

FY 2025 Staff Report on PGCPS's Score on the IAC's Maintenance Effectiveness Assessment

Education and Workforce Development (EWD) Committee

October 27, 2025

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

- 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 an identified deficiency is mitigated within a 45-day timeframe

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.

Why This Matters

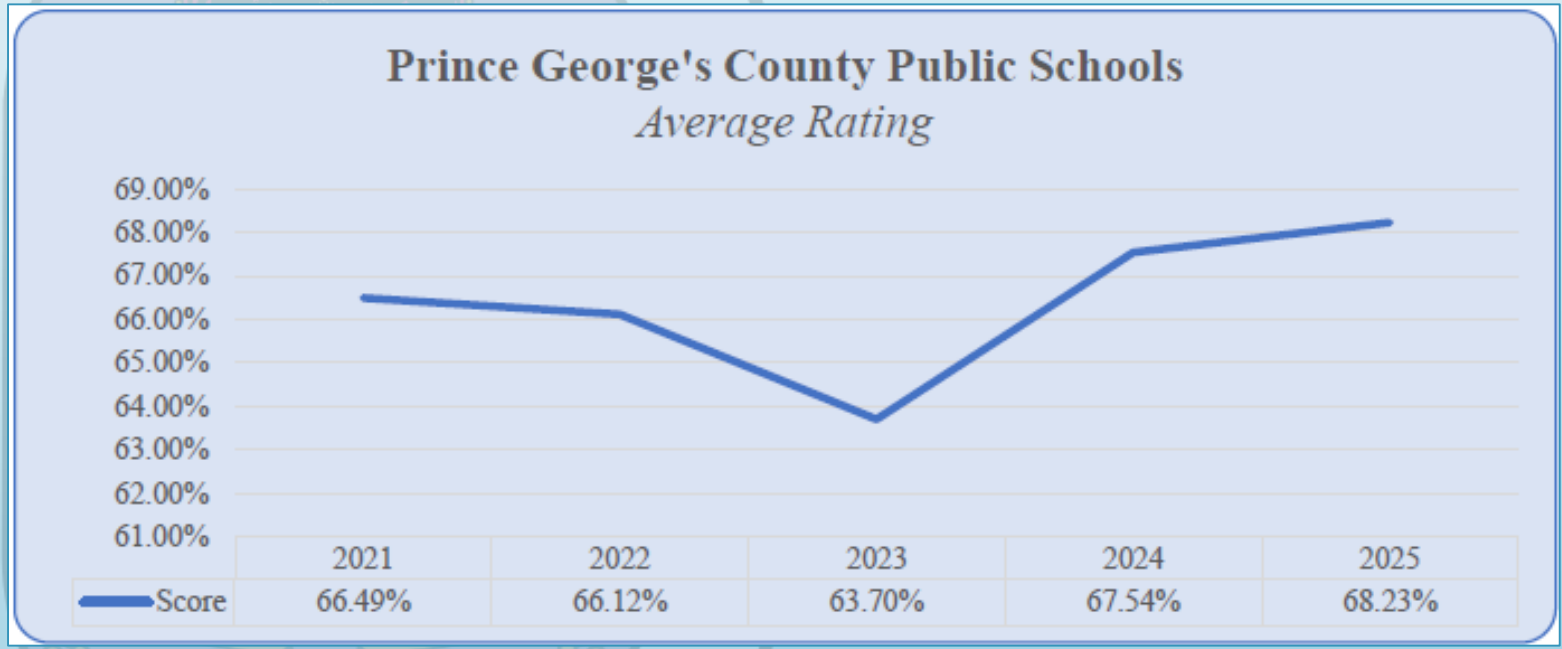
A low maintenance score indicates that a school system is not adequately maintaining its buildings and systems. This effectively reduces expected lifespan and may result in more frequent upkeep and replacement of buildings, systems, and structures.

Prince George's County Public Schools

PGCPS's score increased by 0.69% from 2024 to 2025.

