

# Maintenance of Maryland's Public School Buildings

STATE OF MARYLAND  
PUBLIC SCHOOL CONSTRUCTION PROGRAM

FY 2015 Annual Report

September 6, 2016





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

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

William Levy, Program Manager – Maintenance Inspection Section  
Trina Narivanchik, Administrative Officer – Maintenance Inspection Section  
Rick Bohn, Maintenance Inspector – Maintenance Inspection Section  
Emilee Blackburn, Office Secretary

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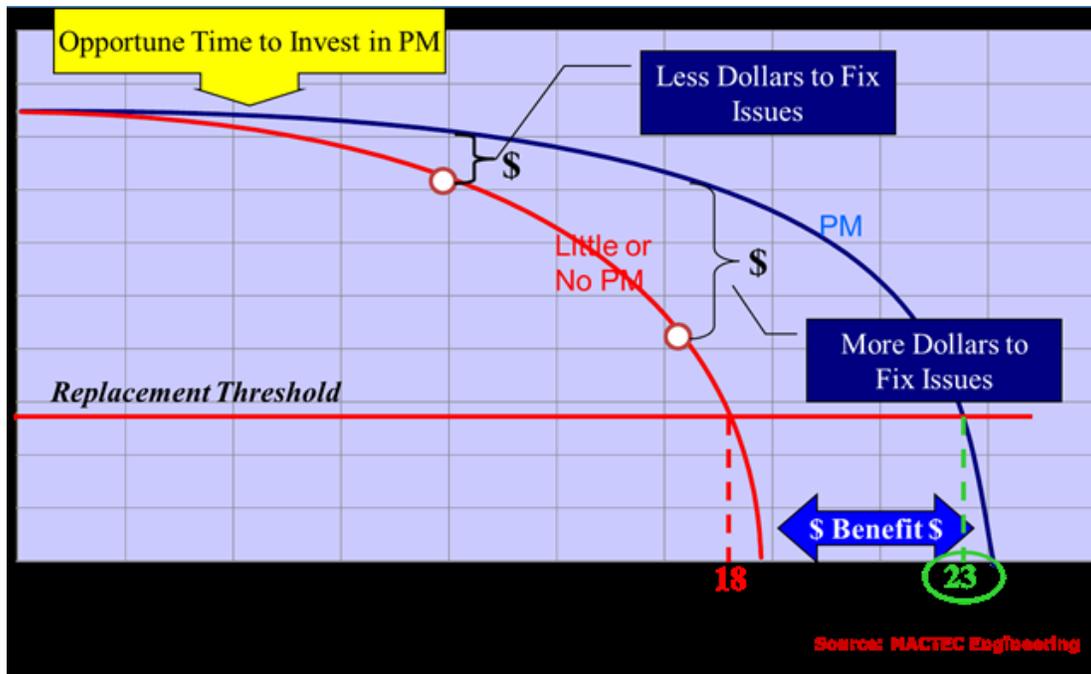
## I. PUBLIC SCHOOL MAINTENANCE IN MARYLAND

### 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.<sup>1</sup> 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.



<sup>1</sup> 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 CMP, required to be submitted by each of the 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 5 of this document shows the ratings for all inspections made during the thirty-five fiscal years in which the surveys have been conducted, as well as the percentage of schools associated with each rating. Of the 4,579 school surveys conducted between FY 1981 and FY 2015, 2,560 (56%) received the highest rating categories of *Superior* and *Good*, while 246 (5%) received ratings of *Not Adequate* and 36 (1%) received ratings of *Poor*. The remaining 1,737 (38%) schools received *Adequate* ratings. Since FY 2008, 36 of the total number of surveys were re-inspections of facilities that had received ratings of *Not Adequate* or *Poor* in a previous year.

Maryland's General Assembly and the Administration provided \$3.3 billion in capital funding between fiscal years 2006 and 2015 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.<sup>2</sup> LEAs repeatedly mention how State-funded CIP systemic renovation and smaller Aging Schools Program (ASP) and Qualified Zone Academy Bond (QZAB) projects not only improve their buildings, but allow their staff to operate in a more efficient manner.

## **B. THE CURRENT 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 a prior fiscal year that received ratings of *Not Adequate* or *Poor*.<sup>3</sup> 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 2013 included both 1<sup>st</sup> and 2<sup>nd</sup> round schools. The second six-year round of inspections is anticipated to be completed in 2019.<sup>4</sup>
- 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

<sup>2</sup> 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.

<sup>3</sup> 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.

<sup>4</sup> 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 2015 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](http://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 1981-2015****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 <sup>(1)</sup>	
2008	151	89	10	0	250	10
2009	69	71	5	0	145 <sup>(2)</sup>	7
2010	130	54	3	0	187 <sup>(2)</sup>	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
<b>2015</b>	<b>136</b>	<b>75</b>	<b>10</b>	<b>0</b>	<b>221</b>	<b>1</b>
Total Ratings	2560	1737	246	36	4579	
<b>Total Percentages</b>	<b>55.91%</b>	<b>37.93%</b>	<b>5.37%</b>	<b>0.79%</b>	<b>100%</b>	

(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 2015

### A. PROCEDURES AND METHODS

- The FY 2015 surveys were conducted by the IAC's two full-time maintenance inspectors. The surveys were performed between September 2014 and June 2015.
- 221 public schools were selected to be surveyed from the 24 school systems throughout the state. Included was one school that was re-inspected because it had received a rating of *Not Adequate* in FY 2012.
- In order to update the existing backlog, the choice of the schools to be inspected in FY 2015 was largely based on the oldest inspection dates in our records. The 221 schools selected in FY 2015 represented approximately 19 million square feet of public school space. Some of the buildings date back to the early 20<sup>th</sup> century, while others were recently constructed. The remaining original square footage at one school was constructed in 1896. Many of the schools have received complete renovations, additions or systemic upgrades.
- After selecting the schools to be surveyed, the PSCP notified each LEA and scheduled a time and date to meet at the facility. The LEA was usually notified two weeks prior to the survey date. Generally, a facility maintenance representative or a member of the school staff accompanied the inspectors to answer questions and assist with access to secured areas.
- During each survey, the inspectors examined 35 different components and building systems, such as roofing, HVAC, electrical equipment and parking lots (see Sample Survey Form, pages 15-17). Each category was scored based on a combination of various observations and considerations: 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 or that could not be evaluated on the day of inspection were indicated as *Not Applicable*.

#### Scoring Levels:

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

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

## **B. FY 2015 SURVEY RESULTS**

### **FY 2015 Ratings**

The specific ratings of schools surveyed in each school district are shown in Table B "FY 2015 Maintenance Survey Results", pages 9-14.

Of the 221 schools surveyed in FY 2015:

- 11 schools were rated as *Superior*
- 125 schools were rated as *Good*
- 75 schools were rated as *Adequate*
- 10 schools were rated as *Not Adequate*
- No schools were rated as *Poor*



## TABLE B: FY 2015 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Allegany (4)</b>				
Center For Career & Technical Education	01.027	Career Tech	141,195	Adequate
Eckhart Alternative	01.013	Alternate	26,048	Good
Parkside Elementary	01.033	Elementary	34,601	Good
Westernport Elementary	01.024	Elementary	47,091	Good
			<b>248,935</b>	
<b>Anne Arundel (20)</b>				
Annapolis Elementary	02.034	Elementary	69,546	Good
Annapolis High	02.030	High	281,500	Adequate
Bates Middle	02.037	Middle	145,520	Adequate
Broadneck Elementary	02.023	Elementary	84,111	Good
Brock Bridge Elementary	02.093	Elementary	73,113	Good
Crofton Meadows Elementary	02.045	Elementary	78,618	Adequate
Crofton Woods Elementary	02.115	Elementary	81,879	Adequate
Deale Elementary	02.075	Elementary	53,444	Good
Four Seasons Elementary	02.010	Elementary	83,703	Good
Georgetown East Elementary	02.017	Elementary	80,399	Adequate
Germantown Elementary	02.132	Elementary	89,998	Good
Millersville Elementary	02.053	Elementary	45,994	Adequate
Point Pleasant Elementary	02.134	Elementary	95,925	Good
Richard Henry Lee Elementary	02.022	Elementary	61,000	Good
Ridgeway Elementary	02.090	Elementary	77,659	Good
Severn Elementary	02.043	Elementary	62,964	Good
Severna Park Elementary	02.052	Elementary	56,345	Good
South River High	02.099	High	295,900	Good
Studio 39	02.111	Middle/High	36,000	Good
Van Bokkelen Elementary	02.004	Elementary	70,525	Adequate
			<b>1,924,143</b>	
<b>Baltimore City (32)</b>				
Alexander Hamilton Elementary #145	30.068	Elementary	53,304	Adequate
Benjamin Franklin Building #239	30.099	High	98,846	Not Adequate
Callaway Elementary #251	30.257	Elementary	77,850	Adequate
Carver Vocational-Technical High CTE #454	30.113	Career Tech	232,638	Good
Dallas F. Nicholas Elementary #039	30.020	Elementary	70,456	Adequate
Dr. Martin Luther King, Jr. PK-8 #254	30.244	PreK-8	100,100	Not Adequate
Dr. Roland N. Patterson, Sr. Building #082	30.263	PreK-8	347,800	Not Adequate
Eutaw Marshburn Elementary #011	30.267	Elementary	106,878	Adequate
Fairmont-Harford Building #456	30.219	High	167,913	Adequate
Furley Elementary #206	30.256	Elementary	76,089	Adequate
Furman L. Templeton Elementary #125	30.061	Elementary	81,485	Adequate
Garrison Middle #042	30.182	Middle	149,627	Not Adequate
Gilmor Elementary #107	30.253	Elementary	77,290	Not Adequate
Guilford PK-8 #214	30.077	PreK-8	65,851	Adequate
Hampstead Hill Acad. PK-8 #047	30.025	PreK-8	58,113	Good
Harford Heights Building #036	30.019	Elementary	234,454	Adequate
Harlem Park PK-8 #035	30.277	PreK-8	69,163	Adequate
James McHenry Building #010	30.197	PreK-8	94,719	Adequate
Johnston Square Elementary #016	30.234	Elementary	88,403	Adequate
Joseph C. Briscoe Building #451	30.236	Middle/High	91,774	Not Adequate
Medfield Heights Elementary #249	30.258	Elementary	44,606	Adequate
Roland Park Elementary/Middle #233	30.092	PreK-8	180,600	Adequate

