State of Maryland

Interagency Commission on School Construction

Maintenance of Maryland's Public School Buildings Fiscal Year 2024 Annual Report

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The following individuals within the staff of the Interagency Commission on School Construction's Assessment & Maintenance Group have made dedicated contributions of time and effort to the Maintenance Assessment Program and the development of this annual report:

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The LEA Maintenance-Effectiveness Assessment Results reports provide an overview of maintenance assessments conducted at selected school facilities in each Maryland public school system. Each report provides general information about the school system, a listing of the facilities that were assessed, and a brief narrative highlighting important aspects of the school system's maintenance program.

Data regarding LEAs' facilities inventories as provided in the Key Facts sections of this report are drawn from the IAC's Facility Inventory database but are provided by the LEAs and are accurate to the extent that they have been updated by the LEAs.

Note:

The definition of "**Adjusted Age**" of a school facility, found in the fourth column of the Summary of School Ratings charts in the LEA Maintenance-Effectiveness Assessment Results section starting on page 25, is the average age of the total square footage. For the purposes of calculating the Adjusted Age, renovated square footage is generally treated as new.

A **"major deficiency"** is assigned to a category when a facility assessor determines there is an issue or multiple issues that pose an immediate threat to life, safety, or health of occupants, delivery of educational programs or services, or the expected life span of the facility. The score of any category assigned a major deficiency will be reduced by 100%.

A **"minor deficiency"** is assigned to a category when a facility assessor determines there is an issue or multiple issues that pose a potential threat to life, safety, or health of occupants, delivery of educational programs or services, or the expected life span of the facility. The score of any category assigned a minor deficiency will be reduced by 34%.

The number of reported major and minor deficiencies refers only to the number of categories containing one or more deficiencies when the MEA reports are finalized at the end of the 45-day remediation period. Taking this into account, it is possible that the number of individual major and minor deficiencies are greater than the number of deficiencies reported if categories contain more than one deficiency each. Any category which contains both major and minor deficiencies will be reported as a category with a major deficiency.

"**Original existing square footage**" as used in the narratives on the following pages refers to the construction dates of the existing square footage in a facility, regardless of if they were renovated at a later date. For example, if a school first built in 1954 received additions in 1960, 1975 and 2003, and the 1954 portion was also demolished in 2003, the original existing square footage would then date from 1960 to 2003. If one other school in the same county is assessed in the same year, and it was built in 1962 and received a complete renovation and addition in 2010, then the original existing square footage for that school would date from 1962 to 2010; combined, the original existing square footage at these schools dates from 1960 to 2010.

Acronyms and other abbreviations used in this report:

Abbreviation	Meaning
A&M	Assessment & Maintenance
ANSUL	anhydrous sulfur dioxide; registered trade name of a fire suppression system manufacturer
APPA	Association of Physical Plant Administrators
BPW	Board of Public Works
CDAC	Capital Debt Affordability Committee
CIP	Capital Improvement Program
CMMS	computerized maintenance management system
CMP	Comprehensive Maintenance Plan
CRV	current replacement value
DGS	Department of General Services
DLLR	Department of Labor, Licensing and Regulation
EFMP	Educational Facilities Master Plan
FCI	Facility Condition Index
FTE	full-time equivalent
FY	fiscal year
GSF	gross square footage
HVAC	heating, ventilation, and air conditioning
IAC	Interagency Committee on School Construction (1971-2017) Interagency Commission on School Construction (2018-present)
IFMA	International Facilities Management Association
IPM	integrated pest management
LEA	Local Education Agency
MD	Maryland
MDCI	Maryland Condition Index
MEA	maintenance-effectiveness assessment
MSB	Maryland School for the Blind
PM	preventive maintenance
SF	square feet/square footage
SoW	scope of work
TCO	total cost of ownership

In June of 1971, the BPW established the Interagency Committee on School Construction, which in 2018 became the Interagency Commission on School Construction. Since the initial creation of the IAC, it has been understood that maintenance plays a significant role in facility condition and the educational sufficiency of each of Maryland's public schools, and the IAC has prioritized maintenance information accordingly. In 1973, the BPW directed the IAC to conduct a one-time comprehensive maintenance review of all operating public schools. The results revealed that about 21% of the State's 1,259 then-operative schools were in poor or fair condition. To improve upon those findings, comprehensive maintenance guidelines were developed by the IAC and approved by the BPW in 1974.

In 1980, the BPW directed the IAC to conduct a full maintenance survey of selected public schools that had received state funding assistance. The survey was performed by the DGS. Its initial purpose was to assess the quality of local maintenance programs in 100 school facilities that had benefited from State school construction funding. Subsequently, annual assessments of approximately 100 schools representing a range of approximately 7-16% of each LEA's schools were authorized.

In 1981, a section covering maintenance was included in the IAC's Administrative Procedures Guide and, in 1994, a requirement was added that each LEA submit a Board-approved CMP no later than October 15 of each year. A well-conceived CMP:

- provides an overview of the policies of the local board and a compendium of good maintenance practices;
- uses comparable metrics to determine if maintenance is being performed as required;
- addresses the planning, funding, reporting, and compliance monitoring of school maintenance; and
- lists the highest priority capital and repair projects, with the anticipated funding source for each project.

In July 2005, the CDAC, consisting of the State Treasurer, the Comptroller, the Secretary of the Department of Budget and Management, the Secretary of Transportation, and a public member, requested that the IAC develop recommendations to ensure that Maryland's large investment in school facilities will be well protected through good maintenance practices. As a result, the IAC:

- Transferred the school maintenance survey function from DGS to the IAC beginning in FY 2007 and hired two full-time maintenance inspectors with experience in the fields of building maintenance, operations, and construction to conduct approximately 220 to 230 school assessments in the 24 school systems per year, as well as reassessments of schools assessed in a prior fiscal year that received ratings of Not Adequate or Poor.[1]

- Included maintenance-assessment information as a component of the IAC Facilities Inventory database. This allows for longitudinal comparison of survey scores providing some value for analysis of statewide maintenance practices but it is not a CMMS that would allow robust maintenance management and reporting.

- Issued, in response to a requirement of the General Assembly, guidelines for maintenance of public school facilities in Maryland in May 2008.

1 Assessments are not conducted for facilities on the campus of MSB, which is eligible for State school construction funding.

- Continued to strengthen the alignment between the maintenance-assessment program and the annual CIP:
  - ◊ Beginning with the FY 2010 CIP, the IAC has required that LEAs submit the three most recent roof assessment reports as a threshold condition for approval of roof replacement projects.
  - ◊ The IAC continues to encourage LEAs to review TCO. The need for capital maintenance projects will increase as the average age of facilities portfolios also continues to grow. Major renewal projects that reduce the FCI score for a facility and address multiple deficiencies may provide the biggest "bang-for-the-buck" and extend the expected life of a facility.
  - ◊ The staff of the IAC has discussed maintenance budgets, staffing, and maintenance capital planning with LEAs in the annual October meetings regarding the CIP.

In 2019, following the General Assembly's passage of the 21st Century School Facilities Act (2018 Md. Laws, Ch. 14), the IAC began developing and testing with LEA input a new MEA that was implemented for FY 2021 to replace the maintenance inspections. The post-FY 2020 MEA is based upon a more stringent rubric that greatly reduces the subjectivity of the assessments. For FY 2023, the MEA has been refined to better identify the effectiveness of LEAs' practices with regard to the management of both in-house and contracted maintenance. See page 11 for a description of the post-FY 2020 MEA. Starting in FY 2023, two categories within the Maintenance Management group, *Custodial Scope of Work (SoW)* and *Pest Management*, were merged into other categories and no longer received a separate rating. All items assessed in *Custodial Scope of Work (SoW)* were incorporated into the rating for *Interior Cleanliness & Appearance (incl. of Equip. Rooms)*. Pest management pertaining to interior pests were incorporated into the rating for *Interior Cleanliness & Appearance (incl. of Equip. Rooms)*. Pest management items pertaining to exterior pests were incorporated into the rating for *Grounds*. The weights from *Custodial Scope of Work (SoW)* and *Pest Management* were redistributed to *Preventive Maintenance (PM) Plan* and *Computerized Maint. Mgmt. System (incl. Equip. Data)* to better emphasize the importance of these two categories. *Preventive Maintenance (PM) Plan* increased from a weight of 10 points to 15 points and the category was renamed to *Preventive Maintenance (PM)* as this category not only assesses an LEA's PM plan but also the implementation of that plan. *Computerized Maint. Mgmt. System (incl. Equip. Data)* increased from a weight of 10 points to 14 points.

The 21st Century School Facilities Act also mandated that the IAC require the annual submission of PM plans. The IAC updated its instructions for the submission of the CMP to make it possible for the IAC to compare LEAs' maintenance planning over time and across the state in a manner that supports the identification of best practices that the IAC can then share with all LEAs.

Starting in August 2023, MEA results were compiled into a filterable map and made available on the IAC's website. The map includes the average overall LEA rating each FY as well as the latest overall rating for each facility that has received an MEA since the assessment's implementation in FY 2020. To access the MEA results map, please see the IAC's website.

Every facility requires maintenance on an ongoing basis in order to ensure the continued effectiveness of the facility in supporting the delivery of programs and services, to achieve the full expected lifespans of the facility and its components, and to ensure that the facility remains fiscally sustainable. An LEA must implement highly effective preventive and reactive maintenance on a continual basis, and must also implement appropriate capital maintenance (i.e., periodic renewal or replacement of building systems) when it is needed. To do this, an LEA must have the tools, knowledge-equipped staffing, materials, and contracted support that are required to manage and implement the needed operations and maintenance activities. Paying for these inputs requires consistently having sufficient funds in the LEA's operations, maintenance, and capital budgets.

The question of how many resources are required for proper and sufficient operations and maintenance of a given facility — much less a portfolio of facilities — is a complex one. This is because, for each facility, the costs vary significantly based upon its design and specific components, its age and condition, how much of the maintenance work needed to date has been performed in a timely manner, the quality and effectiveness of that maintenance work, and the "wear and tear" on the facility from its usage and from the environmental conditions present around the facility. APPA provides standards for staffing both the custodial activities and the maintenance activities of facilities at various levels of functionality and fiscal sustainability. At the level appropriate for fiscally sustainable school facilities—Level 2: Comprehensive Stewardship—APPA recommends the following staffing in FTEs:

Maintenance (APPA Level 2: Comprehensive Stewardship)	1.0 per 67,456 GSF
Custodial (APPA Level 2: Ordinary Tidiness)	1.0 per 16,700 GSF
Upkeep of Grounds (APPA Level 2: High Level)	1.0 per 10 acres

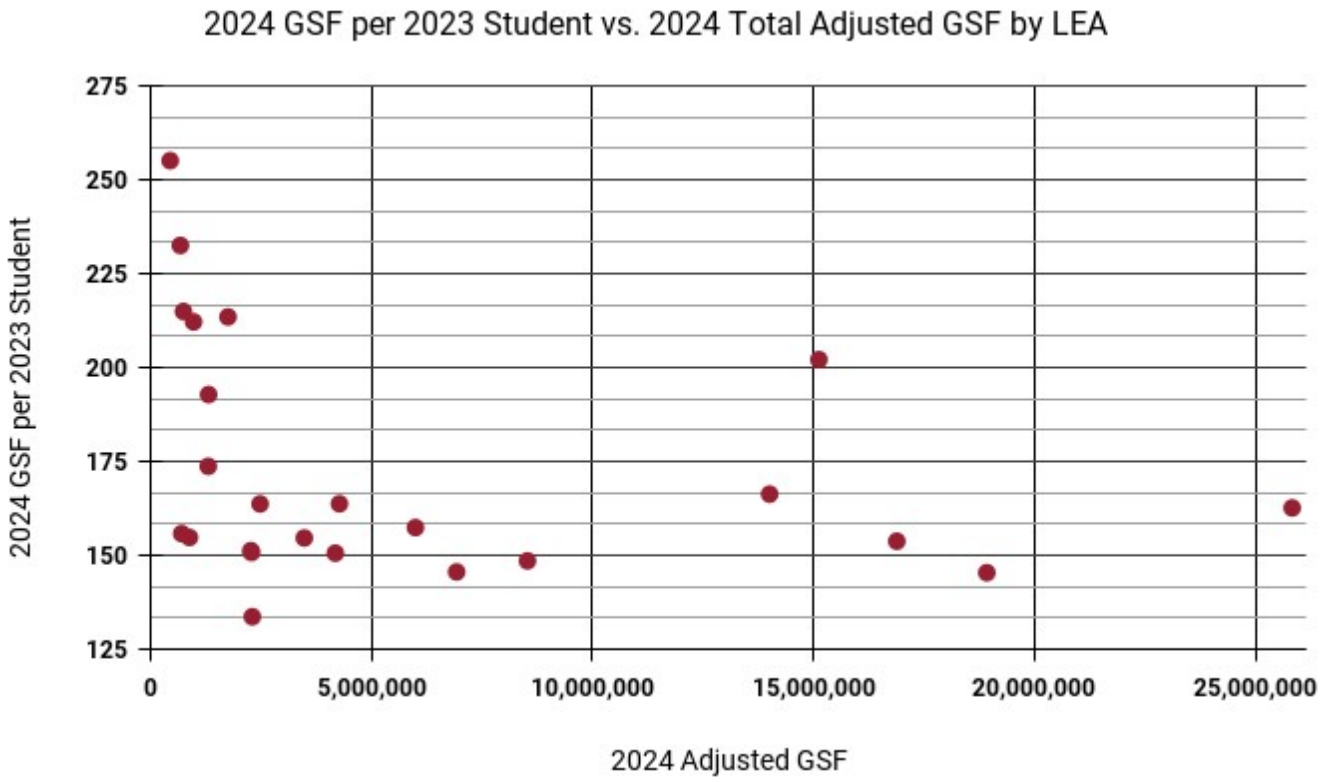
In addition to general staffing, however, there are many preventive and reactive maintenance activities that must be performed to keep building systems in good condition, and these often involve significant staffing, parts, materials, and/or contracted labor. For this reason, operations, maintenance, and capital maintenance budgets must accommodate far more than only the costs of general staffing. Industry standards supported by APPA, the IFMA, the U.S. Department of Defense, and other experts suggest that a good rule of thumb for facilities funding is to spend, on average, the following amounts per year:

Operations & Routine Maintenance (preventive and reactive)	2% of facility CRV
Capital Maintenance (system renewal)	2% of facility CRV

These figures have been found to be effective in estimating facilities costs for the purposes of planning and budgeting, but are still only a very rough estimate. This is because they do not take into account the specific conditions that may be faced by a given facility, and do not address any backlog of deferred maintenance from past years that may exist. Nevertheless, it's likely that, if an LEA fails to spend an annual average of at least 4% of CRV per year on operations and maintenance of its facilities, it will have difficulty maintaining the functionality and the fiscal sustainability of the facilities and obtaining the full expected lifespans of the facilities.

The collection of statewide comparable data on the condition and educational sufficiency of PK-12 school facilities in Maryland is ongoing. A baseline Statewide Facilities Assessment was completed in the fall of 2021, and data is to be updated annually, with 25% of school facilities in Maryland re-assessed through site visits each year. Weighting based on the IAC's Educational Sufficiency Standards is to be finalized in the coming years to create an overall MDCI score for each facility that will allow for apples-to-apples comparison between school facilities. This score will provide valuable insight into the physical needs of Maryland school facilities and support prioritization of construction projects in order to provide environments that support the effective delivery of educational programs that meet Maryland's education standards and that can be effectively and efficiently maintained. The results of this assessment are outside of the scope of this maintenance report and will be published separately.

The total cost of ownership (TCO) of school facilities continues to increase, in significant part due to increasing square footage per student. Typically, LEAs' budgets have not been sufficient to support the increased cost. In 2024, Maryland's LEAs operated more than 142 million GSF of educational space to serve more than 885,000 PK-12 students,[2] for a statewide average of about 161 GSF per student. However, as shown in the chart below, the average GSF per student figure for many of Maryland's LEAs is significantly higher than 161.



School facility size and TCO therefore must be at the forefront in planning decisions and the management and operation of school facilities must continuously improve in efficiency and effectiveness. Robust and data-driven facilities management is necessary for the effective management of the TCO and to sustain our schools.

2 Maryland State Department of Education. (2024). *FY25_StateAid_FINAL_5.3.24_REV_5.10.24* [Microsoft Excel spreadsheet]. Retrieved from https://marylandpublicschools.org/about/Pages/OFPOS/StateAid/index.aspx

Because funding for capital maintenance is limited, it is important that the local board's EFMP, CMP, and annual CIP are coordinated to ensure that maintenance-related capital projects are properly sequenced in relation to other facilities needs and support the board's educational and portfolio management objectives. LEAs are improving their efficiency through the use of best practices, including better training of staff, the expanded use of CMMS, and increased knowledge of how to manage and reduce the TCO of facilities.

It should be noted that budgets for maintenance often compete directly with educational program budgets and, therefore, planning and building right-sized school facilities that are affordable to operate over their lifespans is essential to having highly functioning and fiscally sustainable schools. The IAC has described a number of the key principles in facilities-portfolio management in a series of webinars published on the IAC's website. The IAC continues to support LEAs by informing best practices and looks in the future to provide adequate facilities ownership cost accounting, provision of post-occupancy evaluations, and performance benchmarks.

Crisfield Academy & High School, Somerset County

Matapeake Elementary, Queen Anne's County

Following the General Assembly's passage of the 21st Century School Facilities Act, the IAC in 2019 began developing and testing with LEA input a new MEA and implemented it for FY 2021. The post-FY 2020 MEA differs significantly from the old maintenance surveys in that it:

- Covers more aspects of facilities maintenance, including the category of Maintenance Management, which includes maintaining and following PM plans and the use of a CMMS in certain ways;
- Is based upon clearer and more objective standards that are keyed to outcomes;

Superior and Good	Maintenance is likely to extend the life of systems within the facility beyond their expected lifespans.
Adequate	Maintenance is sufficient to achieve the life of each system within the facility and, with appropriate capital spending and renewal, the total expected lifespan.
Not Adequate and Poor	Maintenance is insufficient to achieve the expected lifespans of systems within the facility.

- Utilizes a published rubric that describes criteria for each rating level (Superior, Good, Adequate, Not Adequate, and Poor) for each major building-component category, which facilitates greater consistency across assessments and supports increased reviewability;
- Weights the various building-component categories to better reflect their impact on the utility of the facility;

Type	Definition	Category Rating Reduction
Minor Deficiency	Poses a potential threat to life, safety, or health of occupants; delivery of educational programs or services; or the expected lifespan of the facility.	-34%
Major Deficiency	Poses an immediate threat to life, safety, or health of occupants; delivery of educational programs or services; or the expected lifespan of the facility.	-100%

- Recognizes deficiencies in maintenance that pose a potential or immediate threat to occupants or the expected lifespan of the facility;
- Allows LEAs to request the elimination of a given score penalty resulting from an assessed major or minor deficiency when the LEA has timely provided sufficient evidence that the deficiency has been remediated or is in the process of being remediated; and
- Is more transparent because the rating standards, criteria, and scoring formula are all publicly available on the IAC's website.

It should be noted that any maintenance assessment results prior to FY 2021 are not comparable to results in FY 2021 or thereafter. For example, the assessment rating categories have been recalibrated so that a result of Adequate demonstrates an appropriate level of maintenance support for a school facility. Facilities that would have received a level of Good prior to FY 2021 may often receive an Adequate overall rating in FY 2021 or subsequent years.

In the course of the FY 2021 implementation of the post-FY 2020 MEA, LEAs provided valuable feedback to the IAC based upon those LEAs' experiences in the assessments of their facilities. That feedback included suggestions for improvements and the IAC implemented changes in response to some of the suggestions. The feedback also included statements from LEAs that found the post-FY 2020 MEA delivers much greater value than the IAC's previous maintenance surveys. The IAC looks forward to a continuing feedback loop that will carry additional LEA ideas and suggestions back to the IAC for evaluation and consideration as part of the IAC's adherence to the principle of continuous improvement.

The Assessment Rubric

The assessment rubric as implemented in FY 2021 groups the building-system components into 21 categories within four groups. In order to focus the assessment's scoring on those categories that are likely to have the greatest potential impact on teaching and learning, each category receives a value of between three and ten points.

Group	Category	Weight
Site	1. Roadways, Parking Lots, & Walkways	5
	2. Grounds	3
	3. Positive Site Drainage Away from Structure(s)	8
	4. Playgrounds, Equipment, & Fields	4
	5. Relocatables & Additional Structures	6
Building Exterior	6. Exterior Structure & Finishes	6
	7. Roof Drains, Gutters, & Downspouts	7
	8. Windows, Caulking, & Skylights	3
	9. Entryways & Exterior Doors	7
	10. Roofs, Flashing, and Gravel Stops	7
Building Interior	11. Interior Doors, Walls, Partitions, & Finishes	3
	12. Floors	3
	13. Interior Cleanliness & Appearance (incl. of Equip. Rooms)	6
	14. Ceilings	3
	15. Interior Lighting	5
Building Equipment & Systems	16. HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	10
	17. Electrical Distribution & Service Equipment	3
	18. Boilers, Water Heaters, Steam, & Hot-water Distribution	8
	19. Plumbing Fixtures and Equipment	5
	20. Fire and Safety Systems & Utility Controls	10
	21. Conveyances	5

The rubric also includes the following two categories[3] under the heading of Maintenance Management:

Group	Category	Weight
Maintenance Management	22. Preventive Maintenance (PM)	15
	23. Computerized Maintenance Management System (incl. Equip. Data)	14

For each category, the rubric specifies criteria for each of the five rating levels. The complete rubric can be read in its entirety on the IAC website. As an example, the following are the criteria for the rating levels within the category of Plumbing Fixtures and Equipment:

Category Rating	Rating Criteria
Superior	• No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good	• Evidence of systems functioning normally with no signs of deterioration, corrosion, leaks, or delivery issues; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate	• Evidence of systems functioning normally with few signs of deterioration, corrosion, leaks, or delivery issues; • Evidence of issues that may require repairs or cleanup but do not significantly affect structural integrity or intended uses; and • Evidence of regular competent custodial and maintenance practices.
Not Adequate	• Systems are not functioning as intended; • Evidence of significant deterioration, corrosion, leaks, or delivery issues; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.
Poor	• System is nonfunctional or unsafe to operate; • Evidence of extensive deterioration, corrosion, leaks, or delivery issues; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.

3 The Maintenance Management group originally had four total categories. *Pest Management* and *Custodial Scope of Work (SoW)* were both removed from this group and incorporated into other categories starting with FY 2023's assessments. See page 7 for additional details.

After the assessor walks the facility and examines the grounds, the structure, and the spaces and building components within them, the rubric along with the assessor's trained professional judgment are used to assign a rating to each category.[4] Each rating has a factor as follows:

Rating	Factor
Superior	100%
Good	85%
Adequate	75%
Not Adequate	65%
Poor	55%

The IAC's software[5] then multiplies the weight for each category by the rating factor of the rating that the assessor assigns, and adjusts for any major or minor deficiencies that were assessed in that category. The resulting points are then scaled to a 100-point scale to generate an overall score for the facility, which translates into an overall facility rating as follows:

Scaled Score Range	Overall Rating
90% to 100%	Superior
80% to 89%	Good
70% to 79%	Adequate
60% to 69%	Not Adequate
0% to 59%	Poor

At the end of the fiscal year assessment cycle, the IAC averages the overall ratings conferred upon the facilities assessed during the fiscal year to derive an average overall facility rating for the LEA. Each year, the IAC selects a sample set of facilities to assess in each LEA based upon a number of factors including the number of years elapsed since each facility was last assessed.[6]

For more information about the MEA's rubric, deficiency removal guidelines, or scoring calculator, please see the IAC's website.

4 Where a school does not include assets in a given category, or the assessor could not evaluate the assets due to ongoing major construction projects, weather conditions, or other circumstances, the assessor assigns a rating of Not Applicable and the category is omitted from the scoring calculation. As a result, not every school may have a rating in every category.

5 The formulas used in the IAC's software are shown in the MEA scoring calculator provided on the IAC's website.

6 For more detail about the school selection process, see Overview of FY 2024 Assessment Results on page 17.

In conducting a total of 145 MEAs between July 2023 and May 2024, the team implemented the following process:

Prior to the Site Visit

In May and June 2023, the IAC provided each LEA a list of the school facilities to be assessed and coordinated with the LEAs with regard to scheduling. LEAs were required to submit key school facility information including maintenance records to the IAC prior to each assessment. In order to improve their efficiency and accountability, all 24 LEAs have to varying degrees implemented CMMS tools. CMMS tools help LEAs manage and track maintenance activities through the use of work orders. A key function of a CMMS is to automatically generate work orders for PM tasks based upon equipment needs and PM schedules published by the manufacturers of each facility's building systems. When fully implemented, the CMMS can provide valuable and transparent data for improving facilities maintenance processes, including work order aging reports and the costs of performing maintenance. Prior to the site visit for each facility, the assessor reviewed work order reports to obtain an advance view on the levels of maintenance being performed on various parts of the facility.

During the Site Visit

Upon arrival, the IAC's assessor walked the facility in the presence of a facilities maintenance representative or designee. The assessor examined the components and systems of the buildings, listed on page 12. Based upon the assessor's observations of the building systems and the documentation of the LEA's maintenance activities in the facility as compared against the criteria in the MEA rubric, the assessor assigned a rating for each category. The assessor recorded any comments and assigned ratings on the IAC's web-based assessment form and attached photos taken during the assessment.

The IAC's assessor took care during the assessment to measure the effectiveness of the LEA's maintenance by evaluating the conditions observed and to avoid allowing the age of the facility or its systems to affect any category's rating. If a school facility is well maintained and has older equipment and components that are serviceable and are not causing harm to other equipment and building components, the facility is likely to receive a score that reflects the high level of effectiveness of maintenance that was performed.

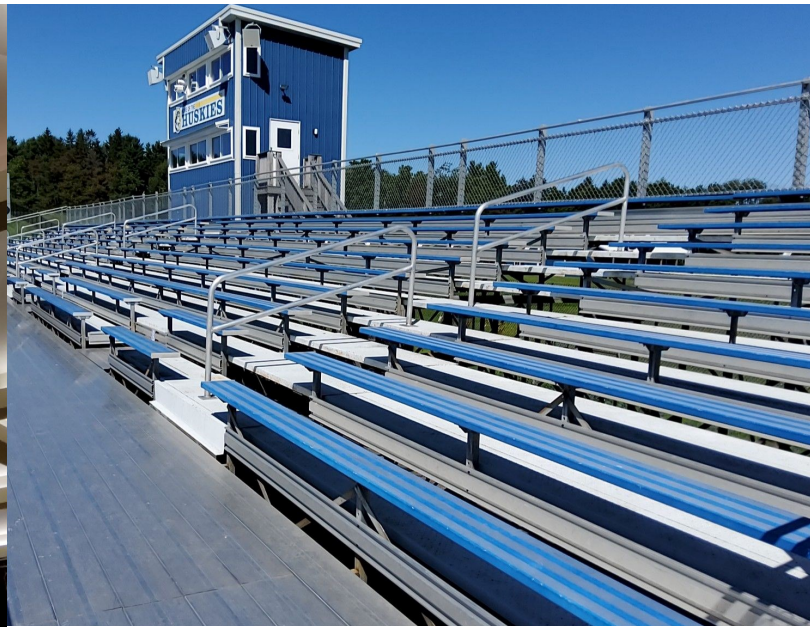
After the Site Visit

Upon completion of the assessment, the assessor reviewed any notes and documentation as needed, completed the preliminary MEA report, and submitted it to the A&M group manager or lead assessor for review. The A&M group manager or lead assessor reviewed the report, coordinated with the assessor as needed to refine or adjust the report contents, and approved the report. The A&M group manager dispatched the report to the LEA's maintenance director and other appropriate personnel, generally within three business days.

Once the LEA received the preliminary MEA report, the LEA had 15 calendar days in which to provide responses on any issues that the assessor marked for a required response. Such issues could include building-system categories that received a rating of Poor or Not Adequate as well as any major or minor deficiencies. The LEA had the option of requesting the removal of score penalties for any major or minor deficiencies assessed in the report. If the A&M group manager found that the LEA had timely provided sufficient evidence under the IAC's guidelines that the deficiency had been remediated or was in the process of being remediated, the IAC could reduce or remove the negative score impact of that deficiency.

As described in the following section on the results of the FY 2024 MEAs, the LEAs accrued a total of 274 minor deficiencies — an average of 1.9 per assessed school facility — and one major deficiency that were not remediated. Anecdotal feedback from LEAs suggests that the primary reason why many or most of the deficiencies were not remediated is that the LEAs lack sufficient fiscal and/or staffing resources to remediate the deficiencies while still meeting other pressing facility needs.

Aberdeen Middle, Harford County



Northern High, Garrett County

The IAC is reporting on 145 MEAs performed in FY 2024 representing 10.6% of Maryland's PK-12 public school facilities.[7] These MEAs constitute the fourth batch of assessments using the post-FY 2020 approach, which provides for greater consistency and comparability across facilities and LEAs. The current approach is also calibrated to reflect whether the LEA's maintenance effectiveness is sufficient to maintain the expected functionality of its facilities for educational purposes and to achieve the expected lifespans for the major building systems and the facilities overall.

In selecting facilities to assess during FY 2024, the IAC first prioritized the school facilities that had not been assessed within the last six fiscal years or were at least three years old and had never received an assessment. The IAC assessed an average of 9% of facilities in each LEA. To ensure each LEA's final results reasonably reflect each LEA's overall average maintenance effectiveness, a minimum of three facilities were assessed in each LEA. For the LEAs that implement multiple maintenance service centers to manage designated areas, care was taken to conduct MEAs distributed as proportionally as possible in each service area.

ADEQUATE IS ADEQUATE

A rating of Adequate suggests that the LEA's maintenance is such that, on average, the LEA should obtain the expected lifespans from its building systems and facilities.

Table 1 provides a summary of the maintenance-effectiveness results for each LEA from FY 2024. Specifically, the table shows the average overall rating from the facilities assessed along with the corresponding rating level and the total number of major and minor deficiencies.

The FY 2024 data shows the following:

- The statewide average maintenance-effectiveness rating by facility was 71.77%, which falls within the Adequate range under the IAC's rating system.
- 16 of 24 — or 67% — of LEAs earned an average overall maintenance-effectiveness rating of Adequate.
- 23 of 24 — or 96% — of LEAs accrued no major deficiencies, which are items that pose an immediate threat to life, safety, or health of occupants; delivery of educational programs or services; or the expected lifespan of the facility. Only one major deficiency was not remediated within the specified 45-day time period in FY 2024.
- 10 of 24 — or 42% — of LEAs averaged one unremediated minor deficiency per facility or fewer. These same 10 LEAs all earned an average overall maintenance-effectiveness rating of Adequate. Cecil County and Wicomico County were the only two LEAs that had no unremediated deficiencies.

As compared with results from FY 2023, the average overall rating for a facility in FY 2024 improved by 1.20 percentage points.

7 Individual school reports are available upon request.

Table 1: Summary of Maintenance-Effectiveness Assessment Results

	LEA Characteristics in FY24			FY24 Maintenance Assessment Results				
LEA	Total # of School Facilities	Total Square Footage	Average Adjusted Age of Schools	# of Schools Assessed	LEA Average Rating		# of Deficiencies Major	# of Deficiencies Minor
TOTALS	1362	142,233,000	31	145	71.77%	Adequate	1	274
Allegany	22	1,749,398	37.3	3	68.20%	Not Adequate	0	13
Anne Arundel	120	14,006,828	30.1	11	74.99%	Adequate	0	14
Baltimore City	130	15,122,778	37.2	13	71.66%	Adequate	0	13
Baltimore Co	167	16,884,863	34.2	15	76.04%	Adequate	0	13
Calvert	25	2,475,898	25.0	3	73.69%	Adequate	0	5
Caroline	10	877,773	24.5	3	70.68%	Adequate	0	3
Carroll	40	4,272,046	31.3	4	68.51%	Not Adequate	0	9
Cecil	29	2,267,203	30.4	3	74.43%	Adequate	0	0
Charles	39	4,179,228	30.5	4	75.24%	Adequate	0	2
Dorchester	14	970,840	32.3	3	69.74%	Adequate	0	5
Frederick	68	6,923,758	28.0	6	78.31%	Adequate	0	1
Garrett	13	741,671	36.0	3	65.75%	Not Adequate	0	16
Harford	53	5,991,468	32.6	5	67.62%	Not Adequate	0	22
Howard	76	8,527,365	20.4	7	73.08%	Adequate	0	13
Kent	5	441,409	45.7	3	72.37%	Adequate	0	6
Montgomery	212	25,832,149	25.6	19	70.77%	Adequate	0	25
Prince George's	196	18,922,353	39.8	18	67.54%	Not Adequate	1	64
Queen Anne's	14	1,302,658	22.3	3	68.91%	Not Adequate	0	5
St. Mary's	27	2,300,101	27.1	3	77.15%	Adequate	0	3
Somerset	10	671,356	23.3	3	61.87%	Not Adequate	0	23
Talbot	8	700,971	19.1	3	70.95%	Adequate	0	3
Washington	46	3,476,621	36.8	4	74.63%	Adequate	0	2
Wicomico	24	2,283,618	29.7	3	79.04%	Adequate	0	0
Worcester	14	1,310,647	28.0	3	66.14%	Not Adequate	0	14

SUPERIOR	90% - 100%
GOOD	80% - 89%
ADEQUATE	70% - 79%
NOT ADEQUATE	60% - 69%
POOR	0% - 59%

Updated 7/22/2024; Anne Arundel updated 9/12/2024

Table 2 summarizes the MEAs' overall facility rating results each fiscal year since the MEA was implemented in fiscal year 2021. More detailed information about the MEA results prior to fiscal year 2024 are available in previous annual reports provided on the IAC's website.

Table 2: Maintenance-Effectiveness Assessment Results by Fiscal Year

TABLE 2: MEA RESULTS FISCAL YEARS 2021-2024

NUMBER OF MEAS PERFORMED WITH RATINGS AND PERCENTAGES

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total
2021	63	131	72	2	268
2022	22	189	52	2	265
2023	4	106	57	5	172
2024	**9**	**97**	**37**	**2**	**145**
Total Ratings	98	523	218	11	850
Total Percentages	**11.53%**	**61.53%**	**25.65%**	**1.29%**	**100%**

Mechanicsville Elementary, Carroll County

Walkersville Elementary, Frederick County

- Following the 45-day remediation period after an MEA, one major deficiency was still remaining. The deficiency was identified as a life/safety issue in the *Playgrounds, Equipment, & Fields* category.
- Of the minor deficiencies assessed, 37.6% pertained to Building Equipment & Systems; 24.5% pertained to Site; 23.7% pertained to Building Interior; and 14.2% pertained to Building Exterior.
- 43 of 145 — or 29.7% — of school facilities had one or more minor deficiencies remaining in the *Fire and Safety Systems & Utility Controls* category.

Table 3: Major and Minor Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	19
	Grounds	0	9
	Positive Site Drainage Away from Structure(s)	0	2
	Playgrounds, Equipment, & Fields	1	21
	Relocatables & Additional Structures	0	16
	Site Subtotals	***1***	***67***
Building Exterior	Exterior Structure & Finishes	0	3
	Roof Drains, Gutters, & Downspouts	0	6
	Windows, Caulking, & Skylights	0	9
	Entryways & Exterior Doors	0	14
	Roofs, Flashing, and Gravel Stops	0	7
	Building Exterior Subtotals	***0***	***39***
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	17
	Floors	0	6
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	10
	Ceilings	0	15
	Interior Lighting	0	17
	Building Interior Subtotals	***0***	***65***
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	15
	Electrical Distribution & Service Equipment	0	15
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	12
	Plumbing Fixtures and Equipment	0	12
	Fire and Safety Systems & Utility Controls	0	43
	Conveyances	0	6
	Building Equipment & Systems Subtotals	***0***	***103***
	Total	**1**	**274**

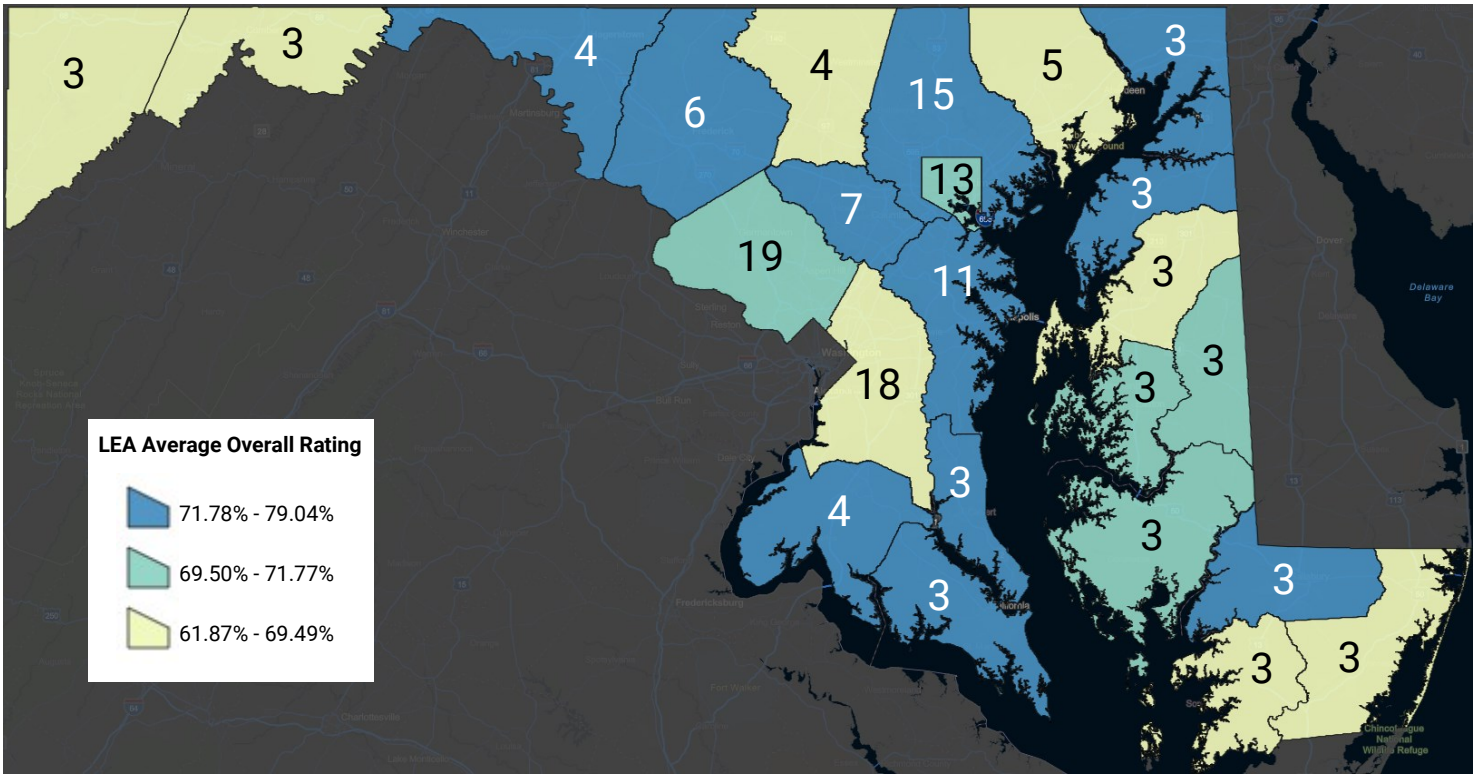
The specific ratings of facilities assessed in each school district are shown on the FY 2024 Results: Summary of School Ratings pages in the district-by-district overview section starting on page 25. Of the 145 school facilities rated in FY 2024:

- 0 facilities (0%) were rated Superior
- 9 facilities (6.2%) were rated Good
- 97 facilities (66.9%) were rated Adequate
- 37 facilities (25.5%) were rated Not Adequate
- 2 facilities (1.4%) were rated Poor

The MEA is calibrated to indicate a rating of Adequate when the maintenance effectiveness supports achieving the full expected lifespan of the facility. A rating of Not Adequate or Poor indicates that, if the level of maintenance being provided at these facilities in FY 2024 is continued over a longer period of time, the facility will not achieve the full expected lifespans of the building systems and will begin to incur increased maintenance costs as the systems' conditions decline prematurely.

A rating of Not Adequate or Poor does not necessarily reflect an LEA's level of effort to perform maintenance but could mean that LEA lacks the funding, staffing, and/or resources to effectively maintain their school facilities. The purpose of these ratings is to identify the areas or school facilities that are receiving substandard maintenance so LEAs and their local boards can determine how best to prioritize funding or improve processes.

Figure 1. Number of Assessments and Average Overall Rating by LEA
As a result of these facility-level scores, sixteen LEAs received overall ratings of Adequate, eleven of which (in blue) are above the Statewide average and five of which (in green) are below. Eight LEAs (in pale yellow) received overall ratings of Not Adequate.



Fiscal Year 2024: Statewide Summary

1,362
facilities

In FY 2024, the State of Maryland had 1,362 active school facilities.

- 8 facilities since FY 2023.

> 142 M
GSF

Maryland maintains 142,233,000 gross square feet throughout its 24 LEAs.

+ 124,235 SF since FY 2023.

31
years old

The average adjusted age of all 1,362 school facilities is 31 years old.

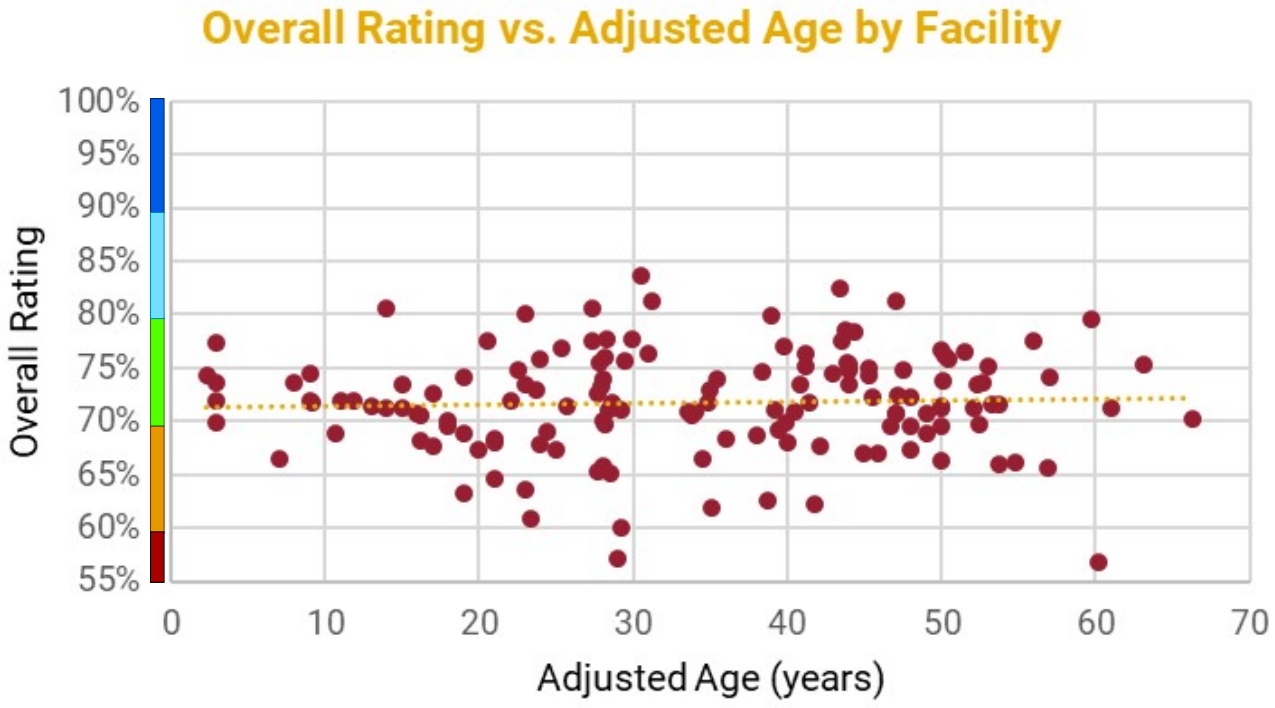
No change since FY 2023.

> $68 B

The current replacement value for all of Maryland's GSF, at the IAC's current replacement cost/SF, is greater than $68 B.

Figure 2: Overall Rating vs. Adjusted Age by Facility

The scatterplot below shows that, in general, the overall rating for a facility decreases as the adjusted age of the square footage increases. However, there is significant variation (as much as 20 to 30 percentage points) within each adjusted age range. As facilities and assets age, problems are more likely to arise. This requires LEAs to invest more time, money and staff resources to continue to keep their buildings running effectively and efficiently.



The following chart shows by building-system category the percentage of assessed school facilities that achieved passing category ratings of Adequate or better and the percentage that achieved failing category ratings of Not Adequate or Poor. Facilities are also counted as failing in a given category when the LEA achieved a rating of Adequate or higher but failed to remediate a minor or major deficiency that had been assessed in that category.

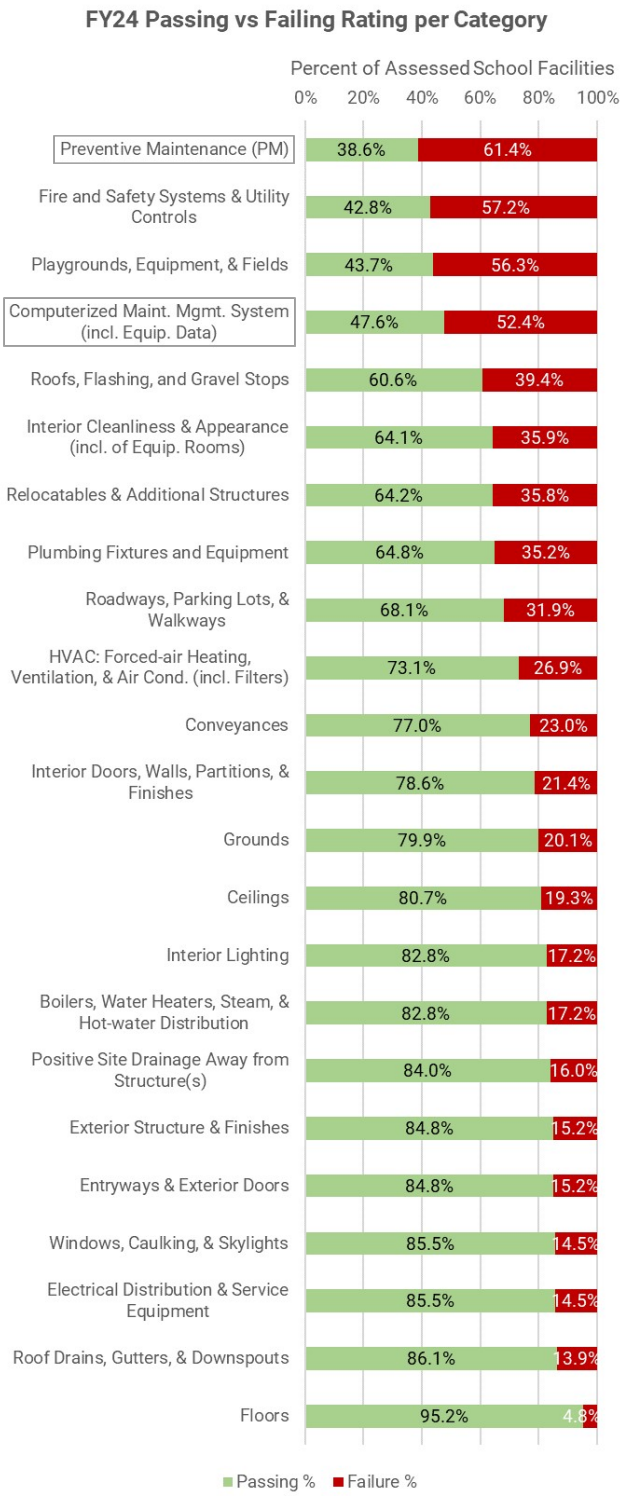


Figure 3: FY 2024 Passing vs. Failing Rating per Category

As not every facility contains the applicable assets to receive a rating for every building-system category, across the body of 145 school facilities assessed, only 2,913 ratings were assigned to the 21 building-system categories, of which 25.1% were a failing rating. This result shows that, within the facilities assessed during FY 2024, approximately a quarter of all building systems were not being maintained at a level likely to support achieving their full expected lifespans. In addition, there was an average of 1.90 categories with unremediated deficiencies per facility assessed.

