

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS



School Name &

PSC Number:

Report Date (s):

Oakland Mills High (13.002)

04/29/16

Square Footage: 204,578

Year Constructed: 1973

SITE/ITEM	RATING	COMMENTS	Response Requested
1 DRIVEWAYS & PARKING LOTS	Not Adequate	All asphalt cracking and deterioration should be monitored and any necessary repairs made to improve the overall conditions. The paving has been allowed to severely deteriorate in the rear area. See Photos 1 and 2.	x
LEA Response:	#723	Grounds staff has been notified and asked to correct issue.	
2 SITE & SITE STRUCTURES	Superior	The site is attractive and there appears to be cooperative efforts by the onsite custodial staff, the grounds crew, and the maintenance department. New LED parking lot lighting has been installed and the LEA reports improved lighting conditions and energy efficiency.	
LEA Response:			
3 SITE UTILITIES	Adequate	All main utility locations were secure and remain accessible in the event of an emergency. Signage is needed to identify the Main Electrical Room and at the main switch location on the switchgear inside the room.	x
LEA Response:	#724	Installed signage on electric room doors. Confirmed main breaker was labeled.	
4 EXTERIOR BUILDING APPEARANCE	Adequate	Severe staining was observed in some areas, especially on the white brick and at the greenhouse, and it should be removed. See Photo 3. LED exterior wall mounted lighting was installed along with the above-referenced parking lot lighting. Lighting conditions are reported to have improved.	x
LEA Response:	#725		
5 PLAYGROUNDS, ATHLETIC FIELDS & EQUIPMENT	Superior	All playfields are exceptionally well maintained, including the artificial field located at the football stadium.	
LEA Response:			
6 EXTERIOR STRUCTURAL CONDITION	Good	Masonry cracking was observed at the roof level above the wood shop. Monitoring and repairs are needed to prevent further deterioration. All other areas around the school are in good condition. See Photo 4.	x
LEA Response:	#726		
7 GUTTERS & DOWNSPOUTS	Not Applicable		
LEA Response:			
8 WINDOWS	Superior	One damaged window was observed in the Art Room, and is currently being corrected by the LEA. All other windows throughout the facility were fully operational.	
LEA Response:			
9 WALKWAYS	Adequate	Many areas of new concrete and repaired concrete were observed and there appears to be a significant improvement since the last IAC inspection in 2010. Vegetation growing in sidewalk joints should be removed. This detracts from the building appearance. Improvements should be considered at all asphalt walkways.	x
LEA Response:	#727	School administrative staff has been notified and asked to correct issue.	
10 ENTRYWAYS & EXTERIOR DOORS	Superior		
LEA Response:			
11 ROOF CONDITIONS	Good	The roof consists of several different materials of varying ages, including single-ply PVC, 4-ply built up with gravel, and standing seam metal. All roofing surfaces appeared to be free of damage and are reported to be in excellent condition by the LEA. All surfaces appear to be regularly inspected and well maintained by the maintenance department. There is no rooftop responsibility by the onsite custodial team.	
LEA Response:			
12 FLASHING & GRAVEL STOPS	Good	There was no reported or observed damage to the flashing and gravel stops throughout the different roof systems.	
LEA Response:			
13 ROOF DRAINS	Superior	All roof drains were free of debris and draining as designed.	
LEA Response:			
14 ROOFTOP EQUIPMENT	Good	The BAC cooling tower is securely installed and is in clean and well-maintained condition. No reported interruptions in service were reported by the LEA. The numerous McQuay package units and Trane DX units have been in service for 13 years and appear to be in good condition.	
LEA Response:			
15 SKYLIGHTS & MONITORS	Superior	No active or reported leaks were identified at the many skylights installed at this facility. All equipment appears to be securely installed on the roof surface.	
LEA Response:			
16 INTERIOR APPEARANCE & SANITATION	Good	The custodial staff has a thorough understanding of this facility and maintains a high level of cleanliness. Improvements are needed in the storage of building service materials and equipment so as not to interfere with egress throughout the school and to improve the overall aesthetics.	x
LEA Response:		School administrative staff has been notified and asked to correct issue.	
17 FLOORS	Good	All VCT flooring surfaces were securely installed and nicely maintained.	
LEA Response:			
18 WALLS	Superior	The majority of the interior walls consist of CMU block and were last painted in 2014 as reported by the LEA.	
LEA Response:			
19 INTERIOR DOORS	Good	The interior doors vary in age throughout the school and all doors appear to receive the same maintenance attention.	
LEA Response:			
20 CEILINGS	Adequate	Ceiling tiles are being altered with paint and other materials that void all manufacturer's warranties. This should be prohibited as this practice will conceal leaks and mold, and will significantly reduce the fire rating of the ceiling assembly. Ceiling tiles should never be removed or tampered with by unqualified personnel. See Photos 5 and 6. One damaged area of ceiling grid was identified in Room 280 and needs repair. All other ceilings are in good condition with many new areas recently installed. This is also addressed in Facility Safety & Administrative Issues, Comment 1.	x
LEA Response:		School administrative staff has been notified and asked to correct issue.	
21 ELECTRICAL DISTRIBUTION	Good	Daisy-chaining of electrical cords was observed in the Art Room; this should be prohibited to avoid a possible electrical hazard. The management of IT wiring in all computer labs has improved since the 2010 IAC inspection. Electrical cords stretched across floors should have approved cord covers installed to reduce trip, electrical, and fire hazards; this also applies to carts if the carts remain in one location. See Photo 7.	

