PRINCE GEORGE'S COUNTY COUNCIL

EDUCATION & WORKFORCE DEVELOPMENT COMMITTEE

PERFORMANCE AND OVERSIGHT REPORT

Prince George's County Public Schools

FY 2025 Interagency Commission on School Construction (IAC)
Maintenance Effectiveness Assessment

Arian Albear, Director, EWD Committee
08 October 2025

Table of Contents

Executive Summary 2
Maintenance of Maryland's Public School Buildings Report 3
Prince George's County Public Schools Score 7
Appendix A: ***FY 2021 Maintenance Effectiveness Assessment*** 10
Appendix B: ***FY 2022 Maintenance Effectiveness Assessment*** 13
Appendix C: ***FY 2023 Maintenance Effectiveness Assessment*** 16
Appendix D: ***FY 2024 Maintenance Effectiveness Assessment*** 19
Appendix E: ***FY 2025 Maintenance Effectiveness Assessment*** 22

Executive Summary

The Interagency Commission on School Construction's (IAC) annual Maintenance of Maryland's Public School Buildings report provides an "overview of maintenance assessments conducted at select school facilities in each Maryland public school system."[1] The report assesses how well Maryland school systems can maintain their educational buildings. The assessment rubric inspects 23 areas within five (5) groups, and provides a score divided into "Superior," "Good," "Adequate," "Not Adequate," and "Poor." Deficiencies identified may be designated either "Minor" or "Major" if they meet key criteria, and school systems are provided the opportunity to improve their final score by adequately mitigating them within a reasonable timeframe.

Although noticeable progress has been made, Prince George's County Public Schools (PGCPS) has consistently received among the lowest scores in the State. In 2025, the school system increased its score by 0.69% to 68.23%, but this score is still within the "Not Adequate" category. PGCPS had 29 (12.2%) of the 237 minor deficiencies identified in the State. This is an improvement from 306 (31.4%) of the 974 minor deficiencies identified when the assessment began in 2021.

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 within a school.

In the yearly reports, the IAC consistently recommends that PGCPS catalog all its assets, systems, and structures with asset tags and auto-populate preventative maintenance (PM) work orders in a Computerized Maintenance Management System (CMMS) so that maintenance work is done at industry-standard frequencies that ensure the full lifespan of the item. Note: **This report does not assess the age of the buildings, but rather how well a school system is able to maintain them.** Findings and recommendations are attributed not to aged infrastructure, but to the need to improve organization in the maintenance schedule so that recurring inspections and maintenance are done within the appropriate timeframes.

[1] IAC Maintenance of Maryland's Public School Buildings FY 2025 Annual Report, page 4.

Maintenance of Maryland's Public School Buildings Report

The Interagency Commission on School Construction's (IAC) annual Maintenance of Maryland's Public School Buildings report provides an "overview of maintenance assessments conducted at selected school facilities in each Maryland public school system."[2]

The current report structure began in FY 2021 and measures a school system's ability to *maintain* its school buildings.[3] Lack of adequate maintenance of school buildings may result in a decreased expected lifespan and require more frequent school construction than that of an optimally maintained one.

Funding and Staffing Recommendations

The IAC recommends the following full-time equivalent (FTE) positions per gross square feet (GSF) to properly upkeep and maintain a building:[4]

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

Additionally, the IAC recommends budgeting the following percentage of a facility's current replacement value (CRV):[5]

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

The Scoring System

Facilities and school systems are evaluated based on a score of "Superior," "Good," "Adequate," "Not Adequate," and "Poor."[6]

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.

[2] IAC Maintenance of Maryland's Public School Buildings FY 2025 Annual Report, page 4.
[3] *Nota bene*: Results before FY 2021 are not comparable to those identified in prior years.
[4] IAC Maintenance of Maryland's Public School Buildings FY 2025 Annual Report, page 8.
[5] *Ibid*.
[6] *Ibid.*, pages 11 and 13.

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

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.

Identified deficiencies during school facility inspection are identified as "Minor" or "Major."[7]

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%

[7] IAC Maintenance of Maryland's Public School Buildings FY 2025 Annual Report, page 11.

A school system may request the elimination of a given score penalty when the system has provided sufficient evidence in a timely manner that the identified deficiency has been remediated or is in the process of remediation.[8]

The assessment rubric[9] The IAC divides a school facility into the following 21 categories within four (4) groups, which are weighed according to those that may have the greatest potential impact on teaching and learning.[10]

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

Additionally, the rubric includes two (2) categories under Maintenance Management:[11]

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

[8] IAC Maintenance of Maryland's Public School Buildings FY 2025 Annual Report, page 11.
[9] IAC Maintenance Effectiveness Assessment, Reference Guide.
[10] *Ibid.*, page 12.
[11] *Ibid.*, page 13.

The Assessment[12]

Prior to the visit, the IAC provides each school district with the list of school facilities to be assessed. The school system is required to provide key facility data in advance, including maintenance records. This has remained constant from 2021, when the assessment began, through 2025. Subsequent assessments will not include prior notification to the school systems.

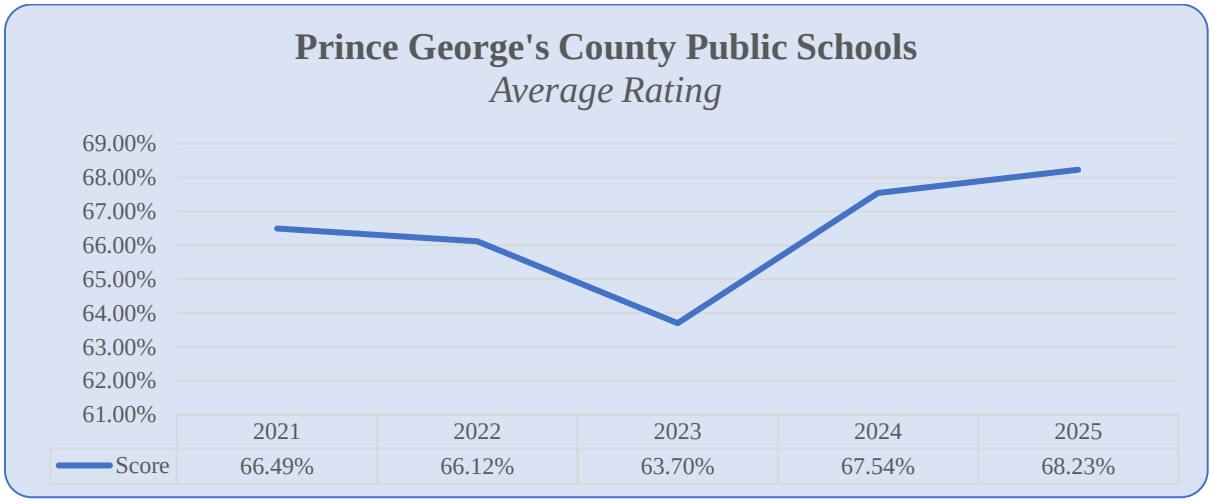
During the site visit, the assessor examines each of the identified components that make up the facility's score.

After the visit, the assessor completes the preliminary MEA report, which is sent to the school system for review. The school system has 15 calendar days to respond to any requested information in the report. **If the school system mitigates any identified issues within a 45-day remediation period, the score may be updated to reflect the facility's current condition.**

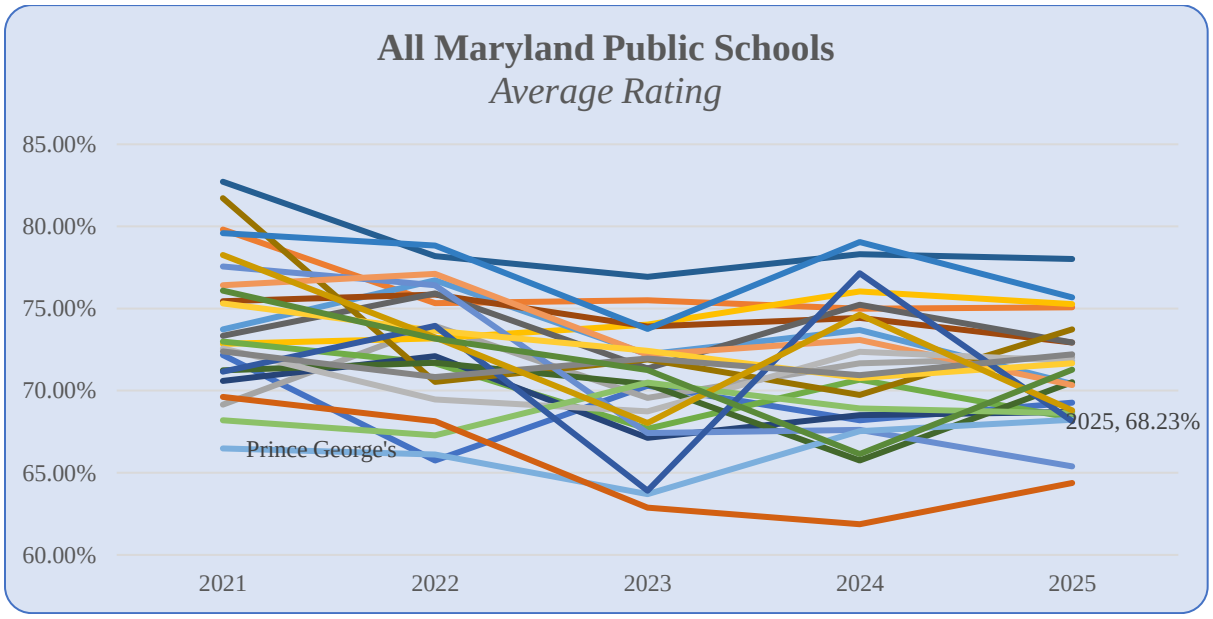
[12] IAC Maintenance of Maryland's Public School Buildings FY 2025 Annual Report, page 15.