Category Rating Results

- *Roadways, Walkways, and Parking Lots* improved the most since last FY, with the percentage of facilities receiving a passing category rating increasing by 22.1%. *Computerized Maint. Mgmt. System (incl. Equip. Data)* increased by 19.7%, and *HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)* increased by 14.4%.
- *Playgrounds, Equipment, & Fields* had the biggest decrease in passing ratings since last FY, with 20.6% fewer facilities receiving a passing rating. This is also the only category which had a facility that did not remediate a major deficiency within the 45-day remediation period.
- Two facilities received a Poor category rating in *Fire and Safety Systems & Utility Controls*, the most Poor ratings of any category. It also had the most facilities with one or more deficiencies remaining after the 45-day remediation period ended. 9% fewer facilities received passing ratings in this category as compared to last FY. This decrease is likely due to the various complex assets that are encompassed in this category which differ at each facility and have unique PM frequencies or require outsourced resources to perform maintenance. Only two LEAs — Charles County Public Schools and Wicomico County Public Schools — earned a passing rating in this category for all of their assessed facilities.

- The top five categories with the highest percentage of failing category ratings were *Preventive Maintenance (PM)*; *Fire and Safety Systems & Utility Controls*; *Playgrounds, Equipment, & Fields*; *Computerized Maint. Mgmt. System (incl. Equip. Data)*; and *Roofs, Flashing, and Gravel Stops*. Unlike most other categories, documentation is a major factor when rating these categories, which may have contributed to the higher percentage of failing ratings. LEAs tended to have difficulties completing required inspection reports before the previous inspection expired or producing completed reports. These inspection reports include, but are not limited to, roofs, fire alarms, sprinkler systems, conveyances, boilers, water heaters, playgrounds, and bleachers, and are most often completed by qualified contractors. In many instances, even when the inspection reports were completed and provided, it appeared that the LEAs had not created work orders in their CMMS to ensure corrective action to address the issues noted in the reports. This may be due to repairs being completed by the contractor or being recorded on the initial PM work order. However, it is best practice to create a follow-up work order to track corrective actions in a reportable format, especially for contractor work orders to validate labor costs.
- One likely factor contributing to the high failure rate in *Preventive Maintenance (PM)* is a general lack of oversight regardless of whether PM activities are performed using in-house staff or a contractor. There appears to be a disconnect when operations and maintenance department personnel are managed as two distinct units, though their duties often overlap in a joint overall maintenance effort. Some custodial duties are PM but most, if not all, of their duties are not tracked via CMMS so there is no documentation to support their maintenance efforts.

LEA and Facility Rating Results

- St. Mary's County Public Schools improved their overall LEA rating by 13.24% since last FY, the largest increase of any LEA. Washington County Public Schools also saw a notable increase in their overall rating, with an increase of 6.6%.
- Cecil County Public Schools and Wicomico County Public Schools were the only two LEAs who did not have any unremediated deficiencies once the remediation period closed. Of the 24 LEAs, 17 averaged two or fewer unremediated deficiencies per assessed facility, 16 of which concluded the FY with an Adequate overall LEA rating. Of the remaining seven LEAs, all with an average of over two unremediated deficiencies per assessed facility, all seven had a Not Adequate overall LEA rating. The LEA with the highest average number of unremediated deficiencies per assessed facility also received the lowest overall LEA rating.
- The average adjusted age of Kent County Public Schools' facilities is the oldest in the state at 45.7 years. Despite this, they achieved an Adequate overall rating, ranking 11th highest out of 24 LEAs.

  The three oldest facilities assessed in FY 2024 were Grosvenor Center in Montgomery County at 66.2 years old, Scotts Branch Elementary in Baltimore County at 63.1 years old, and The Mt. Washington School #221 in Baltimore City at 61 years old. All three facilities earned an Adequate overall facility rating.
- The three largest facilities assessed in FY 2024 were the only three facilities over 350,000 SF; all three received a Not Adequate overall facility rating. Crossland High in Prince George's County is 335,141 SF and was the largest facility assessed in FY 2024 that achieved a passing overall facility rating. It was the fourth largest facility assessed in FY 2024 and the largest assessed in Prince George's County.

  Of the 14 facilities that were over 200,000 SF, seven received Not Adequate overall facility ratings and one received a Poor; none of the 14 facilities received a Good overall facility rating. Of the 98 facilities that were under 100,000 SF, seven facilities received a Good overall facility rating and none received a Poor.
- The two most overutilized facilities assessed in FY 2024 were James McHenry Building #010 in Baltimore City at 204.91% capacity and Oakdale Elementary in Frederick County at 155.07% capacity; both achieved an Adequate overall facility rating.

ALLEGANY COUNTY

Total School Facilities Assessed in FY 2024: 3


Bel Air Elementary

Fiscal Year 2024: Key Facts

22 facilities

Allegany County has 22 active school facilities.

No change since FY 2023.

37.3 years old

The average adjusted age of all 22 school facilities is 37.3 years old.

+ 1 year since FY 2023.

> 1.7 M GSF

Allegany County maintains 1,749,398 GSF throughout its 22 school facilities. It has the 16th greatest amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.8 B

The current replacement value for Allegany County's GSF, at the IAC's current replacement cost/SF, is greater than $0.8 B.

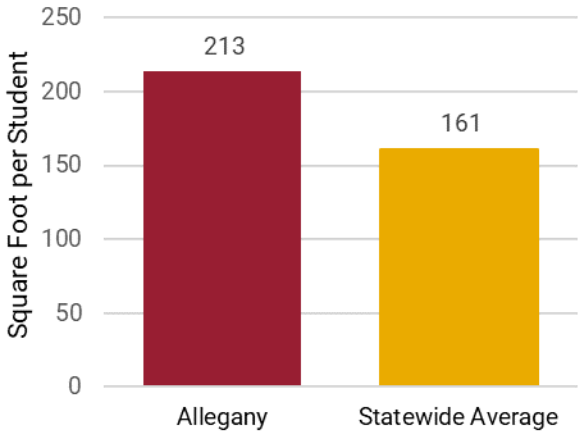
68.20% (Not Adequate) = Average Overall Rating for FY 2024

- 2.10% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	1			1
Not Adequate		1	1	2
Poor				
Totals	1	1	1	**3**

Average Square Foot per Student

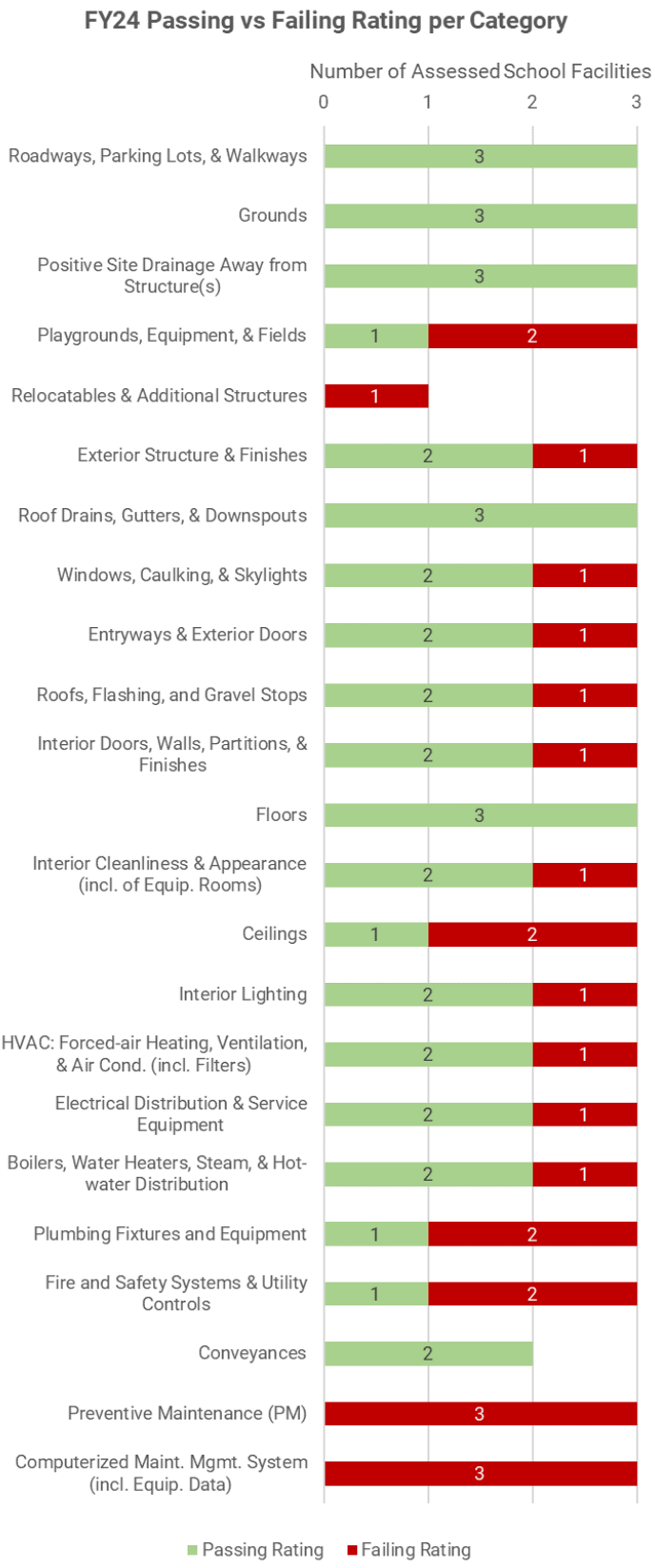


ALLEGANY COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated) Superior	Good	Adequate	Not Adequate	Poor	Deficiencies Major	Minor
1. Bel Air Elementary (01.003)	Elementary	44,789	50	Adequate	1	2	16	2	0	0	3
2. Washington Middle (01.034)	Middle	98,499	57	Not Adequate	0	2	14	6	0	0	6
3. Mountain Ridge High (01.037)	High	165,382	17	Not Adequate	0	0	17	6	0	0	4
				Totals	1	4	47	14	0	0	13
				Percentage of Total Ratings for System	2%	6%	71%	21%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

The floors appeared to be well maintained. No missing or damaged floor tiles were noted at one facility. Floor care activities were outlined in the Custodial Responsibilities document.

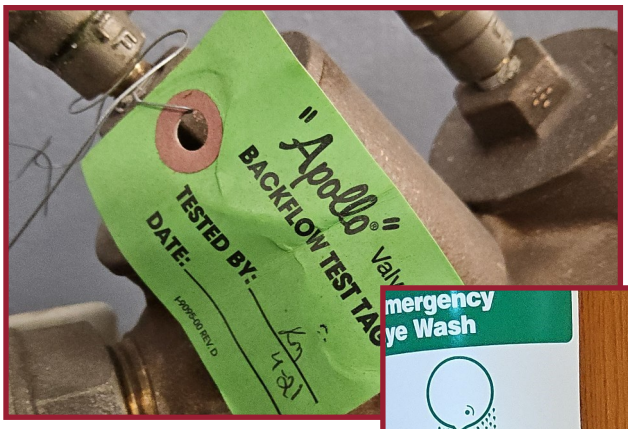
The grounds appeared to be well maintained. The storm drains were free and clear of debris. Trees appeared to be trimmed back from the rooflines. All three facilities received an Adequate rating for Grounds.

No issues or concerns were observed with the roof drains at one facility, and most roof drainage systems appeared clear and free of debris for the remaining two facilities. The required annual roof inspection reports were provided and the inspections were included in the PM schedules.

No issues or concerns were observed with the interior lighting at two facilities. All interior lighting fixtures appeared to be operational in instructional and common areas.

Weaknesses

Missing and/or expired backflow preventer inspection tags were observed at two facilities. The backflow preventers were not included in the PM schedules. Two facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.



Most assets were not identified in the PM schedules, including backflow preventers, plumbing fixtures, boilers, and fire and safety systems. No work orders included action taken comments to support the work performed.

Multiple stained and damaged ceiling tiles were observed at two facilities. The ceilings were not included in the PM schedules. One facility received a Not Adequate rating for Ceilings.

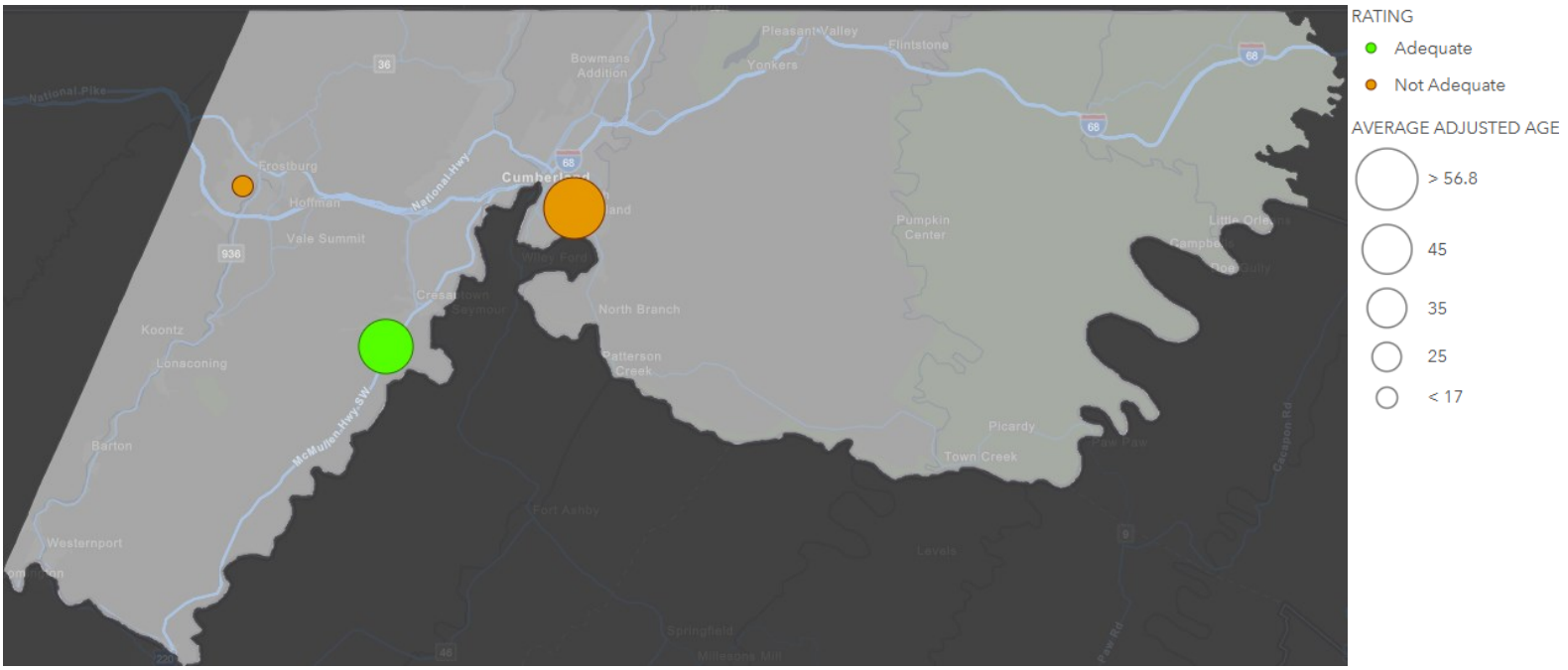
The required bleacher and playground inspection reports were not provided for two facilities when applicable. Two facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

ALLEGANY COUNTY

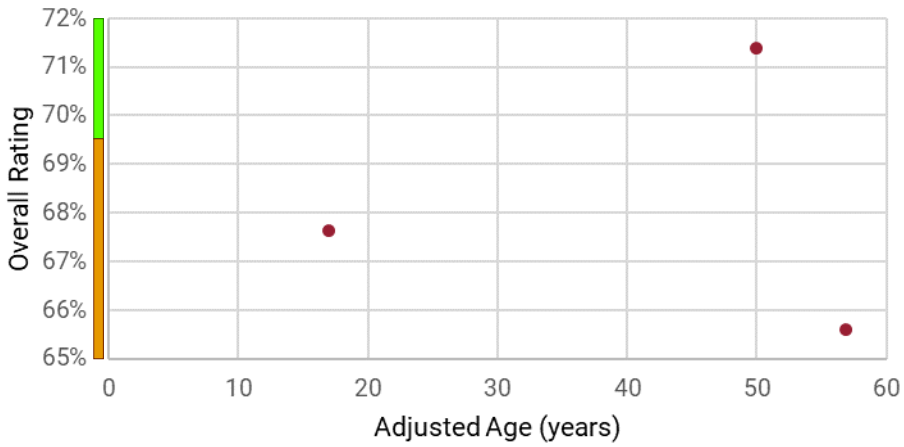
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	1
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	1
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	1
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
	Ceilings	0	1
	Interior Lighting	0	1
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	1
	Electrical Distribution & Service Equipment	0	1
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**13**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- Develop a comprehensive asset inventory for each facility, covering all assets, to store and manage asset-specific data. This information should include each asset's name, purchase date, purchase price, expected life span, model number, serial number, asset tag number or unique identifier, type of asset, location, and any other relevant details. Utilize the CMMS to track the maintenance and repair history, as well as the performance metrics, of each asset over time.

- Backflow preventer inspections should be scheduled and completed at the appropriate frequency. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.

- Regularly scheduled ceiling inspections should be created and tracked using the CMMS to identify any ceiling tiles missing, stained, or damaged. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted. Stained ceiling tiles should be replaced once the cause is identified and repaired.

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

ANNE ARUNDEL COUNTY

Total School Facilities Assessed in FY 2024: 11

Northeast Middle

Fiscal Year 2024: Key Facts

120 facilities

Anne Arundel County has 120 active school facilities.

- 1 facility since FY 2023.

30.1 years old

The average adjusted age of all 120 school facilities is 30.1 years old.

No change since FY 2023.

~ 14.0 M GSF

Anne Arundel County maintains 14,006,828 GSF throughout its 120 school facilities. It has the 5th greatest amount of GSF of LEAs in MD.

+ 104,698 SF since FY 2023.

> $6.7 B

The current replacement value for Anne Arundel County's GSF, at the IAC's current replacement cost/SF, is greater than $6.7 B.

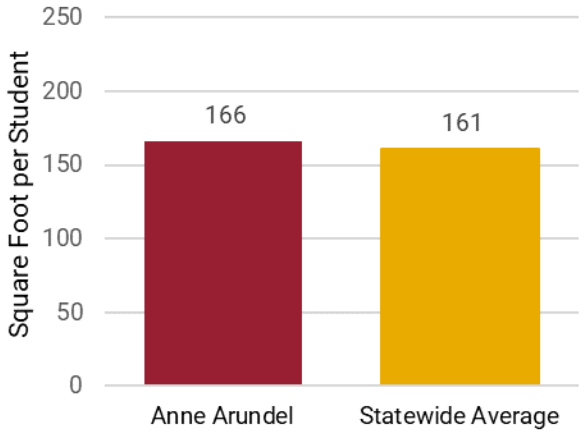
74.99% (Adequate) = Average Overall Rating for FY 2024

- 0.52% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	Career Tech	
Superior					
Good	1				1
Adequate	6	2	1		9
Not Adequate				1	1
Poor					
Totals	7	2	1	1	**11**

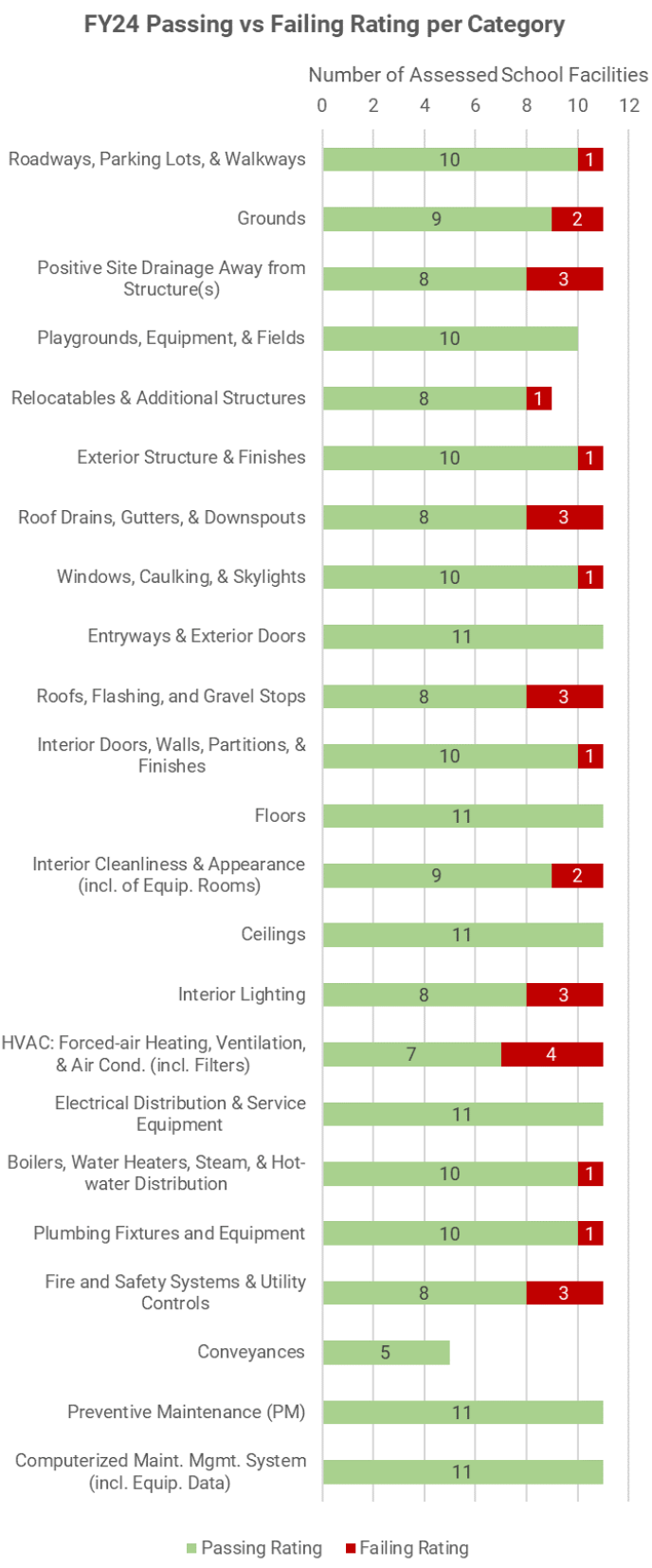
Average Square Foot per Student



ANNE ARUNDEL COUNTY

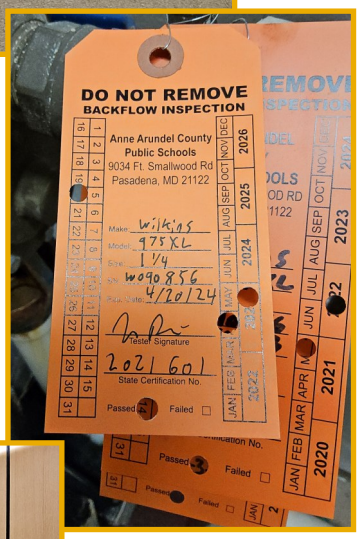
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Van Bokkelen Elementary (02.004)	Elementary	76,833	45	Adequate	2	4	16	0	0	0	2
2. Center of Applied Technology North (02.006)	Career Tech	155,764	49	Not Adequate	1	1	16	3	0	0	4
3. Four Seasons Elementary (02.010)	Elementary	83,703	27	Good	3	8	11	0	0	0	0
4. Chesapeake High (02.012)	High	322,400	40	Adequate	0	7	16	0	0	0	1
5. Northeast Middle (02.044)	Middle	164,393	35	Adequate	1	6	13	3	0	0	2
6. Glendale Elementary (02.065)	Elementary	75,065	23	Adequate	0	1	20	1	0	0	1
7. Park Elementary (02.076)	Elementary	77,436	25	Adequate	1	7	11	3	0	0	1
8. Hilltop Elementary (02.088)	Elementary	82,903	35	Adequate	1	2	13	6	0	0	2
9. Sunset Elementary (02.108)	Elementary	78,144	28	Adequate	1	6	15	0	0	0	0
10. North Glen Elementary (02.118)	Elementary	57,087	51	Adequate	1	3	17	1	0	0	0
11. Lindale Middle (02.127)	Middle	191,583	28	Adequate	1	1	18	3	0	0	1
				Totals	12	46	166	20	0	0	14
				Percentage of Total Ratings for System	5%	19%	68%	8%	0%		



Strengths

The floors appeared to be well maintained at most facilities. Flooring inspections were included in the PM schedules. Three facilities earned a Superior rating for Floors.



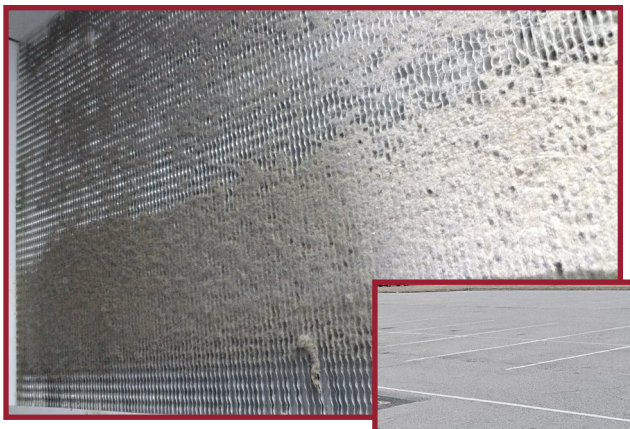
The PM schedules included maintenance activities for most assets. Most facilities completed PM work orders within 30 days and contained supporting action taken comments.

All conveyances had current DLLR certificates. Elevator and lift inspection and maintenance activities were included in the PM schedules for the five applicable facilities. Two facilities earned a Superior rating for Conveyances.

The required playground and bleacher inspection reports were provided for every applicable facility. No concerns were observed with the playgrounds, equipment, or fields at three facilities.

Weaknesses

HVAC equipment was noted as inoperable or improperly operating at several facilities. Dirty coils and/or filters were also observed. Two facilities received a Not Adequate rating for HVAC.



Cracked and/or deteriorated roadway surfaces were observed at multiple facilities. Uneven walking surfaces which had the potential to be trip hazards were noted at four facilities. Roadways, parking lots, and walkways were not included in the PM schedules at nine facilities.

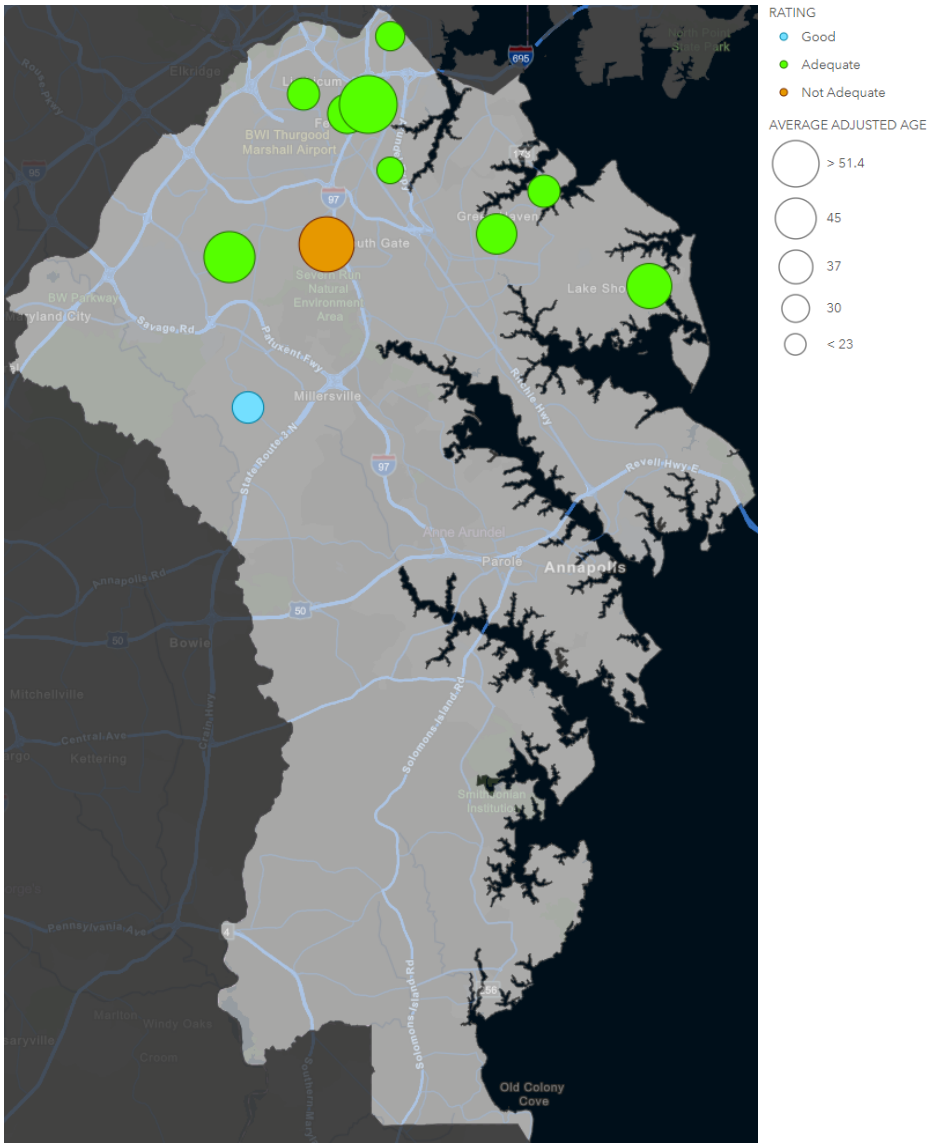
Debris and/or blisters near or around roof drains were observed at several facilities. In a few cases, the roof drainage system appeared damaged or not functioning properly. Three facilities received a Not Adequate rating for Roof Drains, Gutters, & Downspouts.

Multiple facilities had deteriorated or missing sealants and/or vegetative growth between the building foundation and adjacent hard surfaces. Some of the grade appeared to slope towards the main building at five facilities.

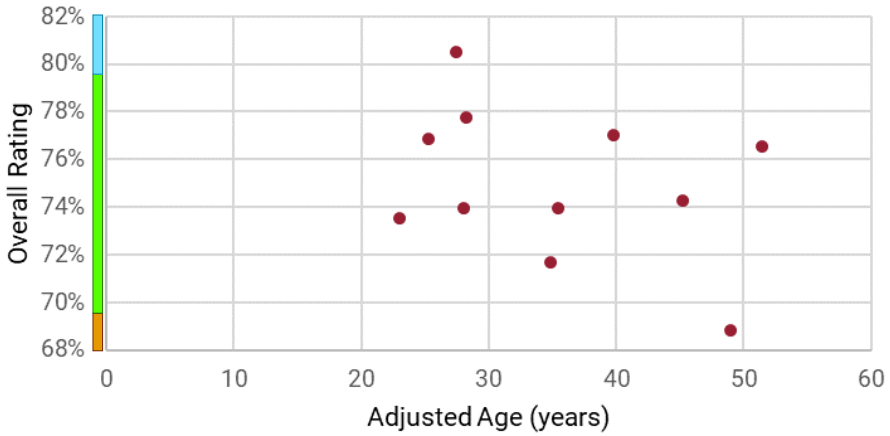
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	1
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	1
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	1
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	1
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
	Ceilings	0	0
	Interior Lighting	0	3
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	3
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**14**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- The environmental service and operations assessments Anne Arundel County Public Schools conducts to perform PM work encompass multiple assets and PM work under one PM work order. PM work orders should generate automatically in the CMMS for each asset tag rather than for a group of asset tags so PM and follow-up corrective work orders can be more easily tracked for individual equipment.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- Roadways, parking lots, and walkways should be added to the PM schedule. Consider applying sealants to asphalt surfaces to slow deterioration until such assets can be resurfaced.

- More frequent routine roof drain and gutter inspections are recommended to ensure that all drainage systems are free and clear of obstruction. This is especially crucial at facilities with large trees on the property. These inspections should be scheduled and tracked using the CMMS.

BALTIMORE CITY

Total School Facilities Assessed in FY 2024: 13

Calvin Rodwell PK-8 # 256

Fiscal Year 2024: Key Facts

130 facilities

Baltimore City has 130 active school facilities.

- 10 facilities since FY 2023.

37.2 years old

The average adjusted age of all 130 school facilities is 37.2 years old.

- 0.5 years since FY 2023.

> 15.1 M GSF

Baltimore City maintains 15,122,778 GSF throughout its 130 school facilities. It has the 4th greatest amount of GSF of LEAs in MD.

- 1,182,105 SF since FY 2023.

> $7.2 B

The current replacement value for Baltimore City's GSF, at the IAC's current replacement cost/SF, is greater than $7.2 B.

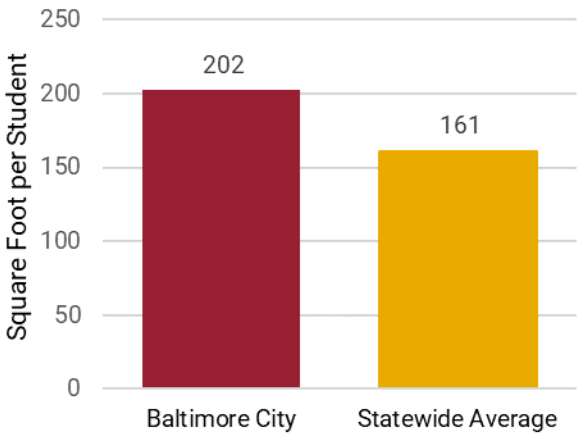
71.66% (Adequate) = Average Overall Rating for FY 2024

+ 2.09% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Elementary/ Middle	PreK-8	Middle/High	High	
Superior						
Good						
Adequate	5	2	2		1	10
Not Adequate				1	2	3
Poor						
Totals	5	2	2	1	3	**13**

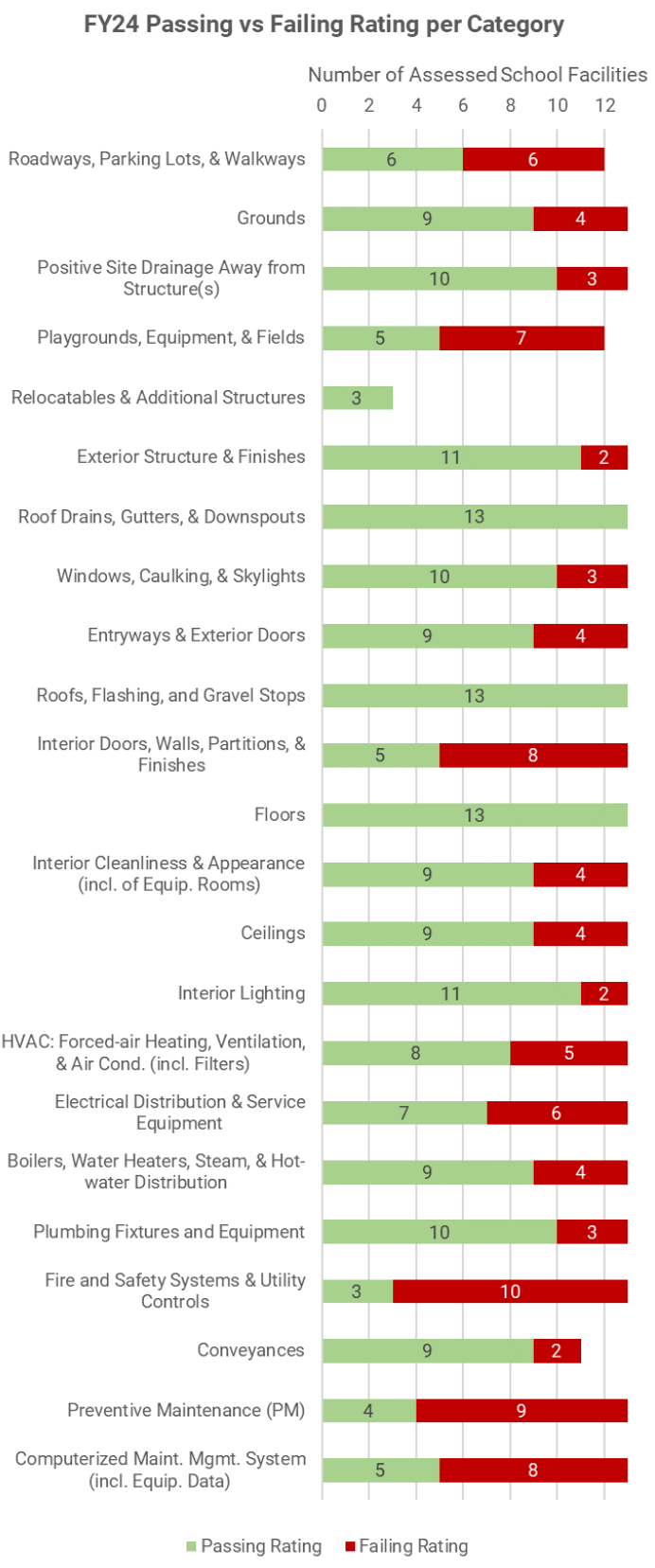
Average Square Foot per Student



BALTIMORE CITY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Harford Heights Building #036 (30.019)	Elementary	143,828	2	Adequate	0	4	15	3	0	0	0
2. Dallas F. Nicholas Elementary # 039 (30.020)	Elementary	70,456	45	Adequate	0	2	18	2	0	0	0
3. Furman L. Templeton Elementary # 125 (30.061)	Elementary	81,485	49	Adequate	0	2	11	9	0	0	0
4. Calvin Rodwell PK-8 # 256 (30.134)	Elementary/ Middle	111,929	3	Adequate	3	0	14	5	0	0	1
5. Paul Laurence Dunbar Middle Building #133 (30.147)	Middle/High	122,417	39	Not Adequate	1	0	13	8	0	0	2
6. Baltimore School for the Arts # 415 (30.178)	High	149,895	34	Adequate	1	1	11	7	0	0	3
7. Baltimore Polytechnic Institute # 403 (30.185)	High	391,895	55	Not Adequate	1	1	4	16	0	0	2
8. James McHenry Building # 010 (30.197)	PreK-8	94,719	52	Adequate	0	1	14	8	0	0	1
9. Abbottston Building # 050 (30.224)	Elementary	65,762	19	Adequate	1	2	13	6	0	0	0
10. Mergenthaler Vocational-Technical High CTE #410 (30.226)	High	358,722	21	Not Adequate	0	0	8	15	0	0	3
11. Diggs-Johnson Building # 162 (30.249)	PreK-8	68,242	52	Adequate	0	1	19	3	0	0	0
12. The Mt. Washington School #221 (30.268)	Elementary/ Middle	50,412	61	Adequate	0	1	14	6	0	0	1
13. Lakewood Early Learning Center # 086 (30.269)	Elementary	24,794	56	Adequate	2	3	12	4	0	0	0
				Totals	9	18	166	92	0	0	13
				Percentage of Total Ratings for System	3%	6%	58%	32%	0%		



Strengths

Roof drainage systems were included in the annual roof inspection report. These systems appeared fully functional at seven facilities.

The custodial scope of work lists various floor cleaning activities. Every facility achieved an Adequate rating for Floors.

Monthly pest control was included in the PM schedule for every facility and appeared to be effective in most cases. Seven facilities had no evidence of pests inside their buildings.

The preventive and corrective maintenance efforts for roofing appeared to be effective. All facilities achieved at least an Adequate rating for Roofs, Flashing, and Gravel Stops, with six rating higher.

Weaknesses

Damaged or deteriorated walkways and/or stairs were observed at 11 facilities; seven were identified with damage severe enough to create potential trip hazards. The walkways were not included in the PM schedules.

Issues with fire alarm actuated doors were identified at six facilities, including missing hardware, improper alignment, detached closers, and doors being chocked open or having kick-down door stoppers installed.

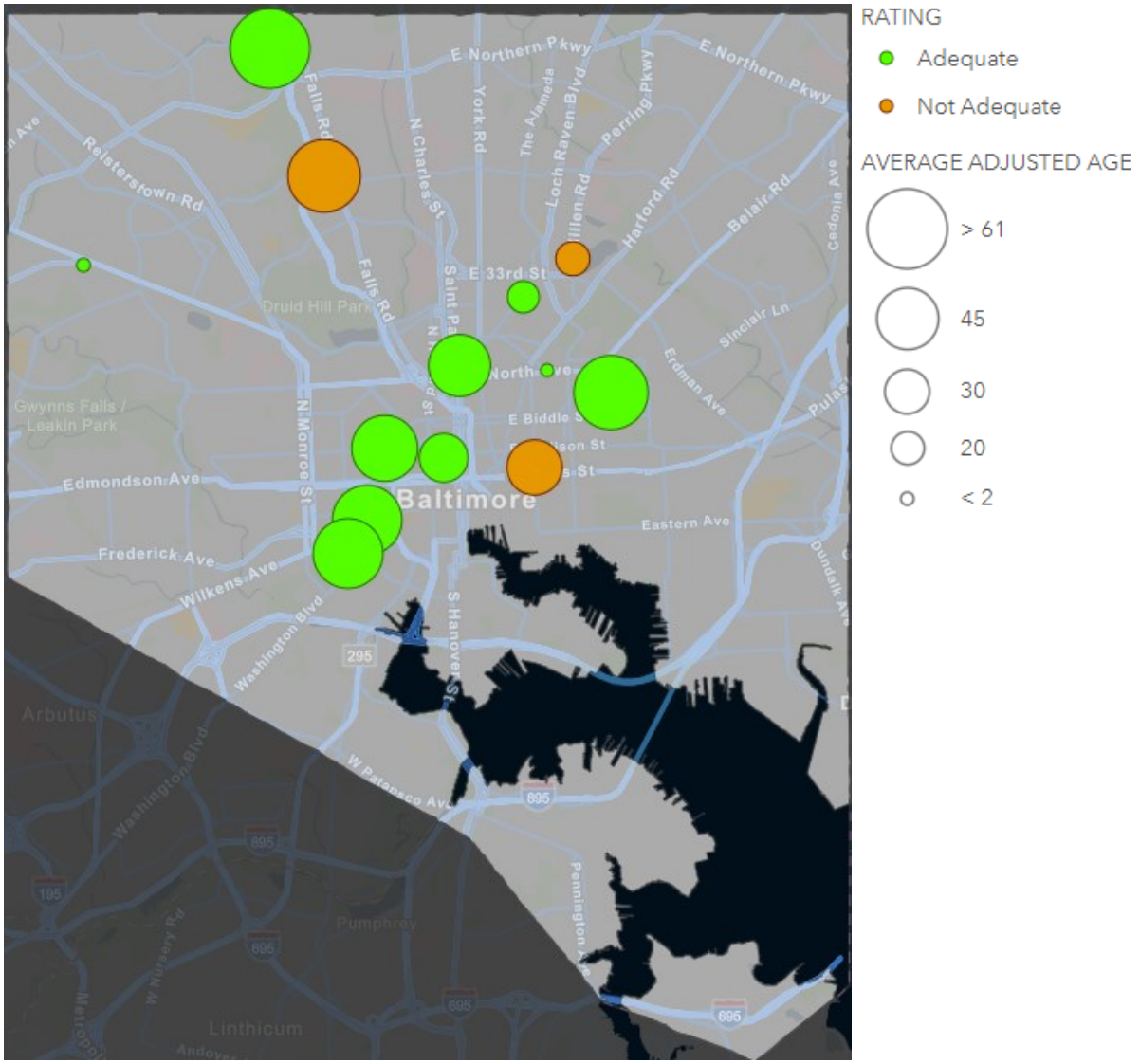
Some assets, such as eyewash stations, water heaters, backflow preventers, and playgrounds, were included in the PM schedule for some facilities but not others.

The fire alarm control panels at five facilities had active trouble and/or supervisory signals. Non-functioning emergency lighting was identified at six facilities.

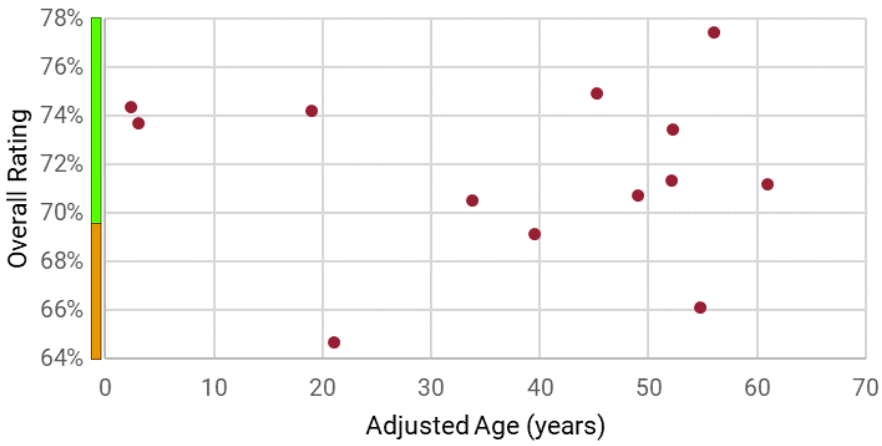
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	1
	Entryways & Exterior Doors	0	2
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	1
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	6
	Conveyances	0	1
	Total	**0**	**13**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Employ local alarm sounders on egress doors in less monitored areas or where there is a concern that unauthorized entry may occur. This best practice will provide a level of security and serve to notify staff when an exterior door is opened.

- The grounds and repair blitz assessments Baltimore City Public Schools conducts to perform PM work encompass multiple assets and PM work under one PM work order. PM work orders should generate automatically in the CMMS for each asset tag rather than for a group of asset tags so PM and follow-up corrective work orders can be more easily tracked for individual equipment.

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain areas.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

BALTIMORE COUNTY

Total School Facilities Assessed in FY 2024: 15


Westchester Elementary

Fiscal Year 2024: Key Facts

167 facilities

Baltimore County has 167 active school facilities.

+ 1 facility since FY 2023.

34.2 years old

The average adjusted age of all 167 school facilities is 34.2 years old.

+ 0.6 years since FY 2023.

~ 16.9 M GSF

Baltimore County maintains 16,884,863 GSF throughout its 167 school facilities. It has the 3rd greatest amount of GSF of LEAs in MD.

