

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

Oakland Mills Middle (13.008)
05/03/16

PUBLIC SCHOOL INSPECTION REPORT - COMMENTS

Square Footage: 81,036
Year Constructed: 1972



SITE/ITEM	RATING	COMMENTS	Response Requested
1 DRIVEWAYS & PARKING LOTS	Good	Parking lot and driveway surfaces were clear of any debris at the curb gutters and appear to be well maintained. Cracking and deterioration at the dumpster areas should be repaired. See Photo 1.	x
LEA Response:	#728	Grounds staff has been notified and asked to correct issue.	
2 SITE & SITE STRUCTURES	Good	See Item 3.	x
LEA Response:		See item 3.	
3 SITE UTILITIES	Good	Standing water and excessive trash build-up around the large transformer should be address to improve safety and the overall aesthetics of the site, and to prevent unnecessary damage to the transformer and the surrounding area. See Photo 2.	x
LEA Response:	#729	Grounds staff has been notified and asked to correct issue.	
4 EXTERIOR BUILDING APPEARANCE	Adequate	Two areas of soffit damage are in need of repair. One section is located at the kitchen area and the other is at the canopy near the basketball court. Repairs are needed to prevent additional damage due to weather exposure and animal infestation. See Photos 3 and 4.	x
LEA Response:	#730	Areas repaired.	
5 PLAYGROUNDS, ATHLETIC FIELDS & EQUIPMENT	Good	The ball fields located on the property are in good condition and are maintained by the onsite custodial staff and the grounds department. The basketball standards are rusting and nets are missing or damaged.	
LEA Response:			
6 EXTERIOR STRUCTURAL CONDITION	Good	Recent mortar repairs have been made and have secured many of the areas that once were deteriorating. However, it appears that a few areas that need mortar were missed.	x
LEA Response:	#731		
7 GUTTERS & DOWNSPOUTS	Not Applicable		
LEA Response:			
8 WINDOWS	Good		
LEA Response:			
9 WALKWAYS	Good	All concrete walkways are in good condition with only minor cracking as a result of age and exposure. The settled concrete walkway leading to the basketball court area should be inspected for repairs to allow for better drainage. See Photo 5.	x
LEA Response:	#732	Grounds staff has been notified and asked to correct issue.	
10 ENTRYWAYS & EXTERIOR DOORS	Good	Finish on some doors is worn and faded.	
LEA Response:			
11 ROOF CONDITIONS	Superior	This roof consists of 4-ply built up and standing seam metal sections. All surfaces are in excellent condition and appear to receive consistent attention from the roofing department. Areas of failure are reported to be quickly communicated by the onsite custodial team and the necessary repairs are made to prevent further damage. The LEA reports this roof to be in superior condition on their last three semi-annual roof reports.	
LEA Response:			
12 FLASHING & GRAVEL STOPS	Superior	There was no visual or reported damage to the flashing or the gravel stops.	
LEA Response:			
13 ROOF DRAINS	Superior	All observed roof drains are clear of debris and draining as designed.	
LEA Response:			
14 ROOFTOP EQUIPMENT	Not Adequate	An ongoing leak at the BAC cooling tower located on the roof has corroded the steel structure beneath the tower. Based on the amount of corrosion observed at the steel base, this condition has been allowed to continue for an extended period of time. Repairs to the cooling tower are needed, and inspection and repairs are needed at the steel to ensure structural integrity and prevent further damage. See Photo 6.	x
LEA Response:	#733		
15 SKYLIGHTS & MONITORS	Not Applicable		
LEA Response:			
16 INTERIOR APPEARANCE & SANITATION	Good	The majority of the school is nicely maintained by the onsite custodial team with the exception of several storage and mechanical closets. These areas need periodic housekeeping to prevent dust and debris build-up around electrical equipment and classroom supplies.	x
LEA Response:		School administrative staff has been notified and asked to correct issue.	
17 FLOORS	Good		
LEA Response:			
18 WALLS	Good	See Facility Safety & Administrative Issues, Comment 1.	
LEA Response:			
19 INTERIOR DOORS	Good	The steel door frame that leads to the kitchen dishwashing station has deteriorated and should be repaired to prevent complete failure at this location. The door should be cleaned and painted also. All other doors throughout the school are aged but in good condition. See Photo 7.	x
LEA Response:	#734		
20 CEILINGS	Good		
LEA Response:			
21 ELECTRICAL DISTRIBUTION	Good	Excellent wire management was observed throughout the school with the exception of one location where coaxial cable was taped above the doors and across the wall. See Photo 8. Computer and all associated wiring should be relocated into approved channels or conduit.	x
LEA Response:	#735	IT staff has been notified and asked to correct issue.	
22 ELECTRICAL SERVICE EQUIPMENT	Good	The Federal Pacific main switchgear is original to the building and is in aged but well maintained condition. No physical damage was observed that would indicate past or potential failure. IR testing is recommended to ensure trouble free operation.	
LEA Response:			
23 INTERIOR LIGHTING	Superior		
LEA Response:			
24 FIRE & SAFETY	Not Adequate	The required monthly visual inspections and record keeping of all fire extinguishers are not being completed by the onsite building services team. Flammable and corrosive science materials are being stored in the same cabinet. See Facility Safety & Administrative Issues, Comments 2 and 3.	x
LEA Response:		HCPSS has updated all fire extinguishers. HCPSS has implemented inspection process to ensure proper inspections occur monthly.	
25 EQUIPMENT ROOMS	Good	See Item 16.	