Prince George's County Public Schools Score

The score for Prince George's County Public Schools, from 2021 to 2025, is traced in the chart below. While the average rating decreased in the initial three (3) years, 2024 saw an increase of 3.63% to 67.54% and up to 68.23% in 2025. Despite these gains, Prince George's County is still within the "Not Adequate" category. To be considered Adequate, a school system must score above 70%.

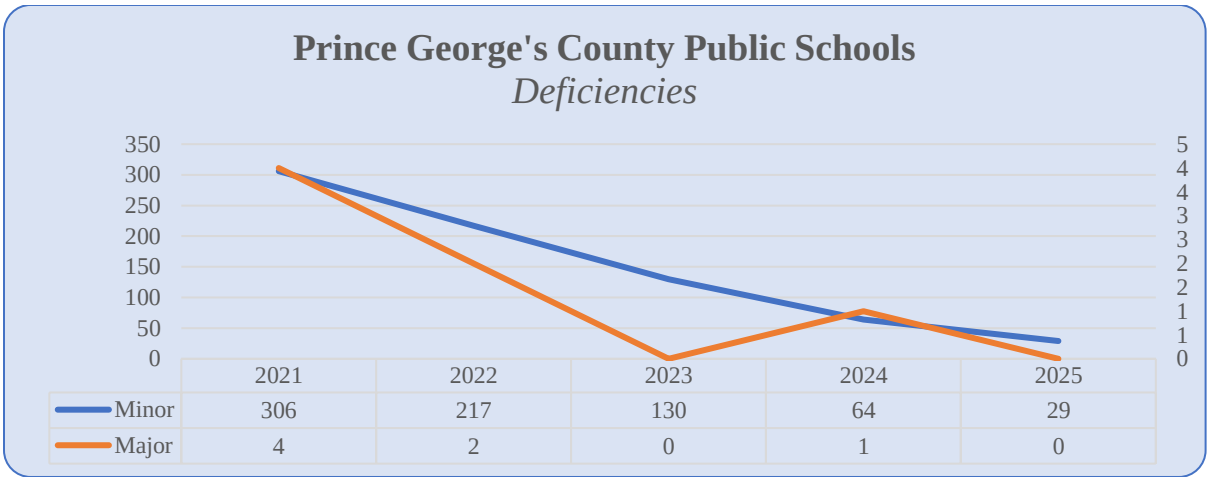


The chart below traces the average rating for all Maryland school systems. Prince George's County scored last in 2021 (66.49%), penultimate in 2022 (66.12%) and 2023 (63.70%), fourth from last in 2024 (67.54%), and third from last in 2025 (68.23%).[13] The chart shows the rating spread of all counties in the State, and Prince George's County is identified as a light blue line.

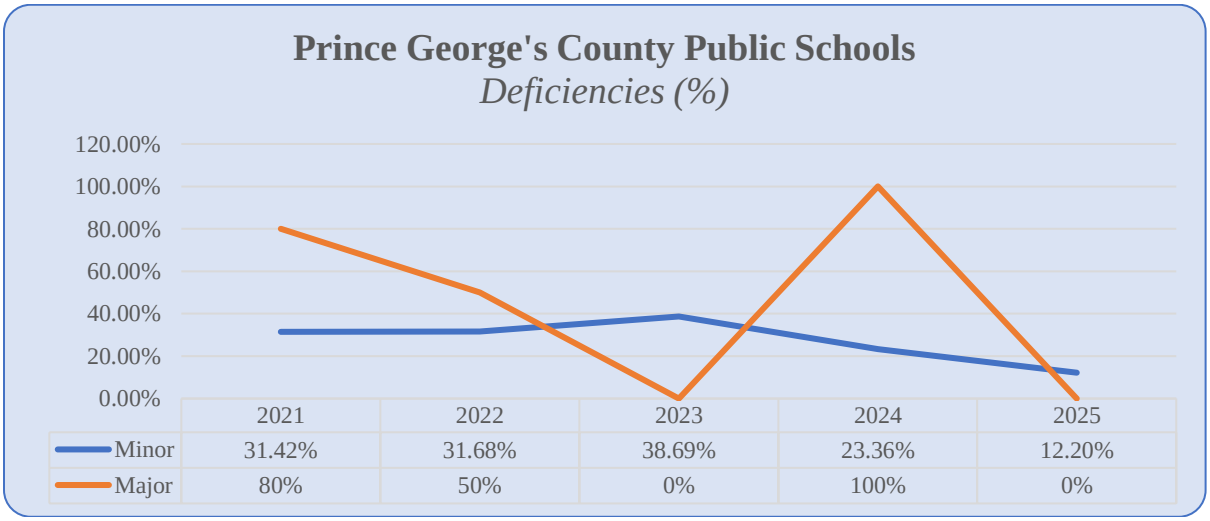


[13] Summary charts of average school system ratings can be found in the appendix.

The total number of deficiencies identified for Prince George's County is traced in the chart below. The deficiencies for the County have decreased since 2021, as have all identified deficiencies for all school systems. Whereas in 2021, the IAC identified 974 minor and five major deficiencies, in 2024, it identified only 274 minor and one major deficiency in the State.



The chart below identifies the percentage of all deficiencies in Prince George's County. While total deficiencies identified have decreased (see chart above), the County accounted for around one-third of all minor deficiencies reported in 2021 through 2023 and almost one-fourth of minor deficiencies in 2024. In 2025, this share dropped to just 12.2%.



The IAC Recommendations

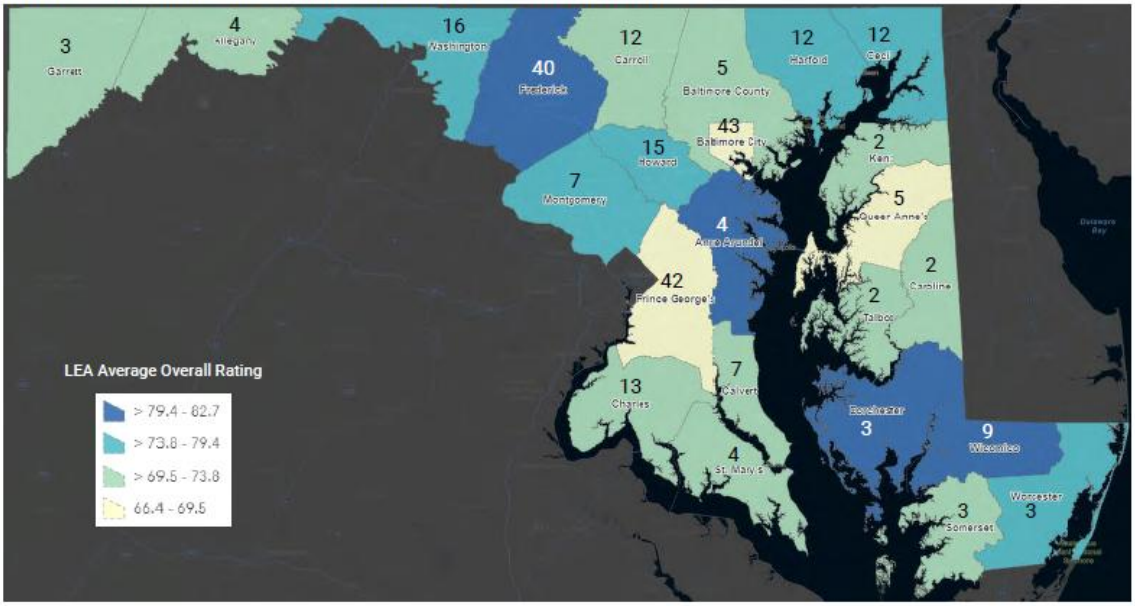
The IAC's recommendations for Prince George's County Public Schools consistently encourage the school system to create a robust Computerized Maintenance Management System (CMMS) that tags all assets, systems, and structures with auto-populating, preventative maintenance (PM) work orders. This recommendation has been a constant concern since the first report in FY 2021. Below is a summary of all recommendations from the IAC for each of the four fiscal years.