**TABLE B: FY 2015 MAINTENANCE SURVEY RESULTS**

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Baltimore City (continued)</b>				
Rosemont PK-8 #063	30.127	PreK-8	78,500	Adequate
Sinclair Lane Elementary #248	30.193	Elementary	73,914	Adequate
Southside Bldg. #181 (form #180 Dr. Arnett J. Brown)	30.228	Middle/High	164,490	Not Adequate
The Historic Samuel Coleridge-Taylor Elem. #122	30.203	Elementary	110,981	Adequate
Thomas Johnson PK-8 #084	30.044	PreK-8	68,850	Good
Thurgood Marshall Bldg. #170 (form #77 Herring Run Jr)	30.264	Middle/High	269,975	Adequate
Walbrook Building #411	30.188	Middle/High	346,700	Adequate
Walter P. Carter PK-8 #134	30.064	PreK-8	75,465	Good
Woodhome PK-8 #205	30.196	PreK-8	66,325	Adequate
Yorkwood Elementary #219	30.205	Elementary	71,861	Not Adequate
			<b>3,895,020</b>	
<b>Baltimore County (25)</b>				
Arbutus Middle	03.048	Middle	138,600	Good
Catonsville Center for Alternative Studies	03.194	Alternate	45,595	Good
Cedarmere Elementary	03.166	Elementary	63,841	Good
Chadwick Elementary	03.125	Elementary	50,235	Good
Chapel Hill Elementary	03.067	Elementary	70,190	Adequate
Chatsworth Elementary	03.002	Special Ed.	76,085	Good
Chesapeake High	03.003	High	207,500	Adequate
Chesapeake Terrace Elementary	03.035	Elementary	48,380	Good
Cockeysville Middle	03.006	Middle	167,020	Good
Glenmar Elementary	03.175	Elementary	58,000	Adequate
Glyndon Elementary	03.030	Elementary	72,162	Adequate
Golden Ring Middle	03.107	Middle	119,350	Good
Hampton Elementary	03.168	Elementary	85,998	Superior
Hawthorne Elementary	03.152	Elementary	78,965	Good
Hereford Middle	03.097	Middle	132,530	Good
Hernwood Elementary	03.078	Elementary	59,400	Adequate
Maiden Choice	03.021	Special Ed.	52,685	Good
Orems Elementary	03.182	Elementary	51,870	Adequate
Overlea High	03.165	High	216,083	Adequate
Prettyboy Elementary	03.013	Elementary	57,464	Good
Reisterstown Elementary	03.106	Elementary	49,445	Good
Ridge Ruxton	03.195	Special Ed.	63,290	Good
Towson High	03.114	High	205,313	Adequate
Woodbridge Elementary	03.010	Elementary	53,870	Good
Woodlawn High	03.050	High	317,325	Adequate
			<b>2,541,196</b>	
<b>Calvert (4)</b>				
Calvert Elementary	04.004	Elementary	63,362	Good
Dowell Elementary	04.023	Elementary	70,435	Superior
Patuxent Elementary	04.018	Elementary	59,049	Good
Plum Point Elementary	04.015	Elementary	62,337	Superior
			<b>255,183</b>	
<b>Caroline (2)</b>				
Col. Richardson Middle	05.010	Middle	66,600	Good
Denton Elementary	05.003	Elementary	82,010	Good
			<b>148,610</b>	

## TABLE B: FY 2015 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Carroll (7)</b>				
Carrolltowne Elementary	06.014	Elementary	81,576	Good
Hampstead Elementary	06.022	Elementary	59,200	Good
Robert Moton Elementary	06.018	Special Ed.	85,743	Good
Westminster Elementary	06.003	Elementary	69,648	Good
Westminster High	06.042	High	355,760	Adequate
Westminster West Middle	06.036	Middle	135,733	Good
Winfield Elementary	06.023	Elementary	73,037	Good
			<b>860,697</b>	
<b>Cecil (5)</b>				
Cecilton Elementary	07.031	Elementary	35,321	Good
Conowingo Elementary	07.019	Elementary	44,696	Good
Holly Hall Elementary	07.037	Elementary	61,711	Superior
Kenmore Elementary	07.021	Elementary	35,225	Superior
Rising Sun Elementary	07.026	Elementary	62,496	Superior
			<b>239,449</b>	
<b>Charles (6)</b>				
Benjamin Stoddert Middle	08.002	Middle	105,800	Good
Daniel of St. Thomas Jenifer Elementary	08.025	Elementary	58,500	Good
Dr. Thomas L. Higdon Elementary	08.027	Elementary	52,000	Good
F.B. Gwynn Center	08.012	Special Ed.	50,238	Good
Mt. Hope/Nanjemoy Elementary	08.023	Elementary	42,780	Good
T C Martin Elementary	08.040	Elementary	54,349	Good
			<b>363,667</b>	
<b>Dorchester (2)</b>				
Dorchester Student Services Center	09.008	Alternate	51,300	Adequate
Sandy Hill Elementary	09.001	Elementary	64,000	Good
			<b>115,300</b>	
<b>Frederick (11)</b>				
Carroll Manor Elementary	10.066	Elementary	77,593	Good
Frederick High	10.009	High	242,646	Good
Gov Thos. Johnson High	10.057	High	312,533	Good
Gov Thos. Johnson Middle	10.059	Middle	126,700	Good
Lewistown Elementary	10.060	Elementary	50,898	Good
Liberty Elementary	10.035	Elementary	54,902	Good
Lincoln Elementary - A	10.003	Elementary	20,334	Good
Spring Ridge Elementary	10.049	Elementary	66,276	Good
Thurmont Elementary	10.015	Elementary	64,250	Good
Thurmont Middle	10.008	Middle	135,260	Good
Woodsboro Elementary	10.014	Elementary	28,557	Good
			<b>1,179,949</b>	
<b>Garrett (2)</b>				
Broad Ford Elementary	11.006	Elementary	64,360	Good
Crellin Elementary	11.012	Elementary	12,514	Good
			<b>76,874</b>	
<b>Harford (9)</b>				
Bakerfield Elementary	12.044	Elementary	65,691	Good
Bel Air Elementary	12.024	Elementary	49,748	Adequate

**TABLE B: FY 2015 MAINTENANCE SURVEY RESULTS**

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Harford (continued)</b>				
Darlington Elementary	12.056	Elementary	24,237	Good
Forest Hill Elementary	12.043	Elementary	64,722	Good
Halls Cross Roads Elementary	12.036	Elementary	63,082	Good
John Archer Special Education	12.025	Special Ed.	63,984	Good
Magnolia Elementary	12.002	Elementary	59,900	Good
Norrisville Elementary	12.055	Elementary	37,417	Good
North Bend Elementary	12.031	Elementary	60,221	Good
			<b>489,002</b>	
<b>Howard (11)</b>				
Atholton Elementary	13.030	Elementary	52,666	Good
Bollman Bridge Elementary	13.039	Elementary	90,240	Good
Bryant Woods Elementary	13.079	Elementary	44,401	Good
Burleigh Manor Middle	13.046	Middle	102,663	Adequate
Bushy Park Elementary	13.085	Elementary	116,818	Superior
Clemens Crossing Elementary	13.034	Elementary	60,535	Good
Cradlerock School (PreK-8)	13.035	PreK-8	132,400	Good
Northfield Elementary	13.048	Elementary	77,772	Superior
Phelps Luck Elementary	13.024	Elementary	73,926	Good
Running Brook Elementary	13.066	Elementary	62,289	Good
West Friendship Elementary	13.032	Elementary	47,810	Good
			<b>861,520</b>	
<b>Kent (1)</b>				
Millington Elementary	14.001	Elementary	35,794	Good
			<b>35,794</b>	
<b>Montgomery (28)</b>				
Beall Elementary	15.205	Elementary	79,477	Adequate
Broad Acres Elementary	15.035	Elementary	88,922	Good
Brookhaven Elementary	15.055	Elementary	81,320	Good
Burnt Mills Elementary	15.208	Elementary	57,318	Adequate
Burtonsville Elementary	15.052	Elementary	71,349	Good
Damascus Elementary	15.103	Elementary	53,239	Adequate
Diamond Elementary	15.104	Elementary	64,950	Adequate
Fallsmead Elementary	15.040	Elementary	67,472	Adequate
Fields Road Elementary	15.020	Elementary	72,302	Adequate
Fox Chapel Elementary	15.100	Elementary	85,182	Good
Garrett Park Elementary	15.048	Elementary	96,348	Superior
Jackson Road Elementary	15.058	Elementary	91,465	Good
Lake Seneca Elementary	15.043	Elementary	58,770	Adequate
Monocacy Elementary	15.233	Elementary	42,482	Good
Montgomery Knolls Elementary	15.088	Elementary	97,213	Good
Montgomery Village Middle	15.117	Middle	141,615	Good
Rolling Terrace Elementary	15.219	Elementary	92,241	Adequate
Silver Spring International Middle ( <b>Re-Inspection</b> )	15.002	Middle	186,031	Not Adequate
Smith (Lathrop E.) Environmental Ed. Ctr	15.095	Environmental Ed.	20,345	Good
Somerset Elementary	15.008	Elementary	80,122	Good
South Lake Elementary	15.086	Elementary	83,038	Adequate
Springbrook High	15.186	High	305,006	Adequate
Strathmore Elementary	15.218	Elementary	59,497	Good
Strawberry Knoll Elementary	15.152	Elementary	78,723	Adequate

**TABLE B: FY 2015 MAINTENANCE SURVEY RESULTS**

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Montgomery (continued)</b>				
Tilden Center	15.210	Alternate	119,516	Not Adequate
Travilah Elementary	15.077	Elementary	65,378	Good
Twinbrook Elementary	15.072	Elementary	79,818	Adequate
Whetstone Elementary	15.190	Elementary	96,946	Good
			<b>2,516,085</b>	
<b>Prince George's (29)</b>				
Baden Elementary	16.228	Elementary	56,625	Adequate
Beacon Heights Elementary	16.189	Elementary	26,742	Adequate
Benjamin Foulois Creative and Performing Arts Acad.	16.215	Elementary/Middle	114,715	Good
Carmody Hills Elementary	16.166	Elementary	52,366	Adequate
Chapel Forge Early Childhood Center	16.223	Special Ed.	50,373	Adequate
Concord Elementary	16.237	Elementary	43,984	Adequate
Deerfield Run Elementary	16.030	Elementary	72,390	Good
Doswell E. Brooks Elementary	16.224	Elementary	56,948	Good
EXCEL Academy Public Charter	16.245	Elementary/Middle	57,857	Adequate
Fort Foote Elementary	16.214	Elementary	46,559	Adequate
Green Valley Academy	16.140	Alternate	45,401	Adequate
High Bridge Elementary	16.058	Elementary	54,643	Good
James McHenry Elementary	16.154	Elementary	53,162	Adequate
Kenilworth Elementary	16.195	Elementary	58,323	Adequate
Lamont Elementary	16.241	Elementary	53,247	Good
Langley Park-McCormick Elementary	16.071	Elementary	64,194	Good
Longfields Elementary	16.242	Elementary	52,565	Adequate
Marlton Elementary	16.004	Elementary	60,270	Good
Mattaponi Elementary	16.244	Elementary	48,912	Good
Montpelier Elementary	16.146	Elementary	62,209	Good
Mount Rainier Elementary	16.039	Elementary	41,242	Good
North Forestville Elementary	16.145	Elementary	57,949	Adequate
Oaklands Elementary	16.138	Elementary	41,427	Adequate
Oxon Hill Elementary	16.031	Elementary	63,729	Good
Oxon Hill Middle	16.162	Middle	106,801	Good
Robert Frost Elementary	16.112	Elementary	48,852	Good
Thurgood Marshall Middle	16.156	Middle	120,192	Adequate
Waldon Woods Elementary	16.187	Elementary	56,829	Adequate
Yorktown Elementary	16.248	Elementary	47,855	Adequate
			<b>1,716,361</b>	
<b>Queen Anne's (2)</b>				
Queen Anne's County High	17.001	High	211,577	Good
Sudlersville Elementary	17.014	Elementary	55,110	Good
			<b>266,687</b>	
<b>St. Mary's (4)</b>				
Dynard Elementary	18.024	Elementary	49,200	Good
Mechanicsville Elementary	18.014	Elementary	40,095	Good
Park Hall Elementary	18.029	Elementary	58,831	Superior
White Marsh Elementary	18.016	Elementary	31,315	Good
			<b>179,441</b>	

