



Interagency Commission on School Construction

**Briefing to Prince George's County Council EWD Committee
Regarding School-Facilities Maintenance**

October 27, 2025

What is the IAC?

- Independent agency of the State – 9-member Commission
- Mission

To achieve a **safe, healthy, and educationally sufficient learning environment** for every child attending a public school in Maryland.

- Vision

A **fiscally sustainable statewide portfolio** of PreK-12 school facilities that will remain educationally sufficient for current and future generations of students and teachers.

Primary Functions of the IAC

- Technical assistance to LEAs and counties re: school facilities
- Data collection, including through assessments of facilities
- Oversight of LEAs' school-construction projects
 - Review and approval of designs and contracts for State-funded projects
- Allocation of State school-construction ***capital*** dollars

The IAC Funds Projects, not LEAs

- Is not a block-grant program
- Strategically funds **projects** that will contribute to achieving the mission outcomes of

educational sufficiency for all students

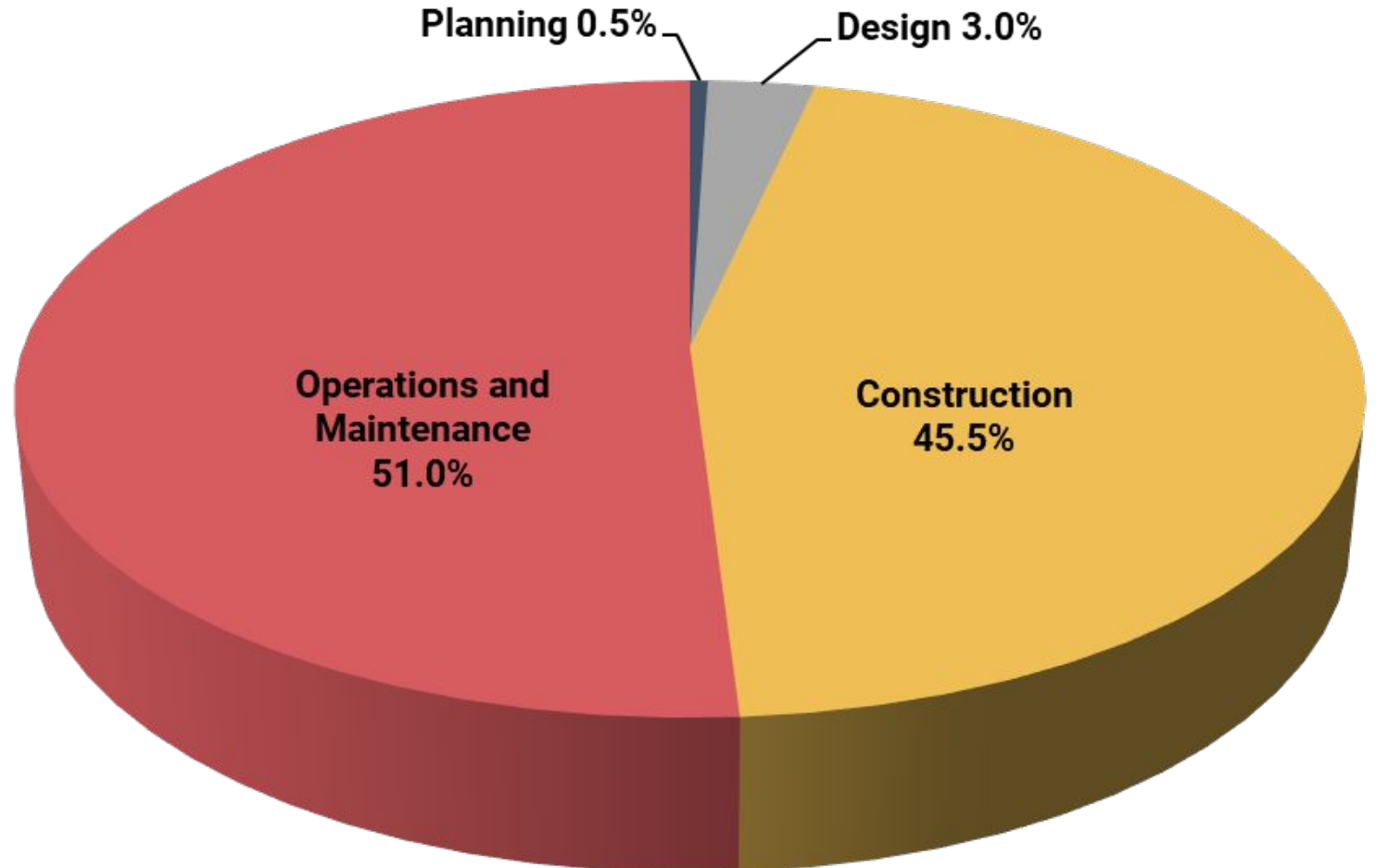
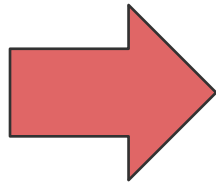
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fiscal sustainability for the statewide portfolio

