

Maintenance of Maryland's Public School Buildings

STATE OF MARYLAND
PUBLIC SCHOOL CONSTRUCTION PROGRAM

FY 2013 Annual Report

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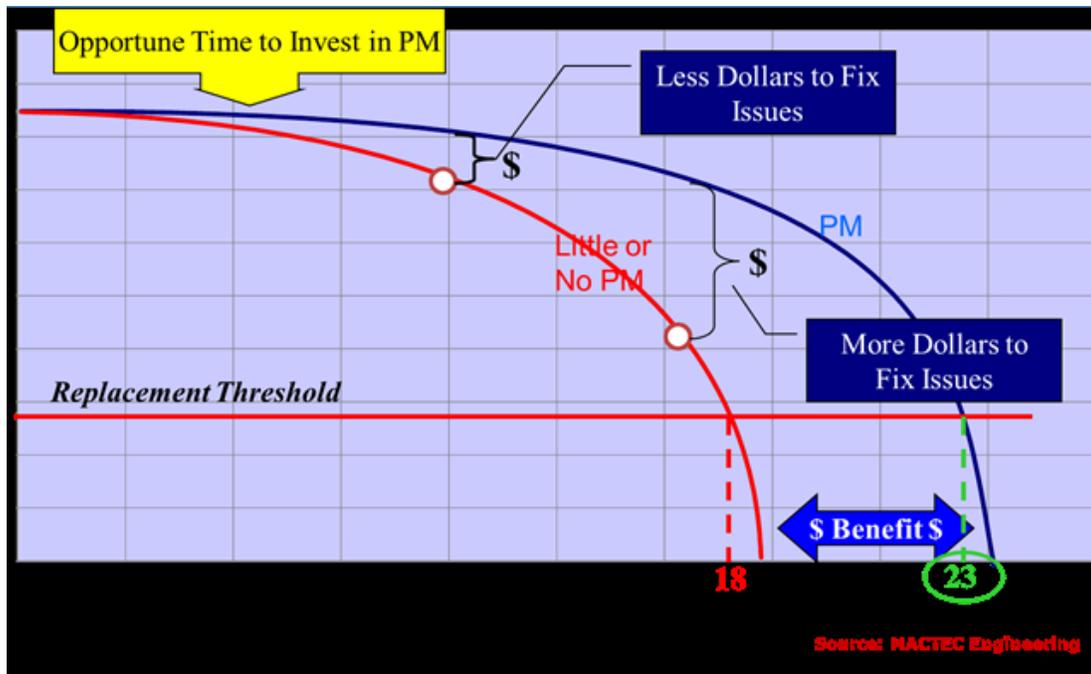
I. PUBLIC SCHOOL MAINTENANCE IN MARYLAND

A. BACKGROUND

Facility Maintenance and Condition: A Reciprocal Relationship

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

The reciprocity between maintenance and facility condition is expressed conceptually in the following chart, which shows how the anticipated service life of a building will be reduced if maintenance is inadequate.¹ The curving blue and red lines represent the condition of the facility. 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 building will be reduced from 23 years to 18 years if preventive maintenance is not applied.



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

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

The Public School Construction Program Maintenance Inspection Program

Established in 1971, the PSCP has had a long involvement with the maintenance of schools. In the summer of 1973, the BPW directed the IAC to conduct a comprehensive maintenance review of all operating public schools. The results revealed that about 21 percent of the State's 1,259 then-operative schools were in poor or fair condition. To improve upon those findings, comprehensive maintenance guidelines were developed by the IAC and approved by the BPW in 1974. When the *Public School Construction Program Administrative Procedures Guide* (APG) was approved by the IAC in 1981, it included a section on maintenance. A new APG was issued by the IAC in September 1994, containing a revised Section 800 - Maintenance. It describes the procedures for development of a local Comprehensive Maintenance Plan (CMP), required to be submitted by each of the local education agencies (LEAs) to the IAC and the local governments prior to October 15 of each year. A well-conceived CMP provides an overview of the policies of the local board and a compendium of good maintenance practices; uses metrics to determine if maintenance is being performed as required; addresses the planning, funding, reporting, and compliance monitoring of school maintenance; and lists the highest priority capital and repair projects, with the anticipated funding source for each project. The requirement to submit an annual CMP is found in the regulations of the PSCP (COMAR 23.03.02.18).

Parallel to the development of the maintenance procedures, in 1980 the BPW directed the IAC to conduct a full maintenance survey of selected public schools in Maryland. The survey was performed by technical staff assigned to the PSCP by the Department of General Services (DGS). Its initial purpose was to assess the quality of local maintenance programs in approximately 100 school facilities that had benefited from State school construction funding. Subsequently, this survey was authorized to become an annual activity and was expanded to include schools that had not received assistance under the Program. Table A on Page 4 of this document shows the ratings for all inspections made during the thirty-three fiscal years in which the surveys have been conducted, as well as the percentage of schools associated with each rating. Of the 4,132 school surveys conducted between FY 1981 and FY 2013, 2,276 (55%) received the highest rating categories of "Superior" and "Good," while 228 (6%) received ratings of "Not Adequate" and 36 (1%) received ratings of "Poor". The remaining 1,592 (39%) schools received "Adequate" ratings. Since FY 2008, 30 of the total number of surveys were re-inspections of facilities that had received ratings of "Not Adequate" in the previous year.

Maryland's General Assembly and the Administration provided \$2.8 billion in capital funding between fiscal years 2006 and 2013 for public school construction. While Maryland does not have reconciled data on the total deferred maintenance of all schools in the state, it can safely be said that without the State funding and the matching contributions of the local governments, the total backlog of deferred maintenance would be far greater than it is today.² LEAs repeatedly mention how State-funded Capital Improvement Program (CIP) systemic renovation and smaller Aging Schools Program (ASP) and Qualified Zone Academy Bond (QZAB) projects not only improve their buildings, but allow their staff to operate in a more efficient manner.

B. THE PUBLIC SCHOOL MAINTENANCE INSPECTION PROGRAM

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

- The maintenance survey function was transferred from DGS to the PSCP beginning in FY 2007, a recommendation that was approved by the General Assembly in the 2006 session. Subsequently, the PSCP hired two full-time school maintenance inspectors with experience in the fields of building maintenance, operations and construction. The inspectors conduct approximately 220 to 230 new school surveys in 24 school systems per year, as well as re-inspections of schools surveyed in the prior fiscal year that received ratings of "Not Adequate" or "Poor".³ They prepare the survey reports to be sent to the LEAs, review the responses, and perform follow-up inspections on those schools which received "Poor" or "Not Adequate" ratings.
- An internal goal was established by the PSCP to inspect each school in Maryland once every six years. Because of a reduced number of inspections conducted in FY 2009 and FY 2010, the completion of the first round was therefore delayed by approximately one half of a fiscal year; the inspections conducted in FY 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 2013 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 1981-2013

NUMBER OF SCHOOL SURVEYS PERFORMED WITH RATINGS AND PERCENTAGES

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total
1981	13	80	7	0	100
1982	25	67	8	2	102
1983	56	33	14	3	106
1984	59	30	16	7	112
1985	28	55	20	4	107
1986	36	40	19	6	101
1987	41	44	17	3	105
1988	54	39	10	0	103
1989	44	38	15	3	100
1990	60	35	7	1	103
1991	53	52	4	1	110
1992	39	56	7	3	105
1993	45	52	4	0	101
1994	41	57	6	0	104
1995	51	54	1	0	106
1996	46	49	3	1	99
1997	51	47	4	0	102
1998	53	45	3	0	101
1999	46	55	2	0	103
2000	47	38	0	0	85
2001	49	54	0	0	103
2002	73	19	7	1	100
2003	94	30	0	0	124
2004	29	5	3	0	37
2005	65	29	5	0	99
2006	59	40	1	0	100
2007	161	62	10	0	233 (1)
2008	151	89	10	0	250
2009	69	71	5	0	145 (2)
2010	130	54	3	0	187 (2)
2011	162	66	4	1	233
2012	184	47	3	0	234
2013	162	60	10	0	232
Total Ratings	2276	1592	228	36	4132
Total Percentages	55.08%	38.53%	5.52%	0.87%	100%

Resurveys included in total

10
7
5
3
5

- (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 2013

A. PROCEDURES AND METHODS

- The FY 2013 surveys were conducted by the IAC's two full-time maintenance inspectors. The surveys were performed between the end of September 2012 and June 2013.
- 232 public schools were selected to be surveyed from the 24 school systems throughout the state. No schools were re-inspected during this fiscal year.
- In order to update the existing backlog, the choice of the schools to be inspected in FY 2013 was largely based on the oldest inspection dates in our records. The 232 schools selected in FY 2013 represented approximately 26 million square feet of public school space. Some of the buildings dated back to the early 20th century, while others were recently constructed. Many have received complete renovations, additions or systemic upgrades.
- After selecting the schools to be surveyed, the inspectors notified each LEA and scheduled a time and date to meet at the facility. The LEA was usually notified two weeks prior to the survey date. Generally, a facility maintenance representative or a member of the school staff accompanied the inspectors to answer questions and assist with access to secured areas.
- During each survey, the inspectors examined 35 different components and building systems, such as roofing, HVAC, electrical equipment and parking lots. A revised form has been used for the second round inspections (see sample survey form, pages 15-17). An evaluation was made for each category by rating the condition, performance, efficiency, preventive maintenance record and life expectancy of the various components and systems. The inspectors' comments were recorded on the survey form.
 - Each of the 35 categories was evaluated and given a rating that ranged from "Poor" to "Superior". Each rating was converted to a numerical score and multiplied by a predetermined factor or "weight". These weights were established by the IAC to indicate the impact that a failed or deficient component could have on life safety or health issues in the facility. Items not present in the facility were indicated as "Not Applicable."

