

Maintenance of Maryland's Public School Buildings

STATE OF MARYLAND
PUBLIC SCHOOL CONSTRUCTION PROGRAM

FY 2012 Annual Report

April 29, 2014



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I. PUBLIC SCHOOL MAINTENANCE IN MARYLAND

A. BACKGROUND

The Board of Public Works (BPW) and the Interagency Committee on School Construction (IAC), the entity established by the BPW to administer 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 corrective maintenance activities that address existing deficiencies and through a preventive maintenance program that protects against new 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 buildings will remain operational, even under adverse weather conditions.

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. The APG specifies how the CMP is to address requirements on the planning, funding, reporting, and compliance monitoring of school maintenance. The requirement to submit an annual CMP is now 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-two fiscal years in which the surveys have been conducted, as well as the percentage of schools associated with each rating. Of the 3,900 school surveys conducted during this period, 2,114 (54%) received the highest rating categories of "Superior" and "Good," while 218 (6%) received ratings of "Not Adequate" and 36 (1%) received ratings of "Poor". The remaining 1,532 (39%) schools received "Adequate" ratings. Over the last five years, 30 of the total number of surveys were re-inspections of facilities that had received ratings of "Not Adequate" in the previous year.

The IAC recognizes that there is a connection between maintenance and capital funding. 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. It is generally far more economical to address building deficiencies through a comprehensive renovation than through piecemeal attention to individual building systems. Of equal importance, a properly conducted renovation that is based on an educational specification which has been developed with the participation of educators results in a building that is not only efficient and safe, but one that is better suited to support the current educational program. Maryland's General Assembly and the Administration

provided \$2.26 billion in capital funding between fiscal years 2006 and 2012 for the IAC to administer; it can safely be said that without this funding and the matching contributions of the local governments, the total backlog of deferred maintenance in our schools would be far greater than it is today. 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 CURRENT 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 individuals in these positions are charged with the responsibility of conducting approximately 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". 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. With the addition of these full-time inspectors, an internal goal was established by the PSCP to inspect each school in Maryland once every six years. In FY 2009 and FY 2010, the number of inspections was reduced to 145 (138 new, 7 re-inspections) and 187 (182 new, 5 re-inspections), respectively, to accommodate budget constraints. The target of 230 inspections was restored for FY 2011; however, two years of reduced inspections has led to a one-year delay in achieving the goal of inspecting every school on a six-year rotation.
- The maintenance inspection information is now a routine component of the PSCP Facilities Inventory database. The Facilities Inventory database contains all pertinent data associated with each school facility in the State, making it an invaluable 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 allows the PSCP to observe changes in the overall maintenance performance of the LEAs, and to identify specific categories where maintenance practices need improvement.
- For the sixth year, this 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.

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, requests for roof replacement projects have been required to include the three most recent roof inspection reports as a threshold condition for project eligibility. 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 manifests in 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 and 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 1981-2012

NUMBER OF SCHOOL SURVEYS PERFORMED WITH RATINGS AND PERCENTAGES

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total	Resurveys included in total
1981	13	80	7	0	100	
1982	25	67	8	2	102	
1983	56	33	14	3	106	
1984	59	30	16	7	112	
1985	28	55	20	4	107	
1986	36	40	19	6	101	
1987	41	44	17	3	105	
1988	54	39	10	0	103	
1989	44	38	15	3	100	
1990	60	35	7	1	103	
1991	53	52	4	1	110	
1992	39	56	7	3	105	
1993	45	52	4	0	101	
1994	41	57	6	0	104	
1995	51	54	1	0	106	
1996	46	49	3	1	99	
1997	51	47	4	0	102	
1998	53	45	3	0	101	
1999	46	55	2	0	103	
2000	47	38	0	0	85	
2001	49	54	0	0	103	
2002	73	19	7	1	100	
2003	94	30	0	0	124	
2004	29	5	3	0	37	
2005	65	29	5	0	99	
2006	59	40	1	0	100	
2007	161	62	10	0	233 (1)	
2008	151	89	10	0	250	10
2009	69	71	5	0	145 (2)	7
2010	130	54	3	0	187 (2)	5
2011	162	66	4	1	233	3
2012	184	47	3	0	234	5
Total Ratings	2114	1532	218	36	3900	
Total Percentages	54.21%	39.28%	5.59%	0.92%	100%	

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

II. THE SURVEY: FISCAL YEAR 2012

A. PROCEDURES AND METHODS

- The FY 2012 surveys were conducted by the IAC's two full-time maintenance inspectors. The surveys were performed between August 2011 and June 2012.
- 234 public schools were selected to be surveyed from the 24 school systems throughout the state, including three (3) schools that received ratings of "Not Adequate" in FY 2011 and two (2) schools that received ratings of "Not Adequate" in FY 2010 and were re-inspected for a second time.
- In order to update the existing backlog, the choice of the schools to be inspected in FY 2012 was largely based on the oldest inspection dates in our records. The 234 schools selected in FY 2012 represented approximately 22.5 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 (see Sample Survey Form, pages 13-15). 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 should receive a high score.
- Beginning in FY 2008, safety equipment and emergency preparedness plans were closely evaluated at each facility, as well as the accessibility of the Asbestos Management Plan that is required under federal legislation to be 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 unnecessary and costly premature replacement of the roof systems.
- A copy of each survey and a cover letter was sent to the school system's superintendent and facilities maintenance director. Any building system that was rated "Poor" or "Not Adequate" required a follow-up response from the LEA stating either that the problem had been repaired or describing the method of corrective action that was planned in the near future. Similarly, if a category rated "Superior," "Good," or "Adequate" showed a specific deficiency, a follow-up response was also required. Responses are typically required from the LEA within 30 days of receipt of the letter and surveys. Any school that scores an average rating of "Not Adequate" or "Poor" is required to be repaired to an acceptable condition, or have its deficiencies reasonably addressed to the State's satisfaction, within a 60-day period, after which time a re-inspection is performed.

B. FY 2012 SURVEY RESULTS

FY 2012 Ratings

The specific ratings of schools surveyed in each school district are shown in Table B "FY 2012 Maintenance Survey Results", pages 7-12.

Of the 234 schools surveyed in FY 2012:

- 45 schools were rated as "Superior"
- 139 schools were rated as "Good"
- 47 schools were rated as "Adequate"
- 3 schools were rated as "Not Adequate"
- No schools were rated as "Poor"

TABLE B: FY 2012 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Allegany (3)				
Bel Air Elementary	01.003	Elementary	44,789	Good
Cresaptown Elementary	01.032	Elementary	63,084	Superior
Mt. Savage Elementary/Middle	01.025	PreK-8	116,623	Good
			224,496	
Anne Arundel (22)				
Arlington Echo Education Center	02.122	Environmental Ed.	10,509	Adequate
Belvedere Elementary	02.056	Elementary	68,476	Good
Broadneck High	02.032	High	297,740	Adequate
Frank Hebron-Harman Elementary	02.064	Elementary	79,875	Good
Glendale Elementary	02.065	Elementary	80,249	Good
Jacobsville Elementary	02.091	Elementary	66,756	Good
Lindale Middle	02.127	Middle	191,583	Adequate
Maryland City Elementary	02.082	Elementary	49,130	Good
Meade Middle	02.104	Middle	150,000	Adequate
Nantucket Elementary	02.131	Elementary	79,875	Superior
Overlook Elementary	02.119	Elementary	62,129	Superior
Pershing Hill Elementary	02.060	Elementary	87,160	Superior
Piney Orchard Elementary	02.100	Elementary	76,448	Adequate
Quarterfield Elementary	02.078	Elementary	49,130	Adequate
Riviera Beach Elementary	02.097	Elementary	50,916	Good
Seven Oaks Elementary	02.129	Elementary	81,209	Good
Solley Elementary	02.067	Elementary	83,336	Adequate
Sunset Elementary	02.108	Elementary	73,113	Not Adequate
Tyler Heights Elementary	02.069	Elementary	47,544	Good
West Annapolis Elementary	02.036	Elementary	31,669	Good
West Meade EEC	02.072	Elementary	38,093	Good
Woodside Elementary	02.120	Elementary	51,946	Good
			1,806,886	
Baltimore City (11)				
Baltimore School for the Arts # 415	30.178	High	149,895	Superior
Commodore John Rodgers PK-8 # 027	30.017	PreK-8	110,776	Adequate
Leith Walk PK-8 # 245	30.194	PreK-8	75,223	Adequate
Mt. Royal Elementary/Middle # 066	30.069	Elementary/Middle	112,020	Superior
Professional Development Center Building #93	30.209	Middle/High	298,325	Adequate
Robert W. Coleman Elementary # 142	30.140	Elementary	45,819	Good
Southside Building # 181 (formerly #180)	30.228	Middle/High	164,490	Good
Thomas Johnson PK-8 # 084	30.044	PreK-8	68,850	Good
Violetville PK-8 # 226	30.085	PreK-8	100,271	Good
Walbrook Building #411	30.188	Middle/High	346,700	Adequate
Waverly PK-5 # 051	30.028	Elementary	47,070	Adequate
			1,519,439	
Baltimore County (27)				
Bedford Elementary	03.089	Elementary	45,745	Good
Campfield Early Childhood Center	03.136	Elementary	51,640	Good
Catonsville Elementary	03.177	Elementary	59,630	Adequate
Church Lane Elementary	03.026	Elementary	57,920	Good
Colgate Elementary	03.151	Elementary	48,100	Good
Dogwood Elementary	03.171	Elementary	74,891	Adequate
Dundalk Middle	03.041	Middle	143,070	Good
Edmondson Heights Elementary	03.101	Elementary	69,390	Good

