

CITY OF PHILADELPHIA PENNSYLVANIA

OFFICE OF THE CONTROLLER

Promoting honest, efficient, and fully accountable government

**PHILADELPHIA SCHOOL DISTRICT
FOLLOW-UP REVIEW OF CONDITIONS AT
SCHOOL BUILDINGS
JUNE 2015**



City Controller
ALAN BUTKOVITZ



CITY OF PHILADELPHIA

OFFICE OF THE CONTROLLER
Municipal Services Bldg., 12th Floor
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102
(215) 686-6682
FAX (215) 686-3832
JOHN.H.THOMAS@PHILA.GOV

ALAN BUTKOVITZ
City Controller

JOHN H. THOMAS
Deputy City Controller

June 26, 2015

William R. Hite, Jr. Ed.D.
Superintendent of Schools
School District of Philadelphia
440 North Broad Street, Suite 301
Philadelphia, PA 19130

Dear Superintendent Hite:

Pursuant to Section 6-400(d) of the Home Rule Charter, the Controller's Office conducted a review of school grounds and buildings to assess maintenance conditions. The results of this assessment are contained in the attached report, a synopsis of which is provided in the executive summary.

We believe that our recommendations, if implemented by management, would improve the conditions of school facilities. Our recommendations have been numbered to facilitate tracking and follow-up in subsequent years.

We would like to express our thanks to you and your staff for the courtesy and cooperation displayed toward us during the conduct of our work.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alan Butkovitz".

ALAN BUTKOVITZ
City Controller

cc: Marjorie Neff, Chair, SRC
Honorable Michael A. Nutter, Mayor
Honorable Darrell L. Clarke, President
Honorable Members of City Council
Matthew Stanski, Chief Financial Officer



Philadelphia School District Follow-up Review of Conditions of School Buildings 2015

Executive Summary

Why the Controller's Office Conducted the Examination

In 2008, the Controller's Office issued a report on the condition of school buildings in the Philadelphia School District. This report detailed maintenance problems in the buildings and grounds. The objective of our current review was to determine if the same kinds of problems still persisted throughout the city's schools.

What the Controller's Office Found

During site visits to schools in November 2014 through March 2015 we found many of the same maintenance problems cited in our 2008 report. Among these conditions were fire hazards, electrical hazards, safety and tripping hazards, water damage, damaged or deteriorated masonry, and other damaged building elements.

A few of the specific conditions found included the following:

- A 600 volt electrical closet left open in an auditorium where children could access it.
- Asbestos insulation in a hallway that is not properly sealed.
- Electrical hazards at 70 percent of the schools visited.
- Fire safety hazards at 75 percent of the schools visited.
- Water damage at 95 percent of the schools visited.

What the Controller's Office Recommends

The Controller's Office has developed a number of recommendations aimed at improving the condition of school facilities. These recommendations can be found in the body of the report.

CONTENTS

Page

INTRODUCTION

Objective, Scope, and Methodology	1
---	---

FINDINGS AND RECOMMENDATIONS

Maintenance Issues Persist at a Number of Schools	2
Common Problems Identified	2
Summary of Findings by School.....	16
Recommendations	26

APPENDIX

Photographs of Conditions Found During Inspections: Figures 1 through 31	27
--	----

INTRODUCTION

OBJECTIVE, SCOPE, AND METHODOLOGY

In 2008, the Controller's Office issued a report on the effectiveness of the Philadelphia School District's maintenance operations at schools throughout the city. The 2008 report set forth a list of serious maintenance issues. The objective of our current review was to determine if the same kinds of problems still persisted throughout the district's schools.

Members of the Controller's Office Technical Unit and Special Investigations Unit visited 20 schools from November 2014 to March 2015. Ten of the Schools were previously inspected, and ten of the buildings had not been previously inspected by our office. These sites were selected judgmentally from the School District's web site, and they represent about seven percent of the District's schools.

The Controller's staff examined the physical conditions at each of the 20 schools selected for review and took photographs, some of which are presented in this report (see figures 1–31).

MAINTENANCE ISSUES PERSIST AT A NUMBER OF SCHOOLS

During our site visits, the Controller's staff found many of the same kinds of maintenance problems cited in our 2008 report. Among these conditions were safety and tripping hazards, fire hazards, electrical hazards, water damage, damaged or deteriorated masonry, and other damaged building elements. These problems if uncorrected could lead to safety concerns, increased liability, more frequent school closures, and a less attractive environment for children to learn.

