

APPENDIX 1

Washington County Board of Education – Floor Plans and Inventory Sheets

Appendix 1

**Investment Grade Energy Audit of Selected Facilities Owned by Washington
County Government and the Washington County Board of Education
PUR-1439**

Washington County Public Schools - 2018-2019

Facilities on City of Hagerstown Electric Service and Facilities in the Town of Williamsport

Updated June 10, 2019

Washington County Public School Facilities and Property	Building Information					General		
	1	2	3	4	5	6	16	17
	Site Size-Acres	Gross Square Footage	Original Construction Date	Addition and Renovation Dates	Number of Relocatable Classrooms	State-Rated Capacity	Public Water	Public Sewer
Bester Elementary	12.80	72,951	2014			628	Y	Y
Salem Avenue Elementary	13.24	79,084	1951	1995, 2005, 2006	3	722	Y	Y
Northern Middle	16.62	102,782	1980			913	Y	Y
Western Heights Middle	24.96	127,315	1976			998	Y	Y
Barbara Ingram School For The Arts	0.14	27,500	2009			149	Y	Y
North Hagerstown Senior High	68.76	168,750	1956	1992	3	1,423	Y	Y
Marshall Street Center (w/JDC)	2.00	49,945	1976			N/A	Y	Y
Public Service Academy (WCTH)	2.02	17,062	1957	1994, 2009, 2014		107	Y	Y
Administration Center (820 Commonwealth)	11.12	15,063	1966	1965, 1969, 1990, 2014		N/A	Y	Y
Totals	151.66	660,452			6	4,940		

FACILITIES INVENTORY

IAC/PSCP FORM 101.1

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

DATE: 4/29/2019

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Bester Elementary 385 Mill Street Hagerstown, MD 21740	PK-5	628	614	98	12.8	2014 - O	72,951	Superior	

System	Description	Condition
Roof:	2014 - Shingled roof	Superior
AC:	2014 - (40) Water source heat pumps 2014 - (5) Air handling units 2014 - (4) Energy recovery units 2014 - (1) Evaporative cooling tower	Superior
Heating:	2014 - (40) Water source heat pumps 2014 - (1) Condensing boiler	Superior
Electric:	2014 - 2000 Amp	Superior
Emer. Gen.:	2014 - 125 KW 480/277 3-phase diesel	Superior

System	Description	Condition
Sprinkler:	2014 - Fully sprinkled	Superior
Fire Alarm:	2014 - EST io500 DD-18 HD-1 SD-24 PS-19	Superior
Security:	Electronic access control and security vestibule Digital camera system Electronic visitor log system	Superior
Tech Wiring:	2014 - Category 6e wiring and wireless access points	Superior
Flooring:	2014 - (vct)	Superior

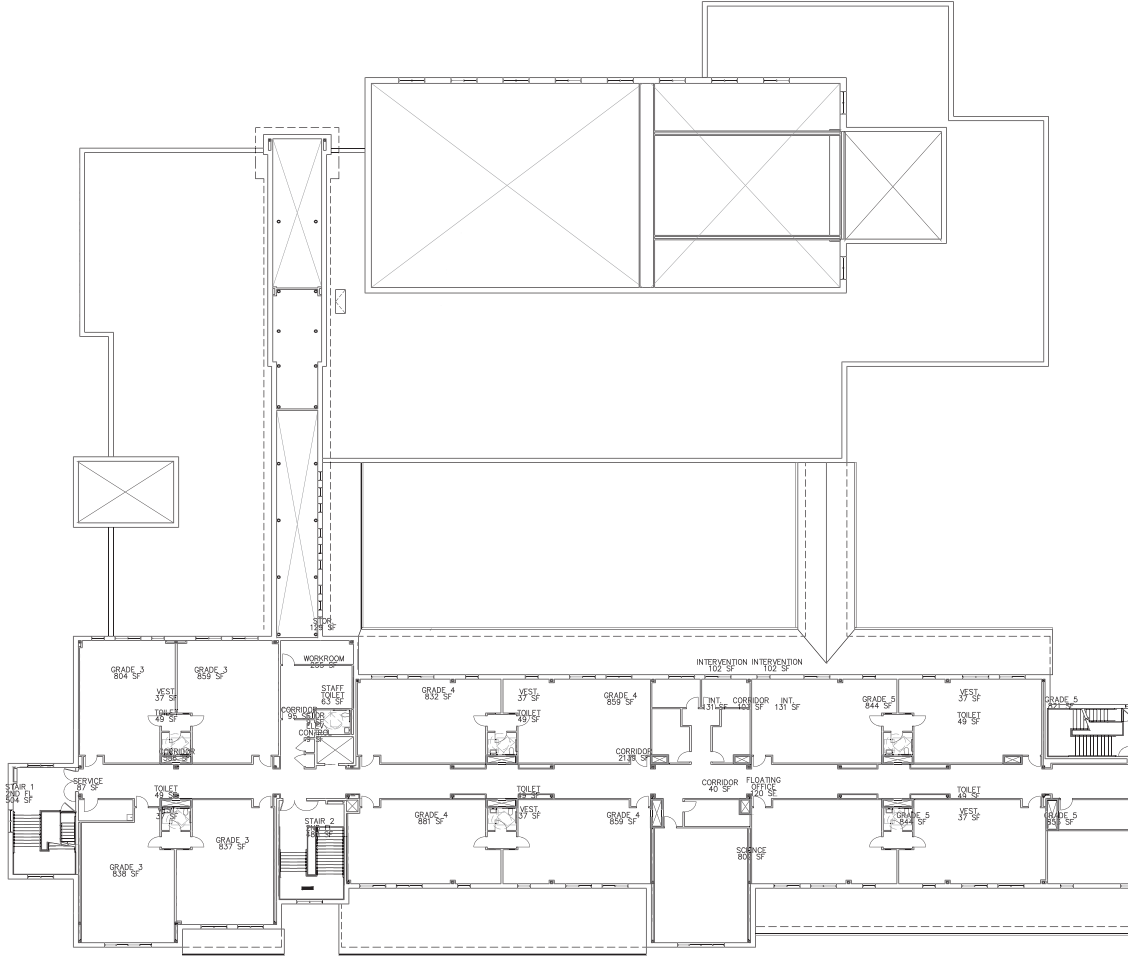
Additional Site Information

Relocatable Classrooms	0
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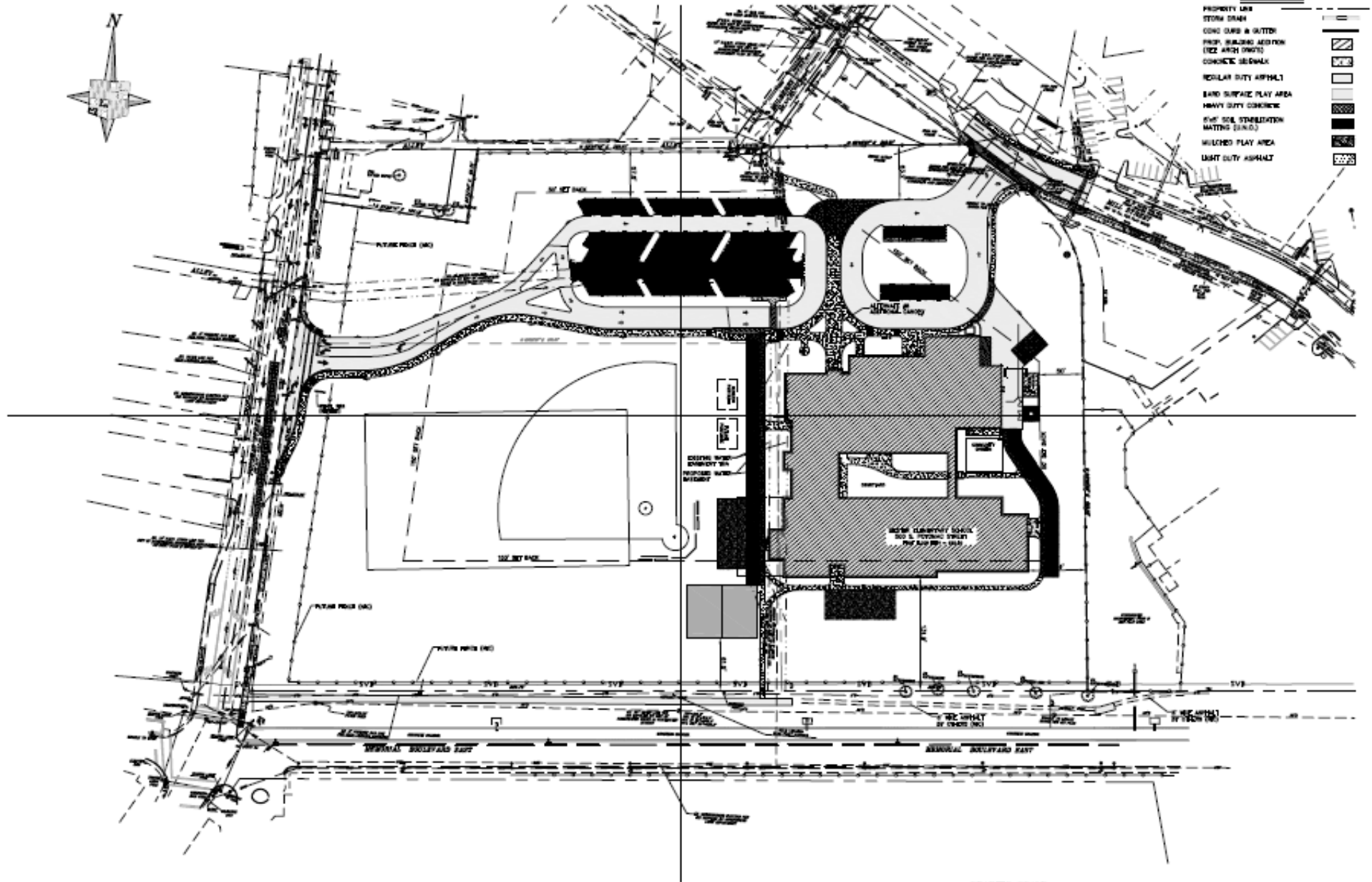
Latitude:	39.6329	Deg. North
Longitude:	-77.719	Deg. West

State Rated Capacity (SRC)	Instructional Areas	Teaching Stations	Room Capacity	Total Capacity
	Pre-K	3	20	60
	K	4	22	88
	1-5	20	23	460
	Special Education	2	10	20
	SRC	29		628
	LRC (90%)			565





BESTER ELEMENTARY
2ND FLOOR



LEGEND

PROPERTY LINE	
STORM DRAIN	
CONC. CURB & GUTTER	
PROP. BUILDING ADDITION	
EXIST. ARCH. DETAILS	
CONCRETE SIDEWALK	
REGULAR DUTY ASPHALT	
SAND SURFACE PLAY AREA	
HEAVY DUTY CONCRETE	
EXIST. SOIL STABILIZATION	
MATTING (SAND)	
MULCHED PLAY AREA	
LIGHT DUTY ASPHALT	

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY.