## TABLE B: FY 2015 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
<b>Somerset (2)</b>				
Carter G. Woodson Elementary School	19.005	Elementary	68,711	Adequate
Marion Sarah Peyton School	19.012	Alternate	38,951	Adequate
			<b>107,662</b>	
<b>Talbot (2)</b>				
Easton Elementary - Dobson Bldg.	20.005	Elementary	46,522	Good
Easton Elementary - Moton Bldg.	20.010	Elementary	84,237	Good
			<b>130,759</b>	
<b>Washington (7)</b>				
Conococheague Elementary	21.034	Elementary	26,780	Good
Emma K. Doub Elementary	21.032	Elementary	35,476	Good
Fountain Rock Elementary	21.043	Elementary	35,318	Good
Fountaindale Elementary	21.046	Elementary	53,406	Good
North Hagerstown High	21.024	High	168,750	Good
Rockland Woods Elementary	21.050	Elementary	85,277	Good
Western Heights Middle	21.003	Middle	127,315	Adequate
			<b>532,322</b>	
<b>Wicomico (4)</b>				
Beaver Run Elementary	22.005	Elementary	58,893	Adequate
Delmar Elementary	22.007	Elementary	76,832	Good
Fruitland Intermediate	22.017	Elementary	43,712	Superior
Glen Avenue Elementary	22.010	Elementary	55,068	Good
			<b>234,505</b>	
<b>Worcester (2)</b>				
Buckingham Elementary	23.007	Elementary	49,000	Adequate
Showell Elementary	23.001	Elementary	52,610	Adequate
			<b>101,610</b>	

**Total Number of Schools Inspected: 221**

**Total square footage inspected: 19,020,771 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:

**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): \_\_\_\_\_

	<b>SITE/ITEM</b>	<b>RATING</b>	<b>COMMENTS</b>	<b>Response Requested</b>
27	<b>AIR CONDITIONING</b>			
	LEA Response:			
28	<b>VENTILATION EQUIPMENT</b>			
	LEA Response:			
29	<b>FCUS/RADIATORS/WALL UNITS</b>			
	LEA Response:			
30	<b>STEAM DISTRIBUTION</b>			
	LEA Response:			
31	<b>HVAC CONTROLS</b>			
	LEA Response:			
32	<b>Hot/CHILLED WATER DISTRIBUTION</b>			
	LEA Response:			
33	<b>PLUMBING FIXTURES &amp; EQUIPMENT, RESTROOMS</b>			
	LEA Response:			
34	<b>SUB STRUCTURE</b>			
	LEA Response:			
35	<b>VERTICAL CONVEYANCE SYSTEMS</b>			
	LEA Response:			

<b>ASBESTOS MANAGEMENT PLAN</b>			
LEA Response:			

<b>EMERGENCY PREPAREDNESS PLAN</b>			
LEA Response:			

<b>FACILITY SAFETY &amp; ADMINISTRATIVE ISSUES</b>		

<b>ADDITIONAL NOTES &amp; COMMENTS</b>	

## FY 2015 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 construction dates of the existing square footage in a facility, regardless if renovated at a later date. For example, if a school first built in 1954 received additions in 1960, 1975 and 2003, and the 1954 portion was also demolished in 2003, the original existing square footage would then date from 1960 to 2003. If one other school in the same county is inspected in the same year, and it was built in 1962 and received a complete renovation and addition in 2010, then the original existing square footage for that school would date from 1962 to 2010; combined, the original existing square footage at these schools dates from 1960 to 2010.

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

# Allegany County

Four schools were inspected in April 2015. The original existing square footage at these schools dates from 1922 to 2004, with adjusted building ages ranging from 61 to 23 years at the time of inspection. All the schools inspected this fiscal year were well maintained.

Of all the schools, the Center for Career & Technology Education had the most deficiencies. The 1996 EPDM single-ply roof is failing, with open seams, loose patches, and several soft areas. Two large sections of the roof require concrete block to act as ballast. Ceilings are stained throughout the school. Replacement of this roof is needed as soon as possible. Additionally, many of the shops appear to be cluttered and poorly maintained for safety and cleanliness. There is also significant concern at this school for structural deterioration of concrete at the chimney cap and at the roof area of the Academic Building.

Westernport Elementary, constructed in 1992, has a stately appearance but repair or replacement of the severely deteriorated concrete steps and landings at the original main entrance that faces the street, repair of the parapet walls experiencing brick and mortar failure, and removal of dark stains from the exterior wall surface would improve the appearance of this historic school.

All schools inspected this fiscal year have clutter and organization issues. The Administrative staffs at each of these facilities should provide greater oversight to eliminate the excessive storage of materials in the buildings.



**Westernport Elementary**

**FY 2015**

- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 4 schools inspected: 2 Elementary, 1 Career Tech., 1 Alternate
- Results:
  - ✓ 0 Superior
  - ✓ 3 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (86.82)**

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 & Technical Education	43	Adequate	1	12	5	12	1
2. Eckhart Alternative	40	Good	6	22	4	0	0
3. Parkside Elementary	61	Good	6	20	6	1	0
4. Westernport Elementary	23	Good	7	20	3	4	0
<b>Totals</b>			<b>20</b>	<b>74</b>	<b>18</b>	<b>17</b>	<b>1</b>
<b>Percentage of Total Ratings for System</b>			<b>15%</b>	<b>57%</b>	<b>14%</b>	<b>13%</b>	<b>1%</b>

# Anne Arundel County

Twenty schools were inspected in January 2015. The original existing square footage at these schools dates from 1896 to 2011, with adjusted building ages ranging from 75 to 2 years at the time of inspection due to equipment upgrades, renovations and additions constructed over the life of the buildings.

With the sixth oldest inventory in the State in FY 2015, AACPS contends with many of the same facility problems as the other large school systems in Maryland with aging infrastructure that must be maintained, updated, replaced or expanded, and in a manner that will achieve equity among its facilities. Of the schools inspected this year, half were rated *Good* and half scored *Adequate*.

The highly professional and well-prioritized capital program that Anne Arundel County Public Schools has implemented over several decades has corrected many deficiencies in their portfolio of older schools; however, AACPS' preventive maintenance program appears to have been affected this year by the high number of reported staffing vacancies. To manage the staffing deficiency, preventive maintenance personnel have been reassigned to fill these positions. The decrease of sufficient and consistently scheduled preventive maintenance was visible throughout the schools inspected this year.

A substantially high number of schools were found to be deficient in the Fire and Safety category, including failing to visually inspect fire extinguisher inspections. This routine inspection is a requirement and must be regularly completed by the building service staff. There are still a number of schools in this county that have not had upgrades to their electrical systems, and need ground fault interrupt (GFI) outlets or circuits for electrical service located within 6' of water sources or wet locations to ensure student and staff safety. It was recommended that the School Safety Officer and the Facility Manager meet with the local Fire Marshal to discuss safety issues.



**Bates Middle**

## **FY 2015**

- 123 total active schools in system
- Avg. Adjusted Age, all schools: 1985
- 20 schools inspected: 16 Elementary, 1 Middle, 1 Middle/High, 2 High
- Results:
  - ✓ 0 Superior
  - ✓ 10 Good
  - ✓ 10 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools:  
**Good (86.53)**

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.	50	Good	21	3	3	2	0
2. Annapolis H.	25	Adequate	4	11	10	6	0
3. Bates M.	36	Adequate	0	9	14	10	0
4. Broadneck E.	19	Good	1	18	6	2	0
5. Brock Bridge E.	45	Good	0	18	9	1	0
6. Crofton Meadows E.	23	Adequate	2	15	12	4	1
7. Crofton Woods E.	26	Adequate	0	14	15	3	0
8. Deale E.	31	Good	12	18	1	2	0
9. Four Seasons E.	18	Good	18	12	1	1	0
10. Georgetown East E.	37	Adequate	1	13	12	4	0
11. Germantown E.	4	Good	11	8	6	3	0
12. Millersville E.	50	Adequate	4	13	8	7	0
13. Point Pleasant E.	2	Good	20	8	4	1	0
14. Richard Henry Lee E.	43	Good	0	22	9	2	0
15. Ridgeway E.	15	Good	3	20	6	3	0
16. Severn E.	19	Good	3	15	6	3	1
17. Severna Park E.	25	Good	6	17	6	3	0
18. South River H.	35	Good	2	18	5	1	0
19. Studio 39	75	Good	3	21	4	1	0
20. Van Bokkelen E.	41	Adequate	3	8	8	7	0
Totals			114	281	145	66	2
Percentage of Total Ratings for System			19%	46%	24%	11%	0%

# Baltimore City

Thirty-two schools were inspected in September and October 2014. Original square footage at these schools dates from 1924 to 1991, with adjusted ages ranging from 90 to 6 years at the time of inspection.

While new maintenance procedures and staffing have been put in place as an outcome of the historic 21<sup>st</sup> Century Building Program, the changes have not yet led to substantial improvements in the outcomes of the IAC inspections. Based on the surveys conducted in recent years, it is possible to observe areas of maintenance that demonstrate consistent results. Comparing the maintenance survey results for FY 2015 to those for FY 2013 and FY 2014, the IAC finds that in 11 inspection categories, 40% or more of the schools surveyed have received ratings of *Not Adequate* or *Poor* in all three years (the percentage is taken only against the schools in which the category is applicable). A number of these categories -- #16 Interior Appearance & Sanitation, #21 Electrical Distribution, #24 Fire & Safety, and #25 Equipment Rooms -- have a direct relationship to the health and safety of building occupants. Other categories concern major building systems that require consistent preventative maintenance to remain in good working order and to protect the substantial capital investments that are made in schools; a number of these, for example #8 Windows and all of the categories concerning mechanical systems, can affect the ability of students to learn.

