2
15. Highland E	25	Adequate	0	11	9	9	4
16. Jones Lane E	27	Good	15	13	2	1	1
17. Key (Francis S.) M	5	Superior	28	1	2	2	0
18. New Hampshire Estates E	25	Good	18	10	3	2	1
19. Page (William T.) E	11	Good	18	10	2	2	0
20. Poolesville H	33	Adequate	2	13	11	5	2
21. Potomac E	40	Adequate	1	15	13	3	0
22. Ridgeview M	32	Adequate	5	13	7	6	1
23. Rock Creek Valley E	38	Good	12	13	3	3	1
24. Rosemary Hills E	27	Adequate	4	13	6	5	0
25. Seneca Valley H	40	Adequate	2	13	11	5	0
26. Shady Grove M	19	Good	17	8	5	3	0
27. Sherwood E	28	Good	11	13	1	5	2
28. Sherwood H	21	Good	20	9	3	1	0
29. Stedwick E	25	Good	8	13	5	6	0
30. Stephen Knolls Special Education	35	Good	5	21	2	2	1
31. Stone Mill E	26	Good	11	15	6	2	0
32. Tilden M	46	Adequate	6	9	12	2	3
33. Watkins Mill E	27	Good	9	11	5	5	2
34. Wood (Earl B.) M	13	Good	13	10	4	1	3
Totals			367	421	173	102	29
Percentage of Total Ratings for System			34%	39%	16%	9%	3%

Prince George's County

Thirty-four schools were inspected in April of 2014, including one re-inspection of a school that received a rating of "Not Adequate" in the FY 2013 survey. The original square footage at these schools dates from 1935 to 2008, with adjusted building ages ranging from 57 to 19 years at the time of inspection.

While all thirty-four schools inspected in FY 2014 scored in the Good and Adequate range, there are certain persistent issues that will require focused attention from the maintenance department and school-based personnel. Among these are the parking lots and other paved areas: fourteen of the inspected schools had damaged or deteriorated parking lots and driveways that had apparently been neglected for an extended period of time. At least fifteen of the schools had roofs with Not Adequate ratings in at least one inspection category; not surprisingly, there is a high correlation between compromised roofs and evidence of stained ceiling tiles in the interiors below. Since acoustic ceiling tiles and other materials that have been exposed to moisture have the potential for the growth of mold, it is strongly recommended that the roof inspection program be strengthened and that it be supported by a process for the timely correction of identified deficiencies. The ceiling stains noted at Tanglewood Regional are of particular concern, given the medical vulnerabilities of the students that this facility houses.

Another area of general concern is with older electrical gear: although these systems generally rated at the Adequate or Good level, the IAC inspectors noted in 23 of the 34 schools that infrared or load testing should be applied to determine if there are faulty connections. This program, which can be carried out through the Maryland Association of Boards of Education (MABE), is a prudent investment of time and resources to avoid the serious consequences of fire. Twenty-four schools were rated Not Adequate or Poor in the Fire & Safety category. This is an exceptionally high number of deficiencies in an area that requires the most serious attention. Major procedural changes and operational oversight are required to improve this condition in the future.

Three schools appear to have declined in quality since the prior IAC inspection: Princeton Elementary, Skyline Elementary, and Thomas Johnson Middle. However, the IAC inspectors

note improvements in a substantial number of schools: Charles Carroll Middle, Flintstone Elementary, Hyattsville Elementary, James H. Harrison Elementary, Ridgecrest Elementary, Tanglewood Regional, Woodmore Elementary, and Capitol Heights Elementary, the school that was rated at Not Adequate in FY 2013. Often, this progress is attributed to the diligence and care applied by the principal and the school-based personnel. Many of the deficiencies identified this year will be improved, as sixteen of the schools inspected are scheduled to receive projects which have been approved in the State-funded CIP. In combination with the expanded capital investment program that has been developed recently, we anticipate that further progress will be made in reducing maintenance deficiencies throughout the school system.



