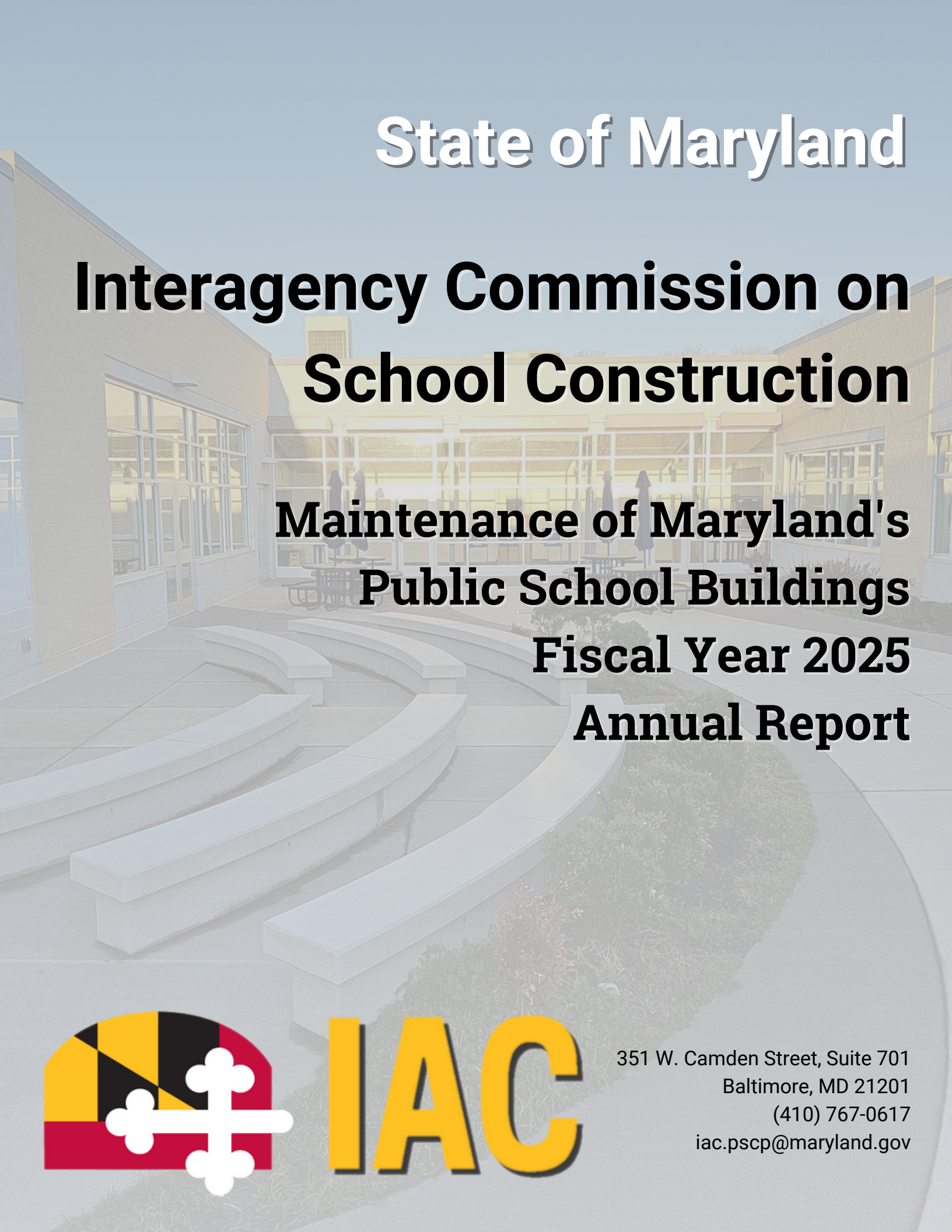

State of Maryland

Interagency Commission on School Construction

Maintenance of Maryland's Public School Buildings Fiscal Year 2025 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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A. Defined Terms

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 as reported 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 Facility Ratings charts in the LEA Maintenance-Effectiveness Assessment Results section starting on page 26, 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 that 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 the square footage was renovated at a later date. For example, if a school facility 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 facility 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 facility would date from 1962 to 2010; combined, the original existing square footage at these school facilities dates from 1960 to 2010.

I. Prekindergarten-12 Public School Maintenance in Maryland

A. Defined Terms

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	Maryland Department of General Services
DLLR	Maryland 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; and

- 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.

The IAC continued to strengthen the alignment between the maintenance-assessment program and the annual CIP by doing the following:

- 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 was 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. 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

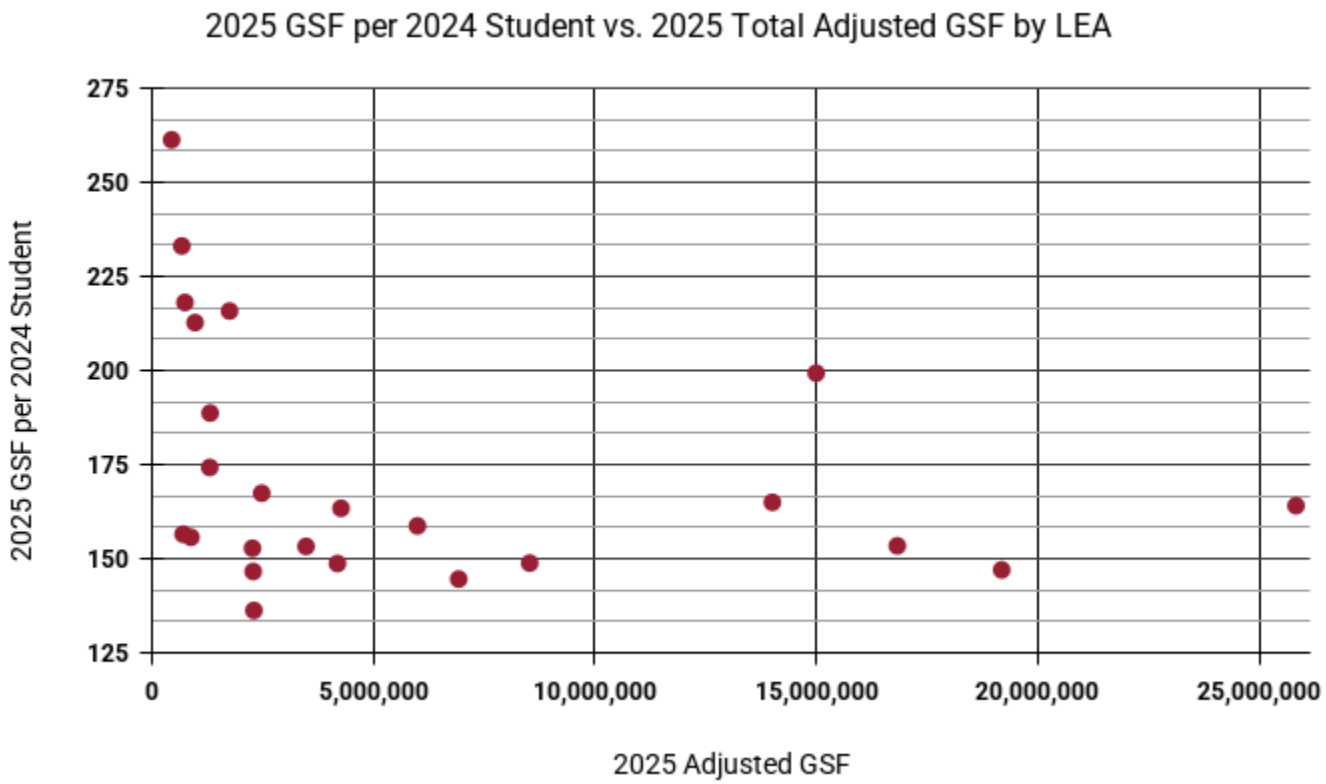
In addition to general staffing, however, there are many preventive and reactive maintenance activities that must be performed to keep building systems in good condition, and these often involve significant staffing, parts, materials, and/or contracted labor. For this reason, operations, maintenance, 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 comparisons 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 are 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 2025, 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. (2025). *FY26-STATEAID-CALCS-MSDE-A* [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.

Easton High, Talbot County

Ridgely Elementary, Caroline 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 2025 Assessment Results on page 17.

In conducting a total of 173 MEAs between July 2024 and May 2025, the team implemented the following process:

Prior to the Site Visit

In May and June 2024, 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.

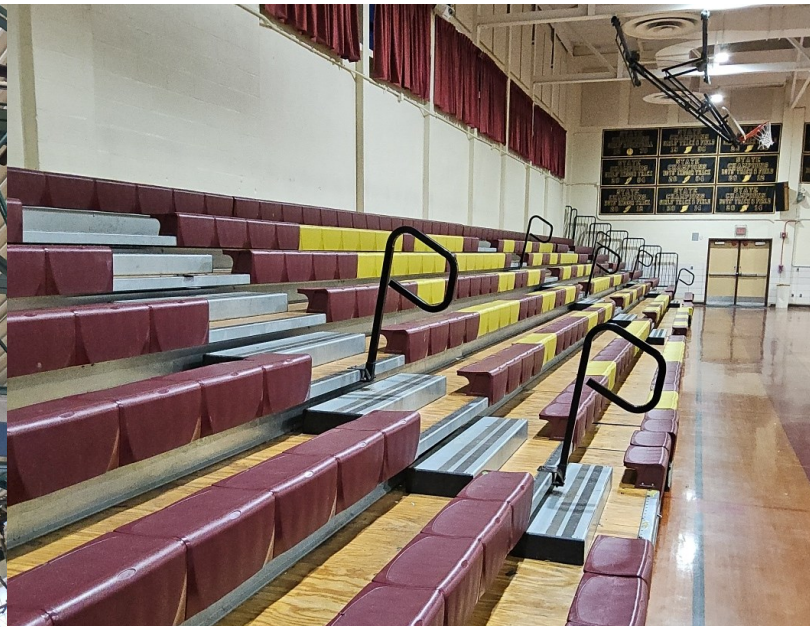
Once the LEA received the preliminary MEA report, the LEA had 15 calendar days in which to provide responses on any issues that the assessor marked for a required response. Such issues could include building-system categories that received a rating of Poor or Not Adequate as well as any major or minor 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 2025 MEAs, the LEAs accrued a total of 237 categories with minor deficiencies — an average of 1.4 per assessed school facility — 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.

Table 1: Deficiency Results by Fiscal Year

Fiscal Year	# of Categories with Minor Deficiencies	# of Categories with Major Deficiencies	Average # of Categories with Deficiencies per Assessed Facility
2021	974	5	3.7
2022	685	4	2.6
2023	336	2	2.0
2024	274	1	1.9
2025	**237**	**0**	**1.4**

Evergreen Elementary School, St. Mary's County



Frederick Douglass High, Prince George's County

The IAC is reporting on 173 MEAs performed in FY 2025 representing 12.7% of Maryland's PK-12 public school facilities.[7] These MEAs constitute the fifth 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 2025, 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 a minimum of 12% 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 2 provides a summary of the maintenance-effectiveness results for each LEA from FY 2025. Specifically, the table shows the average overall rating from the facilities assessed along with the corresponding rating level and the total number of categories with major and minor deficiencies.

The FY 2025 data shows the following:

- The statewide average maintenance-effectiveness rating by facility was 71.56%, which falls within the Adequate range under the IAC's rating system.
- 15 of 24 — or 63% — of LEAs earned an average overall maintenance-effectiveness rating of Adequate.
- 24 of 24 — or 100% — 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.
- 8 of 24 — or 33% — of LEAs averaged one category with unremediated minor deficiencies per facility or fewer. These same eight LEAs all earned an average overall maintenance-effectiveness rating of Adequate. Wicomico County was the only LEA that had no unremediated deficiencies.

As compared with results from FY 2024, the average overall rating for a facility in FY 2025 decreased by 0.21 percentage points.

7 Individual school reports are available upon request.

Table 2: Summary of Maintenance-Effectiveness Assessment Results

	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

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

Updated 8/1/2025

Table 3 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 2025 are available in previous annual reports provided on the IAC's website.

Table 3: Maintenance-Effectiveness Assessment Results by Fiscal Year

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
2025	**2**	**128**	**42**	**1**	**173**
Total Ratings	100	651	260	12	1023
Total Percentages	**9.78%**	**63.64%**	**25.42%**	**1.17%**	**100%**

Farmland Elementary, Montgomery County

Dundalk High/Sollers Point Technical High, Baltimore County

Following the 45-day remediation period after an MEA, no major deficiencies were remaining.

Of the facilities where minor deficiencies were assigned to categories:

- 34.2% pertained to Building Equipment & Systems;
- 28.7% pertained to Site;
- 21.9% pertained to Building Interior; and
- 15.2% pertained to Building Exterior.

37 of 173 — or 21.4% — of school facilities had one or more minor deficiencies remaining in the *Fire and Safety Systems & Utility Controls* category.

Table 4: Major and Minor Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	22
	Grounds	0	13
	Positive Site Drainage Away from Structure(s)	0	4
	Playgrounds, Equipment, & Fields	0	18
	Relocatables & Additional Structures	0	11
	Site Subtotals	***0***	***68***
Building Exterior	Exterior Structure & Finishes	0	11
	Roof Drains, Gutters, & Downspouts	0	3
	Windows, Caulking, & Skylights	0	3
	Entryways & Exterior Doors	0	6
	Roofs, Flashing, and Gravel Stops	0	13
	Building Exterior Subtotals	***0***	***36***
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	14
	Floors	0	1
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	11
	Ceilings	0	10
	Interior Lighting	0	16
	Building Interior Subtotals	***0***	***52***
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	13
	Electrical Distribution & Service Equipment	0	15
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	3
	Plumbing Fixtures and Equipment	0	12
	Fire and Safety Systems & Utility Controls	0	37
	Conveyances	0	1
	Building Equipment & Systems Subtotals	***0***	***81***
	Total	**0**	**237**

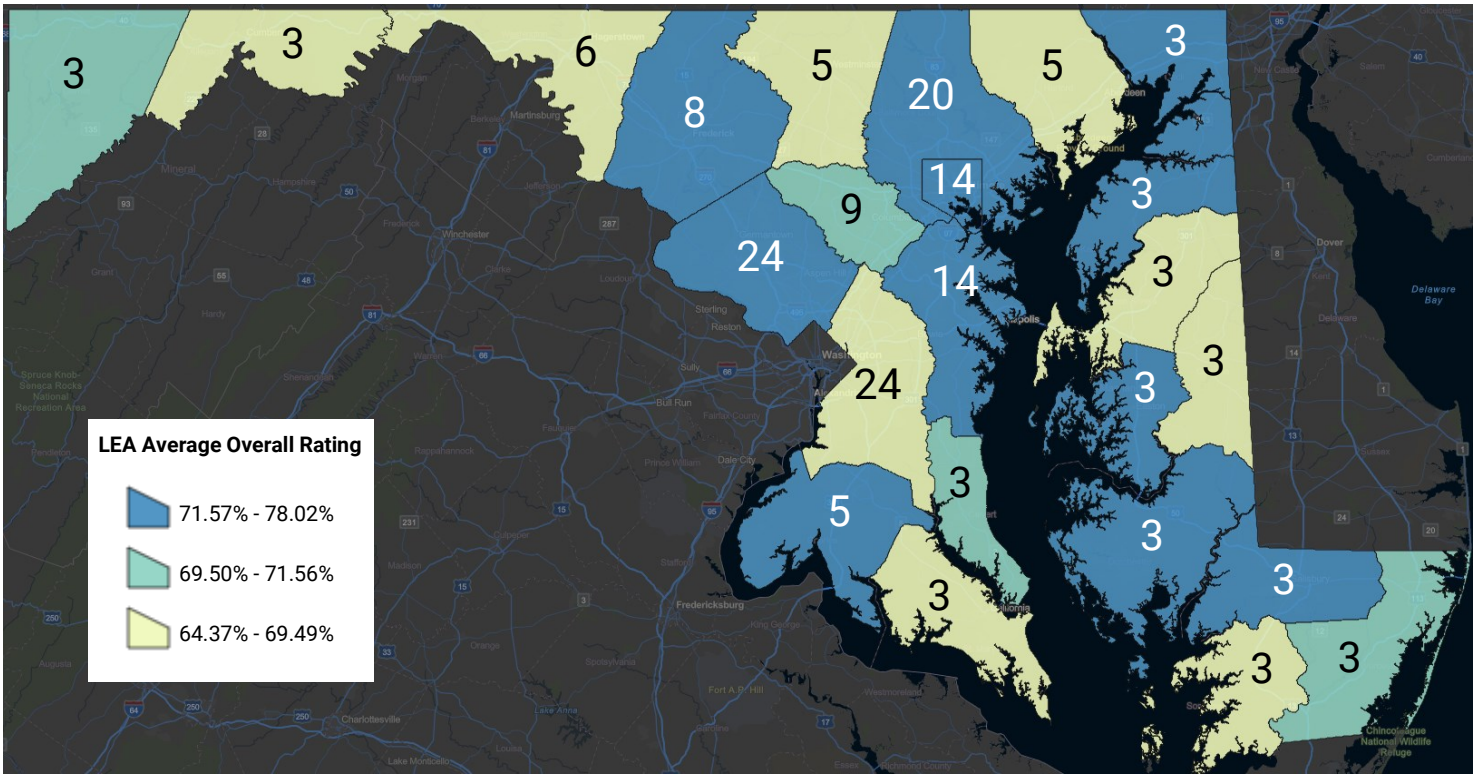
The specific ratings of facilities assessed in each school district are shown on the FY 2025 Results: Summary of Facility Ratings pages in the district-by-district overview section starting on page 26. Of the 173 school facilities rated in FY 2025:

- 0 facilities (0%) were rated Superior
- 2 facilities (1.2%) were rated Good
- 128 facilities (74.0%) were rated Adequate
- 42 facilities (24.3%) were rated Not Adequate
- 1 facilities (0.6%) 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 2025 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, fifteen LEAs received overall ratings of Adequate, eleven of which (in blue) are above the Statewide average and four of which (in green) are below. Nine LEAs (in pale yellow) received overall ratings of Not Adequate.