Recommendations					
	2021	2022	2023	2024	2025
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	X
Preventative Maintenance (PM) tasks and custodial checklists should have auto-populating work orders created in CMMS.		X			X
All equipment and building parts should be tagged with asset tag that can link to a work order in CMMS.		X	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	X			
Regular playground and field inspections, tracking on CMMS.	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	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	
Implement quality control procedures to ensure work orders are being completed effectively and in a timely manner.					X

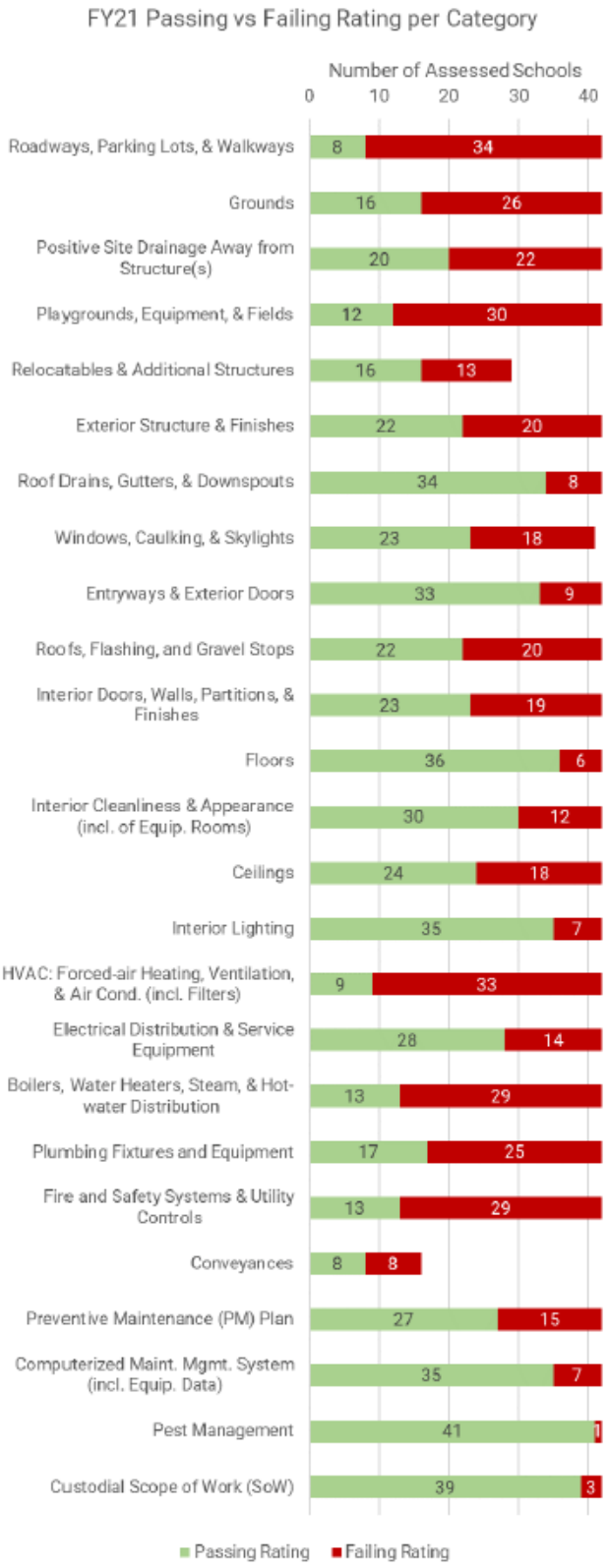
Appendix A: ***FY 2021 Maintenance Effectiveness Assessment***[14]

	LEA Characteristics in FY21			FY21 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	1377	141,918,669	30	268	73.88%	Adequate	5	974
Allegany	22	1,749,398	34.3	4	72.17%	Adequate	0	19
Anne Arundel	121	13,847,996	28.2	4	79.81%	Good	0	1
Baltimore City	149	16,885,420	37.0	43	69.15%	Not Adequate	1	290
Baltimore Co	165	16,846,193	31.9	5	72.85%	Adequate	0	25
Calvert	26	2,463,800	23.4	7	73.74%	Adequate	0	17
Caroline	10	952,622	23.4	2	72.99%	Adequate	0	5
Carroll	40	4,176,741	30.3	12	70.59%	Adequate	0	54
Cecil	29	2,242,569	29.0	12	75.44%	Adequate	0	17
Charles	39	4,091,386	28.6	13	73.35%	Adequate	0	37
Dorchester	14	949,120	33.5	3	81.72%	Good	0	4
Frederick	68	6,814,336	27.1	40	82.72%	Good	0	14
Garrett	13	741,671	33.0	3	71.24%	Adequate	0	10
Harford	53	6,137,963	30.1	12	77.56%	Adequate	0	12
Howard	76	8,250,880	19.6	15	76.41%	Adequate	0	21
Kent	5	440,226	42.8	2	72.57%	Adequate	0	1
Montgomery	209	25,107,150	24.1	7	75.31%	Adequate	0	24
Prince George's	196	18,399,159	38.3	42	66.49%	Not Adequate	4	306
Queen Anne's	14	1,302,733	20.0	5	68.20%	Not Adequate	0	40
St. Mary's	27	2,300,101	24.6	4	71.15%	Adequate	0	25
Somerset	10	671,356	20.3	3	69.62%	Adequate	0	17
Talbot	7	572,216	19.5	2	72.39%	Adequate	0	5
Washington	46	3,447,181	34.0	16	78.26%	Adequate	0	7
Wicomico	24	2,242,600	28.4	9	79.59%	Good	0	9
Worcester	14	1,285,852	25.6	3	76.09%	Adequate	0	14

Figure 1: Number of Assessments and Average Overall Rating by LEA



[14] FY 2021 Maintenance Effectiveness Assessment.

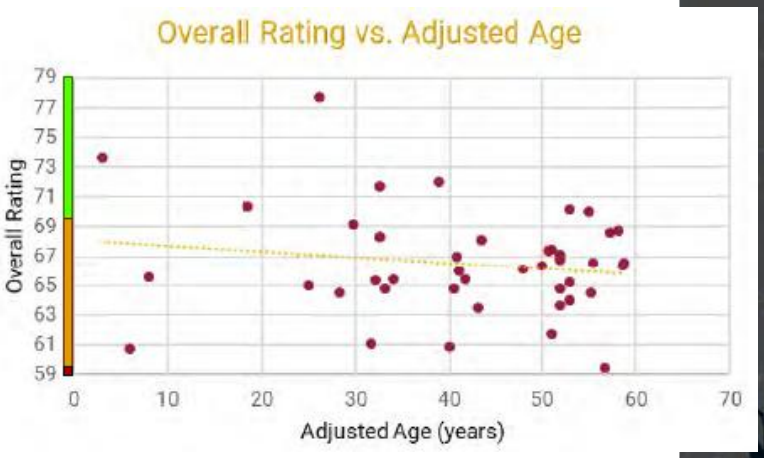


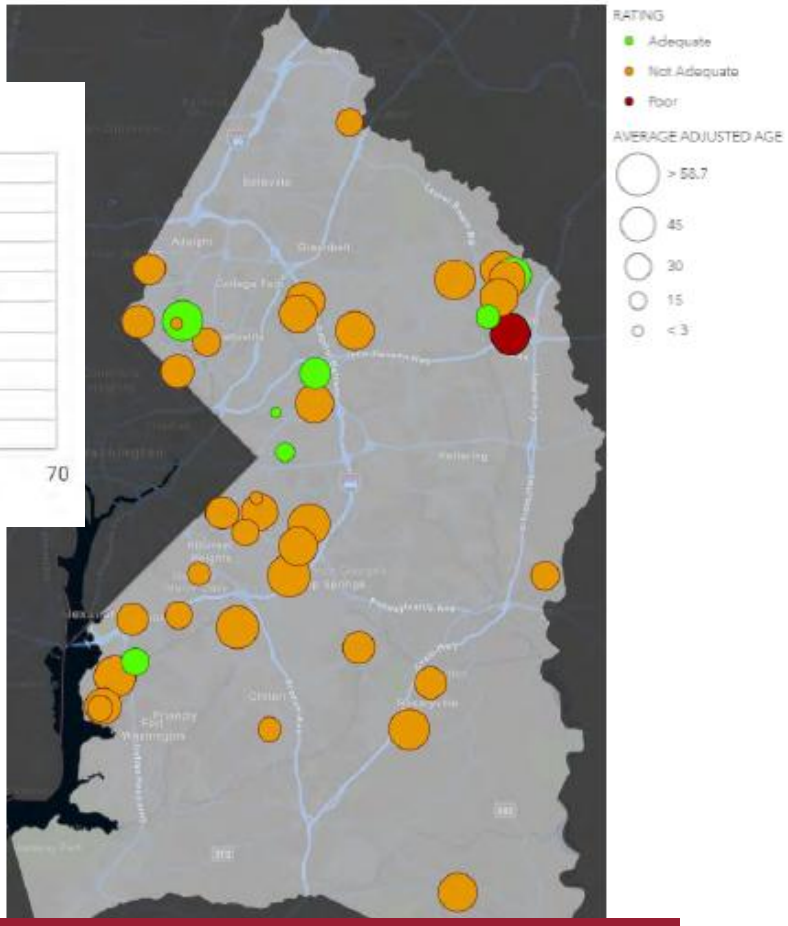
FY 2021 Overall Rating Results by School Type

	Alternate	Special Ed.	Elementary	Elementary/ Middle	Middle	High	
Superior							
Good							
Adequate			5		1	1	7
Not Adequate	1	1	22	2	6	2	34
Poor			1				1
Totals	1	1	28	2	7	3	42

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	29
	Grounds	1	18
	Positive Site Drainage Away from Structure(s)	0	14
	Playgrounds, Equipment, & Fields	1	23
	Relocatables & Additional Structures	0	11
Building Exterior	Exterior Structure & Finishes	0	18
	Roof Drains, Gutters, & Downspouts	1	5
	Windows, Caulking, & Skylights	0	10
	Entryways & Exterior Doors	0	5
	Roofs, Flashing, and Gravel Stops	1	12
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	6
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	25
	Electrical Distribution & Service Equipment	0	13
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	22
	Plumbing Fixtures and Equipment	0	19
	Fire and Safety Systems & Utility Controls	0	22
	Conveyances	0	5
Maintenance Management	Preventive Maintenance (PM) Plan	0	0
	Computerized Maint. Mgmt. System (incl. Equip. Data)	0	0
	Pest Management	0	1
	Custodial Scope of Work (SoW)	0	0
	Total	**4**	**306**