The 11 categories in question are #8 Windows, #16 Interior Appearance & Sanitation, #20 Ceilings, #21 Electrical Distribution, #24 Fire & Safety, #25 Equipment Rooms, #28 Ventilation Equipment, #29 FCU/Radiators/Wall Units, #30 Steam Distribution, #31 HVAC Controls, and #33 Plumbing Fixtures/Equipment, Restrooms. These persistent deficiencies appear to result from two causes: lack of staff and other resources to conduct routine preventive and corrective maintenance, and lack of capital investments to upgrade or replace building systems that have exceeded their useful life. In a number of the categories, a substantial number of projects have been funded by the State in recent years, including Window Replacement projects at eight schools. Windows demonstrate that there is a high level of inconsistency throughout the school system, since the FY 2007 window installation at Sinclair Lane Elementary #248 rated a *Good* and the FY 2012 window installation at Thomas Johnson PK-8 #84 achieved a *Superior* rating.

Although there has been a substantial investment into mechanical equipment, the scopes of work have not been as comprehensive as needed. It appears that projects have been scoped for very expensive equipment upgrades or replacements without giving attention to the crucial control systems that allow the new equipment to operate as specified. As an example, at Furman L. Templeton Elementary #128 the controls of the recently installed unit ventilators were not coordinated with the existing controls of the air handling units, resulting in the malfunctioning of the unit ventilators; to compensate, the school staff

purchased residential-quality window air conditioning units, which in some cases were installed directly above the recently installed unit ventilators. This is a vivid example of local and State resources that were wasted because the new mechanical system was not properly coordinated with the existing building systems. The mechanical controls at this school received a *Poor* rating.



**Benjamin Franklin Building**

## FY 2015

- 162 total active schools in system
- Avg. Adjusted Age, all schools: 1973
- 32 schools inspected:
  - 12 Elementary, 12 PK-8, 1 Middle,
  - 4 Middle/High, 2 High, 1 Career Tech.
- Results:
  - ✓ 0 Superior
  - ✓ 4 Good
  - ✓ 20 Adequate
  - ✓ 8 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools:  
**Adequate (79.08)**

Three general conclusions are drawn from this analysis: 1) delays in the implementation of funded capital improvement projects have a very negative effect on the overall status of maintenance at the schools examined in FY 2015; 2) in some cases, recently installed capital projects have deteriorated prematurely due to poor maintenance; and 3) capital investments have not been scoped to include all of the elements that will result in a fully functioning building system.

The assignment of a qualified individual to the new position of Executive Director of Facilities will have a positive impact on the implementation of capital projects; however, the Executive Director currently lacks a staff in appropriate numbers and with proper qualifications to carry out this large task. Concurrently, the increase of the staff and resources

in the Facilities Maintenance and Operations (FM&O) department must proceed as committed to in the City Schools *Comprehensive Maintenance Plan* (CMP) approved in August 2014. Without substantial staff increases, it will be exceedingly difficult for City

Schools to make significant changes in the overall scores received in the IAC maintenance surveys, or to address the more specific deficiencies noted in this report.

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Alexander Hamilton E. # 145	32	Adequate	0	8	11	11	1
2. Benjamin Franklin Bldg. # 239	24	Not Adequate	1	8	5	15	4
3. Callaway E. # 251	45	Adequate	2	9	10	8	3
4. Carver Vocational-Technical H. #454	6	Good	16	8	7	2	0
5. Dallas F. Nicholas E. # 039	37	Adequate	0	16	15	1	0
6. Dr. Martin Luther King, Jr. PK-8 # 254	41	Not Adequate	1	2	12	15	2
7. Dr. Roland N. Patterson, Sr. Bldg. #082	42	Not Adequate	1	2	13	16	2
8. Eutaw Marshburn E. #011	47	Adequate	1	11	8	11	2
9. Fairmont-Harford Bldg. #456	90	Adequate	0	7	12	12	2
10. Furley E. #206	46	Adequate	4	13	5	5	3
11. Furman L. Templeton E. #125	41	Adequate	0	10	14	9	1
12. Garrison M. #042	26	Not Adequate	0	5	8	7	15
13. Gilmore E. #107	53	Not Adequate	0	0	19	10	3
14. Guilford PK-8 #214	32	Adequate	0	9	8	13	2
15. Hampstead Hill Acad. PK-8 #047	24	Good	9	10	6	4	0
16. Harford Heights Bldg. #036	41	Adequate	0	7	10	9	6
17. Harlem Park PK-8 #035	51	Adequate	1	6	11	8	4
18. James McHenry Bldg. #010	46	Adequate	1	6	14	9	2
19. Johnston Square E. #016	50	Adequate	2	6	14	11	0
20. Joseph C. Briscoe Bldg. #451	41	Not Adequate	0	5	11	13	4
21. Medfield Heights E. #249	55	Adequate	0	6	16	8	2
22. Roland Park E./M. #233	28	Adequate	0	8	10	11	1
23. Rosemont PK-8 #063	42	Adequate	1	10	8	11	3
24. Sinclair Lane E. #248	57	Adequate	1	8	15	9	0
25. Southside Bldg. #181 (form #180 Dr. Arnett J. Brown)	58	Not Adequate	0	3	14	9	7
26. The Historic Samuel Coleridge-Taylor E. #122	42	Adequate	3	4	14	9	2
27. Thomas Johnson PK-8 #084	34	Good	9	16	6	0	0
28. Thurgood Marshall Bldg. #170 (form #77 Herring Run Jr.)	53	Adequate	1	12	9	8	1
29. Walbrook Bldg. #411	23	Adequate	3	8	12	6	4
30. Walter P. Carter PK-8 #134	39	Good	4	12	9	3	1
31. Woodhome PK-8 #205	46	Adequate	2	4	13	11	3
32. Yorkwood E. #219	56	Not Adequate	0	3	12	15	2
Totals			63	242	351	289	82
Percentage of Total Ratings for System			6%	24%	34%	28%	8%

# Baltimore County

Twenty-five schools were inspected in February, March and April 2015. Original square footage at these schools dates from 1931 to 2013 with adjusted building ages ranging from 62 to 2 years at the time of inspection due to multi-systemic renovation, limited renovation, and full renovation projects.

A large number of the schools inspected in FY 2015 achieved Good or Superior ratings in three categories, including gutters, boilers, and steam distribution. The fact that two of these categories include mechanical systems undoubtedly reflects well on the types of capital investments Baltimore County Public Schools has made in the last 15 years or more.

However, we also found that for certain categories, a large number of schools received ratings of *Not Adequate* or even *Poor*. These categories include roadways and sidewalks, floors, ceilings, electrical distribution, fire safety, and equipment rooms. Roadways and sidewalks are particularly vulnerable to winter weather conditions, but they can be improved significantly through a focused capital investment program; we recommend that you give consideration to using Aging Schools Program or Qualified Zone Academy Bond funds for this purpose. Ceiling staining is a problem associated with the low-slope roofs that are used in public schools throughout the state (although other causes besides roof leaks must also be investigated); the critical issue is to remedy the cause of the water penetration quickly and then replace the ceiling tiles as soon as possible to avoid the development of mold.

Many of the electrical distribution, fire safety, and equipment room deficiencies are associated with the management of the school: these typically include problems of wire management by teachers and administrators, the clutter that can block egress paths in classrooms and interfere with the proper functioning of the fire suppression system, or wall and door hangings that reduce the visibility of fire alarms and fire extinguishers. However, of the twenty-five schools inspected this year, eighteen also had fire extinguishers that had gone unchecked for a substantial period of time, and many were expired or were past the time for recertification. In some schools, the required signage was missing from the utility shut-off locations and the required identification maps were missing from the Emergency Preparedness Plans located in the main office of the individual schools. These

critical life safety features must be routinely inspected and deficiencies must be corrected immediately. Proper management of this aspect of fire and life safety depends on the training of both central office and school-based personnel.

Significant deficiencies were identified at Woodlawn High, Overlea High and Towson High. Many of these are related to the adjusted age of the facilities (35 years, 52 years, and 40 years respectively at the time of the inspections). These schools are listed for Limited Renovation projects in the FY 2018 and subsequent year Capital Improvement Programs, and it is expected that the renovations will correct many of the noted deficiencies. We strongly suggest that these FY 2015 reports be provided to the architects and engineers in order to ensure that the scope of their designs addresses all deficiencies in the facilities.



## Hereford Middle

### FY 2015

- 163 total active schools in system
- Avg. Adjusted Age, all schools: 1985
- 25 schools inspected: 13 Elementary, 4 Middle, 4 High, 3 Special Ed., 1 Alternate
- Results:
  - ✓ 1 Superior
  - ✓ 15 Good
  - ✓ 9 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools:  
**Good (86.40)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arbutus M.	7	Good	5	18	4	2	0
2. Catonsville Ctr. for Alternative Studies	53	Good	8	13	3	7	0
3. Cedarmere E.	39	Good	6	24	1	1	0
4. Chadwick E.	29	Good	4	19	3	2	0
5. Chapel Hill E.	44	Adequate	3	12	7	4	0
6. Chatsworth E.	41	Good	2	19	5	5	0
7. Chesapeake H.	34	Adequate	0	12	10	7	0
8. Chesapeake Terrace E.	35	Good	4	14	9	4	0
9. Cockeysville M.	26	Good	1	18	4	2	0
10. Glenmar E.	58	Adequate	3	12	15	2	0
11. Glyndon E.	32	Adequate	1	13	6	3	1
12. Golden Ring M.	19	Good	2	17	7	2	0
13. Hampton E.	2	Superior	21	9	0	1	0
14. Hawthorne E.	35	Good	6	13	11	3	0
15. Hereford M.	19	Good	13	14	5	1	0
16. Hernwood E.	29	Adequate	1	16	8	7	1
17. Maiden Choice	62	Good	5	15	9	0	2
18. Orem's E.	55	Adequate	1	17	9	6	0
19. Overlea H.	52	Adequate	1	7	12	10	2
20. Prettyboy E.	38	Good	2	16	7	2	0
21. Reisterstown E.	33	Good	3	15	7	2	0
22. Ridge Ruxton	39	Good	9	15	2	2	0
23. Towson H.	40	Adequate	2	14	5	9	2
24. Woodbridge E.	41	Good	4	14	6	2	0
25. Woodlawn H.	35	Adequate	3	9	9	8	2
Totals			110	365	164	94	10
Percentage of Total Ratings for System			15%	49%	22%	13%	1%

# Calvert County

Four schools were inspected in December 2014. Original square footage at these schools dates from 1964 to 2007, with adjusted building ages ranging from 41 to 16 years at the time of inspection.