O&M = >50% Total Cost of A Facility

Average Percentage over 30 Years

- 1) Custodial
- 2) Routine & Preventive Maintenance
- 3) Capital Maintenance (system replacements)



Facilities: More Expensive Than We Think

Generic Annual Spending Expectations (“Industry Standards”):

- 3% of Current Replacement Value for M&O*
- 4% of Current Replacement Value for Capital Renewal*

				Estimated Annual Spending Required		
	Active/ Holding Schools	Total GSF	Current Replacement Value	Maint. & Operations	Capital Renewal*	TOTAL
Md.	1,361	~142,000,000	\$72 billion	\$2.2 billion	\$3 billion	\$5.2 billion
PGCPS	196	~19,000,000	\$9.5 billion	\$285 million	\$380 million	\$645 million

** EXCLUDES COSTS OF: - any significant backlog of deferred maint. & deferred capital renewal*

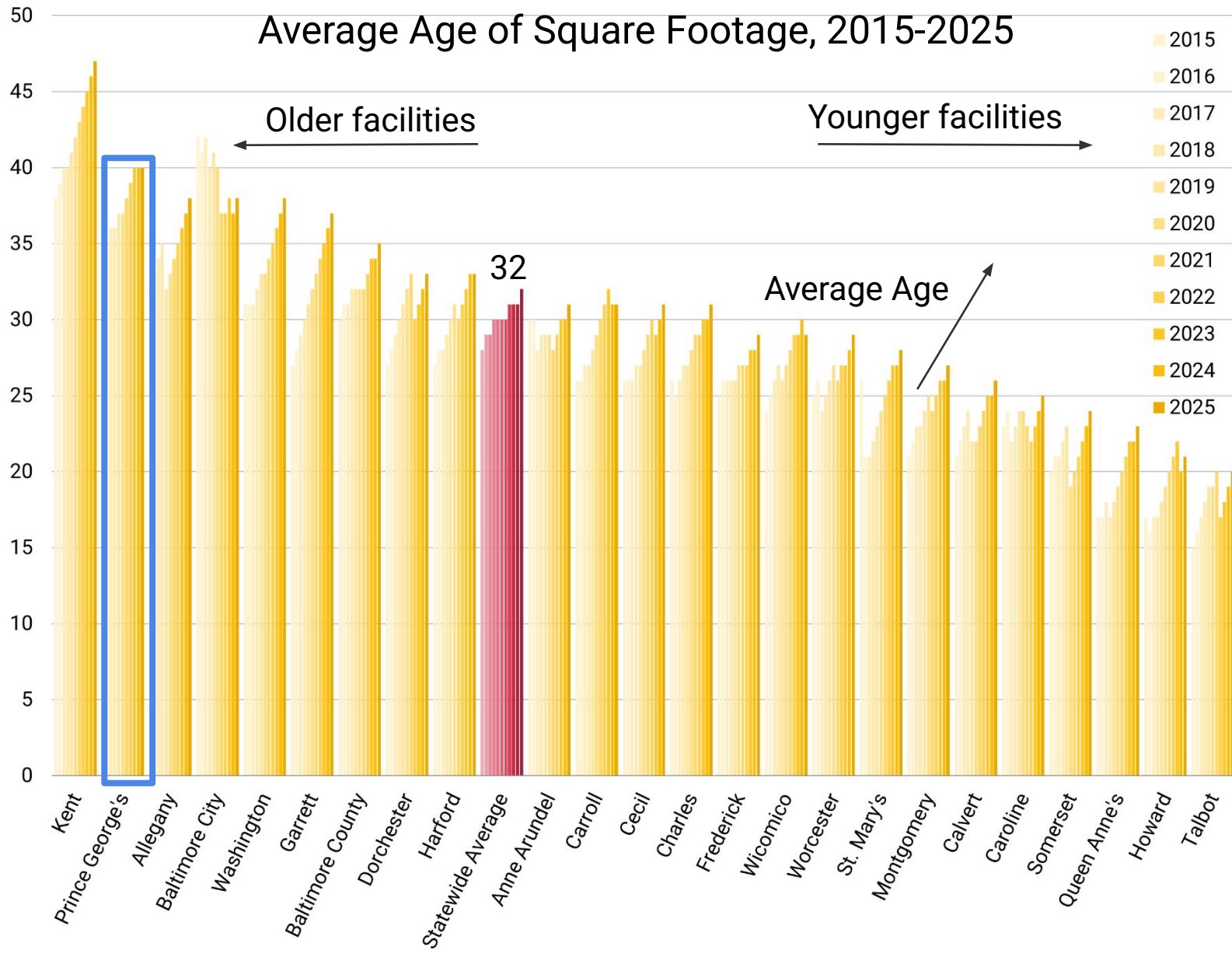
- any significant additional PreK space needed for Blueprint compliance

