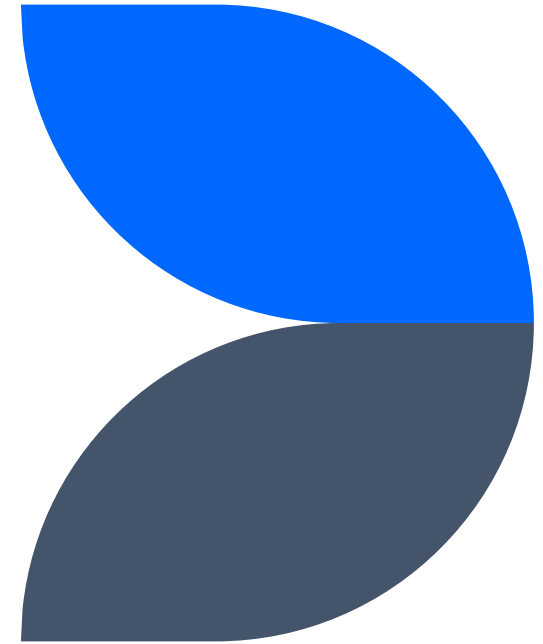


2024 EWD Committee Staff Report on PGCPS' Score on the IAC's Maintenance Effectiveness Assessment

Arian Albear

Director

Education and Workforce Development Committee



The Interagency Commission on School Construction (IAC) Maintenance Effectiveness Assessment

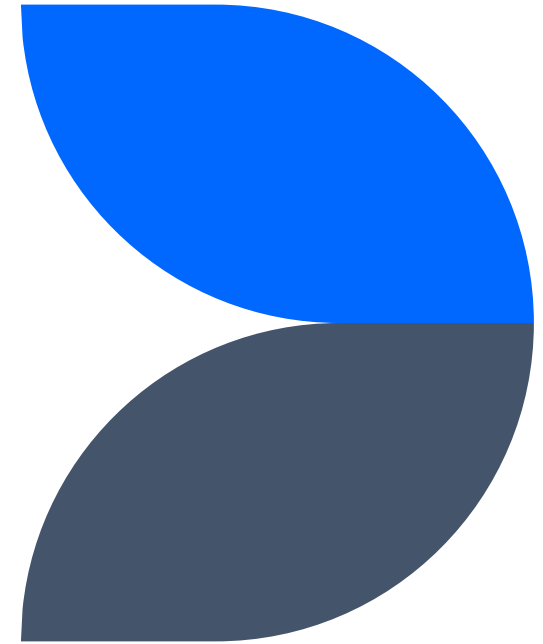
Superior and Good	Maintenance is likely to extend the life of systems within the facility beyond their expected lifespans.
Adequate	Maintenance is sufficient to achieve the life of each system within the facility and, with appropriate capital spending and renewal, the total expected lifespan.
Not Adequate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

- Assessment of a school system's ability to maintain its educational infrastructure
- Rubric inspects 23 areas within five groups
- Includes recommendations for improvements
- Score may be revised if identified deficiency is mitigated within a reasonable timeframe



Why This Matters

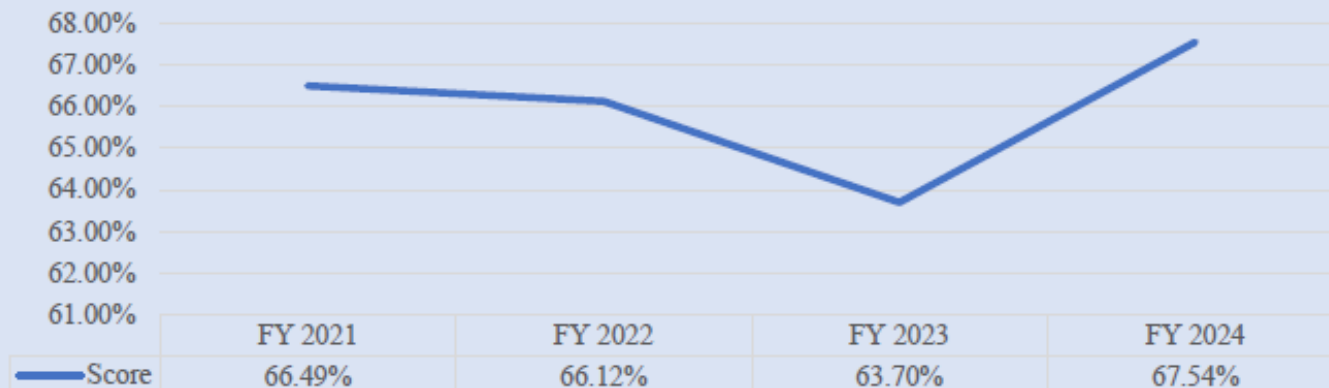
A low maintenance score indicates that a school system is not adequately maintaining their buildings and systems. This effectively reduces expected lifespan and may result in more frequent upkeep and replacement of buildings, systems, and structures.