FACILITIES INVENTORY

IAC/PSCP FORM 101.1

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

DATE: 4/29/2019

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Salem Avenue Elementary 1323 Salem Avenue Ext. Hagerstown, MD 21740	PK-5	722	727	101	13.24	1951 - O 1995 - A 2005 - A 2005 - R 2006 - A Total	Adj. 0 Adj. 0 25,613 44,296 9,175 79,084	Good	

System	Description	Condition
Roof:	2005 - Standing Metal Seam 2005 - Built-up over Corridors, Kitchen, Media	Adequate
AC:	2005 - (6) AHU 2005 - (9) FCU 2005 - (1) HVU 2005 - (1)100 ton air cooled chiller	Good
Heating:	2005 - (2) 3.844 MBTU Series 28A	Superior
Electric:	2005 - 1200 Amp	Good
Emer. Gen.:	None	None

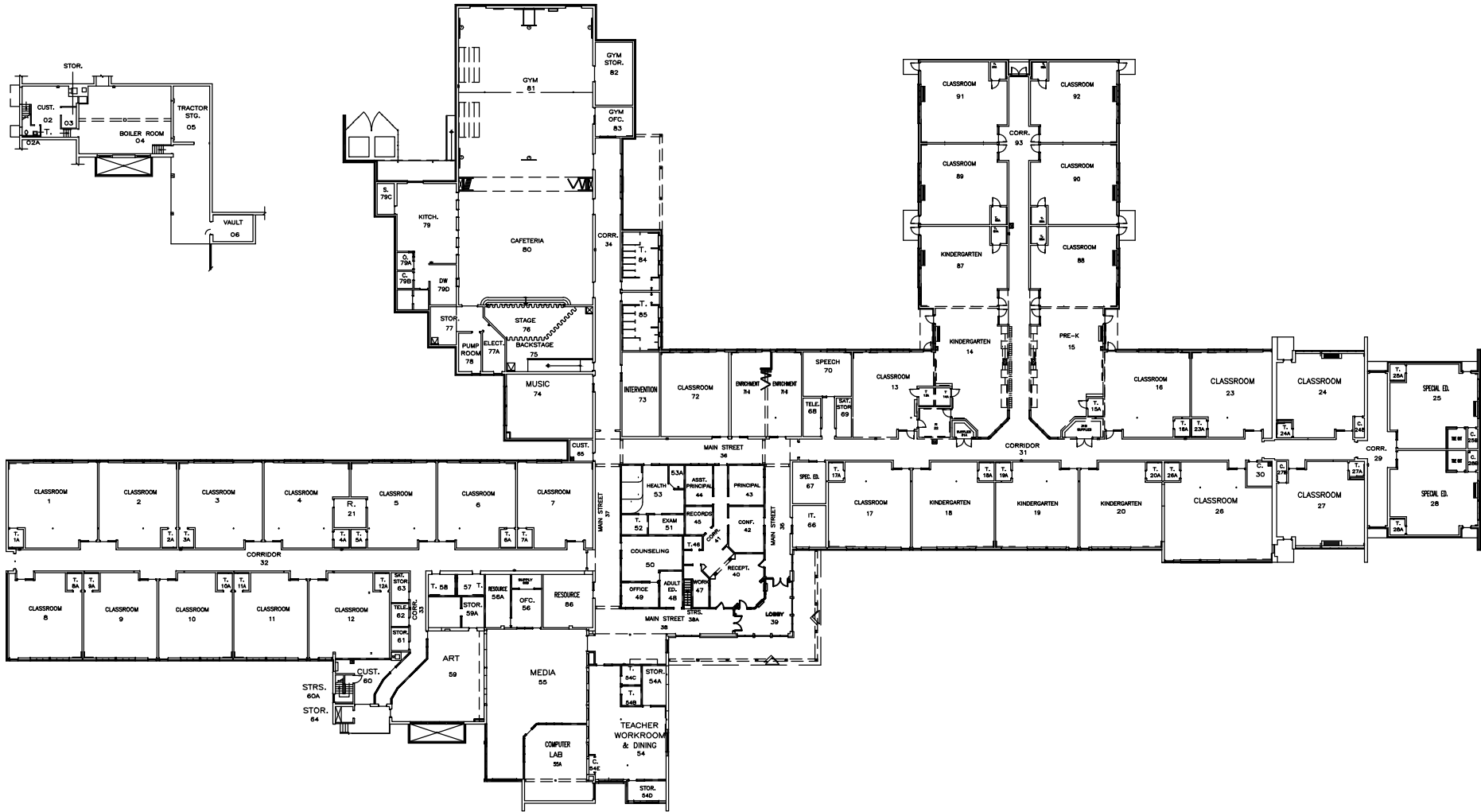
System	Description	Condition
Sprinkler:	2005 - Fully sprinkled 2005 - Aurora Joslyn Clark control 500 gpm 47.65 psi	Good
Fire Alarm:	2005 - EST-2 DD-7 SD-9 PS-56	Good
Security:	Electronic access control and security vestibule Digital camera system Electronic visitor log system	Superior
Tech Wiring:	Category 6 wiring and wireless access points	Good
Flooring:	2005 - All new carpet	Good

Additional Site Information

Relocatable Classrooms	3
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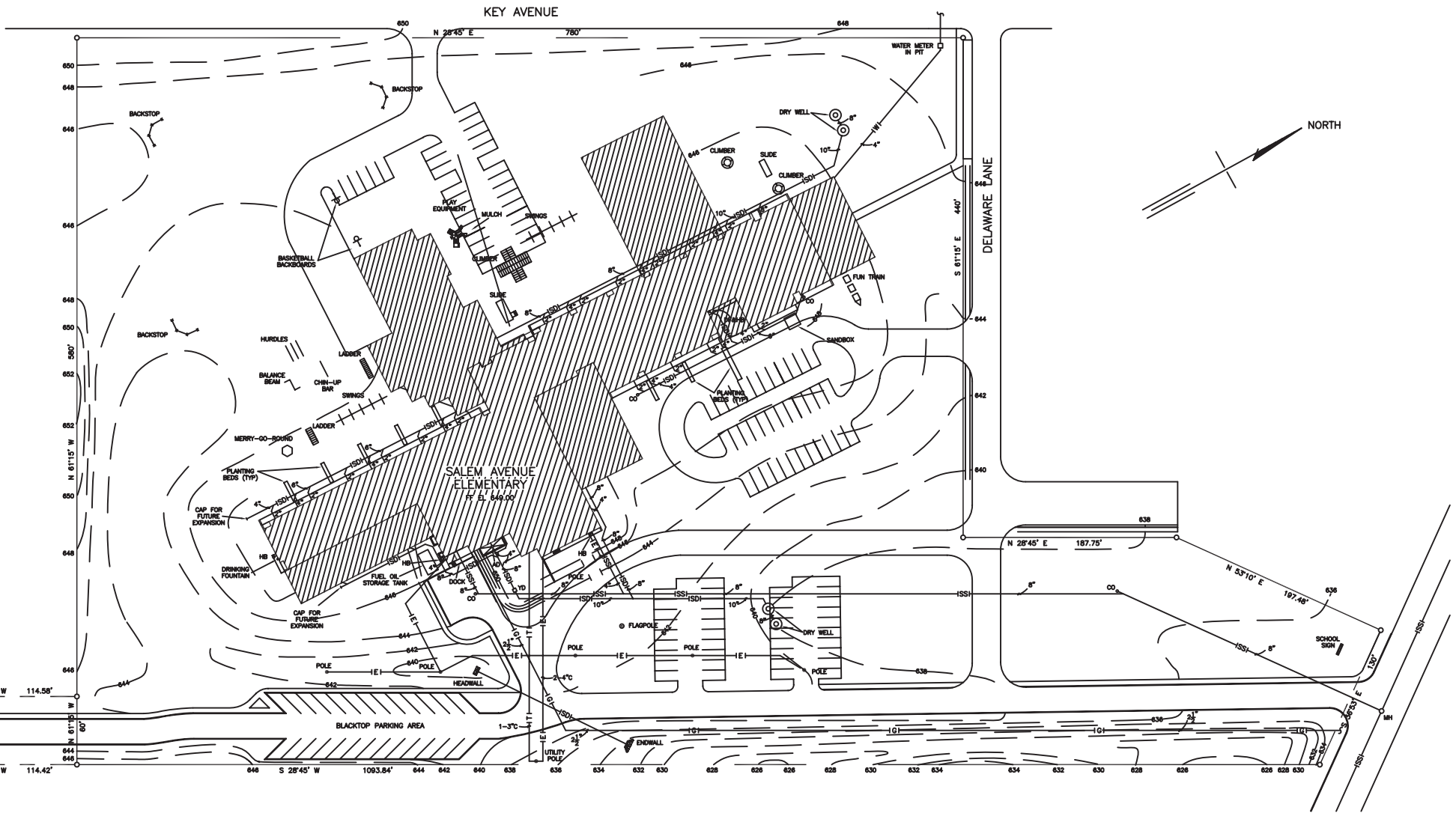
Latitude:	39.6566	Deg. North
Longitude:	-77.737	Deg. West

State Rated Capacity (SRC)	Instructional Areas	Teaching Stations	Room Capacity	Total Capacity
	Pre-K	2	20	40
	K	5	22	110
	1-5	24	23	552
	Special Education	2	10	20
	SRC	33		722
	LRC (90%)			650

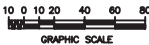


SALEM AVENUE ELEMENTARY





SALEM AVENUE ELEMENTARY SCHOOL



FACILITIES INVENTORY

IAC/PSCP FORM 101.1

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

DATE: 4/29/2019

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Northern Middle 701 Northern Avenue Hagerstown, MD 21742	6-8	913	730	80	16.62	1980 - O Total	102,782 102,782	Good	

System	Description	Condition
Roof:	2005 - 4 ply Built-up	Good
AC:	2007 - (1) 250 ton York chiller BAC cooling tower 1980 - (1) RTU (3) AHU	Good
Heating:	2004 - 3.175 MBTU	Good
Electric:	2018 - 3200 Amp	Superior
Emer. Gen.:	1980 - Onan 30 KW natural gas	Not Adequate

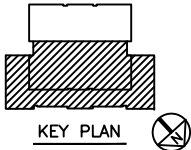
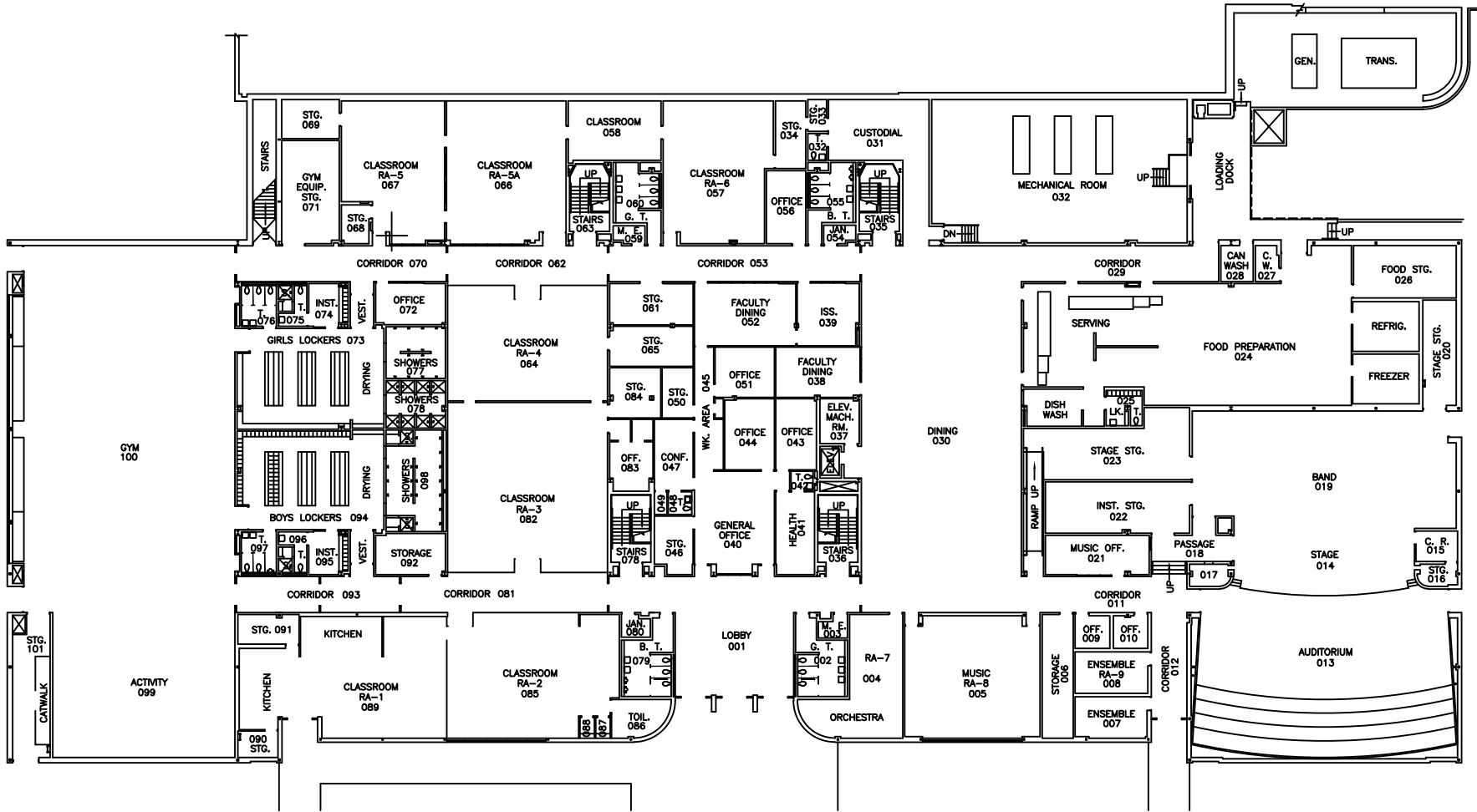
System	Description	Condition
Sprinkler:	1980 - Allied Auto Sprinkler	Good
Fire Alarm:	Simplex 4100U DD-6 HD-3 SD-27 PS-23	Good
Security:	2019 - Security vestibule improvements Electronic access control Digital camera system	Superior
Tech Wiring:	Category 6 wiring and wireless access points	Good
Flooring:	2018 - 80 sq. yd. - office (carpet) 2002 - 30,000 sq. ft. (carpet) 1980 - 15,845 sq. ft. (carpet)	Good