- any additional space needed to accommodate enrollment growth

Rough Proxy for Condition: Age of Square Footage

PGCPS:

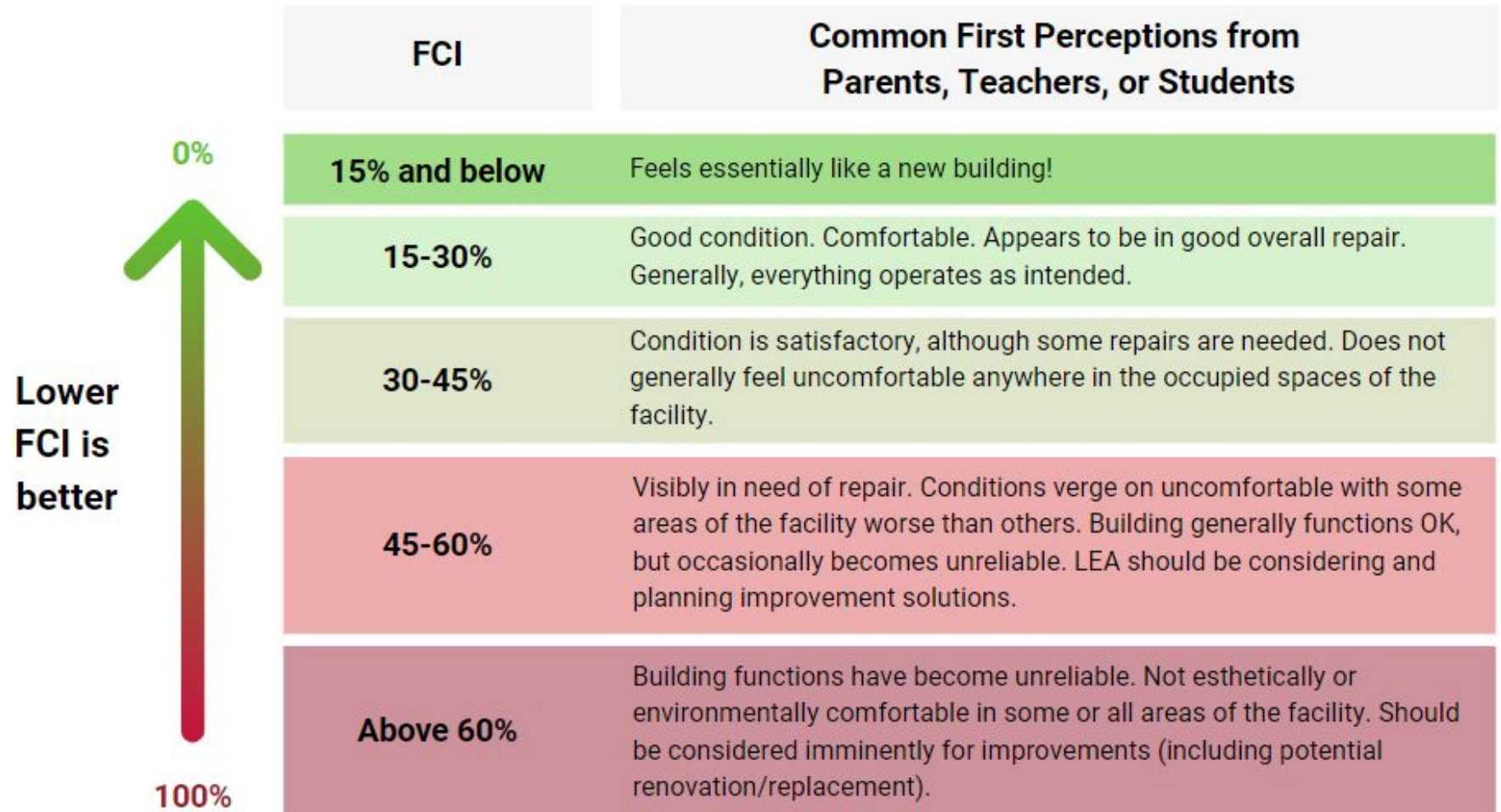
- 2nd Oldest Portfolio
- Avg. age of square footage: 40 years
- But NOT the 2nd worst condition in the state



