

Maintenance of Maryland's Public School Buildings

STATE OF MARYLAND
PUBLIC SCHOOL CONSTRUCTION PROGRAM

FY 2016 Annual Report

September 30, 2016



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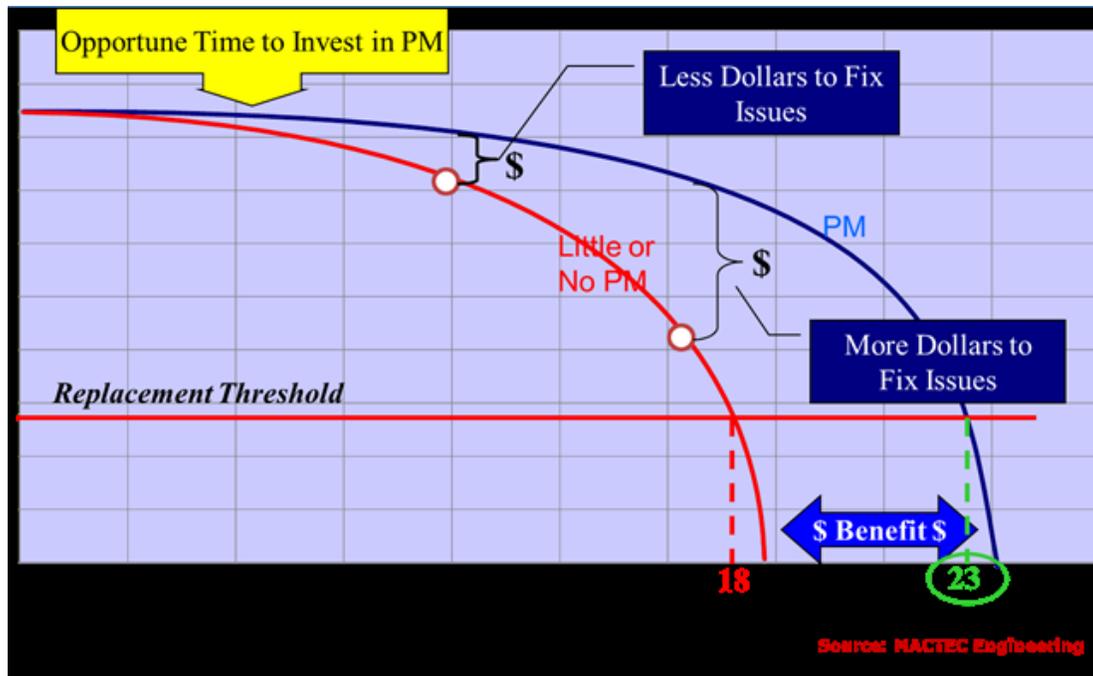
I. PUBLIC SCHOOL MAINTENANCE IN MARYLAND

A. BACKGROUND

Facility Maintenance and Condition: A Reciprocal Relationship

The Maryland General Assembly, the Board of Public Works (BPW), and the Interagency Committee on School Construction (IAC), the entity that administers the Public School Construction Program (PSCP), have a strong interest in the proper maintenance of Maryland's public school facilities. For all types of facilities, the useful life of the structure is greatly extended through a preventive maintenance (PM) program that protects the asset and corrective maintenance activities that address emergent deficiencies. Good maintenance defers the need for repairs and major renovation, and reduces the cost of renovation when it is eventually needed. Regular maintenance ensures that the operation of the building, including its energy efficiency, will remain optimal even under adverse weather conditions. For schools in particular, good maintenance helps to protect the health of young students and establishes an environment in which the focus of administrators, teachers, and the students themselves can remain on learning, rather than on the building.

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



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

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

The Public School Construction Program Maintenance Inspection Program

Established in 1971, the PSCP has had a long involvement with the maintenance of schools. In the summer of 1973, the BPW directed the IAC to conduct a comprehensive maintenance review of all operating public schools. The results revealed that about 21 percent of the State's 1,259 then-operative schools were in poor or fair condition. To improve upon those findings, comprehensive maintenance guidelines were developed by the IAC and approved by the BPW in 1974. When the *Public School Construction Program Administrative Procedures Guide* (APG) was approved by the IAC in 1981, it included a section on maintenance. A new APG was issued by the IAC in September 1994, containing a revised Section 800 - Maintenance. It describes the procedures for development of a local 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-six fiscal years in which the surveys have been conducted, as well as the percentage of schools associated with each rating. Of the 4,806 school surveys conducted between FY 1981 and FY 2016, 2,713 (56%) received the highest rating categories of *Superior* and *Good*, while 249 (5%) received ratings of *Not Adequate* and 36 (<1%) received ratings of *Poor*. The remaining 1,808 (38%) schools received *Adequate* ratings. Since FY 2008, 43 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 \$3.62 billion in capital funding between fiscal years 2006 and 2016 for public school construction. While Maryland does not have reconciled data on the total deferred maintenance of all schools in the state, it can safely be said that without the State funding and the matching contributions of the local governments, the total backlog of deferred maintenance would be far greater than it is today.² LEAs repeatedly mention how State-funded 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*.³ They prepare the survey reports to be sent to the LEAs, review the responses, and perform follow-up inspections on those schools which received *Poor* or *Not Adequate* ratings.
- An internal goal was established by the PSCP to inspect each school in Maryland once every six years. Because of a reduced number of inspections conducted in FY 2009 and FY 2010, the completion of the first round was therefore delayed by approximately one half of a fiscal year; the inspections conducted in FY 2013 included both 1st and 2nd round schools. The second six-year round of inspections is anticipated to be completed in 2019.⁴
- The maintenance inspection information is a component of an internal PSCP database. The Facilities Inventory database contains all pertinent data associated with each school facility in the State, making it a valuable resource for the analysis of statewide maintenance practices as well as a permanent record of each building. A linked maintenance inspection database also provides the ability to compile inspection data into useful reports. In conjunction with consistent inspection and reporting methods, it

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

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

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

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

- As in past years, this FY 2016 Annual Report includes a brief evaluation of the maintenance practices of each LEA. This approach highlights specific maintenance issues and furthers the dissemination of maintenance best practices throughout the state.
- In response to a requirement of the General Assembly, the IAC issued “Guidelines for Maintenance of Public School Facilities in Maryland” in May 2008. The Guidelines are available on the PSCP website at www.pscp.state.md.us.

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

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

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

TABLE A: MAINTENANCE SURVEY RESULTS FISCAL YEARS 1981-2016

NUMBER OF SCHOOL SURVEYS PERFORMED WITH RATINGS AND PERCENTAGES

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total	Resurveys included in total
1981	13	80	7	0	100	
1982	25	67	8	2	102	
1983	56	33	14	3	106	
1984	59	30	16	7	112	
1985	28	55	20	4	107	
1986	36	40	19	6	101	
1987	41	44	17	3	105	
1988	54	39	10	0	103	
1989	44	38	15	3	100	
1990	60	35	7	1	103	
1991	53	52	4	1	110	
1992	39	56	7	3	105	
1993	45	52	4	0	101	
1994	41	57	6	0	104	
1995	51	54	1	0	106	
1996	46	49	3	1	99	
1997	51	47	4	0	102	
1998	53	45	3	0	101	
1999	46	55	2	0	103	
2000	47	38	0	0	85	
2001	49	54	0	0	103	
2002	73	19	7	1	100	
2003	94	30	0	0	124	
2004	29	5	3	0	37	
2005	65	29	5	0	99	
2006	59	40	1	0	100	
2007	161	62	10	0	233 ⁽¹⁾	
2008	151	89	10	0	250	10
2009	69	71	5	0	145 ⁽²⁾	7
2010	130	54	3	0	187 ⁽²⁾	5
2011	162	66	4	1	233	3
2012	184	47	3	0	234	5
2013	162	60	10	0	232	
2014	148	70	8	0	226	5
2015	136	75	10	0	221	1
2016	153	71	3	0	227	7
Total Ratings	2713	1808	249	36	4806	
Total Percentages	56.45%	37.62%	5.18%	0.75%	100%	

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

II. THE SURVEY: FISCAL YEAR 2016

A. PROCEDURES AND METHODS

- The FY 2016 surveys were conducted by the IAC's two full-time maintenance inspectors. The surveys were performed between September 2015 and June 2016.
- 227 public schools were selected to be surveyed from the 24 school systems throughout the state. Included in this total are seven re-inspections of schools that received a rating of *Not Adequate* in the FY 2014 survey.
- In order to update the existing backlog, the choice of the schools to be inspected in FY 2016 was largely based on the oldest inspection dates in our records. The 227 schools selected in FY 2016 represented approximately 25.4 million square feet of public school space. Some of the buildings dated back to the early 20th century, while others were recently constructed. Many have received complete renovations, additions or systemic upgrades.
- After selecting the schools to be surveyed, the 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, PM 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 2016 SURVEY RESULTS

FY 2016 Ratings

The specific ratings of schools surveyed in each school district are shown in Table B "FY 2016 Maintenance Survey Results", pages 9-14.

Of the 227 schools surveyed in FY 2016:

- 18 schools were rated as *Superior*
- 135 schools were rated as *Good*
- 71 schools were rated as *Adequate*
- 3 schools were rated as *Not Adequate*
- 0 schools were rated as *Poor*