COMMON PROBLEMS IDENTIFIED

Electrical Hazards

We identified electrical hazards at 70 percent of the sites that were inspected by our office.

Large Electrical Closet Left Open George Washington High School had a large electrical closet for the auditorium left unlocked. This was a serious safety issue as the bus bars are rated at 600 volts. We had them lock this closet on the day we conducted our review. There was a smaller electrical closet open at Bayard Taylor Annex as well as at Dimner Beeber Middle School.



Open Electrical Closet: George Washington

Exposed Wires. 70 percent of the sites had exposed wires that should be covered for safety. At several schools the wires were tested and it was confirmed that they were live.



Exposed Wires: Dimner Beeber - Classroom

Missing GFCI outlets near water sources. The International Building Code requires Ground Fault Circuit Interrupters (GFCI) outlets within six feet of a water source to prevent electrical shocks. At 70 percent of the schools inspected we found at least one of the outlets near sinks and drinking fountains did not have these. GFCI outlets are relatively inexpensive and easy to install and could likely be done by the maintenance staff on site.



Outlet should have GFCI: Frankford High

Water Damage

Water damage was identified at 95 percent of the schools that were inspected.

Every school we visited other than the newly constructed Fels School had evidence of water damage. The leaks causing these issues can be relatively inexpensive to fix compared to the amount of damage that can be caused by the leaks. The water damage can be seen from discolored ceiling tiles and stains on the walls and floors and bubbling paint due to moisture. In several of the schools leaking water can lead to slipping hazards as the water is falling onto the floor. Several of the schools had what appeared to be mold on ceiling tiles due to water leaks (as pictured below).



Water Damage: Cooke-Wissahickon

Fire Hazards

Fire hazards were noted at 75 percent of the schools included in our review.

Egress Issues: 35 percent of the schools we visited had hallways that were blocked with objects, or large items in front of fire exit doors which led to egress issues that are in violation of the fire code.



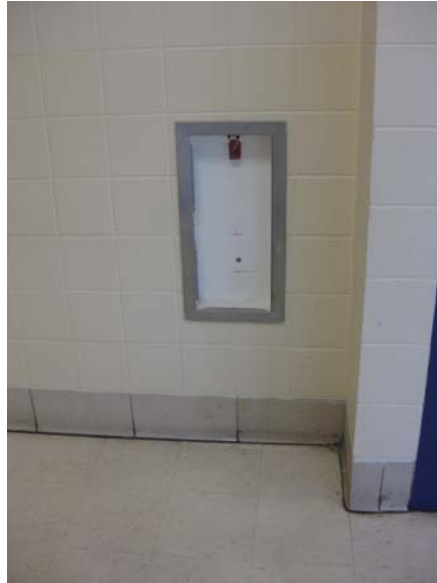
Blocked Fire Exit: McKinley - Classroom

Fire Signs: 20 percent of the schools had damaged or missing fire signs. This is a fire code violation.



Damaged Fire Exit Sign: Martha Washington

Expired fire extinguishers 65 percent of the schools had fire extinguishers that were expired, missing, or not adequately charged. We found several extinguisher holders which were empty, resulting in extinguishers not placed in the proper locations, such as in a kitchen where it may be used in the case of a fire.



Missing Fire Extinguisher: Julia DeBurgos - Hallway

Tripping Hazards

Dangerous trip hazards were discovered at 70 percent of the schools we inspected.

Tripping can lead to major injuries and potential liability for the schools. Gaps in the pavement and holes in the ground are a major issue at the sites visited. These areas should be analyzed and addressed to reduce liability and to improve the safety and appearance of the schools.



Tripping Hazard: Central

Damaged Masonry

Damaged masonry was found at 75 percent of the schools inspected.

Many of the sites had damaged masonry varying from damaged steps to crumbling masonry fences to exposed rebar on the sides of the schools.



Damaged Masonry: Cooke Wisahickon

Damaged Walls

Damaged walls were found at 65 percent of the locations inspected.

Some of the damage included peeling paint, holes in walls, damaged plaster, and damaged drywall.



Damaged Masonry Wall: George Washington –Auditorium Backstage

Cracked Glass

Cracked glass was found at 35 percent of the schools.

We found broken windows that were not properly addressed or maintained in an unsafe manner.



Cracked Glass: Lawton –Stairwell Window

Restroom Issues

There were restroom issues found at 50 percent of the schools.