Fiscal Year 2025: Statewide Summary

1,362 facilities

In FY 2025, the State of Maryland had 1,362 active school facilities.

No change since FY 2024.

> 142 M GSF

Maryland maintains 142,313,061 gross square feet throughout its 24 LEAs.

+ 259,625 SF since FY 2024.

32 years old

The average adjusted age of all 1,362 school facilities is 32 years old.

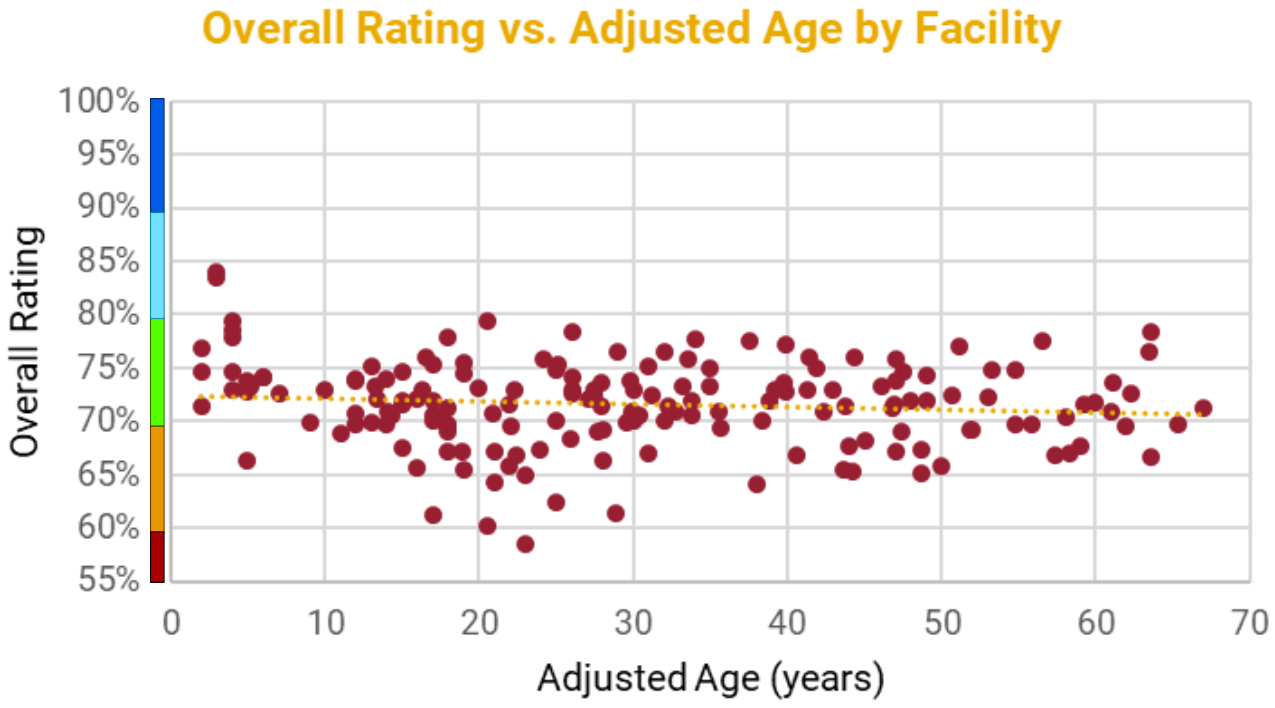
+ 1 year since FY 2024.

> $70 B

The current replacement value for all of Maryland's GSF, at the IAC's current replacement cost/SF, is greater than $70 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 25 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.

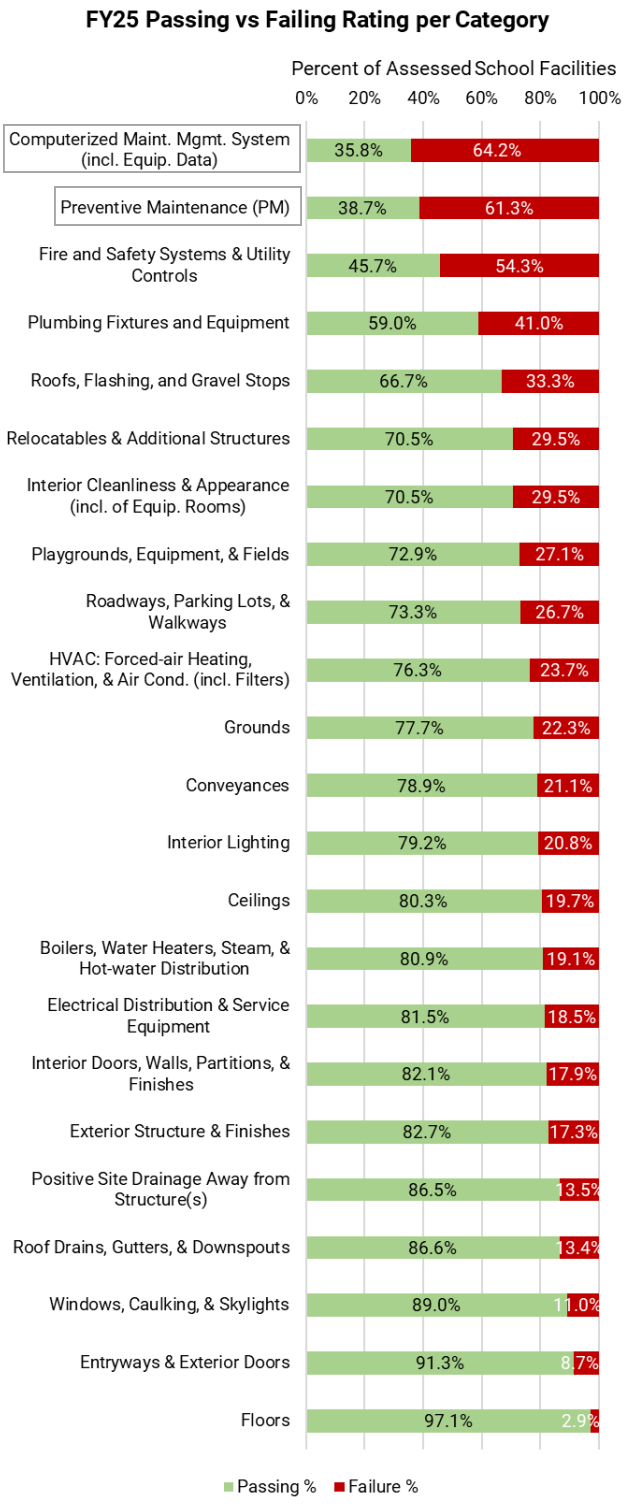


Figure 3: FY 2025 Passing vs. Failing Rating per Category

Because not every facility contains assets for all 21 building-system categories, the 173 school facilities assessed in FY 2025 received a total of 3,456 ratings. Of these ratings, 22.3% were failing, indicating that nearly one-quarter of all rated building systems were not being maintained at a level sufficient to achieve their full expected lifespans. On average, each facility had 1.40 building-system categories with unremediated deficiencies.

Category Rating Results

Playgrounds, Equipment, & Fields:
Last FY, *Playgrounds, Equipment, & Fields* had the largest decline in performance, with the number of facilities receiving a passing rating decreasing by 20.6 percentage points compared to FY 2023. Compared with FY 2024, the number of facilities earning a passing rating in FY 2025 increased by 29.3 percentage points. Despite this rebound, this category remains a challenge for facilities; 13 LEAs had one or more facilities that earned a Poor rating, the second-highest number of Poor ratings among all categories. This is likely linked to gaps in completing required annual playground, bleacher, and grandstand inspections.

Fire and Safety Systems & Utility Controls:
Fire and Safety Systems & Utility Controls recorded the highest number of Poor ratings in FY 2025, with 39 facilities receiving this rating. It also had the most facilities with one or more deficiencies remaining after the 45-day remediation period ended. The wide range of complex assets within this category, each with unique PM frequencies and, in many cases, the need for outsourced expertise, may contribute to these challenges. Every LEA had at least one facility fail in this category, and six LEAs received failing ratings for all facilities assessed. Other than the two maintenance management categories, PM and CMMS, this is the only building-system category which had a failure rate exceeding 50%.

Maintenance Management Categories: The two categories with the highest failure rates were the maintenance management categories. *Computerized Maint. Mgmt. System (incl. Equip. Data)* and *Preventive Maintenance (PM)* each exceeded a 60% failure rate. Many LEAs appear to face challenges with either setting up their CMMS and/or achieving effective user adoption. Common issues include incomplete asset cataloging, failure to set up automated recurring PM tasks, and inconsistent or inaccurate recording of work order data. These gaps limit the ability of LEAs to proactively maintain facilities and track maintenance performance.

Preventive Maintenance Oversight: A key factor contributing to the high failure rate in *Preventive Maintenance (PM)* appears to be a lack of consistent oversight, whether PM activities are performed using in-house staff or contracted services. In many cases, operations and maintenance personnel are managed as separate units, despite their responsibilities overlapping within the broader maintenance program. This separation can create communication gaps and reduce accountability. Additionally, while some custodial duties qualify as PM, most are not recorded in the CMMS, leaving no documented record of these maintenance efforts.

LEA and Facility Rating Results

Highest Year-Over-Year Improvements: Worcester County Public Schools achieved the largest year-over-year improvement in their overall LEA rating, increasing by 5.14% since last FY. Garrett County Public Schools and Dorchester County Public Schools also demonstrated notable gains, with increases of 4.76% and 3.99% respectively.

Unremediated Deficiencies: Wicomico County Public Schools was the only LEA to close the remediation period with zero unremediated deficiencies. Of the 24 LEAs, 15 averaged two or fewer categories with unremediated deficiencies per assessed facility, 12 of which ended the FY with an Adequate overall LEA rating. The remaining nine LEAs, each averaging more than two categories with unremediated deficiencies per assessed facility, included six with a Not Adequate overall LEA rating. Notably, the two LEAs with the highest average number of categories with unremediated deficiencies per assessed facility also recorded the lowest overall LEA ratings.

Facility Age and Performance: Kent County Public Schools had the oldest average facility age in the state, with an average adjusted age of 46.7 years. Despite this, they achieved an Adequate overall LEA rating, ranking 10th highest among the 24 LEAs. Notably, the three oldest facilities assessed in FY 2025, Moravia Park Building #105B in Baltimore City (67 years old), Newport Mill Middle in Montgomery County (65.3 years old), and Grange Elementary in Baltimore County (63.6 years old), all earned an Adequate overall facility rating.

Facility Size and Performance: In FY 2025, the two largest facilities assessed were Dundalk High/Sollers Point Technical High in Baltimore County (347,000 SF) and North Point High in Charles County (311,270 SF). They were the only facilities over 300,000 SF and both earned an Adequate overall facility rating. Among the 15 facilities exceeding 200,000 SF, seven received Not Adequate overall facility ratings. In contrast, facilities between 50,000 and 100,000 SF performed significantly better, with 79.4% achieving a passing rating.

Facility Utilization and Performance: In FY 2025, the two most overutilized facilities were Dundalk High/Sollers Point Technical High in Baltimore County (147.58% capacity) and Hammond Elementary / Hammond Middle in Howard County (146.43% capacity); both earned an Adequate overall facility rating. Of the 33 facilities operating at or above full capacity, only four received a Not Adequate overall facility rating. In contrast, the most underutilized facility, operating at just 34.67% capacity, received the lowest overall facility rating for the FY with 58.6%, the only Poor overall facility rating.

LEA Achievements

Most Improved Overall Rating

Worcester County

increased by 5.14%

Notable: ***Garrett County*** *(increased by 4.76%)*

Highest Overall Rating

Frederick County

overall rating is 78.02%

Notable: ***Wicomico County*** *(overall rating is 75.68%)*

Ended Fiscal Year with Fewest Deficiencies

Wicomico County

no deficiencies

Notable: ***Charles County*** *(1 minor deficiency)*

ALLEGANY COUNTY


Northeast Elementary

Total School Facilities Assessed in FY 2025: 3

Fiscal Year 2025: Key Facts

22 facilities

Allegany County has 22 active school facilities.

No change since FY 2024.

38.3 years old

The average adjusted age of all 22 school facilities is 38.3 years old.

+ 1 year since FY 2024.

> 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 2024.

> $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.

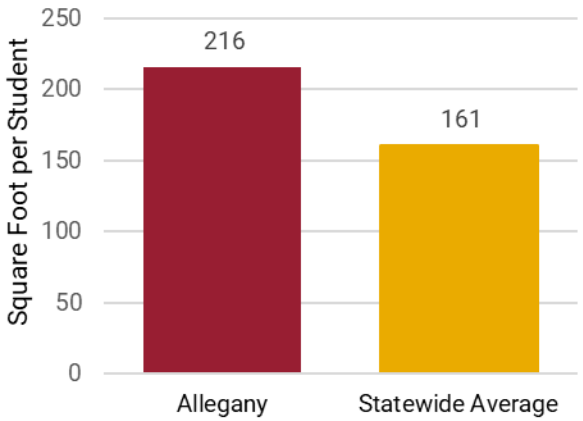
69.26% (Not Adequate) = Average Overall Rating for FY 2025

+ 1.07% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Elementary	PreK-8	Middle	High	
Superior					
Good					
Adequate	1	1			2
Not Adequate			1		1
Poor					
Totals	1	1	1		3

Average Square Foot per Student



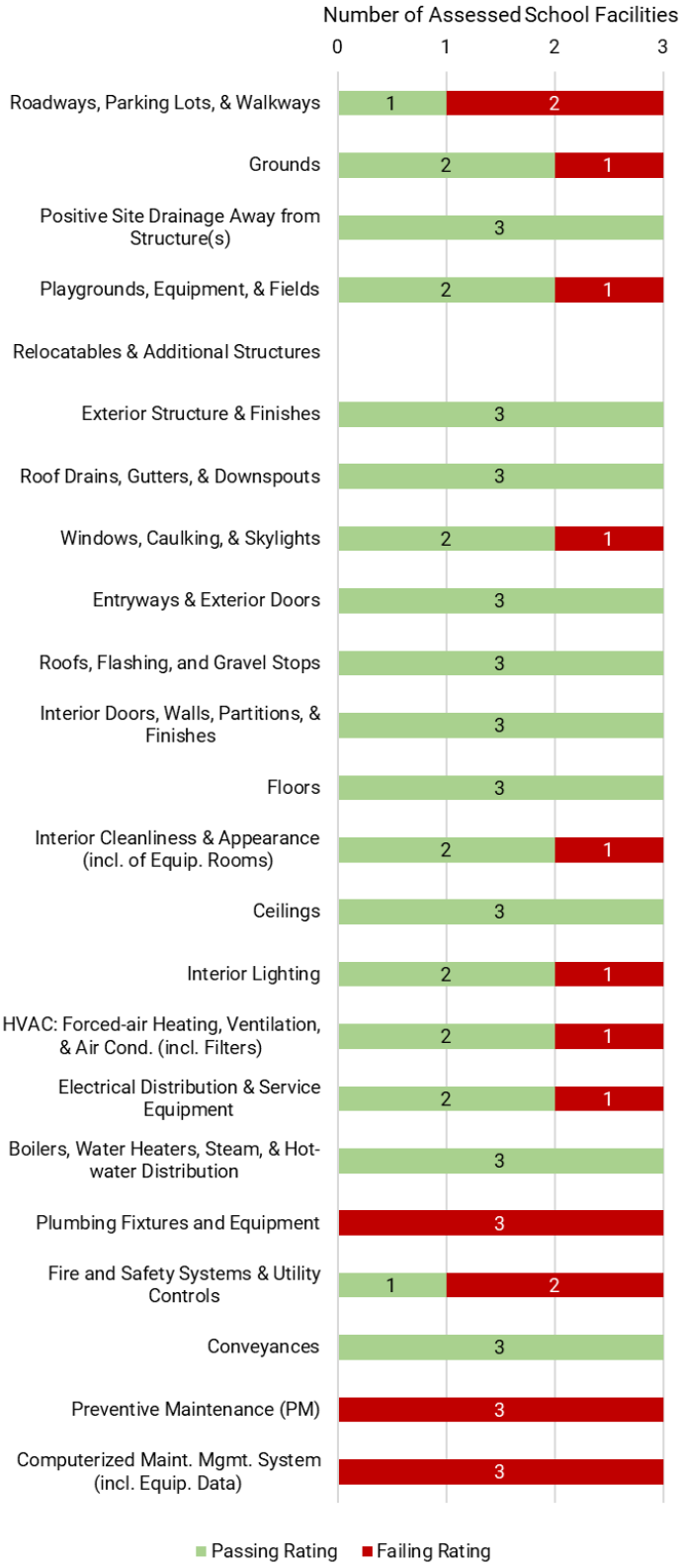
ALLEGANY COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Mt. Savage Elementary/Middle (01.025)	PreK-8	116,623	25	Adequate	0	2	17	2	1	0	2
2. Northeast Elementary (01.030)	Elementary	34,335	30	Adequate	0	1	16	5	0	0	2
3. Braddock Middle (01.035)	Middle	98,887	59	Not Adequate	0	3	16	3	0	0	7
				Totals	0	6	49	10	1	0	11
				Percentage of Total Ratings for LEA	0%	9%	74%	15%	2%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

Elevators were identified in the PM schedule at all three facilities. The elevators appeared maintained well and all DLLR certificates were current.

