

Help Mt. Hebron Committee
Compilation Report

Findings	Reports						Appraisal Sections					
	Existing Condition Report & Concept Study 4/1/2006 Smolen Err Associates (SEAA)	Schematic Design Brochure & Existing Conditions Report 10/1/2006 SEAA	Concept Study Brochure 11/6/2006 SEAA	Existing Condition & Schematic Design Concept Brochure 1/1/2007 SEAA	4 High School Assessment Gilbert 6/07	Help Mt. Hebron Committee Report	School Site	Structural & Mechanical	Plant Maintainability	School Building Safety & Security	Educational Adequacy	Environment for Education
<i>SAFETY ISSUES & CODE VIOLATIONS</i>												
Fire Protection & Alarm System												
Actual age of sprinklered system is not known, no backflow preventer, exact zone layout is unknown at this time.	√				√	√		√		√		
Fire Alarm control panel and system should be considered for replacement if any significant expansion or renovation is done of building.	√					√		√		√		
No voice evacuation system; is lacking the quantity of visual devices required by ADA; no strobe lights in classrooms.	√				√			√		√		
Portions of the school are sprinklered but the entire facility is not fully covered.	√	√	√	√	√	√		√		√		
Fire Alarm and Sprinkler systems recommended for replacement. Rated worst with respect to Fire/ Life Safety.					√			√		√		
A large number of sprinklers that have exceeded their normal life expectancy; many other specific deficiencies. It is evident that the (fire alarm) system has outlived its useful life.	√							√		√		

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Immediate Repairs recommended impacting 60% of building - Among other items, replace sprinkler system.					√			√		√		
Electrical Power Distribution												
2 dry type transformers & panel boards adjacent to switchboard that is old and in poor condition. It has exceeded its expected life by several years and should be replaced.	√							√				
Majority of the electrical equipment was manufactured by Federal Pacific. Federal Pacific products are no longer available and have a reported frequency of failure that is higher than industry average.					√			√		√		
Failure potential creates a condition that can initiate a fire event within finished walls or enclosures.					√			√		√		
The emergency generators are considered past due for replacement.					√			√		√		
Electrical Disconnect Swith between room 215 and 217 is accessible to students, Electrical panels in weight room are not lockable.						√		√		√		
Exit Signs												
Exit signs are not well marked or located. Immediate action recommended.					√			√		√		

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Elevators												
Immediate repairs - All non-elevator related items should be removed (from the machine room which included the phone system) to meet code. Install tank heater.					√			√		√		
Perform ADA upgrades.					√			√				
Elevators do not have fire recall service and do not have a source of emergency power/ battery lowering device. According to paperwork in the machine room, the main disconnects were tested and the form indicates that they did not function as required.					√			√		√		
Building Circulation												
Corridors with multiple jogs in left side of building create circulation problems and are difficult to supervise.	√	√	√	√	√	√						√
2nd floor configuration has certain stairways more conveniently located thereby creating overcrowded situations in the stair and connecting corridors during student movement times.	√	√								√		√
The rear corridor is an intersection of 2 major corridors and the bottom of a central stair from the 2nd floor.		√	√	√		√				√		√

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Majority of classroom doors open into corridors.					√	√				√		√
Floor Plan does not permit convenient traffic flow from program areas, congestion in corridors, including vertical circulation issues.	√				√					√		√
Main egress empties directly into an intersection of 2 corridors which aren't sufficiently wide enough to accommodate auditorium's capacity.	√			√		√				√		√
Stairs												
Majority of stairs do not meet code (handrails, guards, treads, and risers).					√			√		√		√
Corridors												
Many interconnecting corridors create several overloaded intersections which become impassable during certain times.	√	√	√			√				√		√
Problems which are compounded by the addition of a central stair from 2nd floor adjacent to location.		√	√			√				√		√
Display cases and many other projections are located in already inadequate width corridors.						√				√		√