TABLE B: FY 2016 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Allegany (3)				
Flintstone Elementary	01.020	Elementary	68,108	Good
John Humbird Elementary	01.004	Elementary	42,451	Good
South Penn Elementary	01.021	Elementary	67,802	Good
			178,361	
Anne Arundel (19)				
Annapolis Middle	02.061	Middle	216,000	Adequate
Chesapeake Bay Middle	02.009	Middle	343,446	Adequate
Crofton Middle	02.038	Middle	131,789	Good
Glen Burnie High	02.020	High	401,580	Adequate
High Point Elementary	02.015	Elementary	75,764	Adequate
Jessup Elementary	02.016	Elementary	83,868	Adequate
Lake Shore Elementary	02.103	Elementary	63,422	Superior
Linthicum Elementary	02.008	Elementary	71,682	Adequate
Lothian Elementary	02.024	Elementary	84,588	Superior
MacArthur Middle	02.087	Middle	211,620	Adequate
Manor View Elementary	02.074	Elementary	67,971	Good
Mills-Parole Elementary	02.058	Elementary	89,767	Superior
Odenton Elementary	02.048	Elementary	71,302	Good
Old Mill Middle North	02.001	Middle	159,635	Adequate
Old Mill Middle South	02.133	Middle	159,635	Adequate
Severn River Middle	02.096	Middle	170,000	Adequate
Southern Middle	02.042	Middle	200,102	Adequate
Southgate Elementary	02.114	Elementary	87,165	Good
Tracey's Elementary	02.101	Elementary	56,640	Good
			2,745,976	
Baltimore County (24)				
Halethorpe Elementary	03.005	Elementary	50,355	Adequate
Halstead Academy	03.186	Elementary	61,130	Good
Hereford High	03.094	High	244,828	Good
Lansdowne Elementary	03.105	Elementary	50,985	Adequate
Lansdowne Middle	03.084	Middle	120,700	Adequate
Milbrook Elementary	03.091	Elementary	45,168	Adequate
Norwood Elementary	03.155	Elementary	56,285	Good
Oliver Beach Elementary	03.079	Elementary	50,400	Good
Padonia International Elementary	03.069	Elementary	46,960	Good
Parkville Middle	03.082	Middle	158,610	Adequate
Pine Grove Middle	03.001	Middle	150,190	Good
Randallstown High	03.032	High	218,135	Adequate
Rodgers Forge Elementary	03.042	Elementary	68,575	Good
Sandalwood Elementary	03.034	Elementary	76,950	Good
Sandy Plains Elementary	03.157	Elementary	88,375	Adequate
Seven Oaks Elementary	03.096	Elementary	56,987	Good
Southwest Academy	03.176	Middle	136,000	Good
Sparrows Point Middle/High	03.051	Middle/High	103,313	Adequate
Stemmers Run Middle	03.038	Middle	159,017	Adequate
Stoneleigh Elementary	03.022	Elementary	86,387	Good
Sussex Elementary	03.163	Elementary	55,075	Good
Timber Grove Elementary	03.077	Elementary	75,718	Good
Victory Villa Elementary	03.057	Elementary	47,525	Adequate
Villa Cresta Elementary	03.012	Elementary	72,432	Good
			2,280,100	

TABLE B: FY 2016 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Calvert (5)				
Appeal Elementary	04.013	Elementary	59,275	Good
Calvert High	04.003	High	236,300	Superior
Hunting Creek Alternative	04.027	Special Ed.	6,977	Good
Northern High	04.005	High	178,531	Good
Plum Point Middle	04.017	Middle	101,300	Good
			582,383	
Caroline (1)				
Ridgely Elementary	05.006	Elementary	52,005	Good
			52,005	
Carroll (7)				
Carroll County Career & Technology Center	06.032	Career Tech	112,190	Good
Liberty High	06.019	High	156,000	Good
Mt. Airy Middle	06.026	Middle	111,043	Superior
Northwest Middle	06.002	Middle	113,600	Good
S. Carroll High	06.012	High	258,326	Good
Sandymount Elementary	06.005	Elementary	61,521	Good
Westminster East Middle	06.004	Middle	120,400	Good
			933,080	
Cecil (4)				
Bohemia Manor Middle/High	07.027	Middle/High	136,024	Good
Leeds Elementary	07.041	Elementary	40,414	Good
North East Elementary	07.035	Elementary	61,396	Superior
Perryville Middle	07.018	Middle	102,746	Superior
			340,580	
Charles (6)				
Dr. Gustavus Brown Elementary	08.004	Elementary	64,819	Good
Dr. James Craik Elementary	08.001	Elementary	59,000	Good
Gale-Bailey Elementary	08.029	Elementary	51,422	Good
Maurice J. McDonough High	08.009	High	174,315	Good
Piccowaxen Middle	08.015	Middle	83,032	Good
Westlake High	08.031	High	186,500	Good
			619,088	
Dorchester (2)				
Hurlock Elementary	09.014	Elementary	50,634	Good
North Dorchester High	09.013	High	95,000	Adequate
			145,634	
Frederick (11)				
Brunswick Elementary	10.025	Elementary	60,205	Good
Brunswick Middle	10.055	Middle	119,539	Good
Career & Technology Center	10.026	Career Tech	86,681	Good
Emmitsburg Elementary	10.006	Elementary	45,080	Good
Middletown Elementary	10.001	Elementary	54,854	Good
Middletown Middle	10.010	Middle	114,974	Good
New Market Middle	10.031	Middle	114,936	Good
Urbana Elementary	10.022	Elementary	64,133	Good
Walkersville Elementary	10.002	Elementary	89,514	Good
Walkersville Middle	10.045	Middle	119,353	Good
Wolfsville Elementary	10.056	Elementary	41,657	Good
			910,926	
Garrett (2)				
Southern Middle	11.008	Middle	92,000	Good
Swan Meadow Elementary	11.016	Elementary/ Middle	7,572	Good
			99,572	

TABLE B: FY 2016 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Harford (9)				
Bel Air High	12.004	High	262,454	Good
Dublin Elementary	12.027	Elementary	44,385	Good
Edgewood Middle	12.014	Middle	166,530	Good
Havre de Grace High	12.005	High	144,815	Good
Jarrettsville Elementary	12.017	Elementary	61,275	Good
Magnolia Middle	12.021	Middle	149,100	Good
Prospect Mill Elementary	12.012	Elementary	75,538	Good
Riverside Elementary	12.045	Elementary	55,711	Adequate
William S. James Elementary	12.013	Elementary	58,500	Good
			1,018,308	
Howard (12)				
Atholton High	13.013	High	250,465	Superior
Deep Run Elementary	13.042	Elementary	80,000	Good
Hammond Middle	13.076	Middle	87,030	Good
Harpers Choice Middle	13.003	Middle	79,220	Good
Laurel Woods Elementary	13.065	Elementary	73,448	Good
Lisbon Elementary	13.004	Elementary	55,999	Good
Longfellow Elementary	13.056	Elementary	68,590	Superior
Mayfield Woods Middle	13.045	Middle	100,894	Good
Mount View Middle	13.049	Middle	106,736	Good
Oakland Mills High	13.002	High	204,578	Good
Oakland Mills Middle	13.008	Middle	81,036	Good
Patuxent Valley Middle	13.041	Middle	98,014	Good
			1,286,010	
Kent (1)				
Galena Elementary	14.002	Elementary	58,285	Adequate
			58,285	
Montgomery (32)				
Baker (John T.) Middle	15.182	Middle	120,532	Good
Bells Mill Elementary	15.185	Elementary	77,244	Good
Bethesda Chevy Chase High	15.030	High	308,215	Good
College Gardens Elementary	15.240	Elementary	96,986	Superior
Damascus High	15.090	High	235,986	Adequate
Darnestown Elementary	15.051	Elementary	64,840	Good
Dufief Elementary	15.105	Elementary	59,013	Good
Ewing (Blair G.) Center	15.224	Alternate	85,400	Good
Fairland Elementary	15.098	Elementary	92,227	Good
Gaithersburg Middle	15.068	Middle	157,694	Adequate
Germantown Elementary	15.013	Elementary	57,668	Good
Glenallan Elementary	15.054	Elementary	98,700	Superior
King (Dr. Martin Luther, Jr.) Middle	15.198	Middle	135,867	Good
Meadow Hall Elementary	15.250	Elementary	61,964	Good
Neelsville Middle	15.136	Middle	131,432	Adequate
Olney Elementary	15.093	Elementary	68,755	Good
Paint Branch High	15.211	High	347,169	Good
Parkland Middle	15.212	Middle	151,169	Good
Pine Crest Elementary	15.036	Elementary	53,778	Good
Poolesville Elementary	15.137	Elementary	64,803	Adequate
Quince Orchard High	15.158	High	284,912	Good
Redland Middle	15.238	Middle	112,297	Good
Ritchie Park Elementary	15.139	Elementary	58,500	Good
Rock Creek Forest Elementary	15.138	Elementary	98,140	Superior
Rockville High	15.087	High	316,973	Good
Stonegate Elementary	15.252	Elementary	52,468	Adequate
Viers Mill Elementary	15.092	Elementary	120,572	Good

TABLE B: FY 2016 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Montgomery (continued)				
Walter Johnson High	15.067	High	365,138	Good
Washington Grove Elementary	15.146	Elementary	86,266	Good
Weller Road Elementary	15.061	Elementary	121,346	Superior
Woodlin Elementary	15.011	Elementary	60,725	Good
Wyngate Elementary	15.075	Elementary	89,104	Good
			4,235,883	
Prince George's (32)				
Apple Grove Elementary	16.057	Elementary	51,842	Adequate
Arrowhead Elementary	16.074	Elementary	59,923	Good
Avalon Elementary	16.019	Elementary	60,520	Superior
Brandywine Elementary	16.088	Elementary	58,155	Adequate
C. Elizabeth Rieg Regional School	16.041	Special Ed.	45,132	Adequate
Chillum Elementary	16.090	Elementary	44,946	Good
Clinton Grove Elementary	16.053	Elementary	44,379	Good
Dwight D. Eisenhower Middle	16.008	Middle	139,951	Good
Forest Heights Elementary	16.120	Elementary	35,971	Adequate
Frances R. Fuchs Early Childhood Center	16.101	Special Ed.	46,633	Good
Francis T. Evans Elementary	16.238	Elementary	57,742	Good
Friendly High	16.046	High	236,861	Good
Howard B. Owens Science Center	16.034	Science	27,400	Good
James E. Duckworth Regional School	16.042	Special Ed.	41,480	Good
John Hanson Montessori	16.128	PreK-8	110,413	Adequate
Kettering Middle	16.043	Middle	120,800	Good
Largo High	16.011	High	243,581	Adequate
Laurel Elementary	16.009	Elementary	59,444	Good
Laurel High	16.014	High	379,024	Adequate
Maya Angelou French Immersion	16.136	Elementary/ Middle	100,018	Adequate
Northwestern High	16.072	High	355,000	Adequate
Oxon Hill High	16.082	High	287,008	Superior
Patuxent Elementary	16.209	Elementary	58,579	Adequate
Rogers Heights Elementary	16.051	Elementary	56,588	Adequate
Rose Valley Elementary	16.157	Elementary	56,252	Adequate
Stephen Decatur Middle	16.143	Middle	120,070	Good
Surrattsville High	16.103	High	167,322	Good
Tayac Elementary	16.023	Elementary	47,858	Adequate
Templeton Elementary	16.155	Elementary	63,432	Adequate
Thomas Claggett Teacher Leadership Center	16.125	Elementary	61,175	Adequate
Thomas G. Pullen Creative & Performing Arts Academy	16.122	Elementary/ Middle	110,422	Adequate
University Park Elementary	16.081	Elementary	56,264	Good
			3,404,185	
Queen Anne's (2)				
Bayside Elementary	17.021	Elementary	65,990	Good
Church Hill Elementary	17.013	Elementary	50,568	Good
			116,558	
St. Mary's (4)				
Green Holly Elementary	18.022	Elementary	104,375	Adequate
Lettie Marshall Dent Elementary	18.017	Elementary	57,820	Good
Oakville Elementary	18.011	Elementary	48,072	Good
Spring Ridge Middle	18.002	Middle	104,678	Good
			314,945	
Somerset (1)				
Crisfield Academy & High School	19.004	Middle/High	94,348	Adequate
			94,348	

