

# Maintenance of Maryland's Public School Buildings

**STATE OF MARYLAND  
PUBLIC SCHOOL CONSTRUCTION PROGRAM**

November 13, 2008

## **Martin O'Malley, GOVERNOR**

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## I. BACKGROUND

The Board of Public Works (BPW) and the Interagency Committee on School Construction (IAC) support the concept that all of Maryland's public school facilities should be properly maintained. For all types of facilities, the useful life of the structure is greatly extended through corrective maintenance that addresses existing deficiencies and preventive maintenance that protects against new deficiencies. Good maintenance defers the need for repairs and major renovation, and reduces their cost when they are needed. Regular maintenance ensures that buildings will remain operational, even under adverse weather conditions. Most important, a well maintained facility protects the health and safety of building occupants, and in the case of schools, studies have shown that there is a positive relationship between the quality of a school facility and the quality of the educational activity that takes place within it.<sup>1</sup>

The Public School Construction Program (PSCP), established in 1971, 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 operating 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. In 1981 the *Public School Construction Program Administrative Procedures Guide* (the APG) was approved by the IAC, and included a new section on maintenance. A new APG was issued by the IAC in September 1994, containing a revised Section 800 - Maintenance. It describes the procedures for development of a local Comprehensive Maintenance Plan (CMP), required to be submitted by each of the local education agencies (LEAs) to the IAC and the local governments prior to October 15 of each year. The *Administrative Procedures Guide* specifies how the CMP is to address requirements on the planning, funding, reporting, and compliance of school maintenance. The requirement to submit an annual CMP is now found in the regulations of the PSCP.

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. Its purpose was to assess on an annual basis 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, which follows, shows the ratings for all inspections made during the twenty-eight fiscal years in which the surveys were conducted, as well as the percentage of schools associated with each rating. Of the 3,101 school surveys conducted during this period, 1,569 (51%) received the highest rating categories of "Superior" and "Good", while 238 (8%) received ratings of "Not Adequate" or "Poor".

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<sup>1</sup> Lawrence, Barbara Kent: "Save a Penny, Lose a School: The Real Cost of Deferred Maintenance," a Policy Brief for the Rural School and Community Trust, June 2003. Dr. Lawrence summarizes a large body of literature that addresses factors such as days of school lost due to indoor air quality (IAQ) problems; teacher and student morale; teacher absenteeism and retention; and student alertness, concentration, and overall academic performance.

While maintenance in the public schools continues to improve, there is reason to believe that considerably more effort is required. In 2003, the Treasurer's Task Force to Study Public School Facilities found that \$3.85 billion in local and State funds was required to bring Maryland's public schools to the minimum building and educational standards that would have been in place if they were constructed in 2003 (adjusted for construction escalation, it is estimated that this cost would approach \$6 billion if the same survey were conducted in the summer of 2008).<sup>2</sup> Of the 2003 total, 34% was associated with deficiencies in building and site factors, and 20% with facility corrections needed to support educational programs. In the fall of 2007, of \$881.1 million in requests for State funding that were submitted by the local school systems in the FY 2009 Public School Construction CIP, \$360 million (41%) was for work on existing facilities: major renovations, renovations with additions, limited renovations, systemic renovations, open space classroom conversions, or science classroom renovations. An additional \$291.6 million (33%) was requested to replace school buildings that could no longer be cost-effectively renovated. While a portion of these sums was directed at correcting educational deficiencies in older buildings, there is no question that a large portion was also intended to upgrade building conditions that were deficient. Both the Treasurer's study and the FY 2009 CIP submissions indicate that Maryland's existing schools were and still are in need of considerable attention.

The majority of the school systems of Maryland have long-established programs that allow them to identify, prioritize and execute projects that address corrective maintenance and preventive maintenance tasks. However, the resources that are applied to maintenance generally fall far below the levels required:

- Of the \$748.3 million in State funds that were approved for FY 2008 and FY 2009 CIP projects, 48% (\$355.8 million) was applied to projects that are primarily renovations or replacements/upgrades of systems at existing schools, and another 15% (\$110.7 million) was approved for new schools that will replace obsolete school facilities. This level of State funding represents an extraordinary accomplishment, yet the \$1.19 billion in capital requests associated with renovation or replacement of existing schools in these two fiscal years indicates the extent of the need.
- At the local level, there has been a national trend toward reducing the percentage of the total operating budget that is applied to the routine maintenance of schools, for example small carpet replacement and painting tasks, minor repairs, and preventive maintenance items. As the cost of utilities and salaries has increased, the funds available for supplies, materials, and contracted services have consistently declined. Preventive maintenance, the most cost-effective type of maintenance activity, is generally under-funded within shrinking maintenance and operation budgets.<sup>3</sup> Many LEA's have eliminated much needed maintenance positions such

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<sup>2</sup> In addition, the standards that were used in the survey were minimum standards, and the LEAs typically build schools to a standard higher than minimum, the actual costs to correct deficiencies were likely to be higher than estimated in 2003. (Task Force to Study Public School Facilities: "Final Report", February 2004: p. 182)

<sup>3</sup> For example, Anne Arundel County Public Schools saw an increase in its total operating budget of approximately 123% in the period 1990-2005, but the maintenance operation budget increased by only approximately 19%. The maintenance portion of the total operating budget consequently declined from about 3.2% in 1990 to about 1.7% in 2005 (Anne Arundel County Public Schools Budget Task Force, Support Services Sub-Group: "Budget Trending

as roof inspectors and are now reducing safety inspections and oversight at the local level, a situation that could create safety issues in schools as they come to depend more on local fire departments to oversee their safety equipment and procedures.

- The most pressing need in existing schools appears to be funding for mid-size refurbishment and repair projects. Examples include partial replacement of roof and driveway surfaces, replacement of ceiling tile, correction of hardware deficiencies, and replacement of playground equipment. Too small to be bondable projects within the capital budget but too large to count as routine operating expenses, these projects are unlikely to be carried out at all unless they are funded through programs like Maryland's Aging School Program (ASP). There appears to be widespread recognition of the value of this program, since the approved FY 2007 funding for ASP reached an unprecedented level of \$15.148 million, which included a supplemental appropriation of \$3.651 million.<sup>4</sup> FY 2008 funding for the program was \$12.509 million, of which \$5.5 million consisted of Qualified Zone Academy Bond (QZAB) Funds, and FY 2009 funding was \$11.109 million.<sup>5</sup> Since the average size of an ASP project is approximately \$60,000, the combined FY 2008 and FY 2009 funding may allow as many as 400 projects to move forward. Projects funded through this program are very popular among facility planners, as they often have a large impact on the visual appeal of a school building and on deferring the need for major renovation work.

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Information," February 19, 2004). This experience is not atypical for other school districts (see Lawrence, op. cit.). *American School and University* reported in April 2005 that M&O budgets for school districts declined from 9.55% of overall district expenditures in 1996 to 7.51% of district expenditures in 2005 (*ASU* does not provide detailed information about which facility factors are included in the percentage figure they provide; since some maintenance figures include utility costs and others do not, there can be considerable variance in the value of the percentage figures that are provided from different sources).

<sup>4</sup> Unlike the base funding of \$11.497 million, the supplemental allocation requires a local match. Rules regarding the types of projects that are eligible under these two types of funding were approved by the IAC on July 5, 2006.

<sup>5</sup> QZAB funds can be applied to capital improvements and repairs at existing schools in which at least 35% of the students are eligible for free or reduced price meals. QZAB projects must have private entity contributions equal to 10% of the project cost.

**TABLE A: MAINTENANCE SURVEY RESULTS  
FISCAL YEARS 1981-2008**

**NUMBER OF SCHOOL SURVEYS PERFORMED WITH  
AVERAGE RATINGS AND PERCENTAGES**

<b>Fiscal Year</b>	<b>Superior/Good</b>	<b>Adequate</b>	<b>Not Adequate</b>	<b>Poor</b>	<b>Total</b>
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
<b>2008</b>	<b>151</b>	<b>89</b>	<b>10</b>	<b>0</b>	<b>250</b>
Total Ratings	1569	1294	203	35	3101
<b>Total Percentages</b>	<b>50.60%</b>	<b>41.73%</b>	<b>6.55%</b>	<b>1.13%</b>	<b>100%</b>

## II. THE SURVEY: FISCAL YEAR 2008

### Procedures and Methods

- The FY08 surveys were conducted by the IAC's two full time maintenance inspectors. The surveys were performed between August 2007 and June 2008.
- 250 public schools were selected to be surveyed from the 24 school systems throughout the state. In order to update the existing backlog, 240 of the schools inspected this year were chosen based on the oldest inspection dates in our records. These schools have, in some cases, not been surveyed since 1982. Ten additional schools were re-surveyed in FY 2008 that received ratings of Not Adequate or Poor in the FY 2007 survey to insure that corrective actions had been taken. The number of schools surveyed this year averaged 16 to 17% of each LEA's schools. However, the percentages of schools surveyed in each district varied. (Surveying approximately 230-240 schools per year will allow the IAC to complete inspections of all public schools in Maryland within a six year rotation).
- The 250 schools selected in FY 08 represent approximately 26,572,160 square feet of public school space in the 24 school systems throughout the state. Some of the buildings date back to the early 20<sup>th</sup> 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 (local education agency) and scheduled a time and date to meet at the facility. The LEA was usually notified one to two weeks prior to the survey date. The facility maintenance representative or a member of the school staff accompanied the inspector to answer questions and assist with access to secured areas.
- During a survey, the inspector looked at 35 different components and building systems, such as roofing, HVAC, electrical equipment and parking lots. (See Sample Survey Form, p. 18-20). 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. Beginning this year, safety equipment and emergency preparedness planning was closely evaluated at each facility, as well as the availability of the Asbestos Management Plan that is mandated under Federal Legislation. In addition, since local semi-annual roofing inspections are to be completed and kept on file for the life of the building, LEAs were requested to provide the last six (6) roof surveys.

