

Help Mt. Hebron Committee  
Significant Finding Solution Checklist

Findings	Solutions			
	Department of Education Option 2b	Department of Education Option Yellow <i>example purposes only</i>	Department of Education Option Green <i>example purposes only</i>	Department of Education Option 4 Replacement School
<b>SAFETY ISSUES &amp; CODE VIOLATIONS</b>				
<b>Fire Protection &amp; Alarm System</b>				
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 sprinkled 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.				
Immediate Repairs recommended impacting 60% of building - Among other items, replace sprinkler system.				
<b>Electrical Power Distribution</b>				
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 Switch between room 215 and 217 is accessible to students, Electrical panels in weight room are not lockable.				
<b>Exit Signs</b>				
Exit signs are not well marked or located. Immediate action recommended.				
<b>Elevators</b>				
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.				

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<b>Building Circulation</b>				
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.				
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.				
<b>Stairs</b>				
Majority of stairs do not meet code (handrails, guards, treads, and risers).				
<b>Corridors</b>				
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.				
<b>Front Exterior Courtyard</b>				
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.				
<b>Building Configuration</b>				
Building configuration with numerous alcoves creates security concerns and limits landscaping opportunities.				
<b>1st floor ramps</b>				
Ramps to lower levels do not meet ADA requirements; English department ramp exceeds allowable slope, contains no handrails and non-compliant hardware.				
<b>Door Hardware</b>				
Prevalent non-compliant ADA hardware.				
<b>Restrooms</b>				
Number of fixtures in restrooms most likely do not meet current ADA and plumbing codes.				
<b>Drinking Fountains</b>				
Minimal ADA provisions for drinking fountains.				
<b>Science Labs</b>				
Safety issue with power strip installed in front of leaky windows.				
<b>Nurse/Health Suite</b>				
Does not meet current COMAR or MSDE Guidelines.				

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<b>Site Circulation</b>				
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.				
<b>Underground tunnel around original school</b>				
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.				
<b>Dark Room</b>				
Located in Media Center does not permit direct supervision of students.				
<b>Main Gym</b>				
Bleachers are in need of repair and replacement. Floor is in need of replacement.				
<b>Weight Room</b>				
Separated by masonry partitions and is difficult to observe by one instructor.				
<b>Locker Rooms</b>				
Multiple rooms that offer poor surveillance.				
<b>Lighting</b>				
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. Numerous exterior light poles are either missing or nonfunctional.				
<b>EDUCATIONAL SHORTCOMINGS</b>				
<b>Space Deficit by Functional area</b>				Not Included
Administration				
Art Education				
Auditorium				
Business and Computer Management				
Cafeteria/ Food Service				
* Custodial Area				
English Language Arts				
Foreign Language and ESOL				
Gifted and Talented				
Guidance				
Health suite				
Home Economics				
* JROTC				
Mathematics				
Media				
Music				
Physical Education				
Science				
Social Studies				
Special Education Related Services				
Staff Lounge				
* Student Organization				
Technology Education				
* Functional area that does not exist in current facility				
<b>Total Space Deficit</b>				

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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.				
<b>Front Exterior Courtyard</b>				
Lack of interior space (student commons) for students to congregate.				
<b>Music, Drama and Dance Department</b>				
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.				
<b>Auditorium</b>				
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.				
<b>Food Lab</b>				
Food Lab is too small.				
Food Lab needs to be upgraded.				
<b>Technology Education</b>				
Program has only one room, needs to be upgraded to meet state guidelines.				
<b>TV Studio</b>				
TV Studio needs upgraded.				
<b>Art Suite</b>				
Art suite is very undersized.				
Dark rooms located with the media center.				
Art program needs to be updated.				
<b>Main Office</b>				
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.				
<b>Guidance Office Suite</b>				
Suite is too small with inadequate, secure storage, more offices needed.				
<b>Cable TV System</b>				
Media retrieval system should be upgraded to current technology- only have hallway TVs display announcements; classroom TVs are connected to teacher computers or vcr.				
<b>Teacher Planning and Lounge</b>				
Teacher planning centers, storage and lounge are too small.				
<b>Outdoor Fields</b>				
6 lane track instead of Ed. Specs. no straight sprint lanes.				
Several practice fields outlined in Ed. Specs.do not exist.				

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<b>Weight Room</b>				
Weight Room is too small.				
<b>Locker Rooms</b>				
Need upgrading.				
No team storage.				
<b>Wrestling Room</b>				
No separate wrestling room.				
<b>Child Development Program</b>				
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.				
<b>BUILDING ENVIRONMENT</b>				
<b>Automated Building Control System</b>				
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.				
<b>General Mechanical HVAC</b>				
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.				
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.				
<b>Roof Top HVAC System</b>				
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.				
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.				

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<b>Chillers</b>				
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.				
<b>Boilers</b>				
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.				
<b>Electrical Power Distribution</b>				
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.				
<b>Security System</b>				
No room for panel expansion located in main office alcove.				
<b>Plumbing System</b>				
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.				
<b>Existing Building Structure</b>				
Most severe exterior wall deterioration; worst exterior condition.				
Exterior masonry joints need recaulked.				
Signs of exterior brick spalling.				
Joints are spaced beyond recommended limits.				
Some major precast lintel issues.				
Major crack in exterior wall at Room 324.				
<b>Windows</b>				
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.				
<b>Hallway Lockers</b>				
Hallway lockers are too narrow and in poor condition.				
<b>Architectural Finishes</b>				
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 finish.				
<b>Auditorium</b>				
Auditorium lobby is not optimally located and is used for storage				

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<b>Natural Light</b>				
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.				
<b>Student Storage</b>				
Hall lockers are too narrow and in poor condition.				
<b>Main Gym</b>				
Bleachers and floor are in need of repair and replacement.				
Gymnasium floor is original to facility.				
<b>Auxiliary Gym</b>				
Currently accessible only through each locker room or outside.				
<b>Storage</b>				
In general, storage is inadequate.				
<b>Site Circulation</b>				
Parking lots need repairs.				
Large areas of exiting paving are in need of repairs.				
<b>Floor to Floor heights &amp; Floor to Roof heights</b>				
Shorter than would be in new building.				
<b>Custodial Space</b>				
Significant lack of custodial space/ closets.				
Significant lack of housekeeping outlets for corridor use.				