This year, all surveyed schools were elementary schools. Due to tremendous past enrollment growth in this county, all four schools have square footage in the 60,000 to 70,000 square foot range. Three of the four schools inspected have roof conditions that were cited as needing repair. However, some of the observed deficiencies were not identified in the semi-annual roof reports. Examination of their roof inspection program is recommended.

Schools in Calvert County continue to stand out for cleanliness and maintenance, demonstrating that the facility departments and the school administrations communicate frequently and work well together.



**Patuxent Elementary**

**FY 2015**

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 4 schools inspected: 4 Elementary
- Results:
  - ✓ 2 Superior
  - ✓ 2 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.39)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Calvert E.	41	Good	5	19	7	1	0
2. Dowell E.	16	Superior	21	9	2	1	0
3. Patuxent E.	21	Good	17	10	6	0	0
4. Plum Point E.	23	Superior	21	10	1	1	0
Totals			64	48	16	3	0
Percentage of Total Ratings for System			49%	37%	12%	2%	0%

# Caroline County

Two schools were inspected in October 2014. Original square footage at these schools dates from 1962 to 2007. Denton Elementary School, constructed in 1976, received a very small 1995 addition to accommodate a Pre-kindergarten classroom as well as several small projects through the State Capital Improvement Program, Aging School Program and Qualified Zone Academy Bond Program; the facility had an adjusted age of 39 years at the time of inspection. The adjusted building age of Colonel Richardson Middle School was 8 years at the time of inspection due to a full renovation with wellness center and media center additions performed in 2007.

Colonel Richardson Middle School received a *Superior* rating when inspected in FY 2010, three years after the renovation/addition project was completed. Some wear is beginning to show at this school, but CCPS has taken steps to minimize the impact, and there appears to be a thoughtful, comprehensive approach to maintaining the facility. Since the renovation/addition project was completed, this school received a State-funded Security Initiative project to relocate the interior storefront; visitors must now enter through the main office before gaining access to the rest of the building. With State funding in FY 2014, and through a power purchase agreement, CCPS installed ground-mounted solar arrays at three Caroline County schools. One of these is adjacent to, and provides power for, the Colonel Richardson Middle and High Schools. Among Maryland LEAs, CCPS has demonstrated leadership in developing renewable electrical power.

Denton Elementary School received numerous small upgrades since the previous IAC inspection was conducted in 2009 and has achieved a modest improvement in its overall rating. However, two of the deficiencies identified in 2009 continue to need resolution: ongoing unsightly deterioration at the canopies and soffits, and conditions at the perimeter of the roof that appear to be responsible for leaks causing interior damage at the exterior walls. Although the roof was only ten years old at the time of inspection, roof conditions at this school were found to be in need of significant improvement. Until a future roof replacement project can be funded and completed, adequate maintenance and repairs must be provided and the roof warranty should be exercised.

For the inspected schools, semi-annual roof inspection reports were not provided by CCPS; only annual reports were submitted. The semi-annual roof inspections must be completed and the associated preventive maintenance and repairs must be conducted in a timely manner in order to prevent premature deterioration of the roof components, leading to interior damage at these otherwise nicely maintained schools. The LEA indicated that these inspections are provided by their roof company; the State mandate for these inspections needs to be conveyed to the roofing company.



## Colonel Richardson Middle

### FY 2015

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1992
- 2 schools inspected: 1 Elementary, 1 Middle
- Results:
  - ✓ 0 Superior
  - ✓ 2 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.31)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Col. Richardson M.	8	Good	14	16	1	1	0
2. Denton E.	39	Good	5	17	7	1	2
Totals			19	33	8	2	2
Percentage of Total Ratings for System			30%	52%	13%	3%	3%

# Carroll County

Seven schools were inspected in December 2015. Original existing square footage at these schools dates from 1958 to 2013, with adjusted building ages ranging from 52 to 20 years at the time of inspection. With one exception, the schools inspected this year received *Good* scores – a sign of high levels of effective maintenance.

Westminster High scored *Adequate* due to the advanced roof deterioration and structural problems, which are substantial and require immediate repairs. The roof received approval and funding for replacement in the FY 2016 State CIP. The structural conditions identified in this inspection are of a serious nature and may require significant funding and time to address the issues completely. Comparing to the overall scores of all seven schools from their previous IAC inspections, the schools surveyed in FY 2015 continue to score within the same ranges, with only a two to three point differential.

The Carroll County Public Schools facilities department continues to provide good routine and preventive maintenance as well as outstanding custodial care for their school buildings.



**Hampstead Elementary**

**FY 2015**

- 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 (89.29)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Carrolltowne Elementary	27	Good	7	18	2	4	0
2. Hampstead Elementary	27	Good	14	13	2	1	0
3. Robert Moton Elementary	23	Good	11	16	4	1	0
4. Westminster Elementary	24	Good	6	15	5	4	1
5. Westminster High	42	Adequate	5	14	6	6	1
6. Westminster West Middle	52	Good	8	17	5	3	0
7. Winfield Elementary	20	Good	9	18	2	2	0
Totals			60	111	26	21	2
Percentage of Total Ratings for System			27%	50%	12%	10%	1%

# Cecil County

Five schools were inspected in September 2014. Original existing square footage at these schools dates from 1939 to 2006, with adjusted building ages ranging from 29 to 15 years at the time of inspection.

All of the inspected schools were constructed between 1939 and 1985, and except for Kenmore Elementary which was built in 1985, all received full renovations with additions between 1991 and 2000. All of the schools received Kindergarten/Pre-kindergarten additions in either 2005 or 2006. Planning for a renovation/addition is expected to begin in FY 2019 for Kenmore Elementary. This school system has repeatedly demonstrated an excellent approach to facility planning, school maintenance, and custodial care.

If not for the condition of the roofs at Cecilton Elementary and Conowingo Elementary, all schools inspected in FY 2015 would have received a *Superior* rating, as did all schools inspected in FY 2013. Since these facilities were inspected, Cecilton Elementary has received State funding for a project that will replace most of the roof as well as restore the building envelope to seal out moisture penetration, a condition that was affecting the structural integrity of the exterior masonry walls. Conowingo Elementary received funding for a project to proactively replace its membrane roof, which was beginning to deteriorate.

In addition to the overall superior maintenance and custodial programs in Cecil County schools, it is clear that the school administrative and teaching staffs take excellent care of their schools. All surveyed schools received "Superior" ratings in the Interior Appearance & Sanitation category.



**Conowingo Elementary**

**FY 2015**

- 29 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 5 schools inspected: 5 Elementary
- Results:
  - ✓ 3 Superior
  - ✓ 2 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (95.47)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Cecilton E.	17	Good	15	13	2	3	0
2. Conowingo E.	22	Good	19	10	2	0	0
3. Holly Hall E.	15	Superior	23	6	2	0	0
4. Kenmore E.	29	Superior	20	8	2	1	0
5. Rising Sun E.	23	Superior	22	7	0	0	0
Totals			99	44	8	4	0
Percentage of Total Ratings for System			64%	28%	5%	3%	0%

# Charles County

Six schools were inspected in February 2015. Original existing square footage at these schools dates from 1951 to 2012, with adjusted building ages ranging from 39 to 24 years at the time of inspection.

The two oldest schools, Dr. Thomas L. Higdon Elementary and Mt. Hope/Nanjemoy Elementary, received additions in past years that doubled the size of both schools; the original buildings were also renovated in the 1980s. Their high scores give testimony to the fact that a building can be older, but with good maintenance and care practices, it can continue to be fully functional and operate well.

Five of the six schools have fire safety items that require attention. Daniel of St. Thomas Jenifer Elementary, constructed in 1987, has many safety issues, including egress doors propped open with wooden wedges and electrical wire management problems. It is expected that with the new focus on including major renovation projects in the annual capital improvement plan, a number of the deficiencies noted in these reports will eventually be resolved.



**Dr. Thomas L. Higdon Elementary**

### FY 2015

- 37 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 6 schools inspected: 4 Elementary, 1 Middle, 1 Special Ed.
- Results:
  - ✓ 0 Superior
  - ✓ 6 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.08)**

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.	39	Good	6	24	2	1	0
2. Daniel of St. Thomas Jenifer E.	28	Good	12	10	8	1	0
3. Dr. Thomas L. Higdon E.	27	Good	18	10	2	1	0
4. F.B. Gwynn Center	35	Good	19	8	3	1	0
5. Mt. Hope/Nanjemoy E.	24	Good	13	12	2	1	0
6. T C Martin E.	36	Good	5	13	12	0	0
<b>Totals</b>			<b>73</b>	<b>77</b>	<b>29</b>	<b>5</b>	<b>0</b>
<b>Percentage of Total Ratings for System</b>			<b>40%</b>	<b>42%</b>	<b>16%</b>	<b>3%</b>	<b>0%</b>

# Dorchester County

Two schools were inspected in November 2014. Original existing square footage at these schools dates from 1974 to 1985, with adjusted ages of 41 and 39 at the time of inspection.

Dorchester Student Services Center has received recent State-funded investments, including electrical, chiller, and lighting upgrades, with all appearing to be well maintained; however, the roofing system is aged and worn, requiring frequent inspection and repair to maintain watertight integrity. Although regularly performed maintenance has been conducted at this school, additional upgrades to improve the building envelope are recommended.

Sandy Hill Elementary has utilized State-funded programs like the Aging Schools Program (ASP) and the Qualified Zone Academy Bond Program (QZAB) to make noticeable improvements to the school. However, the electrical wiring for the ceiling-hung projectors, installed with FY 2009 QZAB funding, was poorly installed and this needs to be corrected. Improved construction management oversight and attention to finish detail are recommended for future projects.

Both schools are adequately maintained and operated and the continued use of State funded programs such as ASP and QZAB will help to eliminate identified specific deficiencies.



**Sandy Hill Elementary**

**FY 2015**

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 2 schools inspected: 1 Elementary, 1 Alternate
- Results:
  - ✓ 0 Superior
  - ✓ 1 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (86.54)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Dorchester Student Svcs. Ctr.	39	Adequate	4	12	11	4	0
2. Sandy Hill E.	41	Good	7	12	8	2	1
Totals			11	24	19	6	1
Percentage of Total Ratings for System			18%	39%	31%	10%	2%

# Frederick County

Eleven schools were inspected in November 2014. The original existing square footage at these schools dates from 1927 to 2010, with adjusted building ages ranging from 51 to 15 years at the time of this inspection.