Unsanitary Conditions: 20 percent of the schools had toilets that appeared to have waste permanently in them.



Unsanitary Toilet: Dimner Beeber

Out of order toilets: 50 percent of the schools had toilets that were out of order.



Out of order toilet: Frankford

Cockroaches in the Restroom

At Central High School we witnessed cockroaches in the restroom.



Cockroaches in the Restroom: Central

Damaged Doors

Damaged doors were found at 45 percent of the schools inspected.

We found damaged doors that were splintered in an unsafe manner.



Damaged Doors: Fels

Damaged Flooring

Damaged flooring was found at 30 percent of the inspected schools.

We found damaged flooring that could result in tripping and further deterioration of the floors.



Damaged Flooring: Bayard Taylor Annex – Classroom

Heating System Issues

Heating system issues were found at 30 percent of the schools inspected.

We found damaged heating systems with covers missing. In certain classrooms we also found heaters that either did not work properly or that did not work at all.



Damaged Heating System: Dimner Beeber

Site Drainage Issues

Outdoor storm drains were clogged at 25 percent of the sites, causing minor flooding issues as well as possible mosquito problems and the associated health issues.



Clogged Storm Drain: Shawmont

Damaged Insulation

45 percent of the schools had damaged insulation on pipes. This insulation can be a health hazard when particles are released into the air.



Exposed Insulation: John Story Jenks - Hallway

Asbestos Pipe Not Properly Encased at Francis Scott Key

In the basement hallway near the lunchroom there is a long pipe which is wrapped in asbestos insulation that does not appear to be properly terminated in several places. Asbestos insulated pipes are in many schools throughout the country which is considered an acceptable practice as long as the pipe is properly encased. However, as shown below, the pipe at Francis Scott Key does not appear to be properly encased.



Asbestos insulation improperly terminated on a large pipe: Francis Scott Key - Hallway

Leaking from Equipment in the Mechanical Room

At least 30 percent of the mechanical rooms in the inspected schools had at least one piece of equipment leaking which often led to standing water.



Leaking in the Mechanical Room: Dimner Beeber

Structural Wall Leaking at Kearny The basement in Kearny leaks and is filled with standing water. This should be immediately investigated and repaired as required.



Leaking in the Mechanical Room: Kearny

Structural Issues at Bayard Taylor Annex The ceiling at Bayard Taylor does not appear to be structurally sound in the basement of the annex building. This should be immediately investigated and repaired as required.



Structural Problems: Bayard Taylor Annex Basement

Summary of Findings by Category

Schools	Dinner Beeber Middle School	Julia DeBurgos Middle School	Samuel S. Fels High School	Frankford High School	Juniata Park Elementary School	Andrew Jackson Elementary School	Gen. Philip Kearny Elementary School	Francis Scott Key Elementary School	Delaplaine McDaniel Elementary School	William McKinley Elementary School	Bayard Taylor Elementary School	Martha Washington Elementary School	George Washington Elementary School	Central High School	Crossan Elementary School	Cooke - Wissahickon Elementary School	Lawton Elementary School	Shawmont Elementary School	Overbrook Elementary School	John Story Jenks Educational Center and Annex	Percentage of Schools With Conditions
Condition																					
Exposed Wires	x	x	x	x		x	x	x		x	x	x	x	x			x	x			70%
Missing GFCI outlets	x	x		x			x		x	x	x	x	x	x	x	x		x	x		70%
Water Damage	x	x	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x		95%
Fire safety - Egress		x		x	x	x			x	x									x		35%
Fire safety - Signs				x	x						x			x							20%
Fire Safety - Extinguishers	x	x	x	x	x			x		x	x	x	x	x			x	x			65%
Exterior Tripping	x		x	x		x	x	x	x	x	x	x	x	x					x		70%
Damaged Masonry	x			x		x	x	x		x	x	x	x	x	x		x	x	x		75%
Damaged Walls	x			x		x	x	x	x	x	x	x	x					x	x		65%
Cracked Glass	x			x						x	x	x				x			x		35%
Unsanitary Restrooms	x	x		x									x								20%
Out of order Toilets	x	x	x	x		x			x	x		x	x	x							50%
Damaged Doors	x	x	x	x				x			x		x			x	x				45%
Damaged Flooring	x			x						x	x	x				x					30%
Heating System Issues	x			x			x	x	x								x				30%
Exterior Drainage Issues			x									x	x	x			x				25%
Damaged Insulation	x		x	x		x	x	x		x				x					x		45%
Mechanical Room Leaking	x			x		x	x	x					x								30%