These items were not included in the numerical value of the inspection but were addressed in the final report to the individual LEAs. The inspector and the LEA representative's 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 the component could have on life safety or health issues in the facility.

**Scoring Levels:**

<u>Point Range</u>		<u>Nomenclature</u>
96 - 100	-	Superior
86 - 95	-	Good
76 - 85	-	Adequate
66 - 75	-	Not Adequate
0 - 65	-	Poor

**Weighting Values and Description**

- 1 - Little direct impact on safety and health
- 2 - A serious but not immediate impact on safety and/or health.
- 3 - A serious and potentially urgent impact on safety and/or health.

- Care is taken during the survey to ensure that the age or demographics of the school does not affect the survey scores. A number of schools were surveyed in which the level of care and commitment by the school maintenance and custodial staff was high, even though the building showed signs of age or was in need of renovation. Although some of these buildings were unequal in appearance compared to newer schools, they were nevertheless well maintained and clean.
- After the surveys were completed for all schools selected in a system, a copy of each survey and a cover letter were sent to the school system's superintendent and facilities maintenance director. Any deficiencies that were 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. Responses were required from the LEA within 30 days of receipt of the letter and surveys. Any school that scored a "Not Adequate" or "Poor" was required to be repaired to an acceptable condition within a 90 day period, at which time a re-inspection was performed.

- Once the responses were received and recorded, follow-up inspections were performed on a percentage of schools in each jurisdiction that received less than adequate scores, or in some cases had a larger number of deficiencies than is typically found. This allowed the PSCP to better evaluate the responsiveness and accuracy of the LEAs in the correction of these deficiencies, as well as determine how efficiently the LEAs are monitoring the overall maintenance of their buildings. This practice is anticipated to raise the accountability efforts by the LEAs and assist the PSCP with the determination of whether or not State funds are being used effectively, and if the State's investment is well protected.

## **Survey Results**

The specific ratings of schools surveyed in each school district are shown in Table C “FY 2008 Maintenance Survey Results”.

Of the 250 schools surveyed in FY 2008:

- 42 schools were rated as “Superior”
- 109 schools were rated as “Good”
- 89 schools were rated as “Adequate”
- 10 schools were rated as “Not Adequate”
- No schools were rated as “Poor”

After reviewing the overall ratings for the 250 public schools that were surveyed, a substantial number of deficiencies were found in the areas of roofing and rooftop equipment, ventilation equipment, and fire & safety equipment. Areas that received a large number of Good and Superior ratings were in categories related to the interior appearance, electrical service equipment, windows, and hot water distribution. The following chart summarizes the findings:

**TABLE B: SPECIFIC RATINGS OF SURVEY RESULTS**

<b>Maintenance Category</b>	<b>Number of Schools with Ratings of “Superior” &amp; “Good” in the Category</b>	<b>Number of Schools with Ratings of “Not Adequate” or “Poor” in the Category</b>	<b>Number of Schools with Ratings of “Adequate” in the Category</b>
Interior Appearance	179 = 72%	38 = 15%	33 = 13%
Windows	173 = 69%	29 = 12%	46 = 18%
Roofing	126 = 50%	62 = 25%	58 = 23%
Electrical Service	178 = 71%	36 = 14%	36 = 14%
Rooftop Equipment	142 = 57%	51 = 20%	42 = 17%
Fire & Safety Equipment	147 = 59%	63 = 25%	38 = 15%
Ventilation Equipment	133 = 53%	51 = 20%	57 = 23%
Hot Water Dist.	170 = 68%	21 = 8%	40 = 16%
Plumbing	153 = 61%	52 = 21%	45 = 18%

### III. PROGRAM IMPROVEMENTS

- In August 2005, the IAC recommended that the survey function be transferred from the Department of General Services (DGS) to the PSCP beginning in FY 2007. In July 2006 and January 2008 the PSCP hired two full time school maintenance inspectors with a wide range of experience in the fields of building maintenance, operations and construction. These individuals are charged with the responsibility of conducting approximately 230 new school surveys in 24 school systems per year, as well as re-inspections of some schools surveyed in the prior fiscal year. They prepare and send the survey reports to the LEAs, monitor the responses, and perform follow-up inspections on those schools which received Poor or Not Adequate ratings. With the addition of these full time inspectors, the PSCP will be able to inspect each school in Maryland once every six years.
- In addition, the maintenance inspectors will assist the IAC in carrying out the long-term recommendations on public school maintenance that were outlined in a report to the Capital Debt Affordability Committee of August 26, 2005, including defining maintenance categories, developing a set of objective metrics to determine if maintenance is adequate, and considering whether capital funding should be linked to school maintenance in a manner different from the current practice of reviewing the LEA's Comprehensive Maintenance Plan in relation to the CIP request.
- In June 2007, the first stages of a new reporting database were developed, giving the PSCP the ability to compile raw inspection data into useful reports with much less effort than in previous years. In time, this data base will be used to correspond with the LEAs and will be a routine component of the PSCP Facilities Inventory. In conjunction with consistent inspection and reporting methods, it will allow the PSCP to measure changes in the overall maintenance performance of the LEAs, and to identify specific categories within which maintenance practices should be improved. The Inventory contains all pertinent data associated with each school facility in the State, making this system an invaluable resource as well as a permanent record book of each building.
- For the second year, this Annual Report includes descriptions of maintenance practices in each of the LEAs. It is anticipated that this approach will assist in the dissemination of best maintenance practices throughout the state.

**Note:**

The following documents are available from the IAC:

1. Section 800 – Maintenance – *Public School Construction Program Administrative Procedures Guide*
2. The Survey Instruments
3. Comar 23.03.02, Administration of the Public School Construction Program
4. *Maintenance of Public School Facilities in Maryland: Initiatives To Ensure That Maryland's Public Schools Are Adequately Maintained* (Report to the Capital Debt Affordability Committee of August 26, 2005)
5. *Guidelines for Maintenance of Public School Facilities in Maryland* (Interagency Committee on School Construction, May 30, 2008)

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**TABLE C: FY 2008 MAINTENANCE SURVEY RESULTS**

<b>LEA / School Name</b>	<b>PSC #</b>	<b>School Type</b>	<b>Area (Square Feet)</b>	<b>Rating</b>
<b>Allegany (4)</b>				
Center For Career & Technical Education	01.027	Career Tech	141,195	Good
Northeast Elementary	01.030	Elementary	34,335	Good
Parkside Elementary	01.033	Elementary	34,601	Good
Westernport Elementary	01.024	Elementary	47,091	Good
			<b>257,222</b>	
<b>Anne Arundel (21)</b>				
Annapolis Elementary	02.034	Elementary	37,475	Good
Annapolis High	02.030	High	260,000	Good
Broadneck Elementary	02.023	Elementary	74,540	Good
Center of Applied Technology North	02.006	Career Tech	148,634	Superior
Center of Applied Technology South	02.019	Career Tech	91,507	Adequate
Central Middle	02.018	Middle	158,125	Superior
Central Special	02.014	Special Ed.	53,333	Not Adequate
Crofton Meadows Elementary	02.045	Elementary	68,338	Good
Four Seasons Elementary	02.010	Elementary	75,254	Superior
George Cromwell Elementary	02.063	Elementary	42,110	Adequate
Glen Burnie High	02.020	High	401,580	Not Adequate
High Point Elementary	02.015	Elementary	75,764	Adequate
Jessup Elementary	02.016	Elementary	83,868	Good
Magothy River Middle	02.007	Middle	170,000	Good
North County High	02.054	High	331,764	Good
Phoenix Annapolis	02.111	Special Ed.	36,000	Good
Point Pleasant Elementary I	02.112	Elementary	46,373	Good
Point Pleasant Elementary II	02.112	Elementary	55,748	Adequate
Severn Elementary	02.043	Elementary	55,975	Good
Severna Park Elementary	02.052	Elementary	48,662	Adequate
Severna Park High	02.005	High	296,191	Adequate
			<b>2,611,241</b>	
<b>Baltimore City (40)</b>				
Hampstead Hill PK-8 #047	30.025	PK-8	116,226	Good
Barclay PK-8 #054	30.260	PK-8	139,300	Adequate
Benjamin Franklin High #239	30.099	High	197,692	Adequate
Central Career (at Briscoe High) High #451	30.236	Special Ed.	275,322	Not Adequate
Cherry Hill PK-8 #159	30.220	PK-8	127,706	Adequate
Claremont High #307	30.171	Special Ed.	37,560	Adequate
Coldstream Park Elementary #031	30.198	Elementary	82,600	Adequate
Collington Square PK-8 #097	30.053	PK-8	135,626	Adequate
Diggs-Johnson Middle #162	30.249	Middle	68,242	Adequate
Dr. Carter G. Woodson PK-8 #160	30.230	PK-8	123,146	Adequate
Dr. Roland N. Patterson Complex #082/#324	30.263	Middle	347,800	Not Adequate
Edgecombe Circle PK-8 #062	30.199	PK-8	157,052	Adequate
Forest Park High #406	30.167	High	182,000	Not Adequate
Franklin Square PK-8 #095	30.243	PK-8	143,874	Adequate
Frederick Douglass High #450	30.111	High	252,371	Adequate
Furley Elementary #206	30.256	Elementary	76,089	Good
George G. Kelson PK-8 #157	30.056	PK-8	142,290	Adequate
Gilmor Edison Partnership School Elem. #107	30.253	Elementary	77,290	Adequate