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Front Exterior Courtyard													
With student gathering, access to school by others is prevented, and complicates circulation and arrival of faculty and students.	√	√	√	√		√		√		√			√
Non-existent main lobby area is inadequate for required interior circulation because area directly loads to corridor.	√	√	√	√		√		√		√			√
Limited protected space for students during peak hours.		√	√			√		√		√			√
Building Configuration													
Building configuration with numerous alcoves creates security concerns and limits landscaping opportunities.						√				√			
1st floor ramps													
Ramps to lower levels do not meet ADA requirements; English department ramp exceeds allowable slope, contains no handrails and non-compliant hardware.	√	√	√		√	√		√		√			√
Door Hardware													
Prevalent non-compliant ADA hardware.					√	√		√		√			
Restrooms													
Number of fixtures in restrooms most likely do not meet current ADA and plumbing codes.					√	√		√		√			

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Drinking Fountains												
Minimal ADA provisions for drinking fountains.					√	√		√				√
Science Labs												
Safety issue with power strip installed in front of leaky windows.					√	√		√		√		
Nurse/Health Suite												
Does not meet current COMAR or MSDE Guidelines.					√					√	√	
Site Circulation												
Intermingling b/w student traffic and buses.	√	√		√	√	√	√			√		√
Vehicle stacking due to circulation issues.			√	√		√	√			√		
No defined parent drop off area creating a dangerous condition when cars enter the bus drop off or pick up areas.	√	√	√	√	√	√	√			√		
Pedestrian access to and around the school is limited.					√	√	√			√		
On site walkways inadequate for large group access to athletic fields; pedestrian access to softball fields must cross through lacrosse fields.						√	√			√		

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Underground tunnel around original school												
Filled with old abandoned pipes covered in asbestos insulation. Owner should consider removing all the piping and asbestos insulation if a major systems overhaul is planned.	√								√		√	
Dark Room												
Located in Media Center does not permit direct supervision of students.	√					√				√	√	
Main Gym												
Bleachers are in need of repair and replacement. Floor is in need of replacement.	√	√	√	√	√	√		√			√	
Weight Room												
Separated by masonry partitions and is difficult to observe by one instructor.	√	√	√	√		√				√	√	
Locker Rooms												
Multiple rooms that offer poor surveillance.	√					√				√	√	
Lighting												
Existing corridor lighting does not meet current design standards set by HCPSS causing very dimly lit corridors.		√	√	√		√		√		√		√
Exterior lighting on back side of building is poor.						√	√			√		

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Numerous exterior light poles are either missing or nonfunctional.					√		√			√		
EDUCATIONAL SHORTCOMINGS												
Space Deficit by Functional area				Not Included	Not Included							
Administration	(1,510)		(1,339)							√		
Art Education	(1,974)	(1,510)	(1,974)							√		
Auditorium	(8,497)	(8,497)	(8,954)							√		
Business and Computer Management	(3,397)		(3,397)							√		
Cafeteria/ Food Service	(2,739)		(2,739)							√		
* Custodial Area	(2,010)		(2,010)					√		√		
English Language Arts	(3,181)		(3,181)							√		
Foreign Language and ESOL	(1,614)		(1,614)							√		
Gifted and Talented	(304)		(1,104)							√		
Guidance	(2,353)		(2,353)							√		
Health suite	(324)		(324)							√		
Home Economics	(2,200)		(2,200)							√		
* JROTC	(2,440)		(2,440)							√		
Mathematics	(2,788)		(2,088)							√		
Media	(1,416)		(1,416)							√		
Music	(1,766)	(1,686)	(1,766)							√		
Physical Education	(5,466)	(5,314)	(3,960)							√		
Science	(8,320)		(8,080)							√		
Social Studies	(2,502)		(2,502)							√		
Special Education Related Servcies	(6,044)		(3,716)							√		

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Staff Lounge	(736)		(736)								√	
* Student Organization	(425)		(425)								√	√
Technology Education	(2,042)		(2,042)								√	
* Functional area that does not exist in current facility												
Total Space Deficit	Deficient 61,580 sf	4 areas most in need are deficient are administration, auditorium, music, physical education; other areas not identified	Deficient 57,984 sf		Deficient 34,276 sf Requires 51,000 to 56,000 gsf to meet current Ed. Specs.							
Educational environment rated poor.					√	√					√	√
Largest space deficiency of 4 schools assessed.					√						√	√
Multiple program areas assigned to some classrooms has adversely influenced location of certain classes or caused classes to be placed outside of subjects' cluster.	√					√					√	√
No space for Small Group Instruction.					√	√					√	√
Front Exterior Courtyard												
Lack of interior space (student commons) for students to congregate.	√	√	√	√	√	√					√	√