- 15,455 SF since FY 2023.

> $8.1 B

The current replacement value for Baltimore County's GSF, at the IAC's current replacement cost/SF, is greater than $8.1 B.

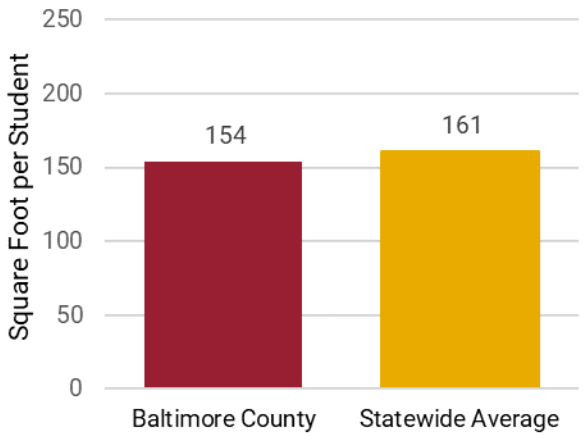
76.04% (Adequate) = Average Overall Rating for FY 2024

+ 2.01% since FY 23

FY 2024 Overall Rating Results by School Type

	Special Ed.	Elementary	Middle	High	
Superior					
Good	1	1			2
Adequate		11		2	13
Not Adequate					
Poor					
Totals	1	12		2	**15**

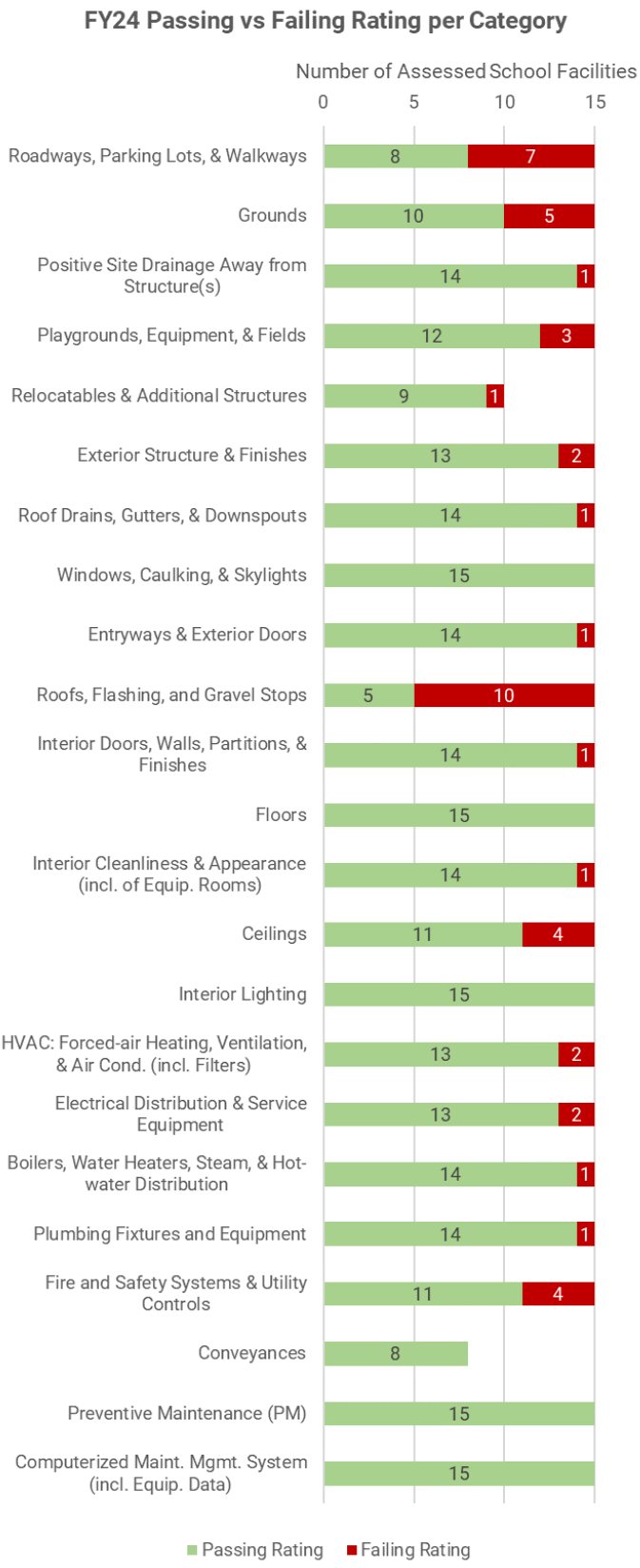
Average Square Foot per Student



BALTIMORE COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Pine Grove Elementary (03.009)	Elementary	61,900	38	Adequate	1	4	15	2	0	0	1
2. Woodbridge Elementary (03.010)	Elementary	53,870	50	Adequate	2	3	13	3	0	0	1
3. Perry Hall High (03.011)	High	272,234	48	Adequate	0	3	16	4	0	0	0
4. Scotts Branch Elementary (03.025)	Elementary	56,933	63	Adequate	1	2	16	4	0	0	0
5. Glyndon Elementary (03.030)	Elementary	72,162	41	Adequate	2	0	16	3	0	0	1
6. Shady Spring Elementary (03.031)	Elementary	62,620	44	Adequate	0	4	16	2	0	0	2
7. Chesapeake Terrace Elementary (03.035)	Elementary	48,380	44	Adequate	1	7	13	1	0	0	0
8. White Oak Special Education (03.065)	Special Ed.	81,000	47	Good	4	5	11	2	0	0	0
9. Edmondson Heights Elementary (03.101)	Elementary	69,390	44	Adequate	2	4	15	2	0	0	0
10. Logan Elementary (03.110)	Elementary	63,190	39	Good	3	4	15	0	0	0	0
11. Woodmoor Elementary (03.111)	Elementary	73,078	41	Adequate	1	1	17	3	0	0	1
12. Cromwell Valley Elementary Magnet (03.123)	Elementary	57,344	41	Adequate	0	2	16	4	0	0	1
13. Owings Mills Elementary (03.124)	Elementary	74,583	46	Adequate	2	0	16	5	0	0	3
14. Westchester Elementary (03.130)	Elementary	80,690	23	Adequate	1	3	16	2	0	0	1
15. Loch Raven High (03.134)	High	190,600	50	Adequate	2	3	17	1	0	0	2
				Totals	22	45	228	38	0	0	13
				Percentage of Total Ratings for System	7%	14%	68%	11%	0%		

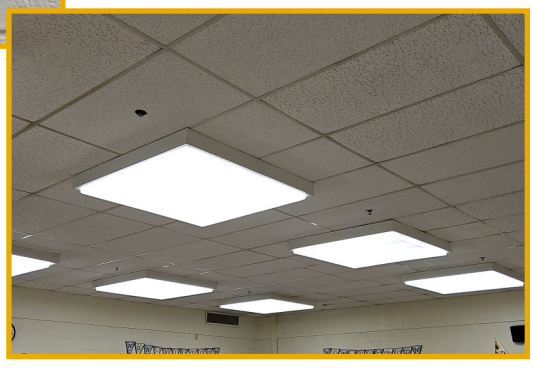


Strengths

All conveyances appeared operational and had current DLLR certificates displayed. Elevator and chairlift inspections were included in the PM schedules for all applicable facilities.

Most applicable boilers and water heaters appeared to have current DLLR certificates displayed. The boilers, water heaters, and pumps were included in the PM schedules.

No issues or concerns were identified with the fire and safety systems or utility controls at seven facilities. The fire and safety systems were included in the PM schedules and the PM work orders appeared to be completed in a timely manner. Five facilities earned a Superior rating for Fire and Safety Systems & Utility Controls.



No issues or concerns were observed with the interior lighting at seven facilities. Most interior lighting fixtures were functional in instructional and common areas.

Weaknesses

The required roof inspection reports were not provided for six facilities. Vegetative growth and/or debris was observed on the roofs at 10 facilities. Ten facilities received a Not Adequate rating for Roofs, Flashing, and Gravel Stops.

Even though annual interior door inspections were included in the PM schedules and appeared to be completed, most facilities were observed with interior door issues. A few fire alarm actuated doors appeared to have operational issues at five facilities. Some other interior doors, door hardware, and/or door finishes appeared damaged at 11 facilities.

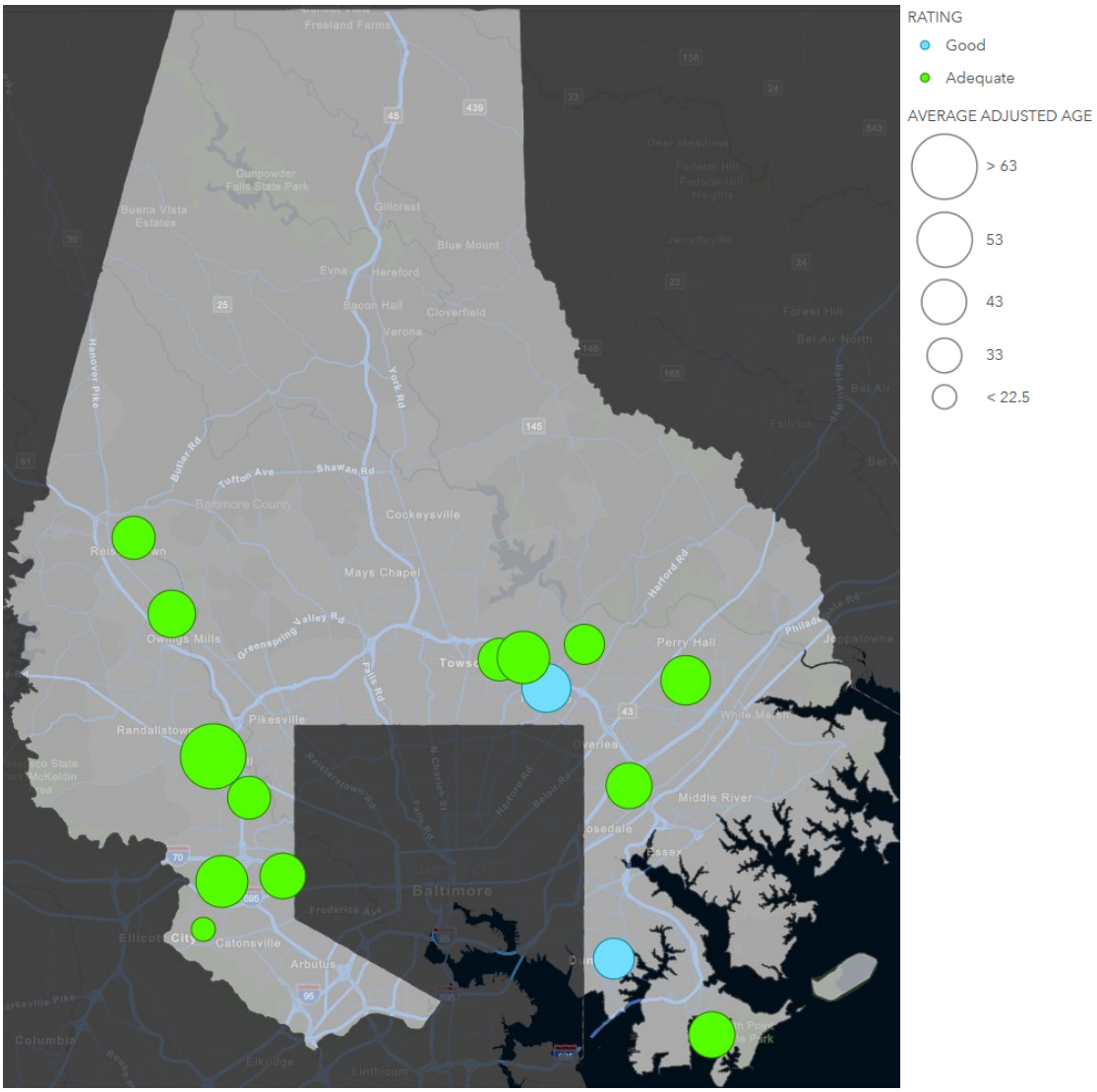
Roadway and walkway issues which had the potential to be safety hazards were observed at 10 facilities, including potholes, uneven walkway surfaces, and damaged stairs and railings. Cracked and deteriorating parking lots and/or walkways were noted at most facilities. Roadways, parking lots, and walkways were not included in the PM schedules.

Trees were contacting building surfaces and/or growing over the roofs at 11 facilities. Some of the grounds were observed with notable erosion at three facilities.

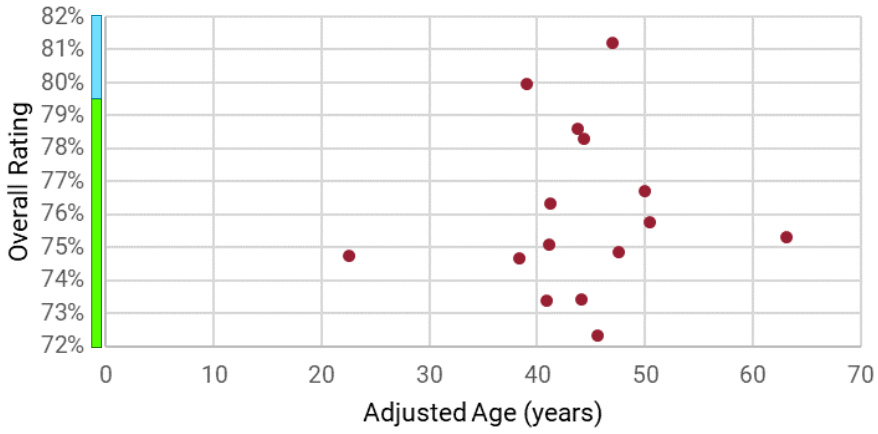
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	3
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	1
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	1
	Electrical Distribution & Service Equipment	0	2
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	4
	Conveyances	0	0
	Total	**0**	**13**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Roadways, parking lots, and walkways should be added to the PM schedule. Consider applying sealants to asphalt surfaces to slow deterioration until such assets can be resurfaced.
- The CMMS should be used to document and manage the work of all third parties, including local recreation and parks departments. Activities performed by third parties on LEA equipment and property are the LEA's responsibility to track. The LEA must ensure all accessible areas and equipment are safe for all members of the public.
- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.
- Exterior and exit doors should be labeled to aid in identification for maintenance and emergency services.

CALVERT COUNTY

Total School Facilities Assessed in FY 2024: 3

Southern Middle

Fiscal Year 2024: Key Facts

25 facilities

Calvert County has 25 active school facilities.

No change since FY 2023.

25.0 years old

The average adjusted age of all 25 school facilities is 25.0 years old.

- 0.2 years since FY 2023.

> 2.4 M GSF

Calvert County maintains 2,475,898 GSF throughout its 25 school facilities. It has the 12th greatest amount of GSF of LEAs in MD.

+ 19,103 SF since FY 2023.

~ $1.2 B

The current replacement value for Calvert County's GSF, at the IAC's current replacement cost/SF, is approximately $1.2 B.

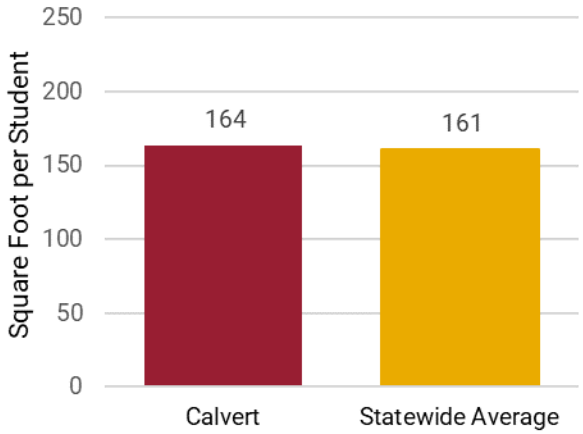
73.69% (Adequate) = Average Overall Rating for FY 2024

+ 1.47% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	1	2		3
Not Adequate				
Poor				
Totals	1	2		**3**

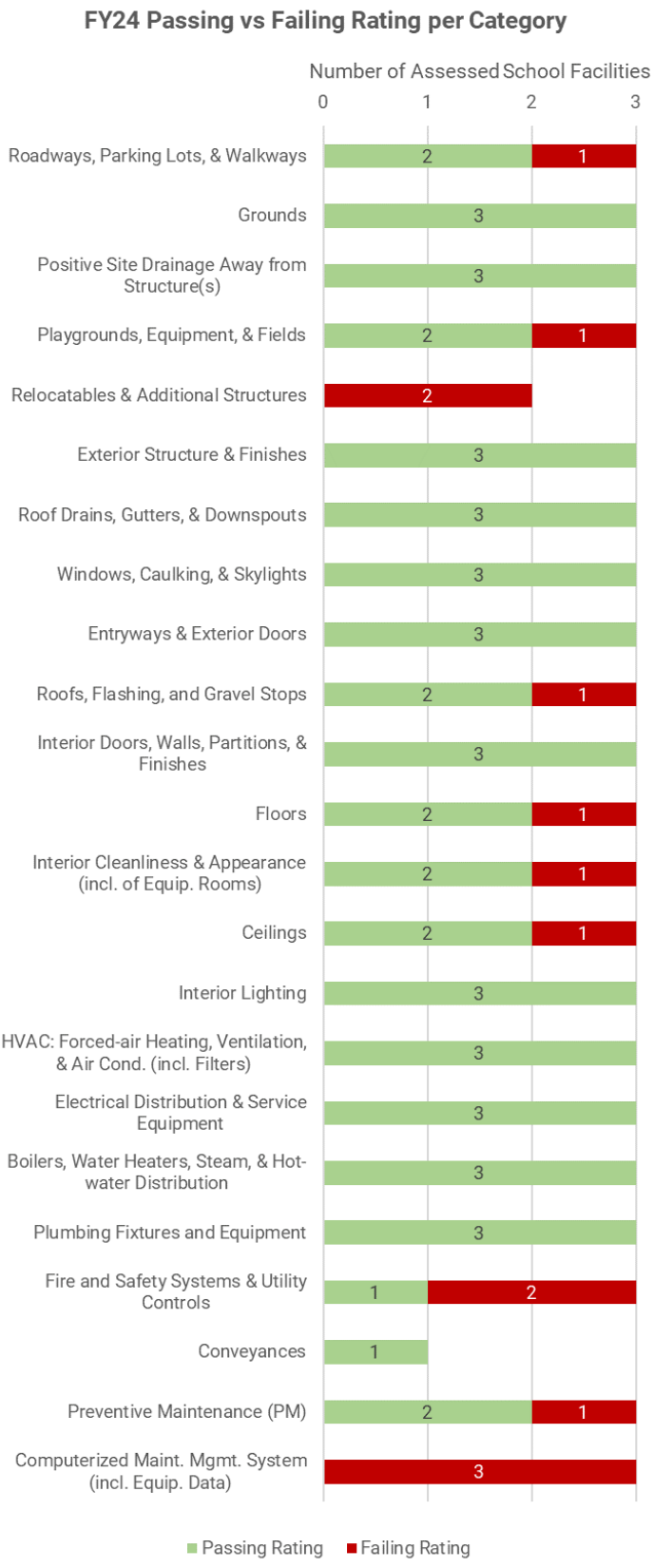
Average Square Foot per Student



CALVERT COUNTY

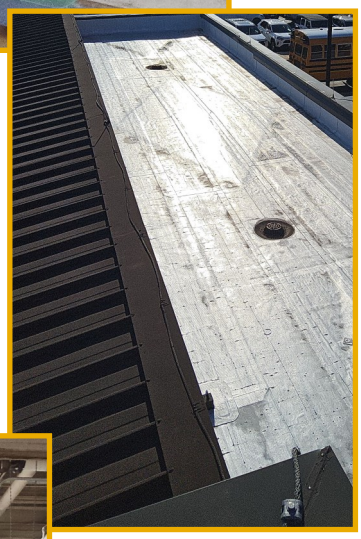
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Northern Middle (04.006)	Middle	88,780	48	Adequate	0	2	15	5	0	0	1
2. Southern Middle (04.009)	Middle	106,260	39	Adequate	1	1	16	4	0	0	4
3. Sunderland Elementary (04.014)	Elementary	69,494	30	Adequate	2	3	15	2	0	0	0
				Totals	3	6	46	11	0	0	5
				Percentage of Total Ratings for System	5%	9%	70%	17%	0%		



Strengths

Multiple PM activities for various HVAC equipment were identified in the PM schedules. Several best practices were observed, including dating filters and using AEGIS grounding rings.



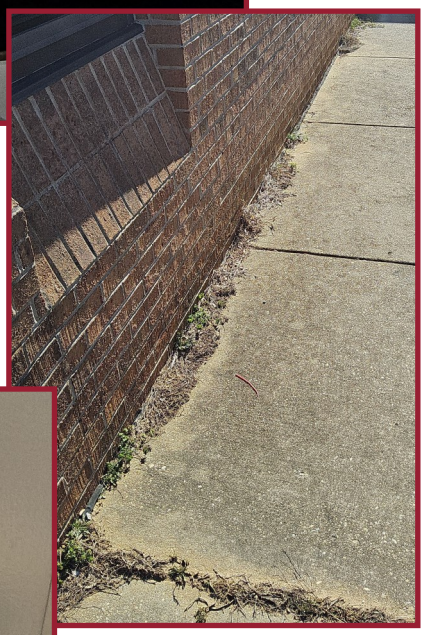
Evidence of regular maintenance and repairs was observed on the roofs. Documentation supports that roof inspections are completed semi-annually.

The DLLR certificates for all boilers, water heaters, and pressure vessels were current and displayed in proximity to their respective assets. Boilers, water heaters, and pump services were identified in the PM schedules.

All instructional spaces, common areas, and equipment rooms appeared to be well lit. One facility had no interior lighting issues or concerns noted.

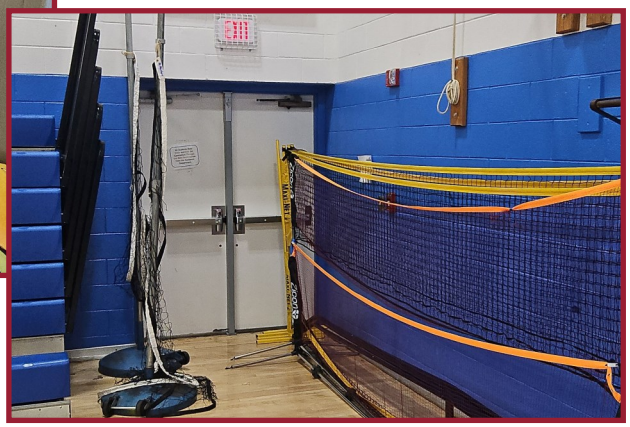
Weaknesses

Relocatables and additional structures were not included in the PM schedules for the two applicable facilities. Potential hazards were noted at these structures at both facilities.



The sealants between the building foundation and the adjacent hard surfaces appeared cracked and/or missing at two facilities. Vegetation was observed growing through the openings at one facility.

Several exterior doors failed to close and latch securely, causing a potential safety hazard. Entryways and exterior doors were not identified in the PM schedules.

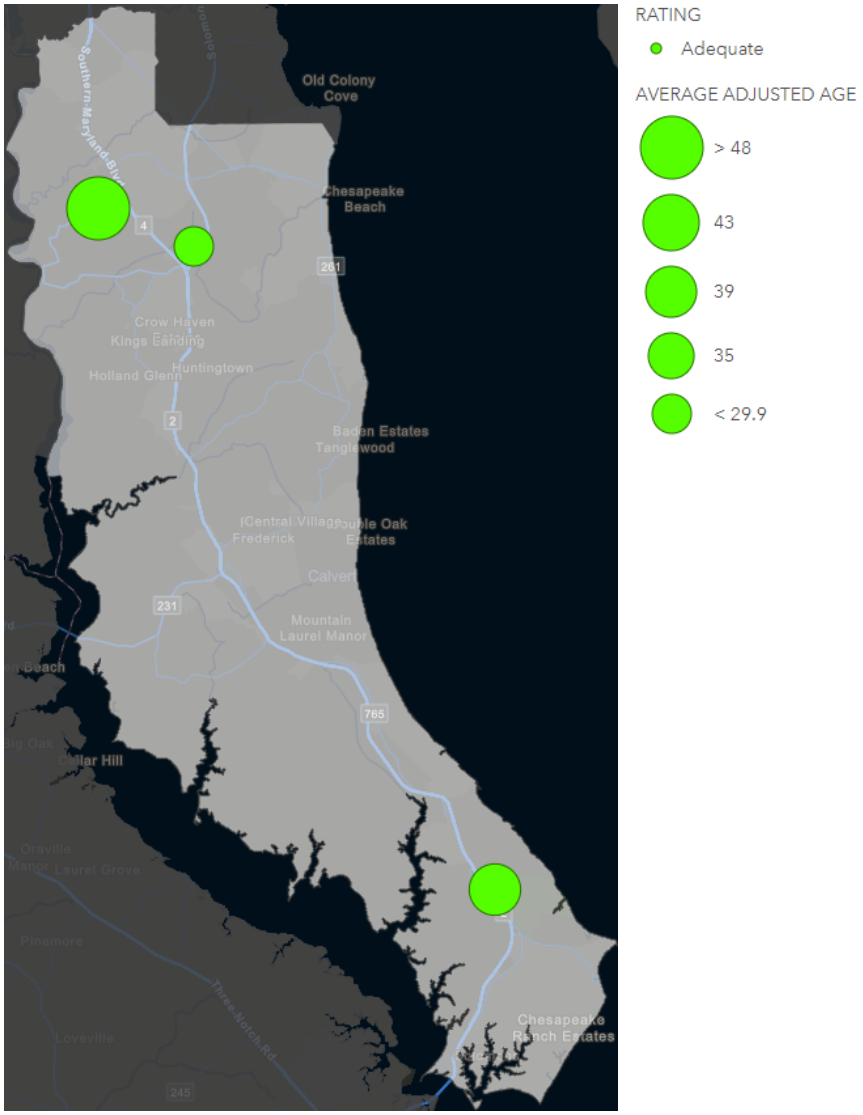


Two facilities were observed with unsafe storage practices, such as partially obstructed exit doors and items stored too high.

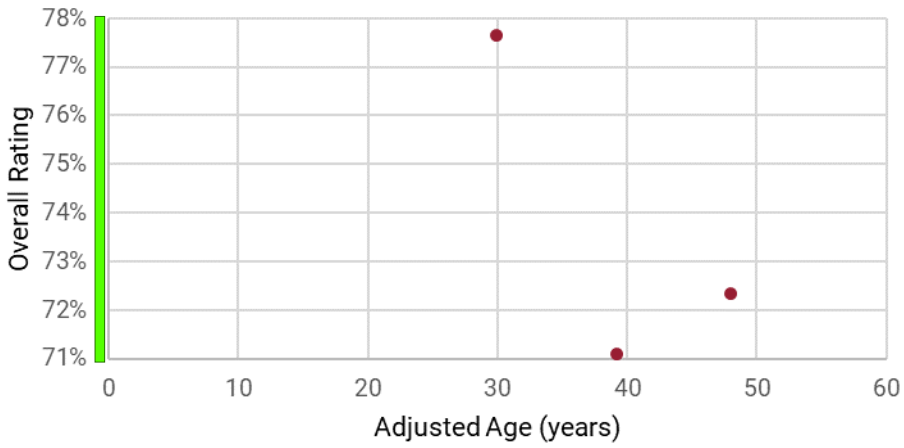
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	1
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	1
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**5**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- The CMMS should be used to track custodial responsibilities in order to establish and ensure accountability.
- Training for staff should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and blockage of egress points.
- The CMMS should be used to document and manage the work of all third parties, including local recreation and parks departments. Activities performed by third parties on LEA equipment and property are the LEA's responsibility to track. The LEA must ensure all accessible areas and equipment are safe for all members of the public.
- Expand the asset inventory for each facility to encompass all assets and store and manage asset-specific data. This information should include each asset's name, purchase date, purchase price, expected life span, model number, serial number, asset tag number or unique identifier, type of asset, location, and any other relevant details. Utilize the CMMS to track the maintenance and repair history, as well as the performance metrics, of each asset over time.
- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

CAROLINE COUNTY

Total School Facilities Assessed in FY 2024: 3

Greensboro Elementary

Fiscal Year 2024: Key Facts

10 facilities

Caroline County has 10 active school facilities.

No change since FY 2023.

24.5 years old

The average adjusted age of all 10 school facilities is 24.5 years old.

+ 1 year since FY 2023.

> 0.8 M GSF

Caroline County maintains 877,773 GSF throughout its 10 school facilities. It has the 20th greatest amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.4 B

The current replacement value for Caroline County's GSF, at the IAC's current replacement cost/SF, is greater than $0.4 B.

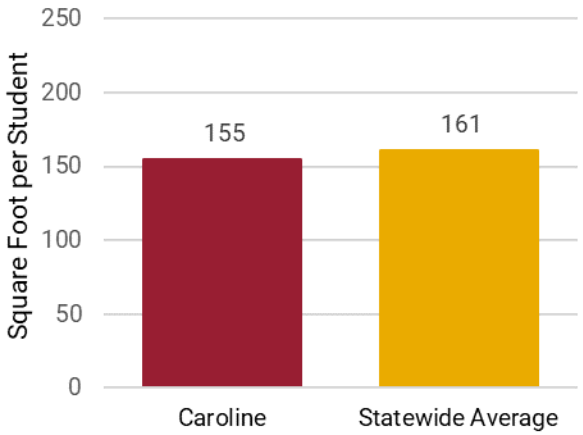
70.68% (Adequate) = Average Overall Rating for FY 2024

+ 3.00% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	Career Tech	
Superior				
Good				
Adequate	1	1		2
Not Adequate			1	1
Poor				
Totals	1	1	1	**3**

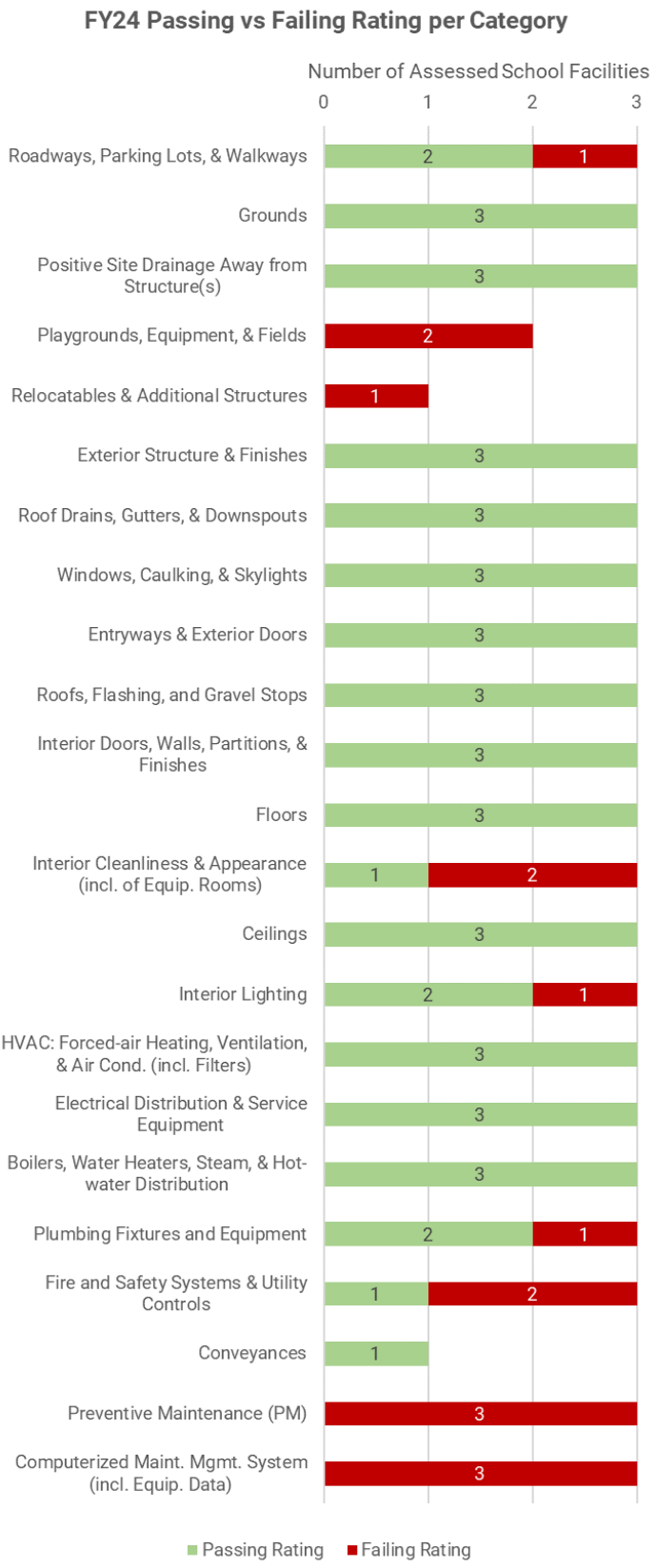
Average Square Foot per Student



CAROLINE COUNTY

FY 2024 Results: Summary of School Ratings

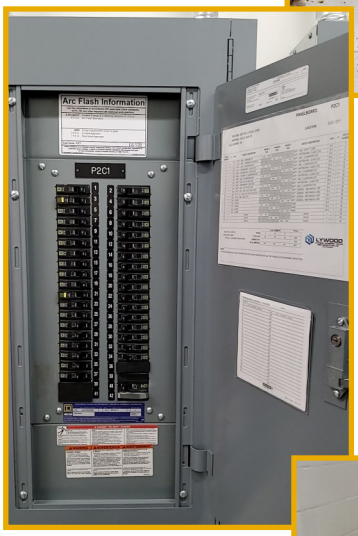
School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Greensboro Elementary (05.001)	Elementary	98,791	3	Adequate	0	0	17	5	0	0	0
2. Caroline Career & Technology Center (05.009)	Career Tech	34,278	48	Not Adequate	0	0	16	5	0	0	2
3. Col. Richardson Middle (05.010)	Middle	66,600	16	Adequate	0	0	16	5	0	0	1
				Totals	0	0	49	15	0	0	3
				Percentage of Total Ratings for System	0%	0%	77%	23%	0%		



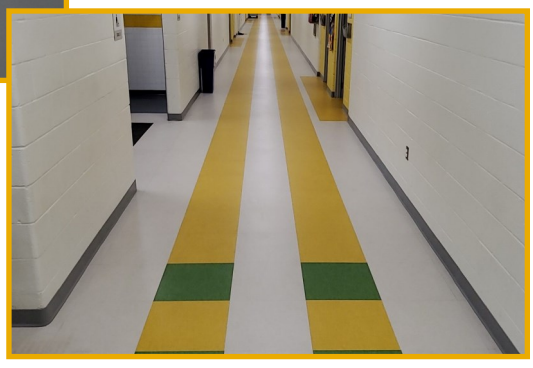
Strengths

The boilers and water heaters appeared to function as intended at all three facilities. The applicable equipment had current DLLR certificates displayed.

The exterior doors appeared to be well maintained. Most of the exterior doors functioned as intended with hardware intact. All three facilities received an Adequate rating for Entryways & Exterior Doors.



No issues or concerns were identified with the electrical distribution or service equipment at any facility. The electrical panels had detailed breaker schedules and the generators appeared to be operational.



Most of the tile and carpet flooring appeared to be well maintained. No flooring issues or concerns were observed at one facility. Floor care activities were included in the custodial position descriptions.

Weaknesses

The required bleacher and playground inspection reports were not provided for two facilities when applicable. Playgrounds and bleachers were not included in the PM work order histories. Two facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

Evidence of pests was observed in food preparation and/or food storage areas at two facilities. Installation dates did not appear to be written on pest traps at either facility. Pest management activities were not identified in the PM work order histories.

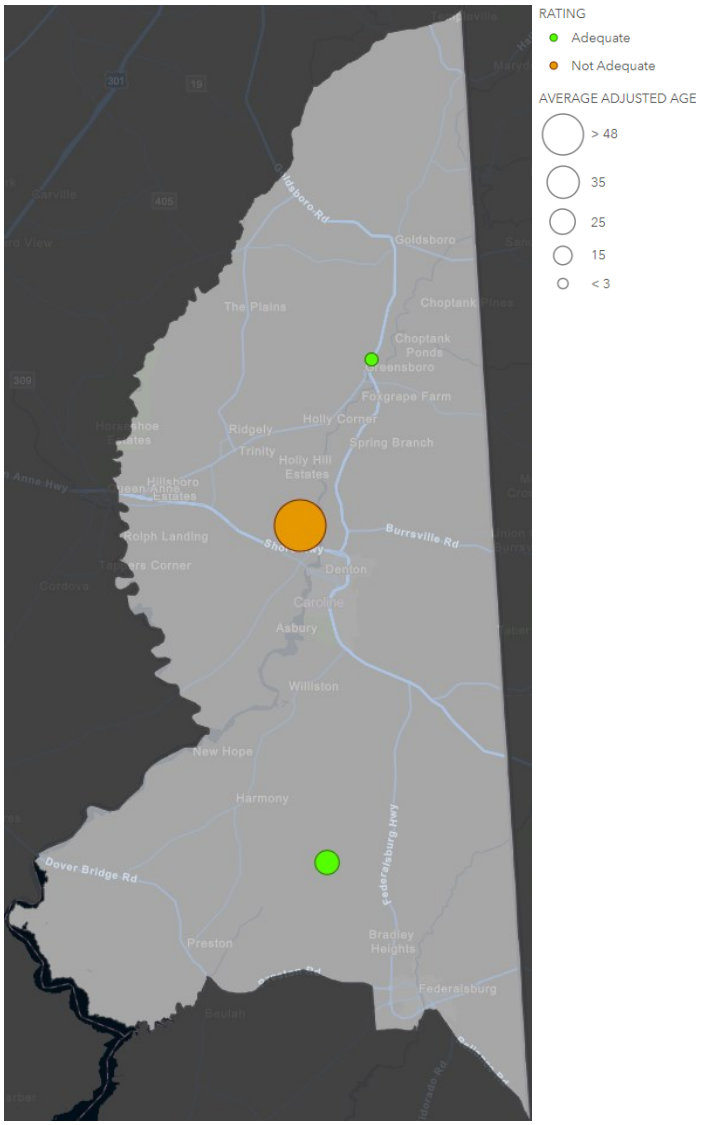
The required fire alarm inspection reports were not provided for any facility. Potential safety hazards were observed at two facilities. The fire and safety systems were not identified in the PM work order histories.

No site-specific PM schedules were provided and PM activities did not appear to be tracked using the CMMS. The assets in the PM inspection chart in the CMP did not appear to be tracked using the CMMS.

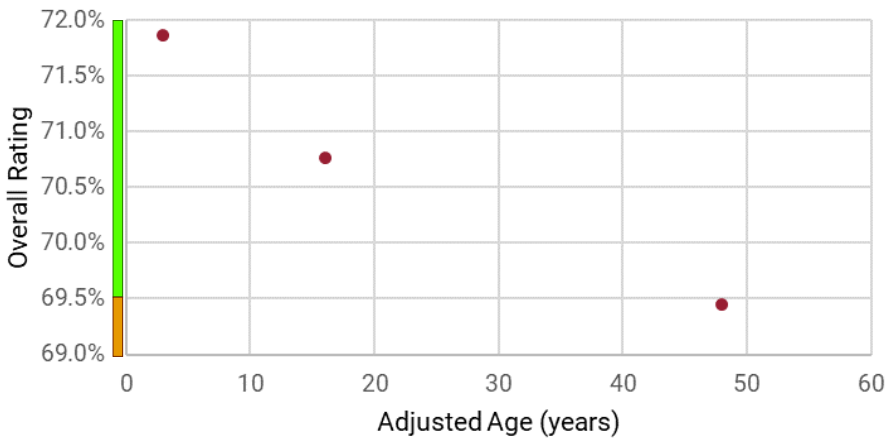
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	1
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**3**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All assets should have auto-populating PM work orders created in the CMMS. These work orders should be scheduled to ensure the activities occur at industry-standard frequencies and within a reasonable timeframe of the expected completion.

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- A field should be created in the CMMS to track the days each work order has aged to help identify causes of possible bottlenecks and streamline workflow processes. Fields should also be set up to track labor hours and costs to assist in establishing predictable cost trends and support more efficient resource management.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

CARROLL COUNTY

Total School Facilities Assessed in FY 2024: 4

N. Carroll Middle

Fiscal Year 2024: Key Facts

40 facilities

Carroll County has 40 active school facilities.

No change since FY 2023.

31.3 years old

The average adjusted age of all 40 school facilities is 31.3 years old.

- 0.4 years since FY 2023.

> 4.2 M GSF

Carroll County maintains 4,272,046 GSF throughout its 40 school facilities. It has the 9th greatest amount of GSF of LEAs in MD.

+ 5,843 SF since FY 2023.

> $2.0 B

The current replacement value for Carroll County's GSF, at the IAC's current replacement cost/SF, is greater than $2.0 B.

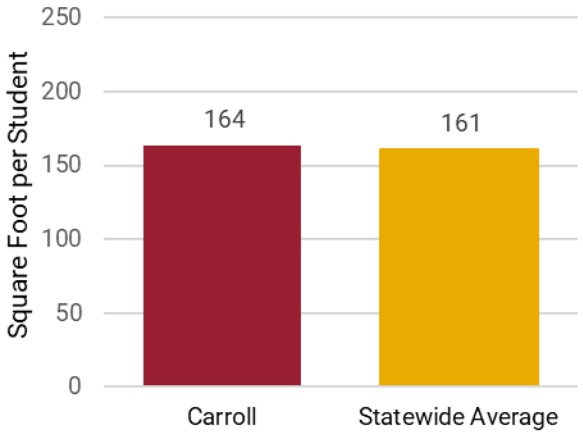
68.51% (Not Adequate) = Average Overall Rating for FY 2024

+ 1.38% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	1	1		2
Not Adequate	1		1	2
Poor				
Totals	2	1	1	**4**

Average Square Foot per Student

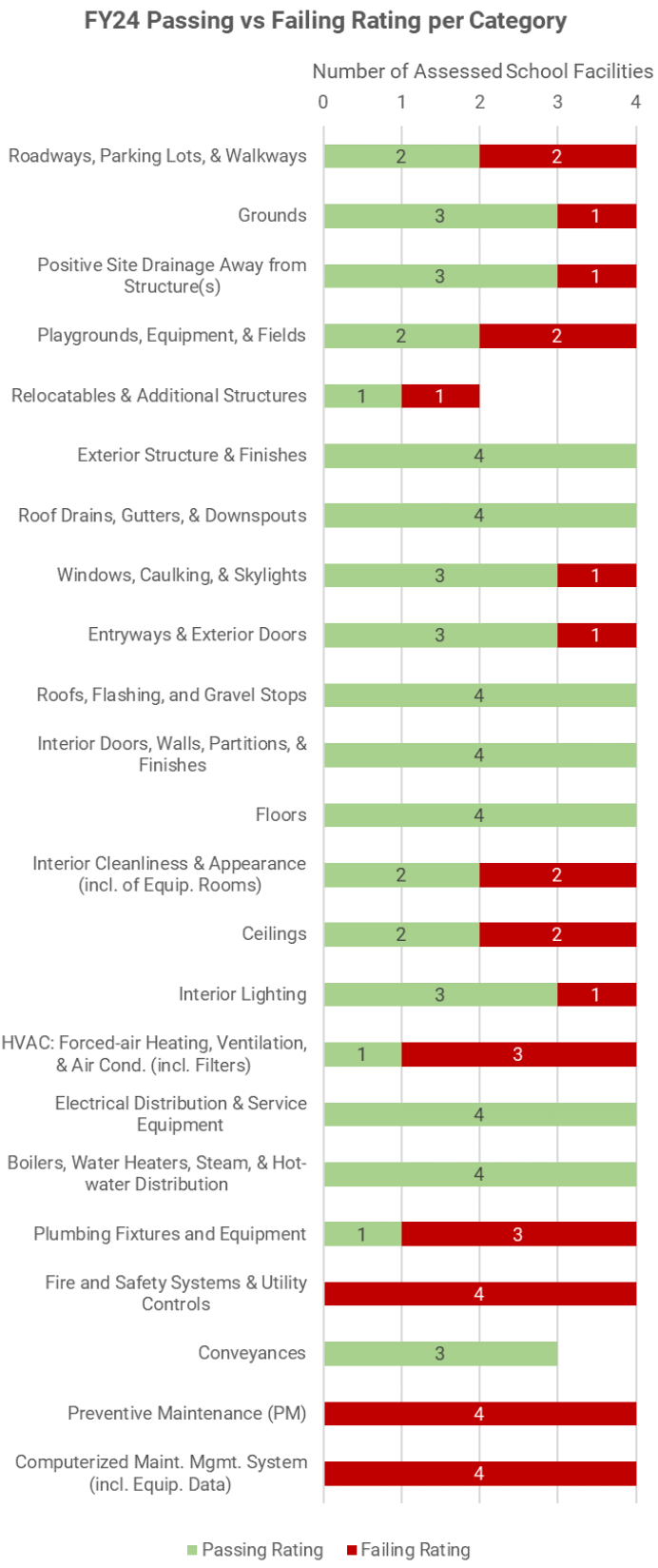


CARROLL COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Mechanicsville Elementary (06.007)	Elementary	74,526	28	Adequate	0	0	17	5	0	0	1
2. Eldersburg Elementary (06.020)	Elementary	67,934	35	Not Adequate	0	0	15	7	0	0	4
3. Francis Scott Key High (06.024)	High	184,500	24	Not Adequate	0	0	17	6	0	0	3
4. N. Carroll Middle (06.028)	Middle	104,598	18	Adequate	0	1	14	7	0	0	1
				Totals	0	1	63	25	0	0	9
				Percentage of Total Ratings for System	0%	1%	71%	28%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

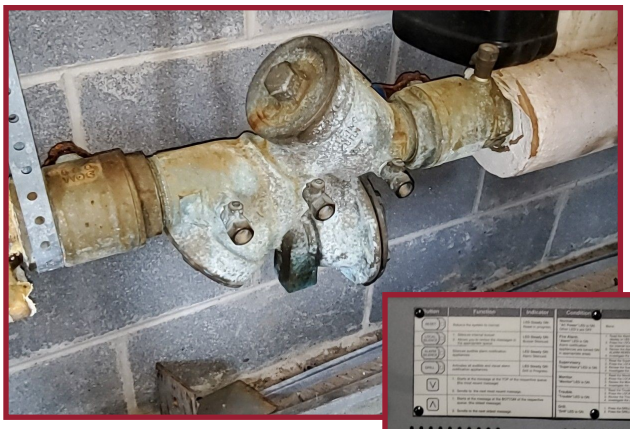
Floor care activities were detailed in the custodial scope of work. Two facilities were observed with no issues or concerns with their floors.

The DLLR-regulated assets operated as designed. All documentation indicated the required inspections were current and the equipment compliant.

The building supervisor's PM chart indicated the exteriors of the buildings were checked for problems weekly. Evidence of corrective maintenance was observed on the exterior structures and finishes at some facilities.

Roof inspections are completed annually, and the most recent reports were provided for all four facilities.

Weaknesses



Backflow preventer testing and maintenance were inconsistent. Inspection reports for two facilities identified failed tests but no follow-up corrective work orders were created in the CMMS. The remaining two facilities were noted with missing and/or expired backflow inspection tags.