Overall Rating vs Adjusted Building Age





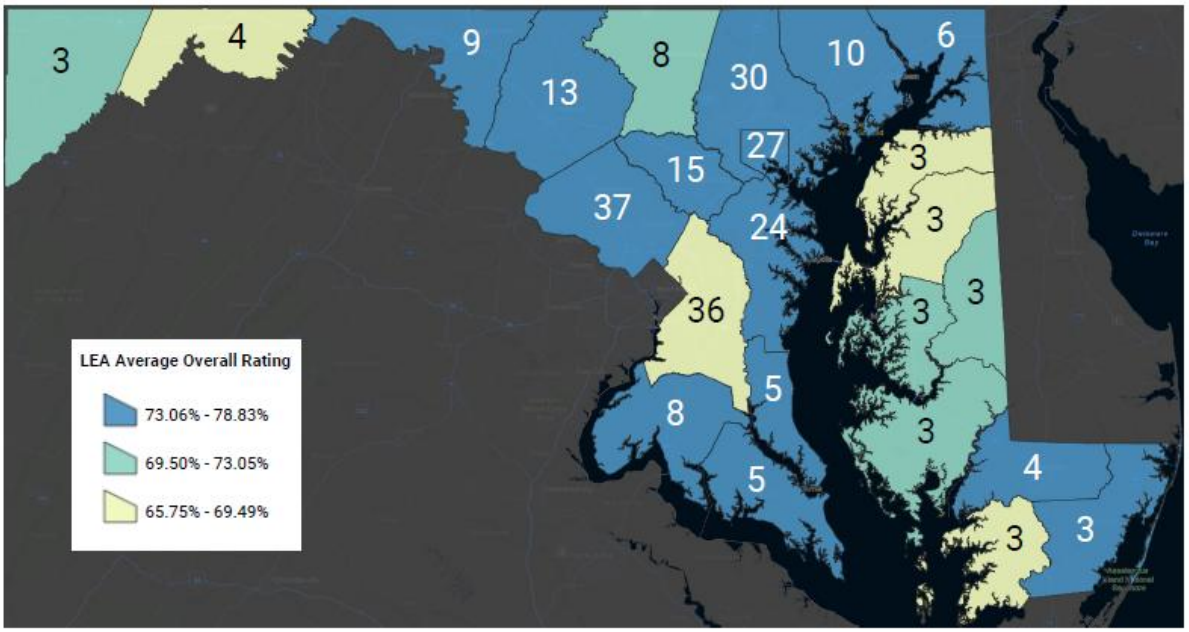
PRINCE GEORGE'S COUNTY

FY 2021 Results: Recommendations

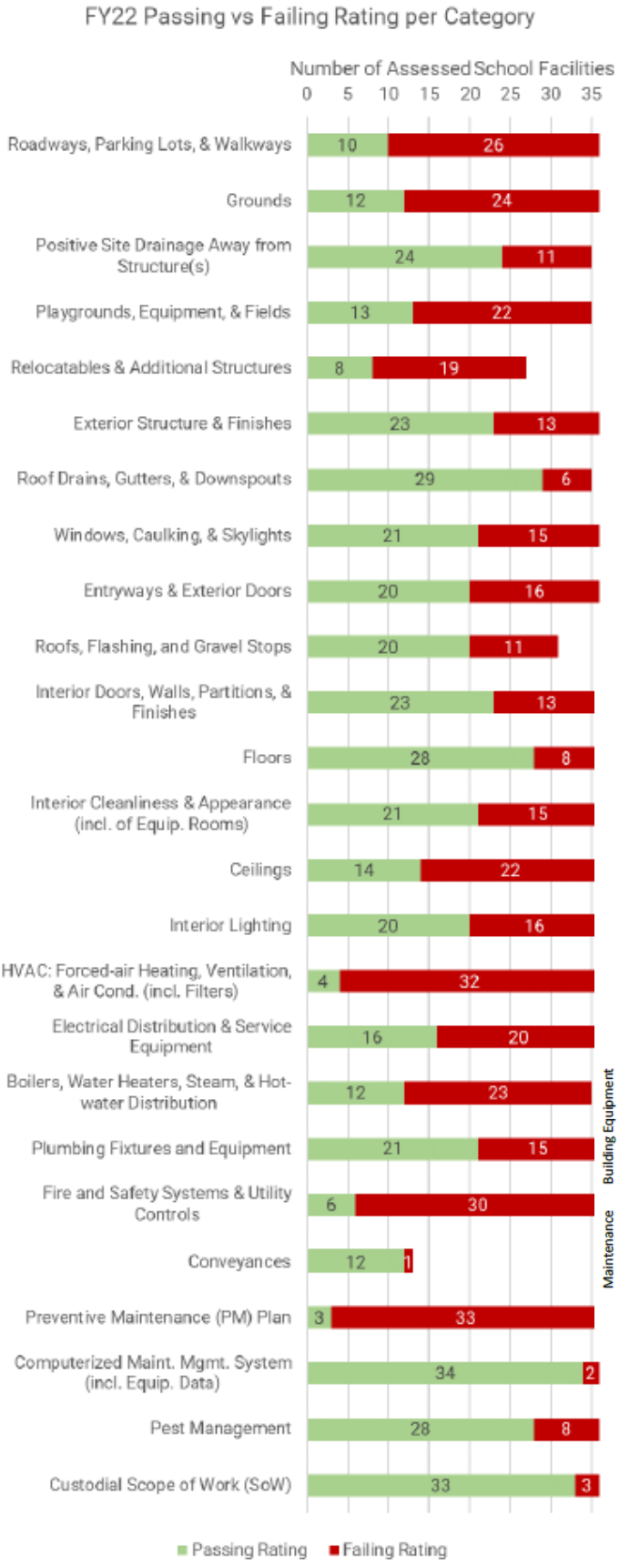
- Regularly scheduled inspections of parking lots and walkways are recommended to catch and repair issues before they worsen. Inspection results should be tracked using the computerized maintenance management system (CMMS) with work orders to ensure that issues are corrected.
- Preventive and corrective maintenance for the HVAC systems should be tracked using work orders and CMMS. Regularly scheduled preventive maintenance checks will help to keep equipment running and in optimal condition. Assets should be assigned unique identifiers that are tied to the preventive maintenance (PM) checks to ensure that all assets are being serviced.
- Playground and field inspections should be conducted on a regular basis. Issues that are identified during the inspections should be tracked using the CMMS.
- Emergency lights should be tested on a regular basis according to the manufacturer's recommendations for periodicity and length of test. Any lights that do not pass the regular inspection should be repaired or replaced and tracked with a CMMS work order. Work orders could help to identify lights that have recurring failures and might need to be replaced.

Appendix B: ***FY 2022 Maintenance Effectiveness Assessment***[15]

	LEA Characteristics in FY22			FY22 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	1370	141,714,338	31	265	73.06%	Adequate	4	685
Allegany	22	1,749,398	35.3	4	65.75%	Not Adequate	0	26
Anne Arundel	121	13,883,724	29.1	24	75.33%	Adequate	0	37
Baltimore City	141	16,251,586	37.0	27	73.94%	Adequate	2	82
Baltimore Co	165	16,791,691	32.8	30	73.18%	Adequate	0	48
Calvert	25	2,456,795	24.2	5	76.72%	Adequate	0	1
Caroline	10	877,773	22.5	3	71.66%	Adequate	0	7
Carroll	40	4,176,741	31.3	8	72.10%	Adequate	0	27
Cecil	29	2,242,569	30.0	6	75.85%	Adequate	0	7
Charles	39	4,233,893	28.6	8	75.92%	Adequate	0	7
Dorchester	14	970,840	30.3	3	70.54%	Adequate	0	7
Frederick	68	6,811,025	27.2	13	78.19%	Adequate	0	28
Garrett	13	741,671	34.0	3	71.70%	Adequate	0	8
Harford	52	6,054,298	30.9	10	76.41%	Adequate	0	16
Howard	76	8,250,880	20.6	15	77.11%	Adequate	0	27
Kent	5	440,226	43.8	3	69.47%	Not Adequate	0	5
Montgomery	210	25,147,251	25.1	37	73.66%	Adequate	0	65
Prince George's	197	18,652,099	39.0	36	66.12%	Not Adequate	2	217
Queen Anne's	14	1,302,658	21.0	3	67.28%	Not Adequate	0	14
St. Mary's	27	2,300,101	25.6	5	73.94%	Adequate	0	8
Somerset	10	671,356	21.3	3	68.14%	Not Adequate	0	14
Talbot	8	700,971	17.1	3	70.83%	Adequate	0	10
Washington	46	3,476,622	34.8	9	73.25%	Adequate	0	16
Wicomico	24	2,244,318	29.4	4	78.83%	Adequate	0	1
Worcester	14	1,285,852	26.6	3	73.17%	Adequate	0	7



[15] FY 2022 Maintenance Effectiveness Assessment.