Additional Site Information

Relocatable Classrooms	0
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Latitude:	39.6654	Deg. North
Longitude:	-77.714	Deg. West

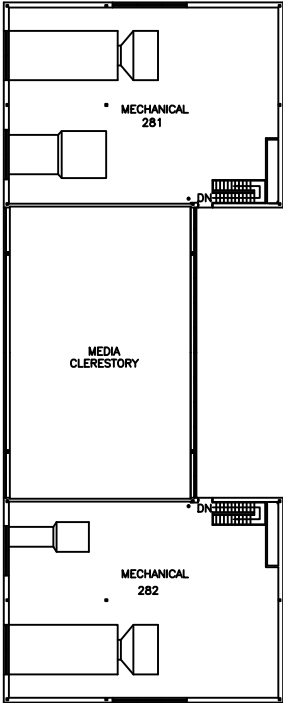
State Rated Capacity (SRC)	Instructional Areas	Teaching Stations	Room Capacity	Total Capacity
	6-8	40	25	1000
	Gym	2	25	50
	Special Education	2	10	20
	100% Capacity	44		1070
	SRC = 85% Capacity			913



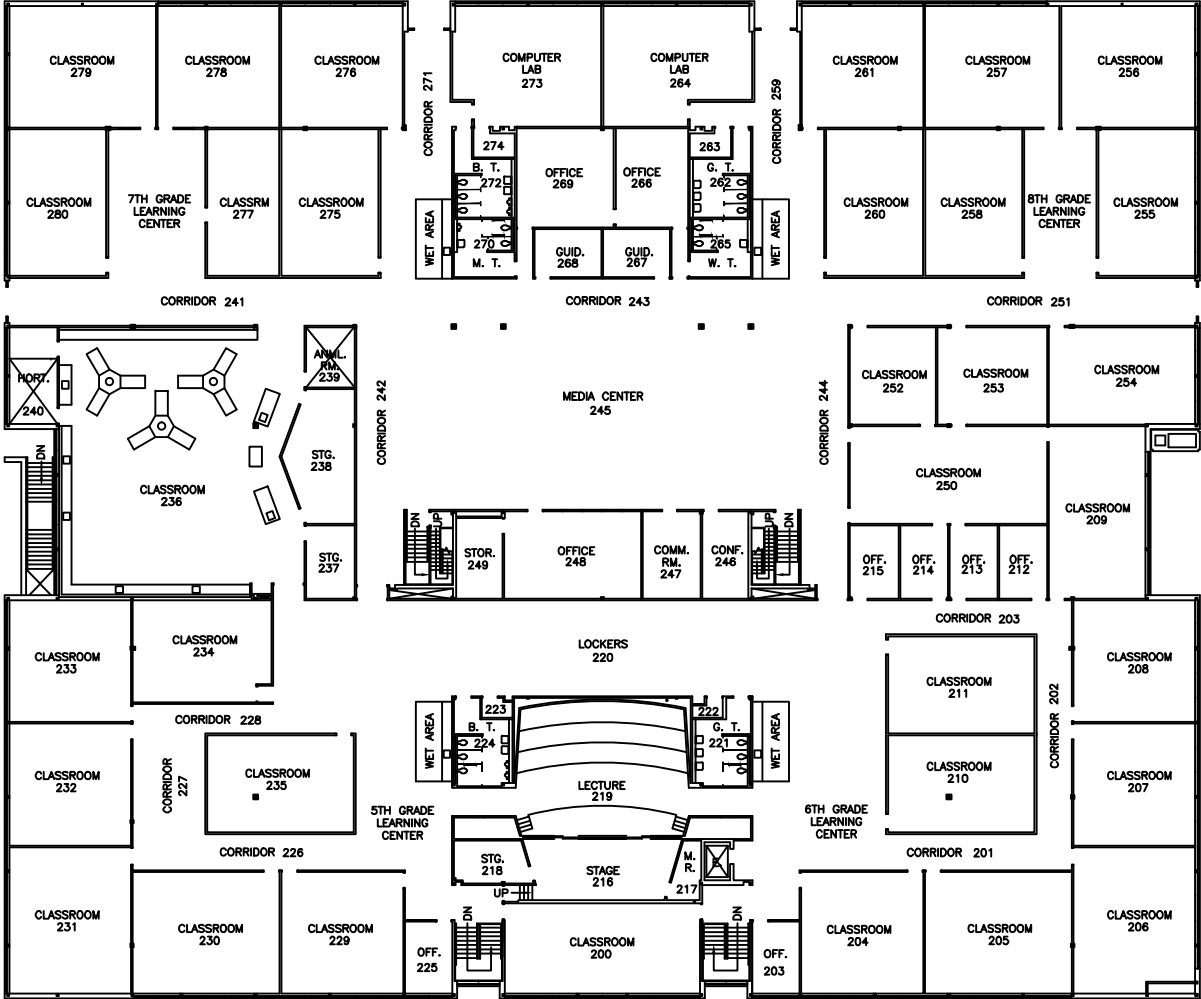
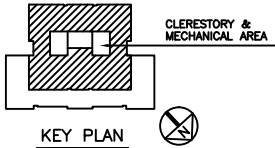
LOWER LEVEL FLOOR PLAN
NORTHERN MIDDLE SCHOOL

SCALE: 0 5 10 15 20'

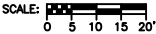
NORTHERN MIDDLE SCHOOL



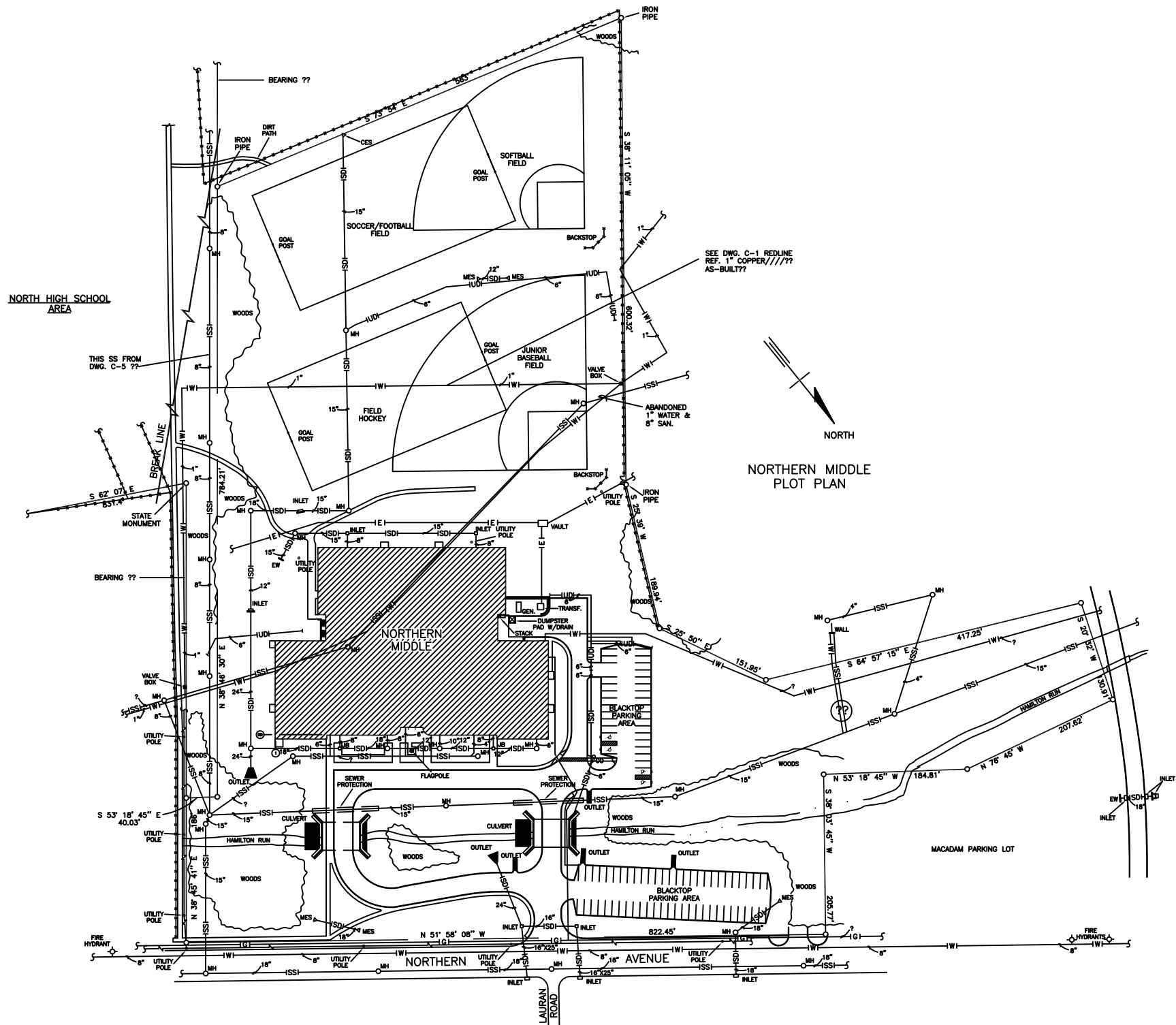
CLERESTORY & MECHANICAL PLAN
(ROTATED 90°)



UPPER LEVEL FLOOR PLAN
NORTHERN MIDDLE SCHOOL



NORTHERN MIDDLE SCHOOL



FACILITIES INVENTORY

IAC/PSCP FORM 101.1

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

DATE: 4/29/2019

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Western Heights Middle 1300 Marshall Street Hagerstown, MD 21740	6-8	998	970	97	24.96	1976 - O 2013 - R Total	Adj. 95,184 32,131 127,315	Adequate	