The boilers were identified in the PM schedule at all three facilities. No corrosion was identified with the boilers at any of the assessed facilities. The DLLR certificates for all boilers were current.

All applicable playground and bleacher inspection reports were provided and current. These assets were also included in the PM schedule at each facility.

All roof drains were intact and most were free of debris. Roof inspection reports were current and tracked via the CMMS.

Weaknesses

The PM schedules were missing many assets, such as ceilings and interior light fixtures. Each facility only closed seven or fewer PM work orders in the past year. All three facilities had stained or sagging ceiling tiles and a few non-functioning interior lighting fixtures.

The facility asset lists were missing many building assets, including plumbing fixtures and fire extinguishers. Each facility was observed with restroom plumbing fixtures issues, such as leaks, poor water flow, and minor corrosion. Action taken comments were not added to any closed work orders.

Interior wall inspections were not identified in the PM schedules for any of the assessed facilities. Wall cracks without repair attempts or crack monitors were observed at two facilities.

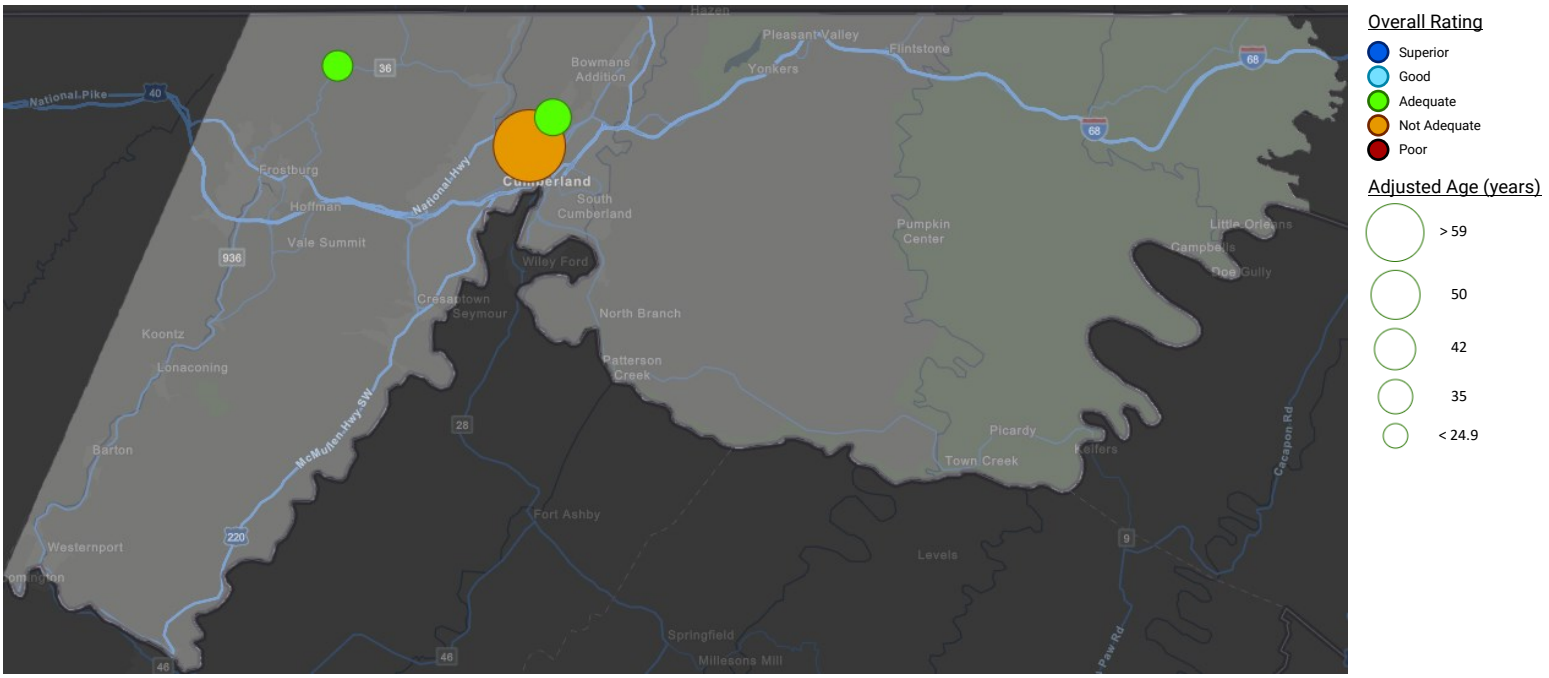
Damaged and/or deteriorated walkway surfaces were observed at two facilities, some of which had the potential to be trip hazards.

ALLEGANY COUNTY

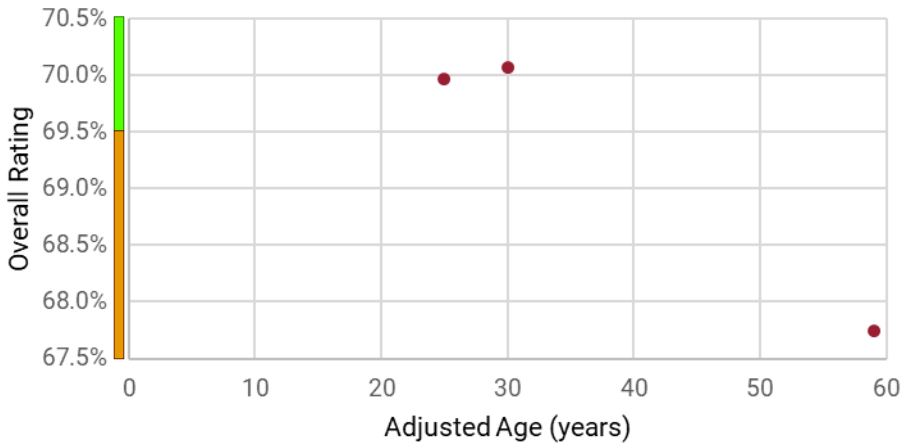
FY 2025 Results: Summary of Deficiencies by Category

	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	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	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	1
	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	0
	Plumbing Fixtures and Equipment	0	2
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**11**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Implementing quality control procedures is recommended to ensure PM work orders are labeled correctly as PM instead of Non-PM work orders, are being completed effectively, and the actions taken to complete the work are recorded accurately.

- Expand the asset inventory for each facility to encompass all significant 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.

- Regularly scheduled ceiling inspections should be created and tracked using the CMMS to identify any ceiling tiles that are 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.

- Exterior and exit doors should be labeled on the exterior of the building to aid in identification for maintenance and emergency services.

- Crack monitors should be used to track the progress of cracks over time and assess the need for repair.

ANNE ARUNDEL COUNTY

Crofton High

Total School Facilities Assessed in FY 2025: 14

Fiscal Year 2025: Key Facts

122 facilities

Anne Arundel County has 122 active school facilities.

+ 2 facilities since FY 2024.

31.1 years old

The average adjusted age of all 122 school facilities is 31.1 years old.

+ 1.1 years since FY 2024.

~ 14.0 M GSF

Anne Arundel County maintains 14,006,828 GSF throughout its 122 school facilities. It has the 5th greatest amount of GSF of LEAs in MD.

+ 179,564 SF since FY 2024.

> $6.9 B

The current replacement value for Anne Arundel County's GSF, at the IAC's current replacement cost/SF, is greater than $6.9 B.

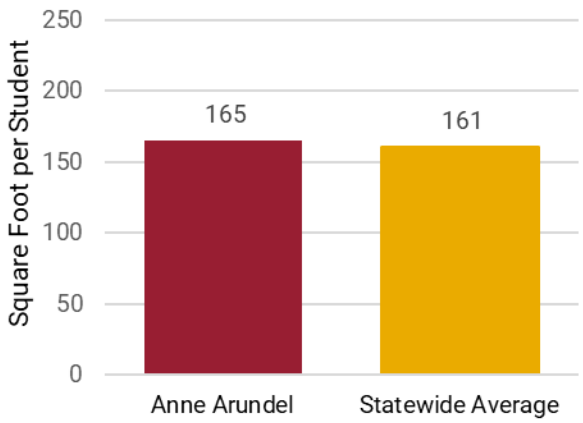
75.07% (Adequate) = Average Overall Rating for FY 2025

+ 0.09% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Special Ed.	Elementary	Middle	High	
Superior					
Good					
Adequate	1	11	1	1	14
Not Adequate					
Poor					
Totals	1	11	1	1	**14**

Average Square Foot per Student



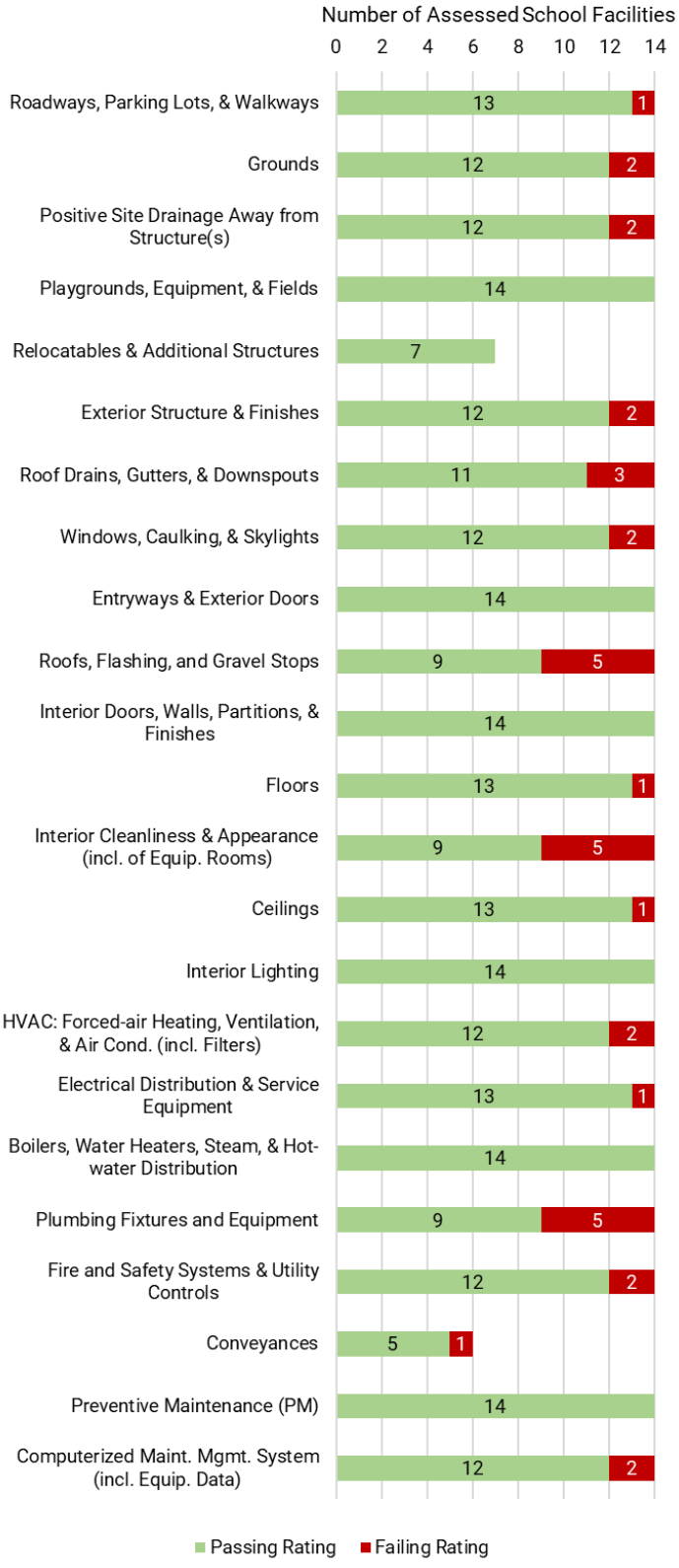
ANNE ARUNDEL COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Central Special (02.014)	Special Ed.	53,333	48	Adequate	0	4	18	0	0	0	2
2. Central Middle (02.018)	Middle	158,125	34	Adequate	0	5	17	1	0	0	0
3. Richard Henry Lee Elementary (02.022)	Elementary	80,979	4	Adequate	2	5	14	1	0	0	0
4. Eastport Elementary (02.035)	Elementary	42,430	27	Adequate	0	1	15	6	0	0	1
5. George Cromwell Elementary (02.063)	Elementary	74,468	4	Adequate	0	6	13	1	1	0	0
6. Frank Hebron-Harman Elementary (02.064)	Elementary	84,835	17	Adequate	1	3	17	2	0	0	0
7. Meade Heights Elementary (02.066)	Elementary	82,855	24	Adequate	0	3	16	2	0	0	0
8. Solley Elementary (02.067)	Elementary	90,507	25	Adequate	0	2	18	2	0	0	0
9. West Meade EEC (02.072)	Elementary	45,680	51	Adequate	0	6	13	2	0	0	0
10. South Shore Elementary (02.077)	Elementary	52,503	26	Adequate	0	2	17	2	0	0	1
11. Maryland City Elementary (02.082)	Elementary	61,434	46	Adequate	0	2	16	4	0	0	0
12. Folger McKinsey Elementary (02.086)	Elementary	83,175	12	Adequate	0	5	12	5	0	0	1
13. Belle Grove Elementary (02.121)	Elementary	59,928	13	Adequate	0	2	16	3	1	0	1
14. Crofton High (02.135)	High	275,768	4	Adequate	1	8	13	1	0	0	0
				Totals	4	54	215	32	2	0	6
				Percentage of Total Ratings for LEA	1%	18%	70%	10%	1%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

All applicable playground and bleacher inspection reports were provided and current. These assets were also included in the PM schedule at each facility.

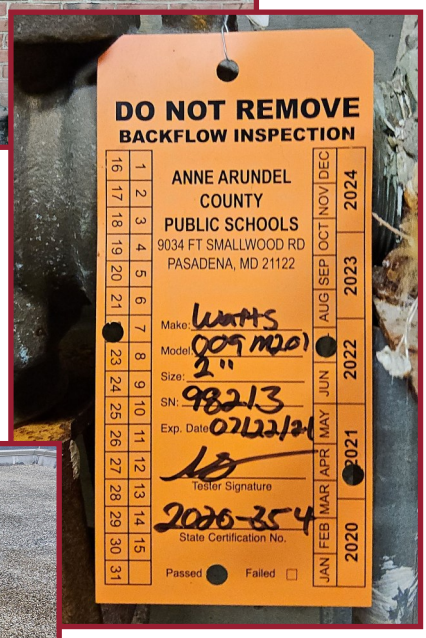
The DLLR certificates were current for all applicable boilers, water heaters, and air compressors.

The PM schedules included many assets, and no open PM work orders were aged more than 30 days. Many closed PM work orders tracked labor hours and total costs.

No issues or concerns were identified with the windows at eight facilities. Windows were included in the PM schedule at most facilities.

Weaknesses

The exterior structure was observed with staining at 11 facilities and cracked and/or deteriorated expansion joints at seven facilities. Exterior lights were also noted as being non-functional or illuminated during the daytime at five facilities.



There was corrosion on plumbing equipment and/or fixtures at eight facilities and leaking sink faucets were observed at five facilities. Four facilities were noted with at least one expired backflow preventer inspection tag.

Vegetative growth and/or debris was observed on the roofs at eight facilities, and roof sealants appeared to be deteriorated and/or cracked at eight facilities. Blisters were noted on the roofs at five facilities.

Nine facilities were observed with unsafe storage practices, such as obstructed exit doors and electrical panels.