Scoring Levels:

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

- Care is taken during the survey to ensure that the age or demographics of the school do not affect the survey scores. If a school is well maintained and clean, and has older equipment and components that are serviceable and not causing harm to other equipment and building components, it can receive a high score.
- Beginning in FY 2008, safety equipment and emergency preparedness plans were closely evaluated at each facility, as well as the accessibility of the Asbestos Management Plan that is required under federal legislation to be present in school facilities. In addition, since regulations require that semi-annual roofing inspections are to be completed and reports kept on file for the life of the building, LEAs were requested to provide the last three (3) roof inspection reports. At that time, it was found that many roof inspections were not recorded or had not been performed, creating a concern with regards to the warranty issued by the manufacturer. Warranties must be maintained in order to prevent costly and premature replacement of the roof systems.
- Beginning with the second round of inspections, which occurred in FY 2013, a section titled Facility Safety and Administrative Issues was introduced to highlight items that are not strictly maintenance-related but that affect the overall safety, cleanliness, and appeal of the school. These items lie entirely within the responsibility of the school administrators, custodians, building engineers and teachers, and include safety items such as wire management, classroom management issues such as teaching materials hung on blinds or from the ceiling, and custodial issues such as storage that might block egress routes or access to electrical panels, shut off valves, or mechanical equipment.
- A copy of each survey and a cover letter were sent to the school system's superintendent and facilities maintenance director. Any building system that was rated "Poor" or "Not Adequate" required a follow-up response from the LEA stating either that the problem had been repaired, or describing the method of corrective action that was planned in the near future. Similarly, if a category rated "Superior," "Good," or "Adequate" showed a specific deficiency marked for response, a follow-up was also required. Responses are typically required from the LEA within 30 days of receipt of the letter and surveys. Any school that scores an overall rating of "Not Adequate" or "Poor" is required to be repaired to an acceptable condition, or to have its deficiencies reasonably addressed to the State's satisfaction, within a 60-day period, after which time a re-inspection is performed.

B. FY 2013 SURVEY RESULTS

FY 2013 Ratings

The specific ratings of schools surveyed in each school district are shown in Table B "FY 2013 Maintenance Survey Results", pages 9-14.

Of the 232 schools surveyed in FY 2013:

- 40 schools were rated as "Superior"
- 122 schools were rated as "Good"
- 60 schools were rated as "Adequate"
- 10 school/schools was/were rated as "Not Adequate"
- No schools were rated as "Poor"

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TABLE B: FY 2013 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Allegany (3)				
George's Creek Elementary	01.001	Elementary	44,560	Good
Mountain Ridge High	01.037	High	165,382	Superior
Washington Middle	01.034	Middle	98,499	Adequate
			308,441	
Anne Arundel (19)				
Belle Grove Elementary	02.121	Elementary	59,928	Good
Brooklyn Park Middle	02.092	Middle	248,809	Adequate
Cape St. Claire Elementary	02.116	Elementary	84,647	Adequate
Carrie Weedon Science Center	02.123	Science	11,100	Good
Corkran Middle	02.051	Middle	151,790	Adequate
Folger McKinsey Elementary	02.086	Elementary	83,175	Good
Hilltop Elementary	02.088	Elementary	82,903	Good
J. Albert Adams Academy	02.110	Alternate	39,257	Good
Jones Elementary	02.094	Elementary	48,772	Adequate
Marley Glen Special Education	02.095	Special Ed.	50,318	Good
Mayo Elementary	02.105	Elementary	60,648	Superior
Meade Heights Elementary	02.066	Elementary	74,000	Good
Meade High	02.013	High	351,142	Good
Northeast High	02.055	High	308,211	Good
Oak Hill Elementary	02.107	Elementary	80,482	Adequate
Park Elementary	02.076	Elementary	68,779	Good
Rolling Knolls Elementary	02.081	Elementary	38,951	Adequate
South Shore Elementary	02.077	Elementary	52,503	Good
Waugh Chapel Elementary	02.102	Elementary	62,101	Good
			1,957,516	
Baltimore City (27)				
Arlington PK-8 # 234	30.094	PreK-8	82,625	Adequate
Bragg Nature Study Center	30.276	Science	22,659	Good
Chinquapin Building # 046	30.206	Middle/High	176,407	Not Adequate
City Springs PK-8 # 008	30.202	PreK-8	80,310	Adequate
Coldstream Park PK-8 # 031	30.198	PreK-8	82,600	Not Adequate
Dr. Bernard E. Harris Sr. Elementary # 250	30.204	Elementary	84,636	Not Adequate
Dr. Carter Goodwin Woodson PK-8 # 160	30.230	PreK-8	110,732	Not Adequate
Dr. Nathan Pitts/Ashburton PK-8 # 058	30.218	PreK-8	82,493	Adequate
Dr. Rayner Browne PK-8 # 025	30.138	PreK-8	40,920	Not Adequate
Francis M. Wood Building # 178	30.115	High	76,475	Adequate
Francis Scott Key Elementary/Middle # 076	30.181	Elem/Mid	99,791	Adequate
Frederick Douglass HS # 450	30.111	High	252,371	Adequate
Garrett Heights PK-8 # 212	30.210	PreK-8	67,653	Adequate
George W. F. McMechen Spec Ed High # 177	30.074	Special Ed.	100,728	Not Adequate
Glenmount PK-8 # 235	30.095	PreK-8	91,514	Adequate
Graceland Park/O'Donnell Heights PK-8 # 240	30.222	PreK-8	75,613	Not Adequate
Hamilton PK-8 # 236	30.096	PreK-8	84,068	Good
Hazelwood K-8 # 210	30.189	PreK-8	65,977	Not Adequate
Highlandtown PK-8 # 237	30.098	PreK-8	74,492	Good
Laurence G. Paquin Building #457	30.142	Middle	57,850	Adequate
Mary A. Winterling Elem (formerly Bentalou)	30.225	Elementary	86,483	Good

TABLE B: FY 2013 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Baltimore City (continued)				
Moravia Park Building #105A	30.057	Elementary	89,000	Adequate
Northern Building #402	30.174	High	344,057	Not Adequate
Northwood Elementary # 242	30.229	Elementary	83,816	Adequate
Paul Laurence Dunbar High # 414	30.128	High	307,112	Adequate
Westside Skill Center (CTE) # 400B	30.180	High	219,525	Adequate
William S. Baer Special Ed. PK-12 # 301	30.108	Special Ed.	80,929	Good
			3,020,836	
Baltimore County (28)				
Battle Grove Elementary	03.116	Elementary	75,000	Good
Battle Monument Special	03.172	Special Ed.	46,895	Good
Bear Creek Elementary	03.153	Elementary	68,490	Good
Catonsville High	03.128	High	244,690	Good
Chase Elementary	03.135	Elementary	57,140	Good
Cromwell Valley Elementary Magnet	03.123	Elementary	57,344	Good
Deer Park Elementary	03.170	Elementary	60,304	Good
Dundalk High/Sollers Point Technical High	03.140	High	347,000	Adequate
Fifth District Elementary	03.178	Elementary	48,745	Adequate
George Washington Carver Ctr for Arts & Tech	03.095	High	234,476	Adequate
Loch Raven Technical Academy	03.154	Middle	139,355	Good
Logan Elementary	03.110	Elementary	63,190	Good
Middlesex Elementary	03.167	Elementary	66,315	Adequate
Milford Mill Academy	03.098	High	230,191	Adequate
Old Court Middle	03.115	Middle	149,315	Adequate
Perry Hall High	03.011	High	272,234	Good
Perry Hall Middle	03.007	Middle	228,228	Good
Pinewood Elementary	03.131	Elementary	63,227	Good
Powhatan Elementary	03.092	Elementary	46,290	Adequate
Randallstown Elementary	03.054	Elementary	53,161	Good
Seneca Elementary	03.179	Elementary	50,635	Good
Summit Park Elementary	03.093	Elementary	48,167	Good
Warren Elementary	03.193	Elementary	54,790	Good
Wellwood International Elementary	03.183	Elementary	51,270	Superior
West Towson Elementary	03.215	Elementary	69,100	Superior
White Oak Special Education	03.065	Special Ed.	81,000	Good
Winand Elementary	03.181	Elementary	71,695	Good
Winfield Elementary	03.027	Elementary	57,621	Good
			3,035,868	
Calvert (4)				
Barstow Elementary	04.028	Elementary	74,865	Superior
Huntingtown High	04.026	High	206,248	Superior
New Calvert Middle	04.029	Middle	104,005	Superior
Patuxent High	04.019	High	185,900	Good
			571,018	
Caroline (2)				
Col. Richardson High	05.004	High	121,085	Good
Federalburg Elementary	05.007	Elementary	70,187	Good
			191,272	

TABLE B: FY 2013 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Carroll (7)				
Century High	06.048	High	217,945	Superior
Ebb Valley Elementary	06.055	Elementary	72,106	Superior
Gateway	06.050	Alternate	27,048	Superior
Manchester Valley High	06.057	High	217,500	Superior
Piney Ridge Elementary	06.040	Elementary	65,137	Good
Shiloh Middle School	06.054	Middle	108,640	Good
Winters Mill High	06.052	High	213,650	Good
			922,026	
Cecil (5)				
Bay View Elementary	07.036	Elementary	61,884	Superior
Elk Neck Elementary	07.024	Elementary	50,156	Superior
Providence Special	07.033	Alternate	16,645	Superior
Rising Sun High	07.022	High	114,400	Superior
Rising Sun Middle	07.023	Middle	104,765	Superior
			347,850	
Charles (6)				
Henry E. Lackey High	08.039	High	228,195	Good
Mary H. Matula Elementary	08.032	Elementary	62,823	Good
Theodore G. Davis Middle School	08.044	Middle	134,542	Good
Thomas Stone High	08.022	High	225,957	Good
Walter J. Mitchell Elementary	08.033	Elementary	72,162	Adequate
William A. Diggs Elementary School	08.047	Elementary	87,100	Good
			810,779	
Dorchester (3)				
Dorchester Career & Technology Center	09.018	Alternate	98,069	Superior
Mace's Lane Middle	09.015	Middle	91,650	Good
South Dorchester Pre K-8	09.012	PreK-8	35,000	Adequate
			224,719	
Frederick (11)				
Catoctin High	10.051	High	179,045	Good
Deer Crossing Elementary	10.053	Elementary	77,966	Good
Heather Ridge	10.065	Alternate	31,553	Good
Hillcrest Elementary	10.039	Elementary	62,372	Good
Linganore High	10.017	High	253,565	Superior
Middletown Primary	10.072	Elementary	70,288	Superior
N. Frederick Elementary	10.021	Elementary	65,844	Good
Thurmont Primary	10.064	Elementary	66,334	Good
Urbana High	10.048	High	249,609	Good
Walkersville B	10.075	Alternate	27,352	Superior
Walkersville High	10.012	High	181,416	Good
			1,265,344	
Garrett (3)				
Accident Elementary	11.013	Elementary	34,815	Good
Friendsville Elementary	11.002	Elementary	31,388	Good
Northern High	11.014	High	121,803	Good
			188,006	