Measuring Facility Condition

More accurate: **Facility Condition Index (FCI)** – *percentage of lifespan depleted*

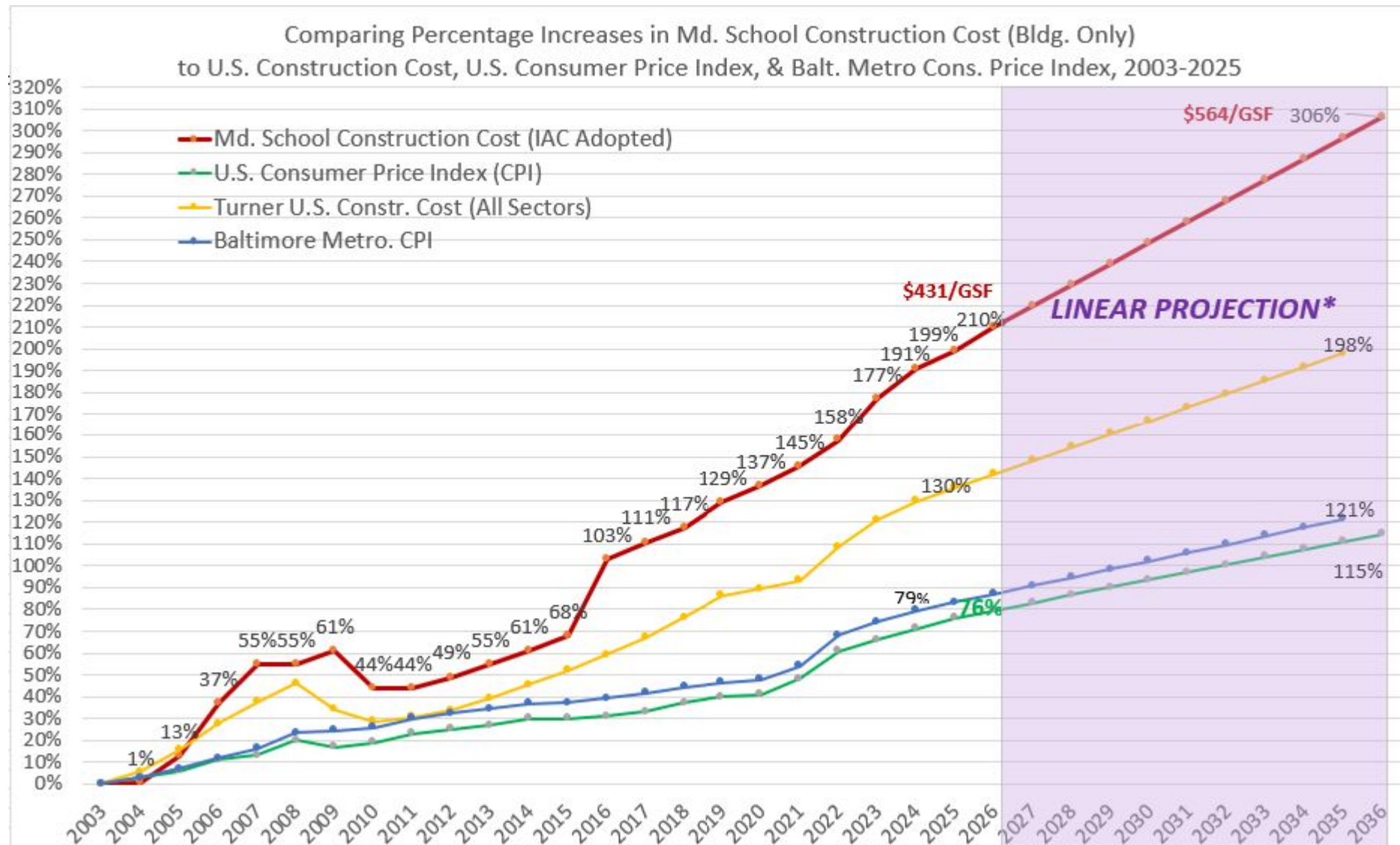
Facility Condition Index (FCI) Bands



FCI in FY 2025

FY 2025			
	Average Age of Square Footage	Optimal Average FCI	FY 2025 Average FCI
Maryland	32 years old	32-37%	52%
PGCPS	40 years old		56%