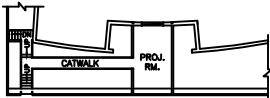
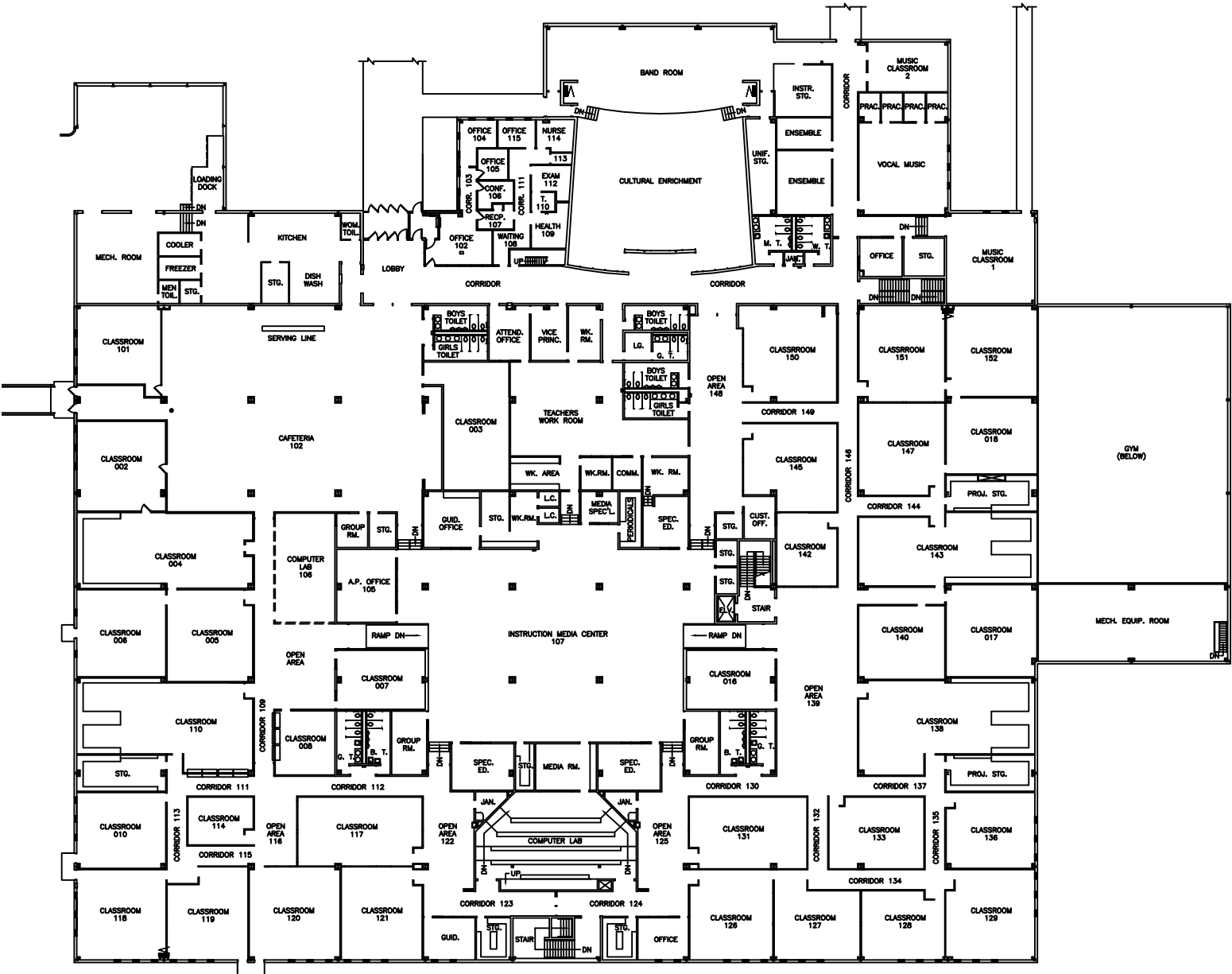
System	Description	Condition	System	Description	Condition
Roof:	1997 - 4 ply Built-up	Adequate	Sprinkler:	1976 - General Auto Sprinkler	Good
AC:	2003 - (1) 275 ton Carrier chiller with cooling tower 1976 - (7) RTU/AHU	Not Adequate	Fire Alarm:	Simplex 4100+ DD-11 HD-2 SD-23 PS-29	Adequate
Heating:	1976 - (7) RTU/AHU with electric heat	Adequate	Security:	Electronic access control and security vestibule Digital camera system	Superior
Electric:	1976 - 2000 Amp	Adequate	Tech Wiring:	Category 6 wiring and wireless access points	Good
Emer. Gen.:	1976 - Onan lighting 30 KW propane	Good	Flooring:	2018 - 1,728 sq. ft - office & chorus rooms (carpet) 2018 - 3,132 sq. ft. - auditorium & computer lab (carpet) 1999 - 72,134 sq. ft. (vct)	Adequate

Additional Site Information

Relocatable Classrooms	0
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Latitude:	39.6602	Deg. North
Longitude:	-77.729	Deg. West

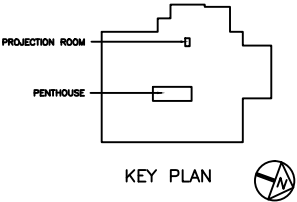
State Rated Capacity (SRC)	Instructional Areas	Teaching Stations	Room Capacity	Total Capacity
	6-8	44	25	1100
	Gym	2	25	50
	Special Education	2	10	20
	100% Capacity	48		1170
	SRC = 85% Capacity			998



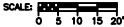
FLOOR PLAN
PROJECTION ROOM

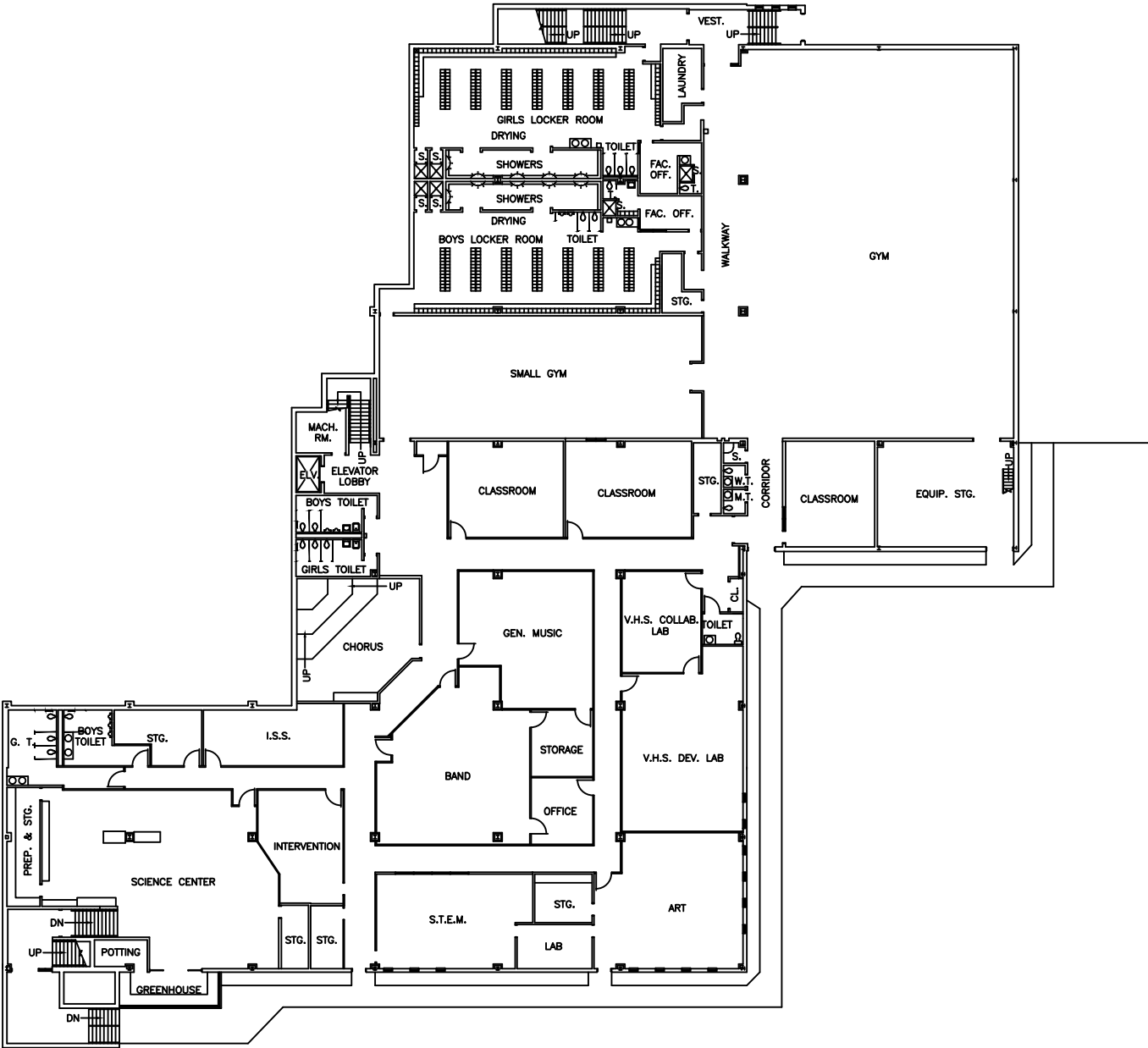


FLOOR PLAN
PENTHOUSE MECHANICAL ROOM

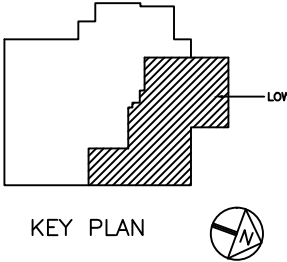
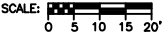


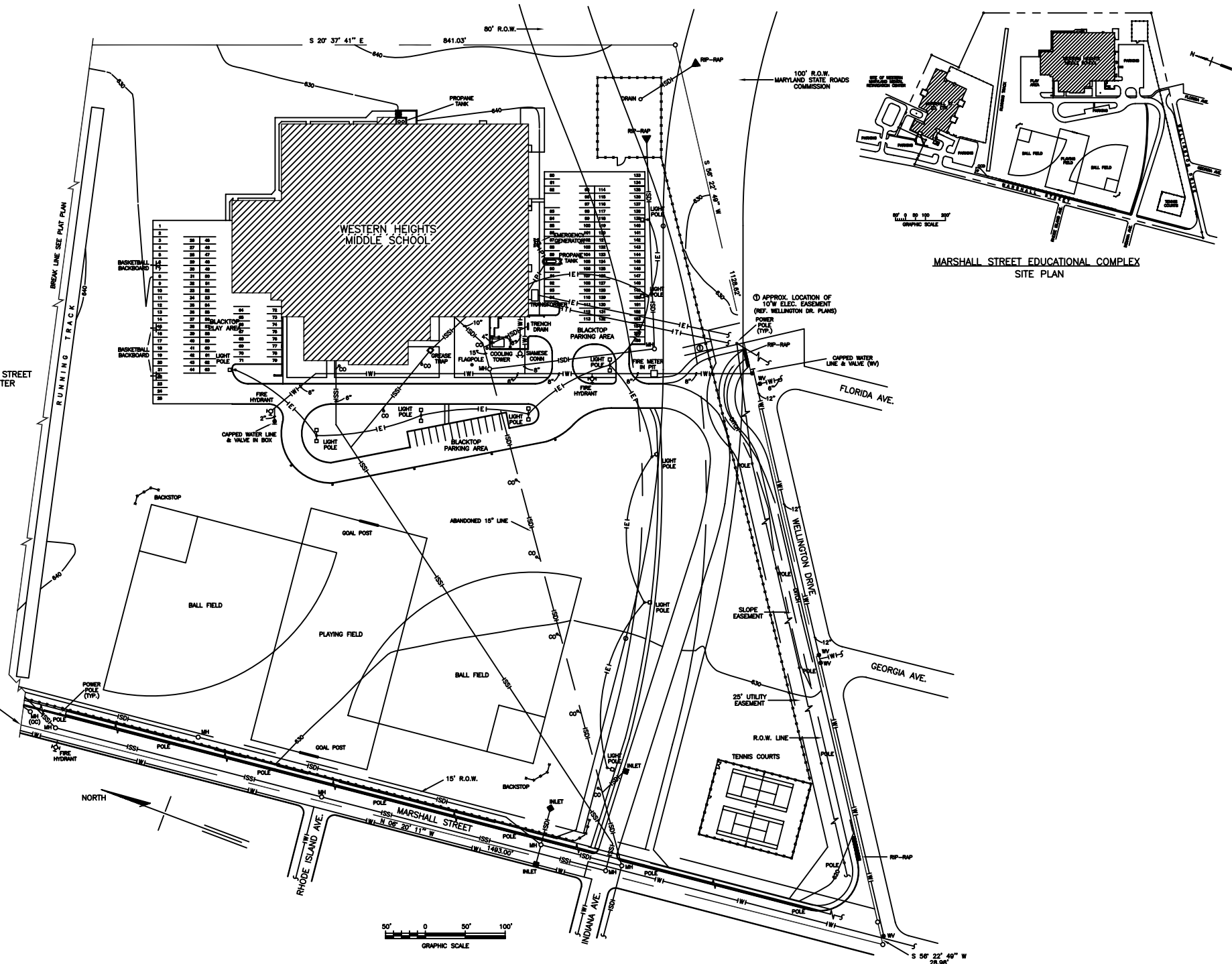
FLOOR PLAN UPPER LEVEL
WESTERN HEIGHTS MIDDLE SCHOOL





FLOOR PLAN LOWER LEVEL
WESTERN HEIGHTS MIDDLE SCHOOL





NOTE:
MATCH POINT TO MATCH LINE ON
MSECP.DWG BY SDS. ADJUSTMENT
REQUIRED TO UTILITIES ETC. WHEN
COMPOSING BOTH SITES.