TABLE B: FY 2012 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Baltimore County (continued)				
Featherbed Lane Elementary	03.102	Elementary	75,631	Good
Franklin Elementary	03.150	Elementary	59,830	Good
Hillcrest Elementary	03.024	Elementary	75,850	Good
Kingsville Elementary	03.080	Elementary	53,920	Superior
Middle River Middle	03.046	Middle	125,410	Good
New Town Elementary	03.143	Elementary	83,307	Good
New Town High School	03.196	High	209,609	Good
Pikesville High	03.033	High	171,414	Good
Pikesville Middle	03.085	Middle	135,170	Good
Pot Spring Elementary	03.023	Elementary	55,440	Good
Rosedale Center	03.015	Alternate	55,445	Adequate
Seventh District Elementary	03.086	Elementary	56,908	Good
Shady Spring Elementary	03.031	Elementary	62,620	Good
Timonium Elementary	03.169	Elementary	62,847	Good
Vincent Farm Elementary	03.208	Elementary	90,132	Good
Westchester Elementary	03.130	Elementary	66,690	Good
Windsor Mill Middle	03.198	Middle	116,648	Good
Woodholme Elementary	03.199	Elementary	82,837	Superior
Woodmoor Elementary	03.111	Elementary	73,078	Adequate
			2,263,172	
Calvert (3)				
Mill Creek Middle	04.024	Middle	101,300	Superior
Windy Hill Elementary	04.020	Elementary	66,126	Superior
Windy Hill Middle	04.022	Middle	101,300	Superior
			268,726	
Caroline (2)				
North Caroline High	05.002	High	179,023	Good
Ridgely Elementary	05.006	Elementary	52,005	Good
			231,028	
Carroll (6)				
Cranberry Station Elementary	06.046	Elementary	61,346	Superior
Elmer Wolfe Elementary	06.044	Elementary	65,273	Superior
Linton Springs Elementary	06.045	Elementary	77,707	Good
Oklahoma Road Middle	06.043	Middle	108,640	Superior
Parr's Ridge Elementary	06.053	Elementary	73,271	Superior
Runnymede Elementary	06.039	Elementary	71,704	Good
			457,941	
Cecil (5)				
Calvert Elementary	07.014	Elementary	33,470	Superior
Cecil Manor Elementary	07.030	Elementary	49,586	Superior
Cherry Hill Middle	07.039	Middle	92,990	Superior
Elkton High	07.032	High	187,046	Superior
Perryville High	07.013	High	130,672	Superior
			493,764	
Charles (6)				
Berry Elementary	08.036	Elementary	72,454	Good
Mary Burgess Neal Elementary	08.045	Elementary	86,880	Good
Mattawoman Middle	08.035	Middle	120,300	Good
North Point High School	08.042	Career Tech	311,270	Superior
Robert D. Stethem Educational Center	08.018	Alternate	74,106	Good

TABLE B: FY 2012 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Charles (continued) William B. Wade Elementary	08.028	Elementary	76,253	Good
			741,263	
Dorchester (3) Choptank Elementary Judy Hoyer Center North Dorchester Middle	09.016	Elementary	45,815	Good
	09.017	Elementary	9,444	Superior
	09.019	Middle	92,941	Superior
				148,200
Frederick (10) Centerville Elementary Crestwood Middle Earth and Space Sciences Lab (ESSL) Oakdale High Orchard Grove Elementary Tuscarora Elementary Tuscarora High Urbana Middle W. Frederick Middle Whittier Elementary	10.071	Elementary	87,175	Good
	10.069	Middle	107,212	Good
	10.074	Science	10,624	Superior
	10.073	High	241,061	Superior
	10.052	Elementary	70,142	Good
	10.070	Elementary	86,938	Superior
	10.068	High	257,062	Good
	10.076	Middle	125,049	Good
	10.037	Middle	166,439	Superior
	10.054	Elementary	81,244	Good
			1,232,946	
Garrett (3) Camp Hickory Outdoor Southern High Yough Glades Elementary	11.019	Science	12,954	Good
	11.005	High	177,715	Good
	11.015	Elementary	36,750	Superior
				227,419
Harford (6) Aberdeen High Abingdon Elementary Church Creek Elementary Edgewood Elementary Havre de Grace Middle N. Harford High	12.058	High	229,000	Good
	12.049	Elementary	91,229	Adequate
	12.034	Elementary	85,801	Good
	12.054	Elementary	67,341	Good
	12.039	Middle	102,000	Good
	12.016	High	245,238	Good
				820,609
Howard (12) Applications and Research Lab Bonnie Branch Middle Centennial Lane Elementary Dunloggin Middle Elkridge Landing Middle Fulton Elementary Glenwood Middle Gorman Crossing Elementary Hollifield Station Elementary Howard High Jeffers Hill Elementary Reservoir High	13.018	Career Tech	204,325	Good
	13.071	Middle	94,511	Superior
	13.005	Elementary	65,519	Good
	13.001	Middle	79,220	Good
	13.054	Middle	101,226	Good
	13.063	Elementary	88,812	Good
	13.069	Middle	75,000	Good
	13.068	Elementary	69,857	Superior
	13.067	Elementary	85,627	Good
	13.012	High	284,241	Adequate
	13.014	Elementary	52,851	Good
	13.077	High	241,321	Good
			1,442,510	
Kent (1) Kent County Middle	14.003	Middle	78,785	Good
			78,785	

TABLE B: FY 2012 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Montgomery (46)				
Argyle Middle	15.231	Middle	120,205	Adequate
Bannockburn Elementary	15.204	Elementary	54,234	Good
Brooke Grove Elementary	15.164	Elementary	72,582	Good
Cabin John Middle	15.209	Middle	159,514	Superior
Cannon Road Elementary	15.179	Elementary	83,377	Superior
Carson (Rachel) Elementary	15.163	Elementary	78,547	Adequate
Chevy Chase Elementary	15.032	Elementary	70,976	Superior
College Gardens Elementary	15.240	Elementary	96,986	Superior
Daly (Capt. James E.) Elementary	15.159	Elementary	78,210	Good
Drew (Dr. Charles) Elementary	15.169	Elementary	73,975	Adequate
Farmland Elementary	15.242	Elementary	89,988	Good
Flower Valley Elementary	15.217	Elementary	61,567	Good
Forest Oak Middle	15.191	Middle	132,259	Good
Gaithersburg High	15.130	High	323,476	Not Adequate
Galway Elementary	15.213	Elementary	103,170	Superior
Gibbs, Jr. (William B.) Elementary School	15.273	Elementary	88,042	Good
Greencastle Elementary	15.155	Elementary	78,275	Adequate
Grosvenor Center	15.016	Alternate	36,770	Good
Harmony Hills Elementary	15.050	Elementary	85,648	Good
Kemp Mill Elementary	15.227	Elementary	68,222	Good
Kingsview Middle	15.200	Middle	140,398	Good
Lakelands Park Middle	15.261	Middle	153,588	Good
Little Bennett Elementary	15.270	Elementary	82,511	Good
Loiederman (A. Mario) Middle	15.268	Middle	131,746	Good
Matsunaga (Spark M.) Elementary	15.254	Elementary	90,718	Adequate
McNair (Ronald) Elementary	15.162	Elementary	78,275	Adequate
Mill Creek Towne Elementary	15.121	Elementary	67,465	Good
Newport Mill Middle	15.063	Middle	108,240	Good
Oak View Elementary	15.149	Elementary	57,560	Good
Oakland Terrace Elementary	15.140	Elementary	79,145	Good
Poole (John) Middle	15.216	Middle	85,669	Good
Radnor Center	15.237	Alternate	36,663	Good
Ride (Dr. Sally K.) Elementary	15.189	Elementary	78,686	Adequate
Rock View Elementary	15.244	Elementary	91,977	Good
Rocky Hill Middle	15.262	Middle	148,065	Good
Rosa Parks Middle	15.168	Middle	137,469	Good
Roscoe Nix Elementary	15.271	Elementary	88,351	Good
Sequoyah Elementary	15.160	Elementary	72,582	Good
Seven Locks Elementary	15.253	Elementary	66,915	Superior
Shriver (Sargent) Elementary	15.267	Elementary	91,628	Good
Silver Spring International Middle	15.002	Middle	186,031	Not Adequate
Sligo Creek Elementary	15.264	Elementary	98,799	Adequate
Summit Hall Elementary	15.174	Elementary	68,059	Adequate
Takoma Park Elementary	15.081	Elementary	85,553	Good
Westover Elementary	15.232	Elementary	54,645	Good
Wootton (Thomas S.) High	15.023	High	295,620	Adequate
			4,632,381	
Prince George's (46)				
Adelphi Elementary	16.169	Elementary	38,872	Good
Annapolis Road Academy Alternative High	16.163	Alternate	55,577	Good