**TABLE C: FY 2008 MAINTENANCE SURVEY RESULTS**

<b>LEA / School Name</b>	<b>PSC #</b>	<b>School Type</b>	<b>Area (Square Feet)</b>	<b>Rating</b>
<b>Baltimore City (continued)</b>				
Gwynns Falls Elementary #060	30.261	Elementary	67,094	Adequate
Hazelwood PK-8 #210	30.189	PK-8	131,954	Adequate
James McHenry Elementary #010	30.197	Elementary	94,719	Adequate
Liberty Elementary #064	30.135	Elementary	74,843	Good
Lombard Complex #057	30.223	Middle	404,000	Adequate
Lyndhurst Elementary #088	30.176	Elementary	50,728	Adequate
Medfield Heights Elementary #249	30.258	Elementary	44,606	Good
Mergenthaler Vocational Tech. High #410	30.226	Vocational High	717,444	Adequate
Morrell Park PK-8 #220	30.149	PK-8	106,628	Adequate
Northwestern High #401	30.187	High	307,200	Good
Patterson High #405	30.164	High	303,582	Adequate
Reginald S. Lewis at #402 High #419	30.174	High	333,916	Adequate
Robert Poole Building #056	30.165	High	118,701	Adequate
Roland Park Elementary/Middle #233	30.092	Elementary/Middle	358,598	Adequate
Sinclair Lane Elementary #248	30.193	Elementary	73,914	Adequate
Thomas G. Hayes Elementary #102	30.275	Elementary	88,634	Good
Waverly Career Center (formerly Venable High) #51/#115	30.231	Elementary	81,360	Adequate
West Baltimore MS Complex #080 (previously Middle/High)	30.237	Middle	489,362	Not Adequate
Westport PK-8 #225	30.082	PK-8	206,412	Adequate
William H. Lemmel MS Complex #079	30.040	Middle	426,716	Adequate
Woodhome PK-8 #205	30.196	PK-8	132,650	Good
Yorkwood Elementary #219	30.205	Elementary	71,861	Adequate
			<b>7,367,108</b>	
<b>Baltimore County (26)</b>				
Cedarmere Elementary	03.166	Elementary	55,175	Good
Chatsworth Elementary	03.002	Special Ed.	76,085	Good
Chesapeake High	03.003	High	207,500	Good
Cockeysville Middle	03.006	Middle	167,020	Good
Deep Creek Elementary	03.129	Elementary	48,185	Good
Eastwood Primary Center	03.187	Elementary	38,515	Good
Fort Garrison Elementary	03.090	Elementary	60,215	Good
Glenmar Elementary	03.175	Elementary	58,000	Good
Golden Ring Middle	03.107	Middle	119,350	Good
Gunpowder Elementary	03.108	Elementary	55,990	Good
Hampton Elementary	03.168	Elementary	49,800	Good
Hereford Middle	03.097	Middle	132,530	Good
Hernwood Elementary	03.078	Elementary	59,400	Adequate
Joppa View Elementary	03.112	Elementary	65,967	Good
Lutherville Laboratory	03.087	Elementary	58,143	Good
Maiden Choice Special Ed.	03.021	Special Ed.	52,685	Good
Oakleigh Elementary	03.162	Elementary	47,360	Good
Pleasant Plains Elementary	03.139	Elementary	66,670	Good
Red House Run Elementary	03.109	Elementary	57,163	Good
Relay Elementary	03.132	Elementary	48,146	Good
Riderwood Elementary	03.189	Elementary	60,377	Good
Ridge Ruxton Special Ed.	03.195	Special Ed.	63,290	Superior

**TABLE C: FY 2008 MAINTENANCE SURVEY RESULTS**

<b>LEA / School Name</b>	<b>PSC #</b>	<b>School Type</b>	<b>Area (Square Feet)</b>	<b>Rating</b>
<b>Baltimore County (continued)</b>				
Ridgely Middle	03.045	Middle	142,370	Good
Woodbridge Elementary	03.010	Elementary	53,870	Good
Woodlawn High	03.050	High	317,325	Good
Woodlawn Middle	03.043	Middle	127,190	Good
			<b>2,288,321</b>	
<b>Calvert (4)</b>				
Beach Elementary	04.011	Elementary	55,341	Superior
Calvert Elementary	04.004	Elementary	63,363	Superior
Calvert Middle	04.001	Middle	72,570	Good
Northern High	04.005	High	178,531	Superior
			<b>369,805</b>	
<b>Caroline (2)</b>				
Caroline Career & Technology Center	05.009	Career Tech	34,278	Adequate
Preston Elementary	05.008	Elementary	46,900	Good
			<b>81,178</b>	
<b>Carroll (5)</b>				
Carrolltowne Elementary	06.014	Elementary/ Special Ed	163,152	Good
Robert Moton Elementary	06.018	Elementary/ Special Ed	150,400	Good
S. Carroll High	06.012	High/Career Tech	431,652	Good
Sykesville Middle	06.029	Middle	100,899	Good
Winfield Elementary	06.023	Elementary/ Special Ed	138,400	Superior
			<b>984,503</b>	
<b>Cecil (6)</b>				
Bainbridge Elementary	07.034	Elementary	51,818	Superior
Cecil School of Technology	07.028	Career Tech	76,700	Good
Conowingo Elementary	07.019	Elementary	44,696	Superior
Elkton Middle	07.029	Middle	72,600	Superior
Perryville Elementary	07.020	Elementary	62,520	Adequate
Rising Sun Elementary	07.026	Elementary	62,496	Superior
			<b>370,830</b>	
<b>Charles (6)</b>				
Benjamin Stoddert Middle	08.002	Middle	105,800	Good
Dr. Samuel A. Mudd Elementary	08.037	Elementary	45,746	Good
J.C. Parks Elementary	08.030	Elementary	75,692	Superior
J.P. Ryon Elementary	08.038	Elementary	73,748	Superior
Mt. Hope/Nanjemoy Elementary	08.023	Elementary	36,400	Superior
T. C. Martin Elementary	08.040	Elementary	44,346	Adequate
			<b>381,732</b>	
<b>Dorchester (3)</b>				
N. Dorchester High	09.013	High	95,000	Adequate
Sandy Hill Elementary	09.001	Elementary	64,000	Superior
Warwick Elementary	09.011	Elementary	40,400	Good
			<b>199,400</b>	

**TABLE C: FY 2008 MAINTENANCE SURVEY RESULTS**

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Frederick (8)</b>				
Ballenger Creek Elementary	10.043	Elementary	64,187	Superior
Carroll Manor Elementary	10.066	Elementary	54,847	Good
Gov Thos. Johnson High	10.057	High	312,533	Good
Gov Thos. Johnson Middle	10.059	Middle	126,700	Superior
Lewistown Elementary	10.060	Elementary	50,898	Adequate
Liberty Elementary	10.035	Elementary	54,902	Adequate
Monocacy Elementary	10.040	Elementary	57,900	Good
Spring Ridge Elementary	10.049	Elementary	66,276	Superior
			<b>788,243</b>	
<b>Garrett (3)</b>				
Bloomington Elementary/Middle	11.017	Elementary/Middle	42,246	Good
Crellin Elementary	11.012	Elementary	12,514	Good
Grantsville Elementary	11.004	Elementary	35,640	Superior
			<b>90,400</b>	
<b>Harford (9)</b>				
Bakerfield Elementary	12.044	Elementary	65,691	Good
Bel Air Elementary	12.024	Elementary	49,748	Good
Churchville Elementary	12.051	Elementary	52,360	Good
Forest Hill Elementary	12.043	Elementary	64,722	Superior
George D. Lisby Elementary at Hillsdale	12.052	Elementary	56,295	Good
Halls Cross Roads Elementary	12.036	Elementary	63,082	Good
Havre de Grace High	12.005	High	144,815	Adequate
Joppatowne Elementary	12.040	Elementary	54,885	Adequate
Meadowvale Elementary	12.053	Elementary	69,000	Good
			<b>620,598</b>	
<b>Howard (14)</b>				
Bryant Woods Elementary	13.079	Elementary	44,401	Superior
Clarksville Elementary	13.037	Elementary	63,375	Superior
Clemens Crossing Elementary	13.034	Elementary	60,535	Good
Cradlerock Elementary/Middle	13.035	Elementary/Middle	264,800	Adequate
Deep Run Elementary	13.042	Elementary	75,990	Superior
Guilford Elementary	13.033	Elementary	51,306	Superior
Longfellow Elementary	13.056	Elementary	62,338	Good
Mt. Hebron High	13.019	High	193,996	Good
Northfield Elementary	13.048	Elementary	58,789	Adequate
Patapsco Middle	13.051	Middle	90,859	Good
Phelps Luck Elementary	13.024	Elementary	62,786	Good
Running Brook Elementary	13.066	Elementary	47,044	Good
Swansfield Elementary	13.023	Elementary	59,917	Superior
West Friendship Elementary	13.032	Elementary	47,810	Superior
			<b>1,183,946</b>	
<b>Kent (2)</b>				
Galena Middle	14.002	Middle	58,285	Good
Rock Hall Elementary	14.005	Elementary	31,910	Superior
			<b>90,195</b>	
<b>Montgomery (35)</b>				
Beall Elementary	15.205	Elementary	79,477	Adequate
Belmont Elementary	15.021	Elementary	49,279	Good