TABLE B: FY 2013 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Harford (9)				
Bel Air Middle	12.035	Middle	164,900	Adequate
Center for Educational Opportunity	12.018	Alternate	107,087	Good
Deerfield Elementary	12.037	Elementary	103,200	Superior
Edgewood High	12.009	High	268,354	Good
Forest Lakes Elementary	12.048	Elementary	68,971	Good
Havre de Grace Elementary	12.028	Elementary	65,085	Adequate
Hickory Elementary	12.041	Elementary	77,958	Good
Patterson Mill Middle/High	12.057	Middle/High	265,000	Superior
Red Pump Elementary	12.059	Elementary	100,543	Superior
			1,221,098	
Howard (12)				
Bellows Spring Elementary	13.078	Elementary	89,952	Superior
Cedar Lane School	13.088	Special Ed.	192,261	Good
Centennial High	13.036	High	204,145	Good
Dayton Oaks Elementary	13.083	Elementary	116,818	Superior
Folly Quarter Middle	13.081	Middle	95,516	Superior
Lime Kiln Middle	13.070	Middle	95,092	Good
Marriotts Ridge High	13.082	High	251,645	Good
Talbot Springs Elementary	13.007	Elementary	53,942	Good
Triadelphia Ridge Elementary	13.073	Elementary	71,137	Good
Veterans Elementary	13.084	Elementary	116,818	Superior
Wilde Lake High	13.058	High	257,090	Good
Wilde Lake Middle	13.060	Middle	71,636	Good
			1,616,052	
Kent (1)				
Worton Elementary	14.008	Elementary	28,178	Good
			28,178	
Montgomery (34)				
Beverly Farms Elementary	15.183	Elementary	98,916	Superior
Briggs Chaney Middle	15.167	Middle	115,000	Good
Burning Tree Elementary	15.207	Elementary	68,119	Good
Clarksburg High	15.196	High	309,216	Good
Clearspring Elementary	15.154	Elementary	77,535	Good
Clemente (Roberto) Middle	15.259	Middle	148,246	Adequate
Cloverly Elementary	15.234	Elementary	61,991	Good
Cresthaven Elementary	15.201	Elementary	76,862	Superior
Edison (Thomas) High	15.142	Career Tech	117,000	Adequate
Fairland Center	15.265	Alternate	43,804	Good
Frost (Robert) Middle	15.161	Middle	143,757	Good
Goshen Elementary	15.156	Elementary	76,740	Adequate
Great Seneca Creek Elementary	15.269	Elementary	82,511	Good
Greenwood Elementary	15.192	Elementary	64,609	Good
Kennedy (John F.) High	15.172	High	280,048	Good
Lakewood Elementary	15.257	Elementary	77,526	Good
Laytonsville Elementary	15.221	Elementary	64,160	Good
Luxmanor Elementary	15.220	Elementary	61,694	Adequate
Marshall (Thurgood) Elementary	15.187	Elementary	77,798	Good
Maryvale Elementary	15.194	Elementary	92,050	Adequate
McAuliffe (Christa S.) Elementary	15.151	Elementary	77,240	Adequate

TABLE B: FY 2013 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Montgomery (continued)				
Montgomery Blair High	15.171	High	386,567	Good
N. Chevy Chase Elementary	15.195	Elementary	48,350	Adequate
North Lake Center	15.236	Alternate	40,378	Adequate
Northwood High	15.046	High	253,488	Good
Piney Branch Elementary	15.249	Elementary	99,706	Adequate
Pyle (Thomas W.) Middle	15.175	Middle	153,824	Good
Resnik (Judith A.) Elementary	15.165	Elementary	78,547	Good
Richard Montgomery High	15.005	High	311,500	Superior
Singer (Flora M.) Elementary	15.018	Elementary	95,831	Superior
Takoma Park Middle	15.001	Middle	137,348	Good
Westbrook Elementary	15.017	Elementary	91,359	Adequate
Westland Middle	15.215	Middle	146,006	Adequate
Wheaton High	15.141	High	258,117	Adequate
			4,315,843	
Prince George's (33)				
Barack Obama Elementary	16.235	Elementary	82,759	Good
Barnaby Manor Elementary	16.123	Elementary	54,726	Good
Beltsville Academy	16.115	PreK-8	110,597	Adequate
Bladensburg High	16.180	High	304,000	Good
Calverton Elementary	16.182	Elementary	58,322	Adequate
Capitol Heights Elementary	16.056	Elementary	44,764	Not Adequate
Carrollton Elementary	16.142	Elementary	45,842	Adequate
Charles Herbert Flowers High	16.174	High	332,500	Adequate
Columbia Park Elementary	16.147	Elementary	57,372	Good
Cora L. Rice Elementary	16.054	Elementary	83,482	Adequate
Crossland High	16.033	High	335,141	Adequate
Dr. Henry A. Wise, Jr. High	16.254	High	432,579	Good
Frederick Douglass High	16.083	High	184,417	Good
G. James Gholson Middle	16.208	Middle	115,868	Adequate
Gladys Noon Spellman Elementary	16.107	Elementary	59,500	Good
Glassmanor Elementary	16.141	Elementary	35,928	Adequate
Green Valley Alternative (Former)	16.240	Elementary	42,995	Adequate
Henry Ferguson Elementary (Former)	16.172	Elementary	47,931	Good
High Point High	16.085	High	318,376	Adequate
Hillcrest Heights Elementary	16.175	Elementary	70,800	Good
Hollywood Elementary	16.068	Elementary	40,500	Adequate
Isaac J. Gourdine Middle	16.121	Middle	136,707	Good
James Madison Middle	16.114	Middle	129,348	Good
John H. Bayne Elementary	16.126	Elementary	49,779	Good
Judge Sylvania W. Woods, Sr. Elementary	16.190	Elementary	84,660	Good
Judith P. Hoyer ECC (Former)	16.173	Elementary	35,801	Adequate
Panorama Elementary	16.230	Elementary	89,712	Good
Potomac High	16.216	High	279,942	Good
Seat Pleasant Elementary	16.252	Elementary	42,888	Adequate
Springhill Lake Elementary	16.075	Elementary	70,993	Good
Vansville Elementary	16.255	Elementary	94,975	Good
William Paca Elementary	16.161	Elementary	54,868	Adequate
William S. Schmidt Outdoor Education Center	16.199	Environmental Ed.	38,146	Good
			3,966,218	

TABLE B: FY 2013 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Queen Anne's (3) Kent Island Elementary Matapeake Elementary New Sudlersville Middle	17.007 17.024 17.026	Elementary Elementary Middle	73,889 68,221 100,884 242,994	Good Good Superior
St. Mary's (5) Chopticon High Esperanza Middle Hollywood Elementary Leonardtown High Lexington Park Elementary	18.019 18.010 18.026 18.004 18.021	High Middle Elementary High Elementary	216,625 115,866 57,565 223,727 56,000 669,783	Good Good Adequate Adequate Good
Somerset (2) Deal Island Elementary School Ewell Elementary School	19.007 19.011	Elementary Elem/Mid	29,462 8,614 38,076	Good Adequate
Talbot (1) St. Michaels Middle/High	20.008	Middle/High	79,602 79,602	Superior
Washington (8) Barbara Ingram School for the Arts E. Russell Hicks Middle Eastern Elementary Fairview Outdoor Ed Funkstown Elementary Marshall St. Elementary Ruth Ann Monroe Primary Winter Street Elementary	21.053 21.038 21.045 21.048 21.051 21.016 21.052 21.002	High Middle Elementary Environmental Ed. Elementary Special Ed. Elementary Elementary	27,500 103,131 58,280 21,080 24,197 49,945 80,816 32,980 397,929	Superior Good Good Superior Good Good Superior Good
Wicomico (4) North Salisbury Elementary Northwestern Elementary Salisbury Middle Westside Intermediate	22.004 22.012 22.025 22.026	Elementary Elementary Middle Elementary	76,999 26,800 143,519 54,797 302,115	Superior Superior Good Superior
Worcester (2) Stephen Decatur High Worcester Technical High School	23.004 23.015	High Career Tech	193,090 139,077 332,167	Good Superior
Total Number of Schools Inspected: 232	Total Square Footage Inspected: 26,053,730 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 2013 MAINTENANCE SURVEY RESULTS: A DISTRICT-BY-DISTRICT OVERVIEW

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

Note:

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

"**Original existing square footage**" as used in the narratives on the following pages refers to the date of first construction of the oldest remaining square footage in a facility (for example, if a school first built in 1954 received additions in 1960, 1975 and 2003, and the 1954 portion was also demolished in 2003, and another was built in 1962 with an addition in 2010, then the oldest original existing square footage would be from 1960 and the newest original existing square footage would be from 2010). This is to demonstrate that our older schools are being retained and are well looked after.

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

Allegany County

Three elementary schools were inspected in April 2013. Original existing square footage at these schools dates from 1965 to 2007 with an adjusted building age ranging from 46 to 6 years at the time of inspection.

In spite of a relatively older building plant and the impact of severe and prolonged winter weather conditions, this school system exerts a high degree of diligence in maintaining the interior quality of its schools and the integrity of its roofs. This is demonstrated by the visual evidence of preventive and corrective maintenance at the roof at Washington Middle School, which is visibly worn and periodically leaks despite large-scale repairs. The Superior rating of Mountain Ridge High School six years after the facility opened is a demonstration of the pride and care that this school system invests in its buildings. Continuing capital investment in building systems as well as in major renovation and replacement of existing buildings will be key to preserving this good record of maintenance.

The 1965 Washington Middle School is among the facilities that are in need of a major renovation. Planning should include not only the aged EPDM roof but also the original and still largely intact tile flooring, the significantly stained ceilings, and the mechanical system. The plumbing hardware, parking lot and exterior appearance of the building are all extremely worn, and the site is not appealing. The original stage curtains of the thirty-eight year-old George Creek Elementary show their age and should be replaced.

The appearance of each of these two older facilities would benefit from increased staff awareness about and administrative oversight over fire safety issues. This includes excessive

use of multiple electrical power strips and extension cords, which present potential tripping hazards, and overloading of electrical circuits, in conflict with national fire prevention standards.