SITE OF MARSHALL STREET
EDUCATION CENTER

MARSHALL STREET EDUCATIONAL COMPLEX
SITE PLAN

① APPROX. LOCATION OF
10' W ELEC. EASEMENT
(REF. WELLINGTON DR. PLANS)

FLORIDA AVE.

GEORGIA AVE.

GRAPHIC SCALE

S 56° 22' 40" W
28.95'

FACILITIES INVENTORY

IAC/PSCP FORM 101.1

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

DATE: 4/29/2019

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Barbara Ingram School of Fine Arts 7-11 South Potomac Street Hagerstown, MD 21740	9-12	149	297	199	0.14	2009 - O	27,500	Superior	Urban Improvement Project is scheduled to open Fall 2020. Additional seats will be available.

System	Description	Condition
Roof:	2009 - 5,500 sq. ft. 4 ply Built-up	Good
AC:	2009 - (2) RTU (25) Fan powered VAVs DX cooling	Superior
Heating:	2009 - (1) 3 stage boiler	Superior
Electric:	2009 - 2000 Amp	Superior
Emer. Gen.:	None	None

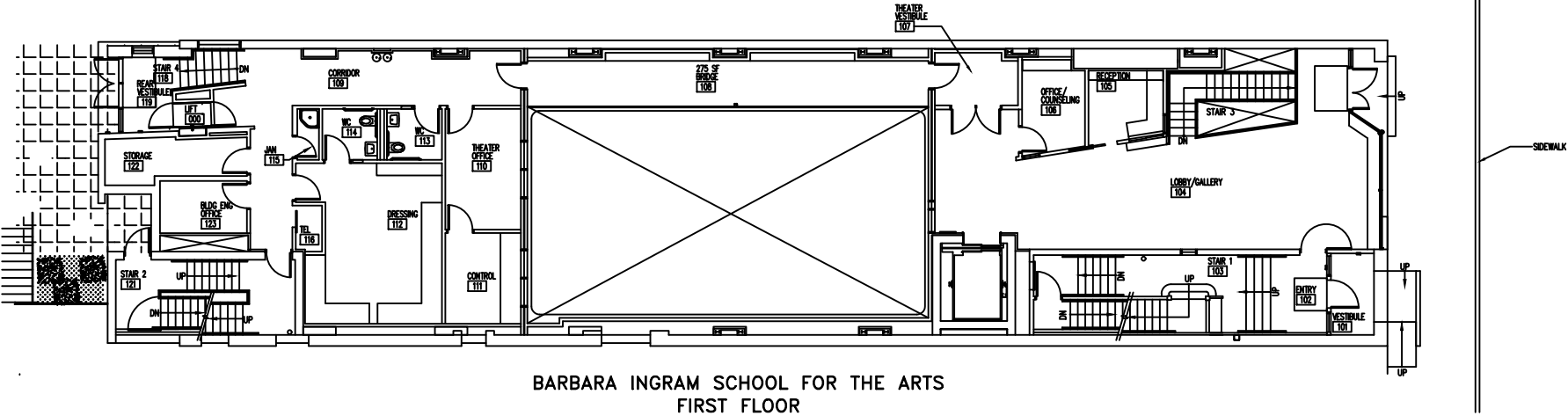
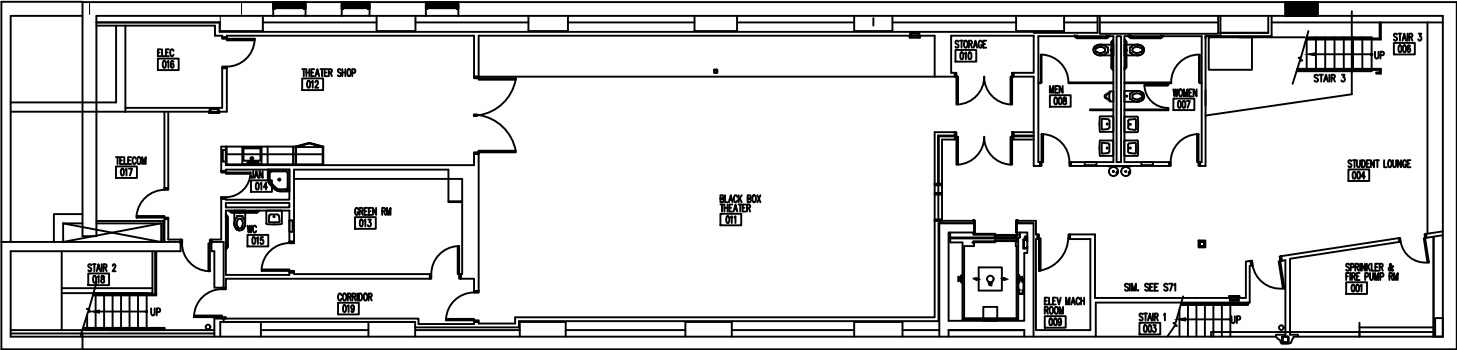
System	Description	Condition
Sprinkler:	2009 - 750 gpm at 115 psi electric fire pump	Superior
Fire Alarm:	2009 - EST-2 DD-4 HD-2 SD-11 PS-14	Superior
Security:	Electronic access control Digital camera system	Good
Tech Wiring:	Category 6 wiring and wireless access points	Superior
Flooring:	2018 - Lobby floor (hardwood) 2009 - New flooring	Superior

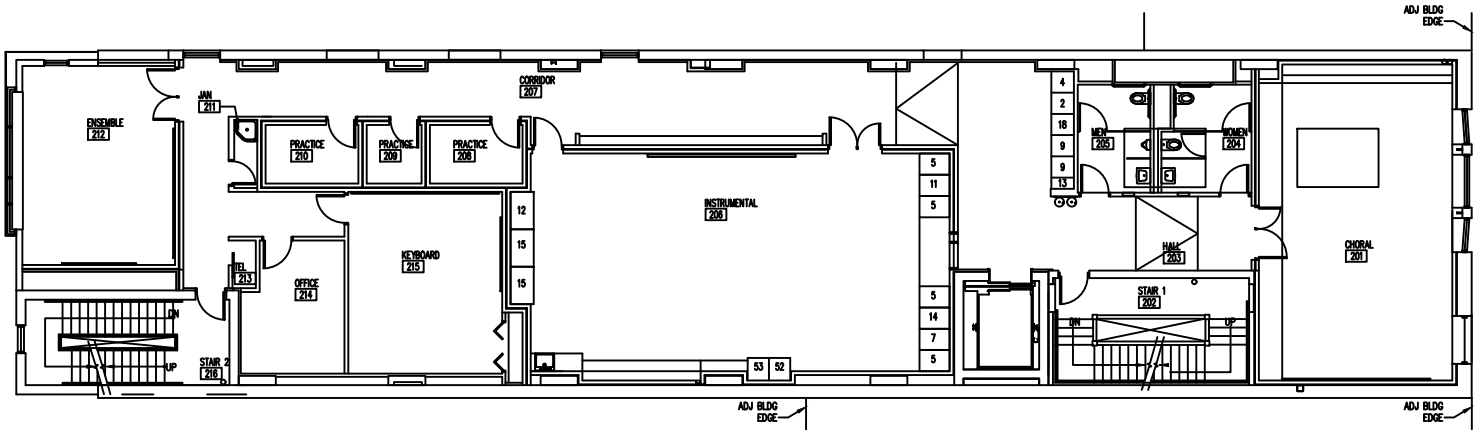
Additional Site Information

Relocatable Classrooms	0
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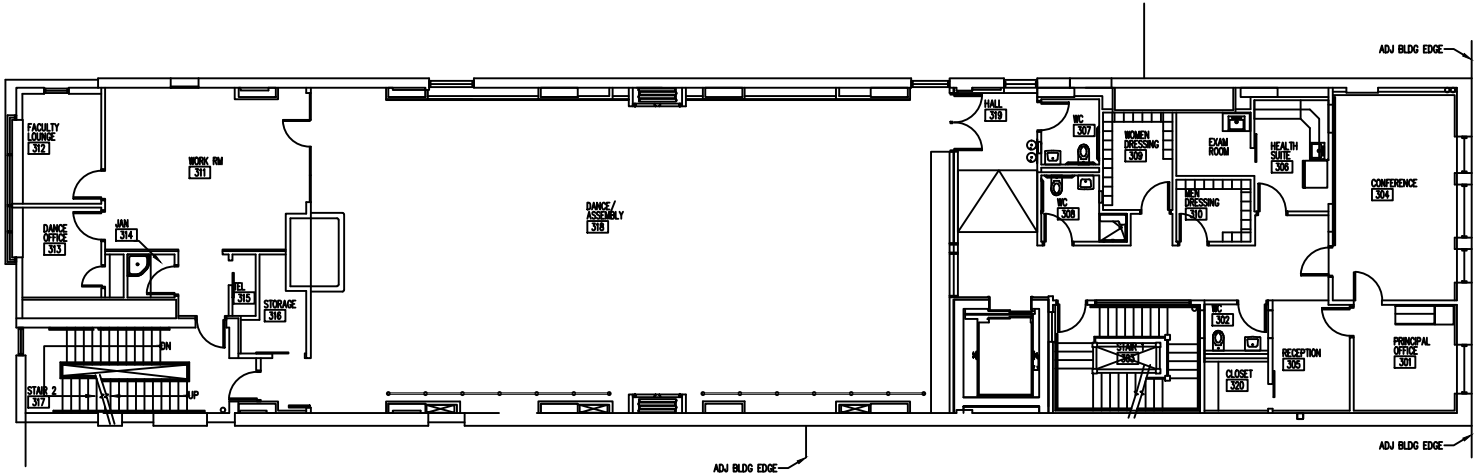
Latitude:	39.6418	Deg. North
Longitude:	-77.721	Deg. West

State Rated Capacity (SRC)	Instructional Areas	Teaching Stations	Room Capacity	Total Capacity
	9-12	7	25	175
	Gym	0	0	0
	Career Tech	0	0	0
	Special Education	0	0	0
	100% Capacity	7		175
	SRC = 85% capacity			149