**TABLE C: FY 2008 MAINTENANCE SURVEY RESULTS**

<b>LEA / School Name</b>	<b>PSC #</b>	<b>School Type</b>	<b>Area (Square Feet)</b>	<b>Rating</b>
<b>Montgomery (continued)</b>				
Benjamin Banneker Middle	15.022	Middle	117,035	Good
Brookhaven Elementary	15.055	Elementary	53,261	Adequate
Brown Station Elementary	15.024	Elementary	58,338	Good
Burnt Mills Elementary	15.208	Elementary	57,318	Adequate
Clarksburg Elementary	15.003	Elementary	54,983	Superior
Cold Spring Elementary	15.007	Elementary	46,296	Good
Damascus High	15.090	High	235,986	Adequate
Eastern Middle	15.037	Middle	152,030	Adequate
Emory Grove Center	15.118	Special Ed.	45,002	Adequate
Fallsmead Elementary	15.040	Elementary	50,850	Good
Fox Chapel Elementary	15.100	Elementary	56,518	Good
Georgian Forest Elementary	15.202	Elementary	58,197	Good
Monocacy Elementary	15.233	Elementary	42,482	Good
Montgomery Village Middle	15.117	Middle	141,615	Good
Poolesville High	15.066	High	141,249	Good
Potomac Elementary	15.110	Elementary	57,713	Good
Quince Orchard High	15.158	High	284,912	Adequate
Ridgeview Middle	15.042	Middle	136,379	Not Adequate
Rolling Terrace Elementary	15.219	Elementary	88,835	Adequate
Rosemary Hills Elementary	15.062	Elementary	70,541	Good
Seneca Valley High	15.019	High	251,278	Superior
Sherwood High	15.135	High	333,154	Good
Smith (Lathrop E.) Environmental Ed. Ctr	15.095	Environmental Ed.	19,754	Adequate
South Lake Elementary	15.086	Elementary	83,038	Good
Springbrook High	15.186	High	305,006	Good
Stedwick Elementary	15.039	Elementary	84,335	Adequate
Strathmore Elementary	15.218	Elementary	52,451	Superior
Strawberry Knoll Elementary	15.152	Elementary	78,723	Good
Tilden Center	15.210	Alternate	119,516	Good
Tilden Middle	15.125	Middle	117,650	Good
Travilah Elementary	15.077	Elementary	50,588	Superior
Viers Mill Elementary	15.092	Elementary	86,978	Good
Whetstone Elementary	15.190	Elementary	76,657	Good
			<b>3,737,424</b>	
<b>Prince George's (36)</b>				
Beacon Heights Elementary	16.189	Elementary	26,742	Adequate
Benjamin Foulois Elementary	16.215	Elementary	114,715	Adequate
Benjamin Stoddert Middle	16.152	Middle	101,862	Adequate
Bowie High	16.089	High	280,306	Adequate
Carmody Hills Elementary	16.166	Elementary	52,366	Good
Concord Elementary	16.237	Elementary/Middle	43,984	Good
Doswell E. Brooks Elementary	16.224	Elementary	46,508	Adequate
G. Gardner Shugart Middle	16.136	Middle	100,018	Adequate
Gaywood Elementary	16.203	Elementary	42,416	Good
Glenridge Elementary	16.116	Elementary	109,197	Not Adequate
Green Valley Alternative	16.240	Middle	85,990	Adequate
Gwynn Park Middle	16.211	Middle	129,348	Superior

**TABLE C: FY 2008 MAINTENANCE SURVEY RESULTS**

<b>LEA / School Name</b>	<b>PSC #</b>	<b>School Type</b>	<b>Area (Square Feet)</b>	<b>Rating</b>
<b>Prince George's (continued)</b>				
James H. Harrison Elementary	16.113	Elementary	56,925	Adequate
James McHenry Elementary	16.154	Elementary	53,162	Adequate
John Carroll Elementary	16.130	Elementary	56,505	Adequate
John E. Howard Elementary	16.236	Elementary	59,997	Adequate
Kenilworth Elementary	16.195	Elementary	58,323	Adequate
Lamont Elementary	16.241	Elementary	53,247	Adequate
Melwood Elementary	16.168	Elementary	68,142	Good
Montpelier Elementary	16.146	Elementary	62,209	Adequate
Nicholas Orem Middle	16.124	Middle	105,697	Not Adequate
North Forestville Elementary	16.145	Elementary	57,949	Not Adequate
Oaklands Elementary	16.138	Elementary	41,427	Adequate
Owens Road Elementary	16.193	Elementary	36,493	Adequate
Panorama Elementary	16.246	Elementary	89,712	Good
Parkdale High	16.177	High	254,965	Adequate
Pointer Ridge Elementary	16.119	Elementary	61,978	Adequate
Ridgecrest Elementary	16.170	Elementary	68,546	Adequate
Samuel Ogle Middle	16.201	Middle	133,631	Adequate
Seabrook Elementary	16.200	Elementary	39,704	Adequate
Surrattsville High	16.103	High	167,322	Superior
Tanglewood Special Education	16.099	Special Ed.	42,148	Adequate
Thomas Johnson Middle	16.229	Middle	133,631	Adequate
Thurgood Marshall Middle	16.156	Middle	120,192	Adequate
William Wirt Middle	16.183	Middle	106,318	Adequate
Yorktown Elementary	16.248	Elementary	47,855	Adequate
			<b>3,109,530</b>	
<b>Queen Anne's (3)</b>				
Queen Anne's County High	17.001	High	211,577	Superior
Sudlersville Elementary	17.014	Elementary	55,110	Good
Sudlersville Middle	17.002	Middle	49,033	Adequate
			<b>315,720</b>	
<b>St. Mary's (6)</b>				
Benjamin Banneker Elementary	18.005	Elementary	59,505	Superior
Loveville Building (part of Benjamin Banneker Elementary)	18.018	Elementary	23,527	Good
Mechanicsville Elementary	18.014	Elementary	40,095	Good
Park Hall Elementary	18.029	Elementary	58,419	Superior
Spring Ridge Middle	18.002	Middle	104,750	Good
White Marsh Elementary	18.016	Elementary	31,315	Superior
			<b>317,611</b>	
<b>Somerset (2)</b>				
Greenwood Elementary	19.014	Elementary	63,120	Adequate
Woodson Elementary	19.005	Elementary	68,711	Good
			<b>131,831</b>	
<b>Talbot (1)</b>				
Easton Elementary - Dobson Bldg.	20.005	Elementary	40,797	Good
			<b>40,797</b>	

**TABLE C: FY 2008 MAINTENANCE SURVEY RESULTS**

<b>LEA / School Name</b>	<b>PSC #</b>	<b>School Type</b>	<b>Area (Square Feet)</b>	<b>Rating</b>
<b>Washington (7)</b>				
Antietam Academy	21.049	Alternate	6,724	Adequate
Boonsboro Elementary	21.027	Elementary	62,716	Good
Clear Spring Elementary	21.042	Elementary	43,393	Superior
Conococheague Elementary	21.034	Elementary	26,780	Adequate
North Hagerstown High	21.024	High	337,500	Good
Rockland Woods Elementary	21.050	Elementary	85,277	Good
Western Heights Middle	21.003	Middle	127,315	Good
			<b>689,705</b>	
<b>Wicomico (5)</b>				
Beaver Run Elementary	22.005	Elementary	58,893	Adequate
Delmar Elementary	22.007	Elementary	80,810	Good
Pemberton Elementary	22.028	Elementary	73,917	Superior
Westside Primary	22.024	Elementary	20,569	Superior
Willards Elementary	22.027	Elementary	51,247	Superior
			<b>285,436</b>	
<b>Worcester (2)</b>				
Pocomoke High	23.003	High	70,657	Adequate
Worcester Career & Technology Center	23.010	Career Tech	70,026	Adequate
			<b>140,683</b>	
<b>Total Number of Schools Inspected: 250</b>		<b>Total square footage inspected: 26,572,160</b>		

**PUBLIC SCHOOL INSPECTION REPORT**

School Name &  
PSC Number: \_\_\_\_\_

Inspection Date(s): \_\_\_\_\_

Address: \_\_\_\_\_

Inspector(s): \_\_\_\_\_

County/City: \_\_\_\_\_

LEA Rep.: \_\_\_\_\_

SITE/ ITEM:	WGT	A	B	C	D	E	F
		SUPERIOR 96-100	GOOD 86-95	ADEQUATE 76-85	NOT ADEQUATE 66-75	POOR <65	N/A
1 ROADWAYS & PARKING LOTS	1						
2 SITE APPEARANCE	1						
3 SITE UTILITIES, MARKED & SECURE	2						
4 EXTERIOR BUILDING APPEARANCE	1						
5 PLAYGROUND EQUIPMENT	1						
6 EXT. STRUCTURAL CONDITION	3						
7 GUTTERS & DOWNSPOUTS	2						
8 WINDOWS & CAULKING	2						
9 SIDEWALKS	1						
10 ENTRYWAYS & EXTERIOR DOORS	3						
11 ROOF CONDITIONS	3						
12 FLASHING & GRAVEL STOP	2						
13 ROOF DRAINS	2						
14 ROOFTOP EQUIP.(FANS,TOWER,COND)	2						
15 SKYLIGHTS & MONITORS	2						
16 INT. APPEARANCE & SANITATION	2						
17 FLOORS	2						
18 WALLS	1						
19 INTERIOR DOORS & HARDWARE	2						
20 CEILINGS	1						
21 ELECTRICAL DISTRIBUTION	3						
22 ELECTRICAL SERVICE EQUIPMENT	3						
23 LIGHTING - LAMPS / BALLASTS	2						
24 FIRE & SAFETY EQUIPMENT	3						
25 EQUIPMENT ROOMS & GENERATOR	2						
26 BOILERS, WATER HEATERS	3						
27 AIR CONDITIONING (CHILLERS/PUMPS)	1						
28 VENTILATION EQUIP. (AHU'S - FANS)	3						
29 FCU'S / RADIATORS/ WALL UNITS	2						
30 STEAM DISTRIBUTION	2						
31 HOT WATER DISTRIBUTION	2						
32 CHILLED WATER DISTRIBUTION	1						
33 PLUMBING / BATHROOM FIXTURES	3						
34 INTERIOR SUB. STRUCTURE	3						
35 VERTICAL CONVEYANCE SYSTEMS	1						
36 TOTAL ITEMS PER CATEGORY	70						
37 FACTOR		95	85	75	65	55	
38 SUBTOTALS							
39 TOTAL SUM (LINE 38)							
40 MAXIMUM POSSIBLE ITEMS EVALUATED							70
41 LESS ITEMS NOT APPLICABLE (36F)							
42 TOTAL ITEMS EVALUATED							70
43 TOTAL SCORE (LINE 39 DIVIDED BY LINE 42)							
44 ADJUSTMENT (Add 5 Points to make percentage equivalent)							+ 5
45 OVERALL RATING (percentage equivalent)					Good		5
46 Asbestos Management Plan:    yes    no					Emergency Preparedness Plan:    yes    no		

**PUBLIC SCHOOL INSPECTION REPORT - COMMENTS**

School Name &  
LEA Number:

Sq. Footage:

Report Date(s):

Year Const. :

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

**PUBLIC SCHOOL INSPECTION REPORT - COMMENTS**

School Name &  
LEA Number:

Sq. Footage:

Report Date(s):

Year Const. :

31	HOT WATER DISTRIBUTION			
	LEA Response:			
32	CHILLED WATER DISTRIBUTION			
	LEA Response:			
33	PLUMBING			
	LEA Response:			
34	INT., SUB., STRUCT.			
	LEA Response:			
35	VERTICAL CONVEYANCE SYSTEM			
	LEA Response:			


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## **FY 2008 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.