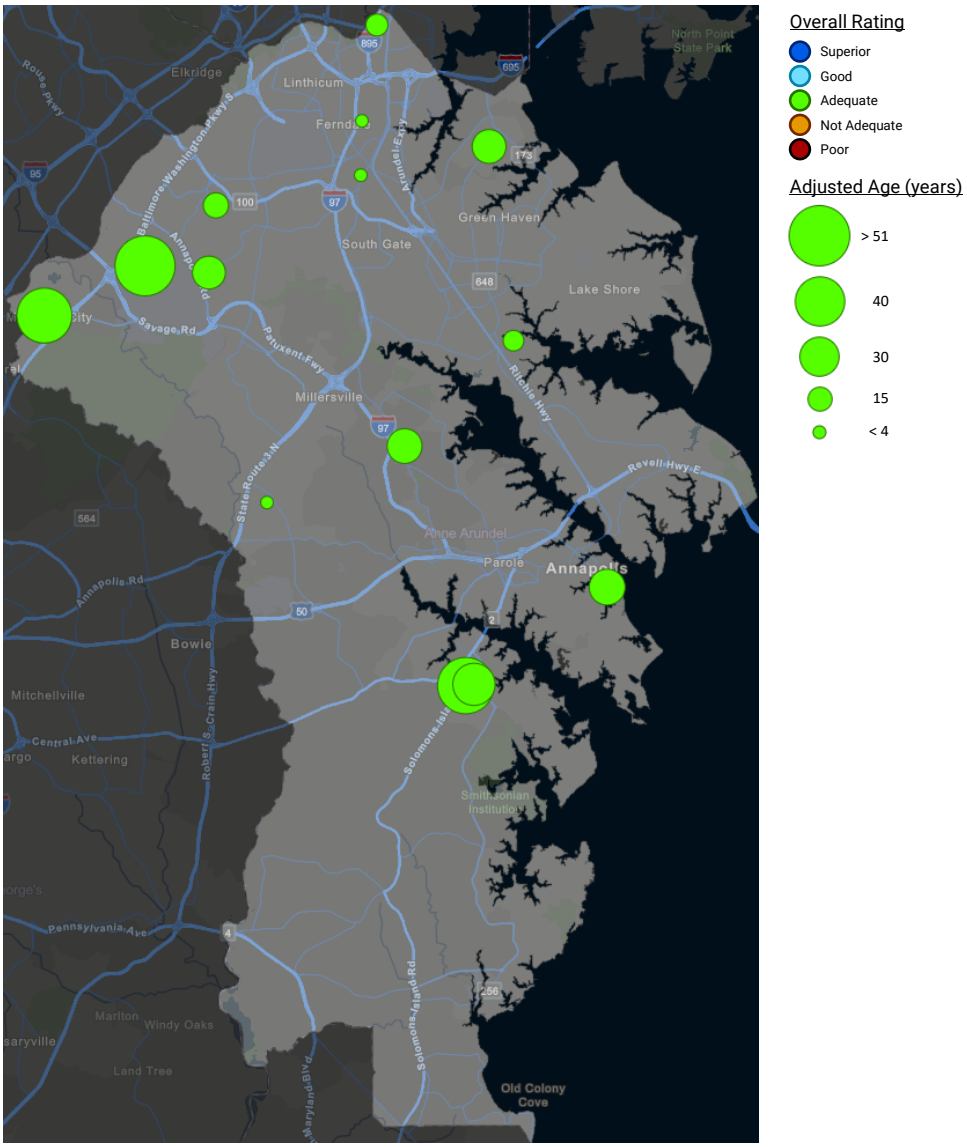
ANNE ARUNDEL COUNTY

FY 2025 Results: Summary of Deficiencies by Category

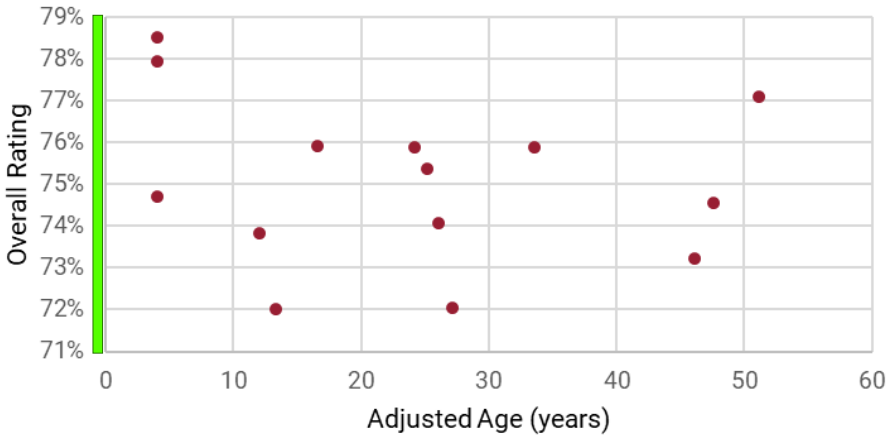
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	1
	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	2
	Ceilings	0	0
	Interior Lighting	0	0
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	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**6**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted Age



Overall Rating vs. Adjusted Age



- The environmental service and operations assessments that Anne Arundel County Public Schools conducts to perform PM work encompass multiple assets 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.

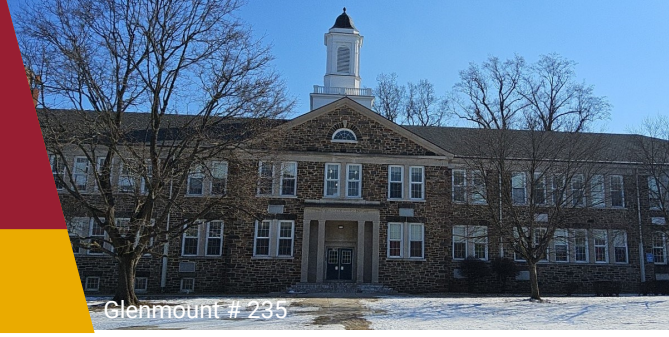
- Implementing quality control procedures is recommended to ensure work orders are being labeled and closed accurately.

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

- 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 annually. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.

BALTIMORE CITY


Glenmount # 235

Total School Facilities Assessed in FY 2025: 14

Fiscal Year 2025: Key Facts

128 facilities

Baltimore City has 128 active and holding school facilities.

- 2 facilities since FY 2024.

38.1 years old

The average adjusted age of all 128 school facilities is 38.1 years old.

+ 0.9 years since FY 2024.

~ 15.0 M GSF

Baltimore City maintains 14,996,168 GSF throughout its 128 school facilities. It has the 4th greatest amount of GSF of LEAs in MD.

- 126,610 SF since FY 2024.

> $7.4 B

The current replacement value for Baltimore City's GSF, at the IAC's current replacement cost/SF, is greater than $7.4 B.

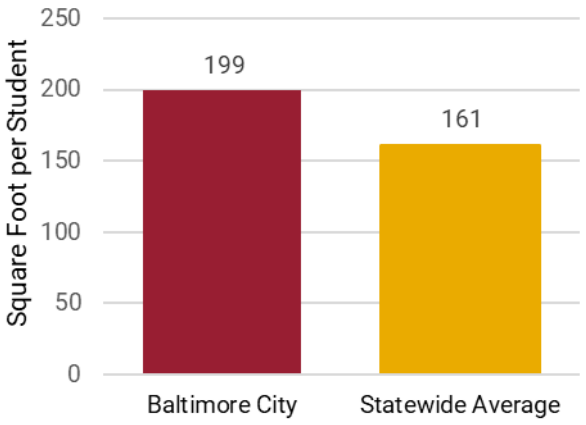
72.03% (Adequate) = Average Overall Rating for FY 2025

+ 0.37% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Special Ed.	Elementary	PreK-8	Middle/High	Career Tech	
Superior						
Good						
Adequate	1	2	6	1	1	11
Not Adequate		1	2			3
Poor						
Totals	1	3	8	1	1	**14**

Average Square Foot per Student

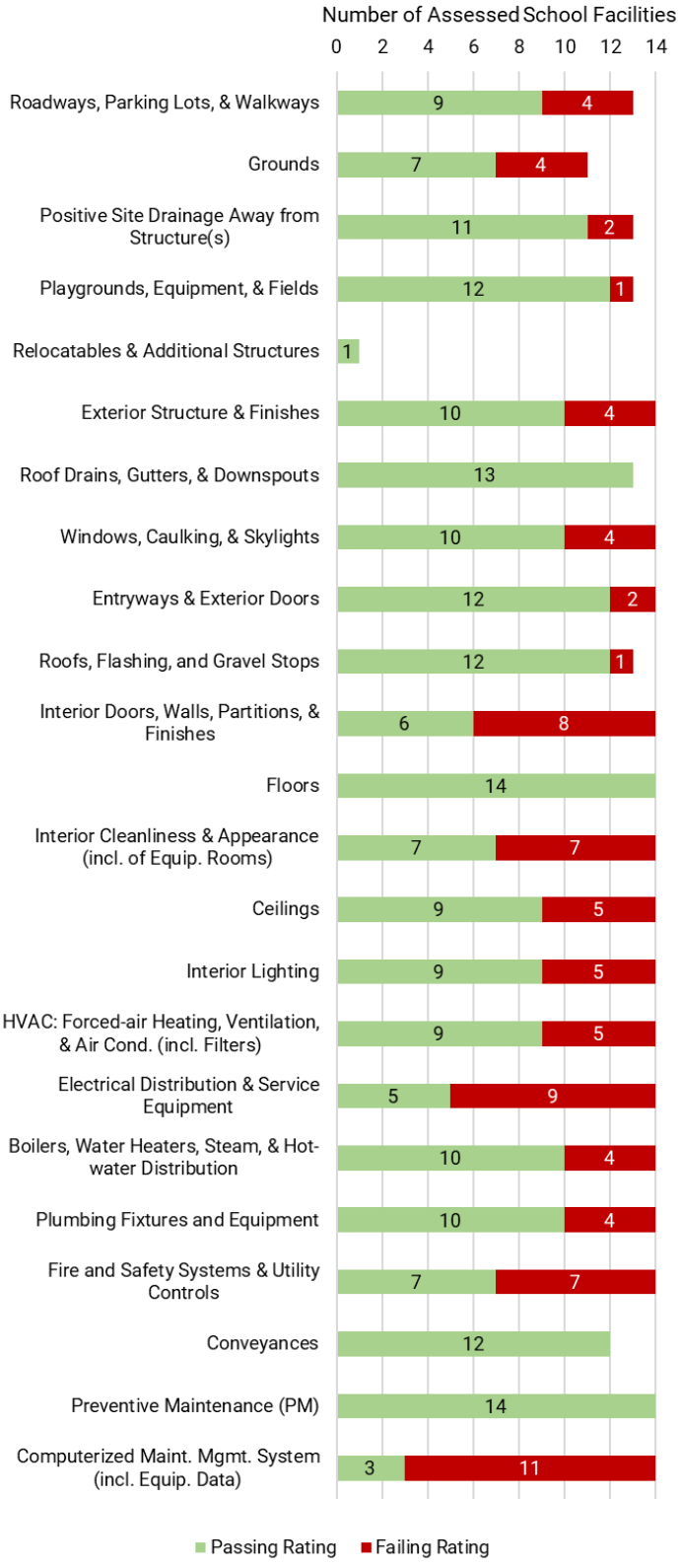


BALTIMORE CITY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Hampstead Hill Acad. PK-8 # 047 (30.025)	PreK-8	60,513	33	Adequate	0	3	13	4	0	0	1
2. Thomas Johnson # 084 (30.044)	PreK-8	68,850	44	Adequate	0	2	13	7	0	0	2
3. Collington Square PK-8 # 097 (30.053)	PreK-8	73,393	58	Not Adequate	0	1	9	11	0	0	3
4. Glenmount # 235 (30.095)	PreK-8	91,514	25	Adequate	0	2	17	3	0	0	0
5. Highlandtown PK-8 # 237 (30.098)	PreK-8	120,196	2	Adequate	1	2	19	0	0	0	1
6. William S. Baer Special Ed. # 301 (30.108)	Special Ed.	80,929	39	Adequate	0	4	12	6	1	0	1
7. Carver Vocational-Technical High CTE # 454 (30.113)	Career Tech	232,638	16	Adequate	0	2	15	5	0	0	1
8. Rosemont # 063 (30.127)	PreK-8	78,500	52	Not Adequate	0	0	13	5	0	0	3
9. Gardenville Elementary # 211 (30.161)	Elementary	40,500	42	Adequate	0	3	9	9	1	0	0
10. The Historic Samuel Coleridge-Taylor Elementary # 122 (30.203)	Elementary	110,981	52	Not Adequate	0	2	12	7	1	0	4
11. Dr. Nathan Pitts/Ashburton PK-8 # 058 (30.218)	PreK-8	82,493	30	Adequate	0	2	16	2	2	0	1
12. Cross Country PK-8 # 247 (30.221)	PreK-8	88,785	42	Adequate	0	6	14	2	0	0	1
13. Moravia Park Building #105B (formerly Frankford #216) (30.232)	Elementary	57,887	67	Adequate	0	2	12	7	0	0	1
14. Baltimore Leadership School for Young Women (30.284)	Middle/High	58,374	15	Adequate	0	2	10	7	1	0	1
				Totals	1	33	184	75	6	0	20
				Percentage of Total Ratings for LEA	0%	11%	62%	25%	2%		

FY25 Passing vs Failing Rating per Category



Strengths

The PM schedules included many assets, and most open PM work orders were less than 30 days old.

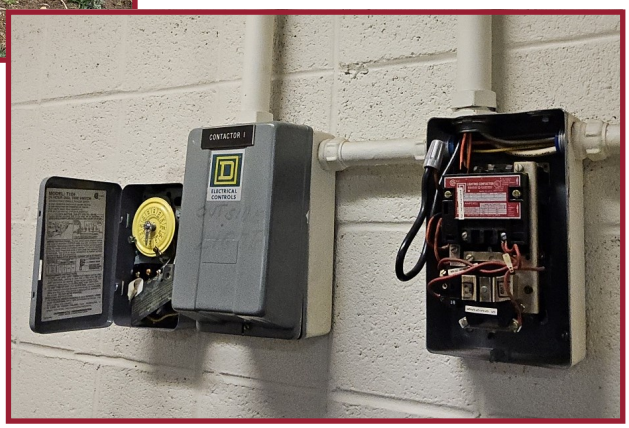
No issues or concerns were identified with the conveyances at four facilities. All DLLR certificates were current for all applicable conveyance systems.

No issues or concerns were identified with the roof drains, gutters, or downspouts at five facilities, and every facility provided a current roof inspection report.

No issues or concerns were identified with the windows at six facilities. Most windows functioned as intended.

Weaknesses

46%-89% of open work orders were aged over 30 days at 11 facilities. Every facility had a least one open work order over 120 days old. Three facilities had one or more open work orders over 1,000 days old. Many closed work orders did not track labor hours or total costs.



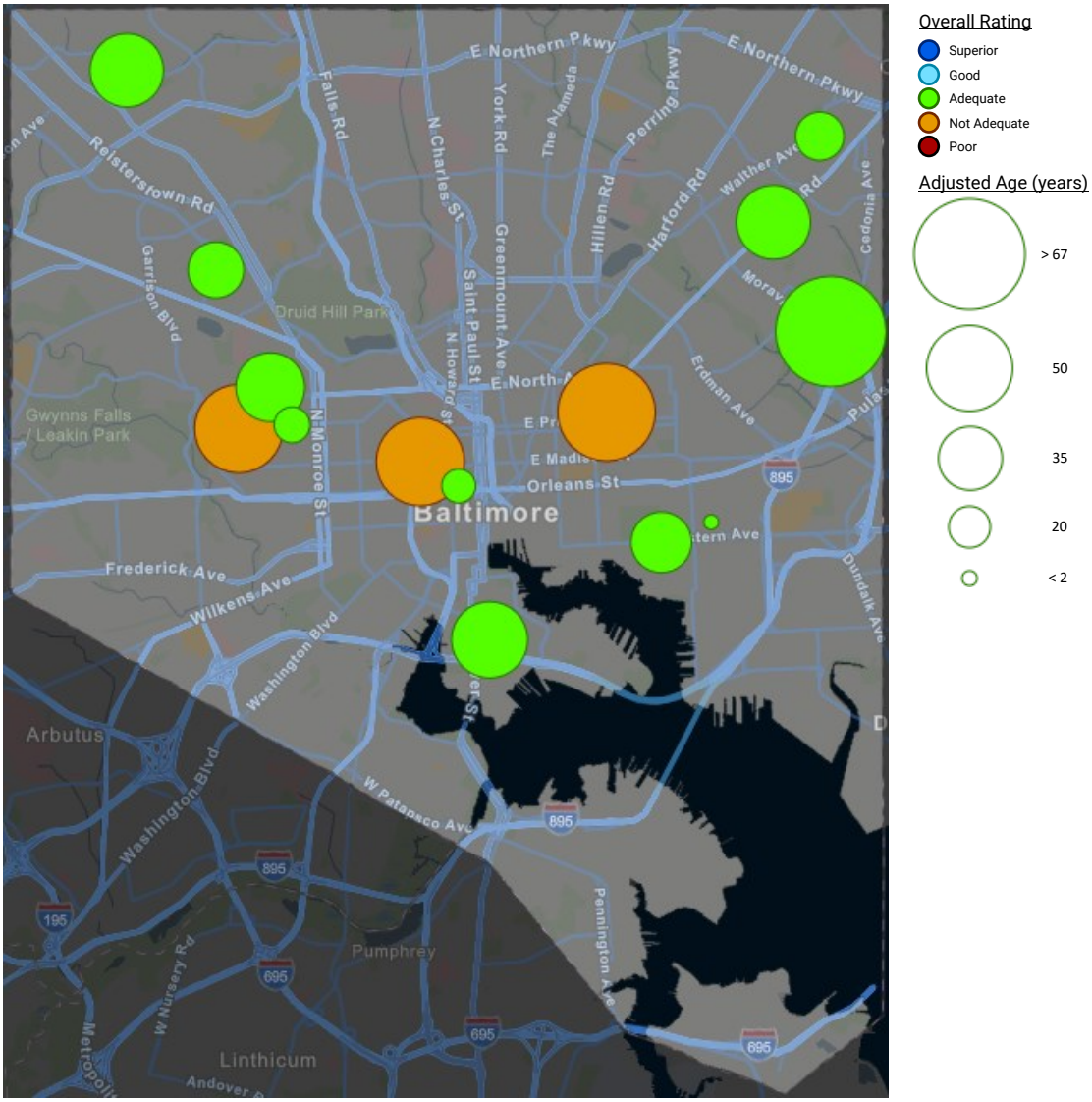
Potential safety issues with electrical equipment, such as exposed live electrical parts, were observed at 13 facilities.

Interior doors and walls were not identified in the PM schedule at any facility. Cracks were observed in interior walls at 10 facilities, with four of those facilities having evidence of water intrusion. Four facilities were noted with fire alarm actuated doors that did not function properly.