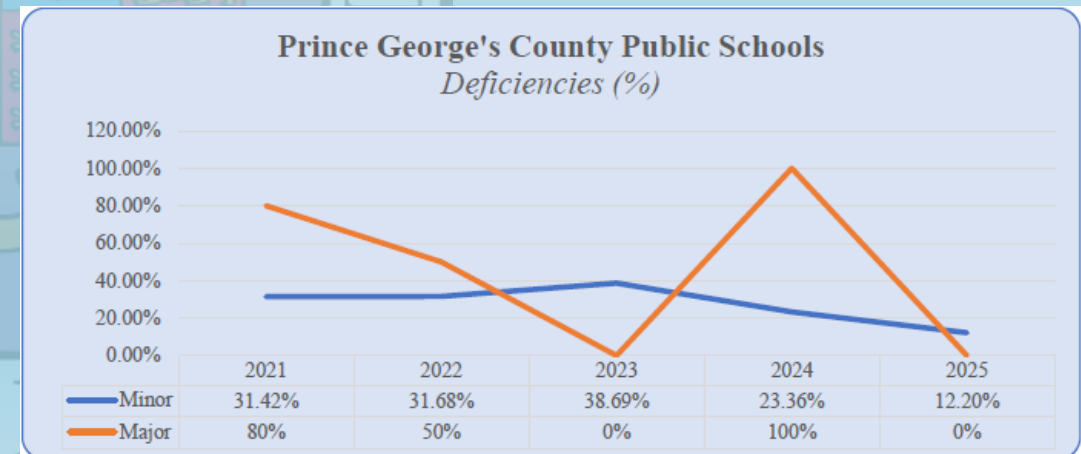
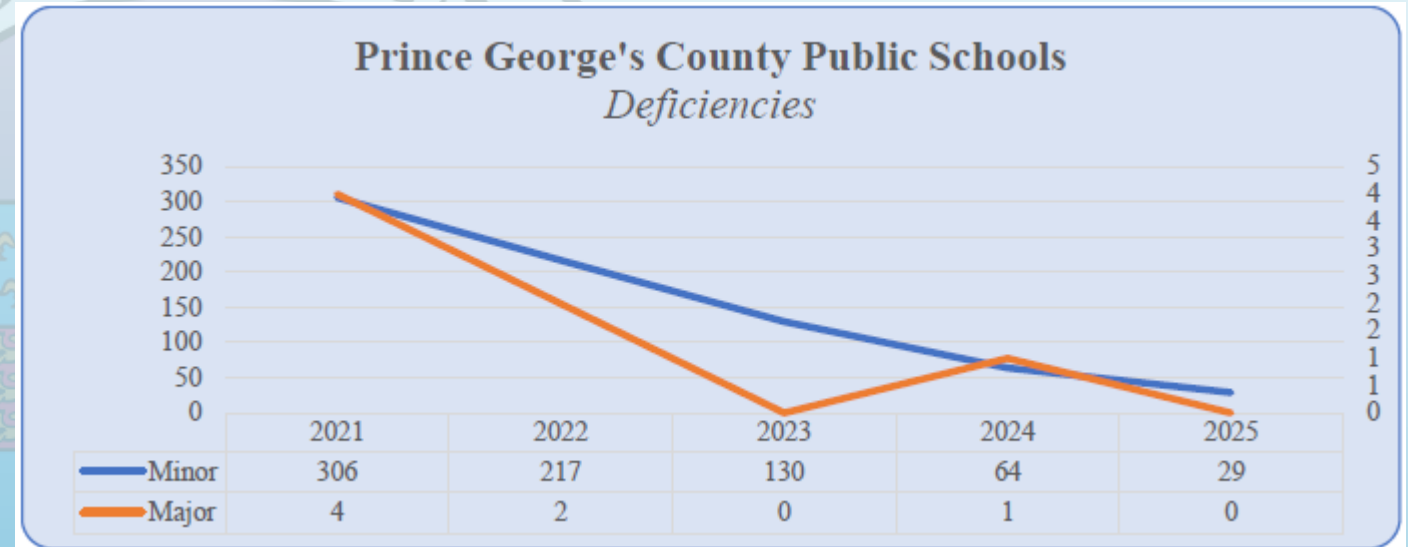
Still within the "Not Adequate" category.