Individual school reports are available on request. Please contact Ms. Shariece Marine at 410-767-0617.

# Allegany County

Four schools were inspected in November 2007 with original square footage ranging from 34,335 to 141,195. The last inspections were performed on these buildings in 1996. Many repairs and upgrades have been performed on the Center for Career and Technology, as well as a roof replacement on Parkside Elementary. No major repairs or upgrades have been performed on either Northeast Elementary or Westernport Elementary since the middle 1990's, however both buildings are well maintained and are in favorable condition. All items found to be deficient were small repair items which were easily repaired by onsite personnel..



- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 4 schools inspected: 1 Career Tech, 3 Elementary
- Results:
  - ✓ 0 Superior
  - ✓ 4 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.34)**
- Responsiveness to State Report: **Good**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Center For Career & Tech.	36	Good	13	14	3	0	0
2. Northeast E.	14	Good	11	14	2	2	0
3. Parkside E.	54	Good	7	17	4	3	0
4. Westernport E.	16	Good	9	20	2	0	0
Totals			40	65	11	5	0
Percentage of Total Ratings for System			33%	54%	9%	4%	0%

# Anne Arundel County

Twenty-one schools were inspected in February 2008, with original square footage ranging in age from 22 to 85 years. 50% of the schools inspected this year showed poor results regarding safety equipment and emergency preparedness. Roof conditions were found to be not-adequate to poor in over 50% of the schools inspected, and routine semi-annual roof inspections are not being performed as required. HVAC equipment is not being properly maintained, adding extra wear and tear to high dollar equipment.

This system appears to be lacking a sufficient number of trained personnel to perform the proper upkeep and safety inspections on these buildings. In buildings where area managers are totally involved with the on-site staff, upkeep and maintenance is extremely well performed and the buildings are in much better condition.



- 120 total active schools in system
- Avg. Adjusted Age, all schools: 1979
- 21 schools inspected: 11 Elementary, 2 Middle, 4 High, 2 Special Education, 2 Career Tech.
- Results:
  - ✓ 3 Superior
  - ✓ 10 Good
  - ✓ 6 Adequate
  - ✓ 2 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.39)**
- Responsiveness to State Report: **Good**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Annapolis E.	86	Good	7	18	3	3	0
2. Annapolis H.	29	Good	18	5	6	4	0
3. Broadneck E.	33	Good	4	19	7	2	1
4. Center of Applied Technology North	34	Superior	26	7	1	0	0
5. Center of Applied Technology South	23	Adequate	6	9	7	5	1
6. Central M.	31	Superior	25	4	1	2	0
7. Central Special	32	Not Adequate	0	6	9	8	4
8. Crofton Meadows E.	19	Good	24	5	1	1	2
9. Four Seasons E.	34	Superior	21	7	0	1	0
10. George Cromwell E.	44	Adequate	1	17	6	8	0
11. Glen Burnie H.	42	Not Adequate	0	2	18	9	4
12. Jessup E.	32	Good	18	8	2	4	0
13. High Point E.	33	Adequate	0	6	15	9	2
14. Magothy River M.	34	Good	24	3	5	1	0

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
15. North County H.	12	Good	5	15	9	3	0
16. Point Pleasant E. I	41	Adequate	0	17	4	9	1
17. Point Pleasant E. II	49	Good	10	20	0	2	0
18. Phoenix Annapolis	68	Good	19	7	2	2	3
19. Severn E.	23	Good	4	24	1	3	0
20. Severna Park E.	22	Adequate	1	17	8	3	3
21. Severna Park H.	35	Adequate	3	12	11	5	0
Totals			226	231	112	77	20
Percentage of Total Ratings for System			34%	35%	17%	12%	3%

# Baltimore City

Forty schools were inspected in September of 2007, with original square footage ranging in age from new to 59 years. Preventive maintenance is being performed mostly by contractors, requiring a higher level of managerial oversight and a stronger accountability effort at all levels, including (but not limited to) the building managers at each location. After follow-up inspections were performed, it was found that deficiencies were repaired as reported. Upper management involvement is making a remarkable difference in the way repairs are carried out as well as oversight in areas where deficiencies were overlooked and considered routine in the past.



Under a new CEO, BCPSS is undergoing a significant re-organization of its facility departments, including assignment of central office staff to groups of schools and the proposed engagement of a project management staff.

- 170 total active schools in system
- Avg. Adjusted Age, all schools: 1970.
- 40 schools inspected: 12 Elementary, 12 PreK-8, 6 Middle, 8 High, 1 Elementary/Middle, 1 Vocational High.
- Results:
  - ✓ 0 Superior
  - ✓ 7 Good
  - ✓ 29 Adequate
  - ✓ 4 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (81.2)**
- Responsiveness to State Report: **Excellent**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Barclay PK-8 #054	47	Adequate	1	9	12	9	0
2. Benjamin Franklin M. #239	18	Adequate	0	10	16	4	1
3. Central Career Ctr. #451 (at Briscoe H.)	57	Adequate	0	7	15	9	0
4. Cherry Hill PK-8 #159	34	Not Adequate	0	3	13	11	4
5. Claremont H. #307	54	Adequate	0	8	6	14	0
6. Coldstream Park E. #031	39	Adequate	0	11	9	6	0
7. Collington Square PK-8 #097	37	Adequate	1	15	11	5	0
8. Diggs-Johnson M. #162	44	Adequate	5	13	4	7	1
9. Dr. Carter G. Woodson PK-8 #160	39	Adequate	0	5	10	16	0

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
10. Dr. Roland N. Patterson #082/#324	35	Not Adequate	0	1	16	13	3
11. Edgcomb Circle PK-8 #062	47	Adequate	2	7	19	4	0
12. Forest Park H. #406	27	Not Adequate	0	3	12	15	2
13. Franklin Square PK-8 #095	47	Adequate	0	10	13	6	1
14. Frederick Douglass H. #450	29	Adequate	1	6	12	8	1
15. Furley E. #206	39	Good	9	13	6	2	0
16. George G. Kelson PK-8 #157	34	Adequate	0	10	8	11	1
17. Gilmor E. #107	46	Adequate	0	6	9	11	2
18. Gwynns Falls E. #060	51	Adequate	6	7	6	11	0
19. Hampstead Hill PK-8 #047	17	Good	11	17	4	0	0
20. Hazelwood PK-8 #210	48	Adequate	1	5	14	8	1
21. James McHenry E. #010	39	Adequate	3	14	7	10	0
22. Liberty E. #064	29	Good	14	11	1	6	0
23. Lombard Complex #057	47	Adequate	0	5	13	12	0
24. Lyndhurst E. #088	26	Adequate	0	10	13	8	0
25. Medfield Heights E. #249	48	Good	2	18	7	3	0
26. Mergenthaler Vo-Tech. H. #410	6	Adequate	0	15	4	11	1
27. Morrell Park PK-8 #220	31	Adequate	1	15	4	5	2
28. Northwestern H. #401	42	Good	3	13	11	2	0
29. Patterson H. #405	45	Adequate	0	8	9	12	0
30. Reginald S. Lewis #402 H. #419	27	Adequate	0	8	10	13	1
31. Robert Poole Building #056	60	Adequate	0	13	11	7	0
32. Roland Park E./M. #233	52	Adequate	1	9	16	4	0
33. Sinclair Lane E. #248	48	Good	7	15	5	3	0
34. Thomas G. Hayes E. #102	43	Adequate	1	3	15	10	1
35. Waverly Career (formerly Venable H.) E. #115	47	Adequate	0	20	6	4	0
36. West Baltimore MS Complex #080 (previously M./H.)	44	Not Adequate	0	1	16	11	2
37. Westport PK-8 #225	31	Adequate	0	2	20	9	1
38. William H. Lemmel M. #079	49	Adequate	1	10	15	6	0
39. Woodhome PK-8 #205	39	Good	3	15	8	5	0
40. Yorkwood E. #219	50	Adequate	1	10	11	8	0
<b>Totals</b>			<b>74</b>	<b>381</b>	<b>417</b>	<b>319</b>	<b>25</b>
<b>Percentage of Total Ratings for System</b>			<b>6%</b>	<b>31%</b>	<b>34%</b>	<b>26%</b>	<b>2%</b>

# Baltimore County

Twenty-six schools were inspected in October and November 2007, with original square footage ranging in age from 14 to 55 years. Inspections showed the need for administrators at the school house level to take control of the improper storage of materials and furniture in areas of emergency egress as well as in mechanical and electrical rooms. Improperly stored items create fire hazards and block vital areas of emergency and safety equipment where clear access is required for emergency and repair personnel. Many schools are in need of sidewalk and paving repairs, which appear to be deferred while other repairs are ongoing. There appears to be a lack of qualified onsite personnel to attend to small HVAC problems, a practice that would reduce work order requests being entered into an already overburdened system, and also reduce comfort zone problems.

The buildings in this system are receiving a high level of major replacements and repairs as well as a steady upgrade of major equipment. The buildings are in good condition overall, however, qualified on-site staffing needs to be addressed.