Mountain Ridge High

FY 2013

- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 3 schools inspected: 1 Elementary, 1 Middle, 1 High
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.92)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. George's Creek E.	39	Good	9	15	4	2	0
2. Mountain Ridge H.	7	Superior	25	6	0	1	0
3. Washington M.	47	Adequate	2	9	15	5	2
Totals			36	30	19	8	2
Percentage of Total Ratings for System			38%	32%	20%	8%	2%

Anne Arundel County

Nineteen schools were inspected in November 2012. Original existing square footage at these schools dates from 1936 to 2012, with an adjusted building age ranging from 55 to 1 year at the time of inspection. Anne Arundel County Public Schools has an exceptionally well balanced capital program, which regularly includes capacity projects to address enrollment growth, renovations and additions to meet educational program changes, and upgrades to install low maintenance and energy efficient building systems. However, in the last decade the school system has added a considerable amount of new square footage, evidently without a concurrent increase in the maintenance and operations budget. The result appears to be that while many building systems are new and in good or superior condition, and there are a substantial number of new and renovated schools, areas of administrative safety and management are found to be lagging.

Safety concerns identified in a number of the schools inspected this year include, but are not limited to, blocked evacuation routes, poor storage practices (of special concern in areas where electrical and mechanical equipment are located), blocked or unidentified main utility shut-offs, and poorly maintained or missing MSDS information. The fire extinguishers in a number of schools have not been visually inspected monthly as required and the annual re-certifications were not completed as required by code. School evacuation routes should be prominently displayed to provide safe and adequate egress and to give clear instructions to the building occupants in the event of an emergency. These deficiencies are largely administrative in character and can be readily corrected through the attention given them by the school Principal and staff.

The roof conditions at Corkran Middle school should be investigated and repaired to alleviate the leaking conditions observed during this inspection. Park Elementary has many roof leaks, however, this roof was scheduled to be replaced in FY 2014. A new roof is incorporated into the scope of the major renovation project at Northeast High School; the inspectors made special note that the installation of the new roof was excellent.



South Shore Elementary

FY 2013

- 121 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 19 schools inspected: 12 Elementary, 2 Middle, 2 High, 1 Alternate, 1 Science, 1 Special Ed.
- Results:
 - ✓ 1 Superior
 - ✓ 12 Good
 - ✓ 6 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (88.71)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Belle Grove E	2	Good	23	4	0	5	0
2. Brooklyn Park M	16	Adequate	6	11	5	8	3
3. Cape St. Claire E	12	Adequate	4	15	4	9	2
4. Carrie Weedon Sci Ctr	52	Good	9	11	6	1	0
5. Corkran Middle	51	Adequate	5	17	3	7	0
6. Folger McKinsey E	1	Good	25	1	2	4	0
7. Hilltop E	24	Good	12	10	4	5	2
8. J. Albert Adams Acad	55	Good	11	13	2	4	0
9. Jones E	14	Adequate	3	17	7	3	2
10. Marley Glen Special Ed	42	Good	5	19	2	5	0
11. Mayo E	8	Superior	26	4	1	1	0
12. Meade Heights E	16	Good	11	13	3	4	1
13. Meade High	25	Good	13	12	6	2	0
14. Northeast High	32	Good	13	6	2	5	2
15. Oak Hill E	24	Adequate	5	14	8	5	0
16. Park E	17	Good	16	11	4	1	0
17. Rolling Knolls E	49	Adequate	0	8	14	7	1
18. South Shore E	15	Good	23	5	0	4	0
19. Waugh Chapel E	34	Good	15	11	4	3	0
Totals			225	202	77	83	13
Percentage of Total Ratings for System			38%	34%	13%	14%	2%

Baltimore City

Twenty-seven schools were inspected in November and December 2012. Original existing square footage at these schools dates from 1926 to 2009, with an adjusted building age ranging from 63 to 4 years at the time of inspection. The wide variation in building age, construction styles and grade levels in the schools inspected this year had no direct effect on the results, as almost all demonstrated similar operational and equipment deficiencies.

An area of particular concern is the very large number of schools that received ratings of Poor (15) or Not Adequate (8) in Category #24, Fire and Safety. The most commonly found deficiency concerned the fire extinguishers, which in many schools were missing altogether, not certified as required by law (for as much as six or seven years in some cases), or of a type improper for the location. This is a very serious violation, since fire extinguishers represent the first line of defense against fire; the absence or malfunctioning of these critical devices could result in a loss of life in such an event.

Equally concerning is the number of schools in which exterior doors were padlocked or chained shut. In an urban situation a high level of attention must be given to prevent intrusions into schools by malefactors, but the locks and chains on the egress doors will also prevent building occupants from leaving the schools in the case of an emergency. Serious loss of life is possible under these circumstances. Since urban school districts throughout the country face this same dilemma, we recommend that City Schools contact safety officers in other large urban school districts, as well as the State Fire Marshall, to determine a course of action that will keep the schools secure while ensuring safe egress during fires or other emergency events.

Other fire safety items observed included fire pull stations and egress routes blocked by equipment and furniture, fire alarm systems that have been silenced because of faulty, damaged, or disconnected alarm devices, nonfunctioning kitchen fire suppression systems, wall openings not properly sealed to prevent the passage of heat and smoke, and at least one nonfunctioning fire pump. Any one of these deficiencies could have grave consequences in the event of a fire. Of related concern because of their tendency to propagate fire are improperly stored chemicals and the storage of gasoline and other combustible materials within the building.

Because of the extent of serious fire and safety deficiencies found in the sample of 27 schools inspected in FY 2013, it can be assumed that similar conditions exist in many other schools. A number of these items, for example the certification of fire extinguishers, involve the routine actions of Board of Commissioner staff rather than costly capital projects; this is a matter of establishing and enforcing Board of Commissioner policies among school administrators, teachers, and operational personnel.

These conditions are routine concerns that should be addressed annually through service contracts or qualified maintenance personnel.

The HVAC equipment in a majority of the schools has not been inspected or serviced for multiple years. Many of the buildings have control problems or lack controls completely, allowing the equipment to run continually and inefficiently. This has resulted in a significant waste of energy and valuable operating funds. The exhaust fans in most of the buildings were inoperable. There is a large number of unreported or active leaks which have severely damaged the ceilings and have increased the potential for mold development as well as other environmental issues.

With the budget, staffing, and organizational changes that have resulted from the Baltimore City Public Schools Construction and Revitalization Act of 2013, and with increased oversight by the IAC through its Baltimore City Program Manager, it is anticipated that the quality of maintenance in the school system will gradually become equivalent to the programs in other school systems in Maryland.



Northwood Elementary

FY 2013

- 163 total active schools in system
- Avg. Adjusted Age, all schools: 1973
- 27 schools inspected: 4 Elementary, 12 PK-8, 1 Elementary/Middle, 1 Middle, 1 Middle/High, 5 High, 1 Science, 2 Special Ed.
- Results:
 - ✓ 0 Superior
 - ✓ 5 Good
 - ✓ 13 Adequate
 - ✓ 9 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Adequate (79.39)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arlington PK-8 # 234	25	Adequate	1	8	16	4	4
2. Bragg Nature Study Center	59	Good	9	7	7	3	2
3. Chinquapin Bldg # 046	57	Not Adequate	0	11	6	4	10
4. City Springs PK-8 # 008	44	Adequate	1	17	7	6	1
5. Coldstream Park PK-8 # 031	42	Not Adequate	3	7	6	5	10
6. Dr. Bernard E. Harris Sr. E # 250	42	Not Adequate	0	7	10	8	6
7. Dr. Carter G. Woodson PK-8 # 160	61	Not Adequate	0	8	10	7	7
8. Dr. Nathan Pitts/Ashburton PK-8 # 058	18	Adequate	1	17	7	6	2
9. Dr. Rayner Browne PK-8 # 025	37	Not Adequate	0	1	10	11	8
10. Francis M. Wood Bldg # 178	35	Adequate	0	16	7	6	3
11. Francis Scott Key E/M # 076	24	Adequate	4	7	4	9	7
12. Frederick Douglass HS # 450	28	Adequate	0	10	11	12	1
13. Garrett Heights PK-8 # 212	25	Adequate	0	5	19	9	1
14. George W. F. McMechen Special Ed. # 177	35	Not Adequate	1	3	14	9	4
15. Glenmount PK-8 # 235	13	Adequate	4	13	5	9	2
16. Graceland Park/O'Donnell Heights # 240	63	Not Adequate	0	6	15	6	7
17. Hamilton PK-8 # 236	14	Good	9	15	4	4	1
18. Hazelwood K-8 # 210	51	Not Adequate	1	2	14	10	5
19. Highlandtown PK-8 # 237	4	Good	13	11	3	4	1
20. Laurence G. Paquin Bldg #457	36	Adequate	0	9	14	4	4
21. Mary A. Winterling E	49	Good	2	12	6	2	1
22. Moravia Park Bldg #105A	40	Adequate	3	13	6	6	2
23. Northern Bldg #402	46	Not Adequate	0	7	11	7	8
24. Northwood E # 242	57	Adequate	2	7	13	10	1
25. Paul Laurence Dunbar H # 414	19	Adequate	5	10	6	8	4
26. Westside Skill Ctr (CTE) # 400B	31	Adequate	3	11	4	11	4
27. William S. Baer Special Ed. PK-12 # 301	27	Good	5	19	5	4	1
Totals			67	259	240	184	107
Percentage of Total Ratings for System			8%	30%	28%	21%	12%

Baltimore County

Twenty-eight schools were inspected in December 2012 and January 2013. Original existing square footage at these schools dates from 1908 to 2012, with adjusted building ages ranging from 52 to 3 years at the time of inspection.

Baltimore County Public Schools has a history of demonstrating that good facility management can be achieved despite the age of the facilities. In particular, this LEA shows that a well-conceived capital plan can not only improve the condition of schools, but reduce the maintenance burden on staff and other resources. The LEA has undertaken a thorough process of replacing the roofs on its older facilities, and as a consequence the number of schools is relatively small that have Not Adequate or Poor ratings in the roofing inspection categories. As one of the most critical systems in a building, and also as one of the most vulnerable, roofing is often an area where persistent, systematic deficiencies are found; this does not appear to be the case in Baltimore County.

Among areas that need improvement, the required Emergency Preparedness information was incomplete or missing from many of the schools inspected this year. Evacuation instructions and plans were missing or posted in areas where visibility was limited or completely obstructed by other postings. The inspectors note that enhanced management by school administrators as well as faculty and staff training could greatly improve scores in these areas.