Even though it appeared each facility had received their required fire alarm inspection within the past year, no fire alarm inspection reports were provided for any facility. The sprinkler system inspection reports were provided; however, one facility's report was out of date and did not match the current inspection tag on the equipment.

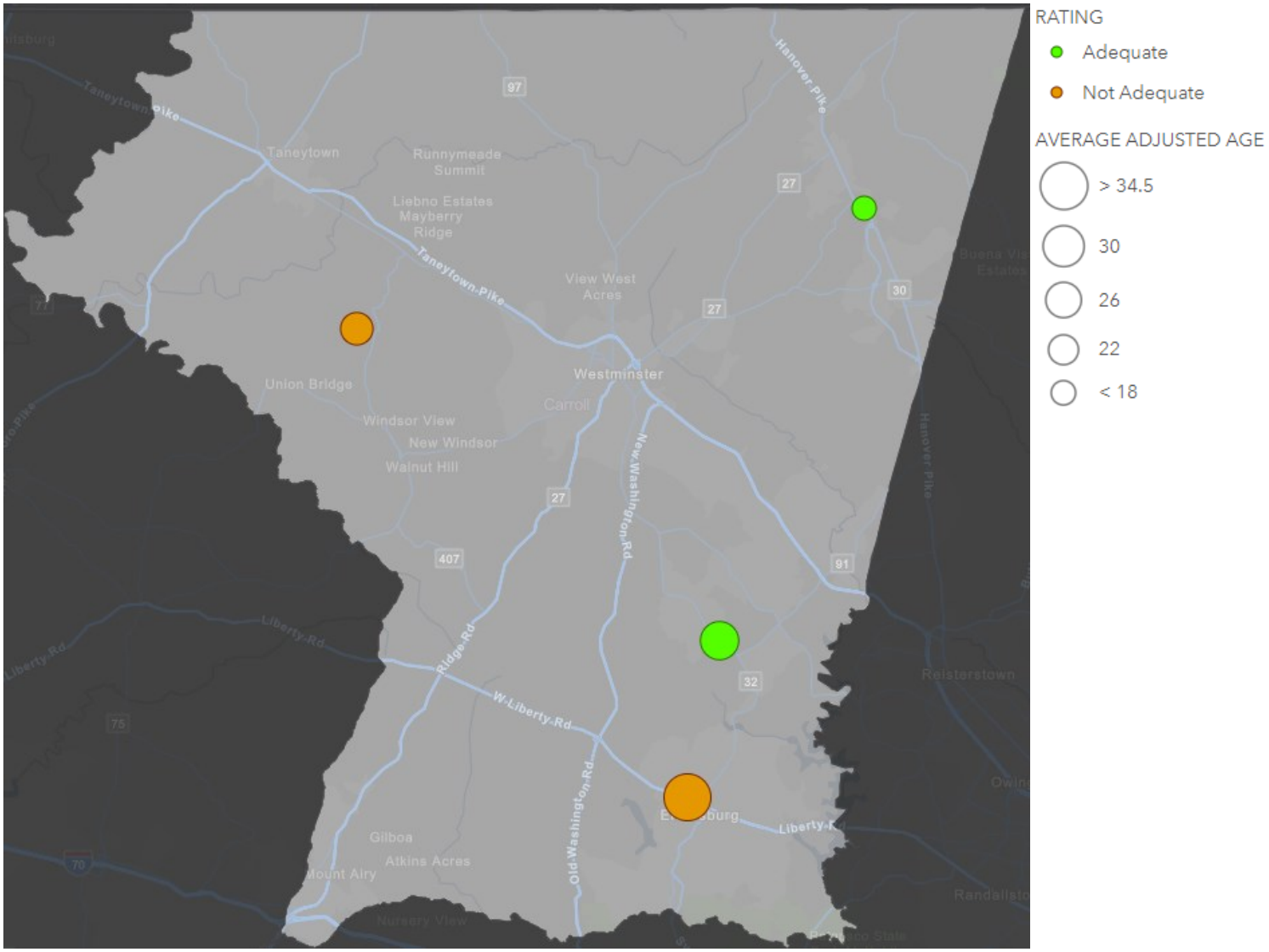
Some building assets were not identified in the PM schedules, such as exit doors, fire alarm actuated doors, backflow preventers, HVAC equipment, and the sprinkler system. Less than 5% of completed PM work orders included action taken comments to support the work performed.

Cracked walkways and/or parking lots were observed at all four facilities. Damaged concrete stairs caused potential safety hazards at one facility. The roadways, parking lots, and walkways were not included in the PM schedules.

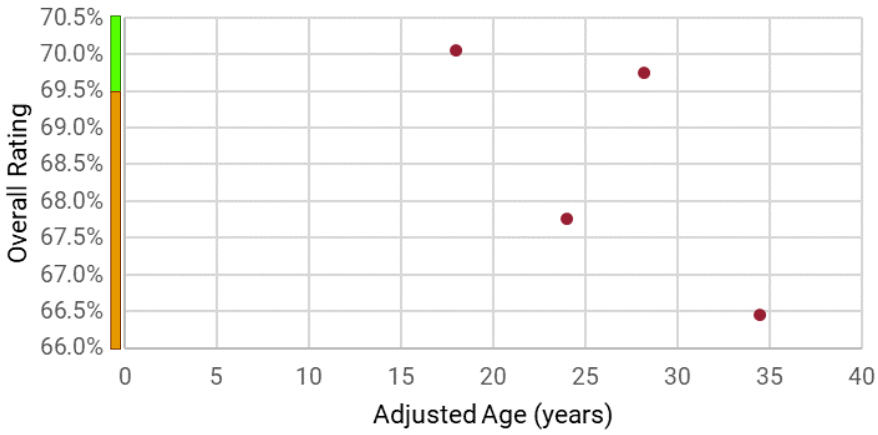
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	1
	Interior Lighting	0	1
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	2
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	1
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**9**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Develop a comprehensive asset inventory for each facility, covering all assets, to store and manage asset-specific data. This information should include each asset's name, purchase date, purchase price, expected life span, model number, serial number, asset tag number or unique identifier, type of asset, location, and any other relevant details. Utilize the CMMS to track the maintenance and repair history, as well as the performance metrics, of each asset over time.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain areas.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

CECIL COUNTY

Total School Facilities Assessed in FY 2024: 3


North East High

Fiscal Year 2024: Key Facts

29 facilities

Cecil County has 29 active school facilities.

No change since FY 2023.

30.4 years old

The average adjusted age of all 29 school facilities is 30.4 years old.

+ 1 year since FY 2023.

> 2.2 M GSF

Cecil County maintains 2,267,203 GSF throughout its 29 school facilities. It has the 15th greatest amount of GSF of LEAs in MD.

No change since FY 2023.

~ $1.1 B

The current replacement value for Cecil County's GSF, at the IAC's current replacement cost/SF, is nearly $1.1 B.

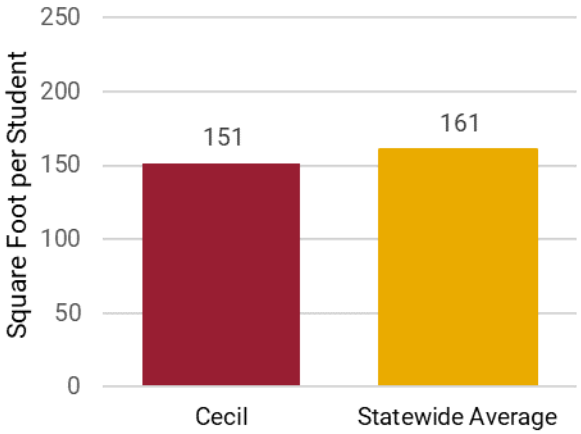
74.43% (Adequate) = Average Overall Rating for FY 2024

+ 0.52% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	2		1	3
Not Adequate				
Poor				
Totals	2		1	**3**

Average Square Foot per Student

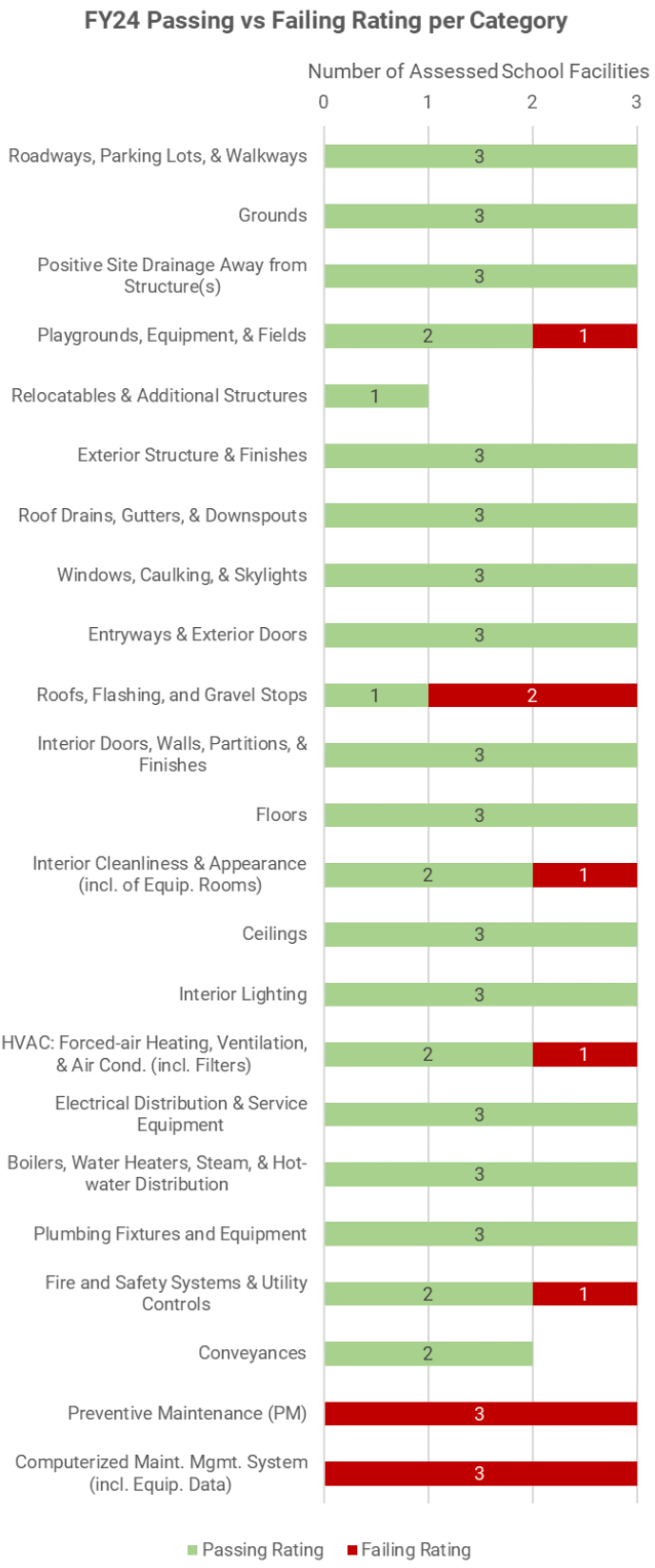


CECIL COUNTY

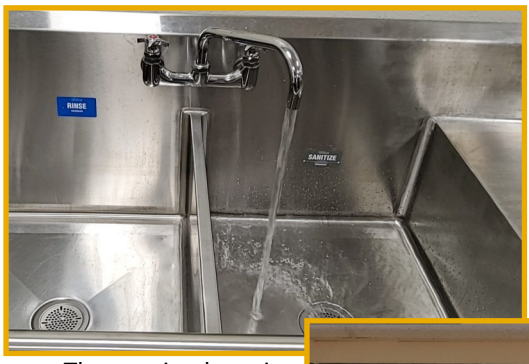
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Perryville Elementary (07.020)	Elementary	58,944	16	Adequate	0	0	15	6	0	0	0
2. Cecil Manor Elementary (07.030)	Elementary	49,586	27	Adequate	2	6	12	2	0	0	0
3. North East High (07.040)	High	123,890	53	Adequate	1	4	14	4	0	0	0
				Totals	3	10	41	12	0	0	0
				Percentage of Total Ratings for System	5%	15%	62%	18%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths



The toilets and sinks all appeared to be operational and the backflow preventers had current inspection tags. Plumbing fixtures were included in the PM schedules.

The exterior doors in all three facilities were found to be fully functional with all hardware intact. The exterior finishes, frames, and caulk appeared to be well maintained. Two facilities received a Superior rating for Entryways & Exterior Doors.

The two facilities with conveyances had current DLLR certificates on display. Yellow marking tape was used to keep proper clearances from the chairlift at one facility. Monthly chairlift and elevator inspections were identified in the PM schedules.

Most of the HVAC equipment coils were found to be clean and installation dates were written on filters. Filter inspections were included in the PM schedules.

Weaknesses

Blisters were observed on the roofs at two facilities and ponding water at all three facilities. One facility did not provide the required annual roof inspection report.

Evidence of pests was observed in food storage and preparation areas at one facility. Even though monthly pest management inspections were identified in the PM schedules at all three facilities, the PM work orders only populated semi-annually.

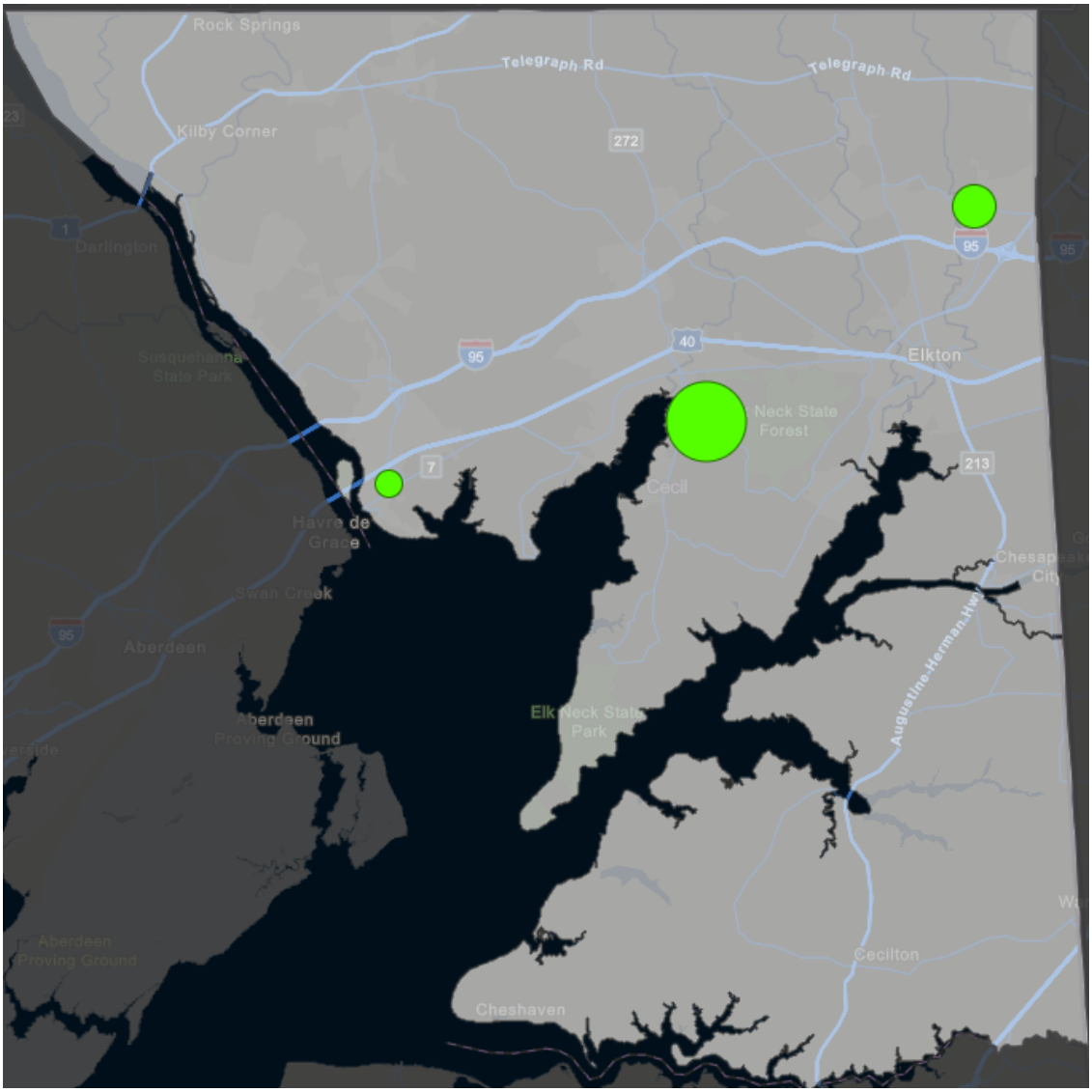
Some assets were missing from the PM schedules, including backflow preventers, water heaters, boilers, fire extinguishers, and the sprinkler system.

Potential safety hazards were identified in the play areas at two facilities. Vegetation was observed growing in play areas at two facilities.

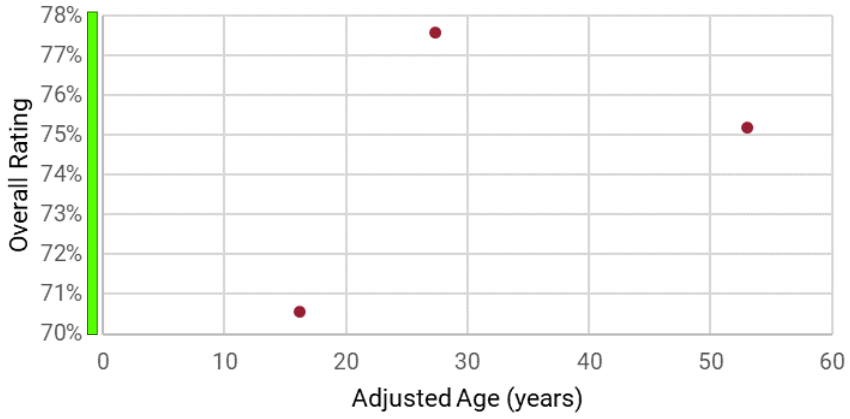
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**0**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain areas.

- Expand the asset inventory for each facility to encompass all assets and store and manage asset-specific data. This information should include each asset's name, purchase date, purchase price, expected life span, model number, serial number, asset tag number or unique identifier, type of asset, location, and any other relevant details. Utilize the CMMS to track the maintenance and repair history, as well as the performance metrics, of each asset over time.

- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

CHARLES COUNTY

Total School Facilities Assessed in FY 2024: 4


Gen. Smallwood Middle

Fiscal Year 2024: Key Facts

39 facilities

Charles County has 39 active school facilities.

No change since FY 2023.

30.5 years old

The average adjusted age of all 39 school facilities is 30.5 years old.

+ 0.8 years since FY 2023.

~ 4.2 M GSF

Charles County maintains 4,179,228 GSF throughout its 39 school facilities. It has the 10th greatest amount of GSF of LEAs in MD.

- 55,820 SF since FY 2023.

~ $2.0 B

The current replacement value for Charles County's GSF, at the IAC's current replacement cost/SF, is approximately $2.0 B.

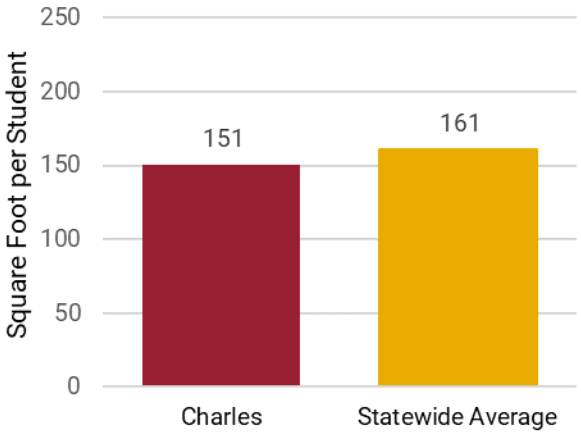
75.24% (Adequate) = Average Overall Rating for FY 2024

+ 3.89% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	2	1	1	4
Not Adequate				
Poor				
Totals	2	1	1	**4**

Average Square Foot per Student

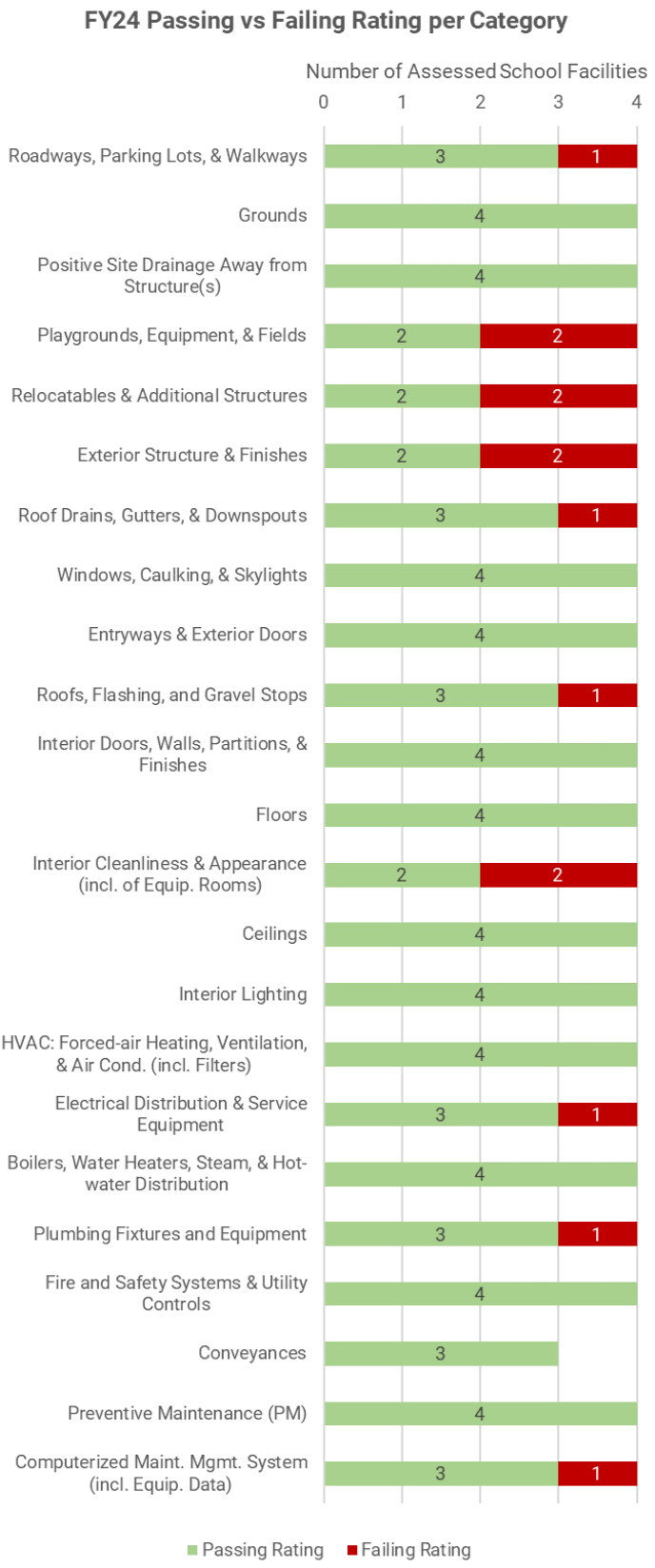


CHARLES COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated) Superior	Good	Adequate	Not Adequate	Poor	Deficiencies Major	Minor
1. Gen. Smallwood Middle (08.005)	Middle	91,173	44	Adequate	1	2	16	4	0	0	1
2. Indian Head Elementary (08.008)	Elementary	60,529	44	Adequate	0	3	17	2	0	0	0
3. La Plata High (08.013)	High	174,318	44	Adequate	0	4	17	2	0	0	1
4. C. Paul Barnhart Elementary (08.034)	Elementary	71,758	28	Adequate	1	2	16	4	0	0	0
				Totals	2	11	66	12	0	0	2
				Percentage of Total Ratings for System	2%	12%	73%	13%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

Filters in the air handling units were clean and marked with installation dates within industry-standard timeframes. Most coils and internal components in HVAC units appeared maintained.

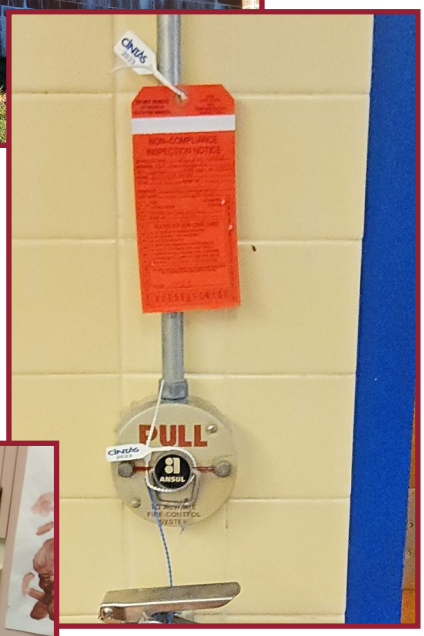
Every elevator was observed with a current DLLR certificate on display. Monthly and annual elevator inspections were identified in the PM schedules at all three applicable facilities. One facility earned a Superior rating for Conveyances.

The boilers and water heaters were functional with no visible issues. DLLR certificates were current and on display for the existing boilers and water heaters, including units being replaced. Boilers and water heaters were identified in the PM schedules.

No issues or concerns were noted with the electrical distribution or service equipment at two facilities. Three facilities were observed using protective cord covers to reduce trip hazards in walkways.

Weaknesses

Deteriorated mortar joints and/or expansion joint sealants were observed at every facility. Staining and/or efflorescence were observed on the exteriors of three buildings. PM activities for the exterior structures and finishes, such as power washing and mortar inspections, were not identified in the PM schedules.



The ANSUL systems at three facilities appeared to be abandoned in place with non-compliance tags attached to each. The fire extinguishers, emergency lights, fire alarm system, sprinkler system, and ANSUL system were not included in the PM schedules.

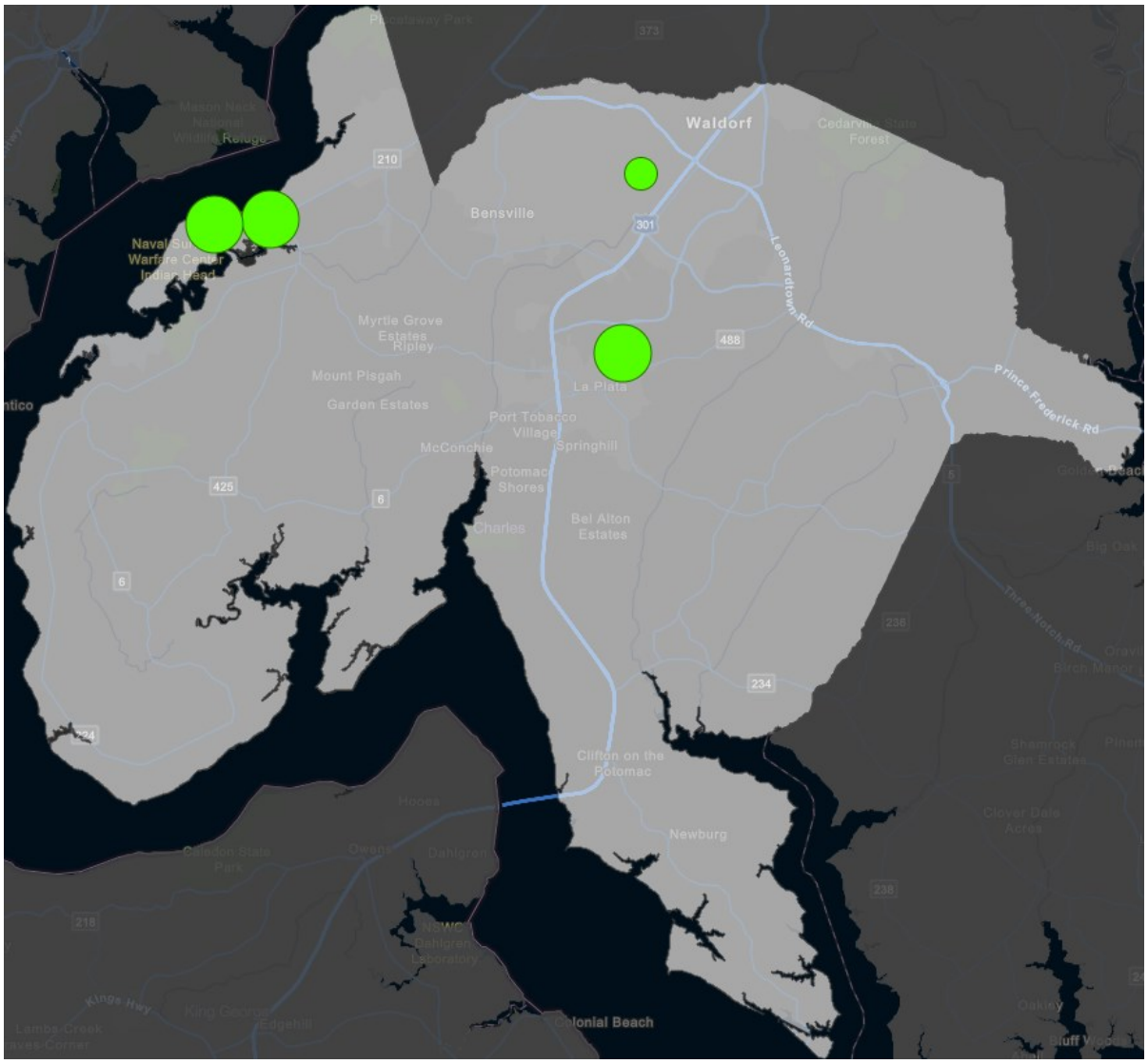
Improper storage practices and/or clutter was noted at three facilities, in some instances obstructing equipment or egress. Restrooms at two facilities were found to have sticky floors. Cleaning activities identified in the building service tasks lists were not included in the PM schedules.

Potentially hazardous issues with playground impact surfaces were identified at two facilities. The required bleacher inspection reports were not provided for the two applicable facilities.

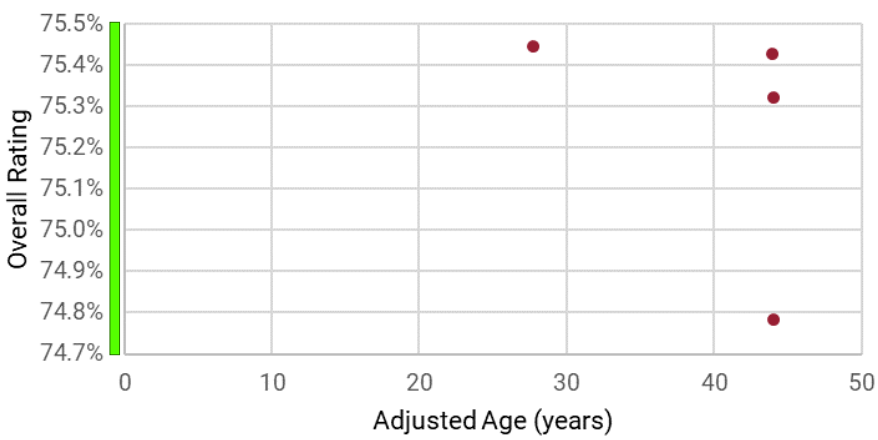
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	1
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**2**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.
- Abandoned equipment should be permanently disconnected from the power source and the supply terminated. Best practice is to remove abandoned equipment.
- Training for staff should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and blockage of egress points.
- The CMMS should be used to track custodial responsibilities in order to establish and ensure accountability.
- The PM activities identified in the monthly facility inspection form should be incorporated into the CMMS. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted and identified as inspection deficiencies. This will help identify trends and common issues in order to better proactively maintain areas.
- Create auto-populating PM work orders in the CMMS for all required tests and inspections of fire and life safety systems, DLLR-regulated assets, roofs, bleachers, and grandstands. These should include the asset data, due date or expiration of the current certificate, and the inspecting party. Work orders should populate sufficiently in advance for all scheduling to occur.

DORCHESTER COUNTY

Total School Facilities Assessed in FY 2024: 3

Warwick Elementary

Fiscal Year 2024: Key Facts

14 facilities

Dorchester County has 14 active school facilities.

No change since FY 2023.

32.3 years old

The average adjusted age of all 14 school facilities is 32.3 years old.

+ 1 year since FY 2023.

> 0.9 M GSF

Dorchester County maintains 970,840 GSF throughout its 14 school facilities. It has the 19th greatest amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.4 B

The current replacement value for Dorchester County's GSF, at the IAC's current replacement cost/SF, is greater than $0.4 B.

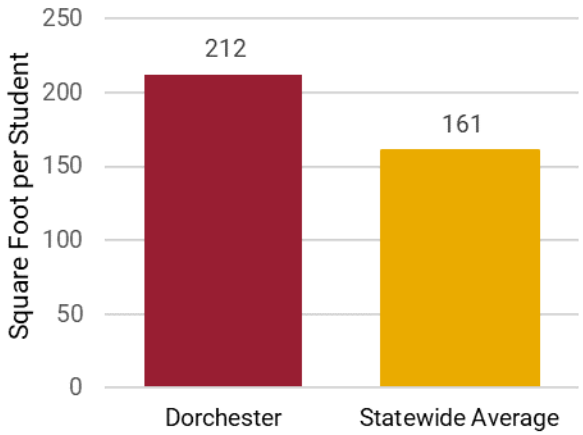
69.74% (Adequate) = Average Overall Rating for FY 2024

- 2.16% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	2			2
Not Adequate		1		1
Poor				
Totals	2	1		3

Average Square Foot per Student

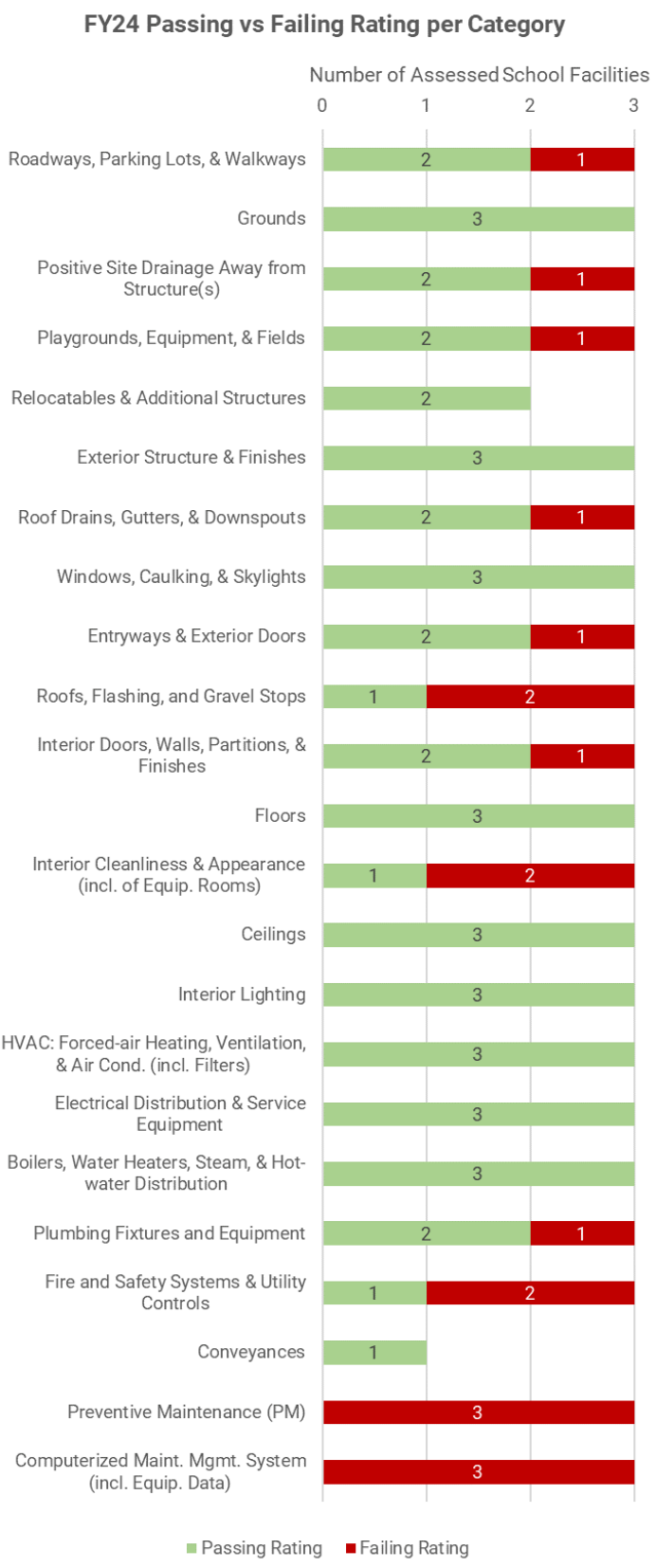


DORCHESTER COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated) Superior	Good	Adequate	Not Adequate	Poor	Deficiencies Major	Minor
1. Sandy Hill Elementary (09.001)	Elementary	64,000	50	Adequate	0	1	16	4	0	0	1
2. Warwick Elementary (09.011)	Elementary	40,400	47	Adequate	0	0	15	7	0	0	0
3. Mace's Lane Middle (09.015)	Middle	91,650	20	Not Adequate	0	1	18	4	0	0	4
				Totals	0	2	49	15	0	0	5
				Percentage of Total Ratings for System	0%	3%	74%	23%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

Most HVAC filters appeared to be clean and dated when installed. The belts and coils also appeared well maintained. Multiple HVAC assets were included in the PM schedules.

No issues or concerns were observed with the interior lighting at one facility. Most interior lighting fixtures were functional in instructional and common areas. Lighting was included in the PM schedules.

All applicable boilers and water heaters appeared to have current DLLR certificates displayed. The associated pumps and piping appeared well maintained. All facilities earned a passing rating for Boilers, Water Heaters, Steam, & Hot-water Distribution.

The electrical panels appeared to have detailed breaker schedules. Most electrical distribution and service equipment, including generators, appeared well maintained.

Weaknesses

Several assets were not identified in the PM schedules, including playgrounds and fire and safety systems. Many assets that were included in the PM schedules did not appear to have completed PM work orders in the past year. Many of the completed PM work orders lacked descriptive comments supporting the work performed.

A few loose toilets were observed in student restrooms at all three facilities. Some restroom sinks were noted with missing, leaking, and/or inoperable faucet handles at two facilities. Monthly plumbing fixture inspections were included in the PM schedules, but no completed PM work orders were identified in the CMMS in the past year for two facilities.

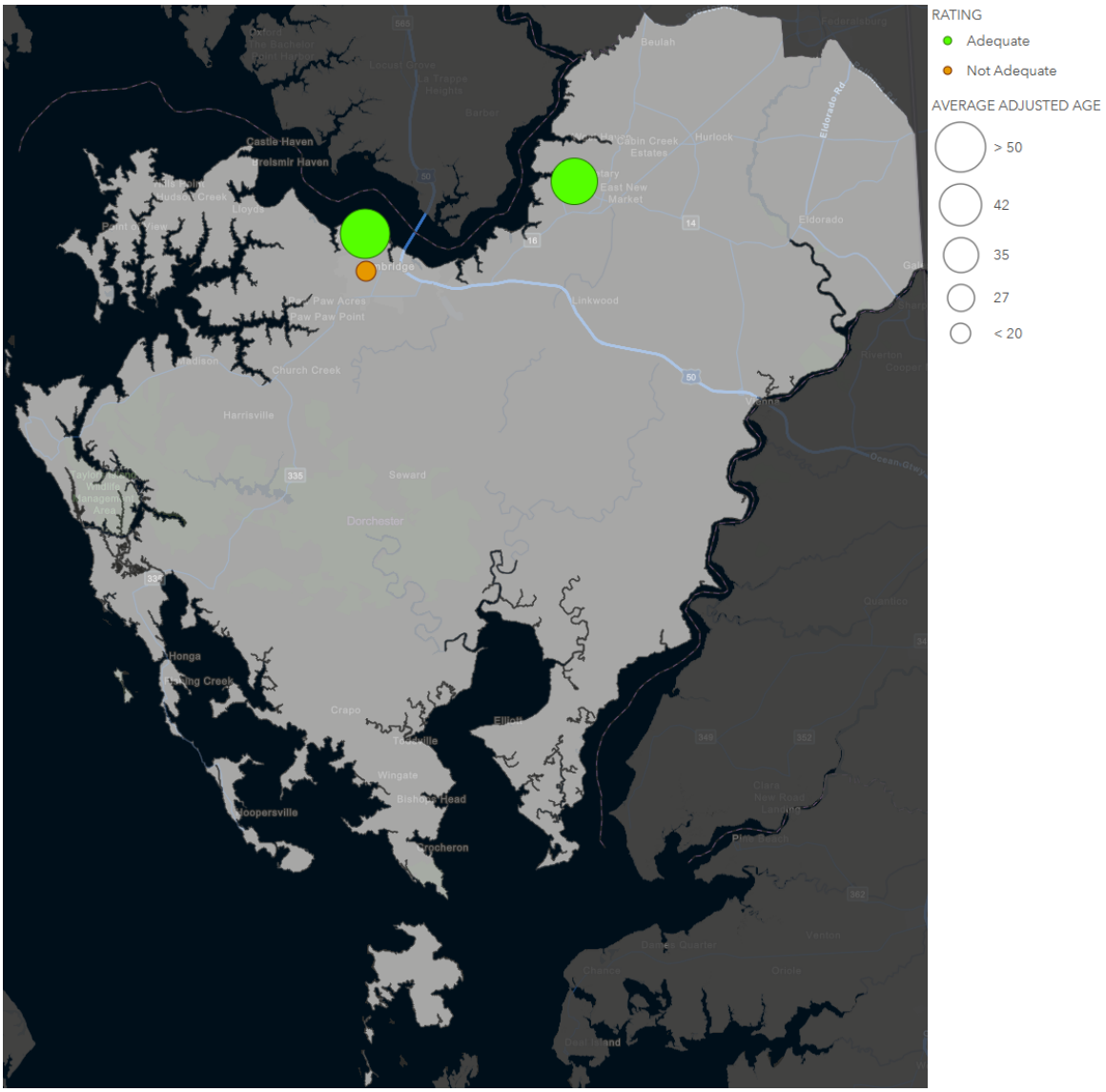
Damaged walkway surfaces which had the potential to be trip hazards were noted at two facilities. Vegetation was also observed growing from cracks in the walkways at both facilities. Roadways, parking lots, and walkways were not included in the PM schedules.

The required annual roof inspections appeared to be taking place, but no completed PM work orders were identified in the CMMS in the past year. Blistering was observed on the roofs at two facilities.

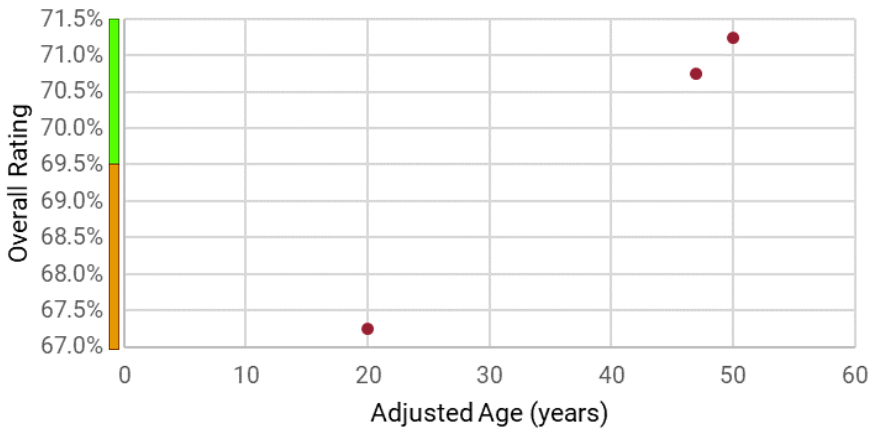
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	1
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	1
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
	Ceilings	0	0
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**5**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Develop a comprehensive asset inventory for each facility, covering all assets, to store and manage asset-specific data. This information should include each asset's name, purchase date, purchase price, expected life span, model number, serial number, asset tag number or unique identifier, type of asset, location, and any other relevant details. Utilize the CMMS to track the maintenance and repair history, as well as the performance metrics, of each asset over time.

- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

- Roadways, parking lots, and walkways should be added to the PM schedule. Consider applying sealants to asphalt surfaces to slow deterioration until such assets can be resurfaced.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

FREDERICK COUNTY

Total School Facilities Assessed in FY 2024: 6

Brunswick Middle

Fiscal Year 2024: Key Facts

68 facilities

Frederick County has 68 active school facilities.

+ 1 facility since FY 2023.

28.0 years old

The average adjusted age of all 68 school facilities is 28.0 years old.

- 0.1 years since FY 2023.

> 6.9 M GSF

Frederick County maintains 6,923,758 GSF throughout its 68 school facilities. It has the 7th greatest amount of GSF of LEAs in MD.

+ 139,733 SF since FY 2023.

> $3.3 B

The current replacement value for Frederick County's GSF, at the IAC's current replacement cost/SF, is greater than $3.3 B.