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS



School Name &

PSC Number:

Report Date (s):

Oakland Mills High (13.002)

Square Footage: 204,578

Year Constructed: 1973

SITE/ITEM	RATING	COMMENTS	Response Requested
LEA Response:			
22 ELECTRICAL SERVICE EQUIPMENT	Superior	The original 1973 electrical service equipment was replaced in 2014 with State funding and the project included the installation of a new Kohler emergency generator. All equipment is in new condition and appears to be actively maintained. Infrared testing was completed 12/2013 on all sub-panels and electrical equipment that was not replaced with the new generator and switchgear installation.	
LEA Response:			
23 INTERIOR LIGHTING	Superior		
LEA Response:			
24 FIRE & SAFETY	Not Adequate	The required monthly fire extinguisher inspections are needed to ensure all equipment remains fully operational in the event of an emergency. See Photo 8. Safe and unobstructed egress is hampered by improperly placed custodial equipment in several hallways; these areas must remain clear at all times for the safe evacuation of the building in the event of an emergency. See Photos 9 and 10. See Facility Safety & Administrative Issues, Comment 2.	x
LEA Response:		HCPSS has updated all fire extinguishers. HCPSS has implemented inspection process to ensure proper inspections occur monthly.	
25 EQUIPMENT ROOMS	Not Adequate	All material stored in electrical and equipment rooms must be removed from in front and on top of all electrical panels and electrical equipment to maintain a safe clearance for fire safety and access for routine maintenance. These areas should be kept secure and off limits to all non-maintenance personnel. See Photo 11. Improved housekeeping is needed in all areas that contain mechanical equipment. This includes the removal of all construction materials and replacement parts that are left by contractors or in-house staff. See Photo 12.	x
LEA Response:		School administrative staff has been notified and asked to correct issue.	
26 BOILERS & WATER HEATERS	Superior	The three Buderus Logan GE615 gas-fired boilers operate without recent damage or failure. The equipment is clean and appears to be regularly maintained by the maintenance department. One RBI domestic water furnace and storage tank is in new condition with no reported interruptions in service.	
LEA Response:			
27 AIR CONDITIONING	Good	The 11-year old McQuay chiller and BAC cooling tower show no signs of failure and are reported to be in good condition with no interruptions in service.	
LEA Response:			
28 VENTILATION EQUIPMENT	Adequate	All Trane AHUs located in the penthouse space are original to the school and in aged physical condition. Active maintenance is visible with the replacement of many valve actuators and the observed cleanliness of the cabinets and filters. Replacement of all AHUs is recommended to ensure improved trouble-free distribution of heating and air-conditioning at all times.	x
LEA Response:			
29 FCUS/RADIATORS/WALL UNITS	Superior		
LEA Response:			
30 STEAM DISTRIBUTION	Not Applicable		
LEA Response:			
31 HVAC CONTROLS	Good	This pneumatic controls in this facility would benefit from an upgrade to improve the consistent operation of all mechanical equipment and to improve the overall energy efficiency of this school.	x
LEA Response:			
32 Hot/CHILLED WATER DISTRIBUTION	Good	Many new valve actuators and pumps were observed and are fully operational. The LEA reports preventive replacement of old actuators and pumps due to the increase in leaks throughout their inventory. Insulation repairs are needed at air handling units. See Photo 12.	