TABLE B: FY 2016 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Talbot (1)				
Easton High	20.002	High	186,829	Good
			186,829	
Washington (8)				
Bester Elementary	21.021	Elementary	72,951	Superior
Boonsboro High	21.001	High	140,486	Good
Old Forge Elementary	21.035	Elementary	40,777	Good
Potomac Heights Elementary	21.044	Elementary	37,347	Good
Smithsburg Elementary	21.036	Elementary	48,587	Superior
Smithsburg High	21.026	High	116,831	Good
Williamsport Elementary	21.029	Elementary	64,112	Good
Williamsport High	21.031	High	150,139	Good
			671,230	
Wicomico (4)				
Fruitland Primary	22.016	Elementary	56,308	Good
Pinehurst Elementary	22.002	Elementary	76,224	Good
Prince St. Elementary	22.014	Elementary	73,830	Superior
Wicomico Middle	22.015	Middle	135,750	Good
			342,112	
Worcester (2)				
Pocomoke High	23.003	High	124,202	Good
Stephen Decatur Middle	23.014	Middle	79,500	Adequate
			203,702	
Baltimore City (35)				
Abbottston Building # 050	30.224	PreK-8	65,762	Good
Arundel PK-8 # 164	30.239	PreK-8	62,909	Adequate
Baltimore City College # 480	30.110	High	273,800	Adequate
Baltimore Polytechnic Institute # 403	30.185	High	391,895	Adequate
Booker T. Washington Building # 130	30.168	Middle/High	211,992	Adequate
Brehms Lane ES # 231	30.191	Elementary	61,441	Adequate
Calvin Rodwell Elementary # 256	30.134	Elementary	37,537	Good
Cecil Elementary # 007	30.250	Elementary	71,045	Good
Collington Square PK-8 # 097	30.053	PreK-8	73,393	Good
Curtis Bay PK-8 # 207	30.248	PreK-8	78,042	Adequate
Dickey Hill PK-8 # 201	30.255	PreK-8	80,734	Good
Digital Harbor High # 416	30.146	High	284,640	Adequate
Edgecombe Circle PK-8 # 062	30.199	PreK-8	78,346	Adequate
Fallstaff PK-8 # 241	30.148	PreK-8	71,831	Adequate
Gardenville Elementary # 211	30.161	Elementary	40,500	Adequate
George G. Kelson Building # 157	30.056	PreK-8	71,145	Adequate
Hampden PK-8 #055	30.030	PreK-8	64,760	Adequate
Lakewood Early Learning Center # 086	30.269	Elementary	24,794	Adequate
Leith Walk PK-8 # 245	30.194	PreK-8	187,700	Good
Liberty PK-5 # 064	30.135	Elementary	74,843	Good
Lombard Building # 057	30.223	Middle/High	202,000	Adequate
Mary E. Rodman Elementary # 204	30.201	Elementary	74,512	Adequate
Matthew A. Henson Elementary # 029	30.242	Elementary	81,609	Good
Mergenthaler Vocational-Technical High CTE #410	30.226	High	358,722	Adequate
Morrell Park PK-8 # 220	30.149	PreK-8	53,314	Adequate
Northeast Middle # 049	30.137	Middle	114,900	Adequate
Northwestern High #401	30.187	High	307,200	Not Adequate
Patterson High # 405	30.164	High	303,582	Adequate
Paul Laurence Dunbar Middle Building #133	30.147	High	122,417	Adequate
Robert Poole Building #056	30.165	Middle/High	127,981	Not Adequate
Sarah M. Roach PK-5 #073	30.038	Elementary	44,874	Adequate

TABLE B: FY 2016 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Baltimore City (continued)				
The Mt. Washington School #221	30.268	Elementary/ Middle	50,412	Adequate
Waverly PK-8 # 051	30.028	PreK-8	136,654	Good
West Baltimore Building #080	30.237	Middle/High	244,681	Adequate
Westport PK-8 # 225	30.082	PreK-8	103,206	Not Adequate
			4,633,173	
Total Number of Schools Inspected: 227 Total Square Footage Inspected: 25,453,273 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): _____

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

ASBESTOS MANAGEMENT PLAN			
LEA Response:			

EMERGENCY PREPAREDNESS PLAN			
LEA Response:			

FACILITY SAFETY & ADMINISTRATIVE ISSUES		

ADDITIONAL NOTES & COMMENTS	

FY 2016 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.

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

Allegany County

Three schools were inspected in September 2015. The original existing square footage at these schools dates from 1911 to 2012 and all three have nearly the same adjusted building age of 38 to 37 years.

John Humbird Elementary, constructed in 1911, is the oldest and the smallest of the three schools inspected this year. It received a full renovation and addition that doubled its size in 1974 and a small addition in 1997 for the Kindergarten/Pre-Kindergarten program. In the last ten years, this school received new boilers, playground equipment, carpeting, lighting, and security system with State funding. A large number of facility issues found at this school are related to administrative oversight and are expected to be addressed with the new incoming administration at the school. The ceilings are damaged and significantly stained at many locations, and more timely reporting and replacement should be implemented.

The second oldest school inspected this year was Flintstone Elementary, which was originally constructed in 1921 with additions in 1928, 1952 and 1954. The complete renovation in 1978 included another addition which almost doubled the original size of the building. The membrane roof on this school was last replaced in 1996 with State funding. This roof has numerous deficiencies that affect the interior condition, and planning should begin for future replacement

South Penn Elementary School was originally constructed in 1978 and the only addition is one for Pre-K that was constructed in 2012 with State funding. South Penn Elementary suffered from a chiller failure in Summer 2015, at which time a temporary chiller was leased until a new chiller could be installed after the seasonal changeover to heating. This school has never received a full renovation and no systemic renovation projects in recent years except for lighting and security system upgrades. Although clean, it is cluttered, which results in many administrative issues that impact safety. Only minor maintenance repairs are needed at the building.

Maintenance has generally been good at all three schools when deficiencies have been properly reported for repair. The aged conditions observed during these inspections appear to be related to shrinking operational budgets and the high need for modernization in the older school buildings in Allegany County.



South Penn Elementary

FY 2016

- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 3 schools inspected: 3 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 3 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.88)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Flintstone E.	38	Good	9	14	5	3	0
2. John Humbird E.	38	Good	7	9	16	1	0
3. South Penn E.	37	Good	3	21	10	0	0
Totals			19	44	31	4	0
Percentage of Total Ratings for System			19%	45%	32%	4%	0%

Anne Arundel County

Nineteen schools were inspected in May and June 2016. The original existing square footage at these schools dates from 1930 to 2015, with adjusted building ages ranging from 49 years to 1 year. Anne Arundel County has on average the seventh oldest school facility inventory in the State, one year older than the statewide average.

While AACPS received three *Superior* ratings this year, they were for schools that were among the newest or most recently renovated. Of the remaining sixteen schools, eleven received only an overall rating of *Adequate*. While still acceptable, these schools are generally older with eight of the schools having an adjusted age of forty years or older. These older “Adequate” schools have true maintenance issues such as filled gutters, exhaust fans not working, leaking roofs, and inadequate or uneven custodial care, and not just deficiencies arising from aging systems or materials. Older schools require much more maintenance than the newer schools and can compete for, or easily monopolize, the time and efforts of maintenance staff. Forty-year old schools, Chesapeake Bay Middle and High Point Elementary, scored the lowest of the group and both displayed a need for better maintenance and custodial care in most areas – site, finishes, fixtures, equipment, and cleanliness, as did forty-eight-year old Glen Burnie High.

As with previous maintenance inspections in AACPS, certain persistent issues will require focused attention from the maintenance departments and school based personnel. Among these are routine repair of roofing, replacement of damaged and stained ceiling tiles, and the deficiencies identified in the management of fire and safety equipment. Of particular concern is the condition of acoustic ceiling tiles and other materials exposed to moisture that have the potential for mold growth. We recommend the roof inspection program be strengthened and supported by a process for the timely correction of identified deficiencies.

Many of the schools also need better in-school oversight for identifying and eliminating the

concerns that can be attributed to classroom management. These issues often contribute indirectly to the onsite building staffs’ ability to properly clean the interiors of the buildings, or cause damage such as to the finished surfaces of newly constructed walls.

To support AACPS extremely well-prioritized and managed capital improvement program, the following are recommended: upwardly resizing maintenance staff as new buildings come on-line, thorough and continuous training of all maintenance and facility staff, and proactive education of and coordination with administrative personnel in schools.



Lake Shore Elementary

FY 2016

- 123 total active schools in system
- Avg. Adjusted Age, all schools: 1986
- 19 schools inspected: 10 Elementary, 8 Middle, 1 High
- Results:
 - ✓ 3 Superior
 - ✓ 5 Good
 - ✓ 11 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (86.37)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Annapolis M.	52	Adequate	3	18	4	6	2
2. Chesapeake Bay M.	40	Adequate	0	8	15	9	1
3. Crofton M.	28	Good	3	18	6	2	0
4. Glen Burnie H.	48	Adequate	0	8	23	4	0
5. High Point E.	40	Adequate	0	8	18	7	0
6. Jessup E.	40	Adequate	4	14	11	2	1
7. Lake Shore E.	7	Superior	23	8	1	1	0
8. Linthicum E.	24	Adequate	1	14	8	7	0
9. Lothian E.	1	Superior	27	3	1	1	0
10. MacArthur M.	49	Adequate	1	17	7	7	0
11. Manor View E.	45	Good	4	19	6	2	0
12. Mills-Parole E.	1	Superior	27	4	1	1	0
13. Odenton E.	25	Good	10	12	7	4	0
14. Old Mill M. North	41	Adequate	0	12	14	6	0
15. Old Mill M. South	41	Adequate	1	17	12	2	0
16. Severn River M.	29	Adequate	1	14	9	6	1
17. Southern M.	27	Adequate	1	16	7	7	2
18. Southgate E.	5	Good	19	9	1	3	0
19. Tracey's E.	9	Good	16	8	3	5	0
Totals			141	227	154	82	7
Percentage of Total Ratings for System			23%	37%	25%	13%	1%

Baltimore City

Twenty-eight schools were inspected in December 2015 and January 2016. Original existing square footage at these schools dates from 1926 to 2014, with adjusted building ages ranging from 81 years to 1 year at the time of inspection. Also, seven schools that received a score of *Not Adequate* in FY 2014 were re-inspected.