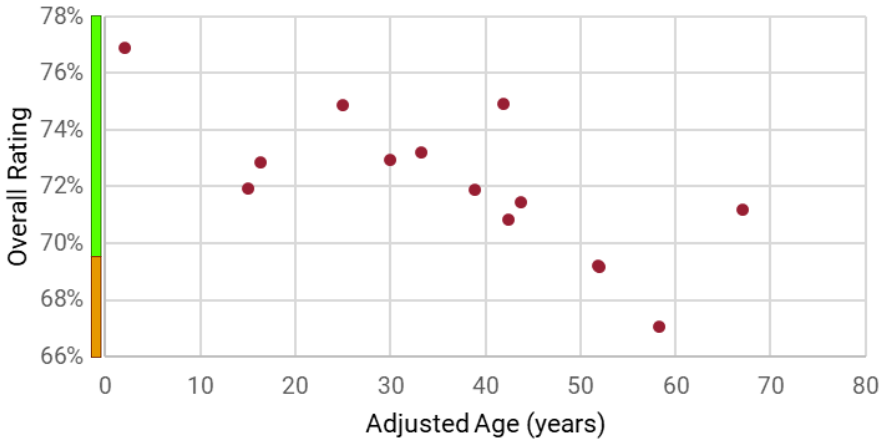
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with 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	3
	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	3
	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	2
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	3
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**20**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- The grounds and repair blitz assessments that Baltimore City Public Schools conducts to perform PM work encompass multiple assets 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.

- Implementing quality control procedures is recommended to ensure work orders are being completed effectively and in a timely manner, and labor hours and costs are recorded consistently and accurately to assist in identifying cost trends and support more efficient resource management.

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

- Crack monitors should be used to track the progress of cracks over time and assess the need for repair.

BALTIMORE COUNTY

Total School Facilities Assessed in FY 2025: 20

Dundalk High/Sollers Point Technical High

Fiscal Year 2025: Key Facts

166 facilities

Baltimore County has 166 active school facilities.

- 1 facility since FY 2024.

35.1 years old

The average adjusted age of all 166 school facilities is 35.1 years old.

+ 0.9 years since FY 2024.

> 16.8 M GSF

Baltimore County maintains 16,828,128 GSF throughout its 166 school facilities. It has the 3rd greatest amount of GSF of LEAs in MD.

- 56,735 SF since FY 2024.

> $8.3 B

The current replacement value for Baltimore County's GSF, at the IAC's current replacement cost/SF, is greater than $8.3 B.

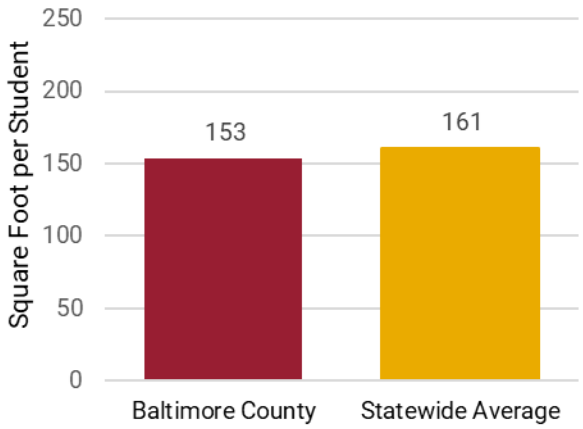
75.26% (Adequate) = Average Overall Rating for FY 2025

- 0.78% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Elementary	Middle	Middle/ High	High	
Superior					
Good					
Adequate	12	5	1	2	20
Not Adequate					
Poor					
Totals	12	5	1	2	**20**

Average Square Foot per Student



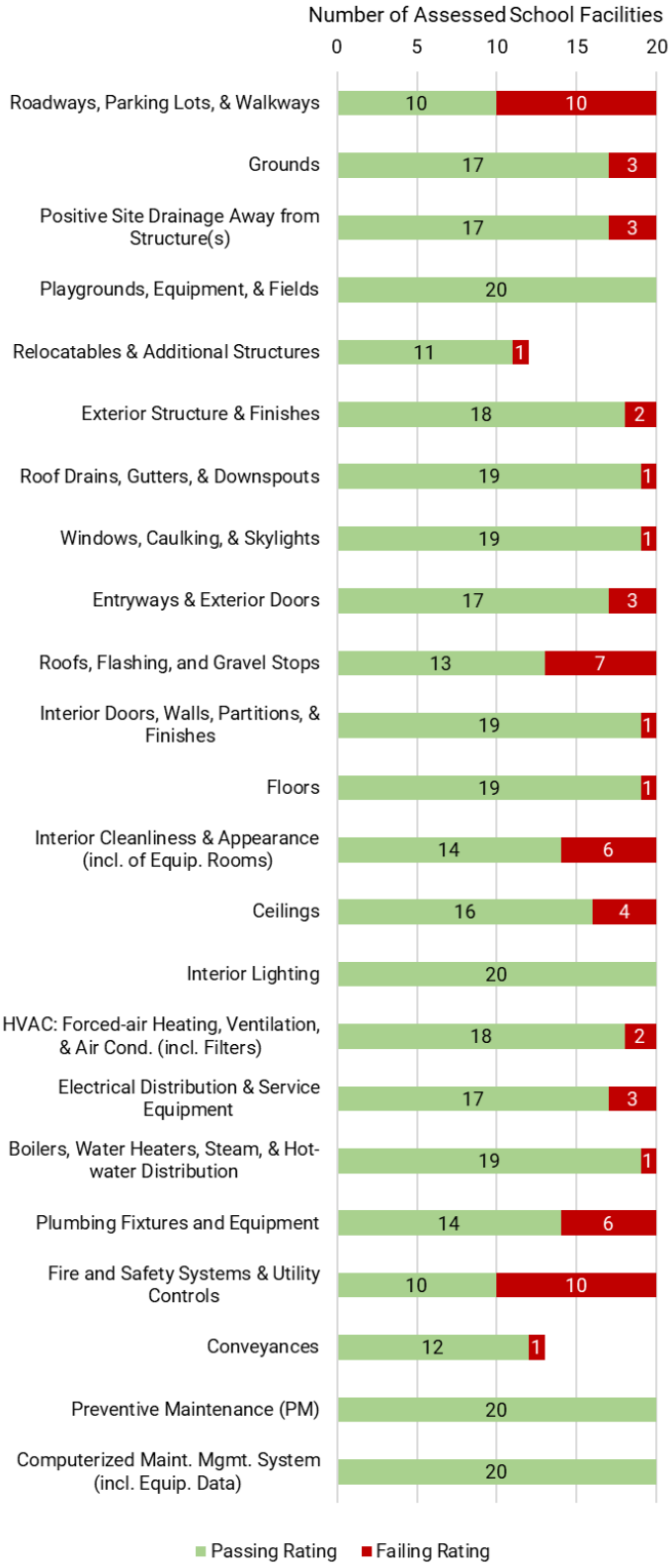
BALTIMORE COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Pot Spring Elementary (03.023)	Elementary	55,440	41	Adequate	1	1	17	3	0	0	0
2. Church Lane Elementary (03.026)	Elementary	57,920	40	Adequate	1	3	16	1	0	0	0
3. Dumbarton Middle (03.049)	Middle	149,455	6	Adequate	0	4	15	3	1	0	0
4. Sparrows Point Middle/High (03.051)	Middle/High	206,626	40	Adequate	0	5	13	4	1	0	1
5. Randallstown Elementary (03.054)	Elementary	53,161	38	Adequate	1	4	14	3	0	0	0
6. Essex Elementary (03.055)	Elementary	66,650	29	Adequate	0	3	19	0	0	0	0
7. Edgemere Elementary (03.056)	Elementary	66,650	26	Adequate	2	3	17	0	0	0	0
8. Parkville Middle (03.082)	Middle	158,610	53	Adequate	1	4	15	3	0	0	1
9. Pikesville Middle (03.085)	Middle	135,170	35	Adequate	0	7	11	3	0	0	1
10. Baltimore Highlands Elementary (03.100)	Elementary	65,977	57	Adequate	2	3	15	2	0	0	2
11. Towson High (03.114)	High	205,313	51	Adequate	0	1	18	3	1	0	0
12. Franklin Middle (03.127)	Middle	168,308	41	Adequate	0	2	15	4	1	0	1
13. Campfield Early Childhood Center (03.136)	Elementary	51,640	47	Adequate	1	0	18	3	0	0	0
14. Dundalk High/Sollers Point Technical High (03.140)	High	347,000	10	Adequate	0	4	11	8	0	0	0
15. Franklin Elementary (03.150)	Elementary	59,830	44	Adequate	1	2	17	2	0	0	0
16. Grange Elementary (03.156)	Elementary	58,125	64	Adequate	2	5	15	1	0	0	1
17. Middleborough Elementary (03.192)	Elementary	48,715	63	Adequate	0	5	14	3	0	0	0
18. Windsor Mill Middle (03.198)	Middle	116,648	18	Adequate	0	4	12	6	0	0	2
19. Woodholme Elementary (03.199)	Elementary	82,837	19	Adequate	1	2	16	4	0	0	0
20. Rossville Elementary (03.220)	Elementary	108,627	2	Adequate	0	7	11	3	1	0	0
				Totals	13	69	299	59	5	0	9
				Percentage of Total Ratings for LEA	3%	16%	67%	13%	1%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

The PM schedules included many assets, such as HVAC equipment, boilers, and exterior doors. Many closed PM work orders tracked the actions taken to complete the work.

Most of the boilers, water heaters, and conveyances were functioning properly. Most also had current DLLR certificates on display.

The windows at most facilities appeared weatherproof and watertight. All 20 facilities were observed with classroom numbers on windows visible from the exterior; this best practice assists building occupants and emergency responders.

All applicable playground and bleacher inspections reports were provided and current. Many of the playing fields and playground equipment appeared well maintained.

Weaknesses

Vegetative growth and/or debris was observed on the roofs of 15 facilities, three of which were noted as substantial. Eight facilities were identified with deteriorated roof sealants and/or openings in their roofs.

Cracked and/or deteriorated walkways were observed at 16 facilities. Potential trip hazards due to uneven walking surfaces were noted at 16 facilities. Although curb and gutter cleaning was included in the PM schedules, no other PM activities for roadways, parking lots, or walkways were identified.

Multiple fire and safety system PM activities were identified in the PM schedules and work order histories; however, half of the facilities assessed still received a failing rating for their maintenance of these assets. The fire alarm panels at six facilities were observed in trouble status and one facility's panel was in monitor status. Five facilities were noted with one or more sprinkler heads missing escutcheons. Fire extinguisher inspections were inconsistent or some inspection tags were expired or missing at six facilities.

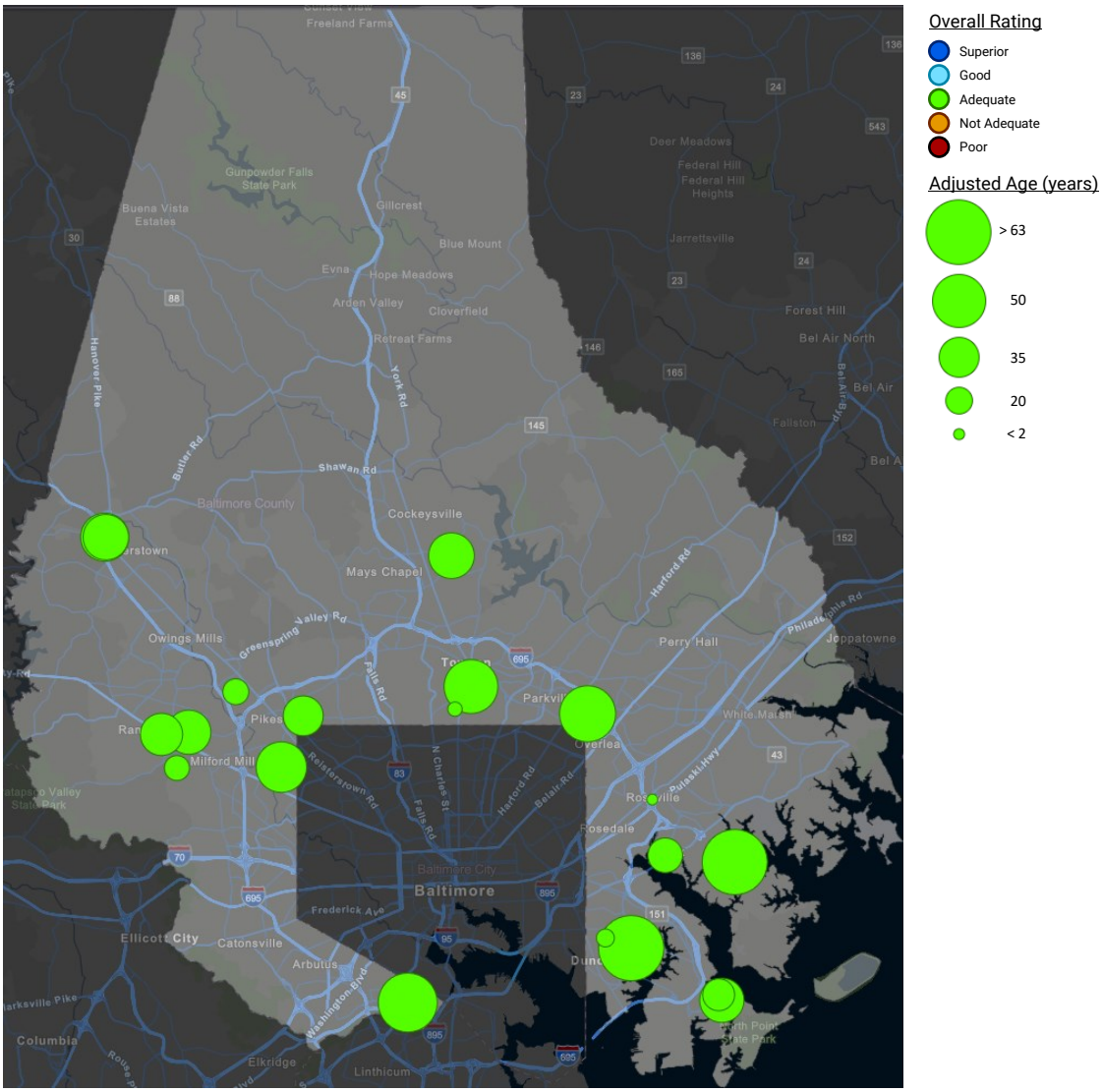
12 facilities were identified with unsafe storage practices, such as obstructed exit doors and electrical panels.

BALTIMORE COUNTY

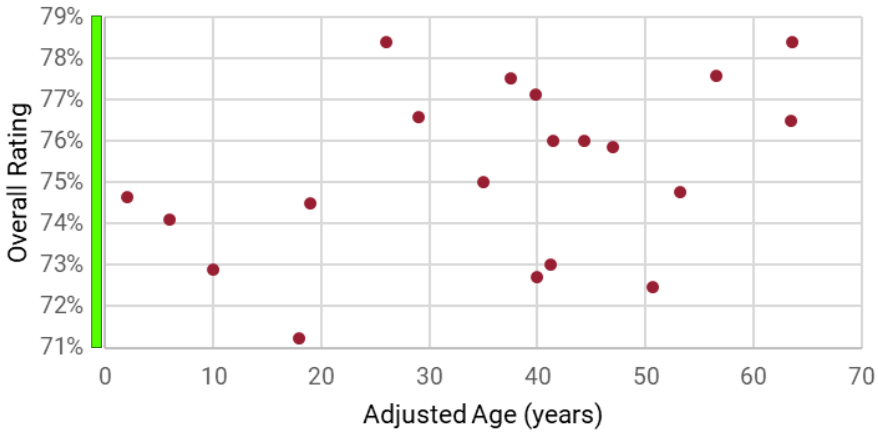
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with 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	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	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	1
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
	Plumbing Fixtures and Equipment	0	1
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**9**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.
- 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.
- 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.
- Training for staff should be enhanced or refreshed with an emphasis on safety requirements, including maintaining clearances around equipment and avoiding blockage of egress points.

CALVERT COUNTY

Total School Facilities Assessed in FY 2025: 3

St. Leonard Elementary

Fiscal Year 2025: Key Facts

25 facilities

Calvert County has 25 active school facilities.

No change since FY 2024.

26.0 years old

The average adjusted age of all 25 school facilities is 26.0 years old.

+ 1 year since FY 2024.

> 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.

No change since FY 2024.