All schools inspected received overall ratings of *Good* and very few deficiencies were identified. A large number of adverse roof conditions were found on older roofs, such as leaking seams, damaged gutters, and flashing separation, indicating the need for roof replacements. Frequent inspections, as well as routine and preventive maintenance, are well managed at the schools; however, age-related damage has resulted in significant and costly repair in some instances to the interior finish spaces of the buildings. This school system consistently submits for State approval a well-conceived and balanced capital improvement plan to enhance and maintain their older buildings.

Frederick County Public Schools continues to demonstrate through the ratings achieved for FY 2015, 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. Critical to the success of this LEA is the high level of morale demonstrated by the facilities staff, a result of continued training and incentivizing the facility staff at all levels to achieve continuous improvement.



**Woodsboro Elementary**

### FY 2015

- 68 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 11 schools inspected: 7 Elementary, 2 Middle, 2 High
- Results:
  - ✓ 0 Superior
  - ✓ 11 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.31)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Carroll Manor E.	27	Good	14	14	4	1	0
2. Frederick H.	36	Good	5	17	9	2	0
3. Gov Thos. Johnson H.	15	Good	7	20	5	2	0
4. Gov Thos. Johnson M.	15	Good	18	12	2	1	0
5. Lewistown E.	51	Good	6	21	6	1	0
6. Liberty E.	50	Good	11	17	3	1	0
7. Lincoln E. - A	41	Good	4	18	6	2	1
8. Spring Ridge E.	24	Good	16	10	3	2	1
9. Thurmont E.	51	Good	14	14	5	0	0
10. Thurmont M.	36	Good	12	14	4	4	0
11. Woodsboro E.	48	Good	1	25	4	1	0
<b>Totals</b>			<b>108</b>	<b>182</b>	<b>51</b>	<b>17</b>	<b>2</b>
<b>Percentage of Total Ratings for System</b>			<b>30%</b>	<b>51%</b>	<b>14%</b>	<b>5%</b>	<b>1%</b>

# Garrett County

Two schools were inspected in April 2015. Original existing square footage at these schools dates from 1962 to 1998, with adjusted building ages of 42 and 39 years at the time of inspection.

Both schools received *Good* ratings for most categories. Crellin Elementary is a small but unique school with facilities for farm animals such as chicken and sheep on the grounds. Students learn about agriculture, ecology, and land management, which is over and above their required studies. A Head Start program operates in one end of the facility, and staff at the school report community and volunteer involvement is exceptional. The facility and grounds are very well cared for and maintained.

Broad Ford Elementary, a 1976 open-space classroom school, appears to be a well maintained building; however, the facility and building service staff must improve the routine and preventive maintenance of the roofing, flashing and gutters. Ceiling stains along the perimeter of the school appear to be from roof leaks.

Like other school systems in Maryland with older buildings, age-related wear and damage is prevalent and must be addressed through planned systemic replacement projects.



**Broad Ford Elementary**

**FY 2015**

- 13 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 2 schools inspected: 2 Elementary
- Results:
  - ✓ 0 Superior
  - ✓ 2 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.85)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Broad Ford E.	39	Good	3	19	3	3	0
2. Crellin E.	42	Good	2	25	1	1	0
Totals			5	44	4	4	0
Percentage of Total Ratings for System			9%	77%	7%	7%	0%

# Harford County

Nine schools were inspected in September 2014. Original existing square footage at these schools dates from 1938 to 2000, with adjusted building ages ranging from 41 to 15 years at the time of inspection.

Darlington Elementary School, originally constructed in 1938, is the oldest school building inspected. Deficiencies at this school include severely mildew stained exterior walls, leaking unit ventilators that are staining ceiling tiles below, a site drainage problem that is causing water infiltration and damage to plaster walls in one section of the lower level classrooms, and foundation leaks causing damage to the plaster walls in the Art Room. This historic structure should be evaluated, deficiencies corrected where possible, and an improvement plan implemented before overall health and welfare of the building occupants is affected.



**Darlington Elementary**

Many of the schools inspected this year have stained ceiling tiles or damaged drywall ceilings. The Gymnasium roof is severely deteriorated at Bakerfield Elementary and, while the interior of the school is beautifully maintained by the onsite staff, this school was suffering from high humidity levels that have caused sagging ceiling tiles and may potentially contribute to indoor air quality issues.

Bel Air Elementary had stained ceiling tiles throughout the building due to piping leaks and condensation, and windows had deteriorated caulking and damaged seals. Harford County should examine the conditions of its school facility inventory; additional personnel or capital as well as maintenance funding may be needed to adequately address their facility needs. In general, these schools have excellent custodial staff and nicely cared-for interiors.

**FY 2015**

- 53 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 9 schools inspected: 8 Elementary, 1 Special Ed.
- Results:
  - ✓ 0 Superior
  - ✓ 8 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools **Good (88.93)**

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.	16	Good	12	9	6	5	0
2. Bel Air E.	31	Adequate	4	14	8	6	0
3. Darlington E.	20	Good	7	13	5	7	0
4. Forest Hill E.	15	Good	18	6	6	1	0
5. Halls Cross Roads E.	21	Good	7	14	13	0	0
6. John Archer Special Ed.	41	Good	11	17	3	0	0
7. Magnolia E.	39	Good	1	18	11	2	0
8. Norrisville E.	39	Good	2	23	4	0	0
9. North Bend E.	24	Good	4	21	5	1	0
<b>Totals</b>			<b>66</b>	<b>135</b>	<b>61</b>	<b>22</b>	<b>0</b>
Percentage of Total Ratings for System			23%	48%	21%	8%	0%

# Howard County

Eleven schools were inspected in February 2015. The original square footage at these schools dates from 1951 to 2013, with adjusted building ages ranging from 23 to 4 years due to a steady number of renovations and additions at nine of the ten schools that were initially constructed greater than eight years ago. The schools inspected this year scored comparable to their previous inspections performed in cycle one. Of the four schools with the lowest adjusted age, two were scored *Superior* as expected, one received a very high *Good* rating, and the other had a lower *Good* rating, apparently due to lingering warranty issues that still needed to be resolved at the time of the inspections. The overall record of two *Superior* ratings, eight *Good* ratings, and one *Adequate* rating aligns with past results and testifies to the high standard of maintenance performed by this school system.

Minor ceiling stains were observed in six of the schools; this condition is typical of school buildings with low-slope roofs, which are particularly vulnerable where pipes and ducts make penetrations in the surface. However, attention should be given to these areas to identify the source of the staining and make corrections before more serious environmental problems develop. More significant stains observed in two schools should be thoroughly tested and remediated if necessary.

Fire extinguishers were found to be expired or untested in five of the schools. This problem was identified in the FY 2011 inspections and

was apparently due to understaffing. Care should be taken to establish sufficient budgetary and other resources to ensure that all fire extinguishers are fully operational in every school.



**Bushy Park Elementary**

**FY 2015**

- 73 total active schools in system
- Avg. Adjusted Age, all schools: 1998
- 11 schools inspected: 9 Elementary, 1 PK-8, 1 Middle
- Results:
  - ✓ 2 Superior
  - ✓ 8 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.80)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Atholton E.	16	Good	1	22	3	1	1
2. Bollman Bridge E.	4	Good	10	13	5	3	0
3. Bryant Woods E.	12	Good	2	25	2	2	0
4. Burleigh Manor M.	23	Adequate	3	13	5	6	0
5. Bushy Park E.	8	Superior	24	9	0	0	0
6. Clemens Crossing E.	6	Good	13	12	4	0	0
7. Cradlerock School (PreK-8)	13	Good	4	20	5	4	0
8. Northfield E.	4	Superior	23	5	0	0	0
9. Phelps Luck E.	7	Good	16	9	0	3	0
10. Running Brook E.	13	Good	10	14	2	3	0
11. West Friendship E.	11	Good	3	25	1	2	0
<b>Totals</b>			<b>109</b>	<b>167</b>	<b>27</b>	<b>24</b>	<b>1</b>
<b>Percentage of Total Ratings for System</b>			<b>33%</b>	<b>51%</b>	<b>8%</b>	<b>7%</b>	<b>0%</b>

# Kent County

One school was inspected in September 2014. The original existing square footage of Millington Elementary School dates from 1974 and the building has received no renovation or addition projects. The adjusted age of this school at the time of inspection was 41 years.

Systemic upgrades to replace the all-electric through-wall and rooftop HVAC units and most of the roof were performed in 1989 and 1993; exterior doors were replaced in 2004; lighting was replaced in 2014 as a result of the Energy Efficiency Initiative; and a security system project was performed in 2014.

This school has a 27-year old roof which should be considered for replacement in the very near future. A renovation project was included for this school in the most recent Capital Improvement Program submission as a future request. The project description includes replacement of the roof, HVAC, windows, lighting and ceilings, fire alarm system, as well as exterior building upgrades and site redevelopment. Unfortunately, due to local constraints, this LEA has a history of deferring much needed projects because of the difficulty in obtaining local funding.

This building is an original open space classroom school with reconfigured walls. Addressing the educational layout and storage issues with a more contemporary floor plan and updated finishes, as well as the much needed roofing replacement and replacement of other infrastructure systems, will improve the overall appearance and functionality of this school considerably.



**Millington Elementary**

### FY 2015

- 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 (87.87)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Millington Elementary	41	Good	4	16	9	1	0
Totals			4	16	9	1	0
Percentage of Total Ratings for System			13%	53%	30%	3%	0%

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# Montgomery County

Twenty-eight schools were inspected in May and June 2015, including the re-inspection of East Silver Spring Middle School, which received a rating of *Not Adequate* in FY 2012. Original existing square footage at these schools dates from 1934 to 2012 with adjusted building ages ranging from 46 to 4 years at the time of inspection. In FY 2015, Montgomery County has the fifth lowest average age of square footage of all the public school systems in Maryland. Even so, ten of the surveyed schools have adjusted ages of thirty years or more.

Tilden Center, the school with the highest adjusted age, received a *Not Adequate* rating this year. This 1969 school is identified as a holding school in the State Facility Inventory but was vacant and used for storage at the time of the inspection. Significant deficiencies include large cracks in the exterior walls which appear to be shifted, broken glass and damage frames at the aged windows, an unmaintained roof with leaves and other debris on the surface, open flashing seams, obstructed or missing drain covers, missing, damaged, stained and sagging ceiling tiles from leaks and high humidity, damaged lighting, uninspected extinguishers and fire alarm and sprinkler systems, dirty filters and damaged HVAC units, dirty and un-serviced restrooms, and potentially dangerous drainage problems near the main switchgear. MCPS should evaluate this school for potential future use and maintain it well to forestall continued deterioration.