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26 BOILERS & WATER HEATERS	Good	The two Weil Mclean gas-fired boilers and the one PVI gas-fired domestic water heater are all in good condition and appear to be actively maintained.	
27 AIR CONDITIONING	Not Adequate	The McQuay chiller located in the Boiler Room is damaged and leaking has been identified by the building services manager. The LEA reports the parts needed for repair have been ordered and are awaiting arrival. See Photo 9. The BAC cooling tower was visibly dirty, and leaking is causing heavy corrosion to the steel structure below. No information regarding the shut-down and start-up maintenance procedures was available at the time of this IAC inspection.	x
28 VENTILATION EQUIPMENT	Superior	The Trane air handling equipment appears to be in excellent physical condition and is well maintained. AHU equipment located in the penthouse space is reported to be operating without failure.	
29 FCUS/RADIATORS/WALL UNITS	Superior		
30 STEAM DISTRIBUTION	Not Applicable		
31 HVAC CONTROLS	Good	This pneumatically controlled school was consistently comfortable throughout this IAC inspection.	
32 Hot/CHILLED WATER DISTRIBUTION	Adequate	This school utilizes a two pipe system to distribute hot and chilled water throughout for interior conditioning. The zone heaters located in the penthouse areas have not been isolated for the summer months and have chilled water circulating through the equipment. Condensation and surface corrosion is visible and should be addressed to prevent additional damage to this equipment. See Photo 10.	x
33 PLUMBING FIXTURES & EQUIPMENT, RESTROOMS	Not Adequate	The plumbing fixtures and all partitions are generally well maintained by the custodial team and were fully functional during this IAC inspection. Reported problems with the current contractor responsible for maintaining all kitchen equipment has resulted in broken and damaged equipment that does not receive the needed repairs and in most cases is in complete failure. This appears to be an ongoing concern and should be addressed to allow support for the kitchen staff.	x
34 SUB STRUCTURE	Not Applicable	Major kitchen equipment, which is 44 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 2018 at a cost of approximately \$32,000. 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.	
35 VERTICAL CONVEYANCE SYSTEMS	Not Applicable		

Food Services

ASBESTOS MANAGEMENT PLAN	no	No current AHERA information was available at the time of this IAC inspection.	x
LEA Response:		School administrative staff has been notified and asked to correct issue.	
EMERGENCY PREPAREDNESS PLAN	yes	The school based emergency plan was complete with the addition of an excellent map identifying all main utility shut-off locations.	
LEA Response:			

FACILITY SAFETY & ADMINISTRATIVE ISSUES	Moderate	
1. Drywall surfaces and paint finishes are being damaged from the application of student and classroom items with tape, tacks, etc. These damages are unnecessary and costly to maintain. We advise that additional tack boards or strips be installed and used to reduce this damage. 2. All flammables and corrosives must be properly stored in separate approved and vented flammable storage cabinets or properly disposed of. 3. Evacuation instructions must be posted conspicuously in all rooms at all times with no visually competing postings nearby.		

ADDITIONAL NOTES & COMMENTS	
The overall maintenance of this school is very good and shows in the condition throughout this building last renovated in 1997. Improvements in several of the administrative issues will greatly ensure the safe and efficient operation throughout the school year.	