> $1.2 B

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

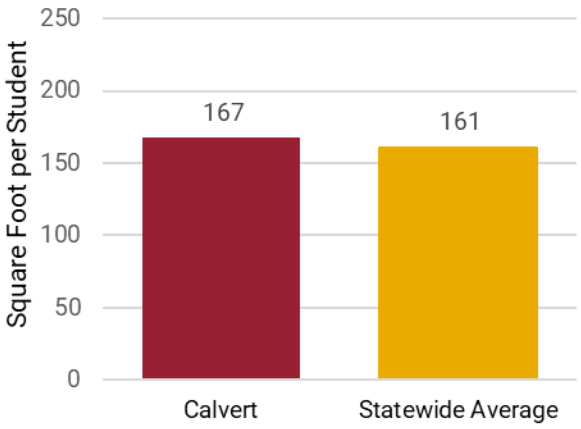
70.41% (Adequate) = Average Overall Rating for FY 2025

- 3.28% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student

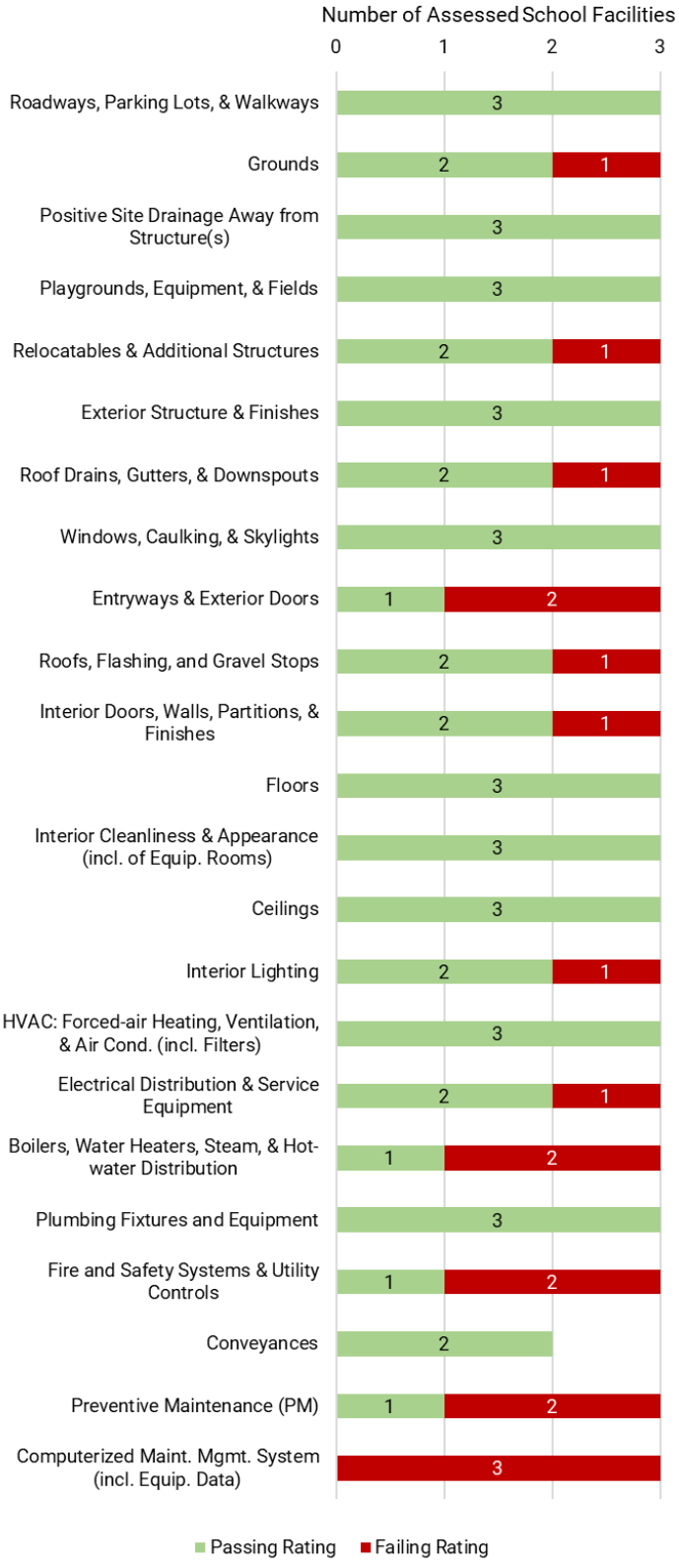


CALVERT COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Patuxent High (04.019)	High	185,900	28	Not Adequate	0	4	16	3	0	0	5
2. Windy Hill Elementary (04.020)	Elementary	66,126	28	Not Adequate	0	1	15	5	1	0	2
3. St. Leonard Elementary (04.021)	Elementary	71,680	27	Adequate	0	0	21	2	0	0	0
				Totals	0	5	52	10	1	0	7
				Percentage of Total Ratings for LEA	0%	7%	76%	15%	1%		

FY25 Passing vs Failing Rating per Category

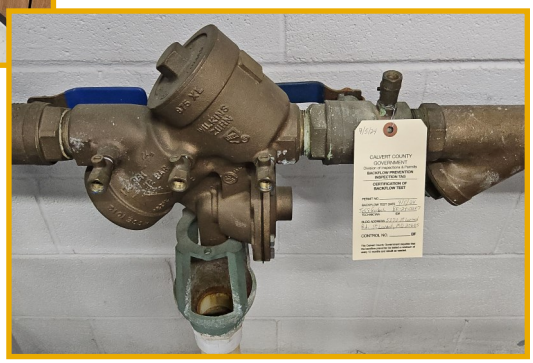


Strengths

All applicable playground and bleacher inspection reports were provided and current. These assets were also included in the PM schedule at each facility.

Pest control services were included in the PM schedule at every facility assessed. No issues or concerns were identified with pests inside or outside the facilities.

No issues or concerns were identified with the conveyances at either of the two facilities with conveyance systems. The DLLR certificates were current and on display.



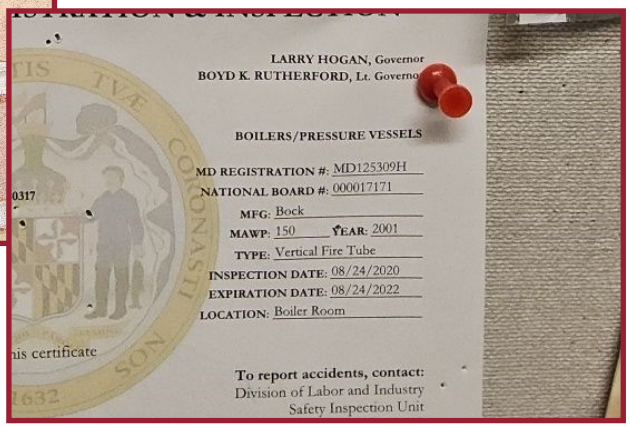
The plumbing fixtures appeared to be well maintained and no leaking or corrosion were observed. All backflow preventer inspections were current.

Weaknesses

Two facilities were observed with fire alarm actuated doors that did not close properly. Fire door inspections were only included in the PM schedule at one facility but no PM work orders had been closed within the past year.

All three facilities had a few malfunctioning or non-functioning interior lighting fixtures. Interior lighting was only included in the PM schedule at one facility but no PM work orders had been closed within the past year.

Some assets were not identified in the PM schedules for the assessed facilities, such as electrical equipment, floors, and windows. All three facilities were observed with deteriorating exterior caulking around the windows.



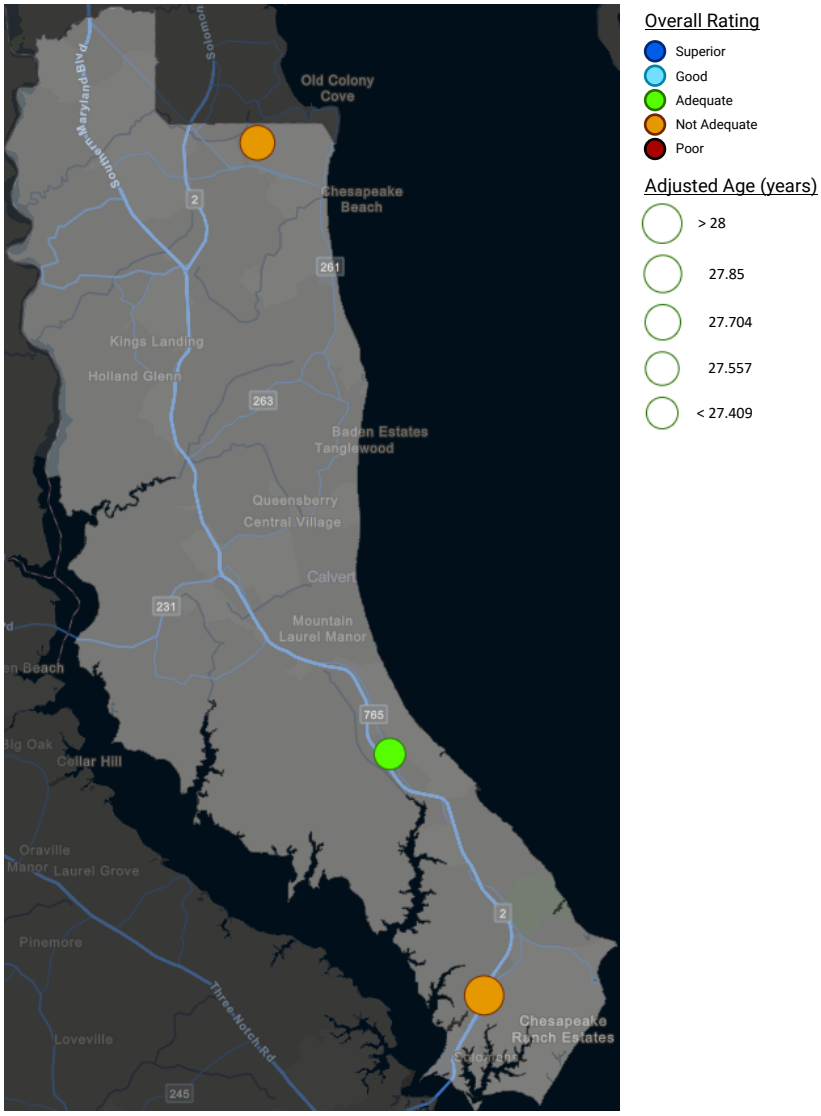
Two facilities had DLLR-regulated equipment without current certificates.

CALVERT COUNTY

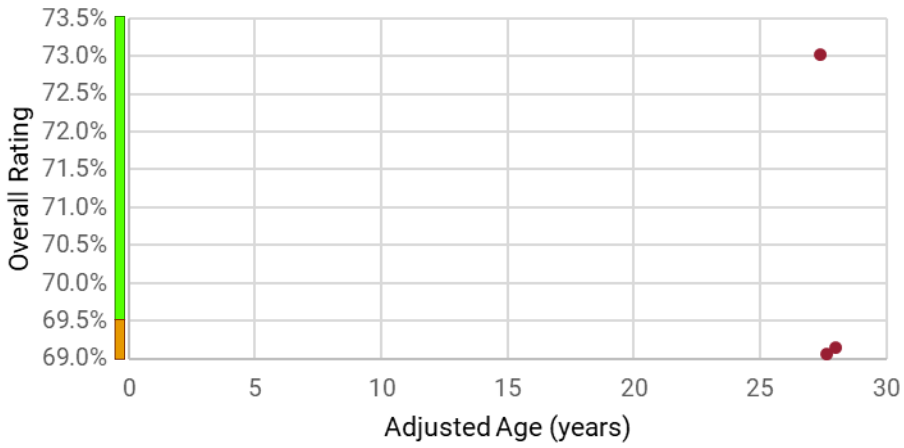
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with 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	2
	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	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**7**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.
- A field should be created in the CMMS to track completion dates and the days each work order has aged to help identify causes of possible bottlenecks and streamline workflow processes.
- Exterior and exit doors should be labeled on the exterior of the building to aid in identification for maintenance and emergency services.
- Pest traps should be dated when placing to better monitor pest activity.
- Auto-populating PM work orders should be created and implemented for interior lighting. PM checks should detail the desired outcome for each check, such as:
    - ◊ ensure all light bulbs and fluorescent and LED tubes are functioning properly
    - ◊ ensure lenses, protective cages, or plastic tube sleeves are in place

CAROLINE COUNTY

Total School Facilities Assessed in FY 2025: 3


Denton Elementary

Fiscal Year 2025: Key Facts

10 facilities

Caroline County has 10 active school facilities.

No change since FY 2024.

25.5 years old

The average adjusted age of all 10 school facilities is 25.5 years old.

+ 1 year since FY 2024.

> 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 2024.

> $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.

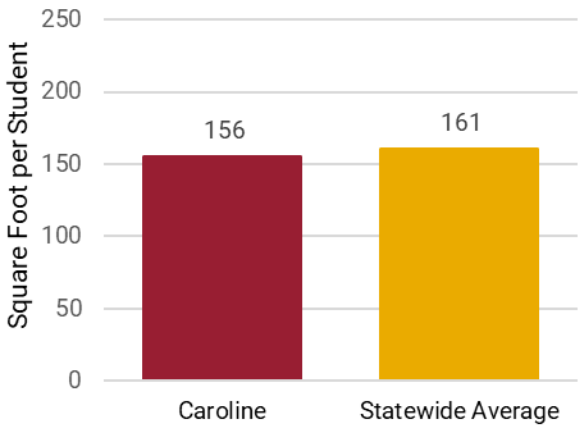
68.33% (Not Adequate) = Average Overall Rating for FY 2025

- 2.35% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



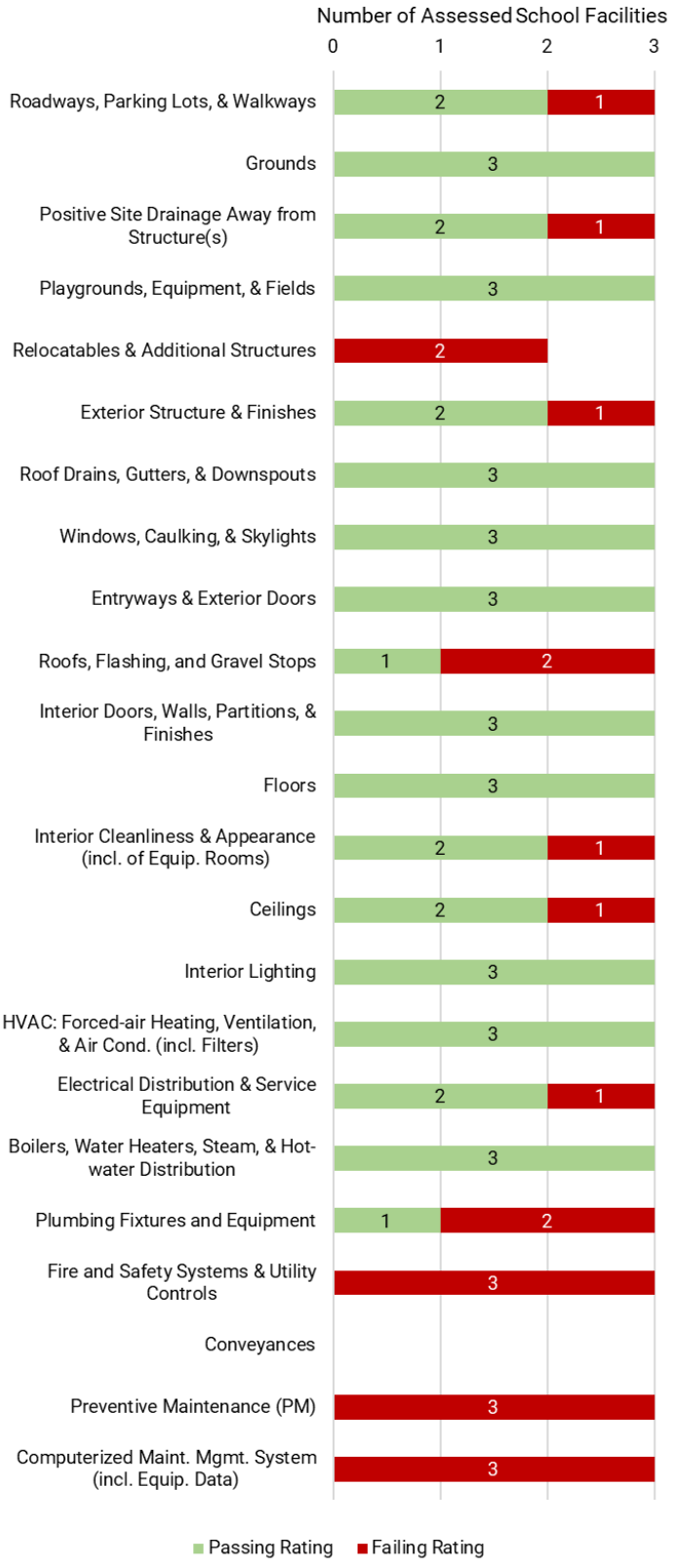
CAROLINE COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Denton Elementary (05.003)	Elementary	82,010	49	Not Adequate	0	0	14	6	2	0	3
2. Ridgely Elementary (05.006)	Elementary	52,005	38	Adequate	0	0	18	3	1	0	1
3. Preston Elementary (05.008)	Elementary	64,952	9	Adequate	0	0	15	5	1	0	0
				Totals	0	0	47	14	4	0	4
				Percentage of Total Ratings for LEA	0%	0%	72%	22%	6%		

FY 2025 Results: Assessment Findings by Category

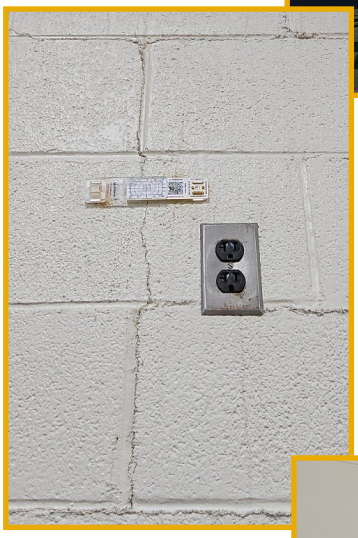
FY25 Passing vs Failing Rating per Category



Strengths

The DLLR certificates were current for all applicable assets, including boilers, water heaters, air compressors, and heat exchangers.

All playground inspection reports were provided and current. All playground equipment appeared structurally sound.



Multiple crack monitors were installed on interior walls, and some crack repairs were observed. Evidence of mortar joint repointing was observed on exterior walls at two facilities. Most wall finishes appeared well maintained.