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Music, Drama and Dance Department												
Music Department is adjacent to English classrooms which creates a poor sound barrier between the teaching spaces and instrumental rooms.	√	√	√	√	√	√		√		√	√	
Music suite is too small.	√			√	√	√				√		
Located with the Gym in the opposite end of the school away from other performing arts department programs, the Dance Studio is housed in a renovated Technology Education classroom that is shared with wrestling program.		√	√	√	√	√				√		
Auditorium												
Auditorium is too small.	√				√	√				√		
Current stage has limited wing area and no back of house. There is no formal workshop located off the stage as in prototype high school and current ed specs; exterior loading dock does not provide exterior access to the performance areas.	√	√	√	√		√				√		
Food Lab												
Food Lab is too small.	√				√					√		
Food Lab needs to be upgraded.					√					√		

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Technology Education												
Program has only one room, needs to be upgraded to meet state guidelines.	√				√	√				√		
TV Studio												
TV Studio needs upgraded.	√				√	√				√		
Art Suite												
Art suite is very undersized.	√				√	√				√		
Dark rooms located with the media center.	√				√	√				√		
Art program needs to be updated.					√					√		
Main Office												
Administration & support areas do not meet Ed. Specs.	√	√	√	√	√	√				√		
Administration Offices are too small, need more offices and storage; no conference room.					√	√				√		
No seating area for visitors.					√					√		
Guidance Office Suite												
Suite is too small with inadequate, secure storage, more offices needed.					√					√		
Cable TV System												
Media retrieval system should be upgraded to current technology- only have hallway TVs display announcements; classroom TVs are connected to teacher computers or vcr.	√					√				√		

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Teacher Planning and Lounge												
Teacher planning centers, storage and lounge are too small.	√				√	√					√	
Outdoor Fields												
6 lane track instead of Ed. Specs. no straight sprint lanes.					√		√				√	
Several practice fields outlined in Ed. Specs.do not exist.						√	√				√	
Weight Room												
Weight Room is too small.					√						√	
Locker Rooms												
Need upgrading.				√	√	√					√	
No team storage.			√			√					√	
Wrestling Room												
No separate wrestling room.					√						√	
Child Development Program												
Does not provide visual access for parent drop off; access to classroom is through an exterior down and own a corridor away from the main entrance and not easily monitored by main office.	√	√	√	√	States no child development lab present.	√					√	√

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BUILDING ENVIRONMENT													
Automated Building Control System													
Install a new building wide control system to improve both building HVAC performance and technical support levels.	√				√	√			√				√
Existing one needs to be overhauled or replaced; a unified control system throughout building would be very cost effective.	√				√	√			√				√
General Mechanical HVAC													
No master plan for school's mechanical system. Due to age, some equipment will need to be replaced in the near future even though well maintained.	√				√	√			√				√
The 20 year study period will require replacement of most HVAC equipment; some items have been recommended for replacement as soon as possible due to age and condition.	√				√				√				√
Locker room ceiling-mounted unit ventilators are original and are in fair to poor condition and will need replacement soon.	√					√			√				√

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Rooms have no cooling and limited ventilation and access to the equipment can be impaired with materials stored in rooms. The computer system needs to be in a sufficiently sized and dedicated, conditioned spaces.	√					√		√				√
Original front portion of 2nd floor contains HVAC issues.	√					√		√				√
Auditorium chiller not in service, 1972 air-handling unit serving space appears original and should be replaced in near future.	√							√				√
Mechanical units below the stage are somewhat disruptive.						√		√				√
Roof Top HVAC System												
Eight packaged rooftop air conditioners, two of which were heat pumps, were noted to be in poor condition and overdue for replacement.					√			√				√
Utilizes high energy consumption; Mammoth rooftop units appear to be original; are showing age but exact year of installation is unknown.	√				√	√		√				√
Two computer rooms are conditioned from the local central system and do not have cooling available year round.	√							√				√