A re-inspection was also performed at the Silver Spring International Middle School in November 2014. This school received a *Not Adequate* rating in the original inspection conducted in May 2012, again in December 2013 when a preliminary re-inspection was performed, and once again in November 2014. The school shares with Sligo Creek Elementary a facility that includes the 1935 Montgomery Blair High and its many additions. The main deficiencies at this school are the poor and possibly dangerous condition of the abandoned auditorium, and the concern that it may not be sealed off sufficiently; the deteriorated paint finishes and rotted wood on the fascia, frieze boards, boxed gutters, and architectural wood trim throughout the building's exterior; and deteriorating slate roof shingles. Although some abatement work was performed in the Auditorium, and the carpet was removed, the abatement was incomplete and deficiencies have not been fully addressed. The Auditorium remains a very troubling factor in this facility, with the continuing potential to affect the indoor air quality of the remaining portion of the school as well as the companion Sligo Creek Elementary. Since this

facility will likely retain an important role in housing students in the Silver Spring region, both short-term and long-term solutions for restoring use of the Auditorium and for maintaining the building envelope of the older historic portion of the facility should receive elevated attention.

Insufficiently maintained grounds, missed filter changes on mechanical equipment, inadequately maintained roofing and drains, the lack of monthly fire extinguisher inspections and allowing expired fire extinguishers to remain are typical conditions found in many of the schools inspected, resulting in repeat comments in the reports that are sent to the Superintendent and maintenance departments each fiscal year following the completion of the annual inspections. In correspondence, MCPS has indicated that they have provided direction to all Building Service Managers with regard to the fire extinguisher inspection requirements found in the Fire Code and are investigating making improvements to their roofing inspection and maintenance program.



**Garrett Park Elementary**

## **FY 2015**

- 208 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 28 schools inspected:  
23 Elementary, 2 Middle, 1 High,  
1 Alternate, 1 Environmental Ed.
- Results:
  - ✓ 1 Superior
  - ✓ 13 Good
  - ✓ 12 Adequate
  - ✓ 2 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools:  
**Good (85.73)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Beall E.	25	Adequate	3	18	5	5	2
2. Broad Acres E.	22	Good	8	13	3	7	0
3. Brookhaven E.	14	Good	8	18	2	3	2
4. Burnt Mills E.	24	Adequate	2	16	5	8	0
5. Burtonsville E.	22	Good	4	18	8	3	0
6. Damascus E.	36	Adequate	1	14	7	9	2
7. Diamond E.	40	Adequate	5	14	3	8	1
8. Fallsmead E.	31	Adequate	4	13	5	8	0
9. Fields Road E.	27	Adequate	2	16	8	4	1
10. Fox Chapel E.	26	Good	7	21	3	1	0
11. Garrett Park E.	4	Superior	26	4	1	1	0
12. Jackson Road E.	23	Good	16	14	3	0	0
13. Lake Seneca E.	30	Adequate	1	7	15	9	0
14. Monocacy E.	44	Good	7	19	4	1	0
15. Montgomery Knolls E.	16	Good	4	19	3	6	1
16. Montgomery Village M.	12	Good	8	17	8	1	0
17. Rolling Terrace E.	25	Adequate	0	18	10	4	1
18. Silver Spring International M. <b>Re-inspection</b>	19	Not Adequate	0	6	10	8	9
19. Smith (Lathrop E.) Enviromental Ed.	41	Good	0	20	7	0	0
20. Somerset E.	10	Good	19	11	2	1	0
21. South Lake E.	30	Adequate	2	11	7	8	4
22. Springbrook H.	21	Adequate	0	17	7	8	2
23. Strathmore E.	35	Good	6	18	2	4	0
24. Strawberry Knoll E.	27	Adequate	2	16	8	4	1
25. Tilden Center	46	Not Adequate	0	6	12	11	4
26. Travilah E.	20	Good	17	10	4	0	0
27. Twinbrook E.	29	Adequate	0	17	9	6	1
28. Whetstone E.	31	Good	8	19	4	1	0
Totals			160	410	165	129	31
Percentage of Total Ratings for System			18%	46%	18%	14%	3%

# Prince George's County

Twenty-nine schools were inspected in March and April 2015. Original existing square footage at these schools dates from 1953 to 2013, with adjusted building ages ranging from 53 to 2 years at the time of inspection. Since FY 2009, Prince George's has had the third oldest average age of school facilities in the State, following Kent County and Baltimore City which has the oldest. Twenty of the 29 inspected schools had adjusted ages greater than 40 years, and six schools had adjusted ages between 25 and 40 years. Doswell Brooks Elementary School, which received a very high *Good* rating this year, was originally constructed in 1953; a State funded complete renovation and addition project was substantially completed in 2013.

The "Overall Condition" rating for Prince George's County Public Schools, shown in each annual report, has typically straddled the borderline of *Good* to *Adequate* each year since FY 2007. It is our understanding that, in recent years, there has been a substantial and positive change in the structure of the maintenance department. We anticipate that this will result in improvements in many areas over time, and in turn, a higher "Overall Condition" rating should be achieved

This year, a large number of schools received *Superior* or *Good* ratings in the following categories: #3 Site Utilities, # 23 Interior Lighting, and # 26 Boilers & Water Heaters. However, we also identified a number of areas in which at least 20% of the schools inspected received ratings of *Not Adequate* or *Poor*. These include categories #1 Driveways and Parking Lots, #2 Site & Site Structures, #7 Gutters & Downspouts, #8 Windows, #12 Flashing and Gravel Stops, #13 Roof Drains, #21 Electrical Distribution, #30 Steam Distribution, #31 HVAC Controls, and #32 Hot/Chilled Water Distribution. Four of these categories concern the building envelope and thus have implications for the integrity of the building interior and the prevention of potential mold growth; three other categories are related to the mechanical systems which directly affect the quality of the learning environment. Twelve schools had areas of damaged parking lots and driveways that have deteriorated to the extent that is beyond repair and will need replacement. Fourteen of the schools need improved site maintenance. Seventeen schools have window and/or exterior door systems that should be considered for replacement in the very near future.

Recognizing that Prince George's County Public Schools has identified an enormous capital program through its recent facilities assessment



**Marlton Elementary**

## FY 2015

- 197 total active schools in system
  - Avg. Adjusted Age, all schools: 1981
  - 29 schools inspected: 23 Elementary, 2 Elementary/Middle, 2 Middle, 1 Special Ed., 1 Alternate
- Results:
- ✓ 0 Superior
  - ✓ 13 Good
  - ✓ 16 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (85.41)**

study, we also see that many of these widespread deficiencies would see rapid improvement through capital investment. We encourage Prince George's County Public Schools to use the results of these surveys to consider how these building components can be entered into the capital program without sacrificing other needed projects that address educational programs, enrollment growth, and the upgrade of critical building systems.

Oxon Hill Elementary School received State funding through the FY 2010 CIP for an open space classroom renovation, as did Deerfield Run Elementary and Waldon Woods Elementary in the FY 2015 CIP. All three schools, as well as North Forestville Elementary and Oxon Hill Middle which were recently repainted, had notably damaged drywall within the improved areas. Typically this results from the posting of classroom items and decorations directly onto the newly refurbished walls with nails, tacks, staples, tape and glue-like substances. This may be a matter of school

administration oversight, but it adds substantially to the maintenance burden of the central office staff, and degrades the appearance of the schools. We understand that in past years school administrators were held responsible for their individual schools by the executive administration and were given guidelines to follow. These guidelines do not appear to have been followed in these five schools.

Marlton Elementary School received State funding for an open space classroom renovation in the FY 2012 CIP and was found to be well maintained. However, the project does not appear to have included adequate improvement to the existing HVAC configuration. At the time of inspection, it

was reported that since this project was completed, classroom temperatures and ventilation has been uncontrolled and inconsistent with the energy management system at this school. Investigation and correction are needed.

The interiors of most of the schools inspected this year were receiving excellent care by the onsite custodial staff. At several inspections, it was apparent that the school's administration was very interested in the physical condition of the school and in the observations and comments by the maintenance inspectors.

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Baden E.	46	Adequate	1	15	13	1	0
2. Beacon Heights E.	50	Adequate	0	8	14	9	1
3. Benjamin Foulois Creative & Perf. Arts Acad.	47	Good	1	24	3	5	1
4. Carmody Hills E.	13	Adequate	1	20	5	6	0
5. Chapel Forge Early Childhood	46	Adequate	2	14	11	3	0
6. Concord E.	47	Adequate	0	11	12	7	0
7. Deerfield Run E.	27	Good	1	20	9	0	1
8. Doswell E. Brooks E.	2	Good	19	13	2	0	0
9. EXCEL Academy Public Charter	46	Adequate	1	13	11	5	0
10. Fort Foote E.	52	Adequate	3	9	14	7	0
11. Green Valley Academy	38	Adequate	1	13	9	7	0
12. High Bridge E.	49	Good	9	18	3	2	0
13. James McHenry E.	45	Adequate	1	11	14	6	1
14. Kenilworth E.	51	Adequate	0	17	14	1	0
15. Lamont E.	50	Good	7	12	9	4	0
16. Langley Park-McCormick E.	36	Good	3	23	6	1	0
17. Longfields E.	46	Adequate	0	15	11	5	1
18. Marlton E.	35	Good	11	17	3	0	0
19. Mattaponi E.	49	Good	3	20	8	2	0
20. Montpelier E.	41	Good	3	22	3	3	0
21. Mount Rainier E.	37	Good	1	21	9	1	0
22. North Forestville E.	52	Adequate	1	9	14	7	0
23. Oaklands E.	51	Adequate	0	6	21	6	0
24. Oxon Hill E.	28	Good	3	20	7	2	0
25. Oxon Hill M.	43	Good	8	13	6	6	0
26. Robert Frost E.	47	Good	1	18	11	0	0
27. Thurgood Marshall M.	53	Adequate	0	12	13	6	1
28. Waldon Woods E.	22	Adequate	1	17	8	5	0
29. Yorktown E.	48	Adequate	1	16	12	2	0
<b>Totals</b>			<b>83</b>	<b>447</b>	<b>275</b>	<b>109</b>	<b>6</b>
<b>Percentage of Total Ratings for System</b>			<b>9%</b>	<b>49%</b>	<b>30%</b>	<b>12%</b>	<b>1%</b>

# Queen Anne's County

Two schools were inspected in October 2014. Original existing square footage at these schools dates from 1914 to 2002 with adjusted building ages of 16 and 13 years at the time of inspection.

Sudlersville Elementary school was constructed in 1914, and has an adjusted age of only 16 years due to a complete renovation in 1999, with an addition that almost doubled the size of the building. This school is in very nice condition and has only minimal maintenance needs. The principal and staff show a high regard for the appearance and cleanliness of this historic building.