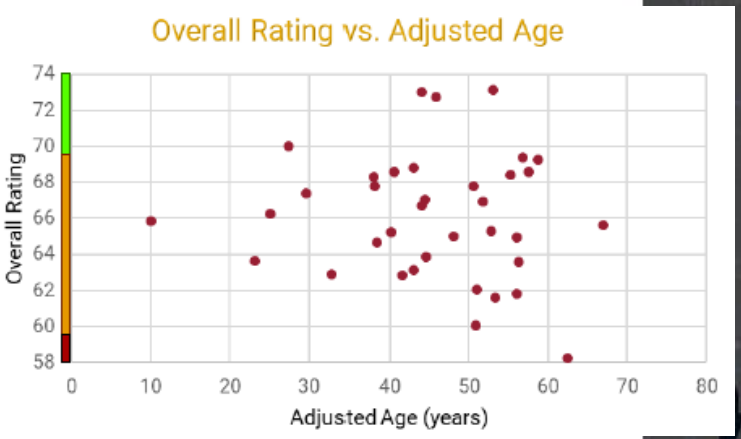


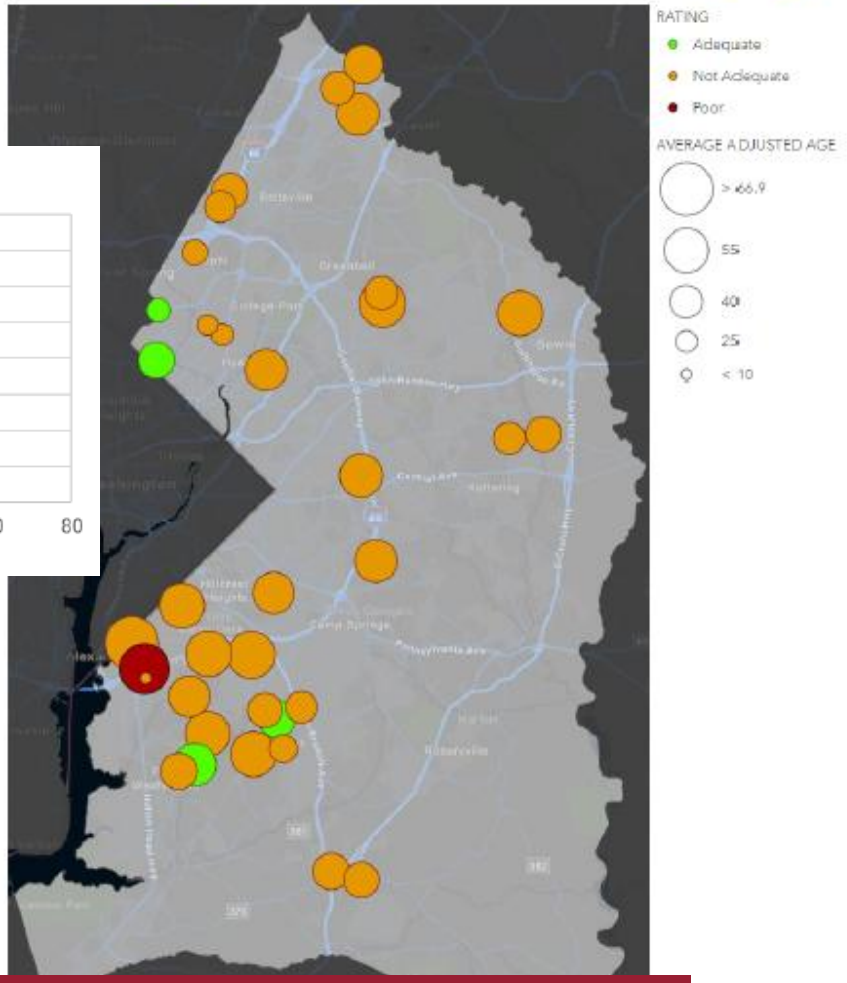
FY 2022 Overall Rating Results by School Type

	Special Education	Elementary	Elementary/ Middle	PreK-8	Middle	High	Science	
Superior								
Good								
Adequate		3			1			4
Not Adequate	3	13	2	3	2	7	1	31
Poor				1				1
Totals	3	16	2	4	3	7	1	36

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	20
	Grounds	0	14
	Positive Site Drainage Away from Structure(s)	0	3
	Playgrounds, Equipment, & Fields	1	12
	Relocatables & Additional Structures	0	11
Building Exterior	Exterior Structure & Finishes	0	5
	Roof Drains, Gutters, & Downspouts	0	3
	Windows, Caulking, & Skylights	0	4
	Entryways & Exterior Doors	0	5
	Roofs, Flashing, and Gravel Stops	0	4
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	11
	Floors	0	7
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	11
	Ceilings	0	9
	Interior Lighting	0	14
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	15
	Electrical Distribution & Service Equipment	1	15
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	15
	Plumbing Fixtures and Equipment	0	14
	Fire and Safety Systems & Utility Controls	0	25
	Conveyances	0	0
Maintenance Management	Preventive Maintenance (PM) Plan	0	0
	Computerized Maint. Mgmt. System (incl. Equip. Data)	0	0
	Pest Management	0	0
	Custodial Scope of Work (SoW)	0	0
	Total	**2**	**217**

Overall Rating vs Adjusted Building Age





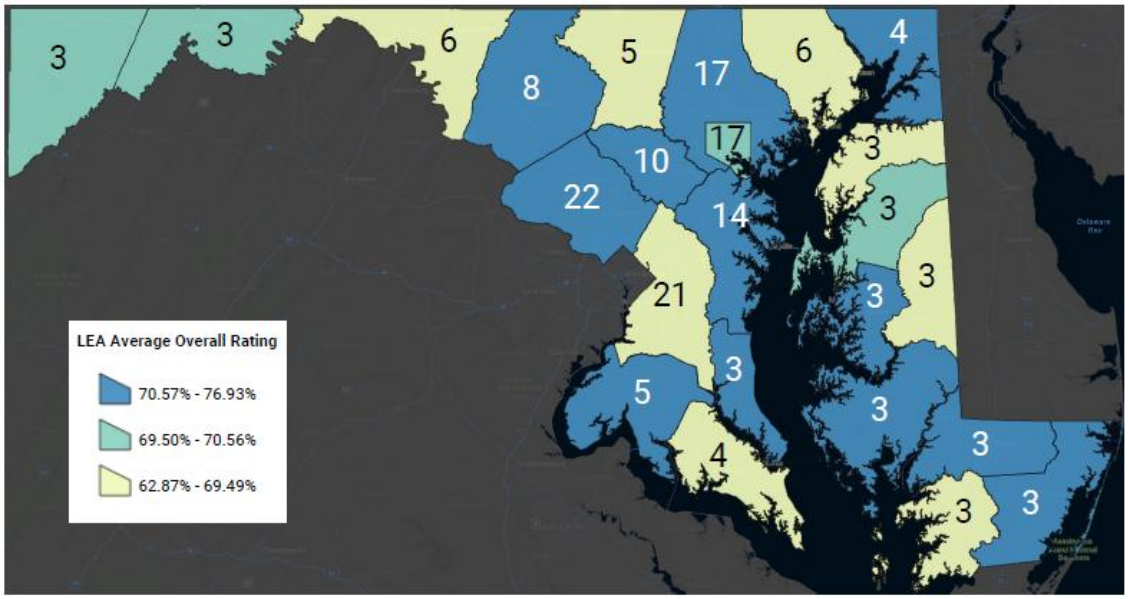
PRINCE GEORGE'S COUNTY

FY 2022 Results: Recommendations

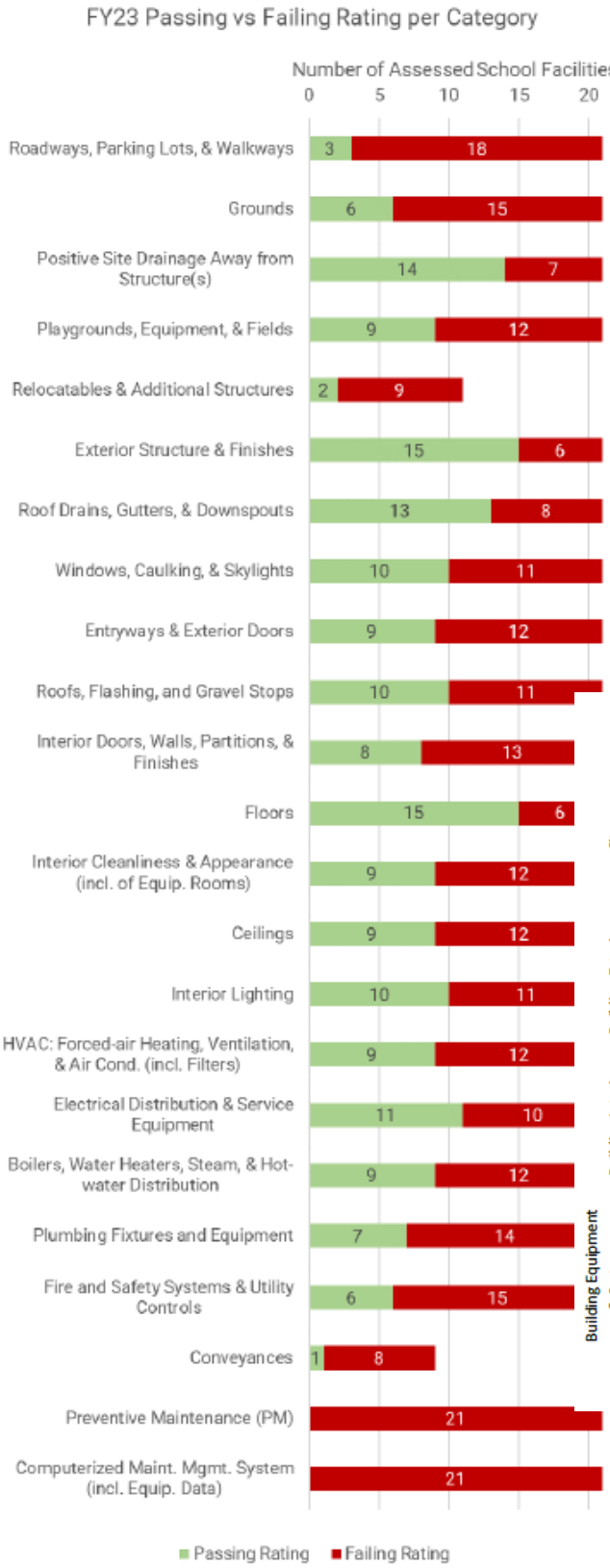
- The PM schedule should be expanded for each facility to encompass all assets, systems, and structural elements listed in the CMP.
- PM tasks identified in the CMP and the custodial checklists should have auto-populating PM work orders created in the CMMS.
- Additional training or PM checks are recommended to prevent or quickly remediate issues that may cause health or safety concerns, such as damaged playground equipment, non-functional HVAC equipment, and issues with fire and safety systems.
- Playground inspections should be added to the PM schedule. Deficiencies noted during the PM checks should be entered and tracked using the CMMS.
- All equipment and building parts should be tagged with an asset tag. 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.