- 166 total active schools in system
- Avg. Adjusted Age, all schools: 1976
- 26 schools inspected: 16 Elementary, 5 Middle, 2 High, 3 Special Education
- Results:
  - ✓ 1 Superior
  - ✓ 24 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.55)**
- Responsiveness to State Report: **Excellent**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Cedarmere E.	37	Good	7	20	3	0	0
2. Chatsworth E.	34	Good	8	18	4	1	0
3. Chesapeake H.	31	Good	1	19	5	5	0
4. Cockeysville M.	39	Good	5	6	6	4	0
5. Deep Creek E.	21	Good	5	19	4	0	0
6. Eastwood Primary E.	26	Good	6	16	8	1	0
7. Fort Garrison E.	41	Good	14	16	0	0	0
8. Glenmar E.	51	Good	8	18	4	1	0
9. Golden Ring M.	14	Good	5	14	8	2	0
10. Gunpowder E.	20	Good	13	15	1	1	0
11. Hampton E.	50	Good	10	14	4	1	0
12. Hereford M.	20	Good	9	13	0	0	0
13. Hernwood E.	22	Adequate	0	15	13	1	0
14. Joppa View E.	17	Good	5	21	0	2	0
15. Lutherville Laboratory E.	15	Good	4	20	7	1	0
16. Maiden Choice	55	Good	11	15	5	2	0

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
17. Oakleigh E.	29	Good	15	12	2	0	0
18. Pleasant Plains E.	48	Good	9	14	5	0	0
19. Red House Run E.	22	Good	9	20	3	0	0
20. Relay E.	22	Good	6	19	3	2	0
21. Riderwood E.	23	Good	11	15	4	0	0
22. Ridge Ruxton Spec. Ed.	32	Superior	16	13	1	0	0
23. Ridgely M.	48	Good	6	9	7	3	0
24. Woodbridge E.	34	Good	6	23	1	0	0
25. Woodlawn H.	37	Good	4	16	10	1	0
26. Woodlawn M.	46	Good	11	13	3	0	0
Totals			204	413	111	28	0
Percentage of Total Ratings for System			27%	55%	15%	4%	0%

# Calvert County

Four schools were inspected in April 2008, with original square footage ranging in age from 30 to 54 years. This system received scores of "Superior" on 3 of the 4 schools. The older equipment found in these buildings was found to be very well maintained, although upgrading existing equipment would benefit this system, allowing substantial savings to be achieved over time. Only one older building was found to have extensive structural and roofing issues, and this building is scheduled for renovation or replacement in the near future. Newly appointed maintenance oversight personnel appear to be very knowledgeable and proficient with regard to the upkeep of these facilities.



- 25 total active schools in system
- Avg. Adjusted Age, all schools: 1987
- 4 schools inspected: 2 Elementary, 1 Middle, 1 High
- Results:
  - ✓ 3 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (96.42)**
- Responsiveness to State Report: **Good**

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.	30	Superior	25	1	3	0	0
2. Calvert E.	34	Superior	22	7	0	1	0
3. Calvert M.	54	Good	18	12	1	1	0
4. Northern H.	33	Superior	24	5	1	0	0
Totals			89	25	5	2	0
Percentage of Total Ratings for System			74%	21%	4%	2%	0%

# Caroline County

Two schools were inspected in January 2008, with original square footage age of 33 and 36 years. The staff at the Technical school must be more attentive to the appearance of the school both inside and out; the first impression of this facility was not very pleasing. Preston Elementary was a very nicely kept school, however the roofing system on this building is a spray foam roof which is in deplorable condition and is in need of immediate replacement. This building has received a partial roof replacement which was State funded, however the balance was to be completed with local funds and has yet to be performed. Spray foam roof coating has proven to be an insufficient means for roof repair and should not be considered in any circumstance.



- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1987
- 2 school inspected: 1 Career Tech, 1 Elementary
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.59)**
- Responsiveness to State Report: **Good**

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	33	Adequate	3	7	15	2	0
2. Preston E.	36	Good	12	13	1	1	2
Totals			15	20	16	3	2
Percentage of Total Ratings for System			27%	36%	29%	5%	4%

# Carroll County

Five schools were inspected in November 2007, with original square footage ranging in age from 15 to 39 years. In this system, upgrades and renovations are performed routinely. Equipment is being inspected and serviced regularly and on schedule. Schools inspected this year were plagued with storage problems in areas that need to remain storage free. Several schools showed roofing problems which need either major repair or replacement in the near future. Semi annual roof inspections need to be performed with consistency and repairs made when deficiencies are discovered.



- 42 total active schools in system
- Avg. Adjusted Age, all schools: 1985
- 5 buildings inspected: 3 Elementary/Special Ed, 1 Middle, 1 High/Career-Tech
- Results:
  - ✓ 1 Superior
  - ✓ 4 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.74)**
- Responsiveness to State Report: **Good**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Carrolltowne E.	30	Good	11	18	2	0	0
2. Robert Moton E.	32	Good	15	13	1	0	0
3. S. Carroll H.	39	Good	5	15	8	2	0
4. Sykesville M.	23	Good	9	20	0	0	0
5. Winfield E.	15	Superior	18	10	0	0	0
Totals			58	76	11	2	0
Percentage of Total Ratings for System			39%	52%	7%	1%	0%

# Cecil County

Six schools were inspected in December 2007, with original square footage ranging in age from 7 to 41 years. Several schools were in excellent condition and looked as if construction had just been completed. However, Perryville Elementary is in desperate need of renovation. The Cecil County School of Technology, which is not in bad condition, is proposed to be replaced (pending funding). As in FY 2007, the conditions of the equipment and facilities were among the best that were reported throughout the state. The maintenance and custodial staff in Cecil County compete for awards each year, strengthening their personal interest in their work.



- 29 total active schools in system
- Avg. Adjusted Age, all schools: 1981
- 6 schools inspected: 4 Elementary, 1 Career Tech, and 1 Middle
- Results:
  - ✓ 4 Superior
  - ✓ 1 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.77)**
- Responsiveness to State Report: **Excellent**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bainbridge E.	7	Superior	29	1	0	0	0
2. Cecil School of Tech.	41	Good	1	18	7	2	0
3. Conowingo E.	15	Superior	16	14	0	0	0
4. Elkton M.	26	Superior	18	13	0	0	0
5. Perryville E.	36	Adequate	2	11	17	2	0
6. Rising Sun E.	16	Superior	19	9	2	0	0
Totals			85	66	26	4	0
Percentage of Total Ratings for System			47%	36%	14%	2%	0%

# Charles County

Six schools were inspected in May 2008, with square footage ranging in age from 7 to 41 years. In this school system, it appears that the age of the building does not affect the quality of maintenance. All schools visited were very well maintained. T.C. Martin Elementary is in need of HVAC modernization and all schools are in need of storage clean-up. Electrical and mechanical rooms must remain clear for safe access and proper clearances for equipment. If not monitored closely, improper storage creates a fire and safety hazard.



- 35 total active schools in system
- Avg. Adjusted Age, all schools: 1985
- 6 schools inspected: 5 Elementary, 1 Middle
- Results:
  - ✓ 3 Superior
  - ✓ 2 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.82)**
- Responsiveness to State Report: **Excellent**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Benjamin Stoddert M.	32	Good	15	14	2	0	0
2. Dr. Samuel A. Mudd E.	40	Good	10	16	1	2	0
3. J.C. Parks E.	11	Superior	28	3	0	1	0
4. J.P. Ryon E.	7	Superior	28	1	0	2	0
5. Mt. Hope/Nanjemoy E.	25	Superior	23	4	1	0	0
6. T. C. Martin E.	41	Adequate	1	14	9	4	0
Totals			105	52	13	9	0
Percentage of Total Ratings for System			59%	29%	7%	5%	0%

# Dorchester County

Three schools were inspected in January 2008, with an original square footage age of 28 to 34 years. The two elementary schools inspected were in great condition, although one school is at or over 135% student capacity. Upgrades have been performed routinely and both schools appear newer than they are. North Dorchester High is in need of a major renovation. Mechanical systems, roofing, flooring and interior paint and hardware are extremely worn and the interior appearance of the building is not appealing. The majority of the roof is worn and leaking, although several areas have been recently replaced. Funding was made available for the gymnasium roof in 2006.



- 13 total active schools in system
- Avg. Adjusted Age, all schools: 1985  
3 schools inspected: 2 Elementary, 1 High
- Results:
  - ✓ 1 Superior
  - ✓ 1 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.79)**
- Responsiveness to State Report: **Good**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. N. Dorchester H.	28	Adequate	0	8	14	8	0
2. Warwick E.	31	Good	8	19	1	1	0
3. Sandy Hill E.	34	Superior	18	11	0	0	0
Totals			26	38	15	9	0
Percentage of Total Ratings for System			30%	43%	17%	10%	0%

# Frederick County

Eight schools were inspected in November and December 2007, with original square footage ranging in age from new to 43 years. Neither the age of the facilities nor overcrowding in some schools appear to be factors in the quality of maintenance in this system. Maintenance staff indicated that regular school upgrades as well as additions/renovations are being performed throughout the school system. However, 50% of the schools inspected this year had severe roofing problems which were in need of immediate repairs. Deficient gutters and downspouts as well as insufficient parapet wall flashing have created structural problems from leaking water. Roofing appears to be an ongoing problem in this district, possibly due to the lack of necessary funding.



- 66 total active schools in system
- Avg. Adjusted Age, all schools: 1985
- 8 schools inspected: 6 Elementary, 1 Middle, 1 High
  - ✓ 3 Superior
  - ✓ 3 Good
  - ✓ 2 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools:  
**Good (92.2)**
- Responsiveness to State Report:  
**Fair**

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.	17	Superior	28	2	0	1	0
2. Carroll Manor E.	33	Good	10	19	2	0	0
3. Gov Thos. Johnson H.	8	Good	9	15	2	4	1
4. Gov Thos. Johnson M.	8	Superior	25	0	0	0	0
5. Lewistown E.	44	Adequate	3	16	10	3	0
6. Liberty E.	42	Adequate	1	15	9	3	1
7. Monocacy E.	19	Good	9	15	0	1	1
8. Spring Ridge E.	17	Superior	22	8	0	0	0
Totals			107	90	23	12	3
Percentage of Total Ratings for System			46%	38%	10%	5%	1%

# Garrett County

Three schools were inspected in November of 2007, with original square footage ranging in age from 28 to 43 years. All schools inspected this year were in great condition and very well maintained. Schools are receiving upgrades and renovations as well as additions as needed. The teachers, principals, and maintenance staff take special pride in these schools.