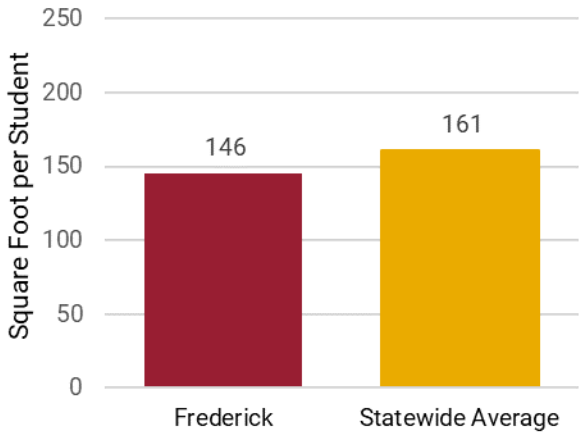
78.31% (Adequate) = Average Overall Rating for FY 2024

+ 1.38% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good	1	1		2
Adequate	2	1	1	4
Not Adequate				
Poor				
Totals	3	2	1	**6**

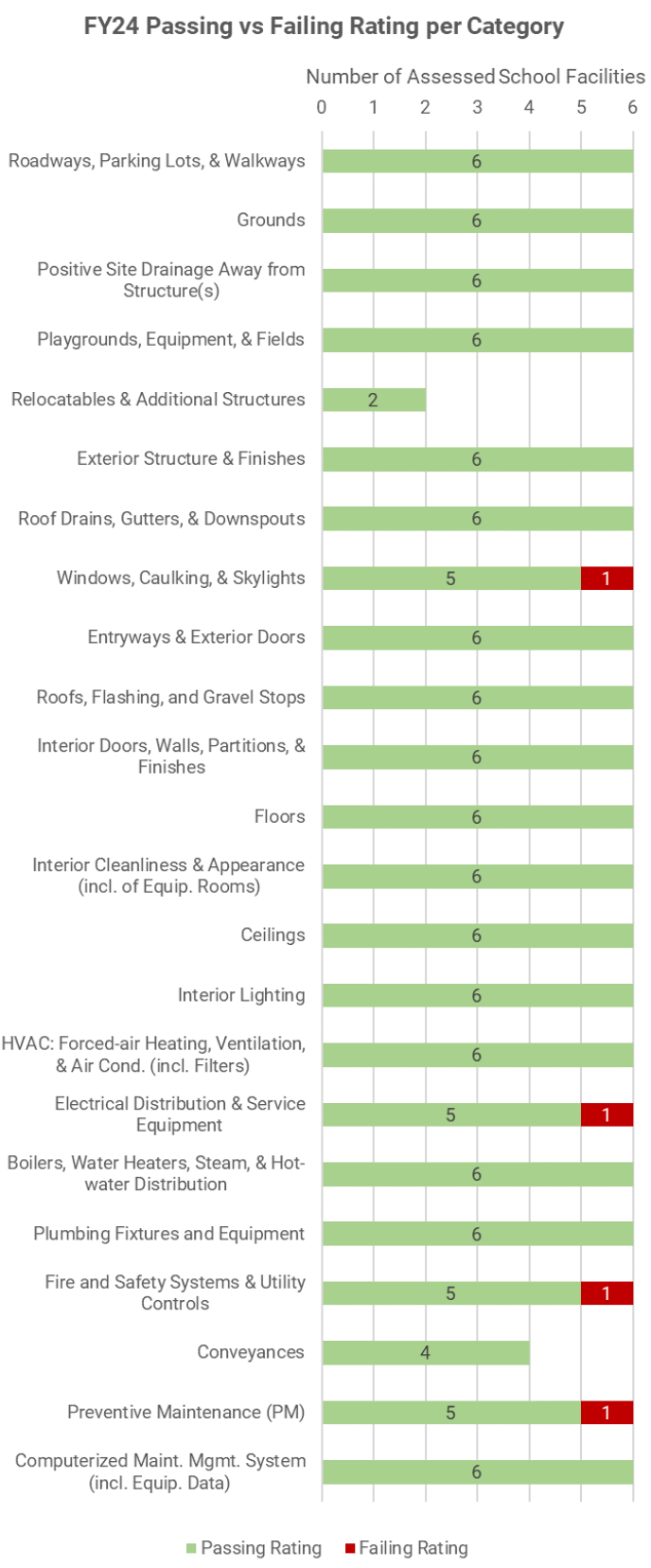
Average Square Foot per Student



FREDERICK COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Walkersville Elementary (10.002)	Elementary	89,514	30	Good	5	5	12	0	0	0	0
2. Middletown High (10.005)	High	189,641	44	Adequate	1	4	18	0	0	0	1
3. Kemptown Elementary (10.032)	Elementary	53,800	43	Adequate	1	2	16	2	0	0	0
4. W. Frederick Middle (10.037)	Middle	166,439	14	Good	2	6	14	0	0	0	0
5. Brunswick Middle (10.055)	Middle	119,539	28	Adequate	1	1	18	1	0	0	0
6. Oakdale Elementary (10.062)	Elementary	89,566	21	Adequate	2	3	18	0	0	0	0
				Totals	12	21	96	3	0	0	1
				Percentage of Total Ratings for System	9%	16%	73%	2%	0%		



Strengths

The asset list for each facility included many building assets, such as backflow preventers, fire and sprinkler systems, generators, and emergency lighting. The CMMS was utilized to track the labor hours, cost, and days aged of each work order.

The conveyances appeared well maintained. The elevators and lifts had current DLLR certificates displayed. The conveyances were included in the PM schedules for the four applicable facilities. Three facilities earned a Superior rating for Conveyances.

No issues or concerns were identified with the electrical distribution or service equipment at four facilities. The electrical panels appeared to have detailed breaker schedules. Multiple PM activities for electrical equipment were included in the PM schedules.

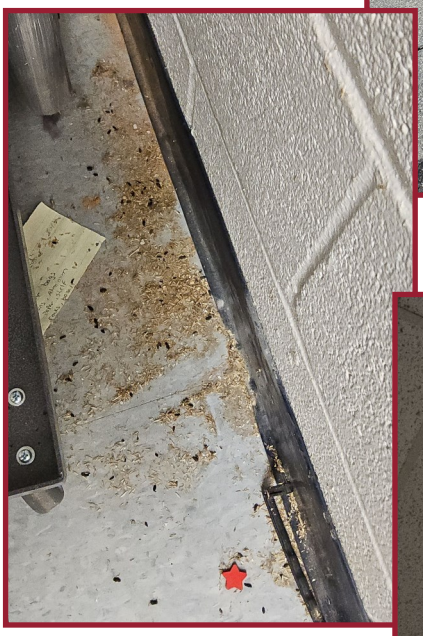
Most of the exterior doors functioned as intended with hardware intact. Many of the exterior doors were labeled for maintenance and emergency services.

Weaknesses

Cracked and deteriorating window caulk was identified at five facilities. A few facilities appeared to have some windowpanes with condensation between the panes or hazy windowpanes. Windows, caulking, and skylights were not included in the PM schedules.

Cracks were observed on the roadways and/or parking lots at every facility. Cracked and/or deteriorated walkway surfaces were noted at four facilities. Roadways, parking lots, and walkways were not included in the PM schedules.

Unsafe storage practices were noted at two facilities. Evidence of pests was observed at two other facilities. Custodial and pest management activities were not included in the PM schedules.

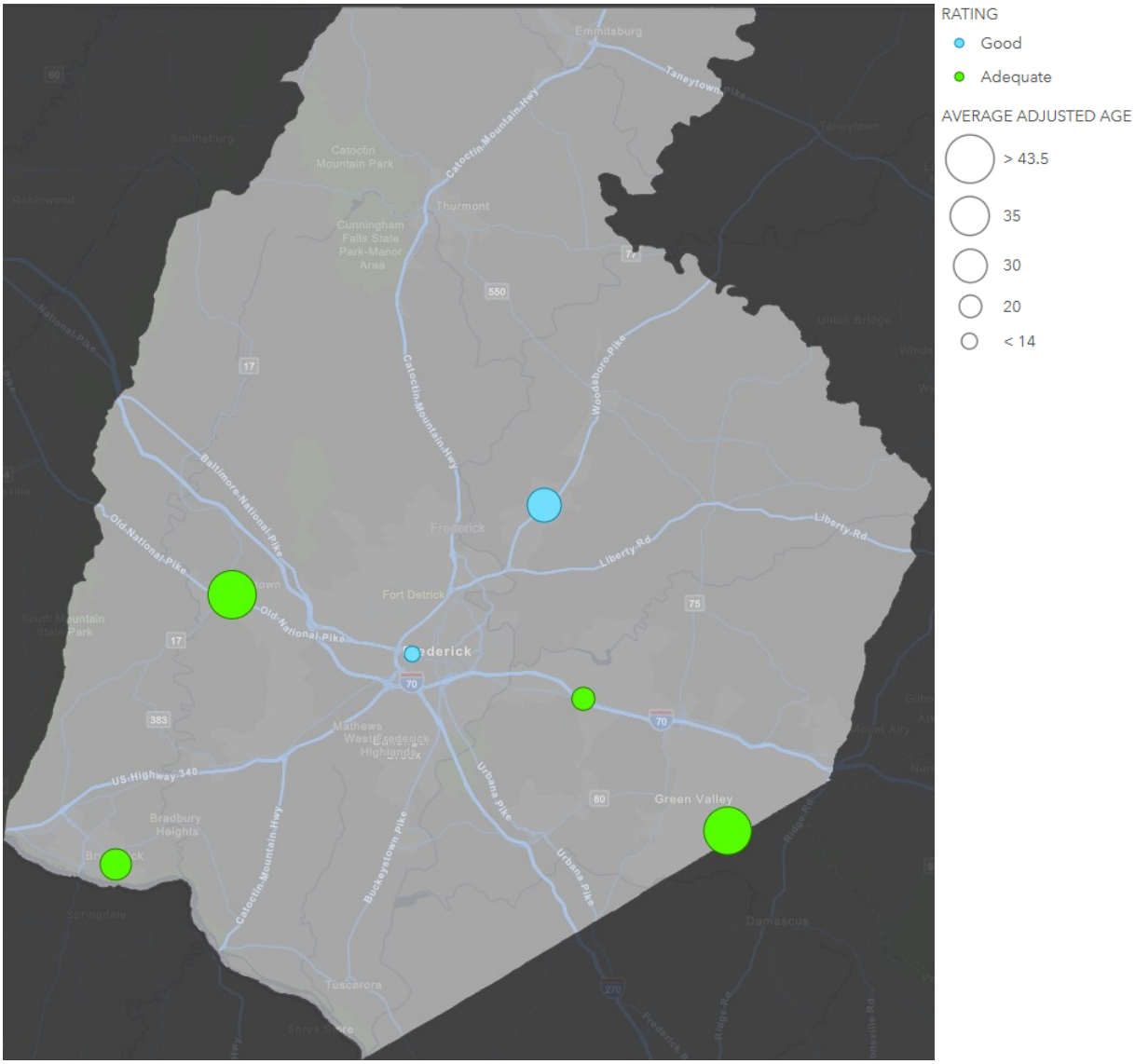


Stained ceiling tiles were observed at each facility. Damaged and/or missing ceiling tiles were also noted at some facilities. The ceilings were not included in the PM schedules.

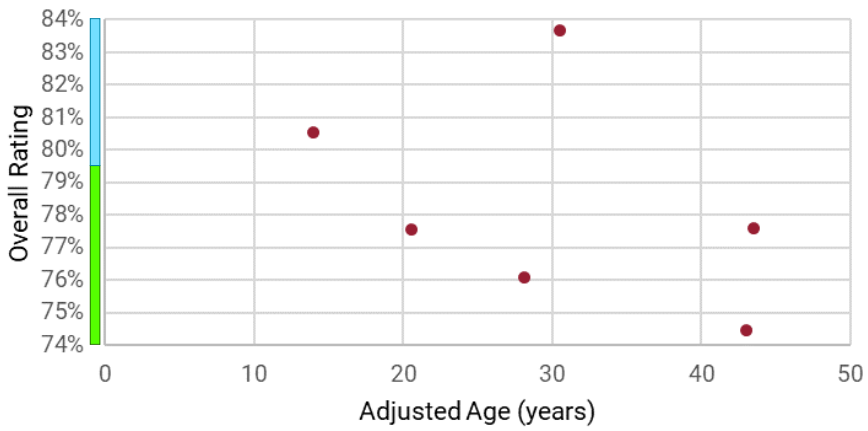
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	1
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**1**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- The CMMS should be used to track custodial responsibilities in order to establish and ensure accountability.
- Roadways, parking lots, and walkways should be added to the PM schedule. Consider applying sealants to asphalt surfaces to slow deterioration until such assets can be resurfaced.
- Regularly scheduled ceiling inspections should be created and tracked using the CMMS to identify any ceiling tiles missing, stained, or damaged. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted. Stained ceiling tiles should be replaced once the cause is identified and repaired.
- More frequent routine roof drain and gutter inspections are recommended to ensure that all drainage systems are free and clear of obstruction. This is especially crucial at facilities with large trees on the property. These inspections should be scheduled and tracked using the CMMS.
- Training for staff should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and blockage of egress points.

GARRETT COUNTY

Total School Facilities Assessed in FY 2024: 3

Accident Elementary

Fiscal Year 2024: Key Facts

13 facilities

Garrett County has 13 active school facilities.

No change since FY 2023.

36.0 years old

The average adjusted age of all 13 school facilities is 36.0 years old.

+ 1 year since FY 2023.

> 0.7 M GSF

Garrett County maintains 741,671 GSF throughout its 13 school facilities. It has the 21st greatest amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.3 B

The current replacement value for Garrett County's GSF, at the IAC's current replacement cost/SF, is greater than $0.3 B.

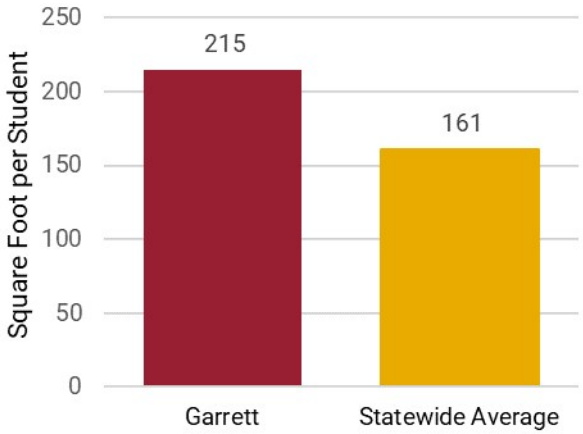
65.75% (Not Adequate) = Average Overall Rating for FY 2024

- 4.65% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate				
Not Adequate	2		1	3
Poor				
Totals	2		1	**3**

Average Square Foot per Student

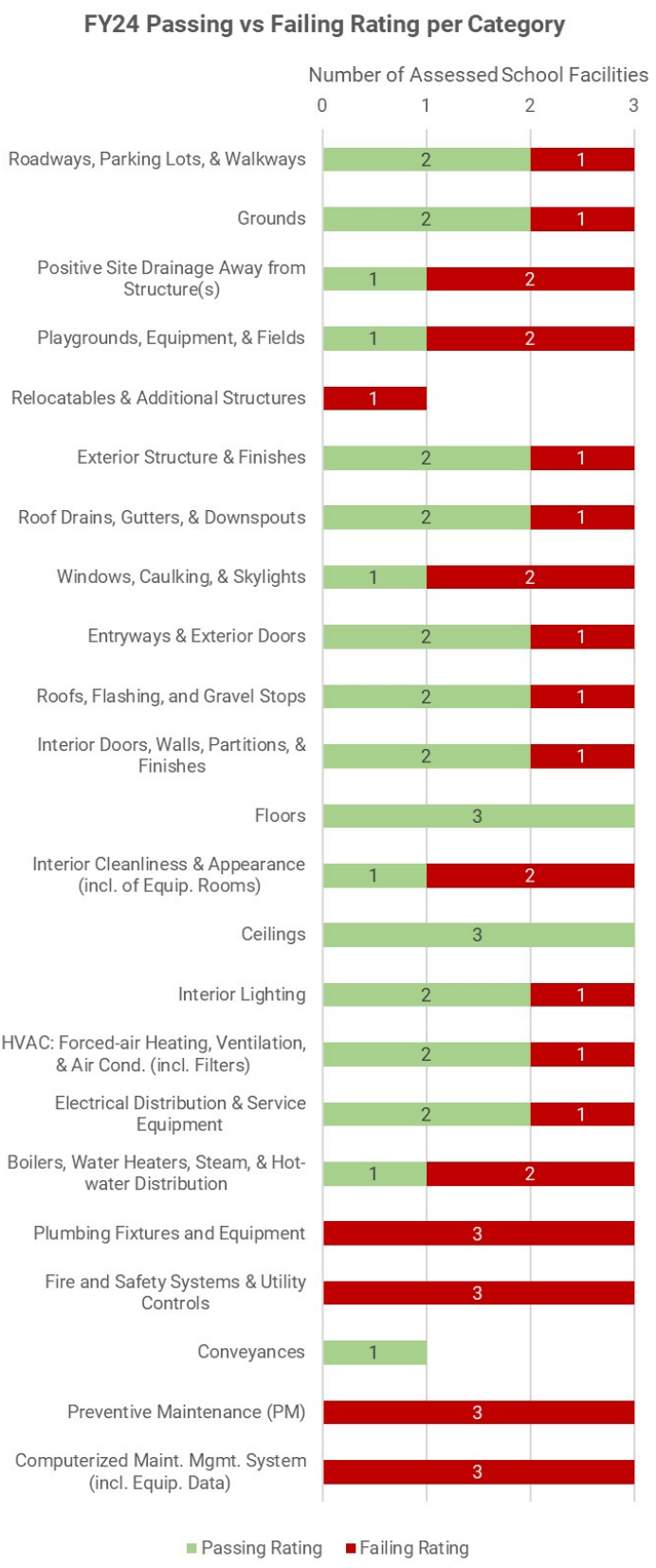


GARRETT COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Accident Elementary (11.013)	Elementary	34,815	40	Not Adequate	2	0	11	8	0	0	4
2. Northern High (11.014)	High	121,803	35	Not Adequate	0	1	14	8	0	0	8
3. Yough Glades Elementary (11.015)	Elementary	36,750	25	Not Adequate	0	1	14	6	0	0	4
				Totals	2	2	39	22	0	0	16
				Percentage of Total Ratings for System	3%	3%	60%	34%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

Most of the flooring was intact and appeared to be well maintained. Daily floor maintenance activities were outlined in the Head Custodian Work List.

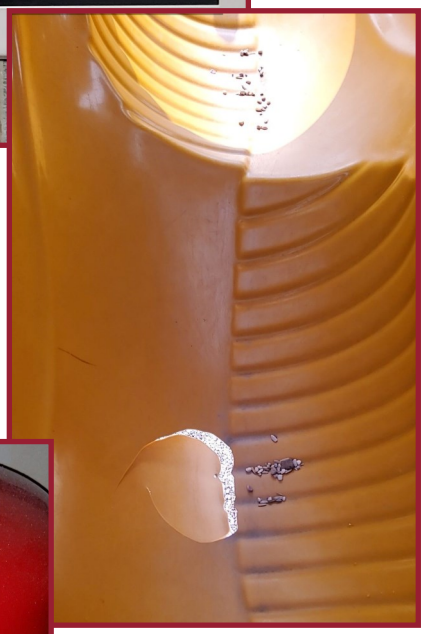
The exterior doors appeared to be labeled at all three facilities and most operated correctly. Each facility received an Adequate rating for Entryways & Exterior Doors.

The electrical panels at all three facilities were noted as having detailed breaker schedules. Annual infrared testing of electrical panels was identified in the PM Maintenance Log. One facility earned a Superior rating for Electrical Distribution & Service Equipment.

No operational issues were observed with the interior lighting in the classrooms, restrooms, or common areas of the buildings.

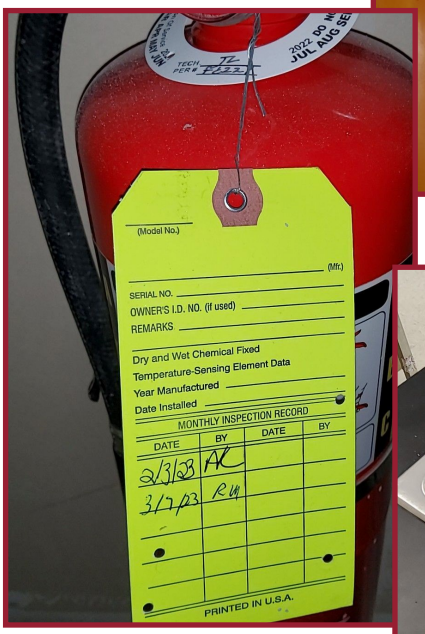
Weaknesses

Some assets were not identified in the PM Maintenance Log, such as fire and life safety systems, backflow preventers, and emergency lighting. All open PM work orders in the CMMS were over 30 days old and no action taken comments were entered into the Resolution field for any open or closed PM work orders.



One facility's playground inspection report was missing the inspection date. Another facility's playground inspection report identified missing and broken equipment with no follow-up corrective work orders input into the CMMS; the issues noted in the report still existed and were observed during the MEA 57 days later. The third facility did not provide the required bleacher inspection report.

Deficiencies were identified in the fire and safety inspection reports with no follow-up corrective work orders input into the CMMS. Monthly fire extinguisher inspection tags were not consistently filled out at two facilities. Fire and safety systems were not identified in the PM Maintenance Log.



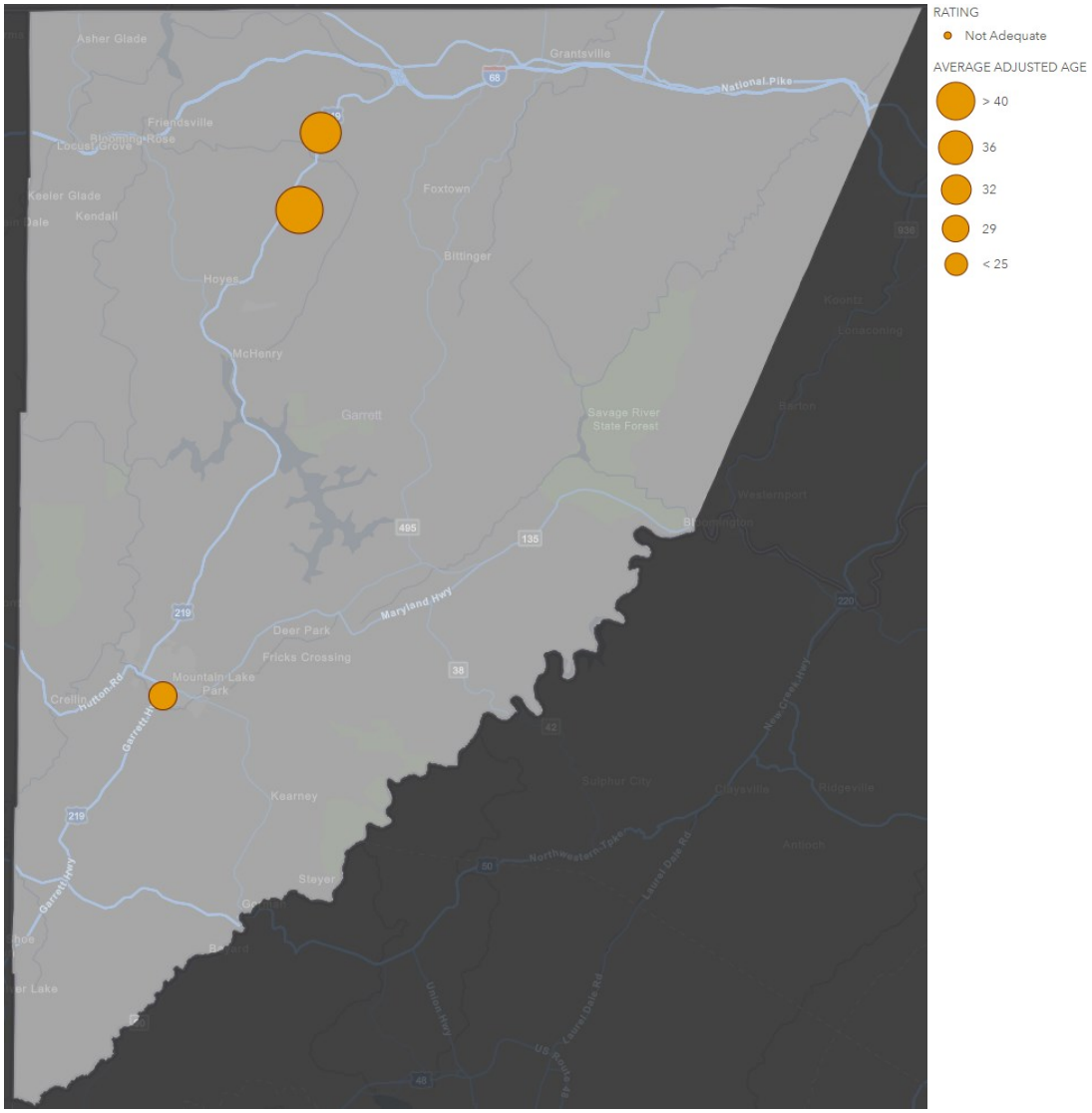
Dirty sinks and HVAC grilles were identified in two facilities. Pest activity was observed in two buildings, one of which was in a food storage area. Custodial activities and pest inspections were not identified in the PM Maintenance Log.

GARRETT COUNTY

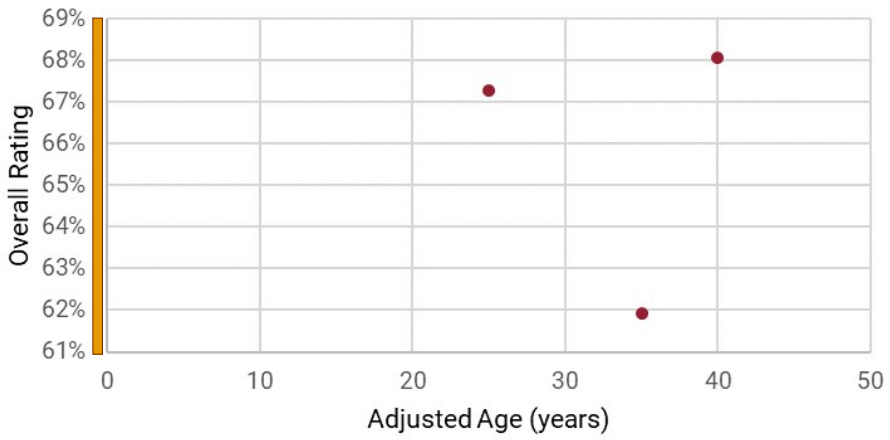
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	1
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	1
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	1
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	1
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	1
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	1
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	2
	Fire and Safety Systems & Utility Controls	0	3
	Conveyances	0	0
	Total	**0**	**16**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- Regularly scheduled playground inspections should be created and tracked using the CMMS. Additional training on playground maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

- The CMMS should be used to track custodial responsibilities in order to establish and ensure accountability.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain areas.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

HARFORD COUNTY

Total School Facilities Assessed in FY 2024: 5


Abingdon Elementary

Fiscal Year 2024: Key Facts

53 facilities

Harford County has 53 active school facilities.

+ 1 facility since FY 2023.

32.6 years old

The average adjusted age of all 53 school facilities is 32.6 years old.

+ 0.7 years since FY 2023.

~ 6.0 M GSF

Harford County maintains 5,991,468 GSF throughout its 53 school facilities. It has the 8th greatest amount of GSF of LEAs in MD.

- 62,830 SF since FY 2023.

> $2.8 B

The current replacement value for Harford County's GSF, at the IAC's current replacement cost/SF, is greater than $2.8 B.

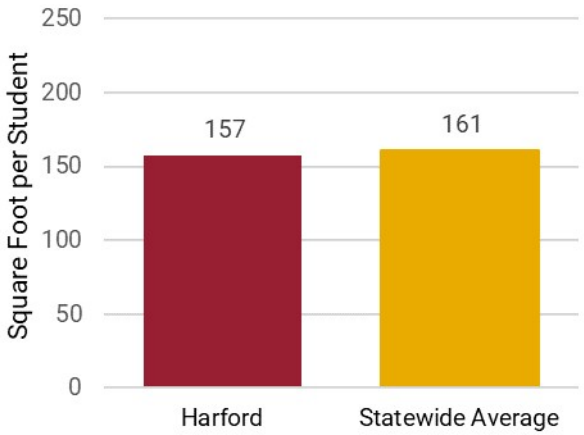
67.62% (Not Adequate) = Average Overall Rating for FY 2024

+ 0.20% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	1	1		2
Not Adequate	1	1	1	3
Poor				
Totals	2	2	1	**5**

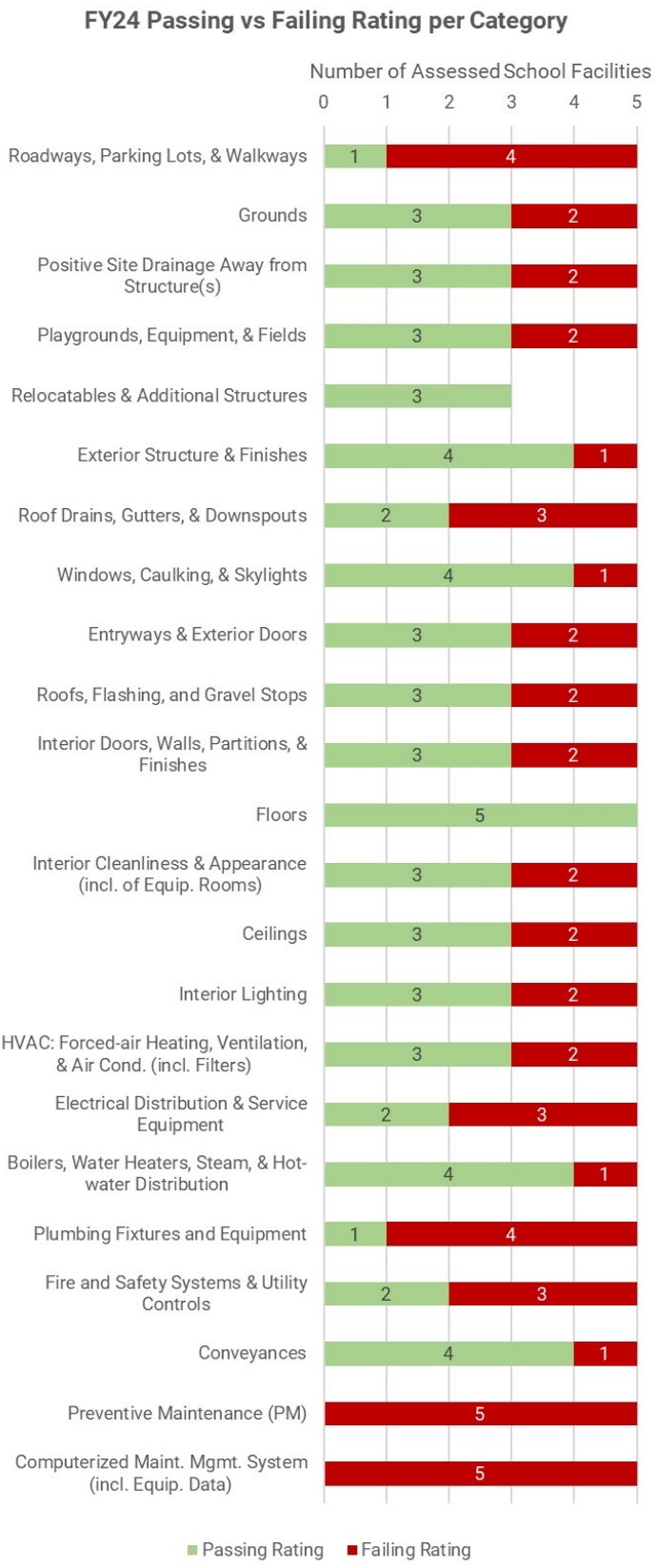
Average Square Foot per Student



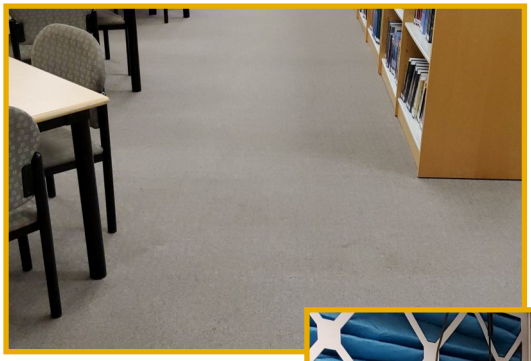
HARFORD COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Aberdeen Middle (12.006)	Middle	196,800	50	Adequate	1	2	13	6	0	0	4
2. North Harford High (12.016)	High	245,238	16	Not Adequate	0	0	15	8	0	0	3
3. Havre de Grace Elementary (12.028)	Elementary	65,085	28	Adequate	2	0	13	8	0	0	3
4. Fallston Middle (12.030)	Middle	130,284	29	Not Adequate	0	2	12	9	0	0	6
5. Abingdon Elementary (12.049)	Elementary	91,229	28	Not Adequate	0	1	14	7	0	0	6
				Totals	3	5	67	38	0	0	22
				Percentage of Total Ratings for System	3%	4%	59%	34%	0%		



Strengths



The floors appeared to be well maintained. Most of the tile and carpet flooring were intact with no signs of deterioration or damage. Daily and weekly floor care activities were outlined in the custodial scope of work.

The HVAC filters, coils, and belts appeared to be serviced regularly at most facilities. The building temperatures felt balanced and comfortable. Multiple HVAC assets were included in the PM schedules.

The boilers and water heaters appeared to be free from corrosion and function as intended. The applicable equipment had current DLLR certificates displayed at three facilities. All five facilities received an Adequate rating for Boilers, Water Heaters, Steam, & Hot-water Distribution.

Most of the exterior doors functioned as intended with hardware intact. Many of the exterior doors were labeled for maintenance and emergency services.

Weaknesses

Over 60% of open work orders were aged over 30 days at each facility. At four facilities, less than 25% of completed work orders included action taken comments. Corrective work orders did not appear to be entered or tracked in the CMMS at four facilities following bleacher and/or fire and safety inspection reports where issues or failed items were noted.

Missing and/or expired backflow preventer inspection tags were observed at three facilities. The backflow preventers were not included in the PM schedules. Four facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.

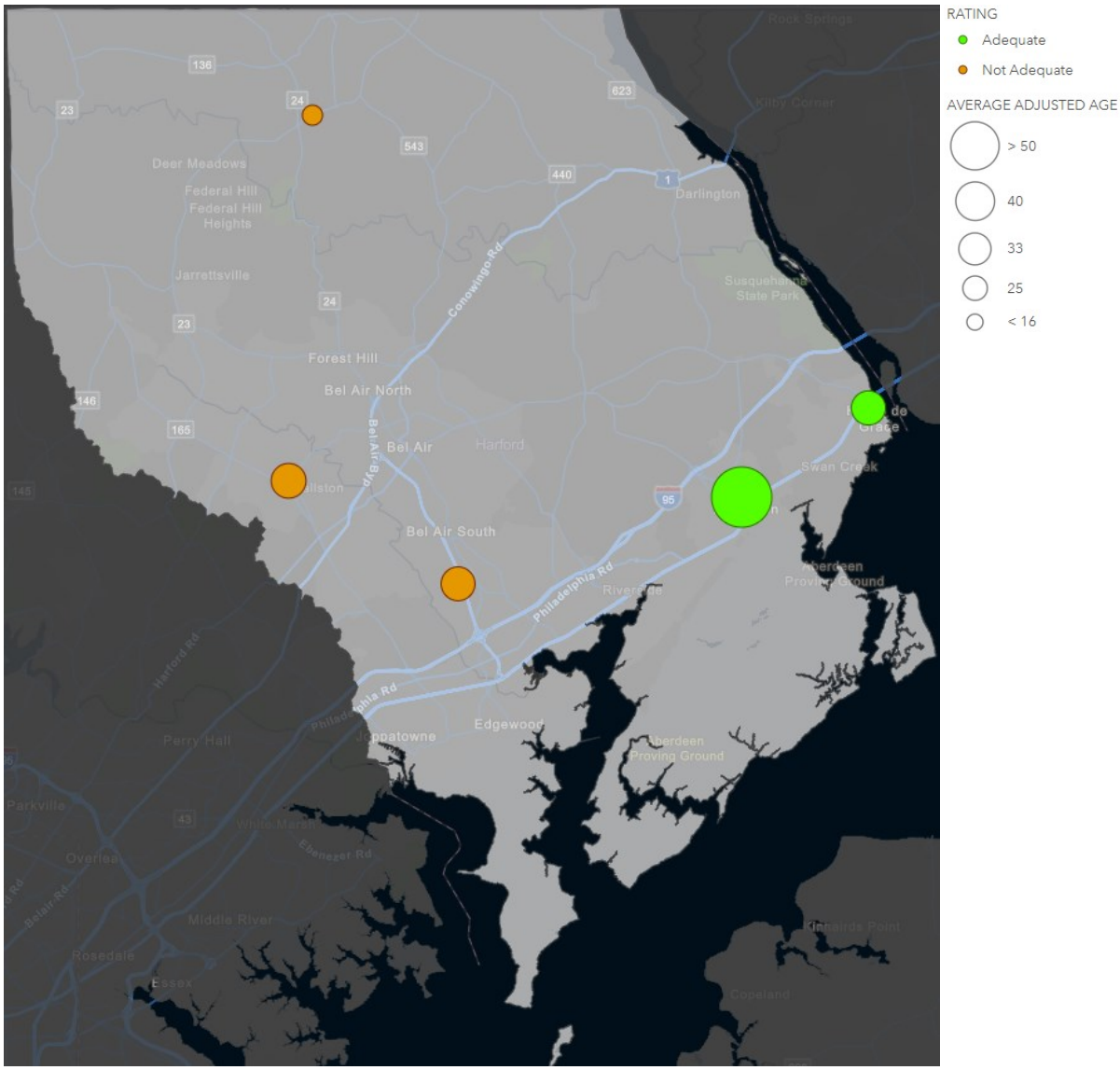
Cracked and deteriorated parking and/or walking surfaces were observed at all five facilities. Vegetative growth and debris were also present in many instances. Driving and walking surface maintenance was not included in the PM schedules.

Substantial amounts of debris were obstructing roof drains at one facility. Leaking and/or missing gutter sections were identified at two facilities. Three facilities received a Not Adequate rating for Roof Drains, Gutters, & Downspouts.

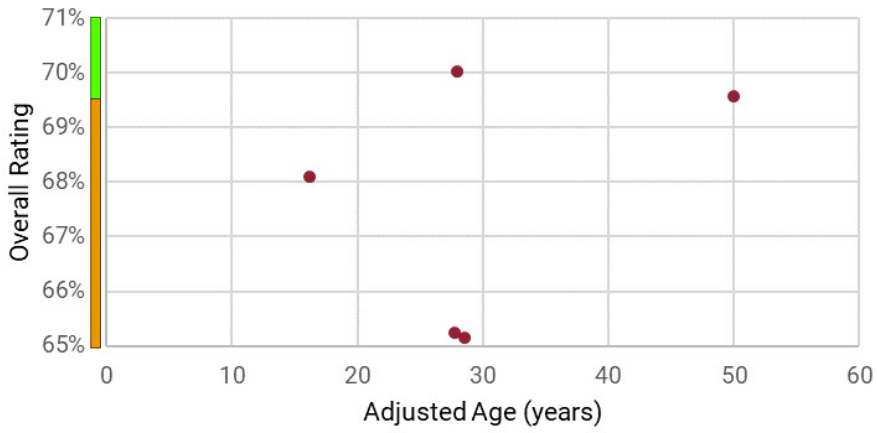
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	2
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	1
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	1
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	2
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	1
	Interior Lighting	0	1
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	2
	Electrical Distribution & Service Equipment	0	3
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	2
	Fire and Safety Systems & Utility Controls	0	3
	Conveyances	0	0
	Total	**0**	**22**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Roadways, parking lots, and walkways should be added to the PM schedule. Consider applying sealants to asphalt surfaces to slow deterioration until such assets can be resurfaced.
- More frequent routine roof drain and gutter inspections are recommended to ensure that all drainage systems are free and clear of obstruction. This is especially crucial at facilities with large trees on the property. These inspections should be scheduled and tracked using the CMMS.
- Backflow preventer inspections should be scheduled and completed at the appropriate frequency. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.
- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans.
- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.
- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

HOWARD COUNTY

Total School Facilities Assessed in FY 2024: 7

Wilde Lake High

Fiscal Year 2024: Key Facts

76 facilities

Howard County has 76 active school facilities.

No change since FY 2023.

20.4 years old

The average adjusted age of all 76 school facilities is 20.4 years old.

- 1.2 years since FY 2023.

> 8.5 M GSF

Howard County maintains 8,527,365 GSF throughout its 76 school facilities. It has the 6th greatest amount of GSF of LEAs in MD.

+ 276,485 SF since FY 2023.

~ $4.1 B

The current replacement value for Howard County's GSF, at the IAC's current replacement cost/SF, is approximately $4.1 B.

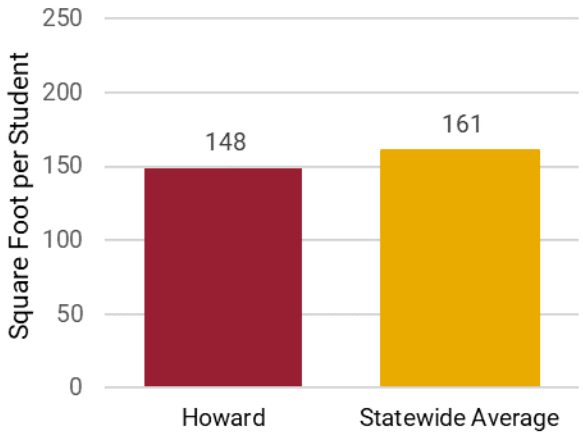
73.08% (Adequate) = Average Overall Rating for FY 2024

+ 0.88% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good		1		1
Adequate	3	1	1	5
Not Adequate		1		1
Poor				
Totals	3	3	1	**7**

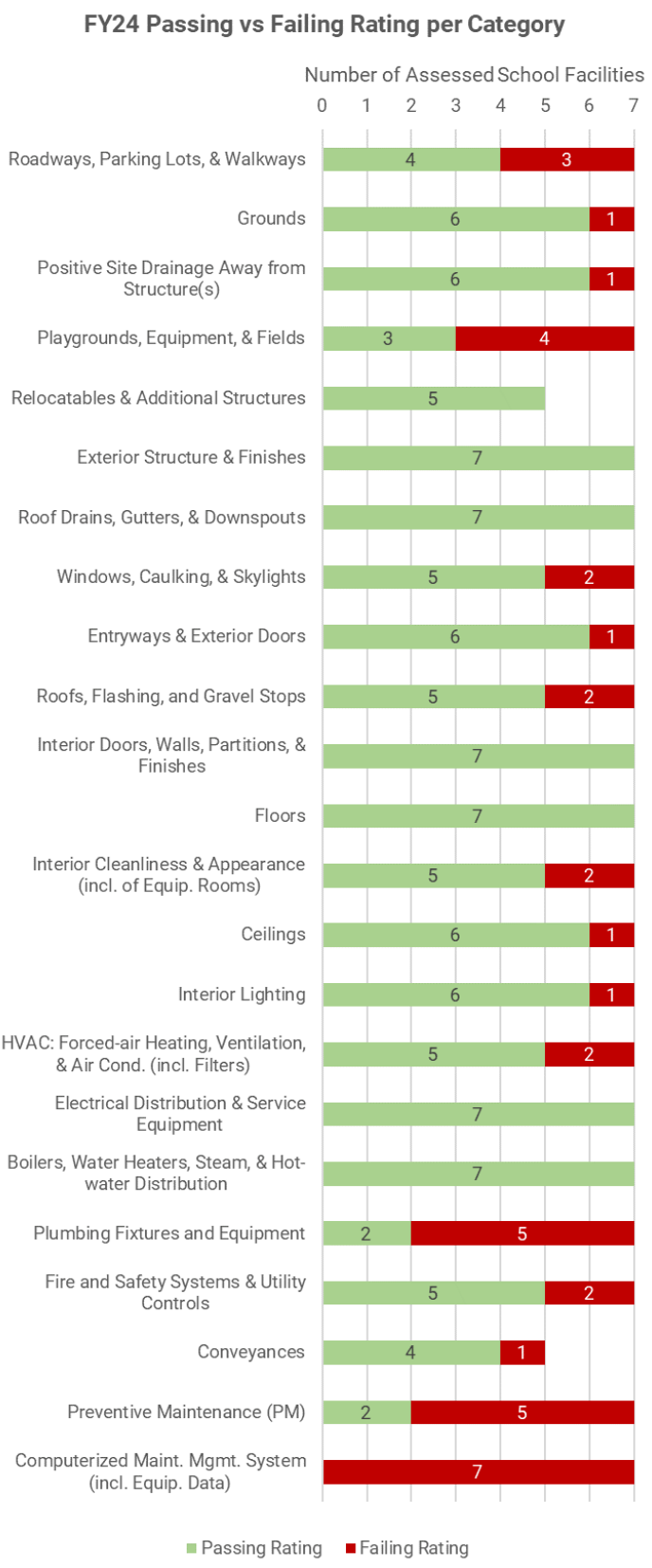
Average Square Foot per Student



HOWARD COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Dunloggin Middle (13.001)	Middle	79,220	23	Good	5	4	13	1	0	0	0
2. Forest Ridge Elementary (13.047)	Elementary	81,823	29	Adequate	1	4	14	3	0	0	0
3. Manor Woods Elementary (13.052)	Elementary	77,169	28	Adequate	0	4	14	4	0	0	2
4. Elkridge Landing Middle (13.054)	Middle	101,226	28	Not Adequate	0	1	13	8	0	0	4
5. Ilchester Elementary (13.057)	Elementary	75,438	26	Adequate	0	4	15	4	0	0	3
6. Wilde Lake High (13.058)	High	258,098	28	Adequate	3	4	12	4	0	0	3
7. Lime Kiln Middle (13.070)	Middle	95,092	24	Adequate	2	1	14	5	0	0	1
				Totals	11	22	95	29	0	0	13
				Percentage of Total Ratings for System	7%	14%	61%	18%	0%		

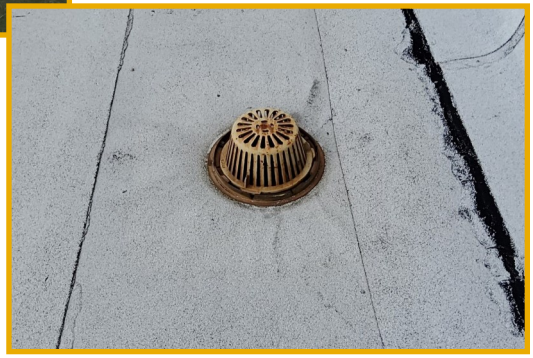


Strengths

Most of the tile and carpet flooring were intact with no signs of damage. Daily and weekly floor care activities were outlined in the Custodial Services Standards and Procedures document.

The electrical equipment throughout the facilities were well maintained. The electrical panels had detailed breaker schedules and most cords were covered by cord protectors in the classrooms. Generator inspections and yearly infrared testing were included in the PM schedules.

Most of the grounds appeared well maintained and free of trash and debris. Weekly grass mowing and monthly grounds-related pest management were included in the PM schedules. Four facilities received a Good rating for Grounds.



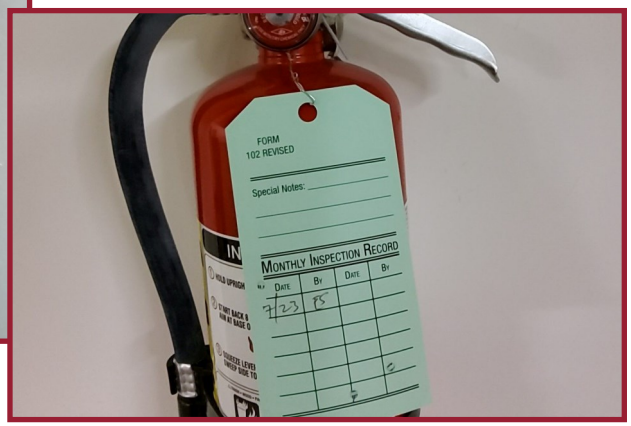
Most of the roof drain strainers appeared to be intact and free from obstruction. Semi-annual and yearly roof inspections were included in the PM schedules.

Weaknesses

Even though backflow preventer PM work orders were identified in the CMMS at each facility, five facilities were noted with expired or missing backflow preventer inspection tags. Five facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.

Each facility had several open PM work orders aged over 30 days, most of which had no progress notes. Several PM work orders were declined in the last year at each facility, mainly for HVAC assets. At five facilities, some work orders were identified with actual completion dates listed but remained in open status.

Dirty coils were observed in rooftop HVAC units at six facilities; some of these facilities were also identified with inoperable exhaust fans. Several HVAC-associated PM work orders were declined in the past year at every facility. Two facilities received a Not Adequate rating for HVAC.



