



**COMPREHENSIVE UTILIZATION STUDY
OF CUMBERLAND SECONDARY SCHOOLS**

**ALLEGANY HIGH SCHOOL
FORT HILL HIGH SCHOOL
CAREER TECHNOLOGY HIGH SCHOOL
BRADDOCK MIDDLE SCHOOL
WASHINGTON MIDDLE SCHOOL**

ALLEGANY COUNTY PUBLIC SCHOOLS, MD

VOLUME I – SUMMARY REPORT

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FACILITY REVIEW

Allegany High School

Allegany High School

616 Sedgwick Street
Cumberland, MD

GRADES SERVED: 9-12

YEAR BUILT/RENOVATIONS/ADDITIONS:

1925, 1933, 1940, 1957, 1982, 1995

BUILDING DATA:

Building Size: 173,892 SF
Site Size: 11.86 Acres



MISSION/DESCRIPTION:

Allegany High School focuses on student achievement and success in all areas of education through a combined effort of students, faculty, staff, home, and community.

CAPACITY INFORMATION:

2009/2010 Program Capacity:	935
October 2009 Enrollment:	773
% Over/Under Program Capacity:	-17%
Program Utilization:	83%
Functional Utilization:	92%

2010 UTILIZATION STUDY ENROLLMENT PROJECTIONS:

2014:	740
2019:	730

RECENT RENOVATIONS/ADDITIONS/MAJOR MAINTAINANCE:

The 11-acre site has an ADA/ bus drop of at the east side of the building built in 1999. A parent/student drop-off and short-term parking area was added at the front of the school in 2009. Modifications (elevator, ramps and many chair lifts) have been made to make the site and building accessible. The roofing was replaced in 1998.

2002 Facility Utilization Study Summary Assessment:

Explore the possibilities of acquiring a new site and construction of a replacement school. A separate feasibility study may be required.

2010 Community Resource Committee Recommendation:

Continue to operate two high schools, Allegany and Fort Hill. Allegany High School and Washington Middle School should be the highest priority to receive the needed capital improvements, either complete renovations or new facilities. Determine as quickly as possible the cost and feasibility comparisons for renovating versus build to determine the best solution. For Allegany High School in particular resolving this issue is critical. The final decision on which options to move forward with had not been made as of this date.

FACILITY REVIEW

Allegany High School

2010 ASSESSMENT

EDUCATIONAL ADEQUACY

Building layout does not support a move to more integrated core and elective instruction required of future programs such as the STEM initiative and online instruction. Physical layout, with several level changes, makes it difficult at best to group instructional areas in various configurations. Hallways are small, dead-end corridors, general layout confusing. Science facilities cannot support programs in current state. Library and food services inadequate as student resource. Faculty work areas not in proximity to students. A renovation to this facility would not adequately accommodate the educational program.

SITE ADEQUACY:

The small site is inadequate for students and community parking, and does not provide for athletic (or even physical education) play areas. No clear sense of arrival or entry to facility for most students and community. Student parking is across a street, which may not be safe for pedestrians.

MAJOR FACILITY CONDITION DEFICIENCIES:

Area	Assessment Summary	Estimated Cost
ADA:	Doors and hardware need replacement. Restroom upgrades needed.	\$920 – 1070K
Electrical:	Electrical distribution gear needs replacement. Major lighting upgrade required.	\$2.28M
Energy:	Window and door upgrade/replacement and complete lighting upgrade for maximum energy efficiency.	\$1.2 – 1.4M
HVAC:	Complete HVAC renovation warranted.	\$5.2 – 6.1M
Technology:	Ability to integrate technology fully into the curriculum is severely limited by inadequate electrical supply. If HVAC replace, structured cable replacement is warranted.	\$435 – 565K
General:	Repair and re-point brick on building envelope. Weather protecting of exterior ramps.	\$220-290K

LIFE CYCLE COSTS:

Total building operating costs (in today's dollars) over the life of the building should not exceed current operating costs. This is because it is anticipated that total square footage will not increase regardless of whether the decision is made to renovate or replace the building.

ANTICIPATED TEMPORARY HOUSING ISSUES:

If AHS is replaced on a new site, students could remain in the school until construction is completed. If the current facility is renovated, related costs may include leasing of modular units as phased construction takes place or renting/leasing space temporarily for the entire student body, possibly in strategically located nonschool facilities that may be available at the time of construction.