TABLE B: FY 2012 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
Prince George's (continued)				
Berwyn Heights Elementary	16.220	Elementary	45,387	Superior
Bladensburg Elementary	16.106	Elementary	62,050	Good
Bond Mill Elementary	16.233	Elementary	58,325	Good
Buck Lodge Middle	16.094	Middle	122,497	Adequate
Catherine T. Reed Elementary (re-inspection)	16.144	Elementary	56,889	Good
Cesar Chavez Elementary	16.167	Elementary	30,066	Good
Cool Spring Elementary	16.134	Elementary	139,211	Good
Dodge Park Elementary	16.117	Elementary	50,499	Good
Drew-Freeman Middle	16.159	Middle	142,413	Good
Dwight D. Eisenhower Middle (re-inspection)	16.008	Middle	139,951	Good
Ernest Everett Just Middle	16.219	Middle	138,901	Good
Fairmont Heights High (re-inspection)	16.096	High	174,128	Adequate
Francis Scott Key Elementary	16.160	Elementary	86,814	Good
Glenn Dale Elementary	16.202	Elementary	44,644	Good
Greenbelt Elementary	16.108	Elementary	67,500	Adequate
Greenbelt Middle (Former)	16.184	Middle	141,125	Adequate
Highland Park Elementary	16.192	Elementary	61,555	Adequate
Jessie B. Mason School (Former)	16.097	Special Ed.	32,174	Good
Judith P. Hoyer Montessori	16.022	Elementary	46,152	Adequate
Kenmoor Elementary	16.225	Elementary	43,997	Good
Kenmoor Middle	16.212	Middle	128,381	Adequate
Kingsford Elementary	16.133	Elementary	86,814	Good
Lake Arbor Elementary	16.037	Elementary	76,842	Good
Magnolia Elementary	16.135	Elementary	54,506	Adequate
Margaret Brent Regional School	16.100	Special Ed.	48,236	Good
Mary Harris Mother Jones Elementary	16.231	Elementary	76,842	Adequate
Northview Elementary	16.250	Elementary	77,646	Good
Overlook Elementary	16.129	Elementary	47,649	Adequate
Perrywood Elementary	16.207	Elementary	76,137	Adequate
Port Towns Elementary	16.218	Elementary	77,586	Adequate
Robert R. Gray Elementary	16.222	Elementary	74,520	Adequate
Rockledge Elementary	16.148	Elementary	56,252	Good
Rosa L. Parks Elementary	16.253	Elementary	81,705	Superior
Rosaryville Elementary	16.227	Elementary	76,200	Good
Samuel P. Massie Academy	16.191	Elementary/Middle	97,243	Good
Scotchtown Hills Elementary	16.127	Elementary	79,757	Good
Suitland Elementary	16.232	Elementary	76,333	Good
Suitland High Annex	16.258	High	70,993	Good
Tayac Elementary (re-inspection)	16.023	Elementary	47,858	Adequate
Valley View Elementary	16.118	Elementary	52,431	Good
Walker Mill Middle (re-inspection)	16.196	Middle	129,348	Adequate
Whitehall Elementary	16.249	Elementary	38,583	Good
William W. Hall Academy	16.226	Elementary/Middle	100,000	Good
Woodridge Elementary	16.052	Elementary	31,687	Adequate
			3,542,276	
Queen Anne's (2)				
Kennard Elementary	17.012	Elementary	64,010	Adequate
Matapeake Middle School	17.025	Middle	110,427	Good
			174,437	

TABLE B: FY 2012 MAINTENANCE SURVEY RESULTS

LEA / School Name	PSC #	School Type	Area (Square Feet)	Rating
St. Mary's (3) Evergreen Elementary School George Washington Carver Elementary Margaret Brent Middle	18.031	Elementary	74,227	Superior
	18.032	Elementary	61,385	Superior
	18.009	Middle	131,354	Good
				266,966
Somerset (2) Somerset Intermediate School Washington High	19.016	Middle	77,652	Superior
	19.002	High	132,400	Superior
				210,052
Talbot (2) Easton Middle White Marsh Elementary	20.004	Middle	106,985	Good
	20.007	Elementary	43,465	Good
				150,450
Washington (7) Greenbrier Elementary Hancock Middle/High Maugansville Elementary Northern Middle Pangborn Blvd. Elementary Paramount Elementary South Hagerstown High	21.014	Elementary	36,835	Good
	21.025	Middle/High	96,809	Good
	21.047	Elementary	91,586	Superior
	21.017	Middle	102,782	Good
	21.041	Elementary	88,116	Good
	21.030	Elementary	47,923	Good
	21.020	High	163,959	Adequate
			628,010	
Wicomico (3) J.M. Bennett High Parkside High Wicomico High	22.008	High	247,202	Superior
	22.001	High	277,724	Good
	22.009	Special Ed.	195,941	Good
				720,867
Worcester (3) Berlin Intermediate Cedar Chapel Special School Ocean City Elementary	23.012	Elementary/Middle	101,000	Adequate
	23.013	Special Ed.	17,175	Good
	23.006	Elementary	87,477	Superior
				205,652

Total Number of Schools Inspected: 234

Total square footage inspected: 22,488,275 square feet

Public School Construction Program School Inspection Report

LEA Name:
School Name:

Inspection Date:
Inspector:
LEA Representative:

PSC #:
Year Constructed:
Total Adjusted Square Footage:

Site/Item (Weight)	Superior	Good	Adequate	Not Adequate	Poor	Not Applicable
1. Driveways & Parking Lots (1)						
2. Site 5 d d Y U F U b W V (1)						
3. Site Utilities z A U f Y X / ' G Y W f Y (2)						
4. Exterior Building Appearance (1)						
5. Playground Equipa Y bh(1)						
6. Exterior Structural Condition (3)						
7. Gutters and Downspouts (2)						
8. Windows / ' 7 U i ' _] b [(2)						
9. Entryways & Exterior Doors (3)						
10. Roof Conditions (3)						
11. Flashing & Gravel Stop (2)						
12. Roof Drains (2)						
13. Rooftop Equipment (2)						
14. Skylights & Monitors (2)						
15. Interior Appearance & Sanitation (2)						
16. Floors (2)						
17. Walls (1)						
18. Interior Doors / ' < U f X k U f Y (2)						
19. Ceilings (1)						
20. Electrical Distribution (3)						
21. Electrical Service Equipment (3)						
22. Lighting ! ' @ l a d g # U ' U g l g ' (2)						
23. Fire & Safety (3)						
24. Equipment Rooms (2)						
25. Boilers z Water Heaters (3)						
26. Air Conditioning (1)						
27. Ventilation Equipment (3)						
28. FCUs / Radiators / Wall Units (2)						
29. Steam Distribution (2)						
30. Hot Water Distribution (2)						
31. Chilled Water Distribution (1)						
32. Plumbing fl L						
33. Sub Structure (3)						
34. 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:

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS



School Name &
PSC Number:

Square Footage:

Report Date (s):

Year Constructed:

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

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS



School Name &
PSC Number:

Square Footage:

Report Date (s):

Year Constructed:

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

ASBESTOS MANAGEMENT PLAN			
LEA Response:			

EMERGENCY PREPAREDNESS PLAN			
LEA Response:			

ADDITIONAL NOTES & COMMENTS			

FY 2012 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, the original existing square footage would then date from 1960). 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 schools were inspected in April 2012. Except for extremely small amounts of new square footage added when two of the schools were renovated, original existing square footage at these schools dates from 1930 to 1974, with adjusted building ages of 38, 15 and 13 years at the time of inspection. These schools have been very well maintained and the two oldest schools, Cresaptown Elementary School and Mt. Savage Elementary School, were very nicely modernized in 1997 and 1999 while maintaining their architectural charm.



Cresaptown Elementary

Most deficiencies found this year were not equipment related and should be easily corrected by the administrative and faculty staff. A few structural items as well as two of the roofs need monitoring, but with Allegany's demonstrated maintenance approach, this should be responsibly addressed. Allegany County does an excellent job in maintaining their heritage by retaining and modernizing their older schools when funding allows.

FY 2012

- 22 total active schools in system
- Avg. Adjusted Age, all schools: 1983
- 3 schools inspected: 2 Elementary, 1 PreK-8
- Results:
 - ✓ 1 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.37)**

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 E.	38	Good	13	9	6	2	0
2. Cresaptown E.	15	Superior	22	9	0	1	0
3. Mt. Savage E./M.	13	Good	11	15	3	1	1
Totals			46	33	9	4	1
Percentage of Total Ratings for System			49%	35%	10%	4%	1%

Anne Arundel County

Twenty two schools were inspected in April and May 2012. Original existing square footage at these schools dates from 1954 to 2012, with adjusted building ages ranging from 48 to 1 year at the time of inspection.

With the fourth oldest inventory in the State, AACPS contends with many of the same facility problems as the other large school systems in Maryland that have an aging infrastructure that must be maintained, updated, replaced or expanded, and in a manner that will achieve equity among its facilities.

Of the schools inspected this year, half had plumbing or roof leaks above the ceilings that were causing damage to ceiling surfaces and promoting mold growth. Two schools were noted for the misuse and improper disposal of toxic photographic chemicals into the school's drainage system, and eight of the schools had overloaded computer wiring. The Arlington Echo Educational Center had serious safety and structural hazards at the exterior stairs and handrails that lead to the pier and at the boatshed, as well as notable structural damage in the block foundation of one of the buildings.

Of the six schools that were constructed, renovated or replaced within the ten years prior to the inspections, only the three newest schools received ratings of "Superior". Sunset Elementary School, the only school to score a "Not Adequate" rating, received a renovation of 50% of its space in 2011 to convert open-space classroom area into closed classrooms, yet this school did not have the neat and clean look of a school that had recently received a significant upgrade.

By contrast, of the seven schools with an adjusted age of 40 years or greater, five received ratings of "Good" due to the diligence of the onsite custodial and maintenance staff and the cooperation and care given the buildings by the faculty and school administrators.

As several health and safety issues, such as unsafe storage, blocked exits and safety devices, as well as several of the items noted above, were again identified at many schools, the PSCP continues to recommend that school teachers and administrators receive frequent on-site safety training.