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Due to age, Media Center HVAC system will need replacement in a few years.	√				√			√				√
Cafeteria room supply air unit looks to be many years old and may need replacement soon.	√							√				√
Chillers												
Immediate Repair - Install refrigeration monitoring system.					√			√		√		
Cooling tower will need to be overhauled or replaced in near future;	√							√				
Auditorium chiller is not operating now due to mechanical problems; Media Center chiller will need an overhaul in near future, however equipment cannot handle additional cooling load.	√					√		√				√
Boilers												
Both boilers have some excess capacity for a small addition.	√											
Size and arrangement of does not meet present day SCD-1 Maryland boiler code.	√							√		√		√
Heating water pumps should be considered for replacement due to condition.	√							√				
Electrical Power Distribution												

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There is no space for expansion or new circuit breakers in the existing switchboard.	√							√				
Panel boards are original to construction and should be scheduled for replacement, except in science rooms.	√							√				
Need for additional power receptacles in classrooms equipped with computer work stations.	√					√		√				
There is no separate computer power distribution system in school.	√					√		√				
Security System												
No room for panel expansion located in main office alcove.	√									√		
Plumbing System												
No strainer or backflow prevented device.	√					√		√		√		
Leaks in piping and roof in Media Center.					√			√				
Age suggests need for lead tests with consideration given to replacing the piping if the lead is leaching into the water system.	√					√		√		√		
Many fixtures appear to be original.	√				√			√				
Existing Building Structure												
Most severe exterior wall deterioration; worst exterior condition.					√			√	√			
Exterior masonry joints need recaulked.					√	√		√	√			
Signs of exterior brick spalling.					√			√	√			

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Joints are spaced beyond recommended limits.					√			√	√			
Some major precast lintel issues.					√			√	√			
Major crack in exterior wall at Room 324.						√		√				
Windows												
Aluminum windows with single pane glass in original building in poor condition.					√	√		√	√			
With the exception of those at the newer addition, windows were in poor condition, with glazing also in poor condition where it was still intact.						√		√	√			
Skylight leaks in Media Center.					√	√		√	√			
Hallway Lockers												
Hallway lockers are too narrow and in poor condition.					√	√				√	√	
Architectural Finishes												
Mt. Hebron has the worst interior finishes. In need of phased ceiling tile replacement. Hallway tiled areas should be either re-covered with new tile or wallboard, or replaced with another wall					√	√		√	√			√
Auditorium												
Auditorium lobby is not optimally located and is used for storage	√	√	√	√		√						
Natural Light												

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Previous renovations and additions created numerous interior teaching stations that have no natural light.	√					√		√				√
Interior Rooms lack direct sunlight. This condition exists throughout the building.	√					√		√				√
Student Storage												
Hall lockers are too narrow and in poor condition.					√	√				√		
Main Gym												
Bleachers and floor are in need of repair and replacement.		√	√	√	√	√		√		√		
Gymnasium floor is original to facility.		√	√	√	√	√		√				
Auxiliary Gym												
Currently accessible only through each locker room or outside.	√	√	√	√		√				√		
Storage												
In general, storage is inadequate.					√	√		√		√		
Site Circulation												
Parking lots need repairs.					√		√					
Large areas of exiting paving are in need of repairs.					√		√					
Floor to Floor heights & Floor to Roof heights												
Shorter than would be in new building.	√							√				
Custodial Space												
Significant lack of custodial space/ closets.					√	√		√		√		

Help Mt. Hebron Committee
 Compilation Report

Findings	Reports						Appraisal Sections						
	Existing Condition Report & Concept Study 4/1/2006 Smolen Err Associates (SEAA)	Schematic Design Brochure & Existing Conditions Report 10/1/2006 SEAA	Concept Study Brochure 11/6/2006 SEAA	Existing Condition & Schematic Design Concept Brochure 1/1/2007 SEAA	4 High School Assessment Gilbert 6/07	Help Mt. Hebron Committee Report		School Site	Structural & Mechanical	Plant Maintainability	School Building Safety & Security	Educational Adequacy	Environment for Education
Significant lack of housekeeping outlets for corridor use.						√							