SUMMARY FACILITY ASSESSMENT:

Architecturally Significant:	Yes
Adequate Site:	No
Facility Appropriate for Future Addition:	No
Facility Appropriate for Renovation:	No
Replace:	Yes

FACILITY REVIEW

Allegany High School

ESTIMATED AND ANTICIPATED CONSTRUCTION-RELATED COSTS:

(Based on Maryland School Construction Program formula)

State Scope

715 students x 160 sq. ft. – 114,400 s.f.

	State	Local	Total
Construction	20,821	2,059	22,880
Site (5%)	1,041	103	1,144
Contingency 2.5%	547	54	601
	\$22,409	\$2,216	\$24,625

Local Scope

	State	Local	Total
Construction	20,821	13,957	34,778
Site (5%)	1,041	698	1,739
Contingency 2.5%	547	366	913
Ineligible 2%		730	730
F/E 12%		4,382	4,382
A/E 8%		2,921	2,921
Inspection		120	130
	\$22,409	\$23,174	\$45,583

Costs in thousands – 000 omitted

FACILITY REVIEW

Fort Hill High School

Fort Hill High School

500 Greenway Avenue
Cumberland, MD

GRADES SERVED: 9-12

YEAR BUILT/RENOVATIONS/ADDITIONS:

1936, 1980, 1992, 1998

BUILDING DATA:

Building Size: 191,732 SF
Site Size: 18.5 Acres



MISSION/DESCRIPTION:

It is the responsibility of the school and staff to motivate and develop student capabilities in a democratic, diverse, and changing world.

CAPACITY INFORMATION:

2009/2010 Program Capacity:	1175
October 2009 Enrollment:	806
% Over/Under Program Capacity:	-31%
Program Utilization:	69%
Functional Utilization:	77%

2010 UTILIZATION STUDY ENROLLMENT PROJECTIONS:

2014:	765
2019:	750

RECENT RENOVATIONS/ADDITIONS/MAJOR MAINTAINANCE:

The facility, with the exception of the 1980 addition, had a major renovation in 1992. ADA access was provided at that time throughout the building and site.

2002 Facility Utilization Study Summary Assessment:

Good condition. Continue with current instructional use. Make quality and capital improvements. Address accumulated deferred maintenance as required.

2010 Community Resource Committee Recommendation:

Continue to operate two high schools, Allegany and Fort Hill. Fort Hill High School should be the fourth priority to receive the needed capital improvements in the form of a renovation. The final decision on which options to move forward with had not been made as of this date.

FACILITY REVIEW

Fort Hill High School

2010 ASSESSMENT

EDUCATIONAL ADEQUACY

The building is in very good condition after the recent renovation to support the educational program. Some courses utilize large areas of space for smaller groups of students for a small portion of the day. The recent renovation to the facility provides for an efficient layout for current instructional delivery, but may provide challenges if a more integrated approach to core/technical instruction were desired.

SITE ADEQUACY:

The 18+ acre site has grounds in very good condition. There is ample parking and area for athletics/PE program.

MAJOR FACILITY CONDITION DEFICIENCIES:

Area	Assessment Summary	Estimated Cost
Electrical:	Replace all fixtures and install occupancy sensors for control and energy efficiency.	\$625 – 865K
Roof:	Replace roofing for academic portion of building	\$300 – 350K

LIFE CYCLE COSTS:

Total building operating costs (in today's dollars) over the life of the building should not exceed current operating costs. This is because it is anticipated that total square footage will not increase with suggested improvements.

ANTICIPATED TEMPORARY HOUSING ISSUES:

No temporary housing issues are anticipated.

SUMMARY FACILITY ASSESSMENT:

Architecturally Significant:	Yes
Adequate Site:	Yes
Facility Appropriate for Future Addition:	Yes, but not anticipated need
Facility Appropriate for Renovation:	Yes
Replace:	No

FACILITY REVIEW

Center for Career and Technical Education

Center for Career and Technical Education

14211 McMullen Highway
Cresaptown, MD

GRADES SERVED: 9-12

YEAR BUILT/RENOVATIONS/ADDITIONS:

Skills Building – 1970, 1994, 2009
Academic Building – 1974, 2004

BUILDING DATA:

Building Size: 140,595 (combined)
Site Size: 14.9 Acres



MISSION/DESCRIPTION:

The Center for Career and Technical Education serves the skill training needs of students from the high schools in Allegany County by offering seventeen different career and technical programs along with academic curriculum.