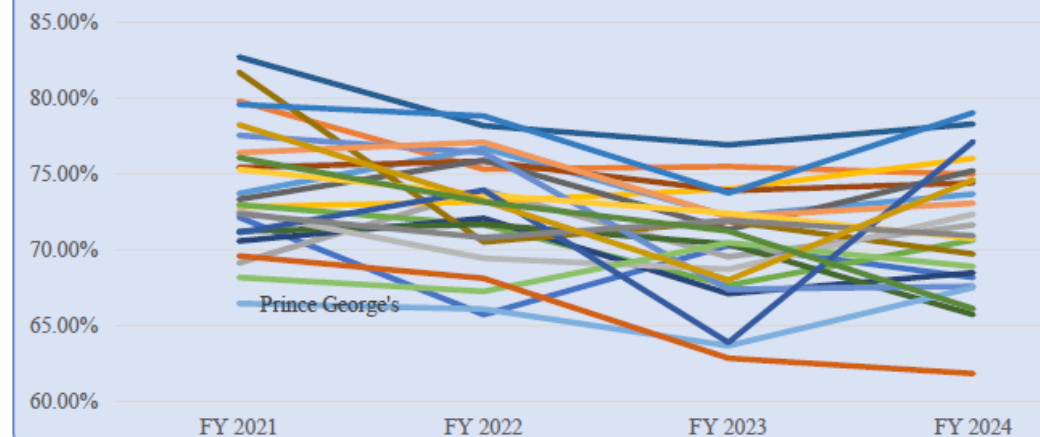
Prince George's County Public Schools

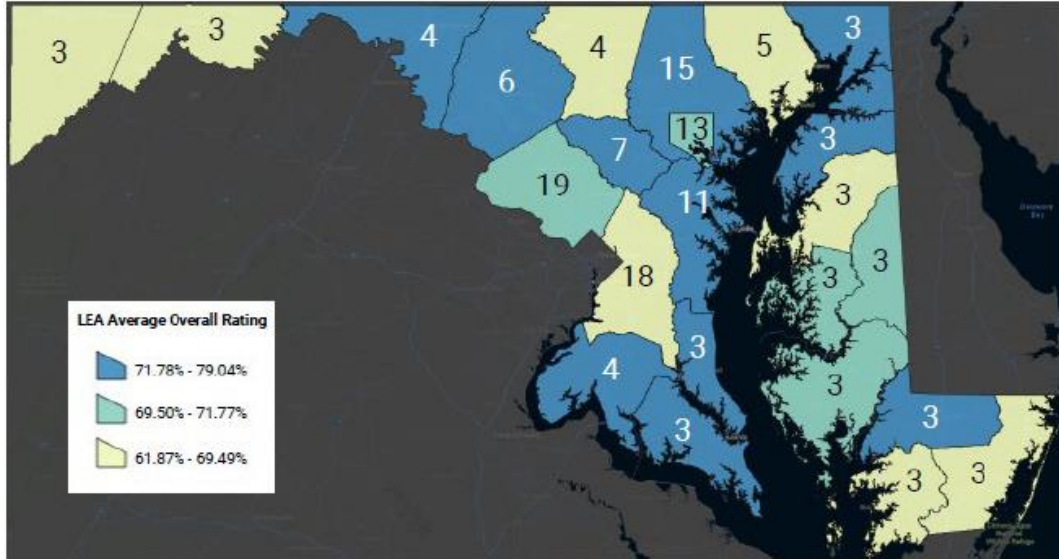
- PGCPS' Score in the IAC Assessment increased by 3.63% from FY 2023 to FY 2024.
- Still within the “Not Adequate” category.