Milford Mill Academy received State CIP funding over multiple years for a major limited renovation and addition project, which was nearly complete at the time of the inspections. There are a significant number of punch list items that remain to be completed. Additionally, there are significant roof and rooftop equipment deficiencies that are causing leaks that damage the interior of the building. As the roof was unfortunately not part of the scope of the limited renovation project, it should be attended to in the near future.

The Old Court Middle School project, which was approved and funded as a limited renovation, reveals the potential vulnerabilities of this planning and design approach. Although it was unclear at the time of inspection whether certain

deficiencies were design-related or attributable to poor installation, there are items that could have been corrected by being included within the scope of the original project, for example replacement of counters and countertops and of ACT flooring, and leveling of exterior asphalt walkways.



West Towson Elementary

FY 2013

- 165 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 28 schools inspected: 18 Elementary, 3 Middle, 5 High, 2 Special Ed.
- Results:
 - ✓ 2 Superior
 - ✓ 19 Good
 - ✓ 7 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (87.95)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Battle Grove E	52	Good	5	19	5	2	0
2. Battle Monument Special	49	Good	3	18	3	4	0
3. Bear Creek E	34	Good	14	6	7	3	0
4. Catonsville H	29	Good	15	8	2	5	3
5. Chase E	39	Good	10	16	5	1	0
6. Cromwell Valley E Magnet	30	Good	5	16	6	3	0
7. Deer Park E	25	Good	10	9	7	5	0
8. Dundalk High/Sollers Point	51	Adequate	1	9	14	6	0
9. Fifth District E	41	Adequate	10	8	7	7	1
10. George Washington Carver Ctr	30	Adequate	5	10	15	1	1
11. Loch Raven Tech Acad	4	Good	12	13	1	5	0
12. Logan E	28	Good	7	17	4	3	0
13. Middlesex E	34	Adequate	1	11	10	7	2
14. Milford Mill Academy	11	Adequate	10	11	3	6	3
15. Old Court M	24	Adequate	6	11	5	8	3
16. Perry Hall H	37	Good	7	15	5	4	2
17. Perry Hall M	24	Good	10	14	6	3	0
18. Pinewood E	27	Good	4	12	11	3	0
19. Powhatan E	29	Adequate	3	15	8	6	0
20. Randallstown E	27	Good	15	13	1	4	0
21. Seneca E	29	Good	5	15	5	6	0
22. Summit Park E	26	Good	2	24	1	4	1
23. Warren E	42	Good	7	16	5	1	0
24. Wellwood International E	35	Superior	22	2	3	1	0
25. West Towson E	3	Superior	23	8	0	1	0
26. White Oak Special Ed	36	Good	16	12	3	0	0
27. Winand E	27	Good	18	9	2	2	0
28. Winfield E	26	Good	9	16	5	2	0
Totals			255	353	149	103	16
Percentage of Total Ratings for System			29%	40%	17%	12%	2%

Calvert County

Four schools were inspected in October 2012. The original existing square footage at these schools dates from 1996 to 2010 with adjusted building ages from 17 to 3 years at the time of inspection.

The schools inspected this fiscal year were rated with three Superior scores and one Good. These buildings were originally constructed in 1996, 2004, 2008, and 2010. Although the high scores are related to the new construction, they also reflect on the consistently good and responsible maintenance practices exercised by this school system. The interior of these schools appear spotless, demonstrating the pride that is taken in them by school-based and central office staff. The few deficiencies noted are for interior wall decorations, fire extinguisher inspections, floor care in one school, and roof condition and repair in another.



Patuxent High

FY 2013

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1993
- 4 schools inspected: 1 Elementary, 1 Middle, 2 High
- Results:
 - ✓ 3 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (96.49)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Barstow E	5	Superior	26	4	2	0	0
2. Huntingtown H	9	Superior	20	11	0	0	0
3. New Calvert M	3	Superior	25	4	1	1	0
4. Patuxent H	17	Good	14	13	6	0	0
Totals			85	32	9	1	0
Percentage of Total Ratings for System			67%	25%	7%	1%	0%

Caroline County

Two schools were inspected in February 2013, with original square footage dating from 1935 to 2011. The adjusted building ages were 12 and 2 years at the time of inspection.

In 2011, Colonel Richardson High received a full renovation and a new addition, giving a renewed and beautiful appearance to this school and site. Partial roof replacements were performed in 1996 and 2007. The older portions of the built-up roof show leaks and premature surface deterioration. Diligent follow-up is needed, possibly including exercise of the product warranty, in order to protect the substantial State and local investment in the recent renovation.

Originally constructed in 1935 and renovated in 2001, Federalsburg Elementary was nearly as impressive in its overall maintenance and complementary appearance as the newly renovated Colonel Richardson High, despite the age of the remaining older components of the facility.



Federalsburg Elementary

FY 2013

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1992
- 2 schools inspected: 1 Elementary, 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.76)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Colonel Richardson H.	2	Good	23	3	3	2	0
2. Federalsburg E.	12	Good	16	14	2	0	0
Totals			39	17	5	2	0
Percentage of Total Ratings for System			62%	27%	8%	3%	0%

Carroll County

Seven schools were inspected in February 2013. Original existing square footage at these schools dates from 1991 to 2009. The adjusted building ages range from 21 to 4 years at the time of inspection.

At an average age of ten years, these facilities show remarkable care where maintenance is concerned, with each of the schools surveyed in or near a Superior condition and with no major repair needs identified. Areas requiring follow-up were generally related to the behavior of the building occupants as they affect safety, the use of walls to display student work, and other matters that should be addressed by the school administration.

Throughout, the Good to Superior ratings that these schools received reflects the culture of cooperation and communication that exists among the maintenance, custodial, and administrative staff. Of a total of 220 categories inspected at seven schools, fully 94% received ratings of Superior or Good. Among the few specific items that received a rating of Not Adequate, the roof warranty problem at Shiloh Middle School should be addressed immediately.



Winters Mill High

FY 2013

- 43 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 7 schools inspected: 2 Elementary, 1 Middle, 3 High, 1 Alternate
- Results:
 - ✓ 4 Superior
 - ✓ 3 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (96.07)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Century H	12	Superior	24	6	0	2	0
2. Ebb Valley E	5	Superior	29	3	0	0	0
3. Gateway	10	Superior	23	4	0	1	0
4. Manchester Valley H	4	Superior	29	1	1	1	0
5. Piney Ridge E	21	Good	20	10	2	1	0
6. Shiloh M	13	Good	23	6	0	3	0
7. Winters Mill H	11	Good	20	8	3	2	0
Totals			168	38	6	10	0
Percentage of Total Ratings for System			76%	17%	3%	5%	0%

Cecil County

Five schools were inspected in October 2012. Original existing square footage at these schools dates from 1923 to 2006, with an adjusted building age ranging from 22 years to 10 years.

A notable highlight of this year's inspection is that only five individual maintenance categories out of the total of 155 inspected received scores as low as "Adequate", and all five schools scored an overall Superior rating. These results are testimony to this school system's excellent maintenance practices, which include the public recognition of the maintenance service of individual facility personnel. It is notable that the Facility Safety and Administrative Issues that figure so prominently in schools across the state are absent in the five schools inspected in Cecil County. This suggests that the culture of good facility management is practiced not only by central office staff and custodians, but by school administrators and classroom teachers as well.



Rising Sun High

FY 2013

- 29 total active schools in system
- Avg. Adjusted Age, all schools: 1987
- 5 schools inspected: 2 Elementary, 1 Middle, 1 High, 1 Alternate
- Results:
 - ✓ 5 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (97.13)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bay View E.	10	Superior	24	8	0	0	0
2. Elk Neck E.	22	Superior	24	4	1	0	0
3. Providence Special	19	Superior	23	7	0	0	0
4. Rising Sun H.	22	Superior	22	6	3	0	0
5. Rising Sun M.	14	Superior	20	12	1	0	0
Totals			113	37	5	0	0
Percentage of Total Ratings for System			73%	24%	3%	0%	0%

Charles County

Six schools were inspected in April 2013. Original existing square footage at these schools dates from 1965 to 2007, with an adjusted building age ranging from 48 to 6 years.

The new leadership of Charles County Schools Maintenance Department appears to show continued support for improving the routine care of school buildings. However, a number of administrative issues were identified, including poorly organized storage areas and several items related to safety. Five of the six schools inspected need large, permanently attached utility shut-off signs to be installed as part of the Emergency Preparedness Program. 30-day visual inspections and annual certifications for fire extinguishers are not being conducted as required by code. The building evacuation plans need to be reviewed for safe and proper egress.

In addition, the PSCP inspectors recommend follow-up on correcting the emergent and existing problems with the HVAC systems. Roof deficiencies at two new schools that were constructed in the previous ten years must be corrected immediately to prevent damage to the interiors of these facilities, which otherwise are in good condition; the warranty conditions of the roofing contracts should be exercised to ensure that these problems are eliminated.

The reorientation of this school system away from an almost exclusive focus on building new capacity and toward a more balanced capital program that includes the renovation of older schools will no doubt free up operational resources for older schools, sustaining the good maintenance results currently shown and leading to further improvements.



William A. Diggs Elementary

FY 2013

- 37 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 6 schools inspected: 3 Elementary, 1 Middle, 2 High
- Results:
 - ✓ 0 Superior
 - ✓ 5 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.12)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Henry E. Lackey H	12	Good	5	19	5	1	2
2. Mary H. Matula E	21	Good	7	12	6	5	1
3. Theodore G. Davis M	6	Good	16	8	0	4	3
4. Thomas Stone H	16	Good	6	16	2	6	1
5. Walter J. Mitchell E	48	Adequate	5	9	8	8	1
6. William A. Diggs E	7	Good	23	3	1	3	0
Totals			62	67	22	27	8
Percentage of Total Ratings for System			33%	36%	12%	15%	4%

Dorchester County

Three schools were inspected in February 2013. Original existing square footage at these schools dates from 1953 to 2011, with an adjusted building age ranging from 34 to 2 years.

Custodial care is very good at each of these facilities. The new Dorchester Career & Technology Center which opened in 2011 is a beautiful facility and a noteworthy addition to the Dorchester County public school system.

Mace's Lane Middle School, new in 2004, was previously surveyed in November 2006 and continues to be well-maintained. However, the geothermal HVAC system does not perform as designed and it is our understanding that this has been a problem since the initial installation. The well system appears to be under capacity and does not supply sufficient cooling to satisfy the summer building load. Efforts are underway to find a solution to correct the situation, and the LEA is keeping the IAC informed of developments regarding its search for resolution.