CAPACITY INFORMATION:

2009/2010 Program Capacity: 600
October 2009 Enrollment: 306
% Over/Under Program Capacity: -50%
Program Utilization: 51%
Functional Utilization: 78%

2010 UTILIZATION STUDY ENROLLMENT PROJECTIONS:

2014: 285
2019: 275

RECENT RENOVATIONS/ADDITIONS/MAJOR MAINTAINANCE:

The Skills Building had parking improvements in 2001. The 2004 addition to the Academic Building included an elevator, lobby area, and exterior ADA ramps. The 1994 addition to the Skills Building is fully ADA compliant and in good condition. CTE is undergoing implementation of Culinary Arts program, and space modifications for this and other programs occurred in the 2009/2010 school year.

2002 Facility Utilization Study Summary Assessment:

Look for avenues to improve utilization, possibly through new and innovative programs. Capital improvements are required to improve conditions. Alternative: remove campus from current use and institute CTE programs at local high schools.

2010 Community Resource Committee Recommendation:

Continue to operate the Career Technical High School as an option for high school students throughout Allegany County. Career Technical High School should be the third priority to receive the needed capital improvements in the form of a renovation. The final decision on which options to move forward with had not been made as of this date.

FACILITY REVIEW

Center for Career and Technical Education

2010 ASSESSMENT

EDUCATIONAL ADEQUACY

While currently upgrading program space (i.e. Culinary Arts), the two-building facility is not conducive to integration of core subject areas with technical areas. This tends to emphasize the former 'vocational' image, rather than the move toward a strong career/technical model and image shown by program initiatives over the past few years. Student gathering/team work areas and teacher professional space is lacking.

SITE ADEQUACY:

The site has grounds in good condition; however there are some locations with erosion problems and temporary storage buildings should be replaced. Parking improvements were provided for the Skills Building in 2001.

MAJOR FACILITY CONDITION DEFICIENCIES:

Area	Assessment Summary	Estimated Cost
ADA:	Doors and hardware need replacement. Restroom upgrades needed. Continue ADA upgrades in Annex.	\$195 – 258K
Electrical:	Replace all lighting original to building's construction.	\$1.35M
Energy:	Replace all single pane windows.	\$700 – 800K
HVAC:	Complete HVAC renovation warranted.	\$4.0 – 4.7M
Plumbing:	Upgrade floor mounted water closets	\$1K
Roof:	Replace roof on original building and addition	\$670 – 800K
Technology:	If HVAC replace, structured cable replacement is warranted.	\$350 – 460K
General:	Asbestos floor tile replacement. Exterior painting of Annex.	\$624 – 630K

LIFE CYCLE COSTS:

Total building operating costs (in today's dollars) over the life of the building should not exceed current operating costs. This is because it is anticipated that total square footage will not increase with suggested improvements.

ANTICIPATED TEMPORARY HOUSING ISSUES:

No temporary housing issues are anticipated.

SUMMARY FACILITY ASSESSMENT:

Architecturally Significant:	No
Adequate Site:	Yes
Facility Appropriate for Future Addition:	Yes, but not anticipated need
Facility Appropriate for Renovation:	Yes
Replace:	No

FACILITY REVIEW

Braddock Middle School

Braddock Middle School
909 Holland Street
Cumberland, MD

GRADES SERVED: 6-8

YEAR BUILT/RENOVATIONS/ADDITIONS:
1965

BUILDING DATA:
Building Size: 98,887 SF
Site Size: 25.00 Acres



MISSION/DESCRIPTION:
Braddock Middle School's goal is to create and maintain a safe and orderly environment for all students where their education is of the highest priority.

CAPACITY INFORMATION:
2009/2010 Program Capacity: 645
October 2009 Enrollment: 616
% Over/Under Program Capacity: -5%
Program Utilization: 95%
Functional Utilization: 93%

2010 UTILIZATION STUDY ENROLLMENT PROJECTIONS:
2014: 600
2019: 590

RECENT RENOVATIONS/ADDITIONS/MAJOR MAINTAINANCE:
No major renovations or additions have occurred at Braddock. The roofing was installed in 1989 and is in need of replacement. Some restrooms have been modified to accommodate disabled, but they are not fully accessible.