For the FY 2015 maintenance inspection surveys for Baltimore City Public Schools, the IAC took note of 11 maintenance categories that had shown persistently large numbers of *Not Adequate* or *Poor* scores for FY 2013, FY 2014, and FY 2015. For each of these categories, more than 40% of the schools surveyed showed deficiencies in all three fiscal years, with little sign of improvement. The IAC noted that the analysis of the FY 2016 Maintenance Surveys would focus on the status of these 11 categories (Windows, Interior Appearance and Sanitation, Ceilings, Electrical Distribution, Fire and Safety, Equipment Rooms, Ventilation Equipment, FCU/Radiators/Wall Units, Steam Distribution, HVAC Controls, and Plumbing Fixtures/Equipment, Restrooms).

The analysis shows that some improvement has been achieved in almost all of the 11 categories. While progress in reducing the number of schools with *Not Adequate* or *Poor* category ratings is always welcome, these results are very far from acceptable. A *Not Adequate* or *Poor* rating in even a *single* school should be a matter of considerable concern to the Board of School Commissioners, the CEO, and the staff of City Schools. The IAC focused on the 11 noted categories because they showed the most persistent level of deficiencies across multiple fiscal years. In addition, a number of these categories have implications for the safety and health of the building occupants (Electrical Distribution, Fire & Safety, Ventilation Equipment, HVAC Controls, Plumbing Fixtures/Equipment/Restrooms).

The results for a single year of surveys cannot be taken as representing a trend; results vary substantially based on the essentially random sample of schools that are selected for survey each year. In order for the apparent improvements noted above to be accepted as resulting from genuine improvements in City Schools' maintenance procedures and staffing, it will be necessary to see continuing improvement every year in *all* maintenance categories. This will be demonstrated clearly by annual reductions of *Not Adequate* and *Poor* ratings across the entire spectrum of maintenance categories, and a concurrent increase in the *Superior* or *Good* scores for the categories. This gradual movement should be reflected eventually in an improvement in the overall scores of the schools.

This objective is difficult but reasonable, particularly given the current unsatisfactory status of maintenance in City Schools. In every fiscal year FY



Baltimore City College #480

FY 2016

- 162 total active schools in system
- Avg. Adjusted Age, all schools: 1975
- 35 schools inspected: 9 Elementary, 13 PK-8, 1 Elementary/Middle, 1 Middle, 4 Middle/High, 7 High,
- Results:
 - ✓ 0 Superior
 - ✓ 9 Good
 - ✓ 23 Adequate
 - ✓ 3 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (81.94)**

2013 through FY 2016, *every* maintenance inspection category except one shows a *Not Adequate* or *Poor* rating in one or more schools. In the following categories, more than 20% of the schools surveyed had ratings of *Not Adequate* or *Poor* in the last three fiscal years (FY 2014, FY 2015, and FY 2016): Driveways & Parking Lots, Site Utilities, Exterior Structural Conditions, Entryways & Exterior Doors, Roof Conditions, Flashing & Gravel Stops, Interior Doors, and Sub Structure. Four of the eight categories listed concern the building envelope, the crucial barrier that blocks moisture from degrading the interior of school facilities.

Improvements in all maintenance categories will depend on the quality and comprehensiveness of capital improvement projects that address building components with maintenance deficiencies, particularly roofs and HVAC systems; on continuing the improvement in the Facilities Maintenance and Operation (FM&O) department, particularly with respect to increases in skilled staff; and on the support provided by City Schools leadership to the Executive Director of Facilities to continue the important work of coordinating the three facility

departments. Improvement was noted at Digital Harbor High #416, which opened in 2005 and was damaged by the earthquake of August 2011. This facility received a *Not Adequate* rating in the FY 2014 inspection, and on re-inspection the rating was raised

to *Adequate*. The expectation of the IAC is that newer schools will be maintained at a very high level, since they represent the highest value State and local investments.

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Abbottston Bldg. # 050	12	Good	9	15	6	2	0
2. Arundel PK-8 # 164 (re-insp)	56	Adequate	0	8	17	8	0
3. Baltimore City College # 480	82	Adequate	0	5	16	11	3
4. Baltimore Polytechnic Inst # 403	48	Adequate	0	10	13	9	1
5. Booker T. Washington Bldg. # 130 (re-insp)	33	Adequate	0	4	21	6	1
6. Brehms Lane E. # 231	22	Adequate	0	14	13	6	0
7. Calvin Rodwell E. # 256	34	Good	5	18	6	3	0
8. Cecil E. # 007	16	Good	12	18	2	0	0
9. Collington Square PK-8 # 097	49	Good	5	15	11	1	0
10. Curtis Bay PK-8 # 207	50	Adequate	1	8	13	9	0
11. Dickey Hill PK-8 # 201	50	Good	3	16	10	3	0
12. Digital Harbor H. # 416 (re-insp)	11	Adequate	3	6	17	7	0
13. Edgecombe Circle PK-8 # 062	53	Adequate	1	8	15	9	1
14. Fallstaff PK-8 # 241 (re-insp)	58	Adequate	7	2	23	1	2
15. Gardenville E. # 211	33	Adequate	5	8	14	5	0
16. George G. Kelson Bldg. # 157 (re-insp)	42	Adequate	3	11	10	8	0
17. Hampden PK-8 #055	37	Adequate	2	11	12	7	0
18. Lakewood Early Learning Ctr # 086	49	Adequate	4	12	10	4	0
19. Leith Walk PK-8 # 245	2	Good	9	16	4	4	0
20. Liberty PK-5 # 064	35	Good	3	19	6	5	0
21. Lombard Bldg. # 057	54	Adequate	0	5	15	10	1
22. Mary E. Rodman E. # 204	50	Adequate	0	7	17	5	2
23. Matthew A. Henson E. # 029	52	Good	5	19	9	1	0
24. Mergenthaler Vo-Tech H. # 410	14	Adequate	0	8	16	6	2
25. Morrell Park PK-8 # 220	37	Adequate	1	14	13	5	0
26. Northeast M. # 049	38	Adequate	0	14	16	2	0
27. Northwestern H. #401	49	Not Adequate	0	0	17	8	8
28. Patterson H. # 405	51	Adequate	0	7	14	11	0
29. Paul Laurence Dunbar M.	32	Adequate	1	8	15	10	0
30. Robert Poole Bldg. #056 (re-insp)	36	Not Adequate	0	4	13	11	6
31. Sarah M. Roach PK-5 #073	43	Adequate	0	7	12	8	2
32. The Mt. Washington School #221	54	Adequate	3	16	12	3	0
33. Waverly PK-8 # 051	2	Good	12	10	10	2	0
34. West Baltimore Building #080 (re-insp)	52	Adequate	0	5	21	6	1
35. Westport PK-8 # 225	39	Not Adequate	1	2	12	13	5
Totals			95	350	451	209	35
Percentage of Total Ratings for System			8%	31%	40%	18%	3%

Baltimore County

Twenty-four schools were inspected in January and February 2016. Original existing square footage at these schools dates from 1930 to 2015 with adjusted building ages ranging from 45 to 4 years. The majority of the schools visited this year have never received full renovation projects. However, 17 of the schools received multi-systemic projects between 1999 and 2004 and two schools received limited renovation projects, in 2009 and 2012. Baltimore County chose to update their schools in this manner instead of through full renovations because it allowed them to provide capital investment for the most needed improvements in more of their schools due to limited funds. Perhaps because of this, most of the schools currently have at least a few areas that are problematic and this keeps the results in the *Good to Adequate* range. This should not be misconstrued that they do not maintain their schools. BCPS has many excellent maintenance practices, dedicated maintenance staff, and very good custodial staff in many of their schools, which has a positive effect on the overall conditions throughout the county.

A number of persistent issues were found this year. An apparent problem with storage has many of the schools with inappropriately placed equipment, furnishings and supplies stored in egress corridors and in equipment rooms, blocking quick and easy access which could be dangerous should there be an emergency situation. The fire extinguishing equipment and suppression systems at all visited schools did not have the required yearly and monthly inspections. The LEA reports the personnel positions responsible for managing and conducting these inspections are vacant and have been unfilled for an extended period of time. The LEA could not provide further information regarding a plan to improve the inspection program. Also, for many of the schools, restroom improvements should be considered in future State or Local funding requests to improve the current conditions that exist as a result of age-related deterioration and wear.

The recently completed renovation and addition at Hereford High appears to have greatly benefited the school and surrounding community. The administration and staff at this school are proud of this new facility and it

translates to the interior condition as a result of proper and safe utilization practices. Padonia International Elementary is a very nicely maintained school but has a condensate problem with piping that has resulted in ceiling stains in many locations.



Villa Cresta Elementary

FY 2016

- 162 total active schools in system
- Avg. Adjusted Age, all schools: 1985
- 24 schools inspected: 16 Elementary, 5 Middle, 1 Middle/High, 2 High
- Results:
 - ✓ 0 Superior
 - ✓ 14 Good
 - ✓ 10 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (86.35)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Halethorpe E.	26	Adequate	5	13	9	4	0
2. Halstead Academy	33	Good	8	15	9	1	0
3. Hereford H.	4	Good	18	11	3	1	0
4. Lansdowne E.	33	Adequate	2	14	9	8	0
5. Lansdowne M.	27	Adequate	2	16	8	6	0
6. Milbrook E.	32	Adequate	0	18	7	5	0
7. Norwood E.	37	Good	4	18	8	3	0
8. Oliver Beach E.	35	Good	6	15	5	1	0
9. Padonia International E.	31	Good	13	15	1	2	0
10. Parkville M.	45	Adequate	5	10	14	5	0
11. Pine Grove M.	23	Good	7	16	6	3	0
12. Randallstown H.	44	Adequate	1	14	11	7	1
13. Rodgers Forge E.	37	Good	1	23	3	1	0
14. Sandalwood E.	44	Good	8	9	12	1	0
15. Sandy Plains E.	32	Adequate	2	12	8	9	2
16. Seven Oaks E.	24	Good	14	11	4	1	0
17. Southwest Academy	8	Good	2	17	10	3	0
18. Sparrows Point M./H.	30	Adequate	2	13	6	8	0
19. Stemmers Run M.	38	Adequate	3	8	18	4	0
20. Stoneleigh E.	4	Good	8	15	6	4	1
21. Sussex E.	38	Good	6	11	11	3	0
22. Timber Grove E.	32	Good	1	20	6	3	0
23. Victory Villa E.	42	Adequate	3	6	14	6	0
24. Villa Cresta E.	36	Good	3	19	4	5	0
Totals			124	339	192	94	4
Percentage of Total Ratings for System			16%	45%	25%	12%	1%

Calvert County

Five schools were inspected in May 2016. The original existing square footage at these schools dates from 1949 to 2013, with adjusted building ages ranging from 66 to 3 years at the time of the inspection.