Indian Queen Elementary

FY 2014

- 197 total active schools in system
 - Avg. Adjusted Age, all schools: 1981
 - 34 schools inspected: 21 Elementary, 7 Middle, 4 High, 2 Special Ed.
- Results:
- ✓ 0 Superior
 - ✓ 14 Good
 - ✓ 20 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (84.41)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Ardmore E	47	Adequate	2	12	15	3	0
2. Benjamin Stoddert M	19	Adequate	3	8	9	9	5
3. Bowie H	45	Adequate	3	10	11	7	2
4. Bowie-Belair H Annex	51	Adequate	1	6	12	9	3
5. Capitol Heights E	50	Good	2	20	7	1	1
6. Charles Carroll M	44	Adequate	6	14	7	4	3
7. Flintstone E	33	Good	5	14	11	2	0
8. Gaywood E	52	Adequate	2	13	11	5	2
9. Glenridge E	57	Adequate	0	4	11	16	1
10. Gwynn Park M	46	Good	15	13	1	2	0
11. H.Winship Wheatley Early Childhood	32	Adequate	0	14	8	5	3
12. Hyattsville E	26	Good	9	13	6	4	0
13. Imagine Foundations at Morningside Public Charter	53	Adequate	4	12	9	6	1
14. Indian Queen E	40	Good	18	6	4	1	0
15. J. Frank Dent E	27	Good	6	11	7	5	1
16. James H. Harrison E	45	Good	6	10	8	0	1
17. Melwood E	42	Good	11	12	6	1	1
18. Nicholas Orem M	49	Adequate	0	15	9	8	0
19. Parkdale H	37	Good	5	12	11	2	0
20. Phyllis E. Williams E	37	Good	11	12	6	2	0
21. Pointer Ridge E	40	Good	3	15	8	4	0
22. Princeton E	46	Adequate	1	13	7	9	2
23. Ridgecrest E	36	Good	7	11	11	3	1
24. Samuel Ogle M	47	Adequate	2	20	5	5	2
25. Seabrook E	52	Adequate	2	10	11	9	1
26. Skyline E	48	Adequate	4	12	5	8	1
27. Suitland H	28	Adequate	3	13	13	6	0
28. Tanglewood Regional School	32	Adequate	4	9	10	8	2
29. Thomas Johnson M	46	Adequate	0	10	11	9	4
30. Thomas S. Stone E	39	Adequate	3	13	12	5	0
31. Tulip Grove E	49	Good	6	13	13	0	0
32. William Beanes E	28	Good	9	10	4	4	1
33. William Wirt M	50	Adequate	2	12	12	8	0
34. Woodmore E	43	Adequate	2	13	10	7	0
Totals			157	405	301	177	38
Percentage of Total Ratings for System			15%	38%	28%	16%	4%

Queen Anne's County

Three schools were inspected in October 2013. Original existing square footage at these schools dates from 1957 to 2004. The adjusted age of these schools ranges from 35 to 11 years. A large number of State-funded projects have been performed on two of the schools, which have increased the value of the buildings and improved the overall conditions. The foam roof at Centreville Middle School was found to be in bad condition, but as it was approved for replacement in the 2015 State CIP, the new roof was expected to be completed prior to the first day of school in the fall of 2014. Although there has been a major improvement in the care and maintenance of these school buildings since the previous IAC inspections were conducted, the custodial care at Centreville Elementary School could be improved. The time required for roof repairs to be completed once they are identified by QACPS staff appears to be excessive; this is an important area of facility management that should be addressed by the school system.



Centreville Elementary

FY 2014

- 14 total active schools in the system
- Avg. Adjusted Age, all schools: 1998
- 3 schools inspected: 2 Elementary, 1 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 3 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.71)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Centreville E	11	Good	13	16	2	1	0
2. Centreville M	35	Good	4	18	5	3	0
3. Grasonville E	19	Good	16	14	1	0	0
Totals			33	48	8	4	0
Percentage of Total Ratings for System			35%	52%	9%	4%	0%

St. Mary's County

Four schools were inspected in April of 2014. Original existing square footage at these schools dates from 1945 to 2006, with an adjusted building age ranging from 30 to 8 years at the time of inspection.