Prince George's County Public Schools
Average Rating



All Maryland Public Schools
Average Rating





LEA	LEA Characteristics in FY24			FY24 Maintenance Assessment Results				
	Total # of School Facilities	Total Square Footage	Average Adjusted Age of Schools	# of Schools Assessed	LEA Average Rating		# of Deficiencies	
					LEA Average Rating		Major	Minor
TOTALS	1362	142,053,436	31	145	71.77%	Adequate	1	274
Allegany	22	1,749,398	37.3	3	68.20%	Not Adequate	0	13
Anne Arundel	120	13,827,264	30.0	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

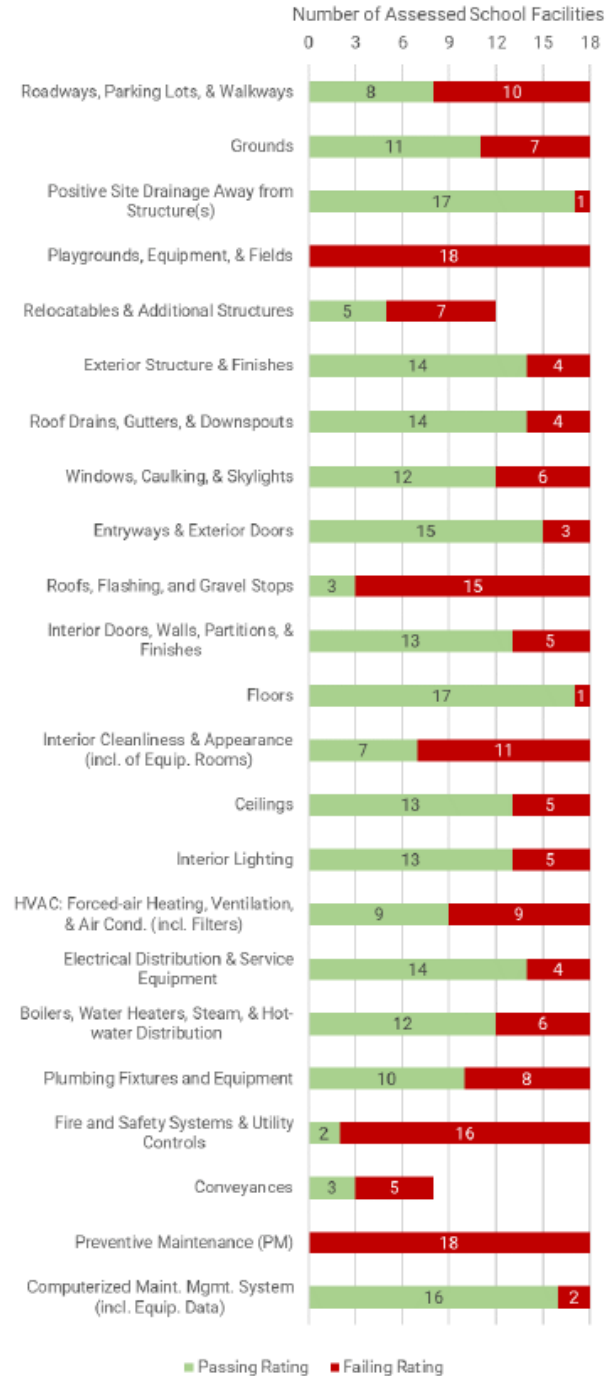
FY 2024 Maintenance Score for All School Systems

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

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
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

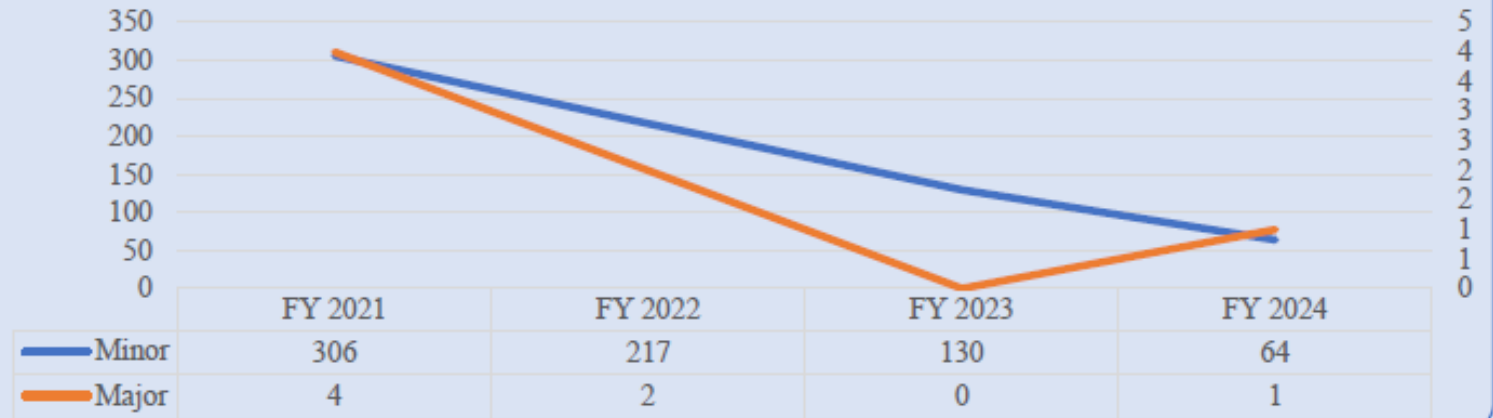
FY24 Passing vs Failing Rating per Category