LEA Response:			
33 PLUMBING FIXTURES & EQUIPMENT, RESTROOMS	Poor	The dishwasher equipment located in the kitchen is damaged and has been offline for over one year. The onsite staff reports poor communication and technical support from the contractors responsible for maintaining all kitchen equipment throughout HCPSS. This is concerning because of the increase of labor required to complete tasks with a reported reduction in the staff. See Photos 13 and 14. All restrooms are fully functioning and in good condition. All gang-style restrooms were recently renovated and are operating as designed.	x
LEA Response:		Major kitchen equipment, which is 43 years old, has long passed its life expectancy and requires continuous, increasing, and repetitive maintenance and repairs to ensure that it is operable. Condition assessments are being undertaken and equipment will be prioritized for replacement, based on condition assessments that are presently being undertaken. A long term capital budget will then be developed and implemented to replace the equipment as funds become available. In the interim, the dishwashing equipment which is in very poor condition (worn from use-end of expected lifecycle) and is presently inoperable will be considered for replacement in FY 2017 at a cost of approximately \$45,000. The funding source will be the Food Service fund. Also, preventive maintenance will be increased and the service contract for all equipment will be reviewed in August 2016 to reinforce required maintenance and repair procedures and processes. Bi-annual inspections will also be instituted to reinforce maintenance requirements.	
34 SUB STRUCTURE	Not Applicable		
LEA Response:			
35 VERTICAL CONVEYANCE SYSTEMS	Adequate	The porch lift located at the stage is contractually maintained and in good working order. Obstructions must be removed and access to this unit must remain clear at all times. See Photo 15.	x
LEA Response:		School administrative staff has been notified and asked to correct issue.	

ASBESTOS MANAGEMENT PLAN	no	The AHERA information available during this inspection was expired and hard to locate. Improved management of all AHERA information is recommended.	x
LEA Response:		School administrative staff has been notified and asked to correct issue.	



PUBLIC SCHOOL INSPECTION REPORT - COMMENTS

School Name &
PSC Number:
Report Date (s):

Oakland Mills High (13.002)
04/29/16

Square Footage: 204,578
Year Constructed: 1973

SITE/ITEM	RATING	COMMENTS	Response Requested
EMERGENCY PREPAREDNESS PLAN	yes	The current emergency plan provided at the time of this IAC inspection lacked the required map of all main utility shut-off locations. The BSM ensured the inclusion of the map as soon as possible.	X
LEA Response:		School administrative staff has been notified and asked to correct issue.	

FACILITY SAFETY & ADMINISTRATIVE ISSUES	Minor	
1. Painting of ceiling tiles should be prohibited. See Item 20 and Photos 5 and 6. 2. Classroom items and furniture should be removed where located in areas near pull stations, fire extinguishers, and alarm devices to avoid blocking immediate access or visibility. See Photo 16.		

ADDITIONAL NOTES & COMMENTS	
Roofing replacement, as well as exterior lighting, interior lighting and ceiling finish upgrades have made an improvement to this facility since the last IAC inspection in 2010. The problem with the service contract for the dishwasher and kitchen equipment appears to be an issue that needs to be addressed in many Howard County Public Schools.	