South Dorchester PreK-8, constructed in 1953 as a high school, has received many State funded upgrades over the last several years, including flooring and carpeting replacement, a playground equipment upgrade and front concrete walkway replacement with ASP funds, window and exterior door replacement with CIP funding in 2008, and more recently, a gym bleacher replacement with the QZAB program, a security initiative project to replace door hardware to support lockdowns, and a total lighting upgrade through the energy efficiency initiative (EEI) in the FY 2014 CIP. However, the units that supply heating and cooling, as well as the units that supply heating only for this building are in urgent need of replacement due to age-related wear, damaged or worn out equipment,

and the lack of available parts and materials. Window air conditioning units are also utilized. This school has not received a complete renovation to address its aging structure and educational needs since 1979.



Mace's Lane Middle

FY 2013

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 3 schools inspected: 1 Middle, 1 PK-8, 1 Alternate
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.66)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Dorchester Career & Technology	2	Superior	26	3	0	2	0
2. Mace's Lane M.	9	Good	18	11	1	1	0
3. South Dorchester Pre K-8	34	Adequate	5	9	9	7	0
Totals			49	23	10	10	0
Percentage of Total Ratings for System			53%	25%	11%	11%	0%

Frederick County

Eleven schools were inspected in June 2013. The original existing square footage at these schools dates from 1921 to 2011, with an adjusted building age ranging from 79 to 3 years. The condition of the schools has improved considerably over the past six years. Training, organizational clarity, accurate data-keeping, and establishing good communications among all of the facilities branches have been high priorities for the facilities management department.

The deficiencies observed this year were largely related to administrative matters, including missing onsite Emergency Preparedness Plans, a State requirement; and the AHERA management plans, which are required by law to be available in the main office of all school buildings. At several schools, the utility emergency shut-off locations were not properly identified in the emergency preparedness plan and the shut-off location signage was not installed. These have been required by MSDE for some time and play a vital role in the safety of the students and staff at all schools.

The interior sanitation issues in the Early Childhood Development and Consumer Science classrooms at Urbana High school should be investigated, and immediate changes put into place. Also of concern is the clutter found in the classrooms of several schools which otherwise would have minimal deficiencies. Coordination with after-school care providers is needed to avoid damage to walls and ceiling from apparently unsupervised play, leading to costly and unnecessary repairs. Excess paper and other combustible materials posted to walls and at classroom doors should be restricted, as this affects the safety of students in the event of a fire.

The overall rating of Good earned by several older schools, including Hillcrest Elementary with an adjusted age of 25 years, Catocin High at 26 years, and Walkersville B Building at fully 79 years, show that a focused, well-managed maintenance program

in combination with balanced capital investments can overcome the hurdles presented by aging building systems. Critical to the success of this LEA is the high level of morale demonstrated by its facilities staff, a result of skilled, thoughtful leadership implementing thorough programs of training and incentivizing the facility staff at all levels toward continuous improvement.



Urbana High

FY 2013

- 66 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 11 schools inspected: 5 Elementary, 4 High, 2 Alternate
- Results:
 - ✓ 3 Superior
 - ✓ 8 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.70)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Catocin H	26	Good	7	18	6	2	0
2. Deer Crossing E	16	Good	17	13	1	0	0
3. Heather Ridge	23	Good	8	16	3	4	2
4. Hillcrest E	25	Good	9	14	5	3	0
5. Linganore H	3	Superior	27	4	1	1	0
6. Middletown Primary	7	Superior	24	5	1	1	0
7. N. Frederick E	46	Good	2	17	11	2	0
8. Thurmont Primary	10	Good	22	5	2	2	0
9. Urbana H	16	Good	7	17	3	6	0
10. Walkersville B	79	Superior	23	3	2	1	0
11. Walkersville H	32	Good	7	20	4	2	0
Totals			153	132	39	24	2
Percentage of Total Ratings for System			44%	38%	11%	7%	1%

Garrett County

Three schools were inspected in April 2013. Original existing square footage at these schools dates from 1952 to 2004, with an adjusted building age ranging from 37 to 25 years.

All of the surveyed schools exhibited good maintenance. However, each is in need of roadway repairs, and ground fault interrupt (GFI) safety devices should be installed at outlets in wet areas in the classrooms, offices and computer areas to eliminate potential safety hazards. Although each of these schools shows signs of aging, many upgrades have been undertaken; all of the surveyed schools have received numerous small CIP, ASP and QZAB State funded projects over the last 15 years.



Northern High

Northern High School was previously inspected by the PSCP in October 2006, and although its condition remains nearly as good as previously reported, the infiltration of birds into the building must be addressed as this represents a potential health problem. This school system continues to make a strong effort to maintain its aging facilities in the face of severe fiscal constraints resulting from limited local funding and a diminishing student population. The extreme winter weather conditions in this region tend to accelerate deficiencies that might pass as acceptable in other parts of the state.

- FY 2013**
- 13 total active schools in system
 - Avg. Adjusted Age, all schools: 1988
 - 3 schools inspected: 2 Elementary, 1 High
 - Results:
 - ✓ 0 Superior
 - ✓ 3 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. Accident E.	30	Good	18	9	0	3	0
2. Friendsville E.	37	Good	5	21	3	3	0
3. Northern H.	25	Good	7	19	3	4	1
Totals			30	49	6	10	1
Percentage of Total Ratings for System			31%	51%	6%	10%	1%

Harford County

Nine schools were inspected in October 2012. Original existing square footage at these schools dates from 1949 to 2011 with an adjusted building age ranging from 48 to 2 years.

Although the Harford County facilities that were inspected this year scored well, areas of immediate concern include the lack of utility shut-off identification signage and numerous fire safety concerns, including improperly stored items that could create fire hazards as well as blocked emergency egresses and access to mechanical and electrical equipment. As in past years, the fire extinguishers at certain schools have not received the required 30-day visual inspections by the onsite staff. Since items of this type have been noted in a number of previous year inspections, we recommend that the school system institute an aggressive annual safety training program.

Of particular concern are the numerous safety deficiencies found at Havre de Grace Elementary School, including walkways with very significant trip hazards, excessive clutter in classrooms and at a dangerously high level in the equipment rooms, an egress route blocked by equipment and materials, and a handicap lift used for storage. At the Center for Educational Opportunity, a building that lacks a fire suppression system, a main hallway leading to the cafeteria is entirely covered on three walls with combustible materials; in the event of a fire, this key corridor would become impassable.

The general scores are well above prior years, and this improvement has been recognized. However, without a strong and continuous investment of capital funds to improve the

condition of the older schools, it will be increasingly difficult for the maintenance and custodial staff to preserve high standards of facility care.



Red Pump Elementary

FY 2013

- 53 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 9 schools inspected: 5 Elementary, 1 Middle, 1 Middle/High, 1 High, 1 Alternate
- Results:
 - ✓ 3 Superior
 - ✓ 4 Good
 - ✓ 2 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools **Good (91.63)**

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 M	43	Adequate	3	13	6	9	1
2. Center for Ed Opportunity	48	Good	4	16	11	2	0
3. Deerfield E	3	Superior	25	5	1	2	0
4. Edgewood H	3	Good	26	3	0	4	0
5. Forest Lakes E	16	Good	18	11	2	1	0
6. Havre de Grace E	18	Adequate	4	18	4	5	3
7. Hickory E	15	Good	14	10	8	1	0
8. Patterson Mill M/H	6	Superior	23	5	1	2	0
9. Red Pump E	2	Superior	27	3	1	1	0
Totals			144	84	34	27	4
Percentage of Total Ratings for System			49%	29%	12%	9%	1%

Howard County

Twelve schools were inspected in March of 2013. Original square footage at these schools dates from 1969 to 2013, with adjusted building ages ranging from 32 to 6 years at the time of inspection. Several of the older facilities received renovations and or additions within the last 10 years. Every school received a rating of Superior or Good, an indication of the high level of care that this school system gives to its facilities. In an effort to improve building environmental controls and energy management, the maintenance program has implemented an in-house commissioning team that has already completed a substantial number of facilities. Nevertheless, a number of specific deficiencies are noted.

As reported in previous IAC surveys and regularly cited by the Fire Marshalls Office certain Howard County schools constructed within approximately the last thirteen years lack exhaust ventilation devices above many of the cooking areas. This omitted item may directly affect building indoor air quality, may activate the fire protection systems within the air handling equipment, and is not compliant with current fire codes. Several of the schools inspected needed large permanent signage at all utility main shut-offs and on all closets containing sprinkler control valves.

Various roof conditions at five of the schools received individual ratings of Not Adequate or Poor. Although the leaks were noted in the semi-annual roof inspection reports, it appears that maintenance repairs were not made. Despite regular maintenance and repair of the

2001 building addition roof at Centennial High and the 2006 replacement of the roof at Talbott Springs Elementary school, recurring leaks persist that should be addressed through the manufacturers' warranties.



Veterans Elementary

FY 2013

- 72 total active schools in system
- Avg. Adjusted Age, all schools: 1997
- 12 schools inspected: 5 Elementary, 3 Middle, 3 High, 1 Special Ed.
- Results:
 - ✓ 4 Superior
 - ✓ 8 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.48)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bellows Spring E.	10	Superior	24	7	0	0	0
2. Cedar Lane School	8	Good	23	1	1	5	0
3. Centennial H.	32	Good	6	19	3	2	0
4. Dayton Oaks E.	7	Superior	29	4	0	0	0
5. Folly Quarter M.	10	Superior	25	7	0	0	0
6. Lime Kiln M.	14	Good	9	13	4	7	0
7. Marriotts Ridge H.	8	Good	22	6	0	4	0
8. Talbott Springs E.	13	Good	14	9	2	2	3
9. Triadelphia Ridge E.	14	Good	19	7	1	1	2
10. Veterans E.	6	Superior	27	6	0	0	0
11. Wilde Lake H.	18	Good	11	17	3	1	0
12. Wilde Lake M.	15	Good	13	13	0	3	0
Totals			222	109	14	25	5
Percentage of Total Ratings for System			59%	29%	4%	7%	1%

Kent County

One school was inspected in February 2013. Original square footage at this school dates from 1969, with an adjusted building age of 44 years at the time of inspection. Although both the custodial and maintenance performance were generally commendable, this older facility is in need of significant upgrades in consideration of today's higher utilization and efficiency standards.