Glendale Elementary

FY 2012

- 123 total active schools in system
- Avg. Adjusted Age, all schools: 1982
- 22 schools inspected: 18 Elementary, 2 Middle, 1 High, 1 Environmental Ed.
- Results:
 - ✓ 3 Superior
 - ✓ 11 Good
 - ✓ 7 Adequate
 - ✓ 1 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (87.72)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Arlington Echo Ed. Ctr.	43	Adequate	2	17	6	2	3
2. Belvedere E.	13	Good	9	12	4	5	2
3. Broadneck H.	23	Adequate	9	8	4	9	2
4. Frank Hebron-Harman E.	5	Good	20	6	3	3	0
5. Glendale E.	13	Good	15	10	5	2	1
6. Jacobsville E.	14	Good	4	17	5	5	1
7. Lindale M.	16	Adequate	2	12	13	5	1
8. Maryland City E.	46	Good	9	14	4	3	0
9. Meade M.	14	Adequate	7	11	7	3	4
10. Nantucket E.	4	Superior	21	9	1	0	0
11. Overlook E.	1	Superior	29	4	0	0	0
12. Pershing Hill E.	1	Superior	27	3	1	0	0
13. Piney Orchard E.	10	Adequate	13	6	4	6	3
14. Quarterfield E.	43	Adequate	1	12	9	5	2
15. Riviera Beach E.	41	Good	4	21	4	4	0
16. Seven Oaks E.	5	Good	18	10	2	1	0
17. Solley E.	15	Adequate	4	13	7	7	1
18. Sunset E.	21	Not Adequate	0	8	7	11	6
19. Tyler Heights E.	48	Good	7	13	8	2	1
20. West Annapolis E.	30	Good	4	20	4	4	1
21. West Meade E.E.C.	48	Good	14	13	3	1	0
22. Woodside E.	47	Good	12	12	3	5	0
Totals			231	251	104	83	28
Percentage of Total Ratings for System			33%	36%	15%	12%	4%

Baltimore City

Eleven schools were inspected in October 2011. Original existing square footage at these schools dates from 1925 to 2011, with adjusted building ages ranging from 58 to 12 years at the time of inspection. Eight of these schools had adjusted building ages of at least 30 years, representative of the generally aging infrastructure of Baltimore City schools. Of these, Leith Walk Elementary School was in the process of being renovated with an addition, Violetville PK-8 School was nearing the end of an addition/renovation/partial replacement project and Waverly PK-5 School was scheduled to begin replacement construction. Violetville PK-8 School, which was occupied but still under construction at the time of the inspection, showed a number of construction related issues needing close supervision and resolution to avoid a negative impact on future maintenance needs.

Two schools received “Superior” ratings this year and four received a rating of “Good,” suggesting that there has been improvement over past years. One of these, the Baltimore School for the Arts, is a unique school housed in two connected historic buildings, a former hotel and brownstone residence, that were renovated with an addition in 2007. This very well maintained school provides a good example of an innovative approach to funding a school facility through a combination of conventional sources and historic tax credits.

The age of Baltimore City facilities, the oldest on average in Maryland, and community impacts, particularly vandalism, make the maintenance of Baltimore City school facilities particularly challenging. In addition, the lack of attention to maintenance prior to 2004 has left an exceptionally large backlog of deficiencies. While some improvements in procedures and staffing have been noted, particularly since 2006, the maintenance and operational aspects of Baltimore City Public Schools continue to be under-budgeted and under-staffed. In addition, the overall organizational structure responsible for facility management should be studied to identify areas in which efficiency and effectiveness can be improved. The negative results of this situation are shown in a number of areas: recent State and local investments that have not been adequately cared for; insufficient construction oversight, leading to improperly installed and functioning items; malfunctioning mechanical equipment; water penetration; and a broad range of safety issues. However, the fine

condition of the Mount Royal Elementary/Middle School, originally built in 1959 and not renovated in more than 30 years, demonstrates that age does not need to be an impediment to a high level of maintenance.

Despite the impediments faced by the school system, there appears to be an overall improvement in the categories of site appearance, site utilities, exterior building appearance, playground equipment, electrical service equipment, lighting, and boilers and water heaters. However, improvement is needed in a number of areas, particularly exterior structural conditions, roof drainage, hot and chilled water distribution, elevators, windows and caulking, interior doors and hardware, ceilings, electrical distribution, heating cooling and ventilation equipment, fire and safety equipment, and custodial operations and building management. A number of schools lacked up-to-date Asbestos Management Plans that were accessible and usable by the school administration, a federal requirement.



Violetville Elementary

FY 2012

- 168 total active schools in system
- Avg. Adjusted Age, all schools: 1973
- 11 schools inspected: 2 Elementary, 4 PK-8, 1 Elementary/Middle, 3 Middle/High (incl. Prof. Development Ctr.), 1 High (School for the Arts)
- Results:
 - ✓ 2 Superior
 - ✓ 4 Good
 - ✓ 5 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.64)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Baltimore School for the Arts #415	23	Superior	23	10	0	0	0
2. Commodore John Rodgers PK-8 #027	38	Adequate	10	7	10	7	0
3. Leith Walk PK-8 #245	58	Adequate	2	4	18	6	1
4. Mt. Royal E./M. #066	30	Superior	22	10	0	1	0
5. Professional Development Ctr. #093	41	Adequate	2	16	7	4	2
6. Robert W. Coleman E. #142	31	Good	15	13	1	1	0
7. Southside Bldg. #181	55	Good	7	17	6	2	0
8. Thomas Johnson PK-8 #084	31	Good	10	14	5	3	0
9. Violetville PK-8 #226	12	Good	13	6	1	5	4
10. Walbrook Bldg. #411	39	Adequate	5	7	7	7	6
11. Waverly PK-5 #051	32	Adequate	1	16	11	3	1
Totals			110	120	66	39	14
Percentage of Total Ratings for System			32%	34%	19%	11%	4%

Baltimore County

Twenty-seven schools were inspected in October and November 2011. Original existing square footage at these schools dates from 1910 to 2011, with adjusted building ages ranging from 77 to 4 years at the time of inspection. Half of these schools received multi-systemic renovation projects between 1998 and 2004 in lieu of complete renovations in a large-scale effort by Baltimore County Public Schools to address the great number of needed improvements in their many schools. While this upgraded vital systems in a large number of schools, and most of these schools can currently be considered in generally good condition, many are lacking an overall modernized appearance, with some elements that are outdated and worn. This approach to addressing facility needs, and the method PSCP uses to calculate the age of facilities that received multi-systemic or limited renovations, has kept Baltimore County's school facilities positioned as the fifth oldest in the State in spite of the substantial State and local investment.

The very clean and safe conditions found in some of the schools, such as Dundalk Middle School, demonstrate that good facility management is achievable despite the age of the facilities. This school, as well as Colgate Elementary School and Kingsville Elementary School, are notable for receiving excellent custodial servicing. However, as reported for the past several years, inspections of Baltimore County schools reveal many serious safety, fire, and health code violations in not only the older buildings but in the new schools, including blocked exits, expired fire extinguishers, paper coverage of fire doors, covered audio/visual alarm devices, lack of ground fault interrupt devices near sinks and in wet areas, and poorly or dangerously stored supplies and equipment. This indicates not only a need for frequent and mandatory training of school administrators, teachers and custodial staff, but also regular safety inspections by qualified facilities staff and the attention of school system leadership.

Many buildings inspected this year have ongoing roof and/or equipment leaks that have caused considerable ceiling damage throughout the buildings. More attention and proper reporting by onsite building staff would reduce these unsightly and damaging leaks. Four of the inspected schools with questionable roof conditions were constructed between 2003 and 2008, and New Town Elementary School,

constructed in 2001, has had substantial water penetration below all 2nd floor windows despite attempts to repair, raising a concern that construction defects are not being resolved through enforcement of the warranty.



New Town Elementary

FY 2012

- 166 total active schools in system
- Avg. Adjusted Age, all schools: 1982
- 27 schools inspected: 20 Elementary, 4 Middle, 2 High, 1 Alternate
- Results:
 - ✓ 2 Superior
 - ✓ 21 Good
 - ✓ 4 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (89.85)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Bedford E.	49	Good	12	13	1	3	0
2. Campfield Early Childhood Ctr.	35	Good	13	14	2	1	0
3. Catonsville E.	77	Adequate	7	10	5	8	1
4. Church Lane E.	28	Good	13	9	3	6	1
5. Colgate E.	64	Good	17	13	1	1	0
6. Dogwood E.	11	Adequate	13	8	2	7	3
7. Dundalk M.	40	Good	13	6	9	3	1
8. Edmondson Heights E.	32	Good	7	15	5	3	2
9. Featherbed Lane E.	29	Good	6	13	6	6	0
10. Franklin E.	32	Good	13	11	3	2	0
11. Hillcrest E.	21	Good	9	13	3	5	1
12. Kingsville E.	33	Superior	22	5	3	1	0
13. Middle River M.	31	Good	8	18	1	4	0
14. New Town E.	11	Good	18	7	5	2	0
15. New Town H.	9	Good	20	8	1	3	1
16. Pikesville H.	46	Good	7	13	6	5	0
17. Pikesville M.	23	Good	11	11	6	2	0
18. Pot Spring E.	29	Good	15	11	2	2	0
19. Rosedale Center	51	Adequate	3	12	10	4	3
20. Seventh District E.	37	Good	11	10	4	5	0
21. Shady Spring E.	32	Good	8	18	4	0	0
22. Timonium E.	53	Good	12	14	4	0	0
23. Vincent Farm E.	4	Good	18	9	1	3	1
24. Westchester E.	14	Good	19	9	2	3	0
25. Windsor Mill M.	6	Good	17	9	4	2	1
26. Woodholme E.	7	Superior	22	6	3	0	0
27. Woodmoor E.	29	Adequate	1	12	14	3	1
Totals			335	297	110	84	16
Percentage of Total Ratings for System			40%	35%	13%	10%	2%

Calvert County

Three schools were inspected in May 2012. These schools are relatively new facilities, built in 1996, 1998 and 2001. Windy Hill Elementary School received a small kindergarten/pre-kindergarten addition in 2007, but the other schools have had no additions. The adjusted building ages were 16, 14 and 11 years at the time of the inspections. These newer school buildings are very well maintained and have an excellent appearance in comparison to many similarly aged school buildings throughout the State. Not only was a "Superior" rating achieved for all three schools surveyed this year, but Calvert County schools received "Superior" ratings for 14 of the 23 schools surveyed since 2007. Schools in Calvert County stand out for their cleanliness, the result of excellent custodial care and well-managed schools. It is clear that the maintenance staff, students, faculty and the administration show great pride in their schools.