SUMMARY OF FINDINGS BY SCHOOL

Schools From Previous Audit

Dimner Beeber Middle School (5925 Malvern Avenue)

Previous Findings That Remain:

- Fire extinguishers need to be recharged and certified
- No GFCI receptacles in the kitchen
- Damaged outlets and frayed and exposed wires throughout the building
- Light fixtures are exposed to water leaks
- Weeds growing through the cracks of a poorly conditioned sidewalk
- Numerous leaks throughout the building, including the roof
- Cracked brick in several areas which leads to water infiltration
- Peeling paint throughout the building, and areas where plaster is spalling
- Areas of the brick are in poor condition and require repointing
- Deteriorating walls and columns due to the constant standing water
- Concrete is spalling and the paint is peeling
- Missing floor tiles inside
- Library carpet is rippling
- A leak at the sump pump in the mechanical room is a slip hazard
- Several non-working toilets and urinals
- Large holes behind some of the toilets
- An exposed pipe chase where toilets had been repaired
- Ceiling tiles in poor condition
- Lack of handicap accessible bathrooms

Previous Findings That Appear to Have Been Corrected:

- *Several fire exit doors were locked, and at one location, the panic hardware was broken.*

New Issues Found During the Current Inspection:

- Exterior wall is leaning
- Badly rusted and improperly connected fence
- Broken exterior steps
- Missing fire extinguishers
- Exposed wires were tested and found to be “hot”
- Cracked light covers
- Damaged doors
- Damaged tile flooring
- Missing heater covers
- Exposed insulation
- Cracked window with missing glass
- Cracked chalkboard which created sharp pieces of slate
- Severely clogged urinal which made a terrible smell and health hazard
- Electrical outlet missing a cover plate
- Badly leaking water heater
- Badly leaking boiler was creating a puddle

Julia DeBurgos Elementary School (401 W. Lehigh Avenue)

Previous Findings That Remain:

- Non-working bathrooms; one broken hand drier
- Missing ADA stall door in the 2nd floor boy's bathroom
- The telecommunications room needs a louver on the door for ventilation
- Fire extinguishers missing from their cabinets
- No GFCI receptacles in the kitchen
- Loose or missing light covers

Previous Findings That Have Been Corrected:

- *Exit signs that are not illuminated*
- *One pull station is partially blocked by a cabinet*
- *Exposed wires in the 1st floor girl's bathroom*
- *Broken railing support at the building entrance*
- *Locked gate at the rear courtyard*
- *Leaky roof*
- *A leak in the hot water supply line*
- *No remote shut-off for the boiler, which is mandatory to receive certification*
- *Improperly attached drain cover in the kitchen*
- *Trip hazard at the freezer entrance in the kitchen*
- *Shifting carpet at the 3rd floor language lab entrance*
- *Broken glass in a few windows and doors*

New Issues Found During the Current Inspection

- Improperly functioning gym fire door
- Missing thermostat covers
- Egress issues
- Exposed wires
- Peeling paint on the ceiling
- Unsanitary boy's restroom
- Ceiling shows signs of water leaks

Frankford High School (5000 Oxford Avenue)

Previous Findings That Remain:

- Fire extinguishers need to be recharged and certified
- Fire exit doors lack exit signs, or have exit signs that are broken
- Exit door has panic bar was not working
- Open electrical wires and missing cover plates in various locations
- Inadequately secured light fixtures
- Missing light fixture covers throughout the building
- An uncovered wire from a junction box in the mechanical room
- Damaged pipe insulation noticed in several places
- The 4th floor is closed due to asbestos and maintenance problems

- Portions of the perimeter fence are damaged
- Spalling ceiling plaster, peeling paint, and water damage throughout the building
- Damaged ceiling tiles on the 3rd floor hallway and classrooms due to problems on the 4th floor, which is closed
- Several broken doors
- Missing floor tiles and a broken window in the auditorium
- The gymnasium bathroom window is not working properly.
- Broken toilet lids and several clogged urinals
- The ground floor boy's bathroom has a missing stall door

Previous Findings That Have Been Corrected:

- Furniture is being stored in one of the hallways, which limits the means of egress.
- A 3rd floor fire exit door is padlocked and blocked by locker units

New Issues Found During the Current Inspection:

- Third floor leaks onto the floors below
- Leaky roof There is plaster damage, and the plaster may potentially contain asbestos
- Broken windows
- Masonry cracking
- Holes in the wall
- Missing heaters covers Missing door handles
- Non-working heater in Room 228
- Cracked and missing floor tiles
- Badly cracked window in Room 225, half of the window was missing
- Missing GFCI outlets within 6 feet of a water source
- A sink leak creating a small puddle in Room W-231Door in Room 218 was split down the center
- There is a chair in the tree that appears to have been there for years
- Broken step treads
- Water fountains and toilets are out of order
- Steam damage under basement steps
- Door handles removed preventing emergency egress
- Leaking in the mechanical room
- Unsanitary restrooms

Juniata Park Academy (801 E. Hunting Park Avenue)

While this school was part of our previous audit, this is a newly constructed school, so the previous observations are no longer applicable.

- Fire Egress was blocked in the kitchen
- Expired fire extinguishers
- Damaged fire exit sign

Andrew Jackson Elementary School (1213 S. 12th Street)

Previous Findings That Remain:

- Concrete spalling and exposed rebar in the fire tower Peeling paint and signs of water damage throughout the building
- No handicap accessibility provided
- Missing light covers; some reveal signs of water damage

Previous Findings That Have Been Corrected:

- *No fire exit sign provided in the boiler room*
- *Sewage backs up and sewage comes through the water fountains during heavy rains*
- *Signs posted in the former home economics classroom warning that the water is not to be used for drinking or cooking*
- *Peeling paint, water damage, and spalling plaster in the cafeteria*

New Issues Found During the Current Inspection

- The sidewalk has a tripping hazard
- Urinal on the 3rd floor is out of order
- Exposed wires
- Basement egress issues due to boxes of light bulbs stored on the floor
- Damaged plaster walls
- Exposed insulation
- Wet floor in mechanical room due to equipment leaking

General Phillip Kearny Elementary School (601 Fairmount Avenue)**Previous Findings That Remain:**

- Dampness and peeling paint throughout the school
- Minor leaking in the mechanical room caused by rain
- Lights in the mechanical room lack battery back-up
- Air vents in many of the classrooms lack screens
- Areas of broken concrete and asphalt around the building
- Heating pipe insulation is exposed and requires covering

Previous Findings that Have Been Corrected:

- *Four 55-gallon drums containing soil from an old oil tank are being stored in the parking lot; These drums should be properly removed*
- *No GFCI receptacles in kitchen*
- *Missing electrical cover plates in several areas*
- *Broken concrete in the outside play area*
- *A four-inch diameter hole in the play area asphalt*
- *The cafeteria floor is not level*

New Issues Found During the Current Inspection:

- Water leaking in the boiler room
- Standing water in the boiler room
- Possible mold in the boiler room

- Exposed rebar in the boiler room
- The structural stability of the boiler room should be investigated.
- Interior masonry damage and exposed rebar
- Outlets near water fountains are not a GFCI outlet as required
- Exposed wires
- A large gap in the piping of a plumbing trap on the bathroom sink Damaged walls
- Missing heater cover

Francis Scott Key Elementary School (2230 S. 8th Street)

Previous Findings That Remain:

- Large amounts of litter in the window wells
- Graffiti on the exterior walls
- Weak perimeter wrought iron fence at the corner of 8th and Wolf Streets
- Protruding loose baluster on the fence creating a safety hazard
- Cracked and sinking south footway
- Missing ceiling tiles in the gymnasium area
- Damaged ceiling and window frame in the 3rd floor staff bathroom
- Extension cords are being used due to lack of outlets

Previous Findings That Have Been Corrected:

- *Broken exterior door lights*

New Issues Found During the Current Inspection:

- Large pipe wrapped in asbestos insulation that does not appear to be properly encased
- Steam vents were blowing off steam in a computer lab adjacent to several computers. The windows and walls were covered in condensation from the steam. The system may be over-pressurized
- Fire extinguisher needs to be recharged
- Water damage evidence on the ceiling and walls
- Flaking paint
- Damaged walls
- Exposed insulation
- Leaking pipes in classroom
- Loose radiator covers
- Multiple pipes potentially made with asbestos insulation
- Exposed wires
- Badly leaking boiler

Delaplaine McDaniel Elementary School (2100 Moore Street)

Previous Findings That Remain:

- Damaged ceiling tiles

Previous Findings That Have Been Corrected:

- *Fire extinguishers were last inspected in June 2006*
- *South exit doors on the 2nd and 3rd floor do not close properly*
- *Peeling wall paper throughout the building*
- *Loose or missing floor tiles*
- *No occupancy signage posted in the all-purpose room*
- *Anti-freeze spillage on the penthouse floor with the air handler units*
- *Broken toilet in the multi-purpose room's boys bathroom*

New Issues Found During the Current Inspection:

- The third floor ceiling leaks due to the roof leaking
- Two broken stall doors in 2nd floor girls room
- Plaster damage and serious leaks in the auditorium
- Damaged sidewalk
- Building heat control issues
- Leaking sprinkler head in a first floor classroom
- Water infiltrating in the west side stairwell above the windows

Martha Washington Elementary School (766 N. 44th Street)

Previous Findings That Remain:

- Room 301 has an open outlet with exposed wires
- Loose light fixture in a closet
- Auditorium changing rooms' ceiling and the basement are in poor condition
- Numerous large cracks and overgrown weeds on the school yard.
- Basement boy's bathroom is being used for storage

Previous Findings That Have Been Corrected:

- *Missing 3rd floor water fountain in the hallway; a protruding pipe was left in place.*

New Issues Found During the Current Inspection:

- Backrests missing from exterior benches
- Playground safety surface is torn apart
- Garbage is being stored next to the empty dumpster outside
- Cracked masonry steps on the exterior
- Leaking ceiling
- Peeling paint from water damage
- Expired fire extinguishers
- Missing and damaged fire exit signs
- An outlet near a sink is not a GFCI outlet
- Hole in the bathroom wall
- Damaged doors
- Broken glass windows
- Damaged flooring
- Broken urinals
- Missing toilet seats

George Washington High School (10175 Bustleton Avenue)

Previous Findings That Remain:

- Fire extinguishers need to be recharged
- Missing fire extinguishers
- Missing electrical covers in the gym and the mechanical room
- Broken or missing light fixtures on the building exterior
- Areas of spalled concrete and exposed rebar in the football stadium
- Classrooms need repainting
- Recently painted stairwells in the annex building are already peeling due to poor surface preparation
- No fire extinguishers in the kitchen
- Clogged sink in the first floor girls bathroom

Previous Findings That Have Been Corrected:

- *Ground floor fire exit door is locked*
- *Repair needed on some fire exit doors panic bars*
- *No proper address identification*

New Issues Found During the Current Inspection:

- Severe water damage in the annex and auditorium.
- Water damage creating mold on the walls in the annex
- Large, dangerous electrical closet left unlocked and open
- Covers removed from three outdoor outlets near the stadium
- Badly damaged pavement around stadium
- Poor drainage near stadium
- Broken bleachers
- Three broken exterior windows
- Exterior tripping hazards
- Cracked interior windows
- Broken desk chairs
- Damaged floor tiles
- GFCI outlets missing near sinks
- Out of order urinals
- A wet soft spot on the gym floor caused by dripping water in the gymnasium
- Damaged ceiling tiles
- Cracks in the walls and ceilings
- Holes in the walls

Bayard Taylor Elementary School (3698 N. Randolph Street):

Previous Findings That Remain:

- Fire extinguishers last certified in 1999/2000
- Missing electrical covers and exposed wires in the mechanical room

- Annex building courtyard in poor condition with tripping hazards
- Adjoining neighbors' properties are in bad condition with lots of trash and debris
- Large amount of graffiti around the building
- Loose bricks in several areas of the main building
- Annex building basement is in very poor condition
- Boiler room is in need of repair
- Deteriorated plaster throughout the building
- Missing handrail from the 2nd to 3rd floor on the southeast stairwell
- Annex building mechanical room is in poor condition
- Tripping hazards in parking area the annex court yard
- No handicap accessibility

Previous Findings That Have Been Corrected:

- Fire exit signs are needed in the auditorium
- Broken front cover on water fountain in the 3rd floor hallway water fountain

New Issues Found During the Current Inspection:

- Structural instability in basement staff shower room
- Egress issues
- Partially blocked fire exit
- Outlet for water fountain should have a GFCI
- Hanging wires
- Missing side panel on classroom heater
- Dampness in stairwell
- Water damage on ceiling and walls
- Peeling paint
- Damaged flooring
- Cracked glass in door window
- Holes in the wall
- Spalling concrete, exposed rebar

Samuel S. Fels High School (5500 Langdon Street)

While this school was part of our previous audit, this is a newly constructed school, so the previous observations are no longer applicable.