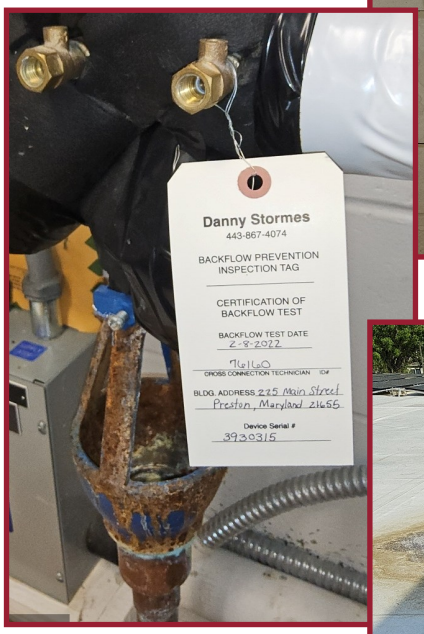
The windows were clear and appeared weatherproof and watertight at all three facilities. No leaks were observed with any skylights.

Weaknesses

No PM schedule was provided for any of the assessed facilities, and it did not appear that PM activities were tracked using the CMMS for two facilities. The third facility only closed three PM work orders in the past year. One facility's fire alarm system inspection report was expired, another facility did not provide an ANSUL system inspection report, and the third facility had current fire and safety system reports but the on-site inspection tag was expired on the ANSUL system.

77%-94% of open work orders were aged over 30 days at each facility. Every facility had one or more open work orders over 300 days old. The days each work order aged did not appear to be tracked using the CMMS. All work orders marked as closed were missing completion dates and no action taken comments, labor hours, or costs were recorded.

The backflow preventer inspection tags were expired at one facility. Another facility was missing the inspection tag to verify the backflow preventer was in proper working order. Two facilities were observed with leaks from plumbing fixtures in restrooms.



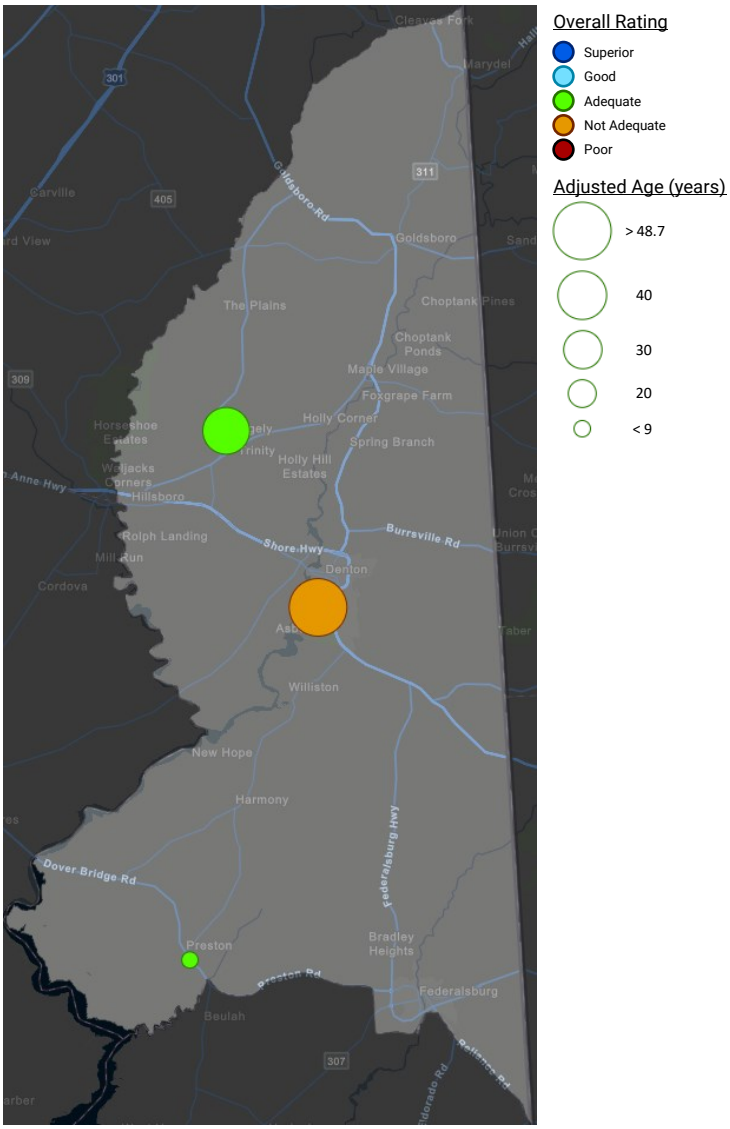
Even though all three facilities had current roof inspection reports, ponding water was observed in multiple locations on the roofs at two facilities.

CAROLINE COUNTY

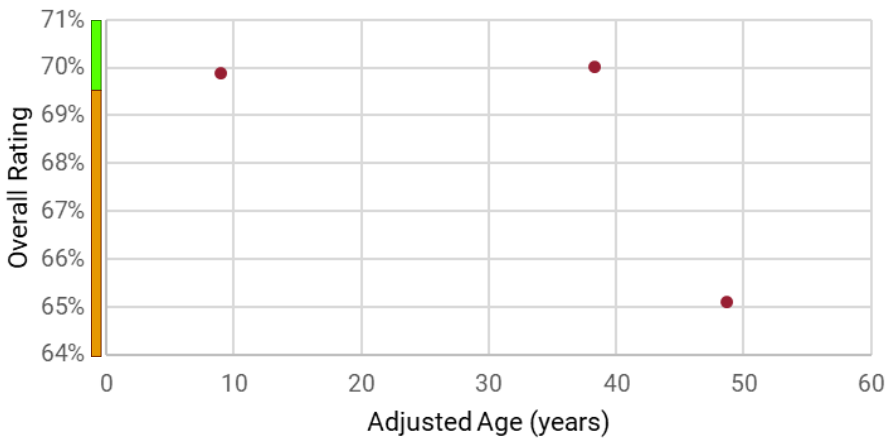
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with 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	0
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	1
	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	1
	Conveyances	0	0
	Total	**0**	**4**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations and within a reasonable timeframe of the expected completion.

- 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.

- A field should be created in the CMMS to track completion dates and 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 identifying cost trends and support more efficient resource management.

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

- Exterior and exit doors should be labeled on the exterior of the building to aid in identification for maintenance and emergency services.

CARROLL COUNTY

Total School Facilities Assessed in FY 2025: 5

Taneytown Elementary

Fiscal Year 2025: Key Facts

40 facilities

Carroll County has 40 active school facilities.

No change since FY 2024.

31.0 years old

The average adjusted age of all 40 school facilities is 31.0 years old.

- 0.3 years since FY 2024.

> 4.2 M GSF

Carroll County maintains 4,266,519 GSF throughout its 40 school facilities. It has the 9th greatest amount of GSF of LEAs in MD.

- 5,527 SF since FY 2024.

> $2.1 B

The current replacement value for Carroll County's GSF, at the IAC's current replacement cost/SF, is greater than $2.1 B.

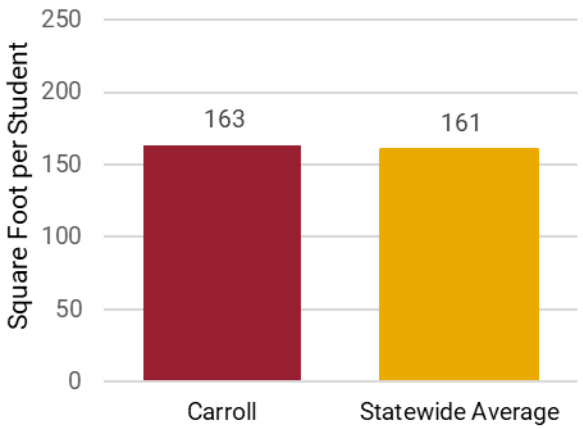
68.70% (Not Adequate) = Average Overall Rating for FY 2025

+ 0.19% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	3			3
Not Adequate	1	1		2
Poor				
Totals	4	1		**5**

Average Square Foot per Student

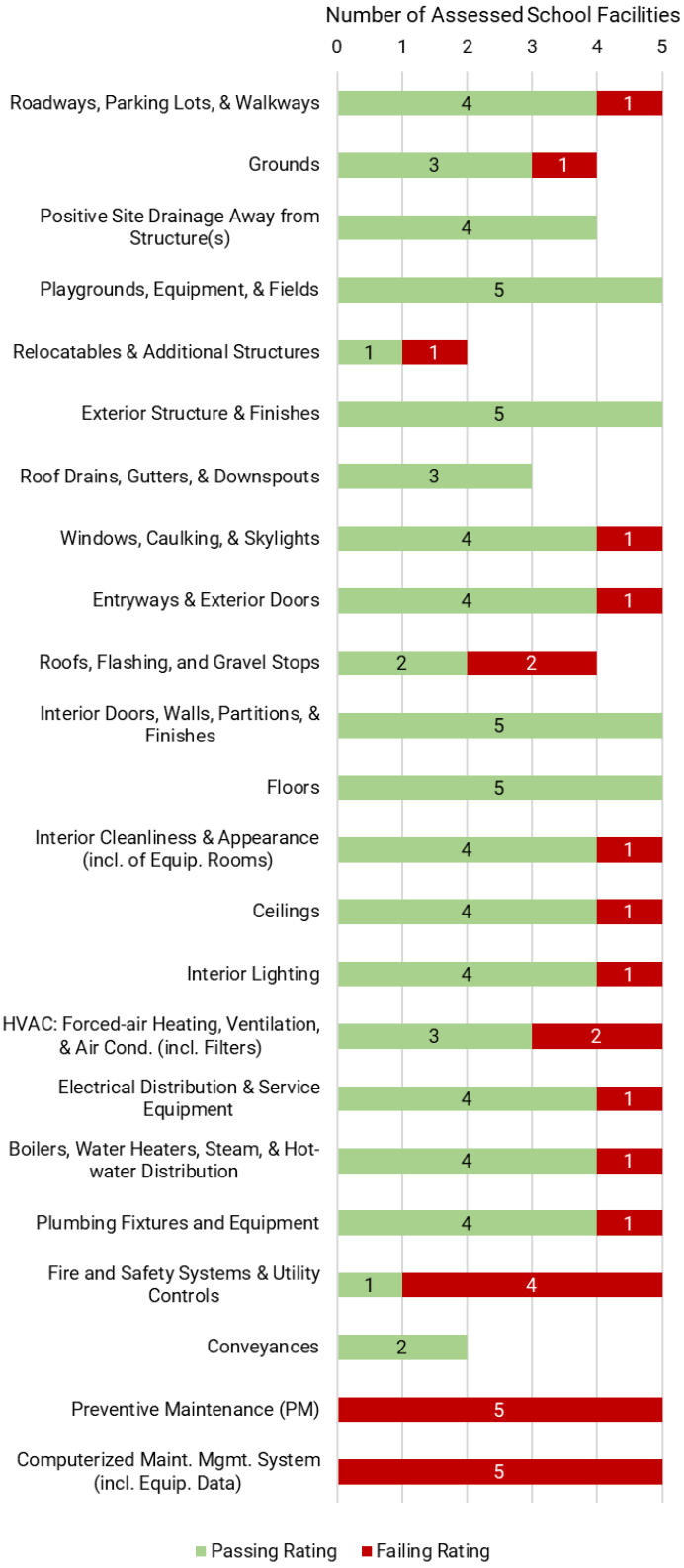


CARROLL COUNTY

FY 2025 Results: Summary of Facility Ratings

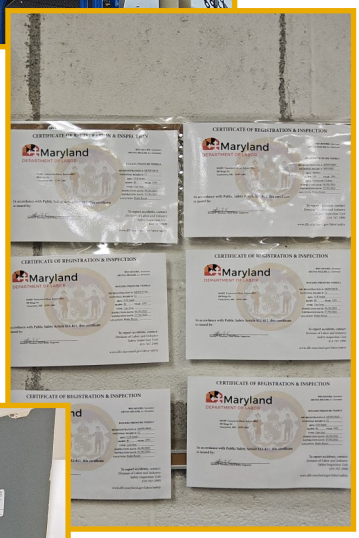
Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Taneytown Elementary (06.016)	Elementary	63,250	30	Adequate	0	0	16	5	1	0	0
2. Mt. Airy Elementary (06.030)	Elementary	58,674	38	Not Adequate	0	0	20	3	0	0	7
3. Runnymede Elementary (06.039)	Elementary	71,704	30	Adequate	0	0	15	2	2	0	0
4. Oklahoma Road Middle (06.043)	Middle	108,640	28	Not Adequate	0	0	13	5	1	0	3
5. Cranberry Station Elementary (06.046)	Elementary	61,346	26	Adequate	0	0	19	2	0	0	0
				Totals	0	0	83	17	4	0	10
				Percentage of Total Ratings for LEA	0%	0%	80%	16%	4%		

FY25 Passing vs Failing Rating per Category

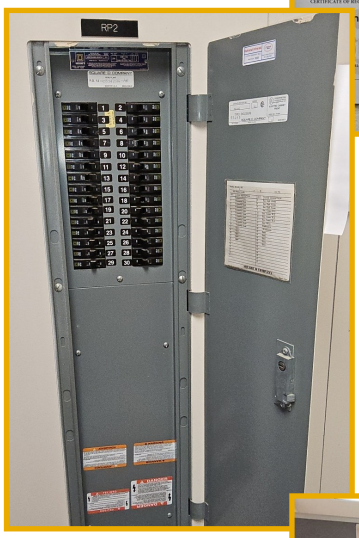


Strengths

All applicable playground and bleacher inspection reports were provided and current. It appeared that corrective measures were taken following concerns sited during an inspection.



The DLLR certificates were current for all applicable boilers, water heaters, chillers, air compressors, and elevators.



No issues or concerns were identified with the electrical distribution or service equipment at three facilities. All electrical panels appeared to have detailed breaker schedules.

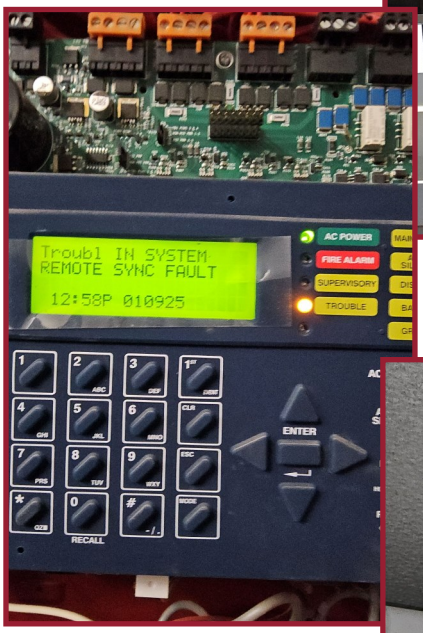
No issues or concerns were identified with the interior doors, walls, partitions, or finishes at two facilities. All restroom partitions and most interior doors were functioning properly and free of damage.

Weaknesses

Stained ceiling tiles were observed at three facilities, two of which also had damaged tiles. Ceilings were not identified in the PM schedules for any of the assessed facilities.

Some assets were not identified in the PM schedules for the assessed facilities, such as HVAC, roofs, sprinkler systems, and interior lighting. One or more non-functional interior lighting fixtures were observed at each facility.

Two facilities did not have current fire alarm inspection reports, with one of those facilities also missing a current hood suppression system inspection report; the LEA did not provide a PM schedule for either facility. Another facility, which had fire alarm panel inspections identified in its PM schedule, was observed with its fire alarm system in trouble status.



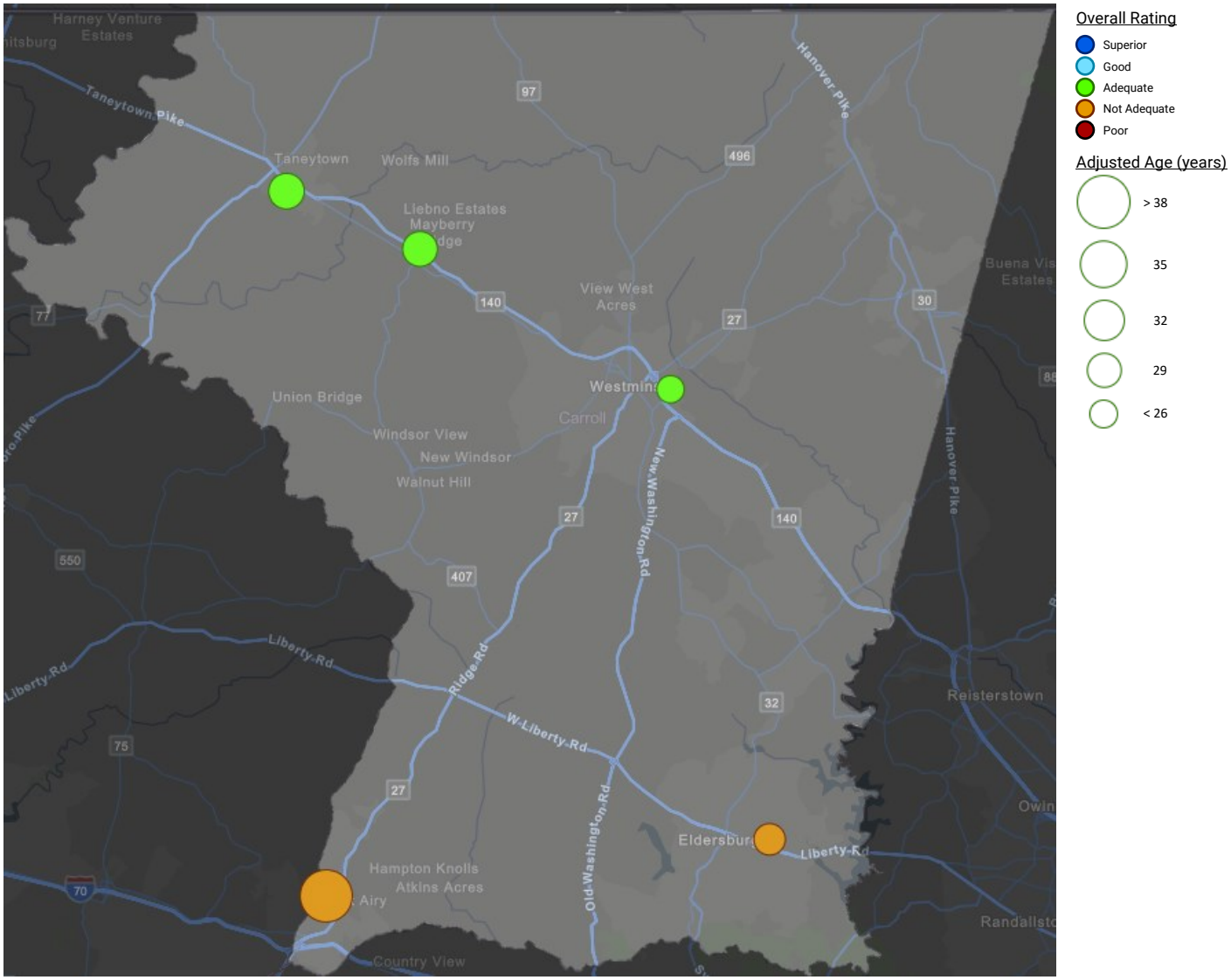
Some HVAC units were non-functional at two facilities. Two other facilities were observed with black substances on an HVAC unit.