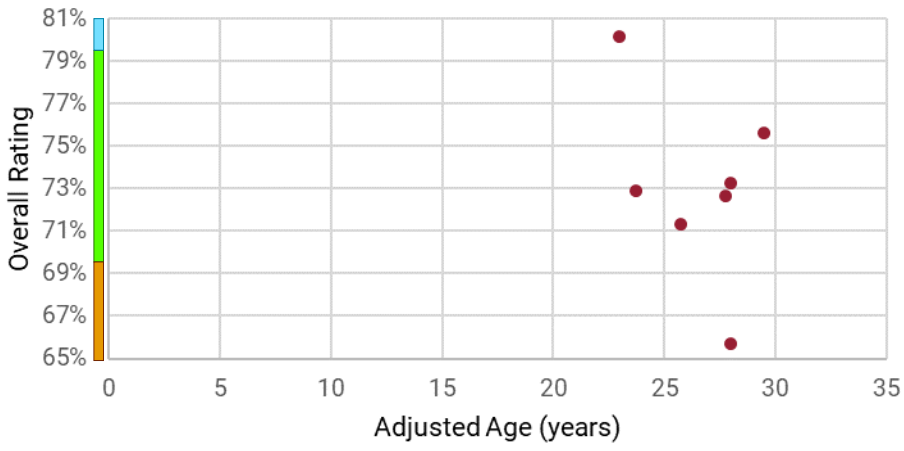
One or more fire extinguishers were missing monthly inspections at four facilities. Monthly fire extinguisher inspections were not included in the PM schedules.

FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	3
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	3
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	2
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	1
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	1
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**13**

Overall Rating vs Adjusted Building Age

Overall Rating vs. Adjusted Age



- Backflow preventer inspections should be scheduled and completed at the appropriate frequency. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- Create auto-populating PM work orders in the CMMS for all required tests and inspections of fire and life safety systems, DLLR-regulated assets, roofs, bleachers, and grandstands. These should include the asset data, due date or expiration of the current certificate, and the inspecting party. Work orders should populate sufficiently in advance for all scheduling to occur.

KENT COUNTY

Total School Facilities Assessed in FY 2024: 3


Kent County High

Fiscal Year 2024: Key Facts

5 facilities

Kent County has 5 active school facilities.

No change since FY 2023.

45.7 years old

The average adjusted age of all 5 school facilities is 45.7 years old.

+ 1 year since FY 2023.

> 0.4 M GSF

Kent County maintains 441,409 GSF throughout its 5 school facilities. It has the least amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.2 B

The current replacement value for Kent County's GSF, at the IAC's current replacement cost/SF, is greater than $0.2 B.

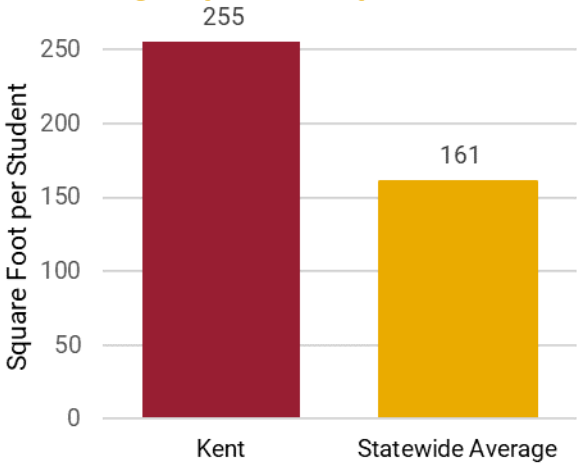
72.37% (Adequate) = Average Overall Rating for FY 2024

+ 3.63% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	1	1	1	3
Not Adequate				
Poor				
Totals	1	1	1	**3**

Average Square Foot per Student

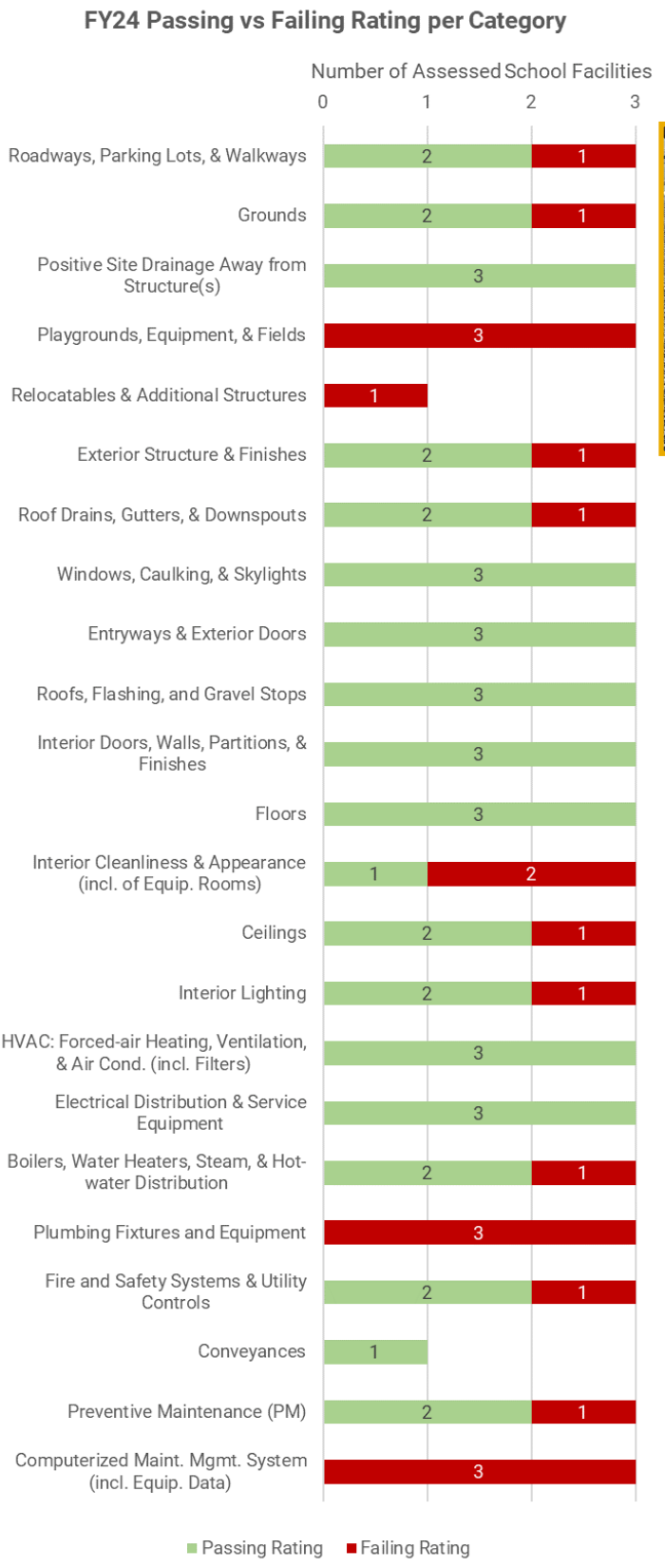


KENT COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Kent County Middle (14.003)	Middle	78,785	47	Adequate	0	2	13	6	0	0	1
2. Garnett Elementary (14.006)	Elementary	59,009	50	Adequate	1	3	12	5	0	0	2
3. Kent County High (14.007)	High	189,626	34	Adequate	2	4	9	8	0	0	3
				Totals	3	9	34	19	0	0	6
				Percentage of Total Ratings for System	5%	14%	52%	29%	0%		

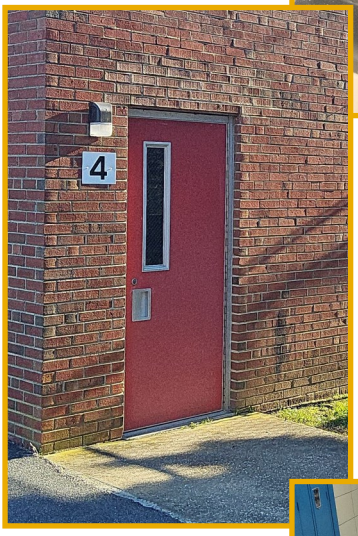
FY 2024 Results: Assessment Findings by Category



Strengths

The PM schedules were more developed than last fiscal year with additional assets incorporated, such as fire and safety systems, roofs, pest management, site drainage, and doors.

The windows appeared operable at all facilities. The interior and exterior caulk was intact and free of excessive weathering. Window and caulking inspections were identified in the PM schedules.



Most of the exterior doors functioned as intended. The exterior doors were labeled for maintenance and emergency services. Exterior doors were identified in the PM schedules. One facility earned a Superior rating for Entryways & Exterior Doors.

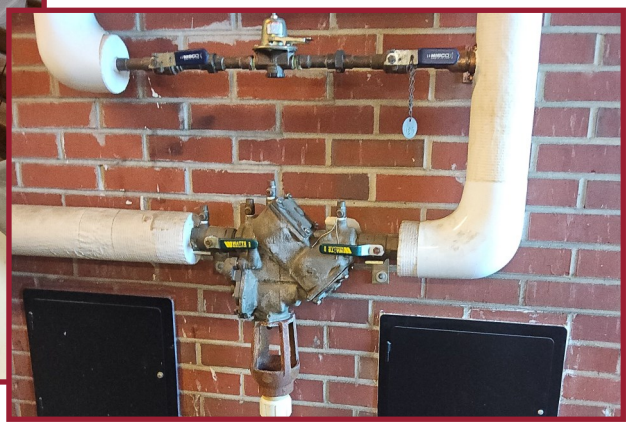
The terrazzo floors appeared to be well maintained. Flooring inspections were identified in the PM schedules. One facility earned a Superior rating for Floors.

Weaknesses

The CMMS did not have a field to enter action taken comments or progress notes. Over 40% of open work orders were aged beyond 30 days at each facility, most of which were corrective work orders. Out of all three facilities' CMMS histories, only one closed work orders was for a non-PM activity; all other closed work orders in the last year were PM work orders.

Deficiencies were identified in the bleacher inspection report at one facility with no follow-up corrective work orders input into the CMMS. The required bleacher inspection reports were not provided for the remaining two facilities.

Unsafe storage practices were noted at all three facilities. Evidence of pests was observed in food storage areas at two facilities.

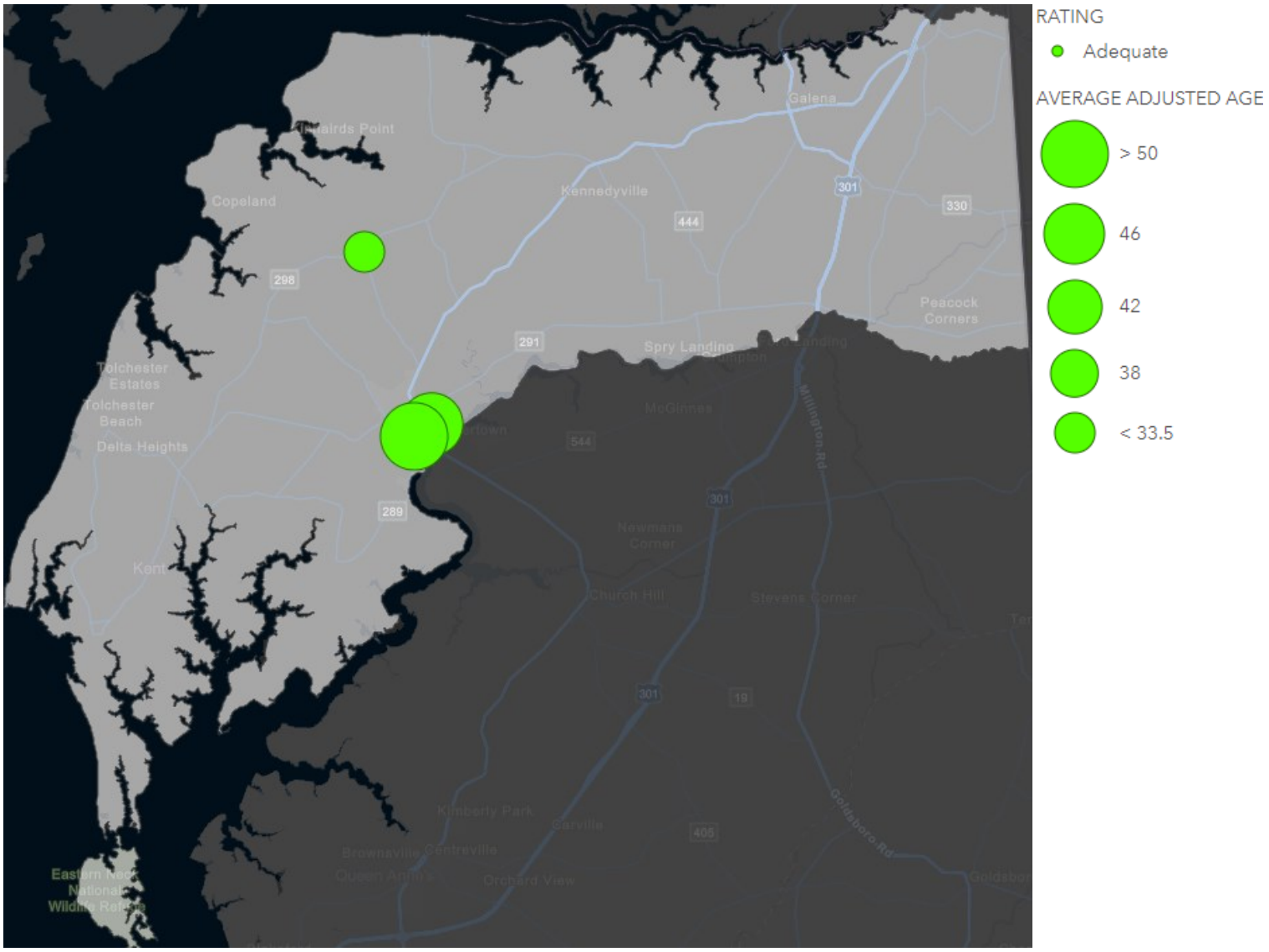


The backflow preventers were missing inspection tags in all three facilities. Backflow preventers were not included in the PM schedules. All three facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.

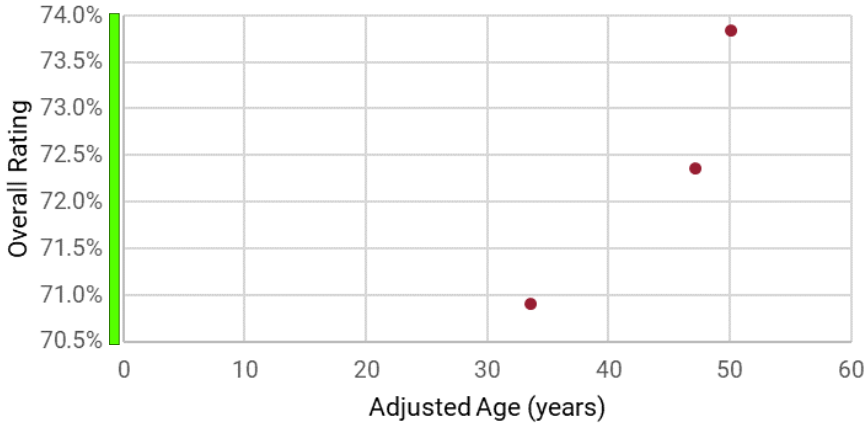
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	1
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	1
	Interior Lighting	0	1
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**6**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Backflow preventer inspections should be scheduled and completed at the appropriate frequency. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- Create auto-populating PM work orders in the CMMS for all required tests and inspections of fire and life safety systems, DLLR-regulated assets, roofs, bleachers, and grandstands. These should include the asset data, due date or expiration of the current certificate, and the inspecting party. Work orders should populate sufficiently in advance for all scheduling to occur.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- Training for staff should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and blockage of egress points.

MONTGOMERY COUNTY

Total School Facilities Assessed in FY 2024: 19

Westover Elementary

Fiscal Year 2024: Key Facts

212 facilities

Montgomery County has 212 active school facilities.

+ 2 facilities since FY 2023.

25.6 years old

The average adjusted age of all 212 school facilities is 25.6 years old.

- 0.3 years since FY 2023.

> 25.8 M GSF

Montgomery County maintains 25,832,149 GSF throughout its 212 school facilities. It has the greatest amount of GSF of LEAs in MD.

+ 684,898 SF since FY 2023.

> $12.4 B

The current replacement value for Montgomery County's GSF, at the IAC's current replacement cost/SF, is greater than $12.4 B.

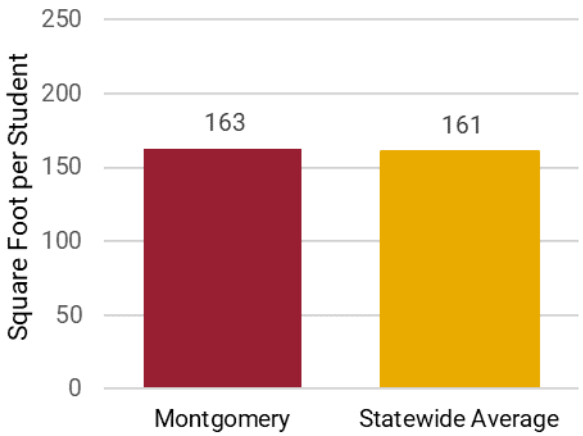
70.77% (Adequate) = Average Overall Rating for FY 2024

- 1.65% since FY 23

FY 2024 Overall Rating Results by School Type

	Alternate	Elementary	Middle	High	
Superior					
Good					
Adequate	1	7	3	2	13
Not Adequate		4		2	6
Poor					
Totals	1	11	3	4	**19**

Average Square Foot per Student



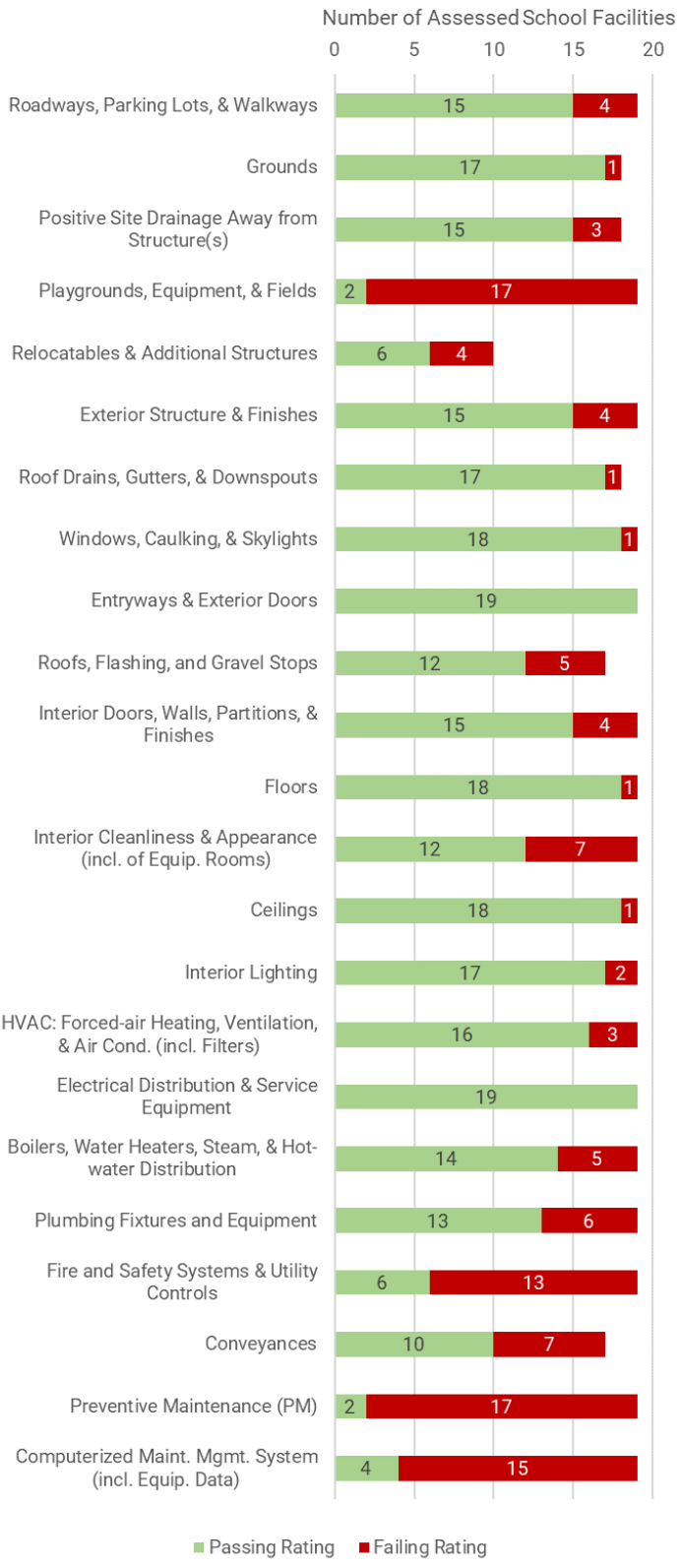
MONTGOMERY COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Richard Montgomery High (15.005)	High	311,500	17	Adequate	0	0	21	2	0	0	1
2. Grosvenor Center (15.016)	Alternate	36,770	66	Adequate	0	0	14	8	0	0	0
3. Magruder (Col. Zadok) High (15.045)	High	295,478	41	Adequate	1	0	14	8	0	0	0
4. Northwood High (15.046)	High	253,488	54	Not Adequate	1	0	16	6	0	0	6
5. Brookhaven Elementary (15.055)	Elementary	81,320	22	Adequate	0	0	17	5	0	0	0
6. Page (William T.) Elementary (15.102)	Elementary	58,726	21	Not Adequate	1	0	12	8	1	0	2
7. Candlewood Elementary (15.111)	Elementary	82,222	9	Adequate	1	1	17	3	0	0	0
8. Gaithersburg High (15.130)	High	427,048	11	Not Adequate	0	0	15	7	0	0	2
9. Waters Landing Elementary (15.153)	Elementary	101,352	29	Adequate	0	2	16	4	0	0	1
10. Greencastle Elementary (15.155)	Elementary	78,275	36	Not Adequate	0	1	15	7	0	0	3
11. Daly (Capt. James E.) Elementary (15.159)	Elementary	78,386	35	Adequate	0	0	15	4	0	0	0
12. Carson (Rachel) Elementary (15.163)	Elementary	78,547	34	Adequate	0	0	17	5	0	0	1
13. Farquhar (William) Middle (15.197)	Middle	135,626	8	Adequate	1	2	15	4	0	0	0
14. Cabin John Middle (15.209)	Middle	159,514	13	Adequate	0	2	15	5	0	0	1
15. Westover Elementary (15.232)	Elementary	54,645	50	Not Adequate	0	0	14	9	0	0	5
16. Monocacy Elementary (15.233)	Elementary	42,482	53	Adequate	0	2	17	3	0	0	0
17. Hoover (Herbert) Middle (15.241)	Middle	165,367	12	Adequate	0	0	18	5	0	0	0
18. Seven Locks Elementary (15.253)	Elementary	66,915	11	Adequate	1	2	15	4	0	0	1
19. Sligo Creek Elementary (15.264)	Elementary	87,744	24	Not Adequate	0	2	12	8	0	0	2
				Totals	6	14	295	105	1	0	25
				Percentage of Total Ratings for System	1%	3%	70%	25%	0%		

FY 2024 Results: Assessment Findings by Category

FY24 Passing vs Failing Rating per Category



Strengths

Most of the exterior doors functioned as intended with hardware intact. The exterior doors were labeled for maintenance and emergency services.

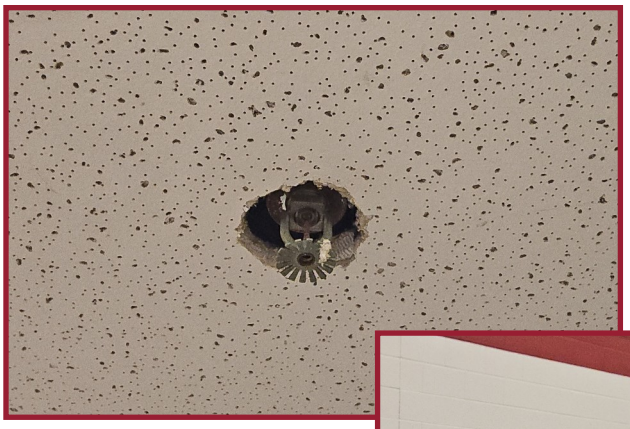
Most of the roof drains, gutters, and downspouts appeared to function as intended. Roof drainage systems were included in the annual roof inspection reports.

Most electrical panels appeared to have detailed breaker schedules and be locked in student-accessible areas. No issues or concerns were observed with the electrical distribution or service equipment at six facilities. Five facilities received a Good rating for Electrical Distribution & Service Equipment.

The grounds and stormwater management areas appeared to be maintained at most facilities. 17 facilities received a passing rating for Grounds.

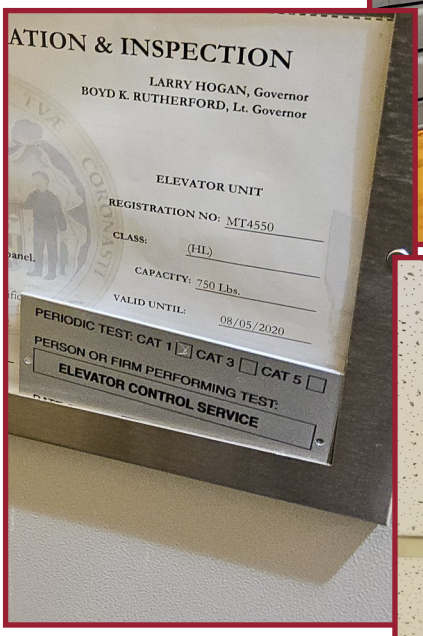
Weaknesses

Ten facilities were observed with one or more escutcheons missing. Fire extinguishers were missing monthly inspections at seven facilities. The required fire alarm and sprinkler system inspection reports were not provided for three facilities.



Most of the required annual playground and bleacher inspection reports were not provided when applicable. The playground inspections and some bleacher inspections were not included in the PM schedules. 16 facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

The DLLR certificates for the conveyances were expired at six facilities. Vertical lifts appeared to be non-operational at three facilities. Of the 17 applicable facilities, most either did not include conveyances in their PM schedule or had no completed PM work orders in the past year.

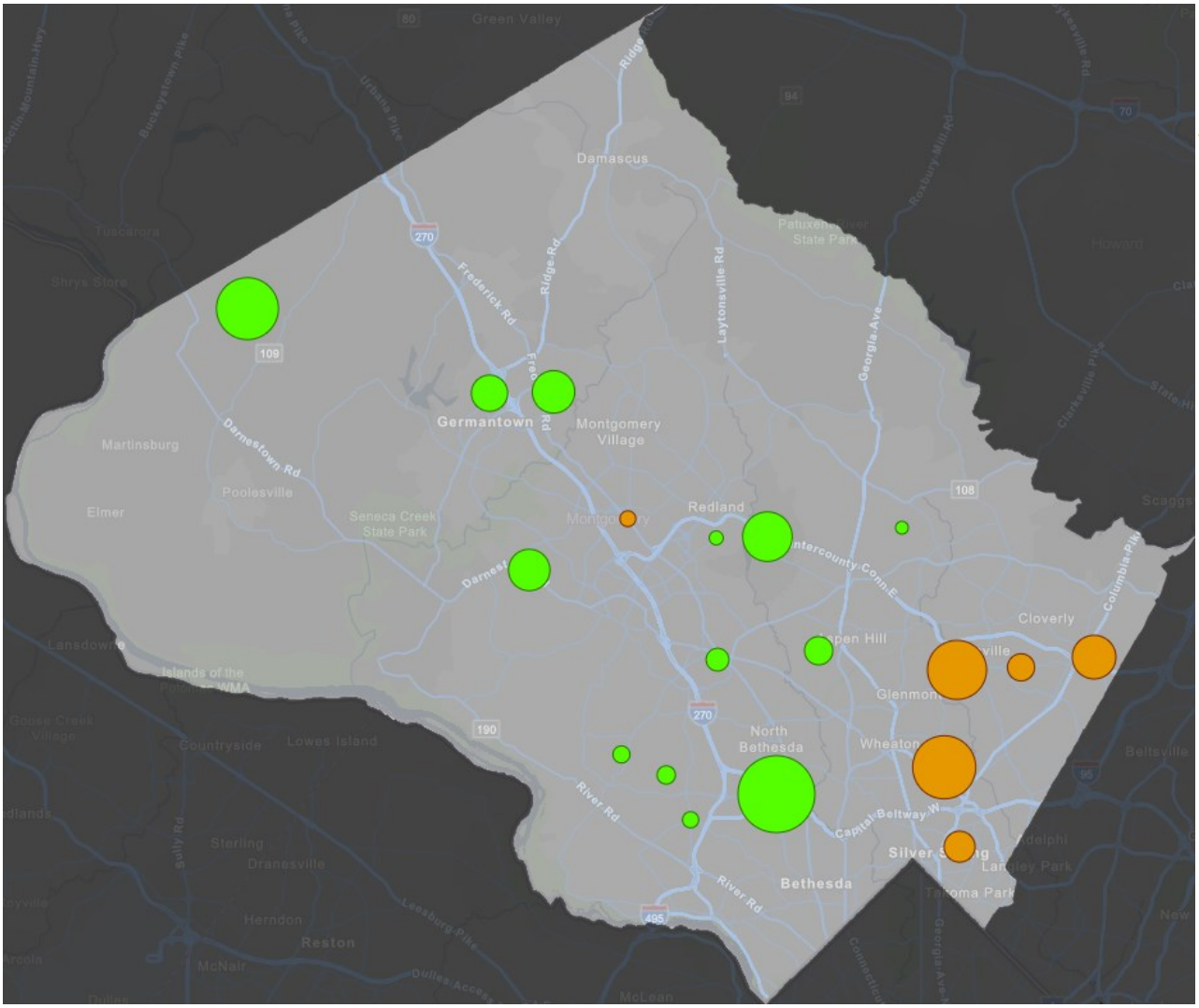


Several assets were not identified in the PM schedules, including HVAC equipment, pumps, emergency lights, and plumbing fixtures. Some PM work orders did not include work request descriptions. At 11 facilities, over 50% of open PM work orders were aged over 30 days.

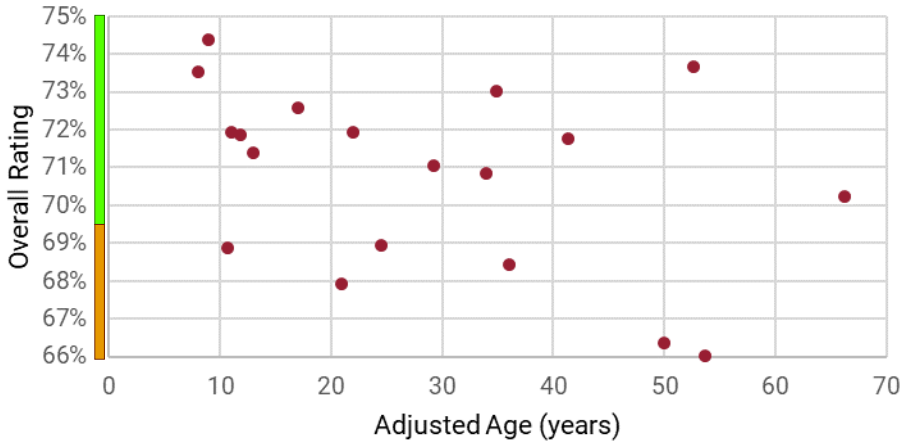
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	2
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	2
	Relocatables & Additional Structures	0	2
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	2
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	2
	Floors	0	1
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
	Ceilings	0	0
	Interior Lighting	0	2
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	2
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	2
	Plumbing Fixtures and Equipment	0	1
	Fire and Safety Systems & Utility Controls	0	5
	Conveyances	0	1
	Total	**0**	**25**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

- Create auto-populating PM work orders in the CMMS for all required tests and inspections of fire and life safety systems, DLLR-regulated assets, roofs, bleachers, and grandstands. These should include the asset data, due date or expiration of the current certificate, and the inspecting party. Work orders should populate sufficiently in advance for all scheduling to occur.

- The PM activities identified in the Preventative Maintenance Tasks and Tasks for Building Service Staff documents should be incorporated into the CMMS. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted and identified as inspection deficiencies. This will help identify trends and common issues in order to better proactively maintain areas.

PRINCE GEORGE'S COUNTY


Cool Spring Elementary

Total School Facilities Assessed in FY 2024: 18

Fiscal Year 2024: Key Facts

196 facilities

Prince George's County has 196 active school facilities.

- 2 facilities since FY 2023.

39.8 years old

The average adjusted age of all 196 school facilities is 39.8 years old.

+ 0.03 years since FY 2023.

> 18.9 M GSF

Prince George's County maintains 18,922,353 GSF throughout its 196 school facilities. It has the 2nd greatest amount of GSF of LEAs in MD.

+ 209,686 SF since FY 2023.

~ $9.1 B

The current replacement value for Prince George's County's GSF, at the IAC's current replacement cost/SF, is approximately $9.1 B.

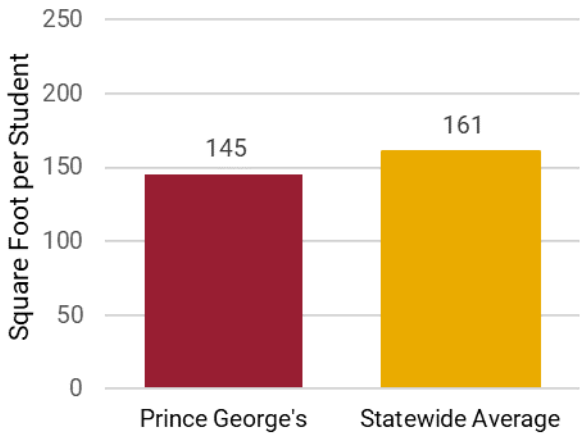
67.54% (Not Adequate) = Average Overall Rating for FY 2024

+ 3.84% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	PreK-8	Middle	High	
Superior					
Good					
Adequate	6	2		1	9
Not Adequate	5			2	7
Poor	1			1	2
Totals	12	2		4	**18**

Average Square Foot per Student

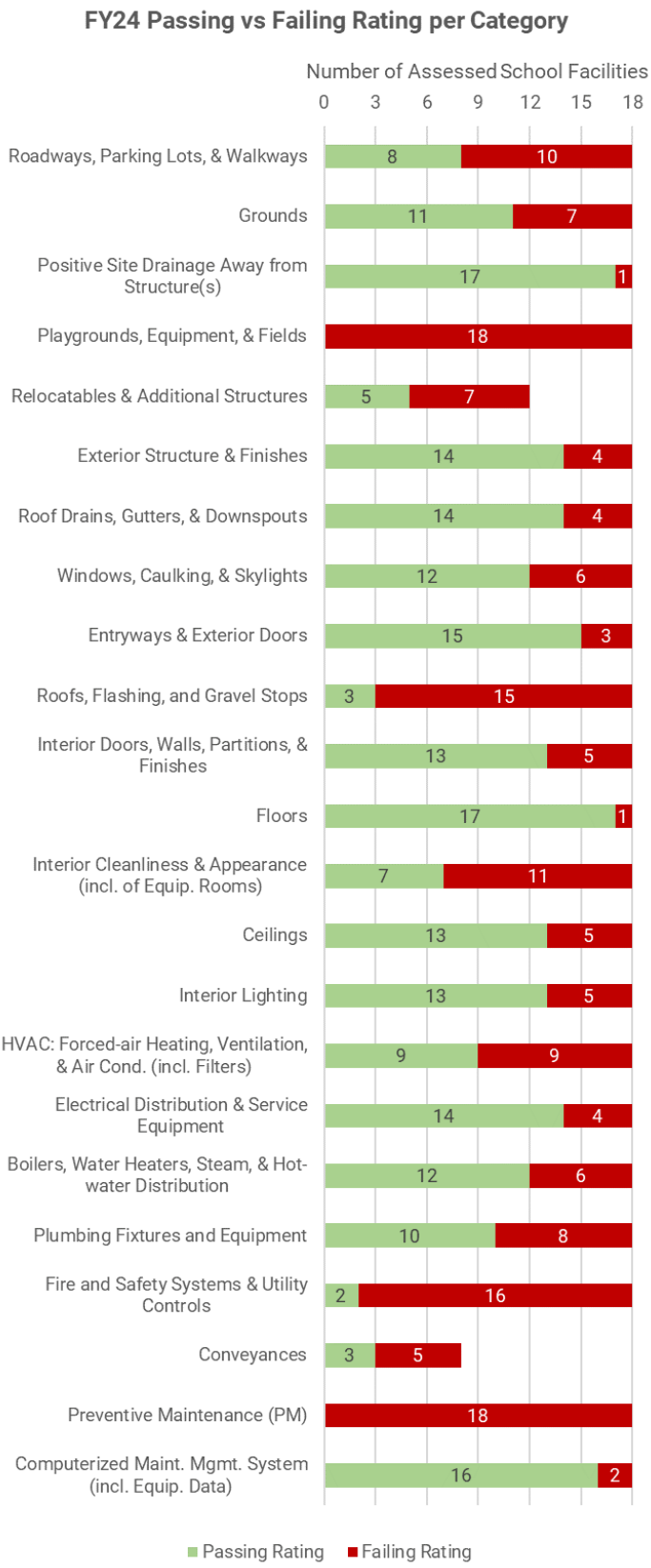


PRINCE GEORGE'S COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated) Superior	Good	Adequate	Not Adequate	Poor	Deficiencies Major	Minor
1. Accokeek Academy (Eugene Burroughs) (16.005)	PreK-8	133,544	9	Adequate	0	0	18	3	0	0	1
2. Largo High (16.011)	High	243,581	46	Not Adequate	0	0	14	9	0	0	4
3. Crossland High (16.033)	High	335,141	54	Adequate	0	0	16	7	0	0	0
4. Woodridge Elementary (16.052)	Elementary	31,687	42	Not Adequate	0	0	13	10	0	0	2
5. Riverdale Elementary (16.079)	Elementary	64,800	45	Not Adequate	1	0	11	10	0	0	5
6. High Point High (16.085)	High	318,376	60	Poor	0	0	7	16	0	1	10
7. Valley View Elementary (16.118)	Elementary	52,431	53	Adequate	0	0	14	7	0	0	0
8. Overlook Elementary (16.129)	Elementary	47,649	47	Adequate	0	0	13	8	0	0	2
9. Cool Spring Elementary (16.134)	Elementary	139,211	29	Poor	0	0	7	16	0	0	13
10. Catherine T. Reed Elementary (16.144)	Elementary	56,889	40	Adequate	0	0	16	6	0	0	2
11. Accokeek Academy Annex (H. Ferguson) (16.172)	Elementary	67,538	9	Adequate	0	1	15	7	0	0	0
12. Charles Herbert Flowers High (16.174)	High	332,500	23	Not Adequate	0	0	14	9	0	0	8
13. Kettering Elementary (16.188)	Elementary	57,651	41	Adequate	0	0	16	5	0	0	1
14. Allenwood Elementary (16.205)	Elementary	48,686	28	Adequate	0	0	14	7	0	0	0
15. Port Towns Elementary (16.218)	Elementary	77,586	19	Not Adequate	0	0	10	13	0	0	7
16. Berwyn Heights Elementary (16.220)	Elementary	45,387	21	Not Adequate	0	0	16	6	0	0	3
17. William W. Hall Academy (16.226)	PreK-8	100,000	18	Adequate	0	0	16	5	0	0	2
18. Bond Mill Elementary (16.233)	Elementary	58,325	48	Not Adequate	0	0	15	7	0	0	4
				Totals	1	1	245	151	0	1	64
				Percentage of Total Ratings for System	0%	0%	62%	38%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

Most electrical panels appeared to have detailed breaker schedules. No issues or concerns were observed with the electrical distribution or service equipment at six facilities.

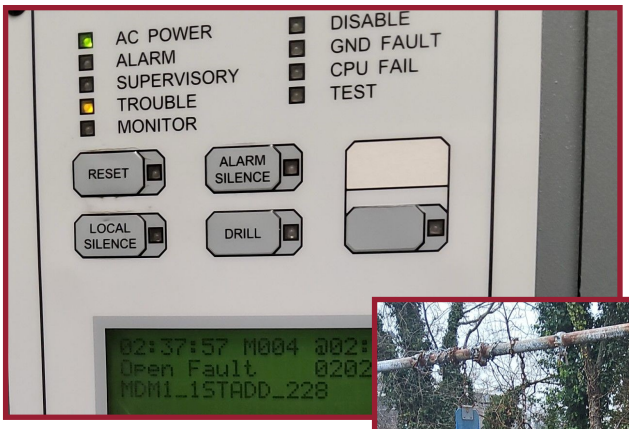
No issues or concerns were observed with the interior lighting at two facilities. Most interior lighting fixtures were functional in instructional and common areas at most facilities.

No evidence of water infiltration at the building foundation was observed at any facility. Most building perimeters appeared to be free of ponding, erosion, and vegetative growth against their foundations. 17 facilities received an Adequate rating for Positive Site Drainage Away from Structure(s).

Most of the roof drains appeared intact, functional, and free of obstructions. One facility earned a Superior rating for Roof Drains, Gutters, & Downspouts.

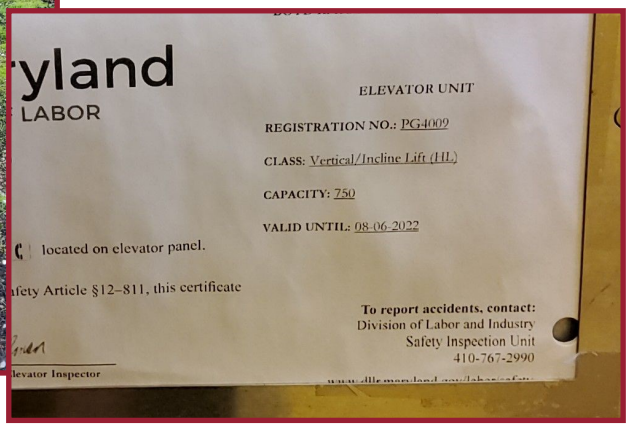
Weaknesses

The required fire alarm and sprinkler system inspection reports were not provided for seven facilities. Deficiencies were identified in the fire and safety inspection reports at eight facilities with no follow-up corrective work orders input into the CMMS. 14 facilities received a Not Adequate rating for Fire and Safety Systems & Utility Controls.



Most facilities did not provide the required playground and/or bleacher inspection reports when applicable. Most facilities also did not have any completed PM work orders for playgrounds or bleachers in the past year. 17 facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

Vegetative growth and/or debris, ponding water, and cracked sealants were observed at most facilities. The required roof inspection reports were not provided for 10 facilities. 15 facilities received a Not Adequate rating for Roofs, Flashing, and Gravel Stops.

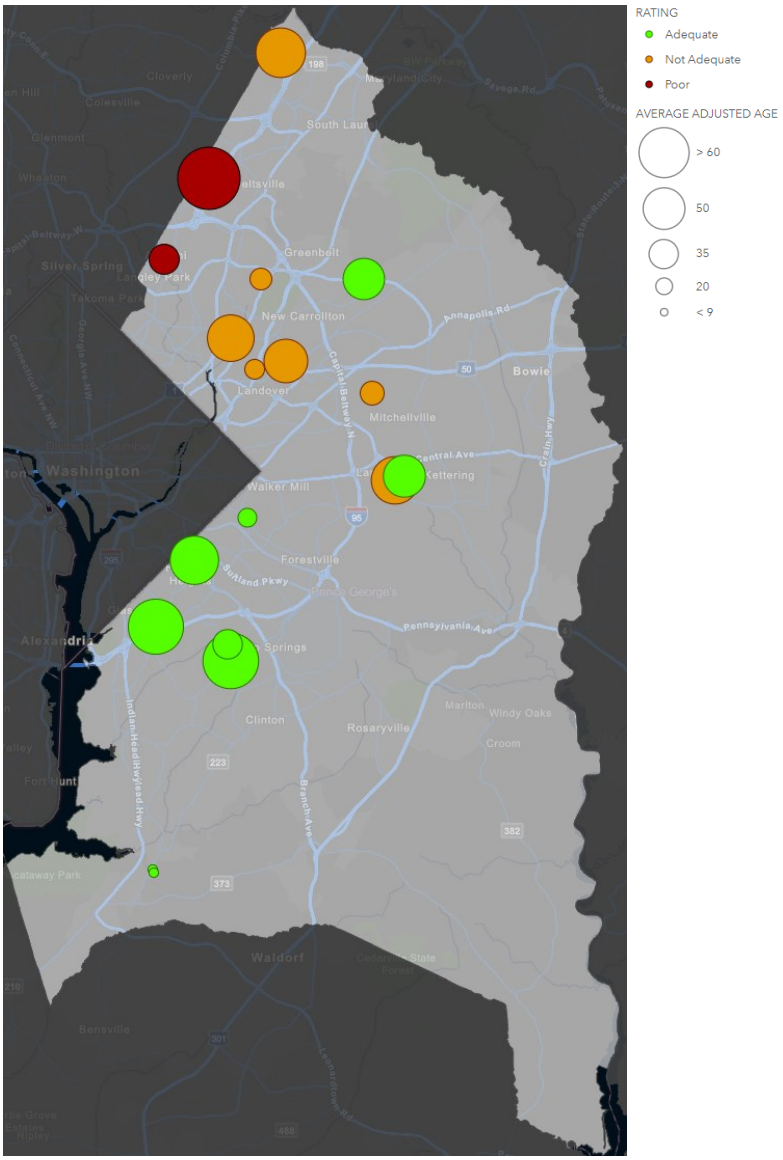


The DLLR certificates for the elevators and/or chairlifts were expired at six out of the eight facilities with conveyances. No PM work orders were completed in the past year. Five facilities received a Not Adequate rating for Conveyances.

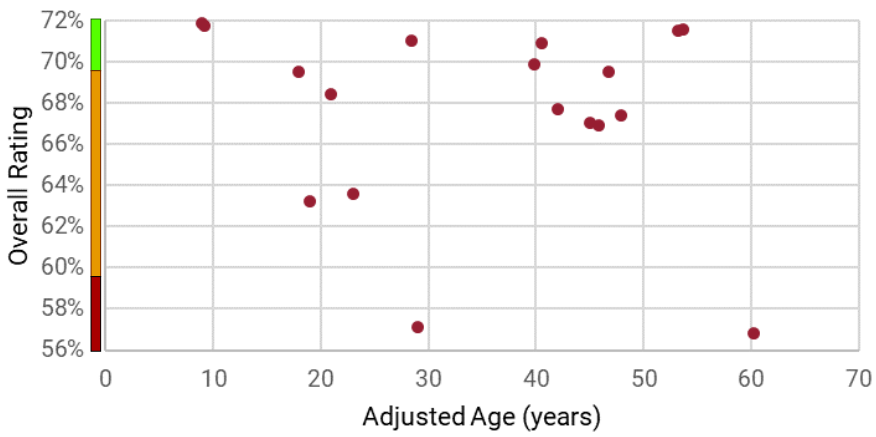
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	5
	Grounds	0	3
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	1	4
	Relocatables & Additional Structures	0	4
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	2
	Windows, Caulking, & Skylights	0	2
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	1
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	4
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	5
	Ceilings	0	3
	Interior Lighting	0	5
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	2
	Electrical Distribution & Service Equipment	0	4
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	3
	Plumbing Fixtures and Equipment	0	5
	Fire and Safety Systems & Utility Controls	0	8
	Conveyances	0	3
	Total	**1**	**64**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All assets should have auto-populating PM work orders created in the CMMS. These work orders should be scheduled to ensure the activities occur at industry-standard frequencies and within a reasonable timeframe of the expected completion.