- Outside electrical outlets missing covers
- Missing screens on the windows
- Outdoor erosion undermining the walkway
- Water does not drain off skylights
- Roof drains filled with trash
- Out of date fire extinguishers
- Out of order urinal
- Missing light covers
- Classroom and corridor on 2nd floor are leaking

- Open pipe insulation in the office
- A door is split open
- Graffiti on the building

Schools Not Included In the Previous Audit

Crossan Elementary School (7350 Bingham Street):

- Expired Fire Extinguishers
- “Congrats Grad” sign on top of fire exit sign
- GFCI missing from outlets near water sources.
- Wires not in a junction box
- Exposed insulation
- Cracked and partially missing outlet cover
- Tripping hazards
- Missing storm drain (in road adjacent to school)
- Broken exterior light
- Paved play area is pushing exterior wall in
- Missing handrail on steps
- Peeling paint
- Water damage on ceiling
- Pipe insulation is coming apart
- Non-working drinking fountain (this was corrected during our inspection)
- Leaking bathroom (this was corrected during our visit)

Shawmont Elementary School (535 Shawmont Avenue):

- Expired fire extinguisher
- Exposed wires
- Clogged exterior drain
- Damaged masonry work on loading dock
- Heater cover missing
- Door knob missing
- Cracked and missing ceiling tiles
- Water damage
- Black dust around air vents

Cooke – Wissahickon Elementary School (201 E. Salaignac Street)

- Missing GFCI outlets near water sources
- Several large masonry defects on the exterior of the school with exposed rebar.
- Mold on bathroom ceiling tiles due to water damage
- Cracking in the ceiling

Lawton Elementary School (6101 Jackson Street):

- Missing GFCI outlets near water sources
- Peeling paint on the walls
- Water damage on the ceiling tiles
- Concrete slab that requires caulking
- Damaged tile floor
- Missing handles on girls restroom door
- Damaged glass window in fire staircase
- Missing bracket on exterior fence

Central High School (1700 W. Olney Avenue):

- Holes in the ground up to three feet deep, exterior tripping hazards
- Holes in the wall
- Walls rotting due to leaking from windows
- Missing ceiling tiles
- Exposed wires
- Missing outlet cover
- GFCIs missing near water sources
- Broken toilet in 2nd floor girls restroom
- Cockroaches observed in the restroom
- Damaged plastering
- Peeling paint in the boiler room
- Spalling concrete in the boiler room
- Leaking water pipe in boiler room
- Exterior exposed rebars
- Exterior slab settlement
- Missing exterior hand rails
- Exterior stairs are leaning
- Pavement is in poor condition
- Broken exterior steps
- Exposed outdoor wires
- Damaged curbs and paving
- Ponding on the pavement
- Settled and uneven pavement
- Leaning parking lot wall Loose exterior bricks

John Story Jenks Elementary School (8301 Germantown Avenue)

- Leaking in several rooms
- Damp walls in the gym and in the corridor
- Missing light covers
- Broken hand dryer in boys rest room

- Exposed insulation in corridor
- Out of order water drinking fountain on the 2nd floor
- Exposed rebar in the fire escape stairwell
- Extension cord near sink
- Broken glass in door window
- Tripping hazards on the exterior
- Damaged masonry on the exterior
- Missing GFCI in Room 319B
- Air ducts with large holes taped shut

McKinley Elementary School (2101 N. Orkney Street):

- Missing GFCI outlets near water sources
- Expired fire extinguisher
- Egress to several fire doors is obstructed
- Damaged and leaking roof
- Missing ceiling tiles
- Missing light covers
- Leaking urinal
- Hole in the wall
- Out of order water fountain
- Exposed pipe insulation
- Exterior tripping hazards
- Exterior broken concrete

Overbrook Educational Center (6722 Landsdowne Avenue):

- Exterior ramp needs caulking
- Dumpster located in handicap parking spot
- Missing cover on outdoor outlet
- Missing GFCI outlets near water sources
- Peeling paint
- Damaged exterior masonry
- Damaged exterior steps
- Improperly sealed outside penetrations
- Holes in ceiling
- Cracks in masonry walls
- Leaking
- Exposed wires
- Missing and expired fire extinguishers

RECOMMENDATIONS

The Controller's Office recommends that the Philadelphia School District develop a detailed corrective action plan to address the findings that were presented in this review.