Calvert High School was recently constructed as a replacement school, with 11,000 square feet of the existing structure retained and renovated, and is the newest of the five schools inspected. This school received a *Superior* rating, not only as a result of its young age, but also for the attention to detail and care that is given to this facility by the maintenance, custodial, administrative, and teaching staffs. It is a beautiful school.

Hunting Creek Alternative School is the oldest facility inspected this year. This very small school was built in 1944 and an addition in 1960 brought the square footage up to 6,977 square feet. It has received minimal improvements over the years but remains a well-maintained building. Replacement of the windows and asphalt driveway, repairs to the concrete walkways, and updating of the interior finishes should be considered to improve the overall conditions of this aging facility. However, it is reported that the uncertain future use of this building has limited CCPS from investing in significant improvements. This facility currently houses offices for various special education staff members, adult education programs, and child assessment space.

Northern High School has several small deficiencies, including structural, but this facility is to be replaced with a new school on the same site. Construction will begin in 2016 and is expected to be completed in 2019. The Auditorium will remain and be renovated. Given their history of responsible stewardship, CCPS is expected to maintain this school in a comfortable, safe and healthy manner until the new school opens.

As noted in previous reports, Calvert County Public Schools does an excellent job maintaining all facilities regardless of age. The onsite custodial care is consistently very good at public schools throughout the county and this is a result of good leadership, communication, teamwork, and support.



Northern High

FY 2016

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 5 schools inspected: 1 Elementary, 1 Middle, 2 High, 1 Special Ed.

Results:

- ✓ 1 Superior
- ✓ 4 Good
- ✓ 0 Adequate
- ✓ 0 Not Adequate
- ✓ 0 Poor

- Overall condition of inspected schools: **Good (91.40)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Appeal E.	3	Superior	26	7	1	0	0
2. Calvert H.	35	Good	5	24	2	1	0
3. Hunting Creek Alt.	66	Good	4	19	6	2	0
4. Northern H.	24	Good	12	13	6	2	0
5. Plum Point M.	40	Good	7	17	7	1	0
Totals			54	80	22	6	0
Percentage of Total Ratings for System			33%	49%	14%	4%	0%

Caroline County

One school was inspected in November 2015. Original existing square footage at this school dates from 1978 to 1997 and its adjusted building age was 30 at the time of this inspection.

Ridgely Elementary, originally built in 1978 with renovations and additions in 1995 and 1997, has been nicely maintained by the onsite custodial team, maintenance personnel, and teaching staff.

Several recent State-funded projects, including the replacement of the emergency generator and domestic water heater, and security and playground improvements, were completed to address age-related issues identified by the LEA. Replacement of the roof and all associated components, rooftop equipment, and the control system should be considered due to age and the overall maintenance attention needed to provide consistent operation at all times. These investments and the continuous dedicated and quality approach to maintenance at this facility will ensure safe and efficient utilization.



Ridgely Elementary

FY 2016

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1992
- 1 schools inspected: 1 Elementary,
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.91)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Ridgely E	30	Good	6	17	8	2	0
Totals			6	17	8	2	0
Percentage of Total Ratings for System			18%	52%	24%	6%	0%

Carroll County

Seven schools were inspected in September 2015. Original existing square footage at these schools dates from 1936 to 2013, with adjusted building ages ranging from 44 to 3 years due to additions and renovations constructed over the life of the buildings. All schools were found to be well maintained and receiving very good to excellent care by the custodial staffs.

The new Mount Airy Middle replacement school received the best rating of the schools inspected this year. Construction began in July 2011 and the school building was completed in August 2013. The original middle school was demolished at that time to allow space for the new parking area and bus loop. This school appears to be very well maintained and cared for by the staff, but two areas were found to need attention: the penthouse air handling unit filters were very dirty and in need of changing but were waiting on ordered filters, and debris on one area of the roof was causing the surface to degrade.

The other inspected schools were built thirty-five or more years ago. The school with the oldest adjusted building age, Carroll County Career & Technology Center, is in very good condition for a technology school built in 1970 with no major subsequent building renovation. A State-funded project to replace the roof, reported in the LEA's last three semi-annual roof inspection reports to be in very poor condition, was underway at the time of the survey.

Liberty High, South Carroll High, Sandymount Elementary, and Westminster Middle all received good overall ratings this year but each school had at least one area that needed to be addressed. These ranged from leaking skylights and old single pane windows that should be upgraded to degrading masonry needing sealing and two other roofs in need of replacement. A 2010 fine arts addition at South Carroll High School is a beautiful facility for this school and the community.

All schools received overall high ratings as a result of good maintenance and custodial practices, despite shrinking maintenance budgets. Carroll County

Public Schools has recently made very difficult decisions regarding closing schools and redistricting but these changes will ultimately benefit the conditions of the remaining schools in terms of available maintenance funds and staff.



South Carroll High

FY 2016

- 43 total active schools in system
- Avg. Adjusted Age, all schools: 1990
7 schools inspected: 1 Elementary, 3 Middle, 2 High, 1 Career Tech
- Results:
 - ✓ 1 Superior
 - ✓ 6 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.18)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Carroll County Career & Tech.	44	Good	5	14	7	0	0
2. Liberty H.	36	Good	1	22	8	1	0
3. Mt. Airy M.	3	Superior	24	7	1	1	0
4. Northwest M.	30	Good	6	21	4	0	0
5. S. Carroll H.	36	Good	3	20	9	1	0
6. Sandymount E.	24	Good	13	12	4	2	0
7. Westminster East M.	40	Good	1	26	6	0	0
Totals			53	122	39	5	0
Percentage of Total Ratings for System			24%	56%	18%	2%	0%

Cecil County

Four schools were inspected in May 2016. Original existing square footage at these schools dates from 1928 to 2008, with adjusted building ages ranging from 45 to 8 years at the time of inspection. All of the inspected schools have initial construction dates of 1968 or earlier, with Perryville Middle opening in 1928.

This school system consistently demonstrates that older schools can remain in excellent condition over many years if maintenance and repairs are provided routinely and in an effective manner. Leeds Elementary School was built in 1968, with the only major State-funded improvements consisting of a Kindergarten/Pre-kindergarten addition in 2005 and an HVAC replacement project in 2011. Bohemia Manor Middle/High, built in 1958 and renovated with an addition in 1995, has also received no substantial State-funded upgrades in the last 20 years; there was a small project to replace exterior building and site lighting as well as site photocell and occupancy sensor controls in the FY 2014 Energy Efficiency Initiative, and an Aging School Program Gym floor replacement project that was completed in 2014. North East Elementary, built in 1951, has received several additions over the years, as well as a State-funded complete renovation with addition project in 2002 and a Kindergarten/Pre-kindergarten addition in 2005. Perryville Middle has also received several additions over the years and a complete State-funded renovation with addition project in 2008.

Except for improvement to the management of storage and classroom spaces and the need for appropriate storage of chemicals in the science area at Bohemia Manner Middle/High, all of the inspected schools are noted for their cleanliness and good organization. The maintenance and custodial staffs do a laudable job of meticulously maintaining the conditions of their mechanical equipment and the equipment rooms that house them. Excellent leadership and the efforts of dedicated building services staff are clearly demonstrated throughout Cecil County Public Schools facilities.



North East Elementary

FY 2016

- 30 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 4 schools inspected: 2 Elementary, 1 Middle, 1 Middle/High
- Results:
 - ✓ 2 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.88)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bohemia Manor M/H	21	Good	16	13	0	1	1
2. Leeds E.	45	Good	14	13	4	1	0
3. North East E.	14	Superior	21	10	0	0	0
4. Perryville M	8	Superior	27	4	1	1	0
Totals			78	40	5	3	1
Percentage of Total Ratings for System			61%	31%	4%	2%	1%

Charles County

Six schools were inspected in April of 2016. All are older schools with adjusted building ages ranging from 42 to 24 years.

Gale-Bailey Elementary was constructed in 1969 and received Kindergarten additions plus a small renovation 1995 and 2009. Dr. Gustavus Brown Elementary, built in 1974, received a Kindergarten/Pre-Kindergarten addition in 2011. The other four schools are all original construction with no additions or renovations. One school was built in 1974, two schools were built in 1977, and Westlake High was built in 1992. The schools constructed in the 1970s have open-space concepts with partial height acoustical dividers. All schools have been well maintained, and although the difficulties of utilizing an open classroom facility typically result in safety issues such as excessive and unorganized clutter, and obstructed egress and evacuation routes, as observed here, these Charles County schools were found to be less cluttered and better managed than open-space classroom schools elsewhere across the state.

Westlake High, the newest school inspected this year, would benefit from replacement of its 1992 roof. At Gale-Bailey Elementary, the locally-funded roof replacement and HVAC project as well as the recent State funded Energy Efficiency Initiative (EEI) lighting upgrade have reportedly made significant improvements to the overall learning environment; however, many of the ceiling tiles throughout the school were left with holes in them as a result of the EEI project and these still needed to be replaced. The site at Maurice J. McDonough High has been damaged from vehicles being allowed to drive and park on the lawn, and the ground is bare of grass in these and other areas, causing an unsightly condition that is also ideal for soil erosion. These conditions warrant study and a permanent solution.

Charles County schools typically display a high level of maintenance and this year is no exception. The onsite custodial attention at these schools is excellent and it appears CCPS encourages a high level of professionalism and pride in all building services staff.



Westlake High

FY 2016

- 37 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 6 schools inspected: 3 Elementary, 1 Middle, 2 High
- Results:
 - ✓ 0 Superior
 - ✓ 6 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.44)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Dr. Gustavus Brown E.	36	Good	13	17	2	0	0
2. Dr. James Craik E.	42	Good	16	11	4	0	0
3. Gale-Bailey E.	38	Good	18	9	3	1	0
4. Maurice J. McDonough H.	39	Good	4	23	6	0	0
5. Piccowaxen M.	39	Good	13	17	1	1	0
6. Westlake H.	24	Good	16	12	4	1	0
Totals			80	89	20	3	0
Percentage of Total Ratings for System			42%	46%	10%	2%	0%

Dorchester County

Two schools were inspected in November 2015. Original existing square footage at these schools dates from 1954 to 1996, with adjusted ages of 34 and 31 at the time of inspection.

A number of State-funded improvements have been made over the years at North Dorchester High, including most recently the installation of stadium lighting and track and athletic field renovations, RTU replacement at the Auditorium, partial paving resurfacing, interior and exterior lighting upgrades, and security upgrades. With the construction of a replacement school scheduled to begin in late 2016, the maintenance efforts have reportedly shifted to a more reactive role to minimize overall expense while still maintaining a safe and functional facility while it is still being occupied.