Windy Hill Middle

FY 2012

- 26 total active schools in system
 - Avg. Adjusted Age, all schools: 1990
 - 3 schools inspected: 1 Elementary, 2 Middle
- Results:
- ✓ 3 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (97.18)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Mill Creek M.	11	Superior	25	7	1	0	0
2. Windy Hill E.	16	Superior	17	14	0	1	0
3. Windy Hill M.	14	Superior	26	5	1	0	0
Totals			68	26	2	1	0
Percentage of Total Ratings for System			70%	27%	2%	1%	0%

Caroline County

Two schools were inspected in September 2011. Original existing square footage at these schools dates to 1978 and 1990, but the facilities had adjusted building ages of 26 and 11 years at the time of the inspections due to additions and renovations. While maintenance is generally good, safety deficiencies were found at both locations. At North Caroline High School, fire extinguishers did not appear to be receiving complete monthly visual inspections. Chemicals were not placed in their proper locations in the science labs, nor were the labs locked. Safety concerns at Ridgely Elementary School include rear doors blocked by classroom items, wall-mounted evacuation instructions not easily visible due to placement of classroom items, and metal items being stored near electrical switchgear and transformers. The August 2011 earthquake appears to have caused minor damage to both of these buildings, exacerbating the already deteriorating masonry veneer at the canopy columns at Ridgely Elementary School.

Both schools have had several small upgrade projects over the last 12 years, taking good advantage of the State's Aging Schools Program.



North Caroline High

FY 2012

- 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 (91.93)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. North Caroline H.	11	Good	16	14	2	1	0
2. Ridgely E.	26	Good	7	21	2	1	0
Totals			23	35	4	2	0
Percentage of Total Ratings for System			36%	55%	6%	3%	0%

Carroll County

Six schools were inspected in February 2012. Original existing square footage at these schools dates from 1994 to 2007, with adjusted building ages ranging from 17 to 7 years at the time of inspection. The schools inspected this fiscal year were ideal representatives of good and effective maintenance. In general, all of the schools were in excellent condition and looked as if construction had just been completed. However, despite their continued success with maintenance, training of school administrators is still necessary to ensure proper and safe oversight of excessive storage and other safety issues, and safety inspections should be performed more often across the school system. This issue was commented on in previous surveys of this LEA's schools.

Oklahoma Road Elementary School stands out as very well organized. Compared to the other schools inspected, it is kept free of clutter and excessive attachment of paper items to walls, ceilings and doors. This school sends the message that it is very well taken care of by all occupants.



Parr's Ridge Elementary

FY 2012

- 43 total active schools in system
- Avg. Adjusted Age, all schools: 1988
6 schools inspected: 5 Elementary, 1 Middle
- Results:
 - ✓ 4 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Superior (95.76)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Cranberry Station E.	13	Superior	26	2	2	1	0
2. Elmer Wolfe E.	14	Superior	20	10	1	0	0
3. Linton Springs E.	13	Good	22	6	2	2	0
4. Oklahoma Road M.	15	Superior	21	9	0	1	0
5. Parr's Ridge E.	7	Superior	21	9	0	1	0
6. Runnymede E.	17	Good	18	12	1	1	0
Totals			128	48	6	6	0
Percentage of Total Ratings for System			68%	26%	3%	3%	0%

Cecil County

Five schools were inspected in September 2011. Original existing square footage at these schools dates from 1955 to 2008, with adjusted building ages ranging from 44 to 4 years at the time of inspection. The maintenance, care and upkeep of schools in Cecil County are exceptional, as demonstrated by the “Superior” ratings received by all five schools surveyed this year. Three of the five schools had complete renovations completed in 1995, 2008, and 2011. The remaining two schools are original to 1968 and 1978, with no additions and only systemic renovation and Aging Schools Program projects performed since the original construction.



Elkton High

The survey results are a testament to this school system’s commitment to maintaining their investment and providing a pleasant, healthy, and well maintained learning environment for their students. Cecil County Public Schools has adopted a number of practices that deserve to be studied by other school systems.

<p>FY 2012</p> <ul style="list-style-type: none"> ▪ 29 total active schools in system ▪ Avg. Adjusted Age, all schools: 1987 ▪ 5 schools inspected: 2 Elementary, 1 Middle, 2 High ▪ Results: <ul style="list-style-type: none"> ✓ 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. Calvert E.	31	Superior	25	1	3	1	0
2. Cecil Manor E.	16	Superior	27	4	0	0	0
3. Cherry Hill M.	44	Superior	20	9	1	0	0
4. Elkton H.	4	Superior	25	5	1	1	0
5. Perryville H.	34	Superior	20	8	2	0	0
Totals			117	27	7	2	0
Percentage of Total Ratings for System			76%	18%	5%	1%	0%

Charles County

Six schools were inspected in May 2012. Original existing square footage at these schools dates from 1969 to 2009, with adjusted building ages ranging from 41 to 3 years at the time of inspection. Of the two schools that were recently constructed in 2005 and 2009, only the 2005 North Point High School received a "Superior" rating. Three year old Mary Burgess Neal Elementary appears to be very well taken care of and is exceptionally clean overall, but received a "Poor" score in the category of Fire and Safety as a result of the blocked egress, unsafe storage and other conditions, that caused its overall rating to drop to "Good."



North Point High

As identified in maintenance inspections in past years, four of the six schools inspected this year had poorly maintained asbestos management plans. To be in compliance, records must be complete and updated. This is an area of particular concern because it is a mandatory item per Federal law and carries a fine if found to be out of compliance.

The oldest building inspected this year, the Robert D. Stethem Educational Center, is well cared for by the custodial staff but would benefit from a complete renovation and modernization project. Although all of the building equipment was found to be in fair to good condition, the cost of maintaining this significantly worn and outdated equipment over time will be substantially higher than for a newer facility. As noted in prior annual maintenance reports, Charles County has been strongly encouraged to evaluate their school buildings and establish a plan for renovating their older facilities, projects that have been eclipsed in recent years by their focus on addressing student enrollment growth.

FY 2012

- 37 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 6 schools inspected: 3 Elementary, 1 Middle, 1 Career Tech., 1 Alternate
- Results:
 - ✓ 1 Superior
 - ✓ 5 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.40)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Berry E.	16	Good	15	12	3	1	0
2. Mary Burgess Neal E.	3	Good	22	8	1	0	1
3. Mattawoman M.	17	Good	10	11	4	7	0
4. North Point H.	7	Superior	25	6	0	1	0
5. Robert D. Stethem Ed. Ctr.	41	Good	8	11	6	2	2
6. William B. Wade E.	21	Good	6	12	9	3	0
Totals			86	60	23	14	3
Percentage of Total Ratings for System			46%	32%	12%	8%	2%

Dorchester County

Three schools were inspected in August 2011. Original existing square footage of these schools dates from 1957, 1997, and 2009, with the age of the Judy Hoyer Center building adjusted to 52 years at the time of inspection due to an addition in 1963. Each of the schools appeared to be very well maintained, but this was particularly exemplified at the Judy Hoyer Center. Capital improvements such as HVAC, exterior door and window, roof, sidewalk, and playground system replacements between 2006 and 2008, along with a high level of maintenance care, have resulted in a very appealing site, exterior and interior appearance at this older facility.



North Dorchester Middle

FY 2012

- 15 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 3 schools inspected: 2 Elementary, 1 Middle
- Results:
 - ✓ 2 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (95.82)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Choptank E.	15	Good	17	12	1	1	0
2. Judy Hoyer Center	52	Superior	25	8	0	0	0
3. North Dorchester M.	3	Superior	21	10	0	0	0
Totals			63	30	1	1	0
Percentage of Total Ratings for System			66%	32%	1%	1%	0%

Frederick County

Ten schools were inspected in March 2012. Original existing square footage at these schools dates from 1958 to 2010, with adjusted building ages ranging from 16 to 2 years at the time of inspection. Of the ten schools inspected, seven were built within the past ten years, two are only a few years older, and the 1958 school was fully renovated with an addition in 2010, making for a very low age group of surveyed schools. The overall results this year were outstanding, with four schools receiving "Superior" ratings and all schools receiving a score of 89 or better. This is due in part to the newer age of the facilities, but also to the overall good maintenance and custodial care provided.

However, at-risk safety and poor storage practices are ongoing issues that need to be addressed by both the head office and onsite administrations. These concerns include excessive clutter in classrooms, obstructed and unsafe egress, missing evacuation instructions, fire extinguishers not routinely receiving monthly visual inspections, blocked fire extinguishers and safety shut-off switches, unsafe classroom conditions such as safety guards removed in technical education shops, improper storage of chemicals and combustibles in science labs and maintenance areas, unsafe and improper storage, storage of salt and ice melt compounds around electrical equipment, and fire and building code violations.

Also, damages are occurring at many of these schools to walls, window blinds, ceilings and casework from improper posting of student work throughout the buildings. The overabundance of classroom items and poor storage practices hinders proper cleaning of the buildings due to the inability to access many areas with cleaning equipment.

To ensure the longevity of these beautiful new and updated buildings, it would be beneficial to Frederick County Public Schools to consistently address the noted safety deficiencies.