The condition and maintenance of the roof at this school were rated "Not Adequate;" the roof is in need of a complete replacement. At the time of the inspection, renovation of the entire facility was scheduled in the capital improvement program within the near future, but it appears that this project has been deferred indefinitely. Consequently, consideration should be given to replacing the roof as a systemic renovation project within the Public School Construction Capital Improvement Program. Moderate to significant deteriorating roof conditions have been increasingly noted in most of the schools inspected within the last five years in this school system, with many of them near or beyond the typical 20-year life expectancy for roofing. An overall plan for roof replacements would assist in protecting these facilities, which otherwise are very well maintained.



Worton Elementary

FY 2013

- 7 total active schools in system
- Avg. Adjusted Age, all schools: 1979
- 1 school inspected: 1 Elementary
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected school: **Good (86.00)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Worton E.	44	Good	1	19	7	1	1
Totals			1	19	7	1	1
Percentage of Total Ratings for System			3%	66%	24%	3%	3%

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Montgomery County

Thirty-four schools were inspected in January and February of 2013. Original existing square footage at these schools dates from 1939 to 2012, with an adjusted building age ranging from 50 years to 1 year at the time of inspection.

A persistent area of concern, noted in the three previous Maintenance Inspection Reports for this LEA, is the delay in carrying out roof repairs that are identified by the school system inspectors. The inspections are evidently being performed efficiently and thoroughly, but the critical correction of deficiencies once they have been identified is still lacking. The result is that 15 of the inspected schools have ratings of Not Adequate in one or more of the roof categories. The roof at Luxmanor Elementary School was in particularly poor condition. It is strongly recommended that development of a thorough, prompt roof repair program become a specific focus for the facility management division within Montgomery County Public Schools, an organization that has been recognized by the Baldrige Performance Excellence Program for its high standard of achievement in overall organization and administration.

Our inspectors see overall improvements in maintenance and in the cleanliness and appearance of the schools, attributable to new managerial supervision and direction from the Maintenance and Building Services Depot. The condition of Thomas W. Pyle Middle School shows a marked improvement over the results found in the prior inspection conducted in November 2010; however, the roof at this school also shows signs of deterioration. However, in many schools improvements are still needed in a range of safety areas: fire extinguishers are not receiving monthly visual inspections, some classroom wings do not have sufficient pull stations, storage and hanging items generate potential fire hazards in classrooms, and emergency lighting and EXIT signs require power back-up. The required large, permanently attached identification signage for all emergency utility shut-off locations is still lacking in many buildings inspected this year. The number of such Fire and Safety deficiencies observed at John F. Kennedy High School was simply excessive.

The PSCP inspectors are confident that Montgomery County Public Schools is moving in

a positive direction to maintain its very large inventory of school buildings. In addition to the change of management mentioned above, the application of a consistently high level of investment into existing facilities through a well-prioritized, objectively developed capital improvement program supports a reduction of the maintenance burden, allowing constrained fiscal and staff resources to be used more effectively.



Burning Tree Elementary

FY 2013

- 206 total active schools in system
- Avg. Adjusted Age, all schools: 1992
- 34 schools inspected: 19 Elementary, 6 Middle, 6 High, 2 Alternate, 1 Career Tech.
- Results:
 - ✓ 4 Superior
 - ✓ 18 Good
 - ✓ 12 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.70)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Beverly Farms E	1	Superior	27	3	0	3	0
2. Briggs Chaney M	22	Good	9	18	4	1	0
3. Burning Tree E	20	Good	16	15	1	1	0
4. Clarksburg H	7	Good	24	5	3	1	0
5. Clearspring E	25	Good	11	15	4	2	1
6. Clemente (Roberto) M	21	Adequate	4	13	11	4	1
7. Cloverly E	22	Good	11	16	2	4	0
8. Cresthaven E	3	Superior	28	3	0	2	0
9. Edison (Thomas) H	30	Adequate	4	17	5	4	1
10. Fairland Center	50	Good	2	18	8	2	0
11. Frost (Robert) M	34	Good	12	12	5	3	0
12. Goshen E	25	Adequate	2	16	7	7	1
13. Great Seneca Creek E	7	Good	15	8	6	3	0
14. Greenwood E	30	Good	5	21	2	2	0
15. Kennedy (John F.) H	15	Good	15	13	2	1	1
16. Lakewood E	10	Good	16	3	2	9	1
17. Laytonsville E	24	Good	10	13	7	3	0
18. Luxmanor E	26	Adequate	5	12	8	7	1
19. Marshall (Thurgood) E	19	Good	13	14	2	4	0
20. Maryvale E	44	Adequate	5	12	7	6	0
21. McAuliffe (Christa S.) E	26	Adequate	2	16	11	3	0
22. Montgomery Blair H	15	Good	12	14	4	3	0
23. N. Chevy Chase E	16	Adequate	4	17	6	6	0
24. North Lake Center	47	Adequate	1	14	7	5	2
25. Northwood H	43	Good	10	16	5	2	0
26. Piney Branch E	40	Adequate	4	13	8	5	1
27. Pyle (Thomas W.) M	17	Good	6	21	1	5	0
28. Resnik (Judith A.) E	22	Good	10	17	2	2	1
29. Richard Montgomery H	6	Superior	25	5	1	1	0
30. Singer (Flora M.) E	1	Superior	26	1	2	2	0
31. Takoma Park M	14	Good	21	9	1	2	0
32. Westbrook E	9	Adequate	6	8	11	6	0
33. Westland M	16	Adequate	5	16	4	8	1
34. Wheaton H	25	Adequate	2	11	15	5	0
Totals			368	425	164	124	12
Percentage of Total Ratings for System			34%	39%	15%	11%	1%

Prince George's County

Thirty-three schools were inspected in February 2013. Original existing square footage at these schools dates from 1922 to 2010, with an adjusted building age ranging from 70 to 3 years at the time of these inspections. Nineteen of these inspected schools are in excess of forty years in age, with five that exceed fifty years. Over the past 20 years, twelve of the schools have received partial renovations, one was completely renovated with additions, and one was completely replaced. Six of the schools were new. One of the inspected schools received a Not Adequate rating and is scheduled for re-inspection in the FY 2014 schedule.

Since it is expected that new or recently renovated schools will achieve a higher maintenance score than older schools, it is gratifying to see that seven of the new or renovated schools were rated as Good; by the same token, it is disappointing that Charles Herbert Flowers High and the Cora L. Rice Elementary / James G. Gholson Middle School complex, all built within the last 15 years, received scores of only Adequate. At Flowers High, vandalism seemed to play a role in the premature deterioration of some building systems; the roof at this relatively new school is in distressingly poor condition, and there are an excessive number of items under the Fire and Safety category. At the Rice / Gholson complex, many deficiencies appear to be attributable to inattention on the part of the school administration: overgrown grass and weeds, trash and debris at the dumpster, dirty and damaged finishes in the interior, excessive wall postings, damage from vandalism, and a large number of Fire and Safety items.

Among the existing schools, a considerable range of ratings was developed. Capitol Heights Elementary, the only school to be scored as Not Adequate, showed a roof condition that had been identified but not corrected, and soot from malfunctioning boilers was found to be re-entering the building, creating both a cleanliness and a health problem. By contrast, John Bayne Elementary, an aged school, showed a consistently high level of performance, indicating that age is not an impediment to good maintenance when the school administration pays careful attention to building facility matters.

The improvements noted in the 2012 annual report for this LEA resulted from an intensified focus on custodial care, administrative oversight and maintenance restructuring. In 2013 the LEA's facility branches were restructured under a new administration. There are still a significant number of areas which need improvement, notably the Fire and Safety concerns: more than one-third of the schools inspected in FY 2013 received scores of Not Adequate or even Poor in this category. Further progress will require all departments to work closely together. The significant improvement that began in 2013 in the Capital Planning division under new leadership will allow a larger number of capital renewal projects to be carried out, helping to reduce the maintenance burden and thereby permitting constrained resources to be used more effectively.



Dr. Henry J. Wise Jr. High

FY 2013

- 196 total active schools in system
- Avg. Adjusted Age, all schools: 1980
- 33 schools inspected: 21 Elementary, 1 Elementary/Middle, 3 Middle, 7 High, 1 Environmental Ed.
- Results:
 - ✓ 0 Superior
 - ✓ 18 Good
 - ✓ 14 Adequate
 - ✓ 1 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (86.19)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Barack Obama E	3	Good	19	10	2	1	0
2. Barnaby Manor E	40	Good	4	16	7	2	1
3. Beltsville Academy	52	Adequate	4	8	14	4	0
4. Bladensburg H	8	Good	8	18	5	0	0
5. Calverton E	44	Adequate	2	11	9	9	0
6. Capitol Heights E	49	Not Adequate	1	4	9	11	6
7. Carrollton E	43	Adequate	4	9	16	2	0
8. Charles Herbert Flowers H	13	Adequate	6	13	5	6	3
9. Columbia Park E	51	Good	3	21	2	5	0
10. Cora L. Rice E	11	Adequate	1	14	3	12	1
11. Crossland H	44	Adequate	3	15	10	5	1
12. Dr. Henry A. Wise, Jr. H	7	Good	14	11	4	3	0
13. Frederick Douglass H	24	Good	15	11	3	3	0
14. G. James Gholson M	11	Adequate	1	14	4	11	1
15. Gladys Noon Spellman E	23	Good	3	17	10	1	1
16. Glassmanor E	47	Adequate	4	14	9	4	0
17. Green Valley Alternative (Former)	56	Adequate	0	9	14	8	0
18. Henry Ferguson E	49	Good	12	13	4	2	0
19. High Point H	50	Adequate	3	10	10	9	2
20. Hillcrest Heights E	14	Good	2	24	8	0	0
21. Hollywood E	35	Adequate	2	10	10	10	1
22. Isaac J. Gourdine M	43	Good	3	14	12	4	0
23. James Madison M	41	Good	7	19	4	1	1
24. John H. Bayne E	46	Good	10	17	3	1	0
25. Judge Sylvania W. Woods, Sr.	14	Good	20	8	1	3	0
26. Judith P. Hoyer ECC (Former)	70	Adequate	5	5	12	8	0
27. Panorama E	9	Good	12	13	5	2	0
28. Potomac H	35	Good	8	16	7	1	2
29. Seat Pleasant E	42	Adequate	3	16	4	6	1
30. Springhill Lake E	40	Good	4	13	12	3	0
31. Vansville E	5	Good	21	5	2	4	0
32. William Paca E	43	Adequate	2	14	11	6	0
33. William S. Schmidt Outdoor	43	Good	3	16	9	1	0
Totals			209	428	240	148	21
Percentage of Total Ratings for System			20%	41%	23%	14%	2%

Queen Anne's County

Three schools were inspected in February 2013. Original existing square footage at these schools dates from 1956 to 2012, with adjusted building ages ranging from 9 years to 1 year at the time of inspection. Matapeake Elementary School and Sudlersville Middle Schools were newly constructed in 2004 and 2012 respectively. Kent Island Elementary School, which dates from 1956 with additions in 1961, 1970 and 1980, had an adjusted building age at the time of inspection of four years due to a complete building renovation and addition in 2009.