Hurlock Elementary, constructed in 1982 with additions in 1990 and 1996, is a well maintained school with very good custodial care. Although never fully renovated, the school has benefited from numerous CIP, ASP and QZAB projects. The replacement of the aged carpeting and mechanical equipment, as well as improvements to the portable classroom building are much needed improvements.



Hurlock Elementary

FY 2016

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 2 schools inspected: 1 Elementary, 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (86.11)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Hurlock E.	31	Good	10	15	7	0	0
2. North Dorchester H.	34	Adequate	0	9	20	2	0
Totals			10	24	27	2	0
Percentage of Total Ratings for System			16%	38%	43%	3%	0%

Frederick County

Eleven schools were inspected in May 2016. The original existing square footage at these schools dates from 1952 to 1985, with adjusted building ages ranging from 50 to 20 years at the time of this inspection. All eleven schools inspected this year received overall ratings of *Good* with very little deviation from the scores received from their previous IAC inspection. This can be attributed to the combination of a maintenance and custodial staff that is well trained as well as effective and progressive leadership.

New Market Middle and Wolfsville Elementary scored the highest this year. New Market Middle has benefited from several State-funded systemic renovations in recent years including roof, boiler, chiller, window and door replacements, and although Wolfsville Elementary has not, both have been exceptionally well cared for by their onsite custodial teams. All of the schools inspected this year were originally built between 1952 and 1985 and, although there have been additions with some renovation at two of the schools in the last several years, none of these schools have ever received total renovations.

Roofing, windows, exterior doors, and entryways at many of the schools are aged and deteriorating and should be considered for future replacement despite the best efforts of the onsite and maintenance staffs. Urbana Elementary, constructed in 1960 as an open-space school, is the top ranked elementary school in FCPS's facility assessment of renovation needs, and has been approved for replacement planning in the next few years.

Frederick County Public Schools continues to achieve consistently good scores through a well-balanced approach to maintenance and custodial practices, facility planning, and the respectful utilization of the students and staff.



Brunswick Middle

FY 2016

- 68 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 11 schools inspected: 6 Elementary, 4 Middle, 1 Career Tech
- Results:
 - ✓ 0 Superior
 - ✓ 11 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.43)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Brunswick E.	37	Good	10	17	6	0	0
2. Brunswick M.	20	Good	16	13	3	0	0
3. Career & Tech. Ctr.	36	Good	2	20	8	0	0
4. Emmitsburg E.	42	Good	8	14	9	0	0
5. Middletown E.	42	Good	10	20	3	0	0
6. Middletown M.	48	Good	5	21	7	1	0
7. New Market M.	42	Good	20	11	3	0	0
8. Urbana E.	50	Good	3	16	12	0	0
9. Walkersville E.	22	Good	12	16	5	0	0
10. Walkersville M.	40	Good	4	16	10	2	0
11. Wolfsville E.	31	Good	18	11	2	1	0
Totals			108	175	68	4	0
Percentage of Total Ratings for System			30%	49%	19%	1%	0%

Garrett County

Two schools were inspected in September 2015. The original existing square footage at these schools dates from 1958 to 1998 with adjusted building ages of 39 and 31 years at the time of inspection.

Southern Middle School received State approval in FY 2014 for local planning to renovate the original building and to construct a Performing Arts Center addition. State funding for construction was requested and approved in FY 2017, but withdrawal of local funding support due to limited availability of funds resulted in a rescission of the initial funding. This 1977 school has received minor upgrades over the years with State funding, but has never been fully renovated. However, it has been well maintained by both the LEA's maintenance staff and the school's custodial staff. Southern Middle School is located adjacent to Broad Ford Elementary School and shares the use of a boiler and chiller located at Southern Middle School.

Swan Meadow Elementary School is a very small neighborhood school that has served the Mennonite community in this area for a significant period of time and includes grades 1 to 8. The interior, exterior and grounds of this facility are also very well maintained.



Southern Middle

FY 2016

- 13 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 2 schools inspected: 1 Elementary/Middle, 1 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.50)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Swan Meadow E.	31	Good	16	13	1	1	0
2. Southern M.	39	Good	8	15	7	1	0
Totals			24	28	8	2	0
Percentage of Total Ratings for System			39%	45%	13%	3%	0%

Harford County

Nine schools were inspected in February 2016. Original existing square footage at these schools dates from 1941 to 2009, with adjusted building ages ranging from 47 to 7 years.

Bel Air High School was the newest school inspected and was rated close to superior as is to be expected from a school of this age. This was the school's first inspection since the replacement facility was completed in 2009 and it appears to have been very well maintained and utilized to date. Two storage issues should be corrected at this school: the storage of gasoline powered equipment should not be stored in the school's mechanical room within the main building, and the storage of salt/ice-melt compound should not be stored around electrical equipment since it can severely damage electrical wiring and controls.

Several schools inspected this year would greatly benefit from roof replacements and interior upgrades. Except for Bel Air High, these schools have never been renovated or were renovated before 1990, and none were first built before 1980. Components and finishes are aging. In particular, the renovation of restrooms would provide an improvement that would have a significant impact on the overall school condition as well as the custodial ability to maintain these schools. Loose toilets, aging fixtures, and damaged partitions all contribute to the below par conditions. Fortunately, Havre de Grace High has received approval for a much-needed replacement school and Prospect Mill received funding approval in the FY 2016 CIP for an open-space enclosure renovation.

Regardless of age, the interiors of all schools inspected this year are very well maintained by the onsite custodial teams. Based on past inspections, this appears to be a consistent trend throughout all Harford County Public Schools.



Bel Air High

FY 2016

- 53 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 9 schools inspected: 5 Elementary, 2 Middle, 2 High
- Results:
 - ✓ 0 Superior
 - ✓ 8 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools **Good (89.92)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bel Air H.	7	Good	21	4	1	3	0
2. Dublin E.	29	Good	19	5	3	0	0
3. Edgewood M.	46	Good	1	19	6	2	0
4. Havre de Grace H.	39	Good	5	18	8	2	0
5. Jarrettsville E.	39	Good	13	13	2	1	0
6. Magnolia M.	37	Good	13	10	9	0	0
7. Prospect Mill E.	36	Good	6	17	4	2	0
8. Riverside E.	47	Adequate	0	8	18	3	0
9. William S. James E.	40	Good	8	16	2	0	0
Totals			86	110	53	13	0
Percentage of Total Ratings for System			33%	42%	20%	5%	0%

Howard County

Twelve schools were inspected in April and May 2016. The original existing square footage at these schools dates from 1972 to 2015 with adjusted building ages ranging from 28 years to 1 year at the time of inspection.

As in past years, this school system demonstrates a very high standard of overall maintenance in its schools. Its well-balanced program of renovations and capital renewal projects is complemented by a thorough roof inspection and repair program. The IAC inspector was accompanied by a member of the Howard County Public Schools (HCPS) roofing department at every school inspection this year. This unusual level of cooperation and communication allows the IAC to gain considerable insight into the details of HCPS's roof maintenance practices. The roofs appear to be well managed and well maintained.

Maintenance of kitchen equipment is a significant deficiency identified at a majority of the schools inspected in the last two years. The onsite staff reported insufficient support from the firm that is responsible for contractual maintenance. Many of the kitchen appliances had not received needed maintenance; the condition of the dishwashers in nearly every school was the most noticeable deficiency, with equipment at one school reported to be nonfunctioning for several months. This condition is reported to affect the ability of kitchen staff members to prepare meals as required. Additional oversight of the contractor or review of the contract is required; alternatively, the school system may need to consider performing the maintenance of this equipment as an in-house function.



Hammond Middle

FY 2016

- 73 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 12 schools inspected: 4 Elementary, 6 Middle, 2 High
- Results:
 - ✓ 2 Superior
 - ✓ 10 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.43)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Atholton H.	1	Superior	28	3	2	1	0
2. Deep Run E.	24	Good	6	10	2	3	0
3. Hammond M.	25	Good	15	14	2	1	0
4. Harpers Choice M.	15	Good	6	15	9	1	0
5. Laurel Woods E.	7	Good	19	9	4	1	0
6. Lisbon E.	10	Good	12	15	5	1	0
7. Longfellow E.	2	Superior	27	4	1	0	0
8. Mayfield Woods M.	25	Good	17	10	4	2	0
9. Mount View M.	23	Good	16	13	4	1	0
10. Oakland Mills H.	28	Good	11	11	6	3	1
11. Oakland Mills M.	18	Good	6	18	2	4	0
12. Patuxent Valley M.	27	Good	17	6	3	1	0
Totals			180	128	44	19	1
Percentage of Total Ratings for System			48%	34%	12%	5%	0%

Kent County

One school was inspected in May 2016. The original existing square footage at this school dates from 1951, with an adjusted age of 53 years as a result of additions in 1957, 1962 and 1974. At the time of the 1957 addition, the original 6,400 square foot building constructed in 1928 was demolished.

Although Galena Elementary has never been fully renovated, several systemic improvements utilizing State CIP, ASP, and QZAB funding have benefited this aging facility. The planned replacement of the 1993 roof system and associated components, as well as the older rooftop HVAC units, is greatly needed based on the observed ceiling tile damage caused by the current roofing deficiencies. Also of concern are the deteriorated asphalt and parking lot surfaces. Allowing pavement wear to continue unchecked will lead to further distress and possibly the need for a more costly resolution. The custodial staff, with the support of the administration and faculty, does a great job in maintaining the interior despite aging conditions.



Galena Elementary

FY 2016

- 7 total active schools in system
- Avg. Adjusted Age, all schools: 1977
- 1 school inspected: 1 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 0 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected school: **Adequate (84.03)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Galena E.	53	Adequate	3	14	8	5	1
Totals			3	14	8	5	1
Percentage of Total Ratings for System			10%	45%	26%	16%	3%

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Montgomery County

Thirty-two schools were surveyed in February and March 2016. Original existing square footage at these schools dates from 1934 to 2015, with adjusted building ages ranging from 45 years to 1 year. Ten of the schools surveyed this year had an adjusted building age of 30 or more years.

While twenty-seven of the thirty-two schools inspected in FY 2016 scored in the superior and good range, there are certain persistent issues that require focused attention from the maintenance department and school-based personnel. The current roof conditions at many of the schools inspected this year are a matter of considerable concern for the IAC, since as in previous years, it suggests that roof replacement projects may be submitted in the annual Capital Improvement Program prematurely due to a lack of appropriate maintenance. At a large number of the schools, there is a disjuncture between the roof inspections carried out by the staff of Montgomery County Public Schools and the repairs that should follow these inspections in a timely manner. We also note that roof warranties will likely be voided by the manufacturer if these regular and necessary repairs are not made in a timely manner.