2002 Facility Utilization Study Summary Assessment:
Make improvements as indicated and look to improve utilization. Current utilization is good, but projected to decline. Physical condition and educational adequacy should be improved.

2010 Community Resource Committee Recommendation:
Continue to operate two middle schools, Braddock and Washington. Braddock Middle School should be the second highest priority to receive the needed capital improvements, either complete renovation or new facility. Determine as quickly as possible the cost and feasibility comparisons for renovating versus build new to determine the best solution. The final decision on which options to move forward with had not been made as of this date.

FACILITY REVIEW

Braddock Middle School

2010 ASSESSMENT

EDUCATIONAL ADEQUACY

Building was designed as a junior high, not middle school and does not support middle school concept of teaming academically. Physical layout, with several level changes, makes it difficult at best to group instructional areas in various configurations. No science labs currently configured. Current instructional labs for electives are outdated. Library and food services are inadequate as student resource. Many faculty members share instructional space, allowing no professional spaces for team planning/conferencing. Additional gymnasium space is needed.

SITE ADEQUACY:

The site is adequate for students and community parking, though there is no ADA accessibility around the site or to the building. Sense of entry is not welcoming for middle school population.

MAJOR FACILITY CONDITION DEFICIENCIES:

Area	Assessment Summary	Estimated Cost
ADA:	Address accessibility issue for site and building. Doors and hardware need replacement. Restroom upgrades needed.	\$600 – 680K
Electrical:	Electrical distribution gear needs replacement. Major lighting upgrade required.	\$1.08M
Energy:	Window and door upgrade/replacement and complete lighting upgrade for maximum energy efficiency.	\$700 – 800K
HVAC:	Complete HVAC renovation warranted.	\$3.0 – 3.5M
Roof:	Replace the roof	\$750K
Technology:	Ground all racks to a unified building ground. Reconfigure existing racks in the MDF.	\$250 – 320K
General:	Repair the asphalt and replace the asbestos floor tile	\$1.08 – 1.29m

LIFE CYCLE COSTS:

Total building operating costs (in today's dollars) over the life of the building should not exceed current operating costs. This is because it is anticipated that total square footage will not increase regardless of whether the decision is made to renovate or replace the building.

ANTICIPATED TEMPORARY HOUSING ISSUES:

If Braddock Middle is replaced on a new site, students could remain in the school until construction is completed. If the current facility is renovated, related costs may include leasing of modular units as phased construction takes place or renting/leasing space temporarily for the entire student body, possibly in strategically located nonschool facilities that may be available at the time of construction.

SUMMARY FACILITY ASSESSMENT:

Architecturally Significant:	No
Adequate Site:	Yes
Facility Appropriate for Future Addition:	Yes, if fully modified
Facility Appropriate for Renovation:	Yes, if fully modified
Replace:	TBD

FACILITY REVIEW

Braddock Middle School

ESTIMATED AND ANTICIPATED CONSTRUCTION-RELATED COSTS:

(Based on Maryland School Construction Program formula)

State Scope

636 students x 135 sq. ft. – 85,860 s.f.

	State	Local	Total
Construction	15,627	1,545	17,172
Site (5%)	782	77	859
Contingency 2.5%	410	41	451
	\$16,819	\$1,663	\$18,482

Local Scope

	State	Local	Total
Construction	15,627	5,610	21,237
Site (5%)	782	280	1,062
Contingency 2.5%	410	148	558
Ineligible 2%		446	446
F/E 12%		2,676	2,676
A/E 8%		1,784	1,784
Inspection		90	90
	\$16,819	\$11,034	\$27,853

Costs in thousands – 000 omitted

FACILITY REVIEW

Washington Middle School

Washington Middle School
200 Massachusetts Avenue
Cumberland, MD

GRADES SERVED: 6 - 8

YEAR BUILT/RENOVATIONS/ADDITIONS:
1965, 2000

BUILDING DATA:

Building Size: 98,499 SF
Site Size: 17.50 Acres



MISSION/DESCRIPTION:

Washington Middle School is a positive and supportive student-centered learning environment. We want our students to have fun, love learning, achieve their individual potential, and care about each other. Therefore, we emphasize enthusiasm for learning, respect for others, and responsibility for our actions. At Washington, we strive to provide a safe, orderly, and respectful environment where students experience academic success through challenging, diverse, and engaging learning experiences.