Third to last, after Somerset and St. Mary's counties.

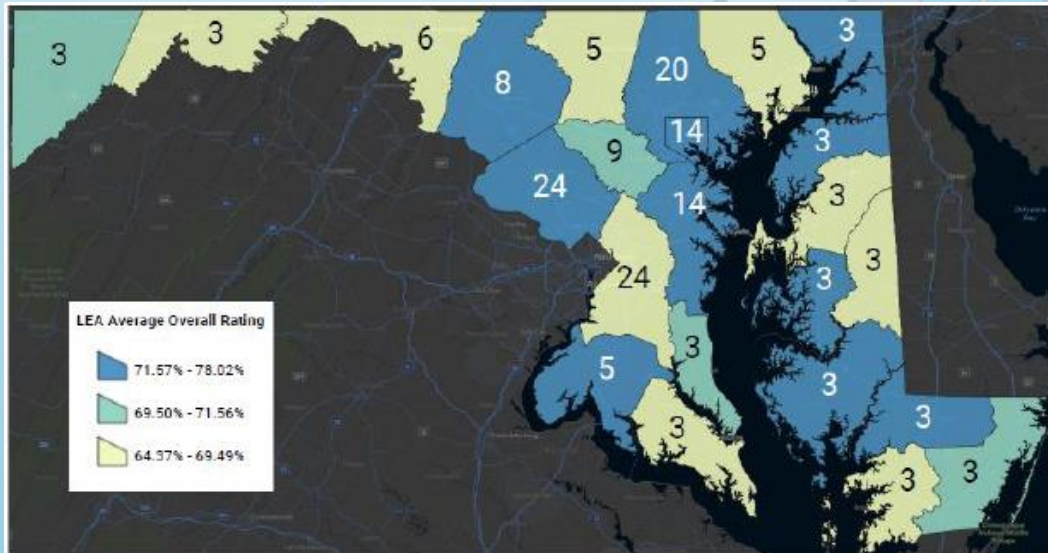


PGCPS – Deficiencies Identified

- Overall decrease in both major and minor deficiencies
- Decrease in the percentage share of deficiencies in the State