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- Create auto-populating PM work orders in the CMMS for all required tests and inspections of fire and life safety systems, DLLR-regulated assets, roofs, bleachers, and grandstands. These should include the asset data, due date or expiration of the current certificate, and the inspecting party. Work orders should populate sufficiently in advance for all scheduling to occur.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- A field should be created in the CMMS to track the days each work order has aged to help identify causes of possible bottlenecks and streamline workflow processes. Fields should also be set up to track labor hours and costs to assist in establishing predictable cost trends and support more efficient resource management.

QUEEN ANNE'S COUNTY

Total School Facilities Assessed in FY 2024: 3

Stevensville Middle

Fiscal Year 2024: Key Facts

14 facilities

Queen Anne's County has 14 active school facilities.

No change since FY 2023.

22.3 years old

The average adjusted age of all 14 school facilities is 22.3 years old.

+ 0.3 years since FY 2023.

~ 1.3 M GSF

Queen Anne's County maintains 1,302,658 GSF throughout its 14 school facilities. It has the 18th greatest amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.6 B

The current replacement value for Queen Anne's County's GSF, at the IAC's current replacement cost/SF, is greater than $0.6 B.

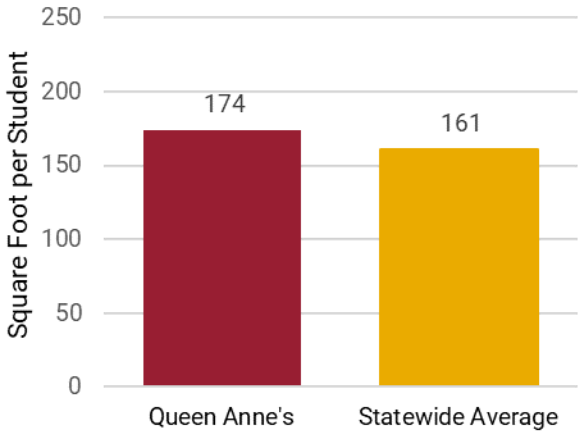
68.91% (Not Adequate) = Average Overall Rating for FY 2024

- 1.58% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	1			1
Not Adequate	1	1		2
Poor				
Totals	2	1		3

Average Square Foot per Student



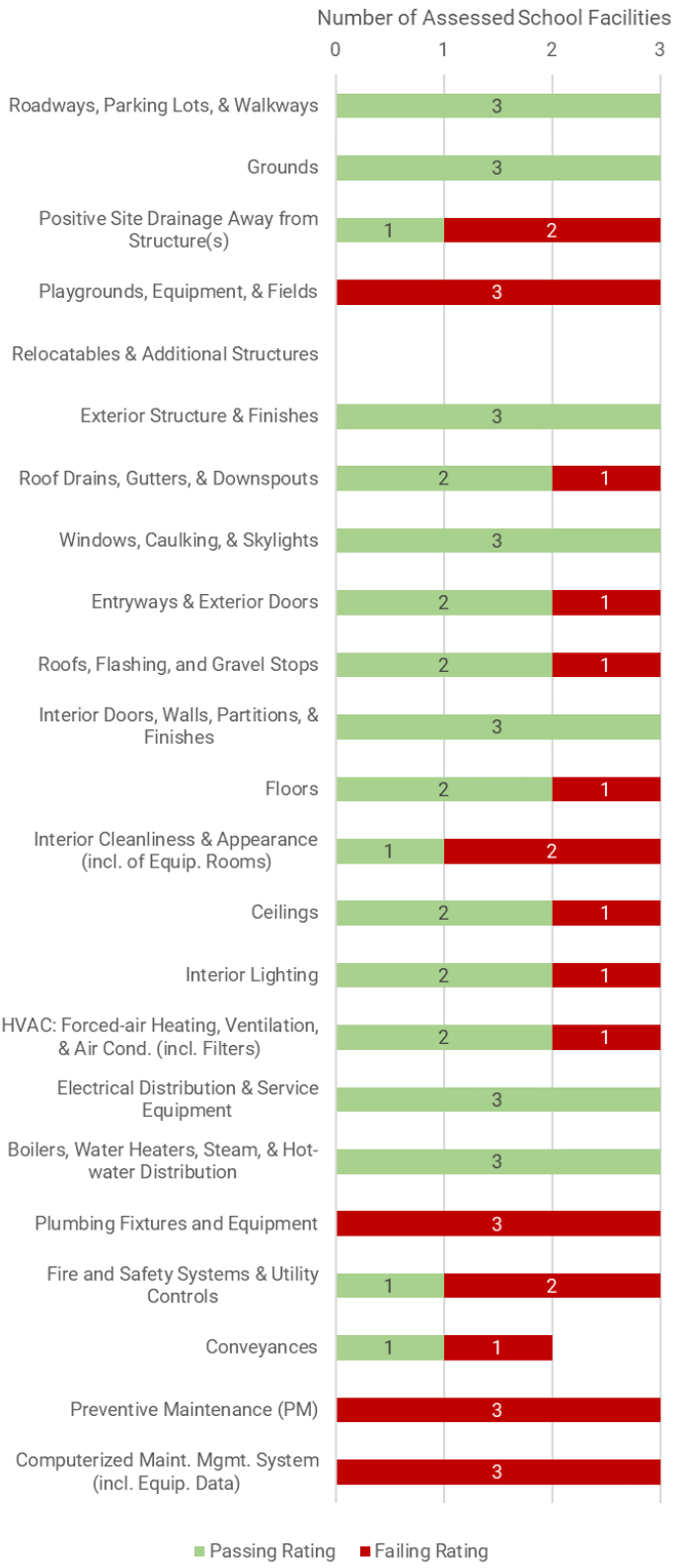
QUEEN ANNE'S COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Stevensville Middle (17.006)	Middle	97,235	7	Not Adequate	0	0	14	8	0	0	3
2. Kent Island Elementary (17.007)	Elementary	73,889	15	Adequate	0	0	16	6	0	0	0
3. Matapeake Elementary (17.024)	Elementary	68,221	19	Not Adequate	0	0	13	8	0	0	2
				Totals	0	0	43	22	0	0	5
				Percentage of Total Ratings for System	0%	0%	66%	34%	0%		

FY 2024 Results: Assessment Findings by Category

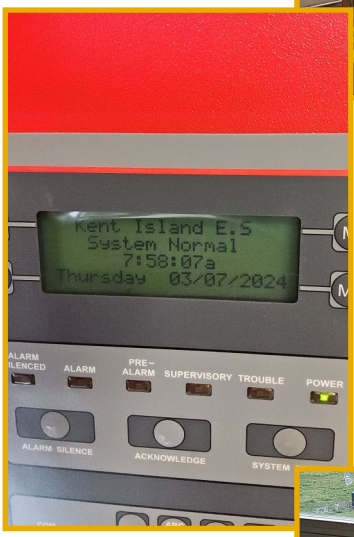
FY24 Passing vs Failing Rating per Category



Strengths

The fire alarm actuated doors closed and latched as intended. All restroom partitions appeared to be functional.

No delivery issues were observed with the domestic hot water systems. All water heaters had current DLLR certificates displayed.

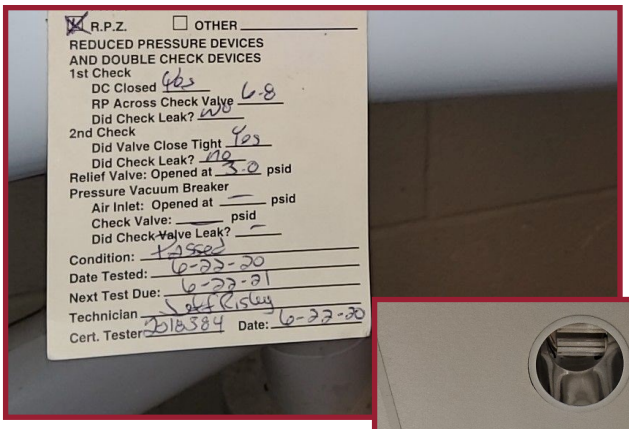


The fire alarm systems were in normal status at all three facilities. The required fire and safety system inspection reports were provided. It appeared that follow-up corrective work orders were created in the CMMS to address any issues noted in the fire and safety system inspection reports.

The windows and skylights appeared functional and weathertight at all facilities. One facility had no issues or concerns noted.

Weaknesses

It appeared the last annual backflow preventer inspections took place in 2020 at all three facilities. Leaking plumbing fixtures were observed at two facilities. Backflow preventers and plumbing fixtures were not included in the PM schedules. All three facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.



While the CMMS included a days aged field, it was unable to identify creation or completion dates for any work order. The CMMS did not have a field to enter action taken comments or progress notes. Over 70% of open work orders were aged over 30 days at each facility, and each facility had one or more open work orders aged over 200 days.

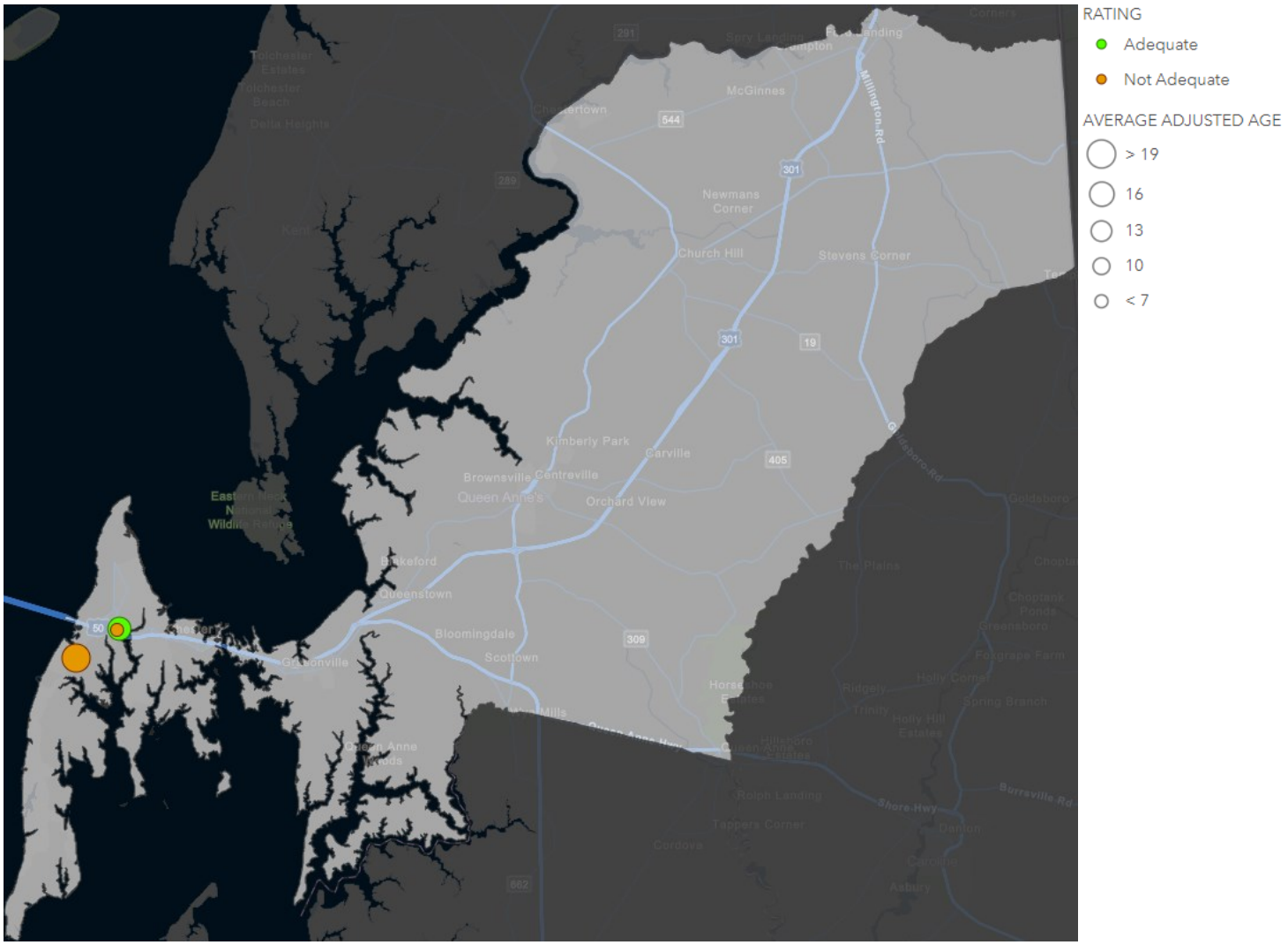
Deficiencies were identified in the bleacher inspection report at one facility with no follow-up corrective work orders input into the CMMS. The required playground and bleacher inspection reports were not provided for the remaining two facilities. Playgrounds, equipment, and fields were not included in the PM schedules.

Unsafe storage practices and clutter were noted at one facility. Evidence of pests was observed at all three facilities, one of which was in a food storage area. Custodial and pest management activities were not included in the PM schedules.

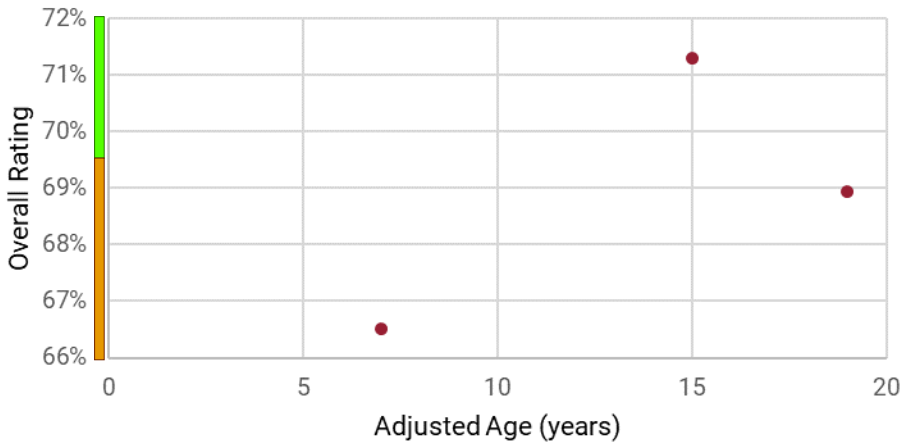
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	1
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	1
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	1
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**5**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- The PM activities identified in the custodial areas inspection form should be incorporated into the CMMS. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted and identified as inspection deficiencies. This will help identify trends and common issues in order to better proactively maintain areas.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans.

- Backflow preventer inspections should be scheduled and completed at the appropriate frequency. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.

ST. MARY'S COUNTY

Total School Facilities Assessed in FY 2024: 3

Greenview Knolls Elementary

Fiscal Year 2024: Key Facts

27 facilities

St. Mary's County has 27 active school facilities.

No change since FY 2023.

27.1 years old

The average adjusted age of all 27 school facilities is 27.1 years old.

+ 0.5 years since FY 2023.

~ 2.3 M GSF

St. Mary's County maintains 2,300,101 GSF throughout its 27 school facilities. It has the 13th greatest amount of GSF of LEAs in MD.

No change since FY 2023.

~ $1.1 B

The current replacement value for St. Mary's County's GSF, at the IAC's current replacement cost/SF, is approximately $1.1 B.

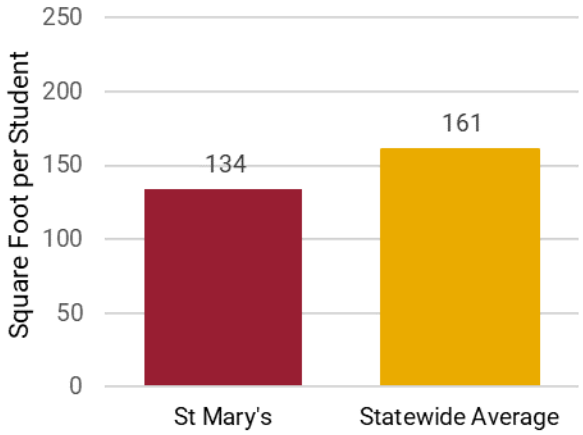
77.15% (Adequate) = Average Overall Rating for FY 2024

+ 13.24% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good	1			1
Adequate	2			2
Not Adequate				
Poor				
Totals	3			3

Average Square Foot per Student

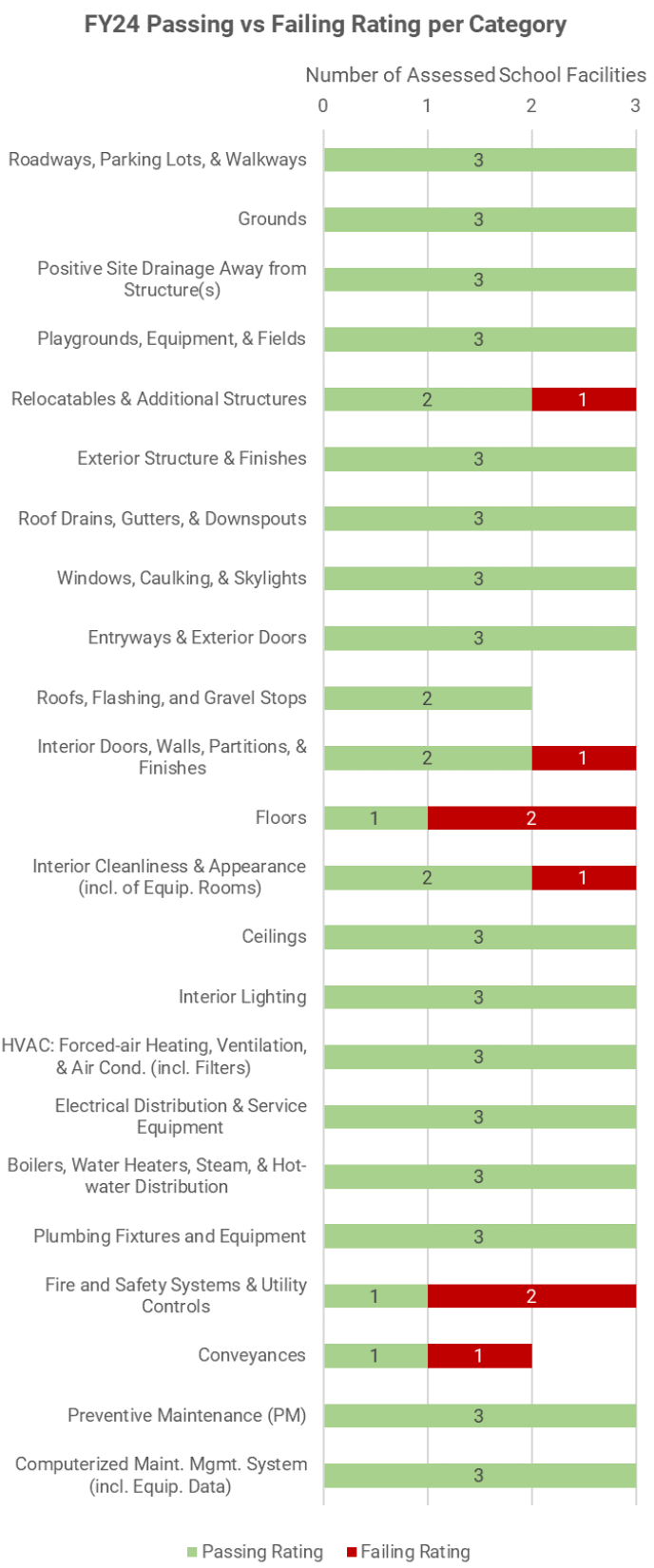


ST. MARY'S COUNTY

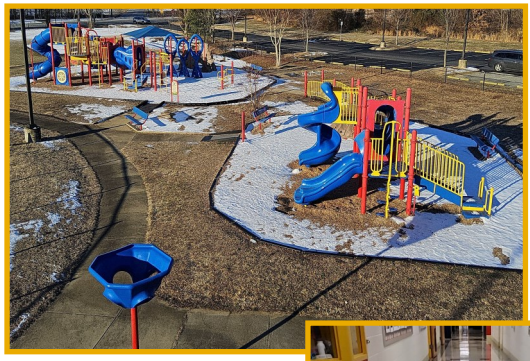
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Mechanicsville Elementary (18.014)	Elementary	40,095	60	Good	3	6	13	0	0	0	1
2. Lexington Park Elementary (18.021)	Elementary	56,000	24	Adequate	0	7	13	2	0	0	1
3. Greenview Knolls Elementary (18.023)	Elementary	56,528	50	Adequate	1	6	13	3	0	0	1
				Totals	4	19	39	5	0	0	3
				Percentage of Total Ratings for System	6%	28%	58%	7%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

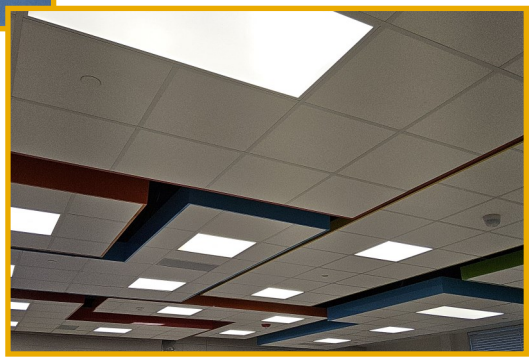


The required playground inspection reports were provided for all three facilities. The playground equipment appeared functional at each facility. Playground inspections were included in the PM schedules.

Most work orders contained action taken comments, including progress notes for work orders still in open status. Work orders were categorized to track work for repairs, replacements, property damage, and scheduled maintenance, among others.

The boilers and water heaters in service appeared to function as intended at all facilities. The applicable equipment had current DLLR certificates displayed. Boilers and water heaters were identified in the PM schedules. One facility earned a Superior rating for Boilers, Water Heaters, Steam, & Hot-water Distribution.

Most interior lighting fixtures were functional. Interior lighting inspections were included in the PM schedules. One facility earned a Superior rating for Interior Lighting.



Weaknesses

Evidence of pests was observed in food preparation or storage areas at two facilities. Pest management was not included in the PM schedules.

The required fire alarm and sprinkler system inspection reports were not provided for one facility. Another facility provided an ANSUL inspection report that was out of date. The third facility provided a fire alarm inspection report that appeared incomplete and a failed ANSUL inspection report with no follow-up corrective work orders input into the CMMS. Even though the fire alarm, sprinkler, and ANSUL systems were included in the PM schedules, many work orders appeared to be open.

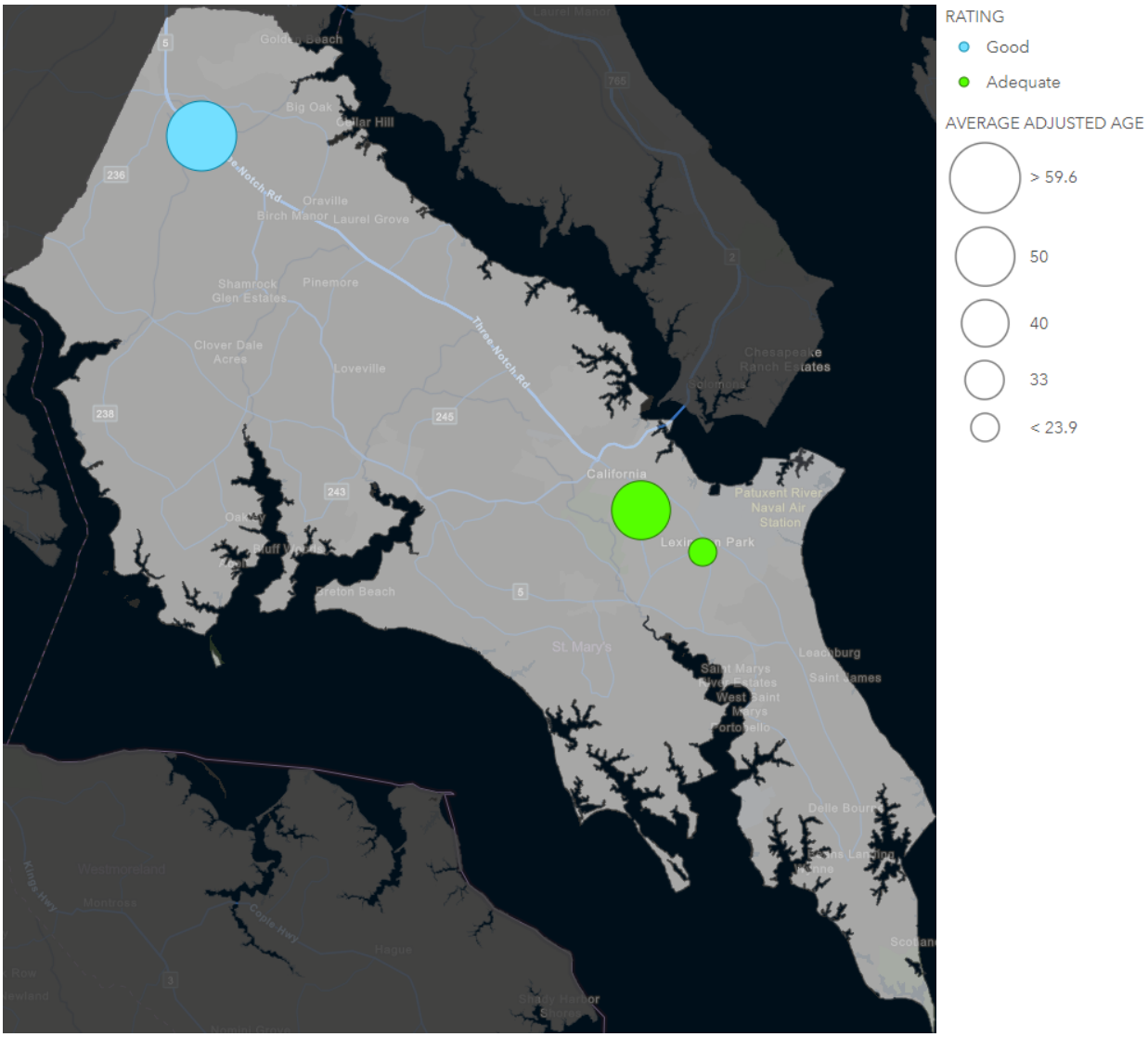
Dirty filters were observed in HVAC equipment at all three facilities. Two facilities were noted with dirty coils and two facilities with broken belts.

Stained and damaged ceiling tiles were observed at two facilities. The ceilings were not included in the PM schedules.

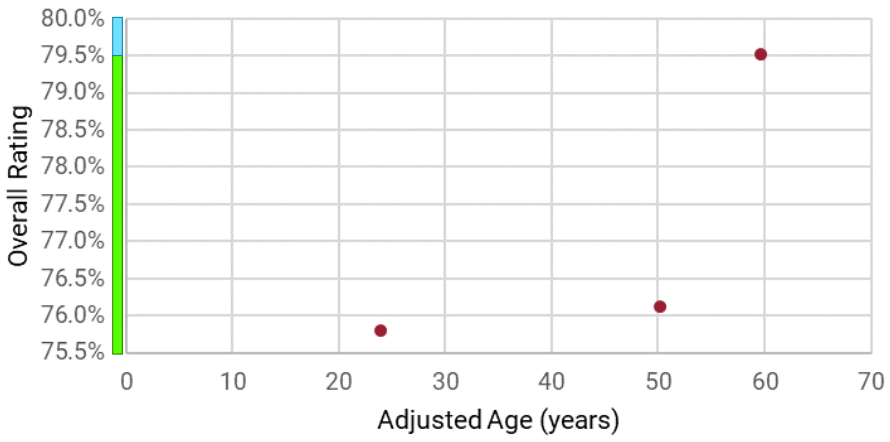
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	1
	Floors	0	2
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**3**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- Regularly scheduled ceiling inspections should be created and tracked using the CMMS to identify any ceiling tiles missing, stained, or damaged. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted. Stained ceiling tiles should be replaced once the cause is identified and repaired.

SOMERSET COUNTY

Total School Facilities Assessed in FY 2024: 3


Princess Anne Elementary School

Fiscal Year 2024: Key Facts

10 facilities

Somerset County has 10 active school facilities.

No change since FY 2023.

23.3 years old

The average adjusted age of all 10 school facilities is 23.3 years old.

+ 1 year since FY 2023.

> 0.6 M GSF

Somerset County maintains 671,356 GSF throughout its 10 school facilities. It has the 23rd greatest amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.3 B

The current replacement value for Somerset County's GSF, at the IAC's current replacement cost/SF, is greater than $0.3 B.

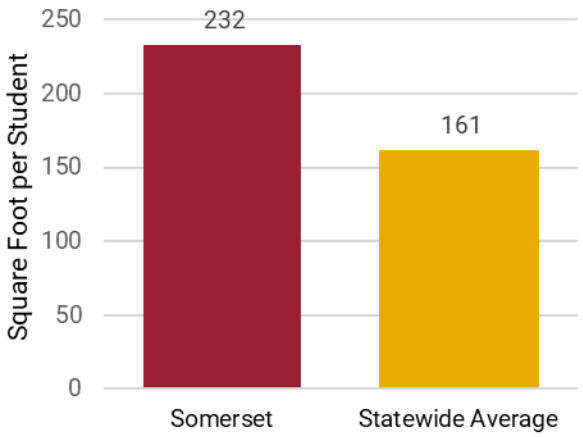
61.87% (Not Adequate) = Average Overall Rating for FY 2024

- 1.00% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	Middle/High	High	
Superior					
Good					
Adequate					
Not Adequate	2		1		3
Poor					
Totals	2		1		**3**

Average Square Foot per Student

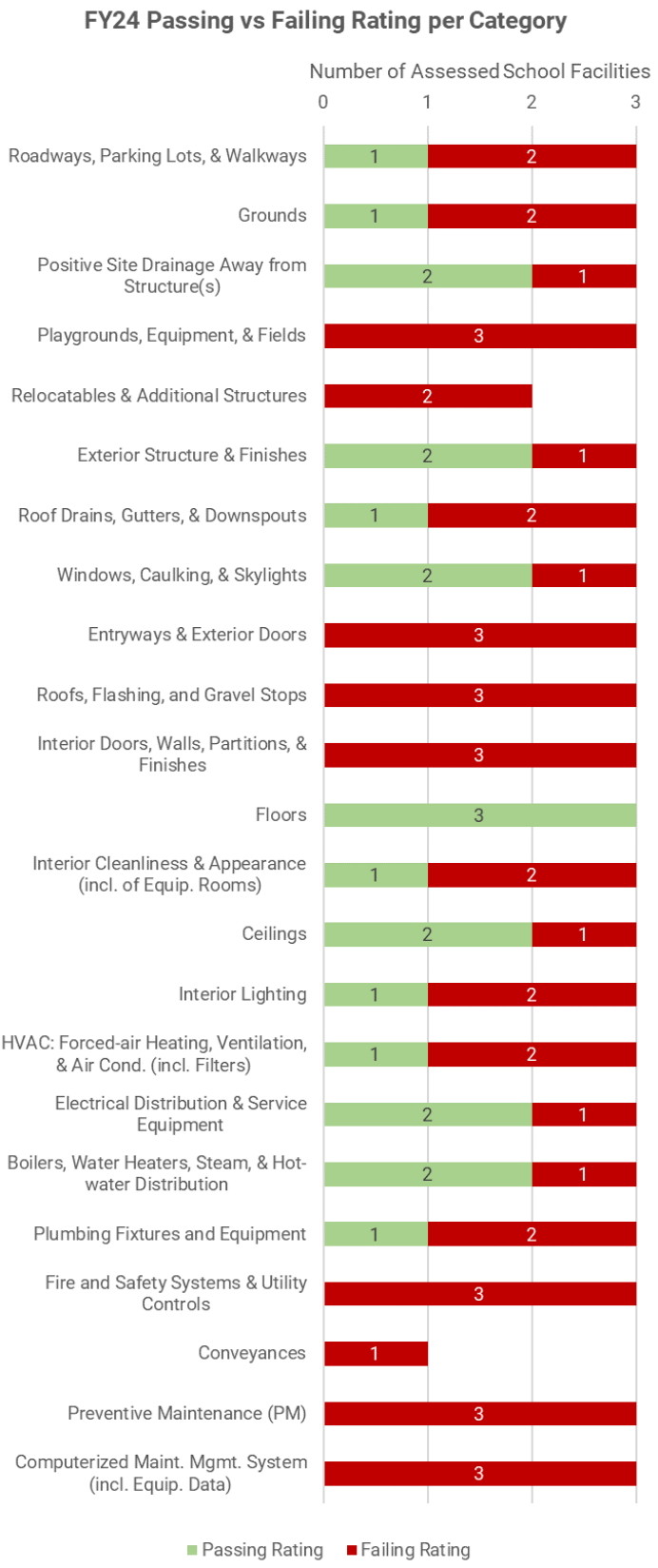


SOMERSET COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Crisfield Academy & High School (19.004)	Middle/High	96,277	23	Not Adequate	0	0	10	12	0	0	9
2. Princess Anne Elementary School (19.010)	Elementary	43,774	42	Not Adequate	0	0	10	12	0	0	7
3. Greenwood Elementary School (19.014)	Elementary	63,520	39	Not Adequate	0	0	12	10	0	0	7
				Totals	0	0	32	34	0	0	23
				Percentage of Total Ratings for System	0%	0%	48%	52%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

Most of the exterior structures appeared to be structurally sound and free of cracks and deterioration. All three facilities received an Adequate rating for Exterior Structure & Finishes.

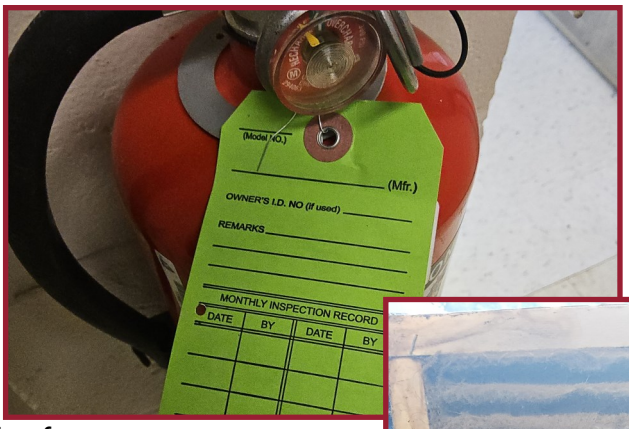
All operable windows appeared to function as designed. No issues or concerns were observed at two facilities, and no issues were identified with the skylights at the third facility.

The DLLR certificates for the boilers were current at the two applicable facilities. All three facilities received an Adequate rating for Boilers, Water Heaters, Steam, and Hot-water Distribution.

Most of the flooring was intact and appeared routinely maintained. All three facilities received a passing rating for Floors.

Weaknesses

It appeared the monthly fire extinguisher inspections were not being completed at two facilities and none of the required fire alarm or applicable ANSUL inspection reports were provided for any facility. The fire and safety systems were not included in the PM schedules.



The required PM schedule was not provided for any facility. At two facilities, one PM work order was identified in the CMMS histories, but no other PM activities appeared to be entered or tracked in the CMMS. The CMMS did not appear to track creation or completion dates for any work order and did not include a days aged field to monitor aging work orders. The CMMS did not include fields to enter action taken comments or progress notes, labor hours, or costs.

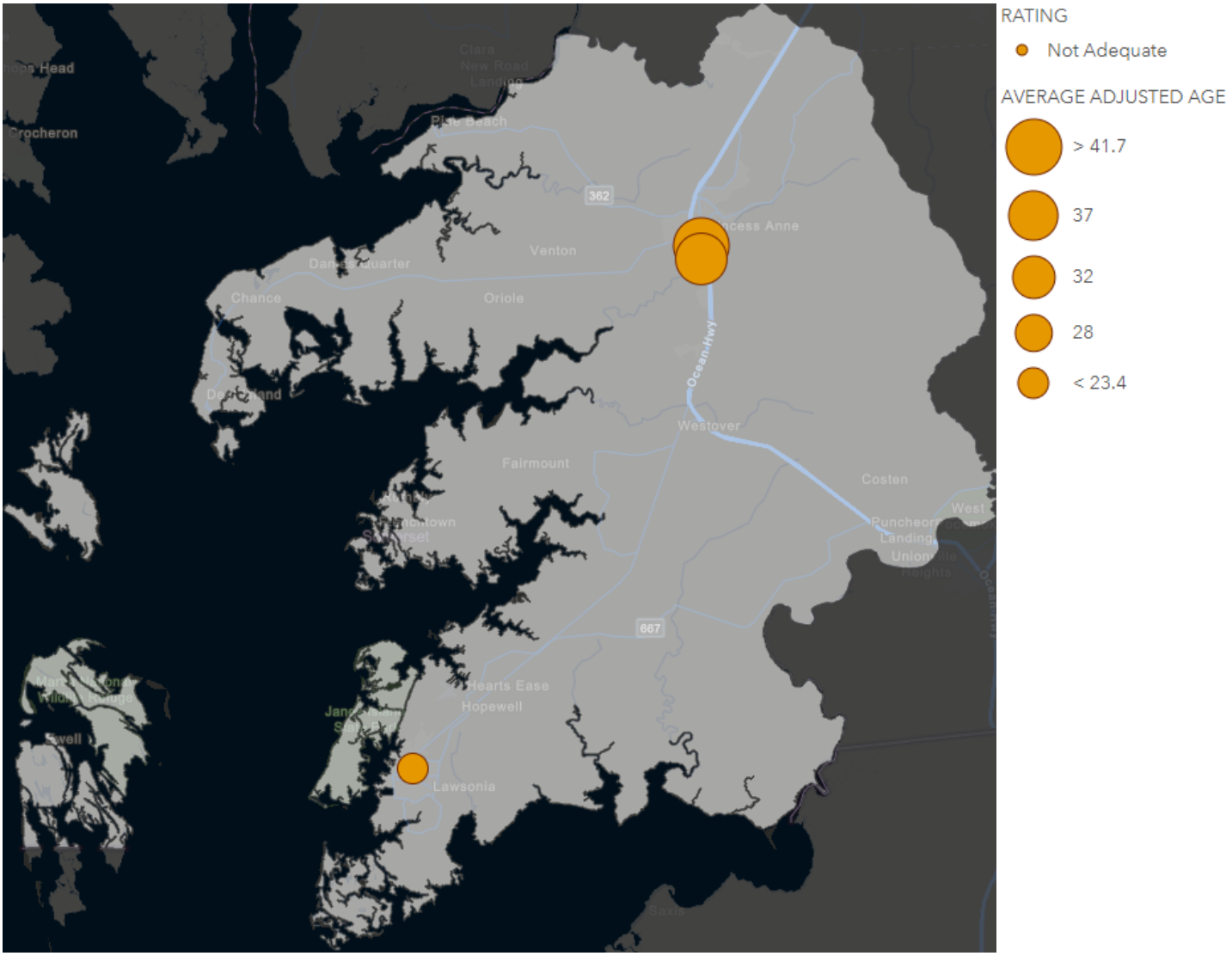
Fire alarm actuated doors were observed damaged and/or unable to close properly at all three facilities.

The required playground, bleacher, and roof inspection reports were not provided for any facility. No assets requiring inspection reports were included in the PM schedules, including playgrounds, bleachers, and roofs. Contractual work did not appear to be tracked via the CMMS.

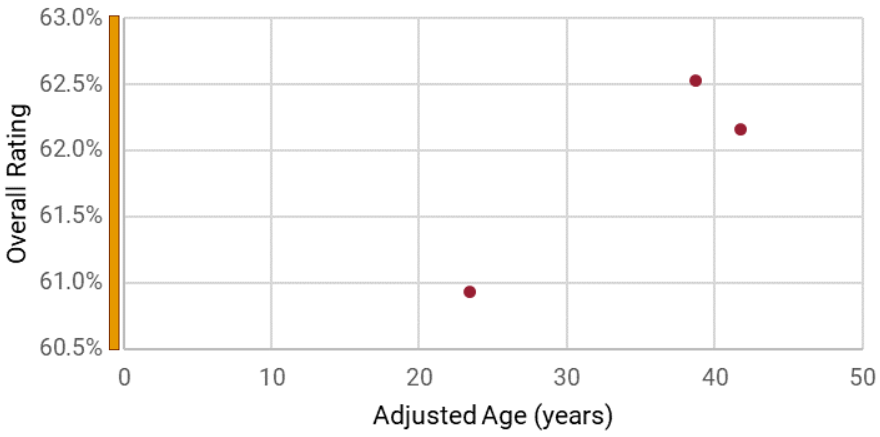
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	2
	Grounds	0	2
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	2
Building Exterior	Exterior Structure & Finishes	0	1
	Roof Drains, Gutters, & Downspouts	0	1
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	3
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	3
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
	Ceilings	0	1
	Interior Lighting	0	1
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	1
	Electrical Distribution & Service Equipment	0	1
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	1
	Total	**0**	**23**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All assets should have auto-populating PM work orders created in the CMMS. These work orders should be scheduled to ensure the activities occur at industry-standard frequencies and within a reasonable timeframe of the expected completion.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- A field should be created in the CMMS to track the days each work order has aged to help identify causes of possible bottlenecks and streamline workflow processes. Fields should also be set up to track labor hours and costs to assist in establishing predictable cost trends and support more efficient resource management.

- Abandoned equipment should be permanently disconnected from the power source and the supply terminated. Best practice is to remove abandoned equipment.

TALBOT COUNTY

Total School Facilities Assessed in FY 2024: 3

Chapel District Elementary

Fiscal Year 2024: Key Facts

8 facilities

Talbot County has 8 active school facilities.

No change since FY 2023.

19.1 years old

The average adjusted age of all 8 school facilities is 19.1 years old.

+ 1 year since FY 2023.

~ 0.7 M GSF

Talbot County maintains 700,971 GSF throughout its 8 school facilities. It has the 22nd greatest amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.3 B

The current replacement value for Talbot County's GSF, at the IAC's current replacement cost/SF, is greater than $0.3 B.

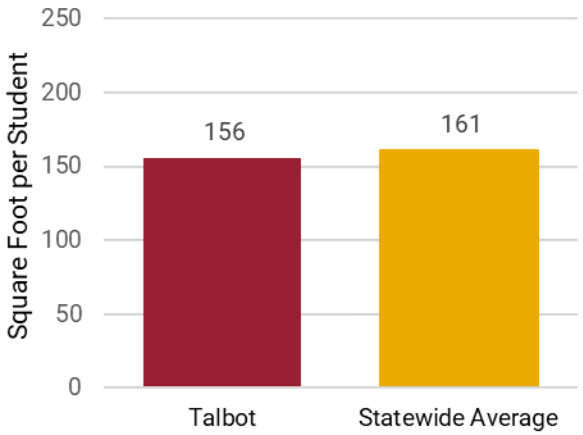
70.95% (Adequate) = Average Overall Rating for FY 2024

- 1.01% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	Middle/High	High	
Superior					
Good					
Adequate	2		1		3
Not Adequate					
Poor					
Totals	2		1		**3**

Average Square Foot per Student

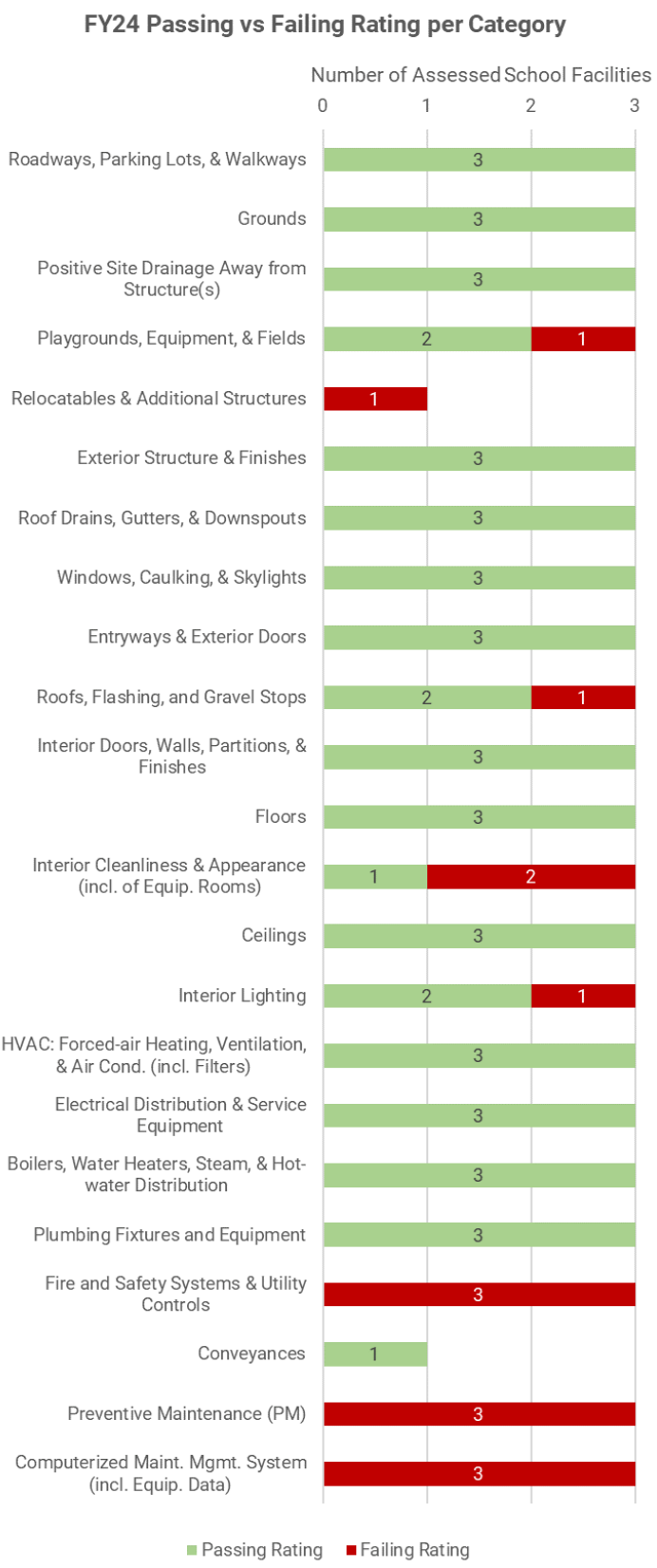


TALBOT COUNTY

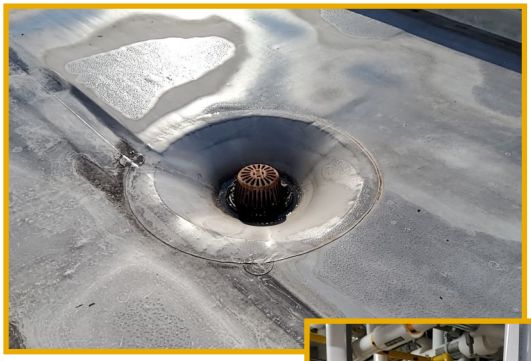
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Chapel District Elementary (20.006)	Elementary	46,070	29	Adequate	0	1	15	5	0	0	0
2. St. Michaels Middle/High (20.008)	Middle/High	79,602	14	Adequate	0	3	14	5	0	0	1
3. Easton Elementary School (20.010)	Elementary	128,755	3	Adequate	0	0	19	3	0	0	2
				Totals	0	4	48	13	0	0	3
				Percentage of Total Ratings for System	0%	6%	74%	20%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths



The roof drains appeared intact, functional, and free from damage at all three facilities. The roof drains were included in the PM schedules at two facilities.