Appendix C: ***FY 2023 Maintenance Effectiveness Assessment***[16]

	LEA Characteristics in FY23			FY23 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	1370	142,108,765	31	172	70.57%	Adequate	2	336
Allegany	22	1,749,398	36.3	3	70.30%	Adequate	0	6
Anne Arundel	121	13,902,130	30.1	14	75.51%	Adequate	0	3
Baltimore City	140	16,304,883	37.8	17	69.57%	Adequate	2	40
Baltimore Co	166	16,900,318	33.5	17	74.03%	Adequate	0	4
Calvert	25	2,456,795	25.2	3	72.22%	Adequate	0	1
Caroline	10	877,773	23.5	3	67.68%	Not Adequate	0	6
Carroll	40	4,266,203	31.7	5	67.13%	Not Adequate	0	13
Cecil	29	2,267,203	29.4	4	73.91%	Adequate	0	2
Charles	39	4,235,048	29.6	5	71.35%	Adequate	0	5
Dorchester	14	970,840	31.3	3	71.90%	Adequate	0	3
Frederick	67	6,784,025	28.1	8	76.93%	Adequate	0	7
Garrett	13	741,671	35.0	3	70.40%	Adequate	0	7
Harford	52	6,054,298	31.9	6	67.42%	Not Adequate	0	17
Howard	76	8,250,880	21.6	10	72.20%	Adequate	0	15
Kent	5	441,409	44.7	3	68.74%	Not Adequate	0	7
Montgomery	210	25,147,251	25.9	22	72.42%	Adequate	0	13
Prince George's	198	18,712,667	39.7	21	63.70%	Not Adequate	0	130
Queen Anne's	14	1,302,658	22.0	3	70.49%	Adequate	0	3
St. Mary's	27	2,300,101	26.6	4	63.91%	Not Adequate	0	26
Somerset	10	671,356	22.3	3	62.87%	Not Adequate	0	13
Talbot	8	700,971	18.1	3	71.96%	Adequate	0	0
Washington	46	3,476,622	35.8	6	68.03%	Not Adequate	0	13
Wicomico	24	2,283,618	28.7	3	73.76%	Adequate	0	0
Worcester	14	1,310,647	27.0	3	71.28%	Adequate	0	2



[16] FY 2023 Maintenance Effectiveness Assessment.

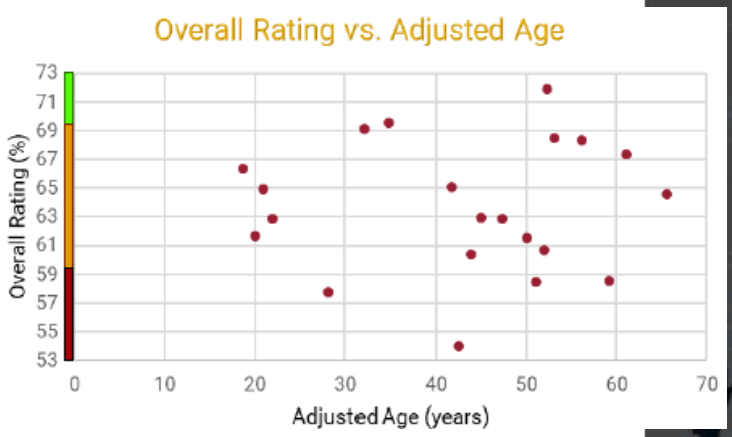


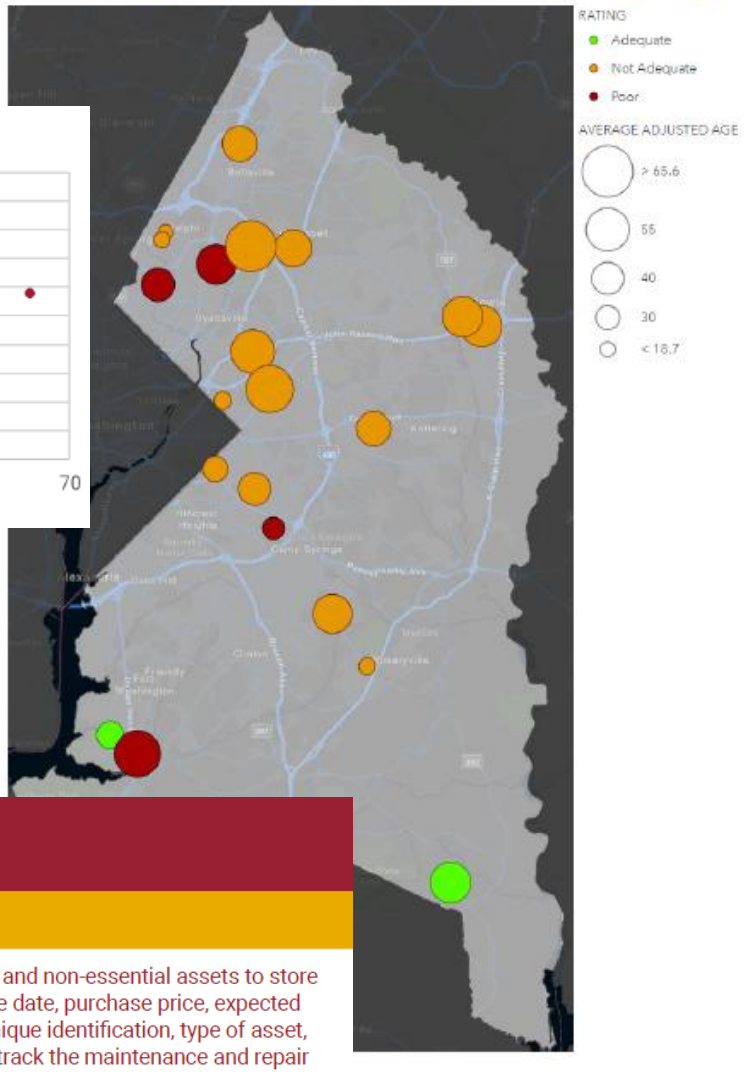
FY 2023 Overall Rating Results by School Type

	Environmental Education	Elementary	Elementary/ Middle	Middle	High	
Superior						
Good						
Adequate	1	1				2
Not Adequate		9	1	4	1	15
Poor		3			1	4
Totals	1	13	1	4	2	21

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	10
	Grounds	0	9
	Positive Site Drainage Away from Structure(s)	0	2
	Playgrounds, Equipment, & Fields	0	10
	Relocatables & Additional Structures	0	7
Building Exterior	Exterior Structure & Finishes	0	4
	Roof Drains, Gutters, & Downspouts	0	2
	Windows, Caulking, & Skylights	0	3
	Entryways & Exterior Doors	0	4
	Roofs, Flashing, and Gravel Stops	0	1
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	6
	Floors	0	5
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	10
	Ceilings	0	5
	Interior Lighting	0	5
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	7
	Electrical Distribution & Service Equipment	0	6
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	10
	Plumbing Fixtures and Equipment	0	7
	Fire and Safety Systems & Utility Controls	0	10
	Conveyances	0	7
	Total	**0**	**130**