Construction Costs



Affording the PGCPs Portfolio

*How to achieve a facilities portfolio that is **educationally sufficient** for all students **and** **fiscally sustainable** for the long run?*

#1 Most Valuable Strategy: FUND FACILITIES MAINTENANCE

\$1 spent on preventive maintenance = \$5+ in emergency maintenance

- Ongoingly measure facility condition & maintenance effectiveness
AND adjust capital and maintenance programs accordingly
- Perform the needed facilities maintenance, including ***preventive maintenance***

PGCPS's School-Facilities Maintenance

Background

- Decades of underfunding of both PGCPS's operational and capital budgets



	Contextual Challenges	Solution Components
Maint. & Operations	• Significant inherited backlog of deferred maintenance • Some key maintenance-management components not in place • Many M&O positions vacant due to market forces & recent hiring freeze	• Provide resources sufficient to 1) Implement necessary best practices in maintenance & maint. management 2) Perform enough of the needed maintenance to achieve • Educational environments that support teaching, learning, and retention; and • Full expected useful life spans of facilities and major building systems • Long-term fiscal sustainability

Top 7 Recommended Maintenance Best Practices

Best Practice	Implementation Status	Key Obstacles
1A: Put all relevant facility assets into the CMMS asset inventory.	All assets as of 2023 have been barcoded and added to the CMMS. For recent additions, planned & funded PM Coordinator (1 FTE) will add (est. 6 mos).	• None (except for time).
1B: Establish annual preventive maintenance schedules for all needed assets in the CMMS so that work orders are automatically generated on time.	To be done. This will be the responsibility of the PM Coordinator position. Once that person is hired, they will be tasked with creating a PM schedule that ties back to the barcoded asset and will also be responsible for closing out the generated work order once the work is complete. Planned & funded PM Coordinator will establish needed schedules (est. 12 mos.); planned & funded CMMS Coordinator will ongoingly manage execution of work orders by in-house or contracted staff.	• None (except for time).
1C: Track all mandated inspections and their resulting reports in the CMMS (fire alarms, ANSULs, playgrounds, backflow preventers, roofs).	Currently being maintained in a shared Google Drive. Need to establish auto-generating work orders in the CMMS. PM Coordinator should track these mandated inspections in the CMMS and upload invoices and inspection reports. Planned & funded PM Coordinator will oversee new planned & funded clerical team (3) to execute setup and entry into CMMS (est. 12 mos.)	• Time. • Some additional budget for more inspections.

Top 7 Recommended Maintenance Best Practices

Best Practice	Implementation Status	Key Obstacles
1D: Consolidate all work orders into one data system.	Completed.	• None.
1E: Expand the use of the CMMS to include work done by custodial staff.	Current: • Implemented for all maintenance-related activities by custodians (e.g. filter changes, water flushing, and the seasonal equipment checks). • CMMS does NOT track other work of custodians, which often can crowd out maintenance work. Future: • No plans to add custodial daily tasks into the CMMS but will revisit when staffing is sufficient to manage additional work-order loads.	• Additional staff needed in the CMMS department to properly track the additional work orders that would be added to the CMMS.

Top 7 Recommended Maintenance Best Practices

Best Practice	Implementation Status	Key Obstacles
2A: Conduct the regular monitoring and adjustment of building systems needed to control moisture levels and prevent mold.	Current: 2 FTEs handle all building automation management; are only getting to scheduling and reactive activities. Plan to add 1 Supv. FTE (funded).	Need two more techs (unfunded) to do essential routine & preventive system management.
2B: Perform that needed preventive maintenance work.	Current: In-house PM staffing is limited to school-based staff doing minimal seasonal PMs. Contractors do annual PMs for chillers, but not for other major systems. Plan to add 1 Supv. FTE (funded). PM Coordinator will identify tasking for contracted services for the needed PM work on all systems.	- Estimated annual funding needed: - Minimum: \$5 million to cover roofs, playgrounds, bleachers, and the major equipment in our boiler rooms, like boilers, chillers, hot water heaters, and circulating pumps. - Optimal: \$15 million to cover balance of HVAC components and other critical building systems.

We'd love
to hear your questions