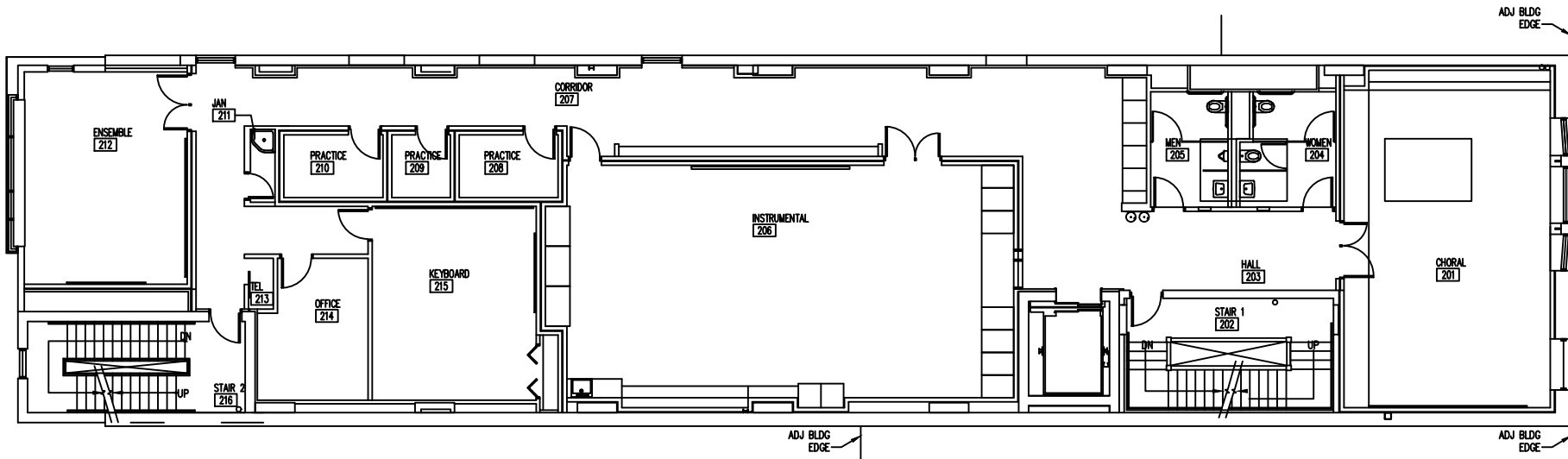




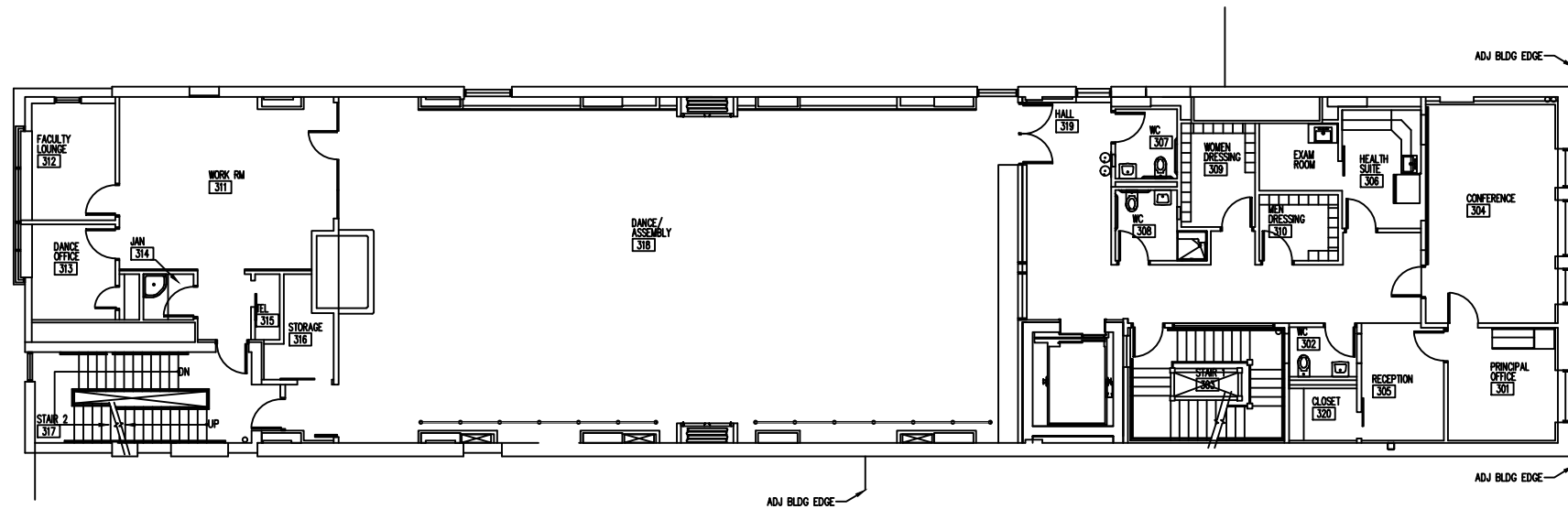
BARBARA INGRAM SCHOOL FOR THE ARTS
SECOND FLOOR



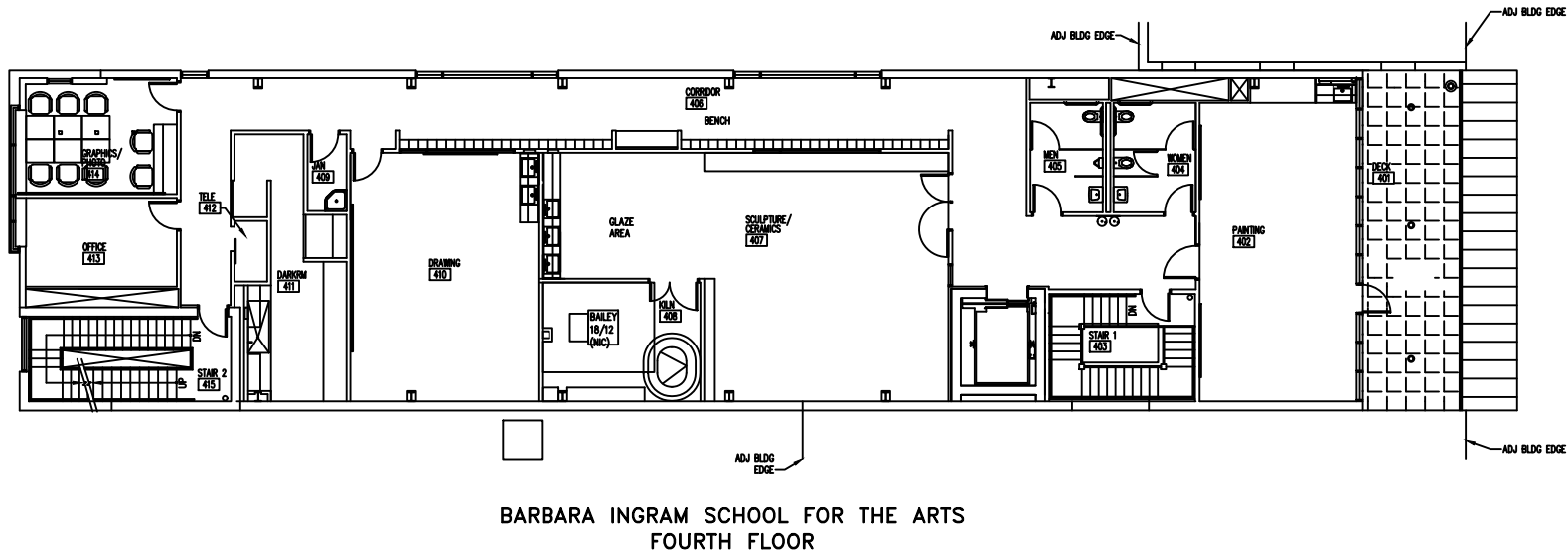
BARBARA INGRAM SCHOOL FOR THE ARTS
THIRD FLOOR

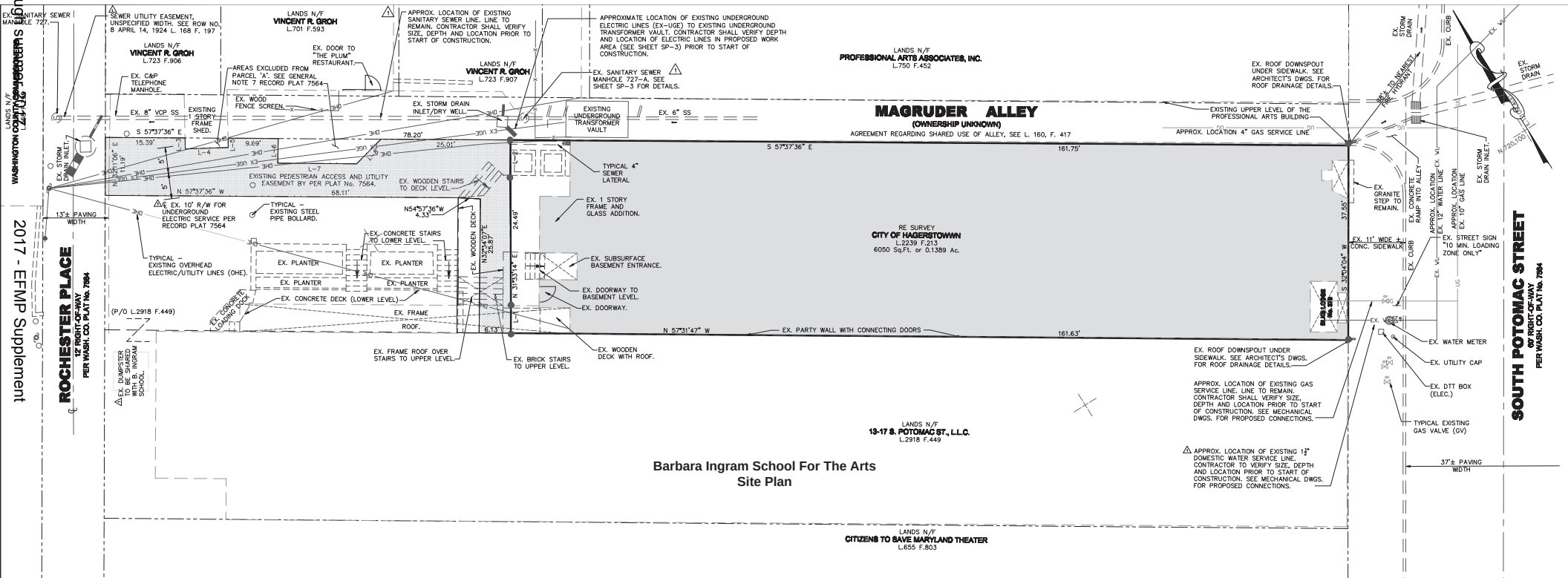


SECOND FLOOR



THIRD FLOOR





Barbara Ingram School For The Arts
Site Plan

SOUTH POTOMAC STREET
PER WASH. CO. PLAT No. 784

FACILITIES INVENTORY

IAC/PSCP FORM 101.1

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

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SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
North Hagerstown High 1200 Pennsylvania Avenue Hagerstown, MD 21742	9-12	1,423	1,338	94	68.76	1956 - O 1992 - A 1992 - R Total	Adj. 0 105,944 62,806 168,750	Good	