Overall Rating vs Adjusted Building Age





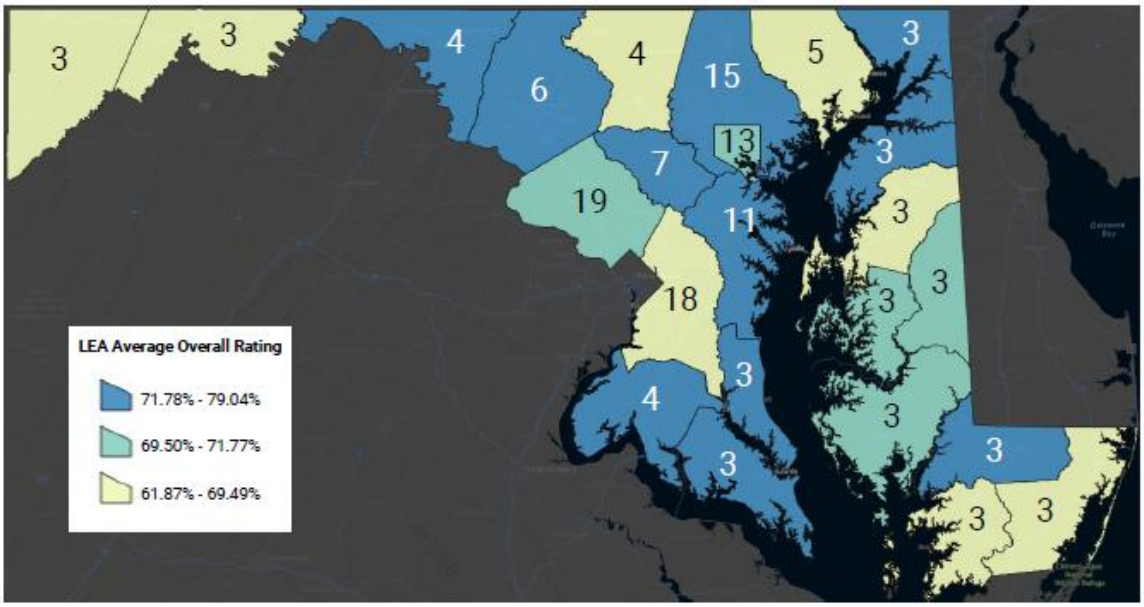
PRINCE GEORGE'S COUNTY

FY 2023 Results: Recommendations

- Create an asset list for each facility to encompass all essential and non-essential assets to store and manage asset-specific data (such as asset name, purchase date, purchase price, expected life span, model number, serial number, asset tag number or unique identification, type of asset, location, and any other relevant details), and use the CMMS to track the maintenance and repair history as well as performance of each asset over time.
- All essential 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.
- Roadways and parking lots should be added to the PM schedule. Consider applying sealants to asphalt parking lots and roadways to slow deterioration until such assets can be resurfaced. Safety issues should be reported and addressed immediately.
- Create and implement an integrated pest management (IPM) plan. Pest management PM activities should have auto-populating PM work orders created in the CMMS and scheduled to ensure the activities occur at industry-standard frequencies and within a reasonable timeframe of the expected completion. The custodial duties outlined in the IPM plan should also be reflected in the custodial scope of work.
- All fire and safety systems and components 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.
- DLLR-regulated equipment inspections are a requirement and need to 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.

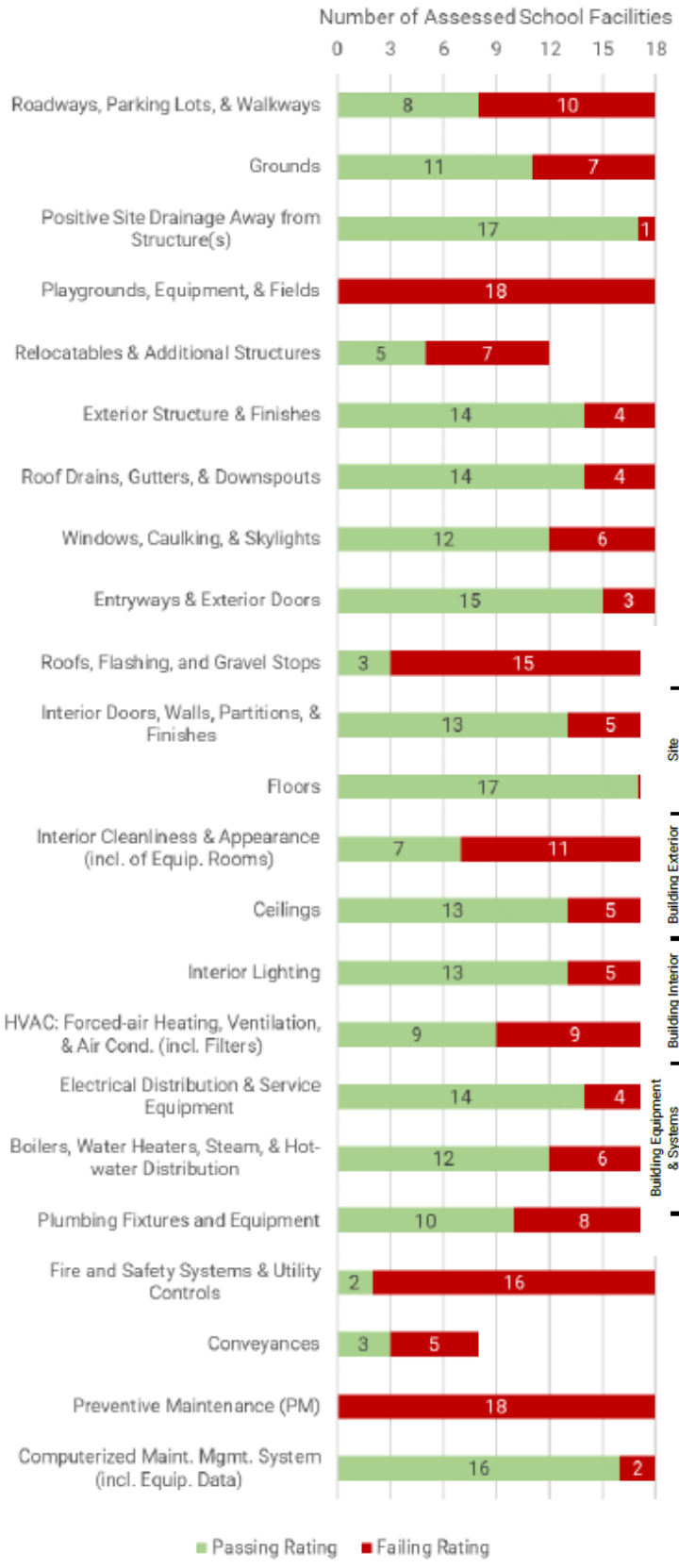
Appendix D: ***FY 2024 Maintenance Effectiveness Assessment***[17]

	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	142,053,436	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



[17] FY 2024 Maintenance Effectiveness Assessment.

FY24 Passing vs Failing Rating per Category

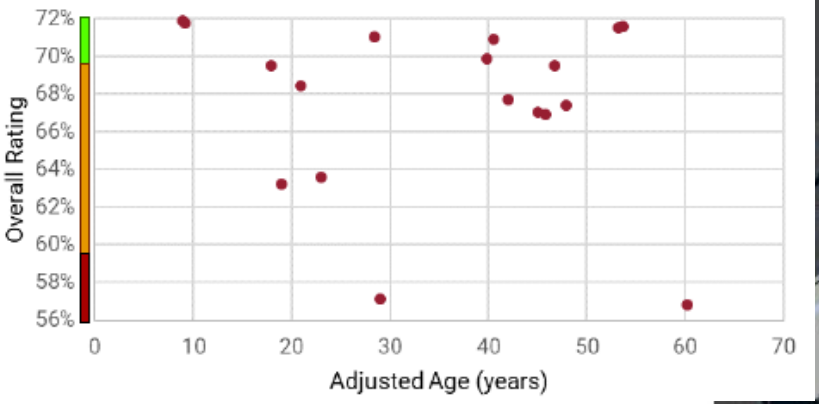


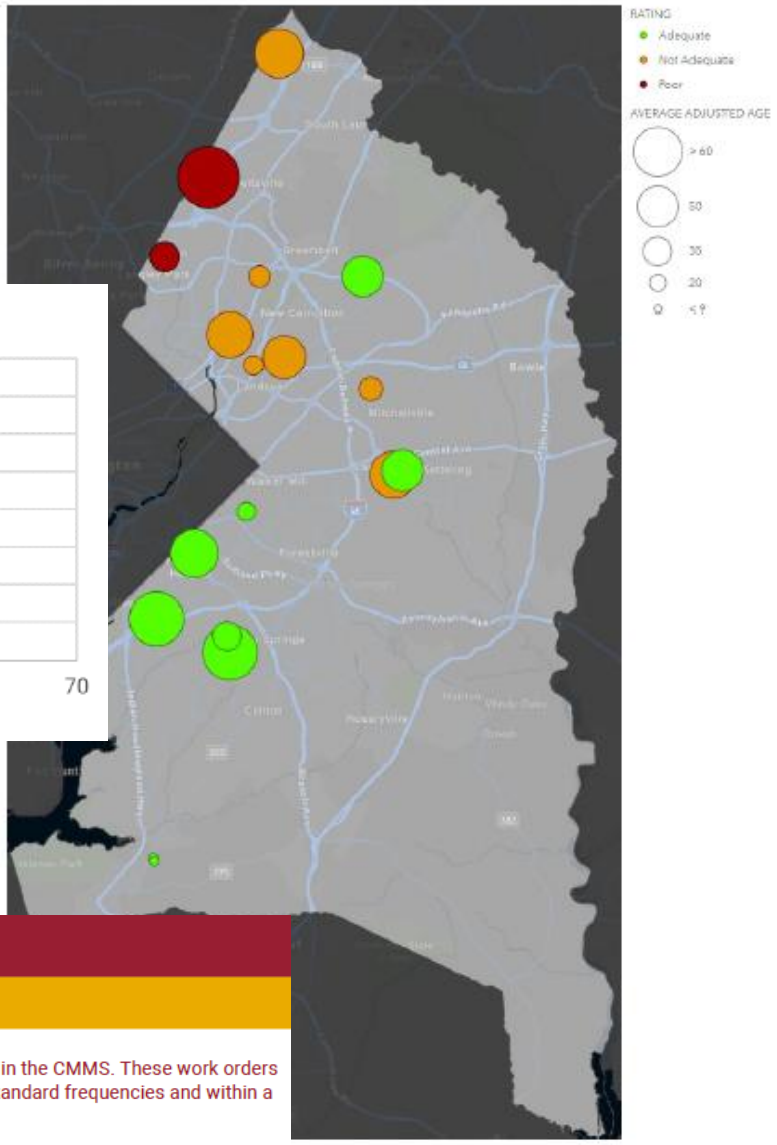
FY 2024 Overall Rating Results by School Type