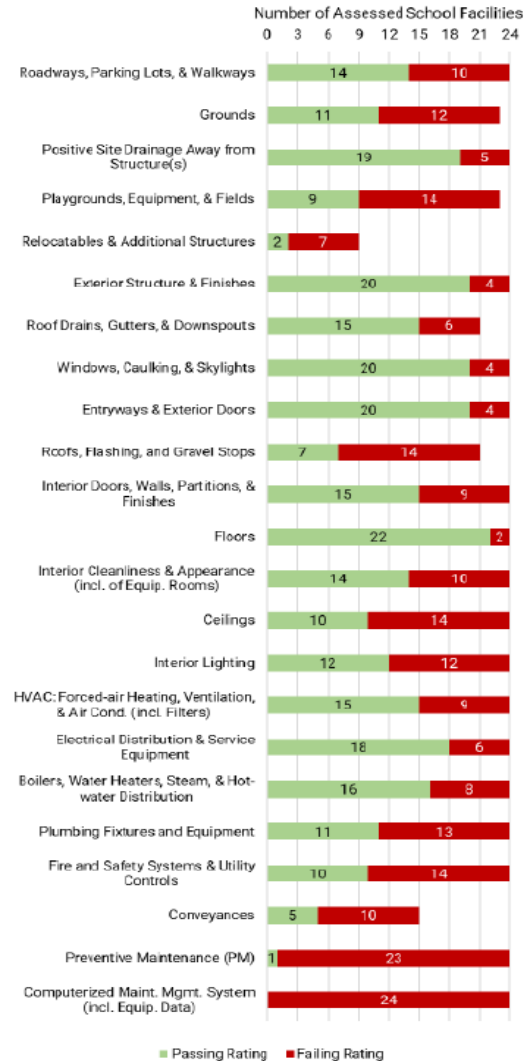


FY 2024 Maintenance Score for All School Systems



LEA	LEA Characteristics in FY25			FY25 Maintenance Assessment Results				
	Total # of School Facilities	Total Square Footage	Average Adjusted Age of Facilities	# of Facilities Assessed	LEA Average Rating		# of Categories with Deficiencies	
							Major	Minor
TOTALS	1362	142,313,061	32	173	71.56%	Adequate	0	237
Allegany	22	1,749,398	38.3	3	69.26%	Not Adequate	0	11
Anne Arundel	122	14,006,828	31.1	14	75.07%	Adequate	0	6
Baltimore City	128	14,996,168	38.1	14	72.03%	Adequate	0	20
Baltimore Co	166	16,828,128	35.1	20	75.26%	Adequate	0	9
Calvert	25	2,475,898	26.0	3	70.41%	Adequate	0	7
Caroline	10	877,773	25.5	3	68.33%	Not Adequate	0	4
Carroll	40	4,266,519	31.0	5	68.70%	Not Adequate	0	10
Cecil	29	2,267,203	31.4	3	72.93%	Adequate	0	5
Charles	39	4,185,809	31.1	5	72.93%	Adequate	0	1
Dorchester	14	970,840	33.3	3	73.73%	Adequate	0	3
Frederick	68	6,923,758	29.0	8	78.02%	Adequate	0	2
Garrett	13	741,671	37.0	3	70.51%	Adequate	0	10
Harford	53	5,991,468	32.5	5	65.39%	Not Adequate	0	26
Howard	76	8,527,365	21.4	9	70.34%	Adequate	0	16
Kent	5	441,409	46.7	3	71.83%	Adequate	0	9
Montgomery	213	25,832,149	26.6	24	71.66%	Adequate	0	19
Prince George's	196	19,184,705	40.4	24	68.23%	Not Adequate	0	29
Queen Anne's	14	1,302,658	23.3	3	68.62%	Not Adequate	0	7
St. Mary's	27	2,300,101	28.1	3	68.13%	Not Adequate	0	10
Somerset	10	671,356	24.3	3	64.37%	Not Adequate	0	13
Talbot	8	700,971	20.1	3	72.22%	Adequate	0	2
Washington	46	3,476,621	37.8	6	68.81%	Not Adequate	0	14
Wicomico	24	2,283,618	29.3	3	75.68%	Adequate	0	0
Worcester	14	1,310,647	29.0	3	71.28%	Adequate	0	4

FY25 Passing vs Failing Rating per Category



Assessments per Category

FY 2025 Overall Rating Results by Facility Type

	Elementary	Elementary/ Middle	PreK-8	Middle	High	
Superior						
Good						
Adequate	9			1	1	11
Not Adequate	5		2	1	4	12
Poor		1				1
Totals	14	1	2	2	5	24

	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	1
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	1
	Playgrounds, Equipment, & Fields	0	5
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	1
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	3
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	1
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	2
	Ceilings	0	3
Building Equipment & Systems	Interior Lighting	0	2
	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
	Electrical Distribution & Service Equipment	0	2
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	1
	Fire and Safety Systems & Utility Controls	0	5
	Conveyances	0	0
Total		0	29

IAC Recommendations

PRINCE GEORGE'S COUNTY

FY 2025 Results: Recommendations

- 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 appropriate frequencies informed by manufacturers' recommendations.
- Develop a comprehensive asset inventory for each facility, covering all significant 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.
- Implementing quality control procedures is recommended to ensure work orders are being completed effectively and in a timely manner.
- 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.

Discussion