Tuscarora High

FY 2012

- 68 total active schools in system
- Avg. Adjusted Age, all schools: 1989
- 10 schools inspected: 4 Elementary, 3 Middle, 2 High, 1 Science
- Results:
 - ✓ 4 Superior
 - ✓ 6 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.07)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Centerville E.	7	Good	22	4	4	1	0
2. Crestwood M.	8	Good	22	5	4	1	0
3. Earth & Space Sciences Lab	3	Superior	21	2	0	3	0
4. Oakdale H.	4	Superior	25	4	1	2	0
5. Orchard Grove E.	16	Good	15	12	1	2	0
6. Tuscarora E.	8	Superior	25	5	2	1	0
7. Tuscarora H.	8	Good	16	9	2	4	0
8. Urbana M.	6	Good	25	6	0	0	2
9. W. Frederick M.	2	Superior	25	5	1	1	0
10. Whittier E.	14	Good	10	12	9	2	0
Totals			206	64	24	17	2
Percentage of Total Ratings for System			66%	20%	8%	5%	1%

Garrett County

Three schools were inspected in April 2012. Original square footage at these schools dates from 1952 to 2003 with adjusted building ages of 34, 24 and 14 years at the time of inspection. These schools are extremely different from one another in terms of age, type, use and the extent of additions and renovations, and yet they all receive a high level of maintenance and care.

Two of the schools would benefit from some modernization and upgrading. The Camp Hickory Outdoor Center, an outstanding educational nature facility, is in need of an upgrade to the electrical service distribution for the Planetarium. Southern High School was scheduled to receive an upgrade of its mechanical system through an energy performance contract.

Like other school systems in Maryland, various safety issues need to be addressed, and more frequent and complete training should be provided to the administration and staff in all schools to reduce the many safety hazards. It is worth noting the outstanding management by the faculty and students of the vocational shop rooms at Southern High School, resulting in a high level of both cleanliness and safety.



Camp Hickory Outdoor

FY 2012

- 15 total active schools in system
- Avg. Adjusted Age, all schools: 1987
- 3 schools inspected: 1 Elementary, 1 High, 1 Science
- Results:
 - ✓ 1 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.93)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Camp Hickory Outdoor	34	Good	8	19	0	1	0
2. Southern H.	24	Good	11	18	2	0	1
3. Yough Glades E.	14	Superior	20	7	2	0	0
Totals			39	44	4	1	1
Percentage of Total Ratings for System			44%	49%	4%	1%	1%

Harford County

Six schools were inspected in January 2012. Original existing square footage at these schools dates from 1950 to 2008, with adjusted building ages ranging from 5 to 45 years at the time of inspection. Five of the six schools had numerous safety, health and building code violations as well as poorly organized and severely cluttered classrooms, hallways, and storage areas. Better safety and health training should be established for the individual school administrative, faculty and custodial staffs to eliminate substantial health and safety hazards, and serious code violations.



North Harford High

Several of the schools are suffering from the lack of proper heating system operations, with inoperable HVAC units and disruptions in service or insufficient service to areas of the buildings. Several buildings have serious roofing problems which should be addressed through the warranties issued at the time of installation. This would reduce further damage from continuous leaks and flooding, and the potential for indoor air quality problems.

Aberdeen High School, completed in 2004 and receiving an addition in 2008, was already showing signs of damage from leaks caused by exterior wall, flashing, or condensation deficiencies. North Harford High School, renovated in 2007, also had deficiencies in the roof components and the roof monitors, with numerous stained ceiling tiles showing mold-like stains, as well as some inoperable rooftop air handling units.

FY 2012

- 53 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 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 (88.73)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Aberdeen H.	8	Good	20	5	2	5	0
2. Abingdon E.	17	Adequate	12	5	7	2	6
3. Church Creek E.	16	Good	14	11	2	3	0
4. Edgewood E.	9	Good	11	6	6	7	1
5. Havre de Grace M.	45	Good	8	13	6	2	0
6. N. Harford H.	5	Good	13	10	3	6	1
Totals			78	50	26	25	8
Percentage of Total Ratings for System			42%	27%	14%	13%	4%

Howard County

Twelve schools were inspected in February 2012. Original square footage at these schools dates from 1951 to 2009, with adjusted building ages ranging from 5 to 17 years at the time of the inspections. Five of the schools, all built between 1995 and 2002, have never been renovated, although each of the other schools have received renovations. The observed physical facility conditions were similar at all schools, and this appears to be the result of schools being maintained in a generally good or superior manner in Howard County. The majority of deficiencies found during these inspections were life/safety code and fire code violations, most of which were very serious in nature and hazardous to both the students and staff. It is recommended that all administrative, faculty and custodial staff receive routine and frequent building safety training, and that schools be routinely inspected to assure safety guidelines are followed.

The newest building, Reservoir High School, needed repairs for continuous leaks near the Auditorium which have occurred since construction was completed. There is a concern that roofs are not being routinely inspected twice a year on an evenly scheduled basis; the schools inspected this year received roof inspections immediately prior to the State visits.



Gorman Crossing Elementary

FY 2012

- 73 total active schools in system
- Avg. Adjusted Age, all schools: 1996
- 12 schools inspected: 5 Elementary, 4 Middle, 2 High, 1 Career Tech.
- Results:
 - ✓ 2 Superior
 - ✓ 9 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (91.35)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Applications and Research Lab	16	Good	14	12	2	2	0
2. Bonnie Branch M.	13	Superior	24	7	0	1	0
3. Centennial Lane E.	5	Good	23	4	1	2	2
4. Dunloggin M.	12	Good	9	12	4	3	2
5. Elkridge Landing M.	17	Good	17	7	5	2	1
6. Fulton E.	13	Good	16	7	0	7	0
7. Glenwood M.	12	Good	9	20	3	0	1
8. Gorman Crossing E.	14	Superior	22	7	1	1	0
9. Hollifield Station E.	13	Good	18	9	1	1	2
10. Howard H.	9	Adequate	6	17	4	5	2
11. Jeffers Hill E.	13	Good	15	12	3	1	0
12. Reservoir H.	10	Good	18	4	3	2	5
Totals			191	118	27	27	15
Percentage of Total Ratings for System			51%	31%	7%	7%	4%

Kent County

One school was inspected in September 2011. Original existing square footage at this school dates from 1950, with an adjusted building age of 36 years at the time of inspection as a result of additions and renovations. This school is in good condition for its age and is nicely maintained. However, similar to the condition of the school surveyed in FY 2011, it was noted that the aging roof needed repairs and preventive maintenance to avoid the possibility of interior damage caused by roof leaks. Some minor structural damage to the exterior walls and sidewalks as a result of the August 2011 earthquake was found during the inspection. These areas were to be investigated for structural integrity by the county.



Kent County Middle

FY 2012

- 7 total active schools in system
- Avg. Adjusted Age, all schools: 1977
- 1 school inspected: 1 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected school: **Good (90.85)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Kent County M.	36	Good	8	16	4	1	0
Totals			8	16	4	1	0
Percentage of Total Ratings for System			28%	55%	14%	3%	0%

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Montgomery County

Forty-six schools were surveyed in May and June 2012. Original existing square footage at these schools dates from 1934 to 2012, with adjusted building ages ranging from 57 to 0 years at the time of inspection. Seven Locks Elementary School opened in the spring of 2012. Only eight of the surveyed schools have an adjusted building age of 30 years or greater.

As in previous years, roofing deficiencies continue to be found, with sixteen of the surveyed schools receiving “Not Adequate” or “Poor” ratings in the roof or rooftop equipment categories of the survey. A large number of the surveyed schools again received “Not Adequate” or “Poor” ratings for ceilings; the numerous stained ceiling tiles found in these schools are indicative of either roof leaks or faulty mechanical equipment or piping. A roof inspection training program initiated in the fall of 2008 has not improved the overall roof conditions, as the repairs are not being made soon after the inspections and reports have been completed. Our inspectors again reported the presence of mold-like discoloration at many of the damaged ceiling tiles, indicating that leaks are not being addressed in a timely manner and suspected mold growth is not being addressed immediately upon detection.

Of the forty-six schools surveyed this year, thirty-six were deficient with fire and safety items and several had significant health related issues. The six schools that received “Superior” ratings ranged in age from new to 17 years old. The two schools that were rated as “Not Adequate” this year had an adjusted age of over twenty-five years. Gaithersburg High School was inspected when the old facility was still in use while the replacement school was being constructed. Conditions here were found to be very poor in some respects, with substantial overgrowth of vegetation around and on the building, broken glass and hardware on aged and weathered windows and doors, severely damaged soffits, nonfunctioning or poorly functioning HVAC equipment, and extensive ceiling damage with what appeared to be mold growth from roof and valve leaks. It was apparent that many of these deficiencies had been allowed to become very serious over a period of time. Silver Spring International Middle School shares a facility with Sligo Creek Elementary School. The Auditorium, which was surveyed with the middle school inspection, has

been abandoned for years and is in a deplorable state. It is not sealed off, and the advanced stages of deterioration found inside are a serious health risk for all who use this building. This clearly needs to be addressed without delay. Additionally, the building envelope shows problems with water tightness and water penetration. The older portion of this building has a slate roof.