	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
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





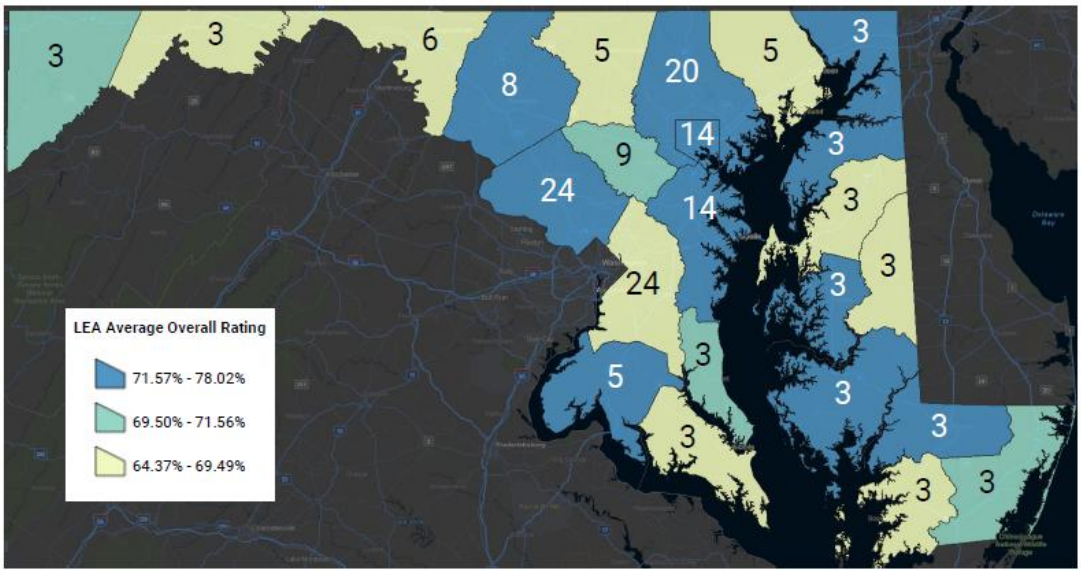
PRINCE GEORGE'S COUNTY

FY 2024 Results: Recommendations

- 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.

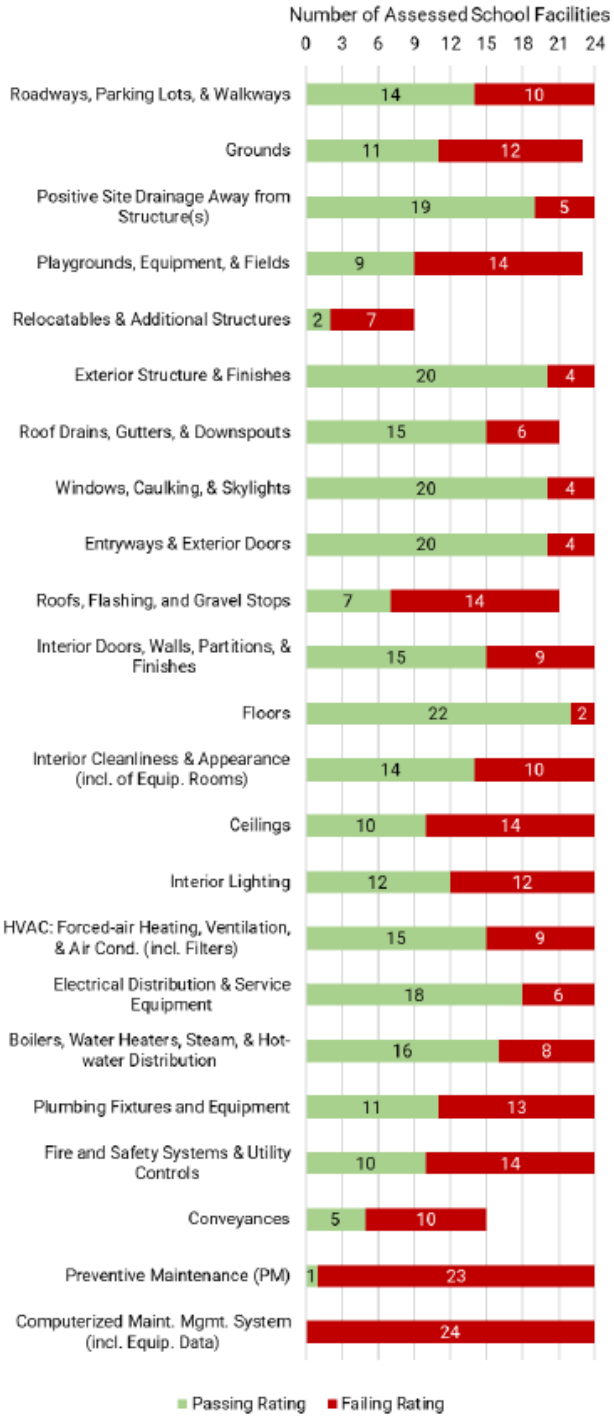
Appendix E: ***FY 2025 Maintenance Effectiveness Assessment***[18]

	LEA Characteristics in FY25			FY25 Maintenance Assessment Results				
LEA	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



[18] FY 2025 Maintenance Effectiveness Assessment.

FY25 Passing vs Failing Rating per Category

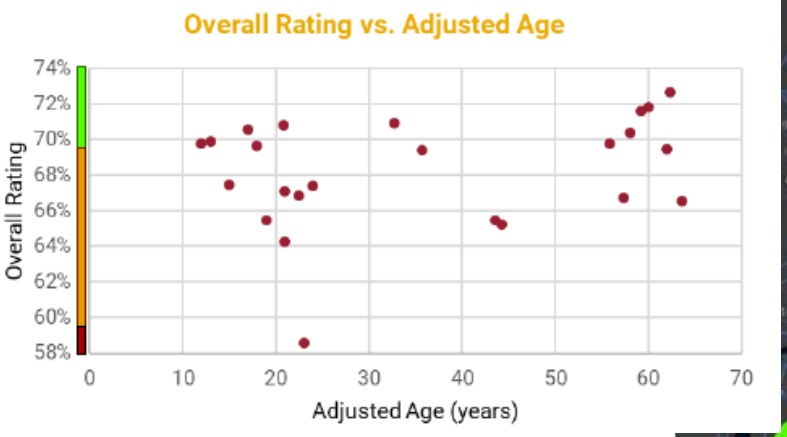


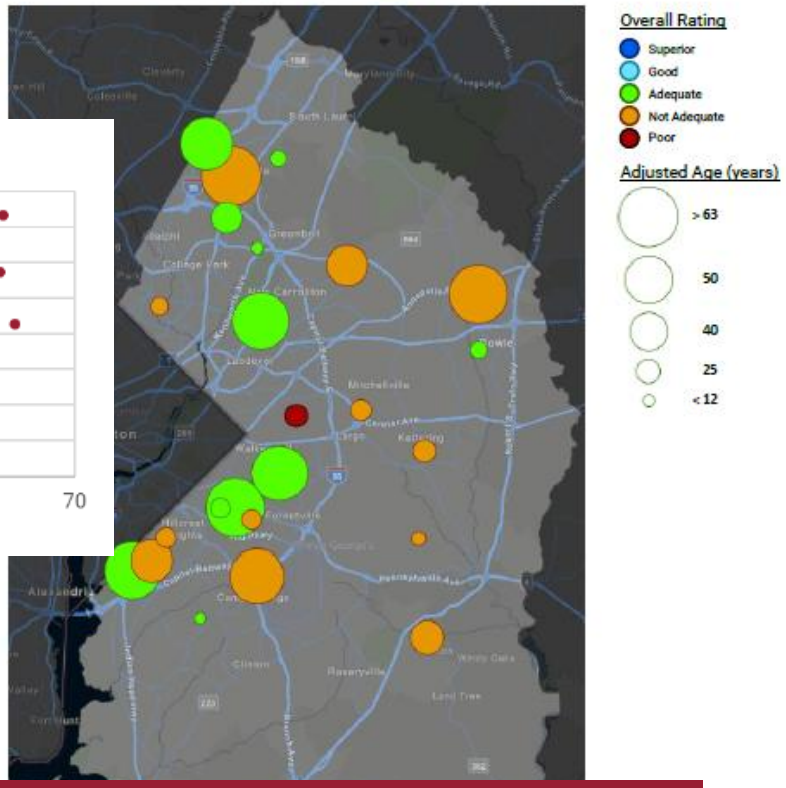
FY 2025 Overall Rating Results by Facility Type

	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
	Interior Lighting	0	2
Building Equipment & Systems	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**

Overall Rating vs Adjusted Age





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.