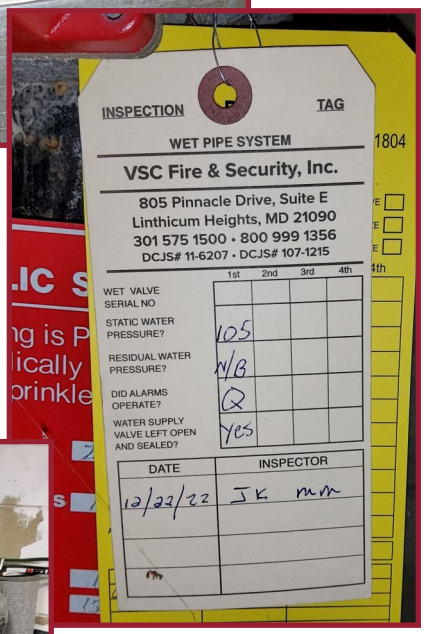
No issues or concerns were noted with the boilers or water heaters at two facilities. All boilers and water heaters appeared to function as intended and their DLLR certificates were current.

No plumbing fixture leaks were identified at two facilities. The backflow preventers had current inspection tags at all three facilities. Backflow preventer inspections were identified in the PM schedule at one facility. One facility received a Good rating for Plumbing Fixtures and Equipment.

The property surrounding the main buildings appeared to be well manicured with no trash or debris on the grounds. All three facilities received an Adequate rating for Grounds.

Weaknesses

Some assets were not identified in the PM schedules, including pest management, fire and safety systems, boilers, and water heaters. One facility had only three completed PM work orders during the past year. At the other two facilities, less than 40% of completed PM work orders included action taken comments to support the work performed, and many comments did not specifically describe how the PM activity was completed.



It did not appear deficiencies identified in the fire and safety inspection reports had follow-up corrective work orders input into the CMMS. The required fire suppression and sprinkler system inspection reports were not provided for one facility. The required monthly fire extinguisher inspections were not being completed in one facility. The fire extinguishers and required fire and safety system inspections were not included in the PM schedules.

Improper storage practices and/or clutter was noted at two facilities, in some instances obstructing equipment. Evidence of pests was observed in a food preparation area at one facility. Pest management inspections and the cleaning activities identified in the Custodial Standard Task List were not included in the PM schedules.

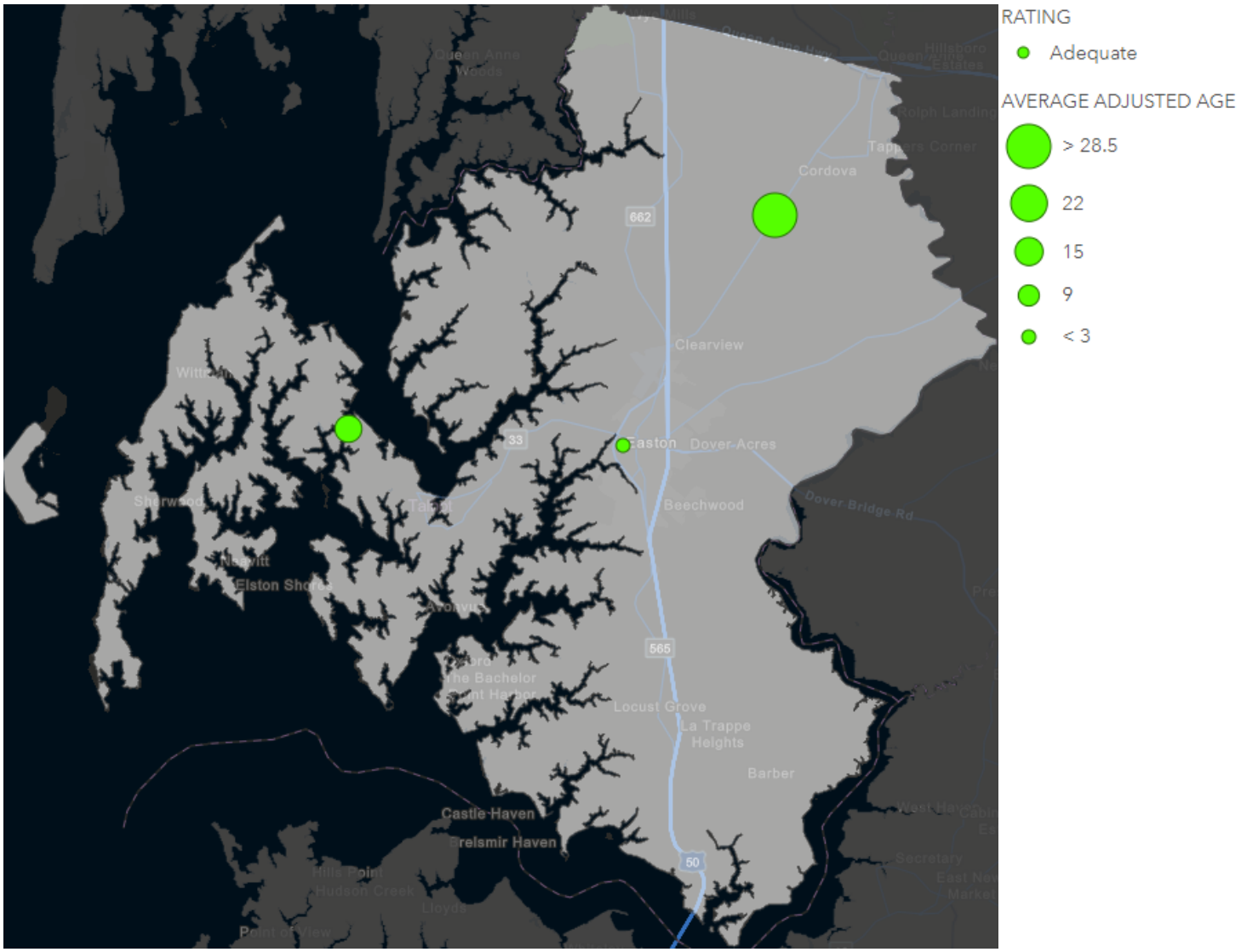
Minor vegetative debris or growth were noted on the roofs at all three facilities. Two facilities were observed with staining, potentially indicative of ponding water.

TALBOT COUNTY

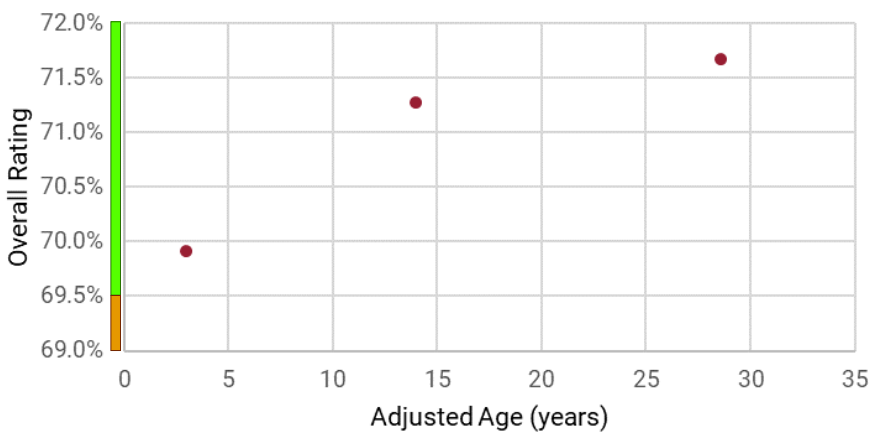
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**3**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- Training for staff should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and blockage of egress points.

WASHINGTON COUNTY

Total School Facilities Assessed in FY 2024: 4

Hancock Middle/High

Fiscal Year 2024: Key Facts

46 facilities

Washington County has 46 active school facilities.

No change since FY 2023.

36.8 years old

The average adjusted age of all 46 school facilities is 36.8 years old.

+ 1 year since FY 2023.

> 3.4 M GSF

Washington County maintains 3,476,621 GSF throughout its 46 school facilities. It has the 11th greatest amount of GSF of LEAs in MD.

- 1 SF since FY 2023.

> $1.6 B

The current replacement value for Washington County's GSF, at the IAC's current replacement cost/SF, is greater than $1.6 B.

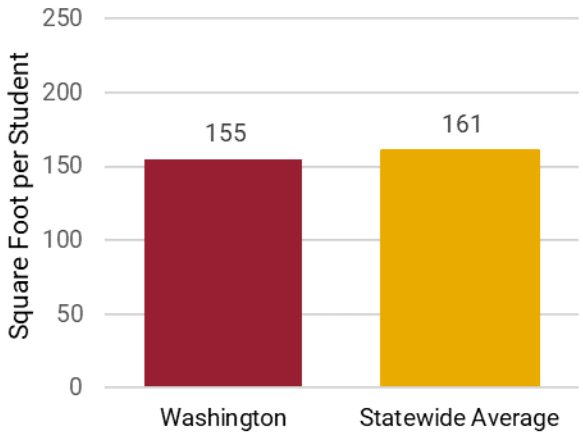
74.63% (Adequate) = Average Overall Rating for FY 2024

+ 6.60% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	Middle/High	High	
Superior					
Good					
Adequate	2	1	1		4
Not Adequate					
Poor					
Totals	2	1	1		**4**

Average Square Foot per Student

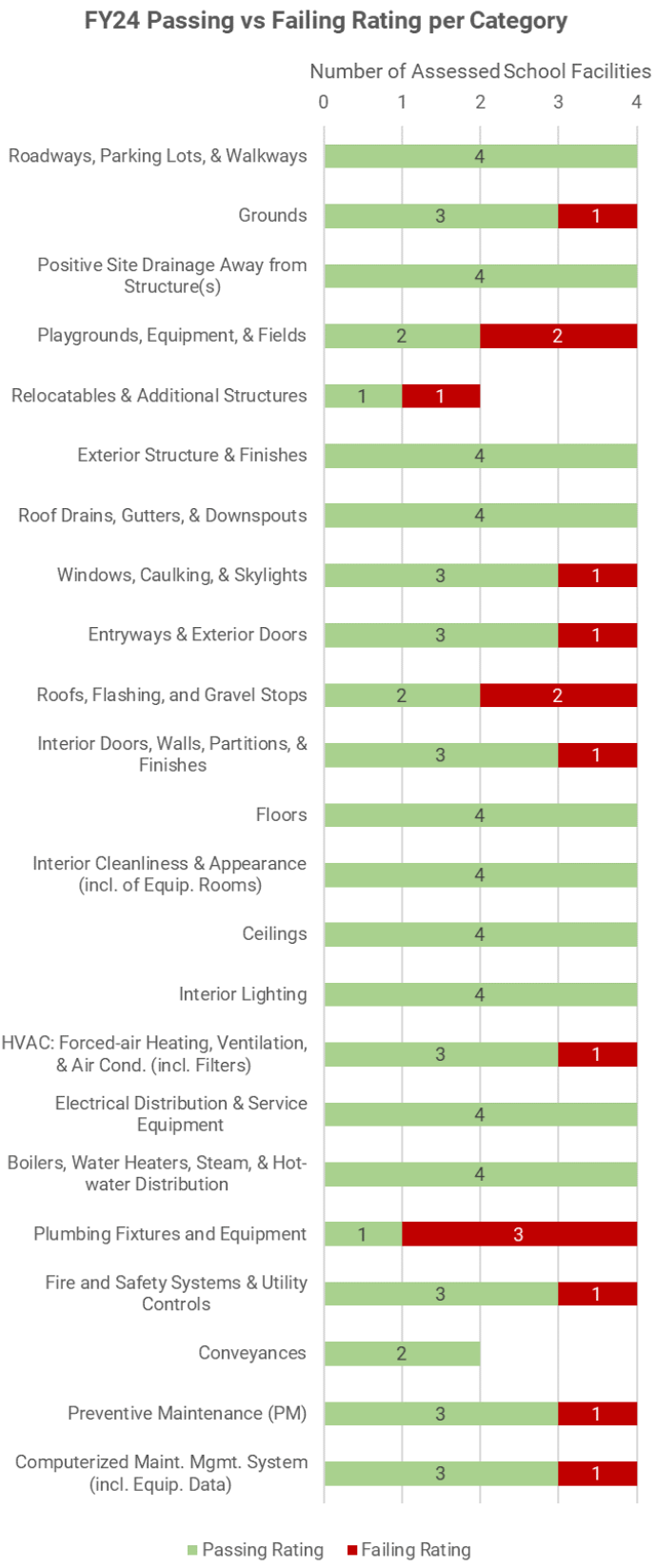


WASHINGTON COUNTY

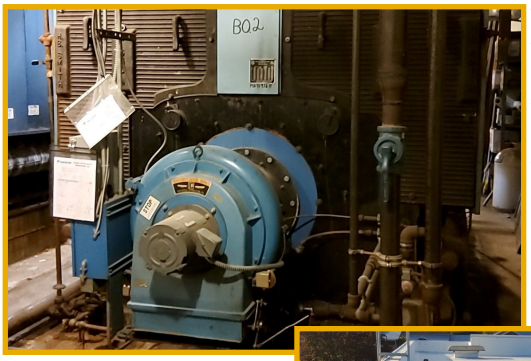
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Smithsburg Middle (21.008)	Middle	108,975	47	Adequate	0	1	13	8	0	0	0
2. Sharpsburg Elementary (21.019)	Elementary	60,054	3	Adequate	0	5	17	0	0	0	0
3. Hancock Middle/High (21.025)	Middle/High	96,809	57	Adequate	2	1	13	6	0	0	1
4. Eastern Elementary (21.045)	Elementary	58,280	31	Adequate	1	3	18	0	0	0	1
				Totals	3	10	61	14	0	0	2
				Percentage of Total Ratings for System	3%	11%	69%	16%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths



The DLLR certificates were current for all applicable boilers, water heaters, and elevators. The boilers, water heaters, pumps, and elevators appeared to operate as intended.

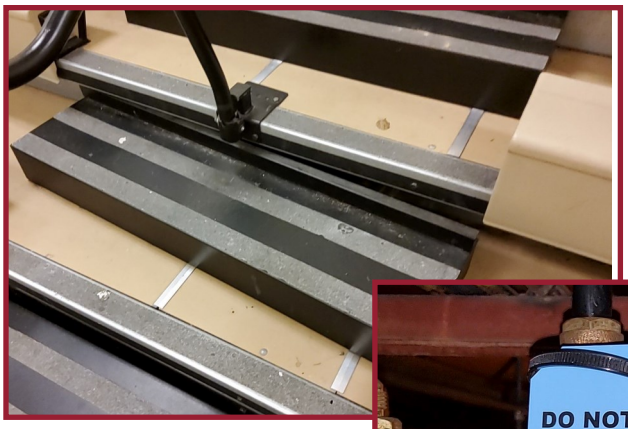
No issues or concerns were observed with the roof drainage system at two facilities. Roof inspection reports included the roof drainage systems. Two facilities earned a Superior rating for Roof Drains, Gutters, & Downspouts.

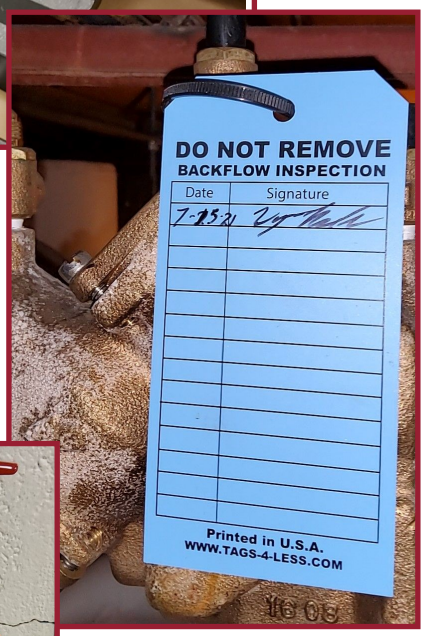
No issues or concerns were identified with the electrical distribution or service equipment at any facility. The observed electrical panels had detailed breaker schedules. Annual electrical inspections were identified in the PM schedules.

Most building interiors appeared to be clean and organized. No evidence of pest activity was observed at any facility.

Weaknesses

Deficiencies identified on inspection reports, such loose bleacher steps and seats, did not have follow-up corrective work orders input into the CMMS. Two facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.





Backflow preventers were observed with failed inspections, leaks, and outdated inspection tags. Backflow preventers were not included in the PM schedules. Two facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.

Multiple fire extinguishers were missing monthly inspections at two facilities. Two facilities received a Not Adequate rating for Fire and Safety Systems & Utility Controls.

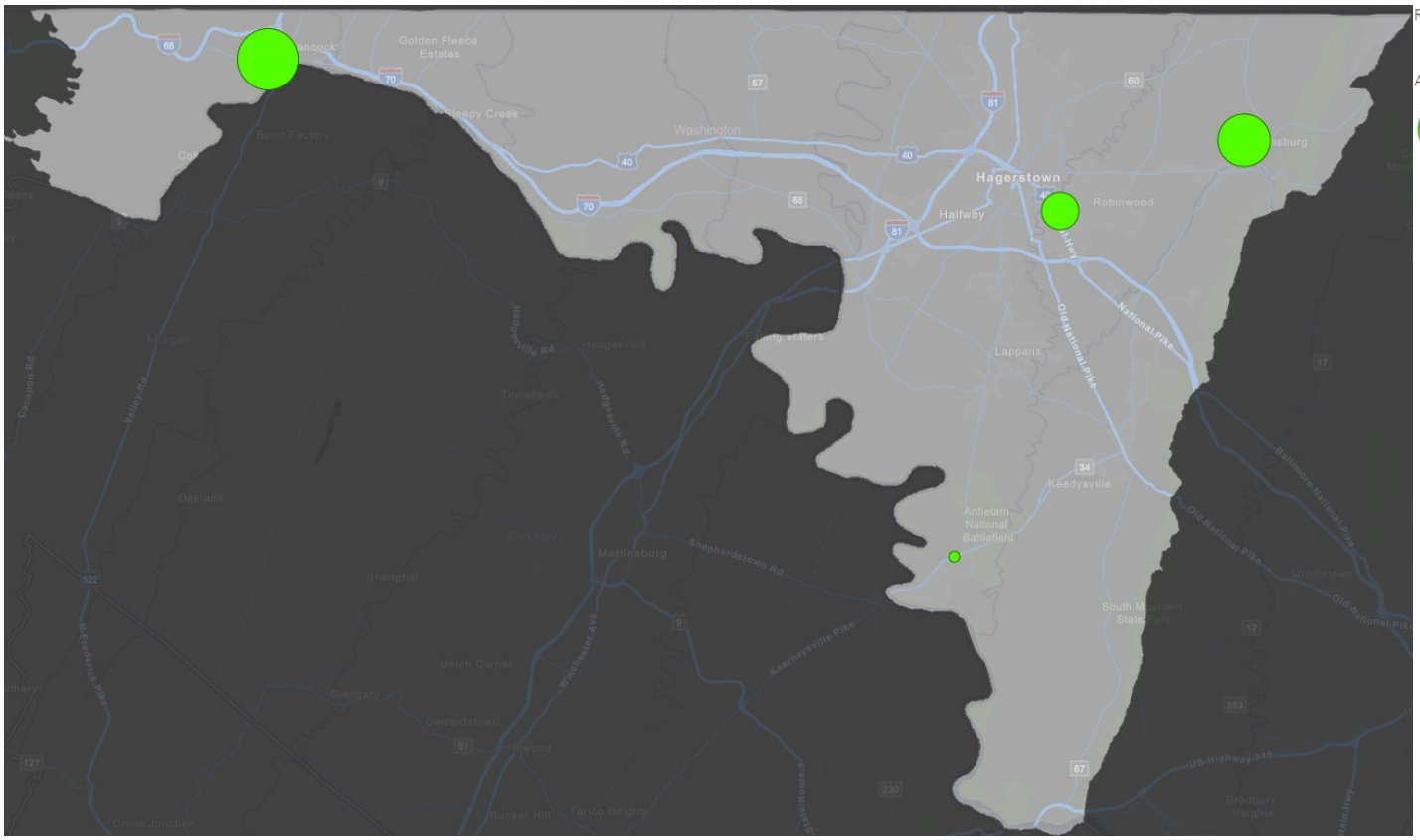
Dirty or missing filters were observed at three facilities. HVAC equipment was noted at inoperable at two facilities.

WASHINGTON COUNTY

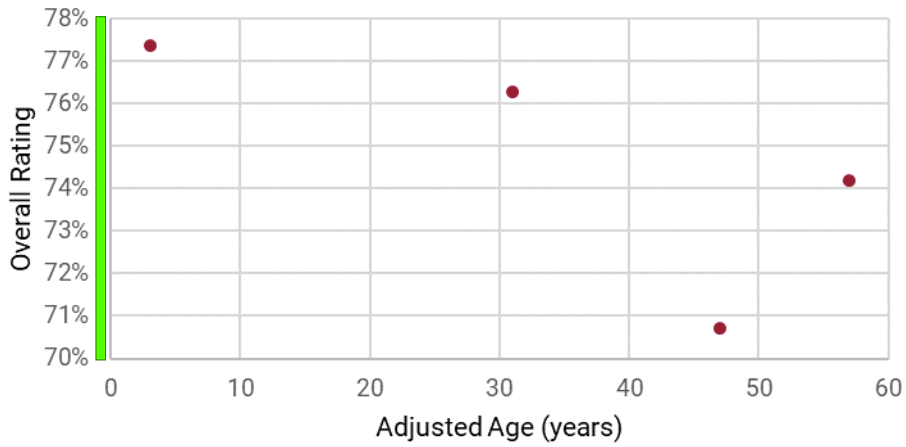
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	1
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	1
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**2**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- Backflow preventer inspections should be scheduled and completed at the appropriate frequency. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.

WICOMICO COUNTY

Total School Facilities Assessed in FY 2024: 3

Prince St. Elementary

Fiscal Year 2024: Key Facts

24 facilities

Wicomico County has 24 active school facilities.

No change since FY 2023.

29.7 years old

The average adjusted age of all 24 school facilities is 29.7 years old.

+ 1 year since FY 2023.

> 2.2 M GSF

Wicomico County maintains 2,283,618 GSF throughout its 24 school facilities. It has the 14th greatest amount of GSF of LEAs in MD.

No change since FY 2023.

< $1.1 B

The current replacement value for Wicomico County's GSF, at the IAC's current replacement cost/SF, is nearly $1.1 B.

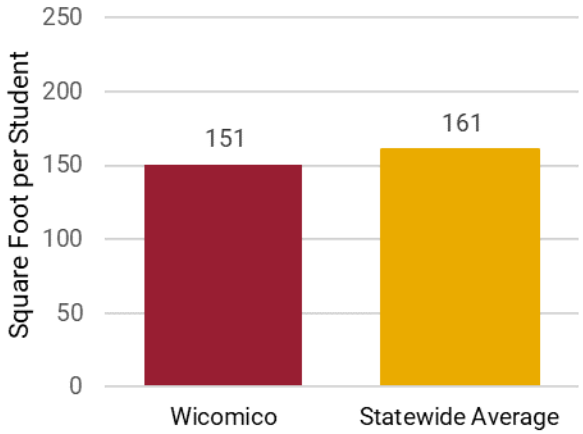
79.04% (Adequate) = Average Overall Rating for FY 2024

+ 5.28% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Elementary/ Middle	Middle	High	
Superior					
Good		1		1	2
Adequate	1				1
Not Adequate					
Poor					
Totals	1	1		1	**3**

Average Square Foot per Student

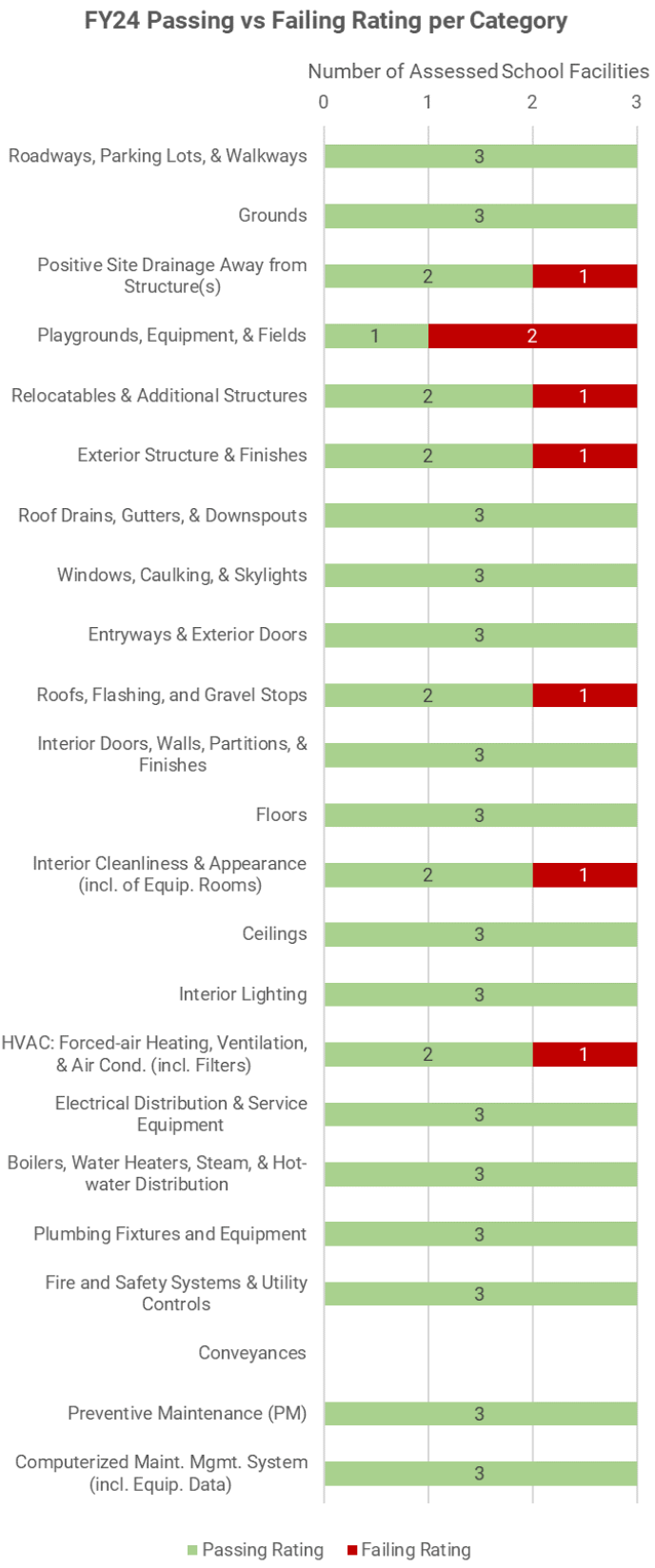


WICOMICO COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Wicomico High (22.009)	High	195,941	31	Good	4	5	12	1	0	0	0
2. Prince St. Elementary (22.014)	Elementary	73,830	15	Adequate	1	1	14	6	0	0	0
3. Pittsville Elementary/Middle (22.019)	Elementary/ Middle	79,335	43	Good	4	7	10	1	0	0	0
				Totals	9	13	36	8	0	0	0
				Percentage of Total Ratings for System	14%	20%	55%	12%	0%		

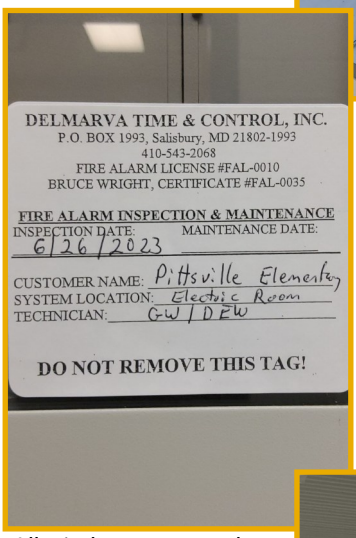
FY 2024 Results: Assessment Findings by Category



Strengths

The exterior doors functioned as intended with hardware intact and no signs of deteriorated exterior sealants. Exterior door inspections were identified in the PM schedules.

The PM schedules included many of the building assets, such as HVAC equipment, fire extinguishers, and roofs. PM work orders appeared to be completed in 30 days or included progress notes describing the reason for extended open times.



The fire alarm panels appeared to function as intended with no trouble signals. Current inspection tags were displayed on the applicable fire and safety equipment. Most fire and safety assets appeared to be included in the PM schedules and maintained at industry-standard frequencies.

All windows operated as intended and appeared to be weatherproof and watertight. Window and screen inspections were included in the PM schedules. Two facilities earned a Superior rating for Windows, Caulking, & Skylights.

Weaknesses

Electrical issues which had the potential to be safety hazards were observed at all three facilities. Other than generators and transfer switch testing, no electrical distribution or service equipment were included in the PM schedules.

The requested bleacher inspection reports were not provided for the two applicable facilities. Two facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

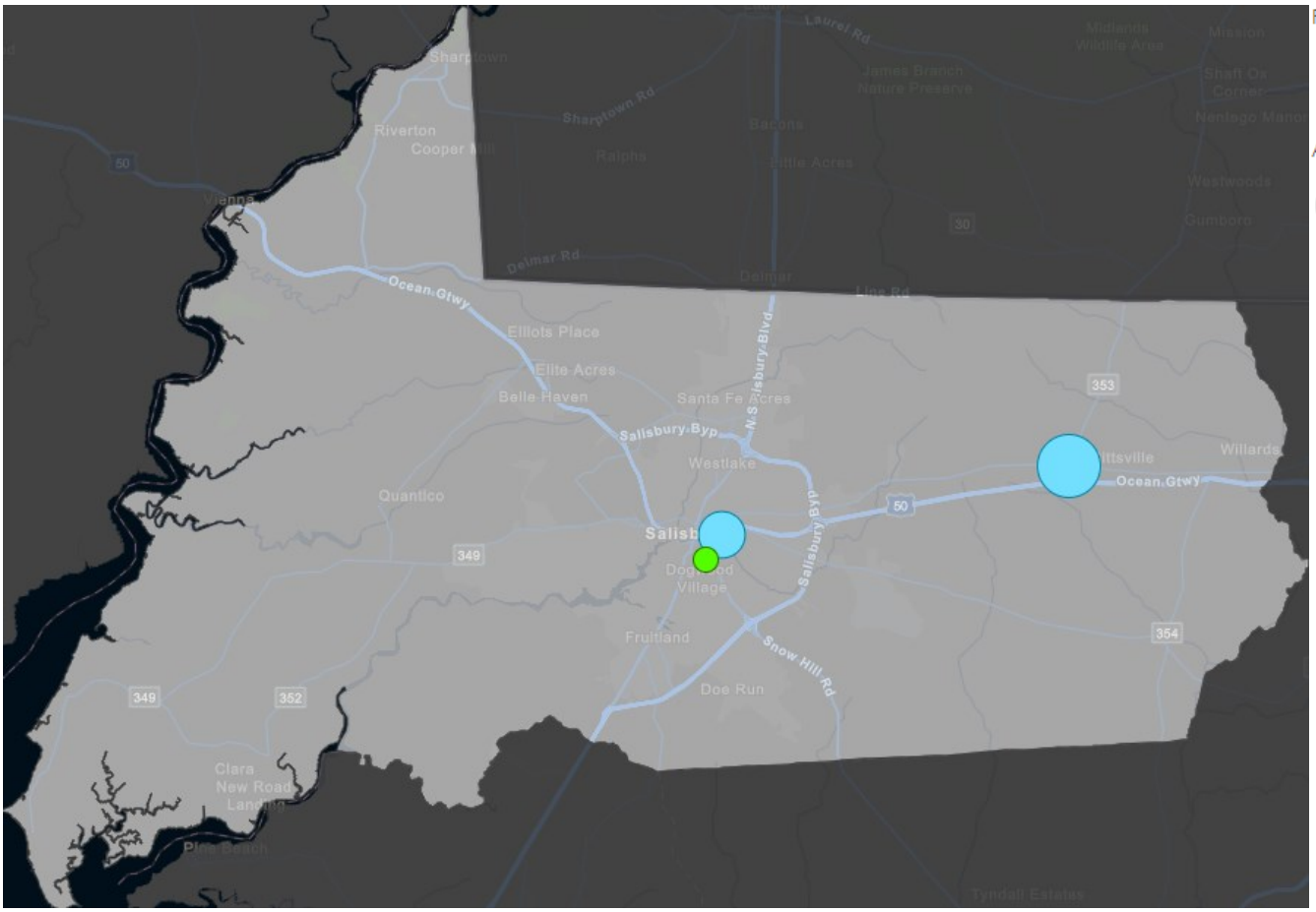
Walkway issues which had the potential to be trip hazards were observed at two facilities. Roadways, parking lots, and walkways were not included in the PM schedules.

Non-operational emergency lights were observed in the relocatables at two facilities as well as inside the main building at one facility. Emergency lights were not included in the PM schedules.

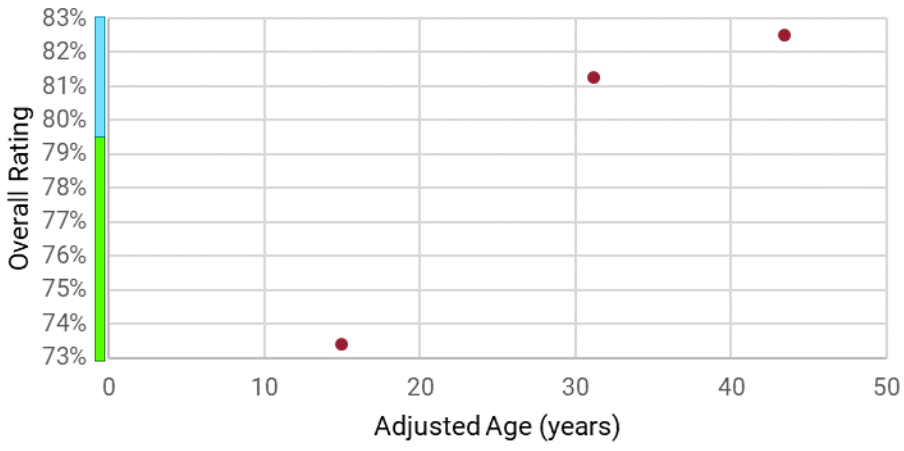
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	0
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	0
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**0**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Roadways, parking lots, and walkways should be added to the PM schedule. Consider applying sealants to asphalt surfaces to slow deterioration until such assets can be resurfaced.

- Regularly scheduled bleacher inspections should be created and tracked using the CMMS. Additional training on bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- Exterior and exit doors should be labeled to aid in identification for maintenance and emergency services.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

WORCESTER COUNTY

Total School Facilities Assessed in FY 2024: 3

Cedar Chapel Special School

Fiscal Year 2024: Key Facts

14 facilities

Worcester County has 14 active school facilities.

No change since FY 2023.

28.0 years old

The average adjusted age of all 14 school facilities is 28.0 years old.

+ 1 year since FY 2023.

> 1.3 M GSF

Worcester County maintains 1,310,647 GSF throughout its 14 school facilities. It has the 17th greatest amount of GSF of LEAs in MD.

No change since FY 2023.

> $0.6 B

The current replacement value for Worcester County's GSF, at the IAC's current replacement cost/SF, is greater than $0.6 B.

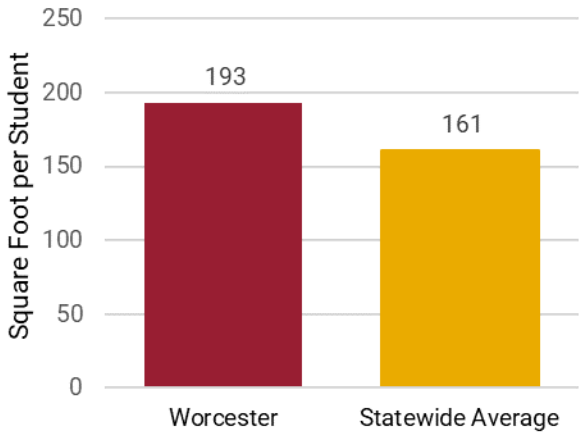
66.14% (Not Adequate) = Average Overall Rating for FY 2024

- 5.14% since FY 23

FY 2024 Overall Rating Results by School Type

	Special Ed.	Elementary	Elementary/ Middle	High	
Superior					
Good					
Adequate			1		1
Not Adequate	1			1	2
Poor					
Totals	1		1	1	**3**

Average Square Foot per Student

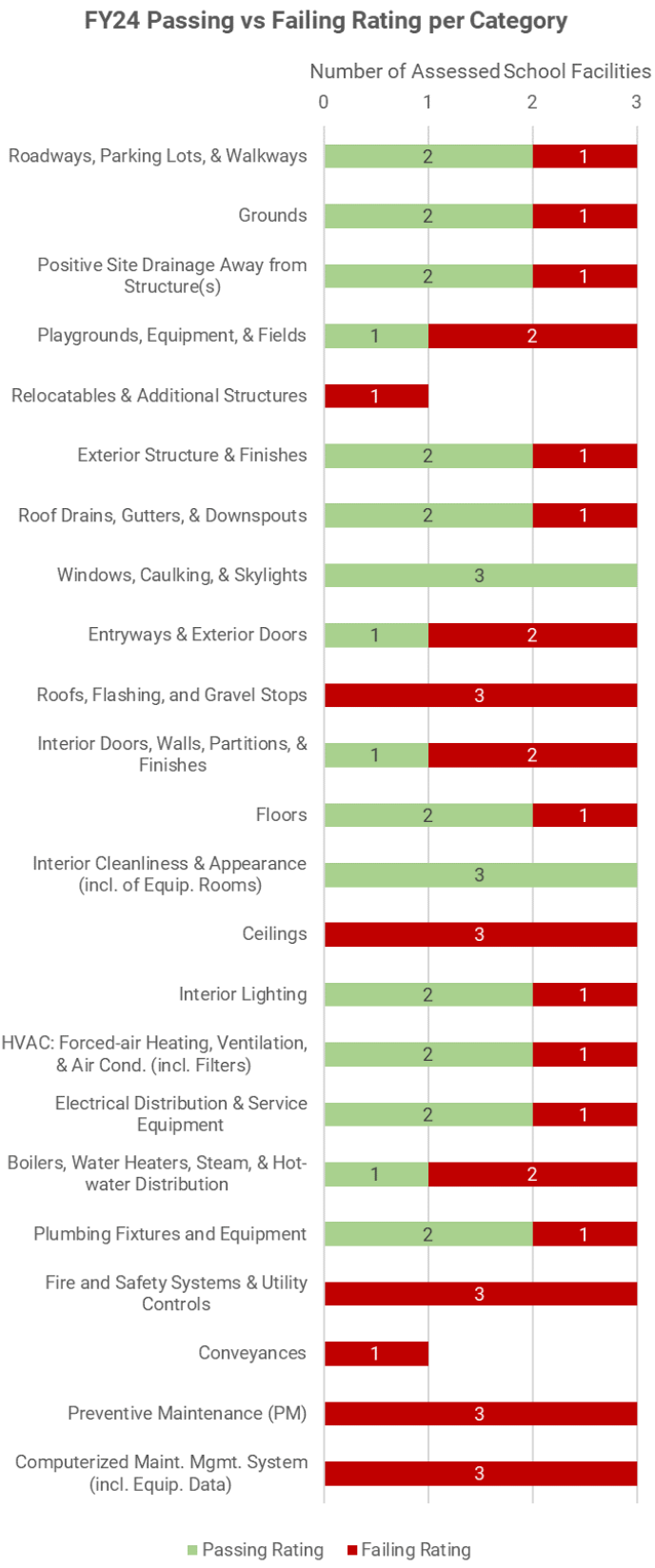


WORCESTER COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Stephen Decatur High (23.004)	High	193,090	29	Not Adequate	0	1	8	12	2	0	8
2. Snow Hill Middle (23.009)	Elementary/ Middle	90,000	52	Adequate	0	2	14	5	0	0	3
3. Cedar Chapel Special School (23.013)	Special Ed.	17,175	38	Not Adequate	0	1	14	6	0	0	3
				Totals	0	4	36	23	2	0	14
				Percentage of Total Ratings for System	0%	6%	55%	35%	3%		

FY 2024 Results: Assessment Findings by Category



Strengths

Most windows operated as expected in each facility. Yearly window inspections were identified in the PM schedules. One facility received a Good rating for Windows, Caulking, & Skylights.

Most electrical panels appeared to have detailed breaker schedules. The PM schedules included electrical distribution inspections and the generator when applicable.

Custodial maintenance activities and cleaning guidelines were included in the Custodial Training and Procedures Manual document. One facility earned a Good rating for Interior Cleanliness & Appearance (incl. of Equip. Rooms).

No damaged or missing floor tiles were identified at any facility. Most floors appeared well maintained. All three facilities received a passing rating for Floors.

Weaknesses

Blistering and/or vegetative growth or debris were observed at all three facilities. Even though yearly roof inspections were included in the PM schedules, the associated PM work orders were still in pending status several months after the roof inspection reports were dated. All three facilities received a Not Adequate rating for Roofs, Flashing, and Gravel Stops.

Deficiencies were identified in the fire alarm and sprinkler system inspection reports at two facilities with no follow-up corrective work orders input into the CMMS. The third facility did not provide the required fire alarm inspection report. Even though multiple fire and safety equipment inspections were included in the PM schedules, many remained open for extended periods of time and one facility had not completed any fire and safety PM work orders in the past year.

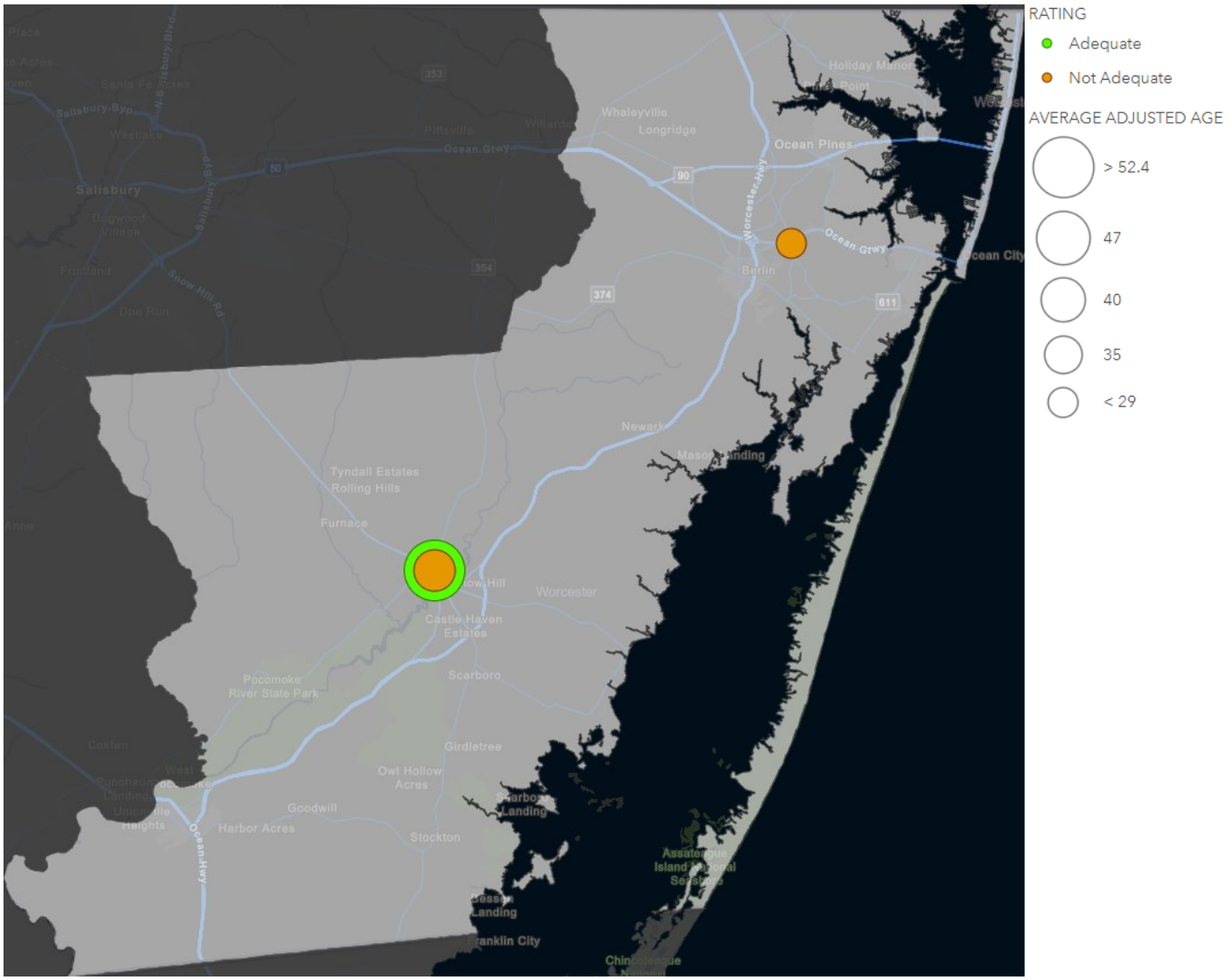
At each facility, 70 or more open work orders were aged over 30 days, with some created as far back as 2021 at one facility and 2022 at the other two. Between the three facilities, only 36 open and aged work orders had progress notes. At each facility, only 50%-60% of closed work orders included action taken comments.

Multiple stained ceiling tiles were observed at all three facilities as well as ceilings that were damaged and/or missing tiles. The ceilings were not included in the PM schedules.

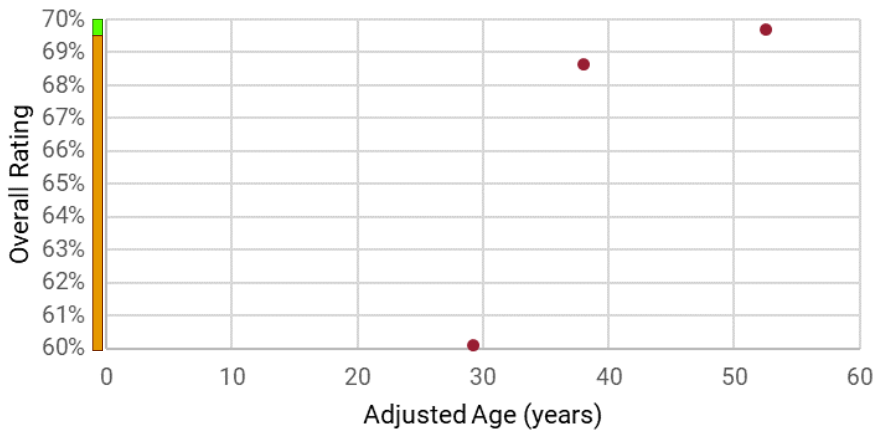
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	1
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	1
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	2
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	2
	Floors	0	1
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	2
	Interior Lighting	0	0
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	1
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**14**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to address all maintainable features of equipment and systems at industry-standard frequencies.

- A field should be created in the CMMS to track the days each work order has aged to help identify causes of possible bottlenecks and streamline workflow processes. Fields should also be set up to track labor hours and costs to assist in establishing predictable cost trends and support more efficient resource management.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

- Regularly scheduled ceiling inspections should be created and tracked using the CMMS to identify any ceiling tiles missing, stained, or damaged. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted. Stained ceiling tiles should be replaced once the cause is identified and repaired.