Ronald McNair Elementary

FY 2012

- 209 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 46 schools inspected: 31 Elementary, 11 Middle, 2 High, 2 Alternate
- Results:
 - ✓ 6 Superior
 - ✓ 28 Good
 - ✓ 10 Adequate
 - ✓ 2 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools:
Good (89.24)

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Argyle M.	41	Adequate	5	17	7	0	3
2. Bannockburn E.	25	Good	11	13	9	0	0
3. Brooke Grove E.	22	Good	4	20	4	4	0
4. Cabin John M.	1	Superior	28	3	1	1	0
5. Cannon Road E.	0	Superior	29	2	0	1	0
6. Carson (Rachel) E.	22	Adequate	4	11	9	9	0
7. Chevy Chase E.	17	Superior	20	10	2	0	0
8. College Gardens E.	5	Superior	22	7	1	1	0
9. Daly (Capt. James E.) E.	23	Good	13	15	4	0	0
10. Drew (Dr. Charles) E.	20	Adequate	5	12	6	8	2
11. Farmland E.	1	Good	25	3	0	3	1
12. Flower Valley E.	21	Good	10	13	4	4	1
13. Forest Oak M.	17	Good	16	10	3	2	1
14. Gaithersburg H.	30	Not Adequate	0	3	12	16	3
15. Galway E.	6	Superior	23	8	0	1	0
16. Gibbs, Jr. (William B.) E.	3	Good	21	5	2	3	1
17. Greencastle E.	24	Adequate	3	14	9	4	2
18. Grosvenor Center	54	Good	8	10	11	1	0
19. Harmony Hills E.	18	Good	20	6	0	5	1
20. Kemp Mill E.	18	Good	12	13	2	3	0
21. Kingsview M.	15	Good	17	10	2	3	2
22. Lakelands Park M.	7	Good	17	7	3	6	0
23. Little Bennett E.	6	Good	17	10	4	1	1
24. Loiederman (A. Mario) M.	7	Good	7	18	5	2	0
25. Matsunaga (Spark M.) E.	11	Adequate	6	12	3	9	4
26. McNair (Ronald) E.	22	Adequate	7	9	5	10	1
27. Mill Creek Towne E.	36	Good	16	12	4	1	0
28. Newport Mill M.	54	Good	13	14	4	2	0
29. Oak View E.	23	Good	14	10	6	1	0
30. Oakland Terrace E.	18	Good	21	11	0	1	0
31. Poole (John) M.	15	Good	18	9	0	3	0
32. Radnor Center	57	Good	3	17	10	0	2
33. Ride (Dr. Sally K.) E.	17	Adequate	7	13	4	8	1
34. Rock View E.	10	Good	9	16	3	4	1
35. Rocky Hill M.	8	Good	14	6	9	2	2
36. Rosa Parks M.	19	Good	11	14	6	1	0
37. Roscoe Nix E.	6	Good	23	4	1	3	0
38. Sequoyah E.	22	Good	10	15	2	3	2
39. Seven Locks E.	0	Superior	25	6	0	2	0
40. Shriver (Sargent) E.	6	Good	21	9	0	3	0
41. Silver Spring International M.	26	Not Adequate	0	7	11	6	9
42. Sligo Creek E.	13	Adequate	3	15	10	4	1
43. Summit Hall E.	32	Adequate	3	14	6	5	2
44. Takoma Park E.	17	Good	15	13	3	0	2
45. Westover E.	38	Good	21	10	1	0	1
46. Wootton (Thomas S.) H.	26	Adequate	4	17	8	1	4
Totals			601	493	196	147	50
Percentage of Total Ratings for System			40%	33%	13%	10%	3%

Prince George's County

Forty-six schools, including five schools that received ratings of "Not Adequate" when previously inspected in FY 2011, were inspected in November 2011 through January 2012. Original square footage at the surveyed schools dates from 1928 to 2007, with adjusted building ages ranging from 55 to 4 years at the time of inspection. Of the schools inspected, there has been a noticeable improvement in condition: unlike in previous years, no schools received scores of "Not Adequate" or "Poor," and all of the five schools that were re-inspected had improved in their overall scores and in most of the categories that were previously found to be deficient; two progressed from "Not Adequate" to "Good." These improvements can be largely attributed to the increased focus on maintenance on the part of the Chief Executive Officer and the Deputy CEO, and to structural changes that have taken place within the facility management departments.

In general, improvement was noted in the categories of site appearance, site utilities, interior appearance and sanitation, electrical distribution, and plumbing and bathroom fixtures. Some improvement is also noted in the maintenance of the steam and chilled water distribution systems. On-going monitoring is important to build on these achievements, since many categories depend on the day-to-day performance of school administrators and staff.

Far too many schools still have ventilation equipment (particularly exhaust fans) and roofs with ratings of "Not Adequate" or "Poor," in part from the LEA not consistently carrying out roof inspections twice a year for all schools, as required by regulation and as a condition for State Capital Improvement Program funding, and by not making corrections immediately after roof deficiencies are noted. Of the schools inspected this year, a large percentage showed the following deficiencies: HVAC equipment needing extensive repairs; aged and damaged windows and doors in need of replacement; and severely stained, damaged, or missing ceiling tiles, in some cases appearing to contain black mold. A number of life safety deficiencies remain at unacceptably high levels, including improperly maintained fire suppression equipment and systems, with fire extinguishers expired, missing, not mounted properly, or not receiving the required 30 day visual inspections; a lack of certifications and/or inspections

required for the fire suppression equipment, elevators and lifts, electrical switchgear, main water supply backflow preventers and annunciator panels; inadequate site utility shut-off signage; poorly maintained electrical and equipment rooms; and poor maintenance of emergency generators. In most schools, required AHERA documentation was missing, not recent, or not up to date.

Four schools that opened in the previous 12 years received scores of "Adequate," with many individual maintenance categories receiving ratings of "Not Adequate" or "Poor." These disappointing results in virtually new schools may result from several causes: design and construction deficiencies; the lack of proper building commissioning; inadequate staff training; and a failure to exercise warranties, particularly with respect to roofing.



Drew Freeman Middle

FY 2012

- 197 total active schools in system
 - Avg. Adjusted Age, all schools: 1979
 - 46 schools inspected: 32 Elementary, 2 Elementary/Middle, 7 Middle, 2 High, 2 Special Ed., 1 Alternate
- Results:
- ✓ 2 Superior
 - ✓ 28 Good
 - ✓ 16 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (87.57)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Adelphi E.	4	Good	8	15	4	5	0
2. Annapolis Road Academy Alt. H.	28	Good	6	17	7	1	1
3. Berwyn Heights E.	10	Superior	27	5	0	2	0
4. Bladensburg E.	22	Good	12	7	7	5	0
5. Bond Mill E.	44	Good	17	9	3	1	0
6. Buck Lodge M.	21	Adequate	9	13	5	3	3
7. Catherine T. Reed E. (re-inspection)	43	Good	3	17	9	1	1
8. Cesar Chavez E.	46	Good	5	19	4	3	0
9. Cool Spring E.	18	Good	9	17	6	3	0
10. Dodge Park E.	10	Good	13	9	5	5	0
11. Drew-Freeman M.	17	Good	12	16	3	0	1
12. Dwight D. Eisenhower M. (re-inspection)	42	Good	7	22	2	0	0
13. Ernest Everett Just M.	9	Good	14	13	0	6	0
14. Fairmont Heights H. (re-inspection)	52	Adequate	2	11	13	3	3
15. Francis Scott Key E.	14	Good	14	9	5	4	0
16. Glenn Dale E.	44	Good	8	15	8	0	0
17. Greenbelt E.	19	Adequate	11	7	3	7	4
18. Greenbelt M. (Former)	55	Adequate	0	2	17	11	1
19. Highland Park E.	24	Adequate	6	11	5	9	3
20. Jessie B. Mason School (Former)	31	Good	6	16	7	2	0
21. Judith P. Hoyer Montessori	40	Adequate	2	4	16	6	3
22. Kenmoor E.	46	Good	8	7	9	3	2
23. Kenmoor M.	39	Adequate	3	10	10	5	5
24. Kingsford E.	18	Good	11	14	2	1	3
25. Lake Arbor E.	10	Good	12	12	4	4	1
26. Magnolia E.	41	Adequate	6	13	5	4	3
27. Margaret Brent Regional School	30	Good	4	16	8	3	2
28. Mary Harris Mother Jones E.	10	Adequate	7	12	1	10	3
29. Northview E.	5	Good	24	3	1	4	1
30. Overlook E.	35	Adequate	4	10	13	3	0
31. Perrywood E.	11	Adequate	9	9	5	6	3
32. Port Towns E.	8	Adequate	10	4	7	10	2
33. Robert R. Gray E.	11	Adequate	11	8	3	10	2
34. Rockledge E.	44	Good	9	14	7	0	0
35. Rosa L. Parks E.	6	Superior	24	7	0	2	0
36. Rosaryville E.	10	Good	18	8	2	5	0
37. Samuel P. Massie Academy	8	Good	20	6	4	1	1
38. Scotchtown Hills E.	17	Good	19	8	2	1	2
39. Suitland E.	8	Good	17	6	3	5	2
40. Suitland H. Annex	49	Good	9	11	8	4	0
41. Tayac E. (re-inspection)	45	Adequate	3	16	8	1	3
42. Valley View E.	42	Good	12	13	4	1	0
43. Walker Mill M. (re-inspection)	42	Adequate	3	7	11	9	2
44. Whitehall E.	7	Good	17	10	1	1	0
45. William W. Hall Academy	7	Good	22	3	3	4	0
46. Woodridge E.	31	Adequate	6	14	7	6	0
Totals			479	495	257	180	57
Percentage of Total Ratings for System			33%	34%	18%	12%	4%

Queen Anne's County

Two schools were inspected in September 2011. Original existing square footage at these schools dates from 1952 to 2007. Kennard Elementary School, the older of the two, was completely renovated with an addition in 2001, giving it an adjusted age of 9 years at the time of inspection. A classroom addition was just beginning construction when the school was inspected, and several construction preparation issues regarding access and egress were identified and discussed at the time.

Matapeake Middle School, constructed in 2007, was found to have a variety of design or construction faults which needed attention in order to reduce the possibility of structural deterioration or damage to interior finishes. These and other items were brought to the attention of the Queen Anne's County Public Schools staff at the time of inspection and to the Superintendent in February 2013.