These schools have received multiple renovations, additions and multi-systemic renovations over the past 30 years. Although maintenance is generally conducted at a high level in this school system, specific deficiencies tend to degrade the overall quality of the inspected schools. The roof at Great Mills High School, renovated less than 20 years ago, is in deplorable condition and needs immediate attention to prevent damage to the interior of the school. At this school and at the Dr. James Forrest Career & Technology Center, renovated in 2006, poorly executed roof and flashing repairs appear to have worsened conditions rather than improved them. By contrast, the roof at the Loveville Building was found to be in superior condition in almost every respect.

Many of the items noted are administrative in character: maintaining clear access to exit doors at all times, properly storing chemicals used in high school Science courses, inspecting fire extinguishers on the required schedule, preventing fan coil units from being blocked, and a range of fire and safety issues that can be corrected with appropriate attention from the school administrators and staff members.



Benjamin Banneker Elementary

FY 2014

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1995
- 4 schools inspected: 2 Elementary, 1 High, 1 Career Tech.
- Results:
 - ✓ 0 Superior
 - ✓ 3 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (89.50)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Benjamin Banneker E	11	Good	16	12	3	2	0
2. Dr. James A. Forrest Career & Tech Ctr	8	Good	17	9	1	4	0
3. Great Mills H	17	Adequate	5	13	4	6	6
4. Loveville Bldg (part of Banneker E)	30	Good	17	10	1	2	0
Totals			55	44	9	14	6
Percentage of Total Ratings for System			43%	34%	7%	11%	5%

Somerset County

Two schools were inspected in October 2013. Original existing square footage at these schools dates from 1961 and 1996. The adjusted building age of these schools is 33 and 30 years due to renovations and additions completed in the 1980s and 1990s. In addition, several systemic renovations have been completed in recent years. The older of the two schools was approved for an HVAC renovation and a new roof with 2014 State funding. The other school has received State-funded boilers and rooftop equipment within the past 10 years. Both schools were approved for State funded Security Initiative upgrades in 2013; however, this work had not been completed at the time of inspection.



Princess Anne Elementary

The deficiencies at both schools are very extensive, including the inadequate condition of the roof at Princess Anne Elementary School. It is of particular note that many of the deficiencies found at this school were recorded in the 2010 IAC Maintenance Survey, and were reported by former LEA staff as having been corrected in the fall of 2010. This is not the case, as the items were found to be in the same or worse condition when inspected in 2014. It will be incumbent on the new Superintendent and facilities staff to ensure in the future that all observed deficiencies are attended to, and that reporting on maintenance inspection items is accurate and complete.

FY 2014

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 2 schools inspected: 2 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (82.01)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Greenwood E	30	Adequate	2	15	9	5	0
2. Princess Anne E	33	Adequate	1	14	6	8	3
Totals			3	29	15	13	3
Percentage of Total Ratings for System			5%	46%	24%	21%	5%

Talbot County

Two schools were inspected in October 2013. Original existing square footage at these schools dates from 1953 to 2008, with adjusted building ages of 11 and 6 years due to recent renovations. Both schools have undergone renovations within the past 12 years and have been well cared for by the students and staff, who exhibit great pride in their schools. The most recently renovated school, which did not receive a new roof at the time of renovation, is reportedly scheduled for a new roof to be installed with local funding within the next year. Both schools received Superior ratings, attesting to the diligence and care of their administrators, teachers, and communities.