After consultation with MCPS this spring while 2016 State inspections were ongoing, a very thorough and detailed action plan was provided by MCPS to improve the quality and value of the semi-annual roof inspection reporting and the timeliness of repairs to ensure appropriate measures are in place to extend the service life of roof systems. Timely repairs must be completed to maintain the watertight integrity of the building envelope and sustainability of costly State investments. This aspect of the LEA's facility management program will be a subject of close attention by the IAC in the coming years.

As in prior year inspections, fire and safety concerns were found in a majority of the schools inspected. Most commonly, fire extinguishers and sprinkler systems had not been properly maintained or certified, as required by NFPA. Other areas of concern include the excessive storage and organization in equipment rooms, and damaged and stained ceiling tiles resulting from leaks caused by either condensation or roof defects.

Montgomery County is an excellently managed school system with a well-prioritized, objectively developed capital improvement program. However, as commonly found among all of Maryland's counties, systems that have experienced growth and, consequently, the building of new schools that enlarge their building inventory, have generally not received increases of their resources. Many have seen a decrease in maintenance staffing and funding resources in recent years which increases the overall maintenance burden and accelerates deterioration.



Pine Crest Elementary

FY 2016

- 208 total active schools in system
- Avg. Adjusted Age, all schools: 1994
- 32 schools inspected: 19 Elementary, 6 Middle, 6 High, 1 Alternate
- Results:
 - ✓ 4 Superior
 - ✓ 23 Good
 - ✓ 5 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (88.94)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Baker (John T.) M.	40	Good	1	22	8	2	0
2. Bells Mill E.	7	Good	13	15	3	1	0
3. Bethesda Chevy Chase H.	14	Good	15	13	5	1	0
4. College Gardens E.	9	Superior	25	2	4	1	0
5. Damascus H.	38	Adequate	1	12	13	7	0
6. Darnestown E.	18	Good	12	12	7	2	0
7. Dufief E.	41	Good	5	16	8	3	0
8. Ewing (Blair G.) Ctr.	45	Good	0	20	10	2	0
9. Fairland E.	17	Good	10	12	6	5	0
10. Gaithersburg M.	26	Adequate	2	13	8	10	0
11. Germantown E.	44	Good	12	14	6	1	0
12. Glenallan E.	3	Superior	27	2	2	2	0
13. King (Dr. Martin Luther, Jr.) M.	21	Good	11	14	5	2	0
14. Meadow Hall E.	20	Good	3	21	8	1	0
15. Neelsville M.	34	Adequate	0	12	8	12	0
16. Olney E.	26	Good	6	15	9	3	0
17. Paint Branch H.	4	Good	22	5	3	3	0
18. Parkland M.	9	Good	16	10	4	3	0
19. Pine Crest E.	24	Good	11	11	6	4	1
20. Poolesville E.	41	Adequate	0	18	6	6	1
21. Quince Orchard H.	28	Good	7	17	9	1	0
22. Redland M.	30	Good	10	15	3	3	0
23. Ritchie Park E.	21	Good	8	16	3	5	0
24. Rock Creek Forest E.	1	Superior	23	6	1	2	0
25. Rockville H.	12	Good	9	18	4	2	0
26. Stonegate E.	40	Adequate	1	13	12	5	1
27. Viers Mill E.	19	Good	10	14	6	2	0
28. Walter Johnson H.	9	Good	14	14	3	3	0
29. Washington Grove E.	19	Good	13	13	4	2	0
30. Weller Road E.	4	Superior	28	3	1	0	0
31. Woodlin E.	34	Good	3	21	9	1	0
32. Wyngate E.	14	Good	5	16	6	6	0
Totals			323	425	190	103	3
Percentage of Total Ratings for System			31%	41%	18%	10%	0%

Prince George's County

Thirty-two schools were inspected in October and November 2015. Original existing square footage at these schools dates from 1951 to 2013, with adjusted building ages ranging from 62 to 3 years. Seventeen of the 32 inspected schools have adjusted ages greater than 40 years, and twelve schools have adjusted ages between 25 and 40 years. There is a modest improvement in the overall scores this year when compared to past years, with two schools scoring *Superior* and no schools receiving scores of *Not Adequate* or *Poor*. This may have to do with the random selection of these specific schools but we believe that the improvement can be at least partially attributed to the structural changes that have taken place within the facility management departments. With these schools still having many deficiencies to correct or improve upon, it is noteworthy that only three of the 32 schools have an average age less than 29 years. This is an indication of the maintenance burden on Prince George's County Public Schools which has the third oldest schools in the State, behind only Kent County and Baltimore City.

While all but two of the thirty-two schools inspected in FY 2016 scored in the adequate to good range, the two scores of *Superior* were the first since FY 2012. As in the past, there are persistent issues that require focused attention from the maintenance department and school-based personnel, but as previously reported in the FY 2015 report, it is anticipated that the intensified oversight by the administrative staffs and maintenance personnel will continue to improve facility conditions. At several inspections, the school's administration was very interested in the physical condition of the school and in the observations and comments by the maintenance inspectors.

This year, a large number of schools received *Superior* or *Good* ratings in the following categories: Site and Site Structures; Site Utilities; Exterior Building Appearance; Playgrounds, Athletic Fields and Equipment; Exterior Structural Condition; Gutters and Downspouts; Roof Drains; Interior Appearance; Floors; Walls; Interior Lighting; Equipment Rooms; Boilers; and HVAC Controls. It is noteworthy that the Boilers received no rating less than *Superior* or *Good* for any of the 32 schools inspected, indicating well-maintained equipment, or well-planned and/or performed replacement of essential operating equipment.

However, as we did in FY 2015, 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 Driveways and Parking Lots; Windows; Entryways and Exterior Doors; Roof Conditions; and Gravel Stops; Rooftop Equipment; Ceilings; Electrical Distribution; Ventilation Equipment; and Steam Distribution. A large number of inspected schools this year have old, deteriorated, and inefficient window systems that are also unsightly. Many of the schools have damaged parking lots and driveways that have deteriorated to the extent they are beyond repair and replacement will be needed.

Prince George's County Public Schools has identified an enormous need for improvements and associated funding. A new 20-year



Northwestern High

FY 2016

- 198 total active schools in system
- Avg. Adjusted Age, all schools: 1981
- 32 schools inspected: 16 Elementary, 2 Elementary/Middle, 1 PreK-8, 3 Middle, 6 High, 1 Science, 3 Special Ed.
- Results:
 - ✓ 2 Superior
 - ✓ 14 Good
 - ✓ 16 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (86.33)**

Educational Facilities Master Plan for FY 2017 and beyond identifies roughly 25 schools for full or limited renovation or replacement over a six year period. Under this plan, they will also address the shifting enrollments within their county. PGCPs has developed a well-balanced

and well-considered approach to combining these types of projects with much needed systemic projects at other schools, all supported by a strengthened maintenance program.

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Apple Grove E.	45	Adequate	3	9	12	6	0
2. Arrowhead E.	47	Good	4	19	9	1	0
3. Avalon E.	3	Superior	25	5	1	0	0
4. Brandywine E.	37	Adequate	1	13	13	5	0
5. C. Elizabeth Rieg Regional School	38	Adequate	2	16	6	8	0
6. Chillum E.	38	Good	3	18	7	5	0
7. Clinton Grove E.	50	Good	1	21	6	4	0
8. Dwight D. Eisenhower M.	46	Good	5	13	10	5	0
9. Forest Heights E.	62	Adequate	1	10	13	7	1
10. Frances R. Fuchs Early Childhood	33	Good	9	18	3	1	0
11. Francis T. Evans E.	46	Good	7	17	6	0	0
12. Friendly H.	42	Good	3	17	9	4	0
13. Howard B. Owens Science Ctr.	36	Good	15	17	0	0	0
14. James E. Duckworth Regional	38	Good	5	20	5	1	0
15. John Hanson Montessori	56	Adequate	0	12	14	6	0
16. Kettering M.	38	Good	3	18	10	0	0
17. Largo H.	45	Adequate	3	9	11	9	0
18. Laurel E.	42	Good	10	17	4	1	0
19. Laurel H.	38	Adequate	2	17	12	4	0
20. Maya Angelou French Immersion	51	Adequate	1	8	19	2	0
21. Northwestern H.	18	Adequate	0	17	14	3	0
22. Oxon Hill H.	4	Superior	31	1	1	0	0
23. Patuxent E.	29	Adequate	1	9	11	11	0
24. Rogers Heights E.	35	Adequate	0	7	13	13	0
25. Rose Valley E.	48	Adequate	1	20	7	3	1
26. Stephen Decatur M.	40	Good	7	15	9	0	0
27. Surrattsville H.	30	Good	16	16	3	0	0
28. Tayac E.	49	Adequate	1	17	10	4	0
29. Templeton E.	45	Adequate	0	17	11	5	0
30. Thomas Claggett Teacher Leadership Ctr.	44	Adequate	1	13	13	6	0
31. Thomas G. Pullen Creative & Perf. Arts Acad.	47	Adequate	0	17	10	6	1
32. University Park E.	35	Good	3	18	8	2	0
Totals			164	461	280	122	3
Percentage of Total Ratings for System			16%	45%	27%	12%	0%

Queen Anne's County

Two schools were inspected in November 2015. Original existing square footage at these schools dates from 1991 at Bayside Elementary School and from 1916 to 1998 at Church Hill Elementary School, with adjusted building ages of 25 and 17 years respectively due to no additions or renovations to Bayside, and an addition/renovation in 1998 at Church Hill. Inspection results at both school facilities demonstrate a high level of attention given to maintenance.

Bayside Elementary received a number of State-funded CIP systemic and Aging Schools Program projects that were completed from 2008 to 2014. The standing seam metal roof has reached the end of its life expectancy and replacement should be planned so that the interior is protected.

The 1998 addition and complete renovation at Church Hill Elementary School, originally constructed in 1916, more than doubled the size of the school. The principal and staff show a high regard for the appearance and cleanliness of this building that includes the original historic school. The school is well maintained and in very good condition, except for the membrane roof which has open seams needing repair and the wood at the pediment, fascia and soffit at the front of the 1916 building. The wood in this location has significantly rotted and needs immediate repair or replacement in order to keep out birds and pests, and to preserve the appearance and structural integrity of this community landmark. The standing seam metal roof over the 1916 building is aging and needs repairs as well. The membrane roof on the other portions of the building is nearing the end of its useful life and should be scheduled soon for replacement. The LEA's roof inspection reports indicate its condition as rapidly declining from one six-month inspection

to another. Replacement of this roof system and repairs to the wood on the 1916 building are much needed improvements for this otherwise well maintained facility.