Matapeake Middle

- FY 2012**
- 15 total active schools in the system
 - Avg. Adjusted Age, all schools: 1998
 - 2 schools inspected: 1 Elementary, 1 Middle
 - Results:
 - ✓ 0 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
 - Overall condition of inspected schools: **Good (86.74)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Kennard E.	9	Adequate	7	10	4	6	2
2. Matapeake M.	5	Good	17	5	0	6	2
Totals			24	15	4	12	4
Percentage of Total Ratings for System			41%	25%	7%	20%	7%

St. Mary's County

Three schools were inspected in May 2012. Original existing square footage at these schools dates from 1957 to 2009, with adjusted building ages ranging from 7 to 3 years at the time of inspection. Margaret Brent Middle School, the oldest of the three inspected schools, was built in 1957 with additions in 1971 and 1978, and received a complete renovation with an addition in 2005. The other two schools were built within six years of these inspections. The two new schools, Evergreen Elementary School and G. W. Carver Elementary School, received "Superior" ratings, as would be expected of new facilities, but a common issue noted for the two schools was the questionable condition of the roof, possibly a remaining installation issue from construction. The renovated school, Margaret Brent Middle School, although achieving a mid-range "Good" rating, had a few issues that were in strong need of attention, areas of missing bricks and open mortar joints, and numerous ceiling tile stains as a result of condensation leaks from the HVAC distribution system; this is significant because both conditions can cause greater damage and this school is considered by the State to be only seven years old due to the complete renovation it received in 2005.

To St. Mary's credit, this is overall a very well maintained school system. Of special note, the Evergreen Elementary School is a highly acclaimed school noted for its innovative design and LEED Gold rating.



Margaret Brent Middle

FY 2012

- 26 total active schools in system
- Avg. Adjusted Age, all schools: 1995
- 3 schools inspected: 2 Elementary, 1 Middle
- Results:
 - ✓ 2 Superior
 - ✓ 1 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (93.98)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Evergreen E.	3	Superior	23	6	1	2	0
2. George Washington Carver E.	6	Superior	20	7	3	0	0
3. Margaret Brent M.	7	Good	15	11	4	2	1
Totals			58	24	8	4	1
Percentage of Total Ratings for System			61%	25%	8%	4%	1%

Somerset County

Two schools were inspected in August 2011. Somerset Intermediate School was constructed in 2007 and opened in 2008. Original existing square footage at Washington High School dates from 1978 and a four-phase renovation was being completed at the time of inspection. Both schools received overall "Superior" ratings, as is expected for new construction.

The inspections this year were conducted just after Hurricane Irene hit this region. A few minor areas of damage were observed, predominately at Somerset Intermediate School where driving wind and rain caused leaking at the windows and roof. In their April 2012 response, Somerset County reported that these were still unresolved, even after multiple attempts to repair, and they were in the process of contacting the contractor to correct the problems. At Washington High School, improper storage of materials was found in equipment rooms, classrooms, and hallways. These areas were expected to be cleaned up and organized once the contractors completed their work and left the building.

Both project provided very nice upgrades to the public school facility infrastructure in Somerset County.



Washington High

FY 2012

- 10 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 2 schools inspected: 1 Middle, 1 High
- Results:
 - ✓ 2 Superior
 - ✓ 0 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Superior (96.99)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Somerset Intermediate	4	Superior	24	4	1	0	0
2. Washington H.	33	Superior	21	8	1	1	0
Totals			45	12	2	1	0
Percentage of Total Ratings for System			75%	20%	3%	2%	0%

Talbot County

Two schools were inspected in August and September 2011. Original existing square footage at these schools dates from 1953 at Easton Middle School and 1957 at White Marsh Elementary School, with adjusted building ages of 9 and 15 years respectively due to renovations and additions. Both schools have been well cared for by the students and staff, who appear to have great pride in their schools. Easton Middle School received a complete renovation and small cafeteria addition with CIP funding in 2003. White Marsh Elementary School was completely renovated in 1997 with CIP funding, and a 1,290 sf addition was constructed in 2001 with local funding for a kindergarten classroom. Both schools received high scores within the “Good” category and are very well maintained, which is typical of all Talbot County Public Schools.

This system could greatly benefit from adding several more facility maintenance employees to supplement the existing staff’s efforts to address the workload and perform necessary maintenance in areas beginning to show deficiencies. Talbot County has the newest school facilities in the State at 15 years, based on the average age of its square footage.



Easton Middle

FY 2012

- 9 total active schools in system
- Avg. Adjusted Age, all schools: 2000
- 2 schools inspected: 1 Elementary, 1 Middle
- Results:
 - ✓ 0 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.68)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Easton M.	9	Good	20	10	0	1	0
2. White Marsh E.	15	Good	16	12	2	1	0
Totals			36	22	2	2	0
Percentage of Total Ratings for System			58%	35%	3%	3%	0%

Washington County

Seven schools were inspected in March 2012. Original existing square footage at these schools dates from 1956 to 2008, with adjusted building ages ranging from 46 to 4 years at the time of inspection. Schools inspected this year were in generally good condition. However, several schools were found to be negatively impacted by poorly installed or improperly installed roofing, flashing, and rooftop equipment. More aggressive construction oversight may be needed to assure that all work has been substantially completed as required and all punch list items have been addressed prior to final payment and closeout. Any additional items found after completion should be addressed within the first 12 months and fully covered under the terms and conditions of the construction warranty.



Pangborn Blvd. Elementary

Pangborn Boulevard Elementary School was just constructed in 2008 and is a beautiful school. However, the staff should be prohibited from accumulating excessive clutter in the classrooms that may hamper custodial cleaning, attaching student items to and damaging the nearly new window blinds, and attaching excessive amounts of student items to wall surfaces with adhesives. This behavior is by no means unique to this school or to this school system; it is seen throughout the state, but is most egregious when observed in new schools.

FY 2012

- 48 total active schools in system
- Avg. Adjusted Age, all schools: 1984
- 7 schools inspected: 4 Elementary, 1 Middle, 1 Middle/High, 1 High
- Results:
 - ✓ 1 Superior
 - ✓ 5 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (90.55)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Greenbrier E.	41	Good	9	14	5	0	1
2. Hancock M./H.	46	Good	6	21	5	0	0
3. Maugansville E.	4	Superior	23	9	1	0	0
4. Northern M.	32	Good	12	12	7	1	0
5. Pangborn Blvd. E.	4	Good	22	5	2	4	0
6. Paramount E.	18	Good	13	10	4	2	0
7. South Hagerstown H.	13	Adequate	4	18	3	6	2
Totals			89	89	27	13	3
Percentage of Total Ratings for System			40%	40%	12%	6%	1%

Wicomico County

Three high schools were inspected in September 2011. Original square footage at these schools dates from 1954 to 2010, with adjusted building ages ranging from 28 to 2 years. J. M. Bennett High School was demolished and a new replacement school was constructed in 2010; the separate Auditorium was retained and renovated in 2011. Parkside High School, constructed in 1974, received an addition and small amount of renovation in 1996. Wicomico High School, constructed in 1954, has received several additions and a renovation of most of the building in 1996 as well. All three schools have benefitted from numerous small projects over the years, including many CIP and Aging Schools Program upgrades and replacements.



James M. Bennett High

The staff has maintained these schools very well. The new J. M. Bennett High School was in near perfect condition and Wicomico High School is a very clean and well-maintained facility. Parkside High School did not score as well, primarily due to several safety issues that needed to be addressed. This LEA continues to make needed repairs and updates in a timely manner, keeping these schools in very good operational condition. However, as with a number of other school systems, a substantial continuing investment in renovations and life-cycle replacement projects is essential if this good record is to be maintained.

FY 2012

- 24 total active schools in system
- Avg. Adjusted Age, all schools: 1988
- 3 schools inspected: 2 High, 1 Special Ed.
- Results:
 - ✓ 1 Superior
 - ✓ 2 Good
 - ✓ 0 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (94.21)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. J.M. Bennett H.	2	Superior	34	0	0	0	0
2. Parkside H.	28	Good	11	12	7	4	0
3. Wicomico H.	20	Good	16	12	2	1	0
Totals			61	24	9	5	0
Percentage of Total Ratings for System			62%	24%	9%	5%	0%

Worcester County

Three schools were inspected in September 2011. Original existing square footage at these schools dates from 1970 to 2005, reflecting adjusted building ages ranging from 42 to 7 years at the time of inspection.

The last inspection performed on Ocean City Elementary School was in 1994, and the school has since been demolished and replaced with a new building; this 7-year old school is extremely well cared for by the onsite staff and appears as if new. In contrast, Berlin Intermediate School, a much older and open space classroom facility, would benefit greatly from a complete renovation, although several systemic renovations and many ASP projects have been performed over the past 15 years. The Cedar Chapel Special School is an open space school as well, and has been very well maintained by its excellent onsite custodial staff.



Ocean City Elementary

FY 2012

- 14 total active schools in system
- Avg. Adjusted Age, all schools: 1990
- 3 schools inspected: 1 Elementary, 1 Elementary/Middle, 1 Special Ed.
- Results:
 - ✓ 1 Superior
 - ✓ 1 Good
 - ✓ 1 Adequate
 - ✓ 0 Not Adequate
 - ✓ 0 Poor
- Overall condition of inspected schools: **Good (92.41)**

School Name	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)				
			Superior	Good	Adequate	Not Adequate	Poor
1. Berlin Intermediate	42	Adequate	6	8	10	5	0
2. Cedar Chapel Special	26	Good	14	12	2	1	0
3. Ocean City E.	7	Superior	27	5	0	0	0
Totals			47	25	12	6	0
Percentage of Total Ratings for System			52%	28%	13%	7%	0%