- 16 total active schools in system
- Avg. Adjusted Age, all schools: 1982
- 3 schools inspected: 2 Elementary, 1 Elementary/Middle
- Results:
  - ✓ 1 Superior
  - ✓ 2 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected school: **Good (93.22)**
- Responsiveness to State Report: **Excellent**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bloomington E.	43	Good	6	16	2	0	0
2. Crellin E.	35	Good	5	21	0	0	0
3. Grantsville E.	28	Superior	17	10	0	0	0
Totals			28	47	2	0	0
Percentage of Total Ratings for System			36%	61%	3%	0%	0%

# Harford County

Nine schools were inspected in December 2007, with original square footage ranging in age from 7 to 42 years. Forest Hills Elementary was completely replaced in 2000 and is a beautiful school, Joppatowne Elementary is receiving a large addition and a complete renovation. Havre De Grace High is in need of a complete roof replacement, HVAC replacement, and all ceilings need replacement due to damage from extensive leaks. All other schools surveyed this year were in good condition needing minor repairs. It appears that this system is building and renovating in concentrated residential areas due to BRAC. Older buildings are receiving less attention because of the lack of maintenance staffing.



- 50 total active schools in system
- Avg. Adjusted Age, all schools: 1979  
9 schools inspected: 8 Elementary, 1 High
- Results:
  - ✓ 1 Superior
  - ✓ 6 Good
  - ✓ 2 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools:  
**Good (90.35)**
- Responsiveness to State Report:  
**Fair**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bakerfield E.	9	Good	22	6	0	3	0
2. Bel Air E.	24	Good	6	16	7	0	0
3. Churchville E.	10	Good	20	8	0	4	0
4. Forest Hill E.	8	Superior	26	2	1	2	0
5. George D. Lisby E. at Hillsdale	39	Good	10	17	0	1	0
6. Halls Cross Roads E.	14	Good	13	16	1	1	0
7. Havre de Grace H.	31	Adequate	0	8	17	4	2
8. Joppatowne E.	42	Adequate	0	14	13	1	0
9. Meadowvale E.	7	Good	1	22	5	3	0
<b>Totals</b>			<b>98</b>	<b>109</b>	<b>44</b>	<b>19</b>	<b>2</b>
<b>Percentage of Total Ratings for System</b>			<b>36%</b>	<b>40%</b>	<b>16%</b>	<b>7%</b>	<b>1%</b>

# Howard County

Fourteen schools were inspected in March of 2008, with original square footage ranging in age from 5 to 35 years. The majority of schools inspected had roofing deficiencies; semi-annual routine inspections and repairs were not being performed as required. The rooftop equipment also shows signs of neglect: exhaust fans are inoperable, RTUs need coil and cabinet cleaning, and dampers were in disrepair. Many plumbing problems were discovered as well, causing damage to ceilings and interior surfaces. Two buildings showed signs of structural deterioration which needed immediate attention. This system has many beautiful schools and overall good ratings for their buildings, however overall maintenance needs to improve to assure the older buildings receive the same high level of maintenance as the newer and modernized schools.



- 72 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 14 schools inspected: 11 Elementary, 1 Middle, 1 High, 1 Elementary/Middle
- Results:
  - ✓ 6 Superior
  - ✓ 6 Good
  - ✓ 2 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.23)**
- Responsiveness to State Report: **Good**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bryant Woods E.	5	Superior	22	9	1	0	0
2. Clarksville E.	28	Superior	19	13	0	0	0
3. Clemens Crossing E.	26	Good	5	17	6	0	1
4. Cradlerock E/M	6	Adequate	0	12	15	5	0
5. Deep Run E.	17	Superior	22	10	1	0	0
6. Guilford E.	25	Superior	23	6	0	1	0
7. Longfellow E.	28	Good	9	12	10	1	0
8. Mt. Hebron H.	29	Good	7	18	3	4	1
9. Northfield E.	32	Adequate	5	15	6	6	0
10. Patapsco M.	32	Good	6	15	1	3	3
11. Phelps Luck E.	21	Good	4	21	2	3	0
12. Running Brook E.	36	Good	15	14	2	0	0
13. Swansfield E.	22	Superior	20	12	1	0	0
14. West Friendship E.	30	Superior	20	8	1	0	0
Totals			177	182	49	23	5
Percentage of Total Ratings for System			41%	42%	11%	5%	1%

# Kent County

Two schools were inspected in January 2008, with original square footage ranging in age from 32 to 45 years. Rock Hall Elementary received systemic renovations in 2007 and although several items are in need of completion, this school is immaculate. Galena Middle is in good condition for its age, however the 14 year old roof needs attention. The fire alarm and sprinkler system in this building have been repaired since inspection, and should be closely monitored by on-site personnel.



- 8 total active schools in system
- Avg. Adjusted Age, all schools: 1972
- 2 schools inspected: 1 Elementary, 1 Middle
- Results:
  - ✓ 1 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92)**
- Responsiveness to State Report: **Excellent**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Galena M.	45	Good	2	23	4	1	0
2. Rock Hall E.	32	Superior	18	8	2	0	0
Totals			20	31	6	1	0
Percentage of Total Ratings for System			34%	53%	10%	2%	0%

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# Montgomery County

Thirty-five schools were inspected in March and April of 2008, with square footage ranging in age from 5 to 43 years old. Roofing throughout the buildings inspected this year shows a lack of routine maintenance and inspections. Mandated semi-annual inspections would reduce these problems greatly if repairs are made when problems are discovered. Mold is present in several ceilings due to disregarded leaks. Safety inspections are not being performed at these buildings: storage is blocking egress and fire protection equipment, and while inspections revealed a lack of extinguishers and/or discharged units, we understand that this is a result of a local fire marshal directive. Sprinkler heads are blocked in many areas by improper storage, and equipment rooms & electrical rooms are being used as storage closets. Uni-vents are covered and blocked by classroom items, creating possible air quality issues and a lack of proper temperature control.

Many of the above mentioned items are the direct responsibility of the individual school administrators and teaching staff and should be addressed accordingly by the safety officer. This County continues to perform quality maintenance and regular upgrades to their schools and equipment, although more roofing maintenance personnel would alleviate many of the roof problems before they become costly replacements.



- 208 total active schools in system
- Avg. Adjusted Age, all schools: 1972
- 35 schools inspected: 21 Elementary, 5 Middle, 6 High, 1 Special Ed., 1 Alternate school, 1 Environmental Ed
- Results:
  - ✓ 4 Superior
  - ✓ 20 Good
  - ✓ 10 Adequate
  - ✓ 1 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.03)**
- Responsiveness to State Report: **Good**

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 M.	34	Good	16	7	6	3	1
2. Beall E.	18	Adequate	8	13	6	3	3
3. Belmont E.	34	Good	11	19	0	0	0
4. Brookhaven E.	13	Adequate	3	13	8	8	0
5. Brown Station E.	38	Good	10	9	8	3	1
6. Burnt Mills E.	17	Adequate	4	12	7	6	0
7. Clarksburg E.	15	Superior	20	9	2	0	0
8. Cold Spring E.	36	Good	9	16	1	1	3
9. Damascus H.	30	Adequate	1	17	6	8	2
10. Eastern M.	43	Adequate	0	8	12	11	1
11. Emory Grove Center	32	Adequate	1	12	10	6	0
12. Fallsmead E.	34	Good	10	17	2	5	0
13. Fox Chapel E.	34	Good	14	12	1	1	1
14. Georgian Forest E.	15	Good	23	8	2	1	0
15. Monocacy E.	37	Good	9	18	2	0	0
16. Montgomery Village M.	5	Good	16	8	4	4	1

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
17. Poolesville H.	32	Good	1	26	2	2	0
18. Potomac E.	34	Good	4	22	3	1	0
19. Quince Orchard H.	20	Adequate	5	18	4	7	0
20. Ridgeview M.	33	Not Adequate	0	7	12	9	4
21. Rolling Terrace E.	19	Adequate	5	17	6	6	0
22. Rosemary Hills E.	21	Good	7	18	3	3	0
23. Seneca Valley H.	34	Superior	21	10	0	0	0
24. Sherwood H.	15	Good	13	11	5	3	1
25. Smith (Lathrop E.) Environmental Ed.	34	Adequate	0	10	11	7	2
26. South Lake E.	23	Good	1	22	6	2	0
27. Springbrook H.	14	Good	4	23	3	2	0
28. Stedwick E.	26	Adequate	0	10	11	12	0
29. Strathmore E.	32	Superior	20	9	0	0	0
30. Strawberry Knoll E.	20	Good	14	8	1	7	0
31. Tilden Center	39	Good	4	23	1	3	0
32. Tilden M.	41	Good	3	22	7	0	0
33. Travilah E.	18	Superior	26	4	0	1	0
34. Viers Mill E.	17	Good	19	6	5	2	0
35. Whetstone E.	32	Good	8	14	7	1	0
Totals			310	478	164	128	20
Percentage of Total Ratings for System			28%	43%	15%	12%	2%

# Prince Georges County

Thirty-six schools were inspected in April and June of 2008, with original square footage ranging in age from 4 to 51 years. Schools inspected this year had a wide range of deficiencies and have the appearance of lacking highly needed preventive and/or routine maintenance. Items include outdated fire extinguishers, mold present in ceilings from disregarded leaks, and lack of GFCI receptacles in damp or wet areas such as lounges and the sink areas of classrooms. Many buildings were lacking routine roof maintenance or repairs and are not in conformance with the State roofing policy that requires semi-annual inspections. These are important safety and maintenance issues that need immediate remediation and oversight throughout the system. Several schools inspected this year were in immaculate condition and the maintenance staff showed great pride in their buildings. The individual area managers appear to have made a noticeable improvement since last year's inspections.