We also recommend management take the following actions to address the deficiencies found in our review. These issues are low cost items that could be completed by the school maintenance staff.

- Cover exposed wires
- Install GFCI outlets where appropriate
- Locate leaks and address as necessary
- Unblock fire exits
- Repair fire signs as necessary
- Update fire extinguishers as necessary
- Establish and maintain a regularly scheduled fire extinguisher maintenance program
- Repair safety surfaces and other tripping hazards
- Inspect all toilets and immediately address the ones that are unsanitary
- Unclog area drains
- Repair insulation in occupied areas at a minimum
- Check mechanical rooms for leaking and develop a plan to identify and correct the problems

Other issues will likely cost more to replace but are serious issues that need to be addressed:

1. Immediately investigate improperly encased asbestos insulation at Francis Scott Key Elementary School using a licensed asbestos abatement professional.
2. Bayard Taylor Annex basement does not appear to be structurally sound. The ceiling is falling down on top of the electrical panel and the basement appears to be an unsafe condition. This should be investigated and addressed immediately.
3. There is significant leaking in the mechanical room at Kearny Elementary School.
4. There is significant water damage in George Washington High School in the annex and auditorium. In the annex we observed what appeared to be mold.
5. There is significant water damage in Dimner Beeber Middle School.
6. There is significant water damage in Frankford High School.

APPENDIX

Photographs of Conditions Found During Inspections: Figures 1 through 31

The attached pictures were taken by Controller's Office staff during our visits to 20 schools. The 31 photographs illustrate some of the physical conditions found at the schools visited.



Figure 1 - Exposed Electrical Panel - Dimner Beeber



Figure 2 – Outlet next to a sink that should be a GFCI outlet – Cooke Wisahickon

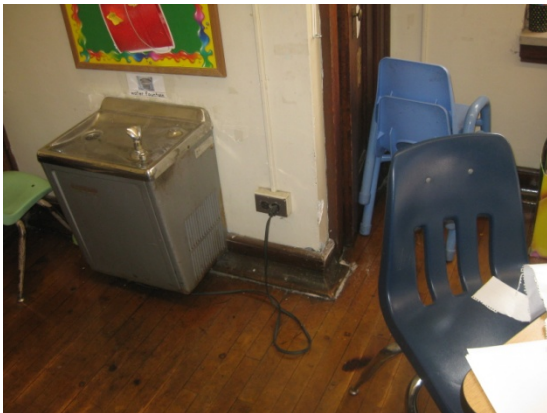


Figure 3 – Outlet next to a water fountain should be a GFCI outlet - Crossan



Figure 4 – Water Damage – Dimner Beeber



Figure 5 – Water Damage – Francis Scott Key



Figure 6 – Water Damage with Possible Mold – George Washington



Figure 7 – Blocked Fire Exit – Bayard Taylor



Figure 8 – Blocked Egress to Fire Exit – Bayard Taylor



Figure 9 – Blocked Egress to Fire Exit – Julia Deburgos



Figure 10 – Damaged Fire Exit Sign - Frankford



Figure 11 – Damaged Fire Exit Sign – Juniata Park



Figure 12 –Expired and Empty Fire Extinguisher – Dimner Beeber



Figure 13 – Tripping Hazard – Dimner Beeber



Figure 14 – Tripping Hazard, Damaged Step - Frankford



Figure 15 – Damaged Masonry Steps - Overbrook Education Center



Figure 16 – Damaged Wall - Dimner Beeber



Figure 17 – Damaged Masonry Wall - Frankford



Figure 18 – Hole in Restroom Wall - Martha Washington



Figure 19 – Damaged Drywall – Overbrook Education Center



Figure 20 – Broken Window – Martha Washington



Figure 21 – Broken Window – Bayard Taylor



Figure 22 – Out of Order Urinal - Jackson



Figure 23 – Damaged Heating Unit – Bayard Taylor



Figure 24 - Missing Heater Cover - Frankford



Figure 25 - Drainage Issues – George Washington



Figure 26 – Exposed Insulation – Dimner Beeber



Figure 27 – Exposed Insulation – Dimner Beeber



Figure 28 – Exposed Insulation and Leaking Heater – Francis Scott Key



Figure 29 – Leaking Water Heater – Dimner Beeber



Figure 30 – Cracked Chalk Board – Dimner Beeber



Figure 31 – Damaged Air Duct – John Story Jenks