Concerns remain for this school system regarding possible construction defects related to the roofing installations. This issue was identified during the survey of all three schools. Matapeake Elementary School is experiencing water damage to the gym floors at the emergency exits and corrosion of copper plumbing lines from either design or construction issues. However, responses from the school system indicated that the repairs have been made by school system personnel.

All three schools are very attractive. Overall, they demonstrate a high level of maintenance attention, but each school also has one or more deficiencies that are sufficiently serious as to require immediate attention. Sudlersville Middle School, the first LEED certified school in the Queen Anne's County school system, has many impressive energy saving and state-of-the-art attributes that were included during the design process.



New Sudlersville Middle

FY 2013

- 14 total active schools in the system
- Avg. Adjusted Age, all schools: 1998
- 3 schools inspected: 2 Elementary, 1 Middle
- Results:
 - ✓ 1 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.05)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Kent Island E.	4	Good	19	8	1	4	0
2. Matapeake E.	9	Good	15	10	2	4	0
3. New Sudlersville M.	1	Superior	30	2	0	1	0
Totals			64	20	3	9	0
Percentage of Total Ratings for System			67%	21%	3%	9%	0%

St. Mary's County

Five schools were inspected in April 2013. Original existing square footage at these schools dates from 1953 to 2003, with an adjusted building age ranging from 20 to 11 years.

Leaks in the Lexington Park Elementary and Leonardtown High roofs, as well as in the skylights at Hollywood Elementary, are causing stains and damage to the ceilings and interior surfaces of the schools. The roof leaks at Hollywood Elementary cause water to pass directly onto Boiler #1 and into the main electrical room, a dangerous situation. Given the importance of the roof in protecting all facility assets, it is recommended that a system-wide roof assessment be conducted to establish a prioritized list of upgrades and replacement projects.

At all five schools, the certifications of the fire extinguishers have expired and documentation of the required 30 day visual inspections are missing. Four out of five schools need to provide large, permanently attached identification signage at the main utility shut-off locations, as required. The emergency evacuation instructions for the classrooms and public areas of the buildings should be reviewed for accuracy and safe egress.



Leonardtown High

FY 2013

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1995
- 5 schools inspected: 2 Elementary, 1 Middle, 2 High
- Results:
 - ✓ 0 Superior
 - ✓ 3 Good
 - ✓ 2 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.34)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Chopticon H	13	Good	15	13	3	1	0
2. Esperanza M	13	Good	10	17	4	3	0
3. Hollywood E	20	Adequate	3	14	6	6	2
4. Leonardtown H	11	Adequate	5	15	4	8	0
5. Lexington Park E	13	Good	5	14	9	4	0
Totals			38	73	26	22	2
Percentage of Total Ratings for System			24%	45%	16%	14%	1%

Somerset County

Two schools were inspected in October 2012. Original existing square footage at these schools dates from 1968 and 1978 at Deal Island Elementary School and from 1962 and 1979 at Ewell Elementary School, with an adjusted building age of 37 and 44 years, respectively.

Numerous upgrades and equipment replacements were completed at Deal Island Elementary since the previous IAC inspection conducted in 2007. The antiquated fire alarm system and the current limited sprinkler system should be updated due to the remote location of this school. The Ewell Elementary School, located on Smith Island, faces exceptional maintenance challenges because of its high exposure to wind and salt water, as well as the difficulty of transporting supplies and equipment to the school's remote location. This school also has a number of age-related needs, including windows, doors, lighting, restroom fixtures, and other equipment. The roof has been weighed down with additional ballast for protection against the elements. The condition of this school, despite the unusual environmental challenges it faces, speaks well for the diligence of the school staff.



Deal Island Elementary

FY 2013

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 2 schools inspected: 1 Elementary, 1 Elementary/Middle, 1 High
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (88.48)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Deal Island E.	37	Good	13	14	2	1	0
2. Ewell E.	44	Adequate	0	14	13	2	0
Totals			13	28	15	3	0
Percentage of Total Ratings for System			22%	47%	25%	5%	0%

Talbot County

One school was inspected in February 2013. Original existing square footage at this school dates from 1971 with an adjusted building age of 4 years at the time of inspection as a result of a complete renovation and addition in 2009. This school, St. Michaels Middle/High School, is joined to St. Michaels Elementary School, forming a neighborhood school complex in the town of St. Michaels. The comprehensive renovation/addition project of the schools very successfully joined the two existing buildings together into a single facility, and added a new 500-seat community auditorium, all while the schools were occupied by students. This unique Maryland school facility was also designed to include space for several community use groups, including among others a Head Start program, a day-care center and a wellness center. Improvements included a geothermal heat pump and many other energy efficient upgrades. Most of the roof, however, was not included for replacement at the time due to its age.

Talbot County Public Schools is consistently successful at maintaining its school facilities, which as a result of a systematic, thoughtful program of renovation have the newest average age of all school buildings in the state.



St. Michaels Middle

FY 2013

- 9 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 1 schools inspected: 1 Middle/High
- Results:
 - ✓ 1 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (95.50)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. St. Michaels M/H	4	Superior	25	1	2	2	0
Totals			25	1	2	2	0
Percentage of Total Ratings for System			83%	3%	7%	7%	0%

Washington County

Eight schools were inspected in September 2012. Original existing square footage at these schools dates from 1953 to 2011, with adjusted building ages ranging from 46 to 2 years at the time of inspection. The custodial and maintenance servicing of the facilities in this system continues to be as good as was observed during prior year inspections. Washington County plans well for systemic renovations and typically submits for State approval a CIP that balances these small projects with larger renovation, replacement, and new school projects.



Funkstown Elementary

Of the eight schools surveyed this year, Winter Street Elementary and E. Russell Hicks Middle received the lowest scores, and even these scores were well into the middle of the “Good” scoring category. Winter Street Elementary, built in 1953, will be closed in 2015, with students attending the new Jonathan Hager Elementary. E. Russell Hicks Middle, built in 1967, had systemic projects for window and exterior door replacement, HVAC replacement, and an electrical upgrade scheduled at the time of the inspection; these are much needed improvements that will elevate this school’s already well-maintained condition.

FY 2013

- 47 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 8 schools inspected: 4 Elementary, 1 Middle, 1 High, 1 Special Ed, 1 Environmental Ed.
- Results:
 - ✓ 3 Superior
 - ✓ 5 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.45)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Barbara Ingram SFA	4	Superior	29	1	1	0	0
2. E. Russell Hicks M	46	Good	6	16	8	2	0
3. Eastern E	21	Good	15	15	1	0	0
4. Fairview Outdoor Ed	34	Superior	21	8	0	0	0
5. Funkstown E	46	Good	10	18	3	1	0
6. Marshall St. E	37	Good	14	11	3	1	0
7. Ruth Ann Monroe Primary	2	Superior	31	0	0	0	0
8. Winter Street E	41	Good	2	19	10	1	0
Totals			128	88	26	5	0
Percentage of Total Ratings for System			52%	36%	11%	2%	0%

Wicomico County

Four schools were inspected in October 2012. Original existing square footage at these schools dates from 1954 to 2006, with an adjusted building age ranging from 40 to 7 years.

Salisbury Middle School, originally constructed in 1954, and Westside intermediate School, originally constructed in 1967, each received a renovation/addition in 1999. North Salisbury Elementary, originally constructed in 1957, received a complete renovation/addition in 2006. Northwestern Elementary, new in 1966, with additions in 1967, 1989 and 1992, has received a number of recent systemic upgrades including new ceilings, flooring, interior lighting and some ADA improvements. These are fine examples of older school structures that have been successfully maintained for many years. Each school is well cared for, with many systems having a near-new appearance. On-going capital support from the local government will be essential to continue this fine record of maintenance.



North Salisbury Elementary

FY 2013

- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 4 schools inspected: 3 Elementary, 1 Middle
- Results:
 - ✓ 3 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (96.02)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. North Salisbury E.	7	Superior	26	5	0	1	0
2. Northwestern E.	40	Superior	24	6	0	0	0
3. Westside Intermediate	14	Superior	24	5	3	0	0
4. Salisbury M.	14	Good	19	6	4	3	0
Totals			93	22	7	4	0
Percentage of Total Ratings for System			74%	17%	6%	3%	0%

Worcester County

Two schools were inspected in October 2012. Original existing square footage at these schools dates from 1952 at Stephen Decatur High School and 2008 at Worcester County Technical High School, with an adjusted building age of 18 and 5 years, respectively.

Stephen Decatur was first constructed in 1952 with an addition in 1964 and a full renovation and addition in 1980, followed in 2002 by a project involving demolition, renovation, and a large addition. Seventy percent of the school today was either renovated or constructed in 2002. This school received a solid Good rating, but it had a few areas that needed to be addressed at the time of inspection, including ceiling and wall damage caused by leaks from wind-driven rain through the masonry walls.

Worcester County Technical High School was constructed in 2008 to replace the original Worcester Career and Technology Center. Although the rating for this beautiful school is Superior, as would be expected of a five year old school, a few significant problems were found. A crack that has developed in the large central corridor from floor to ceiling must be investigated; it is perhaps attributable to the lack of a control joint in this location. In addition, HVAC equipment filters were not replaced on a sufficiently frequent basis. Neither school had received monthly visual inspections of fire extinguishers, as required by code.



Stephen Decatur High

FY 2013

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 2 schools inspected: 1 High, 1 Career Tech.
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.40)**

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 H.	18	Good	13	15	4	2	1
2. Worcester Technical H.	5	Superior	29	2	1	1	0
Totals			42	17	5	3	1
Percentage of Total Ratings for System			62%	25%	7%	4%	1%