CAPACITY INFORMATION:

2009/2010 Program Capacity:	750
October 2009 Enrollment:	648
% Over/Under Program Capacity:	-14%
Program Utilization:	86%
Functional Utilization:	77%

2010 UTILIZATION STUDY ENROLLMENT PROJECTIONS:

2014:	625
2019:	610

RECENT RENOVATIONS/ADDITIONS/MAJOR MAINTAINANCE:

An addition was added in 2000. Some restrooms have been modified to accommodate disabled, but they are not fully accessible.

2002 Facility Utilization Study Summary Assessment:

Relieve overcrowding and address the significant need for capital improvement.

2010 Community Resource Committee Recommendation:

Continue to operate two middle schools, Braddock and Washington. Allegany High School and Washington Middle School should be the highest priority to receive the needed capital improvements, either complete renovations or new facilities. Determine as quickly as possible the cost and feasibility comparisons for renovating versus build new to determine the best solution. The final decision on which options to move forward with had not been made as of this date.

FACILITY REVIEW
Washington Middle School

2010 ASSESSMENT

EDUCATIONAL ADEQUACY

Building was designed as a junior high, not middle school and does not support middle school concept of teaming academically. Physical layout, with several level changes, makes it difficult at best to group instructional areas in various configurations. No science labs currently configured. Elective instructional labs are outdated. Library and food services are inadequate as student resource. Many faculty members share instructional space, allowing no professional spaces for team planning/conferencing. Additional gymnasium space is needed.

SITE ADEQUACY:

The 17 acres site has unpaved parking which needs improvement. The site amenities are not ADA accessible. Stairs leading to the baseball field and dugout should be re-built. The fields and court are in poor condition. Sense of entry not welcoming for middle school population.

MAJOR FACILITY CONDITION DEFICIENCIES:

Area	Assessment Summary	Estimated Cost
ADA:	Rebuild stairs leading to baseball field and dugout. Doors and hardware need replacement. Restroom upgrades needed.	\$605 – 645K
Electrical:	Electrical distribution gear needs replacement. Major lighting upgrade required.	\$1.20M
Energy:	Window upgrade/replacement for maximum energy efficiency.	\$650 – 750K
HVAC:	Complete HVAC renovation warranted.	\$3.0 – 3.5M
Roof:	Replace roof	\$750K
Technology:	Ability to integrate technology fully into the curriculum is severely limited by inadequate electrical supply. If HVAC replace, structured cable replacement is warranted.	\$245 – 320K
General:	Improve unpaved parking area. Replace asbestos floor tile and ceiling system. Re-point and caulk the concrete frame and brick exterior.	\$1.89 – 2.1M

LIFE CYCLE COSTS:

Total building operating costs (in today's dollars) over the life of the building should not exceed current operating costs. This is because it is anticipated that total square footage will not increase regardless of whether the decision is made to renovate or replace the building.

ANTICIPATED TEMPORARY HOUSING ISSUES:

If Washington Middle is replaced on a new site, students could remain in the school until construction is completed. If the current facility is renovated, related costs may include leasing of modular units as phased construction takes place or renting/leasing space temporarily for the entire student body, possibly in strategically located nonschool facilities that may be available at the time of construction.

SUMMARY FACILITY ASSESSMENT:

Architecturally Significant:	No
Adequate Site:	Yes
Facility Appropriate for Future Addition:	Yes, if fully modified
Facility Appropriate for Renovation:	Yes, if fully modified
Replace:	TBD

FACILITY REVIEW
Washington Middle School

ESTIMATED AND ANTICIPATED CONSTRUCTION-RELATED COSTS:
(Based on Maryland School Construction Program formula)

State Scope

685 students x 135 sq. ft. – 92,475 s.f.

	State	Local	Total
Construction	16,830	1,665	18,495
Site (5%)	842	83	925
Contingency 2.5%	442	44	486
	\$18,114	\$1,792	\$19,906

Local Scope

	State	Local	Total
Construction	16,830	4,330	21,160
Site (5%)	842	216	1,058
Contingency 2.5%	442	113	555
Ineligible 2%		444	444
F/E 12%		2,666	2,666
A/E 8%		1,777	1,777
Inspection		90	90
	\$18,114	\$9,636	\$27,750

Costs in thousands – 000 omitted