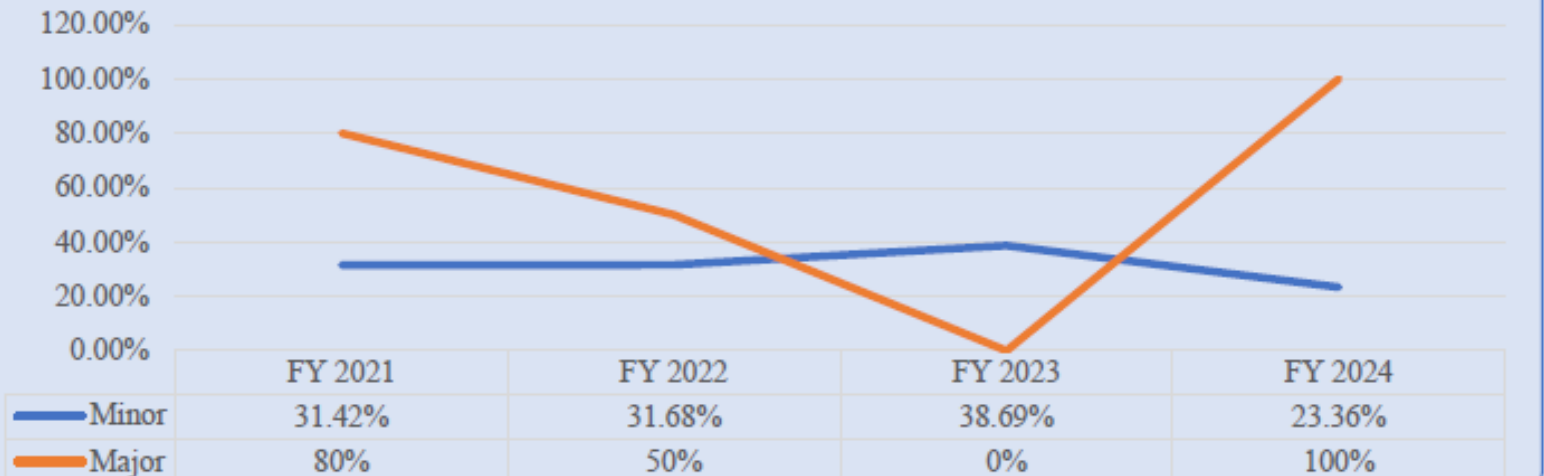
Assessment Per Category

Deficiencies

Prince George's County Public Schools *Deficiencies*



Prince George's County Public Schools *Deficiencies (%)*



IAO Recommendations

RECOMMENDATIONS				
	2021	2022	2023	2024
Catalog all assets, systems, and structures with auto-populating PM work orders in a Computerized Maintenance Management System (CMMS) so that inspections and maintenance occur at industry-standard frequencies.	X	X	X	X
Preventative Maintenance (PM) tasks and custodial checklists should have auto-populating work orders created in CMMS.		X		
All equipment and building parts should be tagged with asset tag that can link to a work order in CMMS.		X	X	
Regularly scheduled inspections of parking lots and walkways.	X		X	
Preventive and corrective maintenance of HVAC systems tracked on CMMS for regularly scheduled maintenance.	X			
Regular playground and field inspections, tracking on CMMS.	X	X		X
Regular emergency lights inspections, tracking on CMMS.	X			
Create and implement an integrated pest management (IPM) plan.			X	
Schedule and inspect fire and safety systems and components using tracked CMMS.			X	X
DLLR-regulated equipment inspections need to be scheduled and completed at the appropriate frequency.			X	
Corrective work orders should be created in CMMS immediately following any inspection identifying a deficiency.				X
CMMS should have a field tracking the days each work order has aged, to help identify causes of possible bottlenecks and streamline workflow. Fields should also track labor hours and costs to establish predictable trends.				X