Church Hill Elementary

FY 2016

- 14 total active schools in the system
- Avg. Adjusted Age, all schools: 1999
- 2 schools inspected: 2 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.91)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bayside E.	25	Good	9	17	5	1	0
2. Church Hill E.	17	Good	13	15	3	2	0
Totals			22	32	8	3	0
Percentage of Total Ratings for System			34%	49%	12%	5%	0%

St. Mary's County

Four schools were inspected in April 2016. Original existing square footage at these schools dates from 1966 to 2005, with adjusted building ages ranging from 42 to 32 years.

Spring Ridge Middle School was undergoing a limited renovation at the time of inspection that was expected to be completed in Summer 2016. The administration and custodial staff appear to have done an excellent job keeping this occupied school clean and safe during the multi-phased construction process.

The three remaining schools have never received full renovations and only a few State-funded system upgrades throughout their lifespans. An HVAC project was completed at Oakville Elementary in 2012 and the new system is performing very well. Green Holly Elementary School consists of two separate buildings, built in 1973 and 1989 respectively that are joined by a corridor. A deteriorated greenhouse, old and deteriorated or damaged exterior surface lighting, a damaged gutter and downspout system, stained ceiling tiles from roof leaks, and several roof drains blocked with leaves and other debris were among the deficiencies found at this school. This school would benefit from facility upgrades but the maintenance and custodial staff do a commendable job keeping the electrical and HVAC equipment functioning past their normal life expectancies at this school. Although St. Mary's County has the fifth highest average age of square footage in the state, it also has its share of older facilities as demonstrated in these four schools.



Spring Ridge Middle

FY 2016

- 27 total active schools in system
- Avg. Adjusted Age, all schools: 1995
- 4 schools inspected: 3 Elementary, 1 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 3 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.83)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Green Holly E.	33	Adequate	0	19	9	3	0
2. Lettie Marshall Dent E.	32	Good	11	16	5	0	0
3. Oakville E.	42	Good	21	9	2	1	0
4. Spring Ridge M.	42	Good	14	12	4	1	0
Totals			46	56	20	5	0
Percentage of Total Ratings for System			36%	44%	16%	4%	0%

Somerset County

One school was inspected in November 2015. Original existing square footage at this school dates from 1952, with an adjusted age of 19 years at the time of inspection.

Crisfield Academy & High School was constructed in 1952, renovated with an addition that more than doubled its size in 1973, and received another renovation in 1997, although it appears that some areas and items in the school were not upgraded. State funding was approved in the FY 2017 CIP for a small Renovation/Addition to relocate the "Shore Up! Head Start Center" to this school.

As previously identified in the FY 2011 maintenance inspection report, there are numerous stained ceiling tiles, some having the appearance of possibly containing mold. This may be related to both the condition of the 1997 roof system, which appears to be leaking, as well as to piping that was observed to have damaged insulation and control valves. This needs investigation and, until the roof can be replaced, the cause of the leaks must be identified, repairs made, and stained tiles replaced on a regular basis. Ceiling tiles are also significantly sagging in many areas, suggesting high humidity. Additionally, damaged frames and hardware on several interior doors, exterior doors that leak at times of heavy rain and high winds, some insufficiently maintained or aged mechanical units, damaged flooring and walls, and aged restroom fixtures, faucets and drains suggest other upgrades are needed at this school.

Until improvements can be made, more effective and routine maintenance and improved cleaning practices will correct many of the deficiencies found at this school. For fire safety, attention is needed to address the numerous expired and uninspected fire extinguishers that were observed. The significant structural cracking in

the Gym, reported at the time of the previous inspection, appears to have stabilized and the openings have been caulked, but a permanent repair should be considered.



Crisfield Academy & High

FY 2016

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1995
- 1 school inspected: 1 Middle/High
- Results:
 - ✓ 0 Superior
 - ✓ 0 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (80.62)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Crisfield Academy & H.	19	Adequate	0	11	15	7	0
Totals			0	11	15	7	0
Percentage of Total Ratings for System			0%	33%	45%	21%	0%

Talbot County

One school was inspected in November 2015. Original existing square footage at this building dates from 1966 to 1999, with an adjusted building age of 19 years at the time of inspection.

Easton High School was constructed in 1966 and had additions in 1971 and 1976. The entire building was renovated in 1997 when another addition was added, and two small additions including an Automotive Technology wing that was constructed using private funds were added in 1999. Other than the minor concern over some moderately blocked roof drains and the more serious concern for the need to provide monthly visual inspections of the fire extinguishers, this facility is very well maintained.

Talbot County has consistently demonstrated good maintenance practices and has clean, attractive, and well-managed schools. Talbot County is tied with Howard County for having the newest school facility inventory in the State, as measured at the end of FY 2016. The average age of the facilities for these two systems is 16 years, 13 years above the statewide average age of 29 years.



Easton High

FY 2016

- 9 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 1 schools inspected: 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.46)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Easton H.	19	Good	13	17	2	1	0
Totals			13	17	2	1	0
Percentage of Total Ratings for System			39%	52%	6%	3%	0%

Washington County

Eight schools were inspected in September 2015. Original existing square footage at these schools dates from 1953 to 2014, with adjusted building ages ranging from 45 years to 1 year. The newest school, Bester Elementary, is a replacement school constructed over a three year period on the same property as the original 1930 and 1965 buildings. This required a substantial amount of site preparation as the original site was unstable with underground springs and constant movement. The new Bester Elementary has been nicely constructed with well-planned instructional space, open shared space, as well as maintenance and equipment areas that do not require instructional or classroom interruption for service or repairs.

The HVAC is supplied through a geothermal ground source closed loop system with energy efficient water source heat-pumps and high efficiency rooftop energy recovery systems. A majority of the roof is pitched which should provide additional years of service over a flat roof in an area where significant snowfall occurs. Good quality construction practices with excellent oversight has provided an outstanding educational facility. Of the other seven surveyed schools, three have received additions and renovations since 1997 with State funding. As in past years, these schools are being maintained well and will be modernized as funding becomes available.

The collaborative attention by the administrative, maintenance, and custodial staffs ensures the needed supervision and support to efficiently utilize and maintain the facilities. The maintenance department continues to comprehensively address all identified concerns, and regularly inspects and preventatively maintains all WCPS facilities.

Several future systemic projects in the next few years were reported to be planned, including an HVAC replacement at Williamsport High and roof replacements at Smithsburg High and Williamsport Elementary. These improvements will benefit the facilities greatly.



Williamsport Elementary

FY 2016

- 47 total active schools in system
- Avg. Adjusted Age, all schools: 1985
- 8 schools inspected: 5 Elementary, 3 High
- Results:
 - ✓ 3 Superior
 - ✓ 4 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.44)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bester E.	2	Superior	28	5	0	0	0
2. Boonsboro H.	39	Good	11	19	2	0	0
3. Old Forge E.	43	Good	4	17	8	1	0
4. Potomac Heights E.	45	Good	10	19	1	0	0
5. Smithsburg E.	19	Superior	21	10	0	0	0
6. Smithsburg H.	41	Good	9	20	4	0	0
7. Williamsport E.	13	Good	10	17	5	1	0
8. Williamsport H.	44	Good	6	19	6	2	0
Totals			99	126	26	4	0
Percentage of Total Ratings for System			39%	49%	10%	2%	0%

Wicomico County

Four schools were inspected in November 2015. Original existing square footage at these schools dates from 1931 to 2008, with adjusted building ages ranging from 39 to 8 years at the time of inspection.

All schools were constructed or have remaining square footage from between 1931 and 1955. The only areas that have been demolished are the 1969 and 1971 additions at Prince Street Elementary, currently a 1949/1954 facility that was fully renovated in 2008 and thus has an adjusted age of eight years. The three other schools have adjusted ages of 31, 38, and 39 years, and have received numerous systemic renovation and other small projects including a total of 30 Aging Schools Program projects since 2000. This school system routinely takes advantage of the available funds in this program. Wicomico County continues to exhibit very good maintenance practices as is evident at these schools, and both the maintenance as well as the custodial staffs are to be commended. It is also noteworthy that the school system greatly benefits from the expertise of the professionals in its Planning and Construction Department who have demonstrated consistent, knowledgeable, and well-conceived project planning over the years.



Wicomico Middle

FY 2016

- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1991
- 4 schools inspected: 3 Elementary, 1 Middle
- Results:
 - ✓ 1 Superior
 - ✓ 3 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.69)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Fruitland Primary	39	Good	17	12	2	0	0
2. Pinehurst E.	31	Good	11	15	5	2	0
3. Prince St. E.	8	Superior	23	8	1	1	0
4. Wicomico M.	38	Good	3	16	10	4	0
Totals			54	51	18	7	0
Percentage of Total Ratings for System			42%	39%	14%	5%	0%

Worcester County

Two schools were inspected in November 2015. Original square footage at these schools dates from 1958 to 2011, with adjusted building ages ranging from 19 to 5 years at the time of the inspections. A complete renovation/addition project at the 1958 Pocomoke High School, which had received a prior renovation and addition in 1984, was completed in 2011. Stephen Decatur Middle School was constructed in 1997.

The 2011 renovation/addition project at Pocomoke High substantially improved this facility. However, the loose and dislodged flashing observed on the roof suggests that maintenance is insufficient. This may be of considerable concern, because the IAC inspection conducted when the school was under construction in 2008 also found deficiencies in roof maintenance. The muddy condition of the municipal water where it enters the building is also an item that needs to be resolved before it causes damage to equipment.

Stephen Decatur Middle was found to have a number of deficiencies. The poor condition of the 1997 shingle roof is the most serious, and it appears to have continued to deteriorate since it was rated as *Poor* in the 2009 IAC inspection; at that time, the roof was only 12 years old. Dislodged shingles were observed to be littered around the site. Although some repairs are evident, the repairs do not appear to be sufficient or frequent enough, and numerous roof leaks appear to be responsible for the multitude of stained ceiling tiles. At only 19-years old, the entire roof is in need of replacement; its premature deterioration is possibly due to a deficiency of funding for routine preventative and corrective maintenance.

Insufficient funding for maintenance and operations appears to place an excessive burden on the staff of this LEA, and the effects of the poor roof conditions have a significant impact on the overall interior condition of the school. An adequate maintenance budget is needed to minimize future damage to school structures and interior finishes. An addition is being planned for Stephen Decatur Middle School

with a request for State construction funding expected in three to five years; attention to the matter of maintenance funding is required prior to then, and may affect State support for future projects.



Pocomoke High

FY 2016

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 2 schools inspected: 1 Middle, 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.79)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Stephen Decatur M.	19	Adequate	2	13	8	6	2
2. Pocomoke H.	5	Good	22	6	2	2	0
Totals			24	19	10	8	2
Percentage of Total Ratings for System			38%	30%	16%	13%	3%