Queen Anne's County High school was constructed in 1966 and has an adjusted age of 13 years due to a complete renovation in 2002 which included a small addition. Where the onsite custodial staff at this school is large enough to maintain the cleanliness of the interior, the building site and other items such as lighting and stained ceilings have been neglected for a significant period of time. A general review of the current staffing should be considered.

A high number of roof deficiencies were observed at both schools. Given staff limitations, inspection and maintenance of the roofs may be better served through outsourcing.



**Sudlersville Elementary**

**FY 2015**

- 14 total active schools in the system
- Avg. Adjusted Age, all schools: 1998
- 2 schools inspected: 1 Elementary, 1 High
- Results:
  - ✓ 0 Superior
  - ✓ 2 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (89.99)**

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.	13	Good	12	11	9	2	0
2. Sudlersville E.	16	Good	10	16	3	3	0
Totals			22	27	12	5	0
Percentage of Total Ratings for System			33%	41%	18%	8%	0%

# St. Mary's County

Four schools were inspected in February 2015. Original existing square footage at these schools dates from 1951 to 2005 with adjusted building ages ranging from 51 to 21 years at the time of inspection. These four schools were constructed between 1951 and 1964 and each has retained over the years a large portion of the original facility.

St Mary's County does a good job of maintaining its older schools while adding new square footage to accommodate the growing school population. This LEA has a nice balance of old and new facilities and is a good example of a school system that demonstrates both good planning and excellent maintenance.



**Park Hall Elementary**

- FY 2015**
- 26 total active schools in system
  - Avg. Adjusted Age, all schools: 1995
  - 4 schools inspected: 4 Elementary
  - Results:
    - ✓ 1 Superior
    - ✓ 3 Good
    - ✓ 0 Adequate
    - ✓ 0 Not Adequate
    - ✓ 0 Poor
  - Overall condition of inspected schools: **Good (91.17)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Dynard E.	23	Good	10	19	3	2	0
2. Mechanicsville E.	51	Good	5	18	7	1	1
3. Park Hall E.	21	Superior	21	11	1	0	0
4. White Marsh E.	47	Good	12	13	4	2	0
Totals			48	61	15	5	1
Percentage of Total Ratings for System			37%	47%	12%	4%	1%

# Somerset County

Two schools were inspected in December 2014. Original square footage at these schools dates from 1972 to 2006, with adjusted building ages of 40 and 8 years at the time of inspection.

Carter G. Woodson Elementary performed worse than the previous inspection in 2008, receiving a rating of *Adequate* in this year's inspection. The main deficiencies were associated with the roof. Roofs need to be cleaned and maintained at regular intervals. The roof drains were obstructed with leaf debris and need more frequent cleaning. Also, custodial cleaning needs improvement, and a more thorough approach to maintaining the restrooms and the Art Storage Room and clean-up areas should be implemented.

Marion Sarah Peyton School also has roofing deficiencies. The roof issues identified at this school include open seams, blocked scuppers, deteriorated gravel stops, and open flashing. However, it was noted that this building is maintained at a high level of cleanliness.

Both schools need identification signs that are large and permanently attached to each main utility shut-off so that they are easily located in case of an emergency.



**Carter G Woodson Elementary**

### FY 2015

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 2 schools inspected: 1 Elementary, 1 Alternate
- Results:
  - ✓ 0 Superior
  - ✓ 0 Good
  - ✓ 2 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (83.40)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Carter G. Woodson E.	8	Adequate	5	13	8	5	1
2. Marion Sarah Peyton School	40	Adequate	2	9	13	7	0
Totals			7	22	21	12	1
Percentage of Total Ratings for System			11%	35%	33%	19%	2%

# Talbot County

Two schools were inspected in September 2014. Original existing square footage at these buildings dates from 1953 to 2012, with adjusted building ages of 24 and 21 years at the time of the inspections. Both facilities are on the same campus and, together, comprise the Easton Elementary School, with the Dobson Building housing Grades Pre-K-1 and the Moton Building housing Grades 2-5. A Head Start addition was completed at the Dobson Building in 2012.

Maintenance at these schools has been good, given the age of many of the systems and a flashing deficiency in the exterior brick walls of the Moton Building. Last renovated in 1991 and 1992, planning is underway for these facilities to receive complete renovation or replacement projects in future years. This will improve the instructional capabilities of the schools as well as provide needed upgrades to aging infrastructure.

While both of these facilities fall into the *Good* rating, Talbot County typically earns very high maintenance ratings, having received *Superior* ratings for half of the schools inspected since 2006. A well-planned program of major renovation projects over three decades has given this school system the newest overall square footage in the state which, in combination with good maintenance practices, results in clean, safe, and very attractive schools.



**Easton Elementary - Moton Building**

**FY 2015**

- 9 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 2 schools inspected: 2 Elementary
- Results:
  - ✓ 0 Superior
  - ✓ 2 Good
  - ✓ 0 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.66)**

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.	21	Good	5	17	8	4	0
2. Easton E. - Moton Bldg.	24	Good	8	15	9	2	0
Totals			13	32	17	6	0
Percentage of Total Ratings for System			19%	47%	25%	9%	0%

# Washington County

Seven schools were inspected in March 2015. Original existing square footage at these schools dates from 1949 to 2009, with adjusted building ages ranging from 60 to 7 years at the time of inspection. Washington County Public schools continues to show that maintenance is given considerable attention by the administrative and the school-based staff.

Of the seven schools surveyed this year, only Western Heights Middle received an *Adequate* overall rating. The aged built-up roof has begun to deteriorate and leak, requiring frequent repair and causing costly and significant damage to the interior ceilings throughout the building.

Most of the issues found in the schools inspected were roof-related and appear to be the result of aged and worn systems; deficiencies were not attributed to a lack of routine repair or preventive maintenance.

All of the surveyed schools in Washington County receive very high quality onsite maintenance and custodial services. WCPS has produced a "Safe Classroom Teacher Check List" to promote safety, and it has been provided to all schools. The buildings inspected appear to have been or are being upgraded as funds become available.



**Fountaindale Elementary**

**FY 2015**

- 47 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 7 schools inspected: 5 Elementary, 1 Middle, 1 High
- Results:
  - ✓ 0 Superior
  - ✓ 6 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (89.35)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Conococheague Elementary	55	Good	3	17	8	0	0
2. Emma K. Doub Elementary	45	Good	13	15	1	3	0
3. Fountain Rock Elementary	38	Good	6	14	4	5	0
4. Fountaindale Elementary	60	Good	10	17	4	2	0
5. North Hagerstown High	23	Good	8	22	3	1	0
6. Rockland Woods Elementary	7	Good	17	14	1	0	0
7. Western Heights Middle	39	Adequate	0	18	5	6	0
Totals			57	117	26	17	0
Percentage of Total Ratings for System			26%	54%	12%	8%	0%

# Wicomico County

Four schools were inspected in December 2014. Original square footage at these schools dates from 1937 to 1998, with adjusted building ages ranging from 45 to 24 years at the time of inspection. All of the inspected schools were initially constructed more than 35 years ago with the oldest, Fruitland Intermediate, constructed in 1937 with six additions and a 1991 renovation, receiving the highest maintenance rating.

Beaver Run Elementary is a Pre-kindergarten to Grade 2 school constructed in 1958 followed by six additions and a 1975 renovation. This school is visibly aged, having original single pane windows, older roof areas, and humidity issues that have caused sagging ceilings. It is tentatively planned for a replacement or renovation project within the next few years if both local and state funding are available.

Delmar Elementary, the newest of the schools and designed for open-space classrooms, has several older systems and has received State planning approval for a limited renovation. This Pre-kindergarten to Grade 4 school is located in the town of Delmar which straddles the State line and serves students from both Maryland and Delaware through an established agreement.

Glen Avenue Elementary, another open-space school, was first constructed in 1964 and also has several out-of-date systems. A renovation after the other major projects are completed is being considered.

While many of the issues found at these schools such as obstructed roof drains, leaf-filled gutters, and excessive clutter and paper displays which cause fire hazards and interference with the custodial staff's ability to clean, are easily correctible, it remains that these schools are aged and need updating.

It is apparent this LEA makes needed repairs and provides maintenance in a timely, professional manner. Maintaining the aged building stock in good operational condition and not falling behind in addressing a backlog of needed improvements will require capital investment in adequate and consistently funded amounts.



**Fruitland Intermediate**

**FY 2015**

- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 4 schools inspected: 4 Elementary
- Results:
  - ✓ 1 Superior
  - ✓ 2 Good
  - ✓ 1 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.14)**

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.	41	Adequate	0	8	18	5	0
2. Delmar E.	37	Good	6	19	3	2	0
3. Fruitland Intermediate	24	Superior	21	9	3	0	0
4. Glen Avenue E.	45	Good	2	20	5	4	0
Totals			29	56	29	11	0
Percentage of Total Ratings for System			23%	45%	23%	9%	0%

# Worcester County

Two schools were inspected in December 2014. Buckingham Elementary School was constructed in 1978 and has received no major renovations or additions. Showell Elementary School was constructed in 1976 and received an addition in 1990, with a small renovation. The adjusted building ages were 37 and 34 years respectively at the time of inspection. A replacement project for Showell Elementary school was in the early stages of planning at that time.

Both schools have benefited from numerous upgrades and State-funded projects, most very small in nature. Since 2010, projects have included the replacement of exterior doors and the upgrade of interior and site lighting at Buckingham Elementary, and site lighting replacement at Showell Elementary; both schools have also received several Security Initiative upgrades.

At both schools, maintenance reports include comments regarding items that affect safety and cleanliness. These schools have modified open-space classrooms without interior doors, and they demonstrate the typical inadequate storage associated with this type of school built in the 1970 time period. The resulting clutter in the classrooms can affect occupant egress, and increases the difficulty of maintaining a healthy and clean environment.

Roof conditions at both schools are deficient, leading to interior staining of ceilings. The deficiencies in the 1990 roof at Showell Elementary School will be eliminated when the facility is replaced. Consideration should also be given to replacement or upgrade of the 1997 roof at Buckingham Elementary in order to forestall even more costly repairs and interior damage in the future; this roof is in far worse

condition than would be expected of a 17-year old installation. For all schools, adequate local funding for implementation of a thorough preventive maintenance program is essential in order to prevent premature deterioration and to protect the interior of the school.



## Buckingham Elementary

### FY 2015

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 2 schools inspected: 2 Elementary
- Results:
  - ✓ 0 Superior
  - ✓ 0 Good
  - ✓ 2 Adequate
  - ✓ 0 Not Adequate
  - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (82.91)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Buckingham E.	37	Adequate	1	17	6	7	0
2. Showell E.	34	Adequate	0	14	9	6	0
Totals			1	31	15	13	0
Percentage of Total Ratings for System			2%	52%	25%	22%	0%