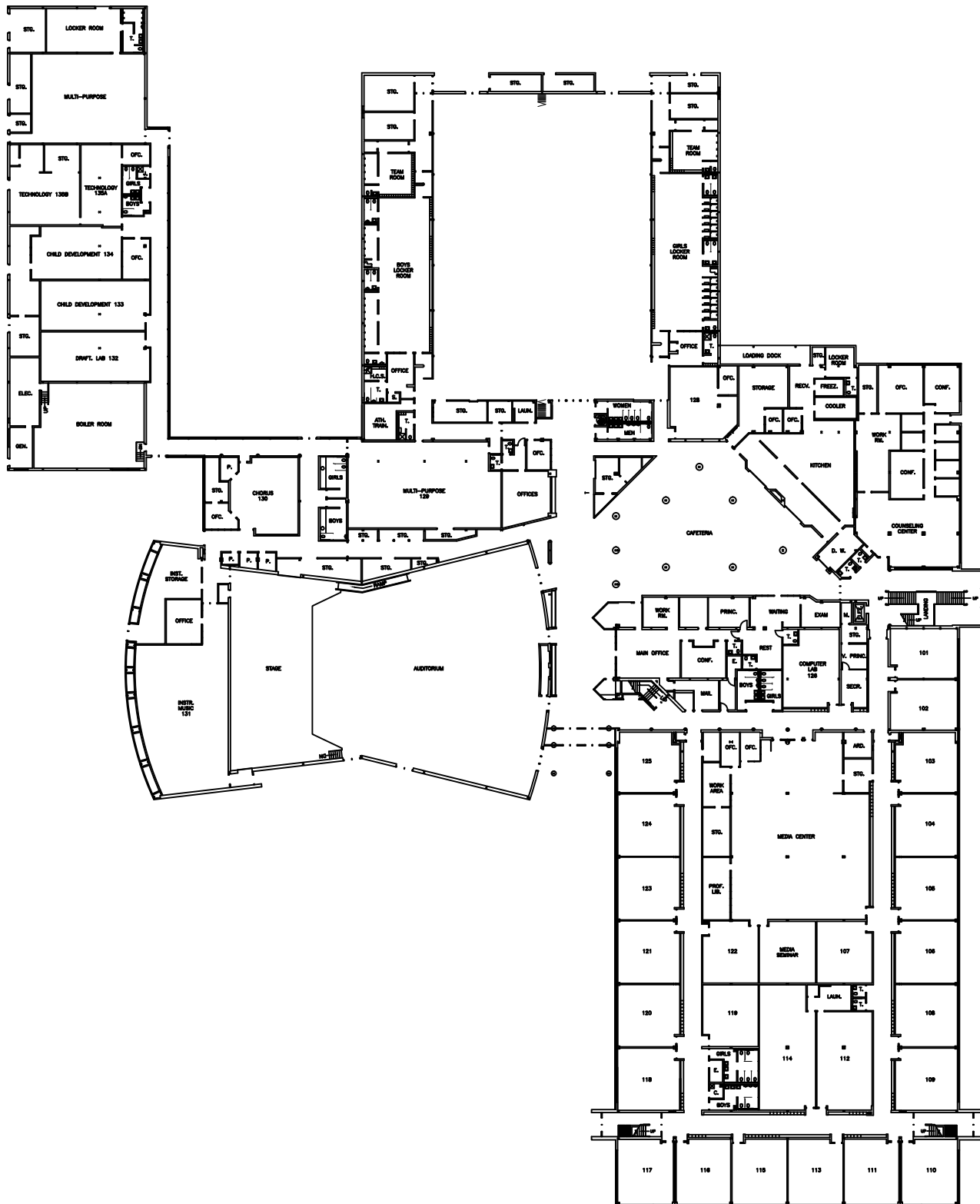
System	Description	Condition	System	Description	Condition
Roof:	1992 - 4 ply Built-up	Adequate	Sprinkler:	1992 - General Auto Sprinkler 1992 - Peerless Firetrol control 400 gpm 23.52 psi	Good
AC:	1992 - (82) VAV (8) RTU (10) CUV (3) AHU 1992 - (1) 400 ton chiller and cooling tower 1992 - (1) 100 ton air cooled chiller	Good	Fire Alarm:	Simplex 4100+ DD-14 HD-4 SD-104 PS-40	Good
Heating:	1988 - (2) H.B. Smith 8.9 MBTU 1988	Good	Security:	2019 - Security Vestibule Improvements Electronic access control Digital camera system	Adequate
Electric:	1992 - 2500 Amp	Adequate	Tech Wiring:	Category 6 wiring and wireless access points	Good
Emer. Gen.:	1992 - Kohler 350 KW diesel	Good	Flooring:	2018 - 855 sq. ft. - office (vct) 2018 - 86 sq. yd. - office (carpet) 1992 - 18,000 sq. ft. (carpet)	Good

Additional Site Information

Relocatable Classrooms	3
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Latitude:	39.6621	Deg. North
Longitude:	-77.716	Deg. West

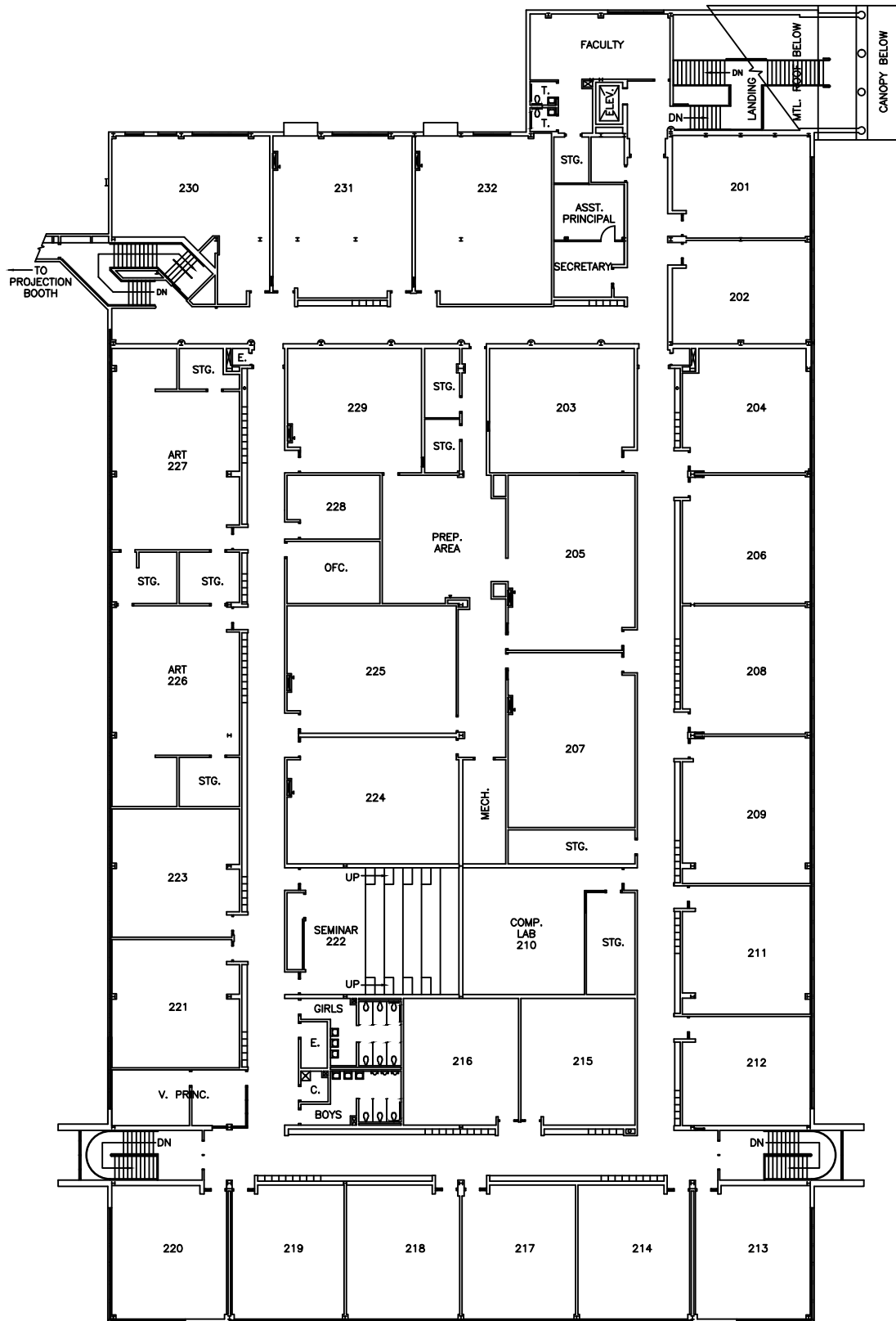
State Rated Capacity (SRC)	Instructional Areas	Teaching Stations	Room Capacity	Total Capacity
	9-12	55	25	1375
	Gym	4	25	100
	Career Tech	7	20	140
	Special Education	5	10	50
	100% Capacity	71		1665
	SRC = 85% capacity			1423



FIRST FLOOR PLAN

NORTH HAGERSTOWN HIGH SCHOOL

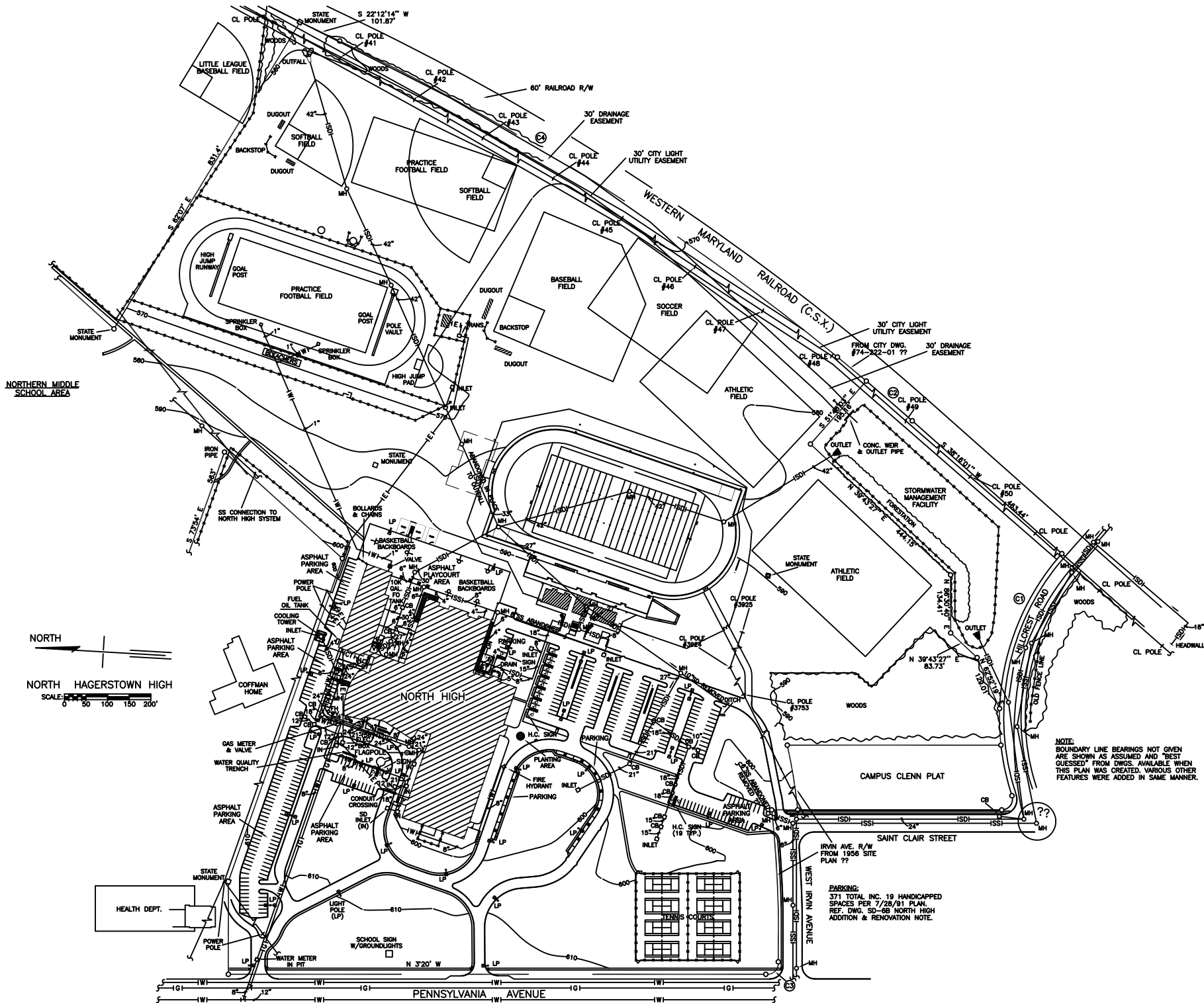
0 5 10 15 20
 FEET



SECOND FLOOR PLAN

NORTH HAGERSTOWN HIGH SCHOOL

SCALE: 0 5 10 15 20'



FACILITIES INVENTORY

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SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Public Service Academy 701 Frederick St. Hagerstown, MD 21740	11-12				2.02	1957 - O 2009 - R 2015 - R Total	Adj. 2,369 5,009 9,684 17,062	Good	Facility is an annex to Washington County Technical High School.