Tilghman Elementary

FY 2014

- 9 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 2 schools inspected: 2 Elementary
- Results:
 - ✓ 2 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (97.15)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. St. Michaels E	6	Superior	24	7	1	0	0
2. Tilghman E	11	Superior	20	8	0	0	0
Totals			44	15	1	0	0
Percentage of Total Ratings for System			73%	25%	2%	0%	0%

Washington County

Seven schools were inspected in June 2014. Original existing square footage at these schools dates from 1950 to 2010, with adjusted building ages ranging from 37 to 4 years at the time of inspection. The three schools rated Superior are widely separated by age. The newest, Antietam Academy, opened in 2010 and is an alternative high school with both behavioral and academic programs for students in grades 6-12. It also has evening high school and summer school programs. This school, like others recently constructed in Washington County, has a mechanical penthouse under a high-pitched roof, allowing the mechanical equipment to be serviced in a controlled situation apart from the classroom, evidently with considerable advantages in terms of efficiency, cleanliness, and avoidance of disrupting classroom activities. Pleasant Valley Elementary, constructed in 1960 and fully renovated with an addition in 1991, is a very small school for grades kindergarten through five. Clear Spring Elementary, constructed in 1954 with a full renovation and very small addition in 2000, serves students in pre-kindergarten through fifth grade. All three schools benefit from excellent maintenance support. Washington County Public Schools continues to show that maintenance is given considerable attention by the administration and the school-based staff, resulting in consistent ratings of Good to Superior.



Antietam Academy

FY 2014

- 47 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 7 schools inspected: 4 Elementary, 1 Middle, 1 Middle/High, 1 Career Tech.
- Results:
 - ✓ 3 Superior
 - ✓ 4 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.77)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Antietam Academy	4	Superior	28	1	0	0	0
2. Boonsboro Elementary	23	Good	5	23	5	0	0
3. Clear Spring Elementary	14	Superior	20	13	0	0	0
4. Lincolnshire Elementary	17	Good	6	21	3	2	0
5. Pleasant Valley Elementary	23	Superior	25	7	0	0	0
6. Springfield Middle	37	Good	15	13	2	0	0
7. Washington County Tech. High	37	Good	8	19	2	1	0
Totals			107	97	12	3	0
Percentage of Total Ratings for System			49%	44%	5%	1%	0%

Wicomico County

Four schools were inspected in October 2013. Original square footage at these schools dates from 1950 to 2005, with an adjusted building age ranging from 57 to 11 years at the time of inspection. Three of these schools have received complete renovations and additions over the years, as well as many systemic equipment upgrades through a well-conceived capital renewal program. Willards Elementary, the newest of the schools, was constructed in 2003 and received additional space in 2005. These schools have been well maintained by the onsite staff and regular upkeep has been provided through the facilities maintenance staff. Throughout, the schools are clean and orderly. The issues found are largely administrative in nature, concerning excessive materials covering the classroom and hallway walls, some wire management concerns, window blinds being used to display student work, and the surfaces of unit ventilators used for storage and display.



Pemberton Elementary

FY 2014

- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 4 schools inspected: 4 Elementary
- Results:
 - ✓ 1 Superior
 - ✓ 3 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (93.25)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Chipman E	28	Good	8	15	7	1	0
2. Pemberton E	13	Superior	22	8	2	1	0
3. Westside Primary	57	Good	12	13	4	0	0
4. Willards E	11	Good	20	8	0	3	0
Totals			62	44	13	5	0
Percentage of Total Ratings for System			50%	35%	10%	4%	0%

Worcester County

Two schools were inspected in October 2013. Original existing square footage at these schools dates from 1970 to 1993, with adjusted building ages of 44 and 34 years at the time of inspection. Both schools inspected this year have aged roofs which should be considered for funding to be replaced in the near future, as leaks have been reported during rains that are accompanied by high winds. Both schools have a very nice overall appearance and are well maintained by the custodial staff. However, a number of administrative issues should be given attention, including items that block hallways and classroom exit doors, materials hung from ceiling grids that are not designed to sustain the additional loads, and maintaining proper access to critical shut off valves and electrical equipment.



Pocomoke Middle

FY 2014

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 2 schools inspected: 1 Elementary, 1 Elementary/Middle
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (85.83)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Pocomoke E	34	Good	5	16	8	2	0
2. Pocomoke M	44	Adequate	7	13	3	2	4
Totals			12	29	11	4	4
Percentage of Total Ratings for System			20%	48%	18%	7%	7%