- 199 total active schools in system
  - Avg. Adjusted Age, all schools: 1976
  - 36 schools inspected: 23 Elementary, 8 Middle, 1 Alternative, 3 High; 1 Special Ed
- Results:
- ✓ 2 Superior
  - ✓ 5 Good
  - ✓ 26 Adequate
  - ✓ 3 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (82.41)**
  - Responsiveness to State Report: **Good**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Beacon Heights E.	43	Adequate	1	8	13	7	0
2. Benjamin Foulois E.	40	Adequate	0	11	12	7	2
3. Benjamin Stoddert M.	13	Adequate	1	15	6	8	2
4. Bowie H.	42	Adequate	3	2	22	3	0
5. Carmody Hills E.	6	Good	11	12	4	3	0
6. Concord E.	40	Good	15	7	3	2	1
7. Doswell E. Brooks E.	44	Adequate	0	8	15	8	1
8. G. Gardner Shugart M.	43	Adequate	1	5	14	10	0
9. Gaywood E.	46	Good	5	19	5	1	0
10. Glenridge E.	51	Not Adequate	0	1	12	11	8
11. Green Valley Alternative	51	Adequate	0	5	20	5	1
12. Gwynn Park M.	40	Superior	20	10	1	0	0
13. James H. Harrison E.	39	Adequate	0	8	10	12	1
14. James McHenry E.	38	Adequate	0	14	13	6	0
15. John Carroll E.	37	Adequate	7	12	5	8	0

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
16. John E. Howard E.	40	Adequate	1	8	11	10	0
17. Kenilworth E.	44	Adequate	1	9	10	10	0
18. Lamont E.	43	Adequate	5	11	7	8	0
19. Melwood E.	36	Good	5	12	7	4	0
20. Montpelier E.	34	Adequate	0	13	9	9	1
21. Nicholas Orem M.	43	Not Adequate	0	4	11	14	2
22. North Forestville E.	45	Not Adequate	1	3	12	11	3
23. Oaklands E.	44	Adequate	1	10	12	7	0
24. Owens Road E.	43	Adequate	1	13	10	5	0
25. Panorama E.	4	Good	23	6	3	2	0
26. Parkdale H.	40	Adequate	1	7	12	8	4
27. Pointer Ridge E.	34	Adequate	0	13	11	7	0
28. Ridgecrest E.	30	Adequate	0	10	17	3	1
29. Samuel Ogle M.	41	Adequate	4	12	13	2	1
30. Seabrook E.	46	Adequate	1	5	21	4	0
31. Surrattsville H.	22	Superior	22	9	2	0	0
32. Tanglewood Special Ed.	26	Adequate	0	15	14	3	0
33. Thomas Johnson M.	40	Adequate	0	7	18	4	2
34. Thurgood Marshall M.	46	Adequate	0	6	15	10	0
35. William Wirt M.	44	Adequate	1	6	10	13	2
36. Yorktown E.	41	Adequate	4	8	14	5	0
Totals			135	324	394	230	32
Percentage of Total Ratings for System			12%	29%	35%	21%	3%

# Queen Anne's County

Three schools were inspected in January of 2008, with original square footage ranging in age from 6 to 29 years. Two schools inspected this year have had recent renovation projects and were in very good condition with modern aesthetics. Sudlersville Middle is an old building with many problems typical of a building of this age. Plans are being made by the LEA for a replacement school at this time. Maintenance is being performed very well on these buildings.



- 14 total active schools in the system
- Avg. Adjusted Age, all schools: 1995
- 3 school inspected: 1 Elementary, 1 Middle, 1 High
- Results:
  - ✓ 1 Superior
  - ✓ 1 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected school: **Good (90.02)**
- Responsiveness to State Report: **Good**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Queen Anne's County H.	6	Superior	23	3	0	2	0
2. Sudlersville E.	9	Good	19	8	3	0	0
3. Sudlersville M.	29	Adequate	0	6	18	8	0
Totals			42	17	21	10	0
Percentage of Total Ratings for System			47%	19%	23%	11%	0%

# St. Mary's County

Six schools were inspected in May 2008, with original square footage ranging in age from 5 to 43 years. Schools inspected this year were well cared for and in very good condition except for a few minor problems which were resolved by maintenance. One issue that plagues the system is storage and placement of classroom items on or near ventilation equipment, which will create indoor air quality problems as well as cause undo wear on high value equipment. Storage too close to sprinkler heads in storage areas and classrooms needs to be addressed by individual school administrations.



- 25 total active schools in system
- Avg. Adjusted Age, all schools: 1993
- 6 schools inspected: 5 Elementary, 1 Middle
- Results:
  - ✓ 3 Superior
  - ✓ 3 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.95)**
- Responsiveness to State Report: **Excellent**

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.	5	Superior	29	1	0	0	0
2. Loveville Building (part of Benjamin Banneker E.)	24	Good	10	13	4	2	0
3. Mechanicsville E.	44	Good	15	13	2	1	0
4. Park Hall E.	14	Superior	28	2	0	1	0
5. Spring Ridge M.	34	Good	4	12	10	4	0
6. White Marsh E.	40	Superior	21	8	1	0	0
Totals			107	49	17	8	0
Percentage of Total Ratings for System			59%	27%	9%	4%	0%

# Somerset County

Two schools were inspected in January 2008, with original square footage ranging in age from 1 to 24 years. Carter G Woodson Elementary has recently received a complete renovation and addition. The school is in as-new condition with minor construction details that need addressing. Greenwood Elementary is an older building in need of much repair. Many items have been repaired at this time and others will be addressed under a renovation project which is proposed in the Capital Improvement Program.



- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 2 schools inspected: 2 Elementary
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected school: **Adequate (85.28)**
- Responsiveness to State Report: **Good**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Woodson E.	1	Good	16	7	2	4	0
2. Greenwood E.	24	Adequate	0	7	14	7	1
Totals			16	14	16	11	1
Percentage of Total Ratings for System			28%	24%	28%	19%	2%

# Talbot County

One school was inspected in January 2008, with original square footage of 16 years. Although maintained well, this school is in need of a complete roof replacement, to include the replacement of existing skylights due to their age and condition. Funding for a roof replacement at this building has been requested in the FY 2010 Capital Improvement Program. The chiller at this school is in need of replacement as well, this equipment has exceeded its life expectancy.



- 9 total active schools in system
- Avg. Adjusted Age, all schools: 1992
- 1 school inspected: 1 Elementary
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected school: **Good (85.76)**
- Responsiveness to State Report: **Excellent**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Easton E. - Dobson Bldg.	16	Good	2	19	6	5	0
Totals			2	19	6	5	0
Percentage of Total Ratings for System			6%	59%	19%	16%	0%

# Washington County

Seven schools were inspected in November 2007, with original square footage ranging in age from 8 to 52 years. With the exception of Antietam Academy, all schools were in good condition and needed small maintenance corrections that could be addressed by onsite personnel. Antietam Academy, an Alternative school, was in deplorable condition, as much due to the age and construction of the building as to the actions of the at-risk students. This building, which is on the same grounds as the new South Hagerstown High, is scheduled for replacement.



- 46 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 7 schools inspected: 4 Elementary, 1 Middle, 1 High, 1 Alternative.
- Results:
  - ✓ 1 Superior
  - ✓ 4 Good
  - ✓ 2 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.52)**
- Responsiveness to State Report: **Good**

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	52	Adequate	0	3	10	12	0
2. Boonsboro E.	17	Good	8	18	5	1	0
3. Clear Spring E.	8	Superior	28	3	0	1	0
4. Conococheague E.	48	Adequate	2	6	19	2	0
5. North Hagerstown H.	16	Good	12	20	1	1	0
6. Rockland Woods E.	0	Good	4	19	8	0	0
7. Western Heights M.	32	Good	8	16	3	1	0
<b>Totals</b>			<b>62</b>	<b>85</b>	<b>46</b>	<b>18</b>	<b>0</b>
<b>Percentage of Total Ratings for System</b>			<b>29%</b>	<b>40%</b>	<b>22%</b>	<b>9%</b>	<b>0%</b>

# Wicomico County

Five schools were inspected in January 2008, with original square footage ranging in age from 5 to 51 years. These schools have been upgraded and renovated on a routine and regular basis. The buildings in this system are exceptionally well maintained as well as exceptional in appearance and functionality. Beaver Run Elementary, which received an Adequate rating this year, has had many upgrades in the past but is in need of a complete renovation/modernization project.



- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 5 schools inspected: 5 Elementary
- Results:
  - ✓ 3 Superior
  - ✓ 1 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.84)**
- Responsiveness to State Report: **Excellent**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Beaver Run E.	34	Adequate	0	16	12	2	0
2. Delmar E.	30	Good	11	17	2	0	0
3. Pemberton E.	7	Superior	28	4	0	0	0
4. Westside Primary	51	Superior	21	5	1	0	0
5. Willards E.	5	Superior	28	0	0	0	0
Totals			88	42	15	2	0
Percentage of Total Ratings for System			60%	29%	10%	1%	0%

# Worcester County

Two schools were inspected in January and June of 2008. The conditions found at the existing Career Tech High School were of concern, including abandoned electrical equipment, unsafe storage, cluttered and disorganized equipment rooms, and roof leaks. A replacement building is being constructed next door for the new Career Tech High School. Pocomoke High is also receiving a renovation/addition, however the roof of that building was holding approximately 8 to 10 inches of water due to clogged drains and large areas of low spots. These problems should be addressed during the renovation project.



- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 2 schools inspected: 1 Career Tech., 1 High
- Results:
  - ✓ 0 Superior
  - ✓ 0 Good
  - ✓ 2 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected school: **Adequate (78.28)**
- Responsiveness to State Report: **Fair**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Pocomoke H.	24	Adequate	1	12	7	6	3
2. Worcester Career & Technology	30	Adequate	0	1	15	8	1
Totals			1	13	22	14	4
Percentage of Total Ratings for System			2%	24%	41%	26%	7%