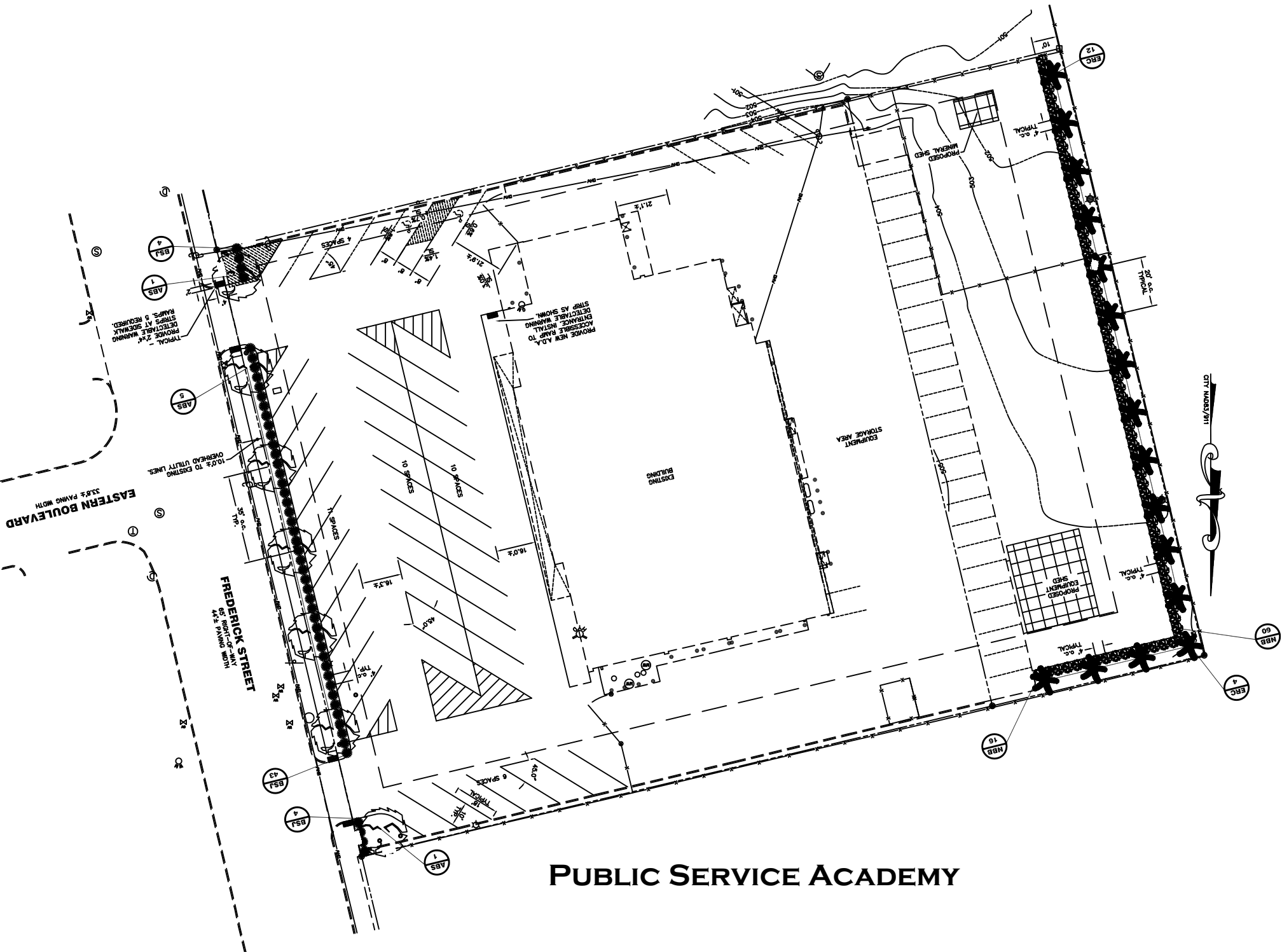
System	Description	Condition	System	Description	Condition
Roof:	2009 - Built-up modified	Good	Sprinkler:	Fully sprinkled	Superior
AC:	2014 - (1) Dedicated outside air system 1990 - (6) RTU DX cooling	Good	Fire Alarm:	Simplex 4010 DD-6 HD-1 SD-4 PS-10	Superior
Heating:	1990 - (6) RTU gas fired	Good	Security:	2019 - Security vestibule improvements Electronic access control Digital camera system	Adequate
Electric:	2010 - 800 Amp	Good	Tech Wiring:	Category 6e wiring and wireless access points	Superior
Emer. Gen.:	None	None	Flooring:	2015 - 4,000 sq. ft. (vct) 2009 - 4,200 sq. ft. (carpet) 2009 - 500 sq. ft. (vct)	Good

Additional Site Information

Relocatable Classrooms	0
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Latitude:	39.6286	Deg. North
Longitude:	-77.716	Deg. West





FACILITIES INVENTORY

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DATE: 4/29/2019

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Marshall St. Education Center 1350 Marshall St. Hagerstown, MD 21740	Sp-Ed	150	78	52	2	1976 - O Total	49,945 49,945	Good	

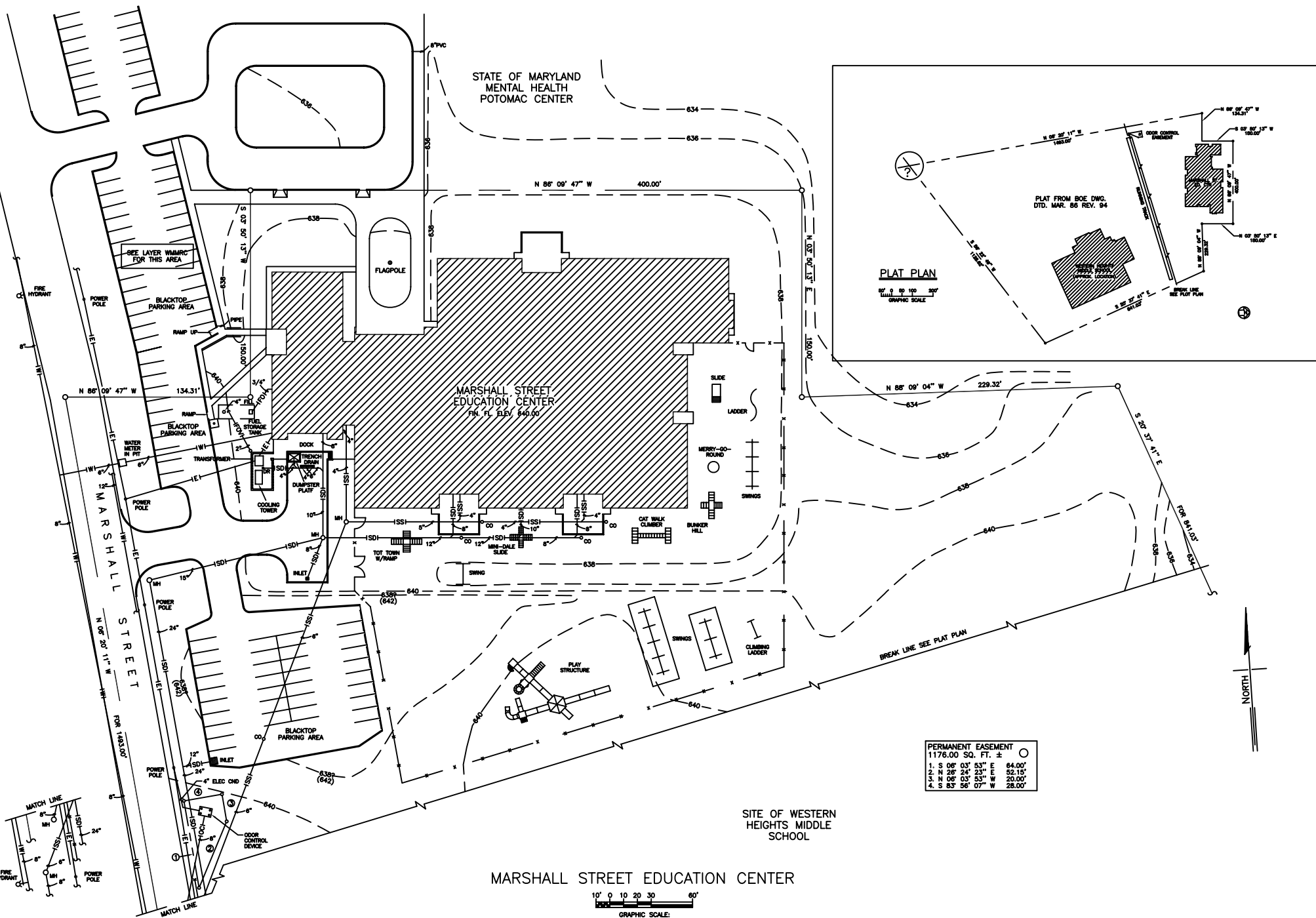
System	Description	Condition	System	Description	Condition
Roof:	2002 - Modified built-up with cap sheet	Adequate	Sprinkler:	1976 - General Auto Sprinkler	Good
AC:	2004 - (3) AHU Smoke Evacuation 1999 - (1) 100 ton chiller and cooling tower 1976 - (3) RTU	Good	Fire Alarm:	Simplex 4010 DD-5 SD-5 PS-23	Adequate
Heating:	2014 - (3) Condensing boilers	Superior	Security:	Electronic access control Digital camera system	Good
Electric:	1976 - 800 Amp	Good	Tech Wiring:	Category 6 wiring and wireless access points	Good
Emer. Gen.:	2015 - Relocated 125 KW Generac	Good	Flooring:	2003 - 28,155 sq. ft. (carpet)	Adequate

Additional Site Information

Relocatable Classrooms	0
------------------------	---

Latitude:	39.6614	Deg. North
Longitude:	-77.731	Deg. West





FACILITIES INVENTORY

IAC/PSCP FORM 101.1

LEA: WASHINGTON COUNTY PUBLIC SCHOOLS

DATE: 4/29/2019

SCHOOL NAME & ADDRESS	GRADES	SRC	PRIOR FALL ENRLMT	% UTIL	ACREAGE	BUILDING DATA		PHYSICAL COND	COMMENTS
						DATE	SQ. FT.		
Transportation Administration Center 820 Commonwealth Ave. Hagerstown, MD 21740	N/A				11.12	1946-O 1969-Adj. 1990-A 2010-A 2014-R Total	12,669 0 10,340 400 15,511 38,920	Good	44,665 square feet demolished in 2015

System	Description	Condition
Roof:	1996 - Auditorium roof 1984 - Elastomeric Hi Tuff	Good
AC:	2018 - Improvements to units in Auditorium & Planetarium 2010 - (1) RTU heat pump 1990 - (21) PTAC 1966 - (7) AHU DX cooling	Adequate
Heating:	Various thru wall	Adequate
Electric:	1965, 1969, 1990 Various services	Adequate
Emer. Gen.:	Generac Diesel	Good

System	Description	Condition
Sprinkler:	None	Poor
Fire Alarm:	2019 - Fire alarm upgrades Simplex 4010 Es HD-1 SD-23 PS-13	Superior
Security:	Electronic access control and security vestibule Digital camera system	Good
Tech Wiring:	Category 6 wiring and wireless network	Superior
Flooring:	2018 - 1,080 sq. ft. hallway (vct) 2006 - 40,000 sq. ft. (carpet)	Good

Relocatable Classrooms

0

Latitude:

39.6269

Deg. North

Longitude:

-77.739

Deg. West

Additional Site Information