CARROLL COUNTY

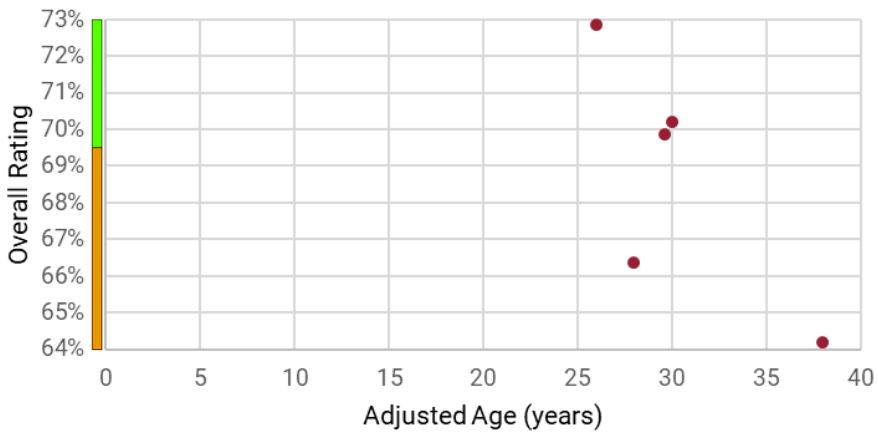
FY 2025 Results: Summary of Deficiencies by Category

	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	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	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	0
	Ceilings	0	0
	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	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**10**

Overall Rating vs Adjusted Age



Overall Rating vs. Adjusted Age



- 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.

- 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 appropriate frequencies informed by manufacturers' recommendations 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.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively, in a timely manner, 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 that are 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.

CECIL COUNTY

Total School Facilities Assessed in FY 2025: 3

Fiscal Year 2025: Key Facts

29 facilities

Cecil County has 29 active school facilities.

No change since FY 2024.

31.4 years old

The average adjusted age of all 29 school facilities is 31.4 years old.

+ 1 year since FY 2024.

> 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 2024.

> $1.1 B

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

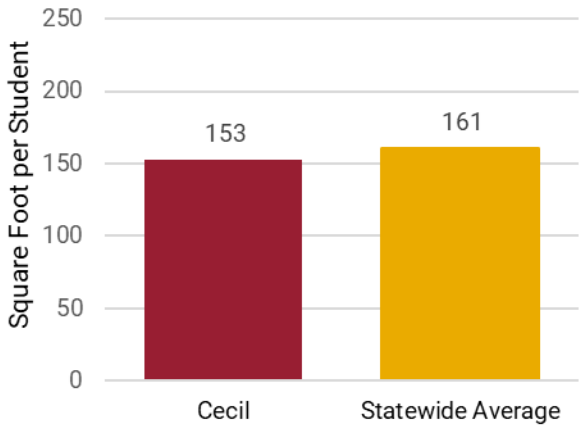
72.93% (Adequate) = Average Overall Rating for FY 2025

- 1.50% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



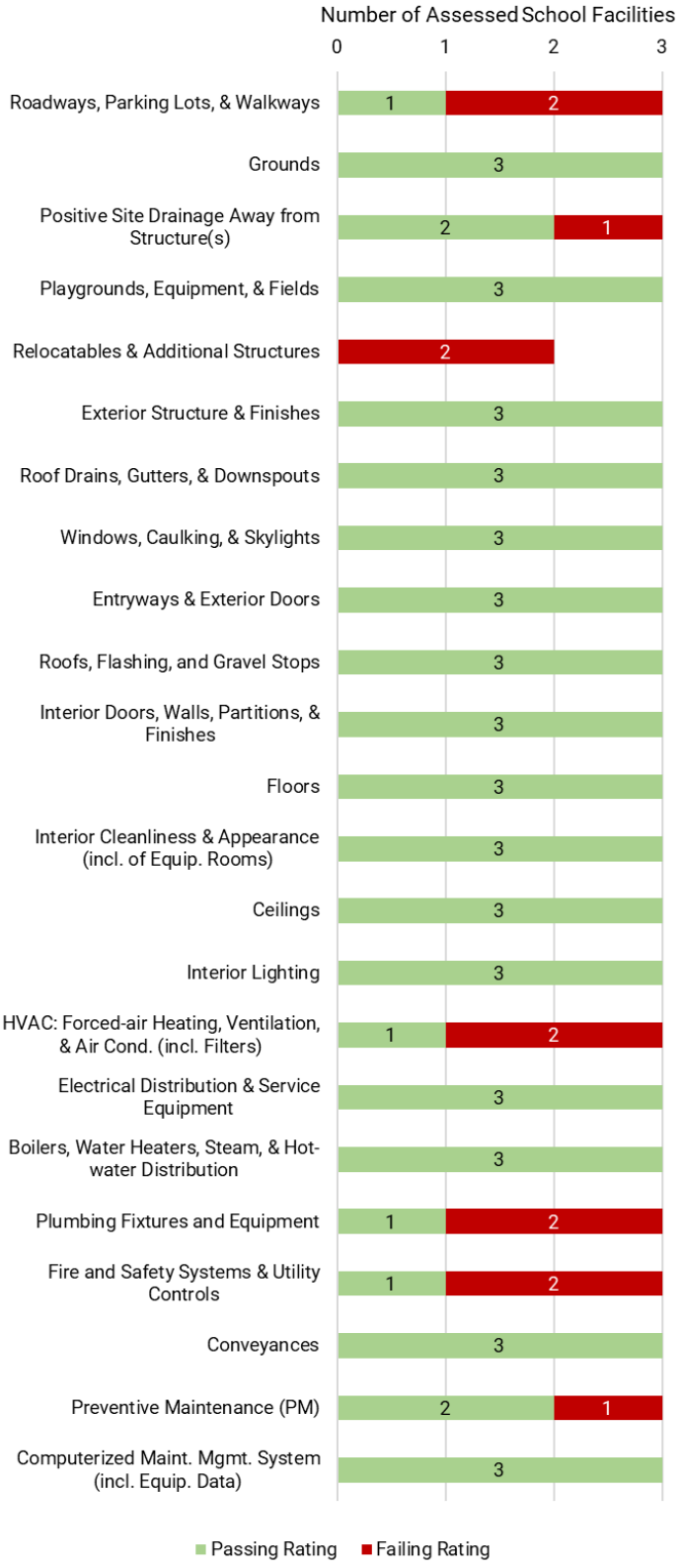
CECIL COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Perryville High (07.013)	High	130,672	47	Adequate	0	3	16	4	0	0	0
2. Elkton High (07.032)	High	187,046	17	Adequate	0	8	13	2	0	0	2
3. Bay View Elementary (07.036)	Elementary	61,884	22	Adequate	0	2	16	4	0	0	3
				Totals	0	13	45	10	0	0	5
				Percentage of Total Ratings for LEA	0%	19%	66%	15%	0%		

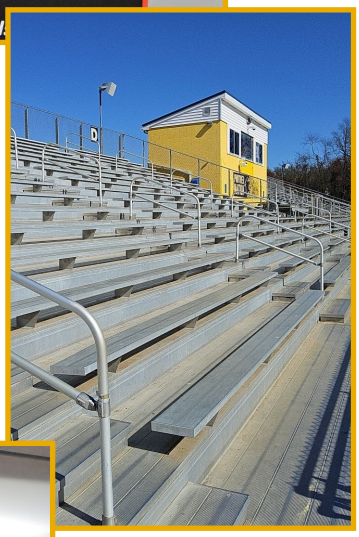
FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

No issues or concerns were identified with the generators at any facility. Major service and minor inspections for generators were included in the PM schedule at each facility.



All applicable playground and bleacher inspection reports were provided and current. These assets were also included in the PM schedule at each facility with closed PM work orders within the past year.

No issues or concerns were identified with the conveyances at two facilities. All conveyances appeared to be functional and their DLLR certificates were current and on display. Elevator inspections were included in the PM schedule at each facility.

The DLLR certificates were current and on display for all applicable boilers and water heaters, and these assets all appeared to be functional.

Weaknesses

Despite including emergency lighting in the PM schedule at all three facilities and associated closed PM work orders within the past year, one or more emergency lights were non-functional in either the main building or an additional structure at each facility.

Potential safety concerns were observed at walkways at two facilities. Despite monthly parking lot and bus loop inspections being included in the PM schedule at all three facilities with associated closed PM work orders within the past year, cracked or deteriorated driving surfaces were noted at two facilities with evidence of ponding water at one.

Even though the required annual roof inspections were being completed, multiple blisters were observed on the roofs at all three facilities as well as deteriorated roofing materials, such as shingles, cap sheets, flashing joints, and coping sealants.

Stained ceiling tiles were observed at all three facilities as well as wet or water-damaged ceilings at two facilities. Ceilings were not identified in the PM schedule at any facility.

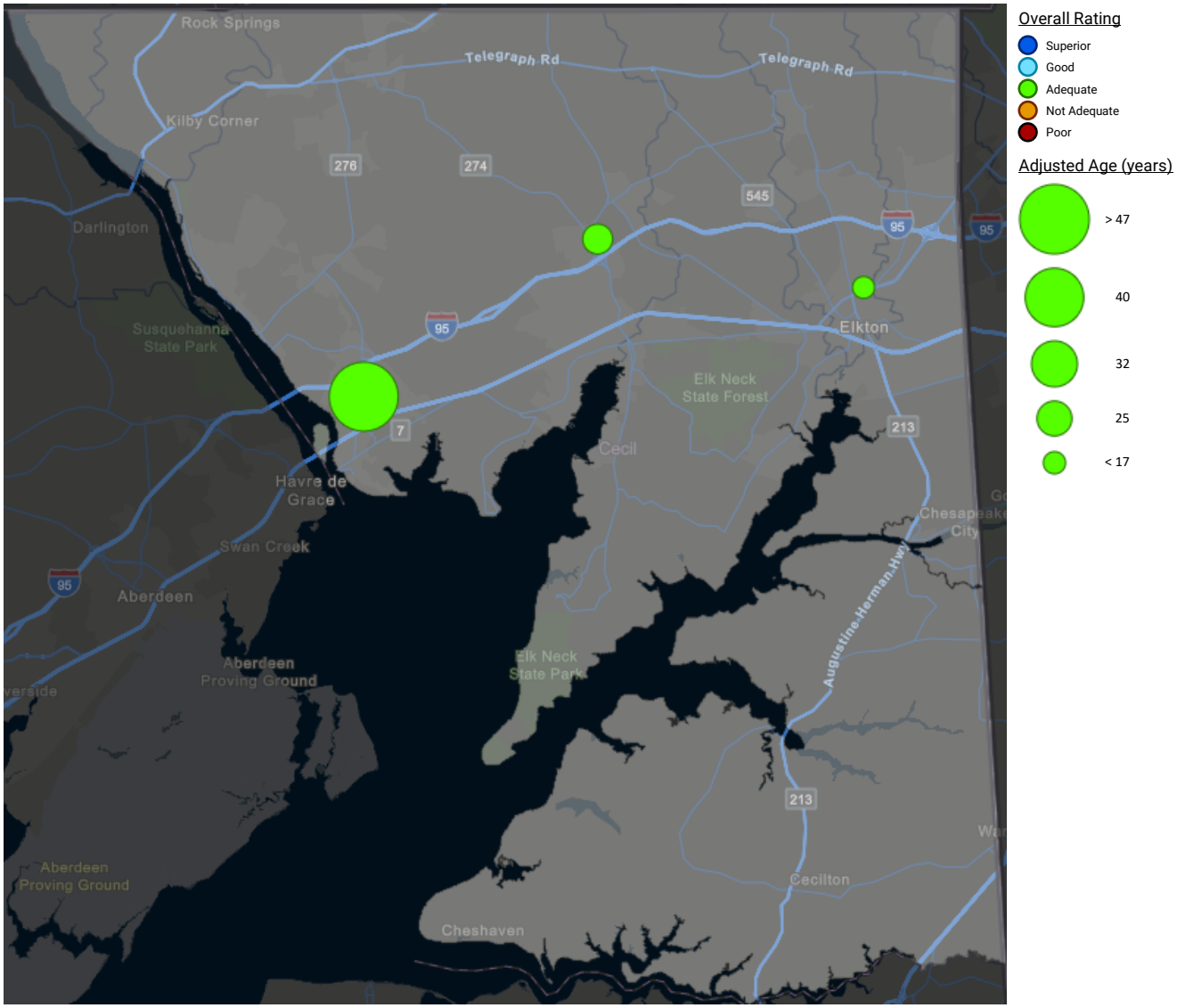
CECIL COUNTY

FY 2025 Results: Summary of Deficiencies by Category

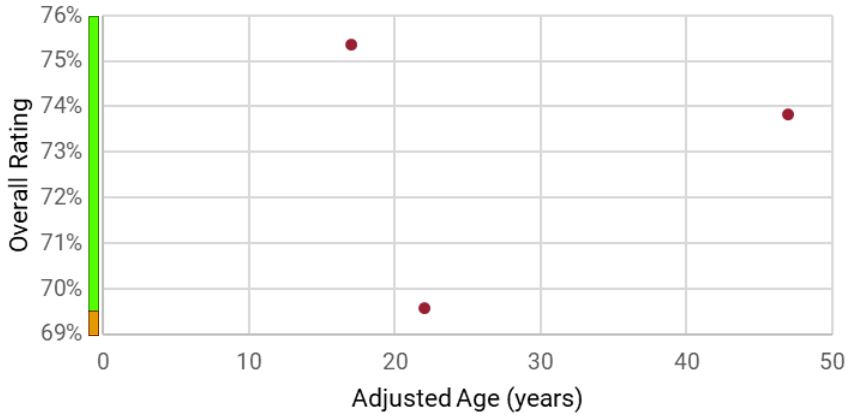
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	1
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	1
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior 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	1
	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**	**5**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Expand the asset inventory for each facility to encompass all significant 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.

- Regularly scheduled ceiling inspections should be created and tracked using the CMMS to identify any ceiling tiles that are 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.

- Consider applying sealants to asphalt surfaces to slow deterioration until such assets can be resurfaced.

CHARLES COUNTY

Total School Facilities Assessed in FY 2025: 5

Arthur Middleton Elementary

Fiscal Year 2025: Key Facts

39 facilities

Charles County has 39 active school facilities.

No change since FY 2024.

31.1 years old

The average adjusted age of all 39 school facilities is 31.1 years old.

+ 0.7 years since FY 2024.

~ 4.2 M GSF

Charles County maintains 4,185,809 GSF throughout its 39 school facilities. It has the 10th greatest amount of GSF of LEAs in MD.

+ 6,581 SF since FY 2024.

> $2.0 B

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

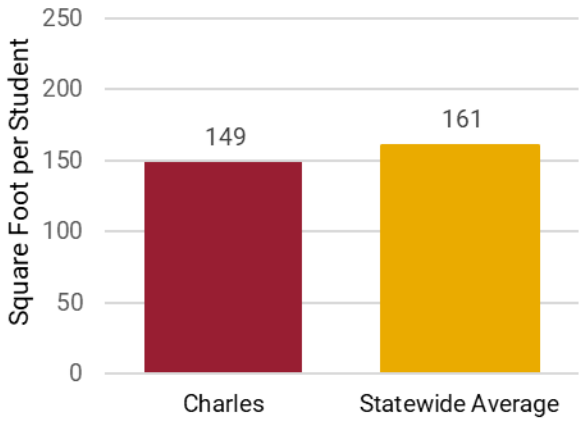
72.93% (Adequate) = Average Overall Rating for FY 2025

- 2.31% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Elementary	Middle	High	Career Tech	
Superior					
Good					
Adequate	4			1	5
Not Adequate					
Poor					
Totals	4			1	**5**

Average Square Foot per Student



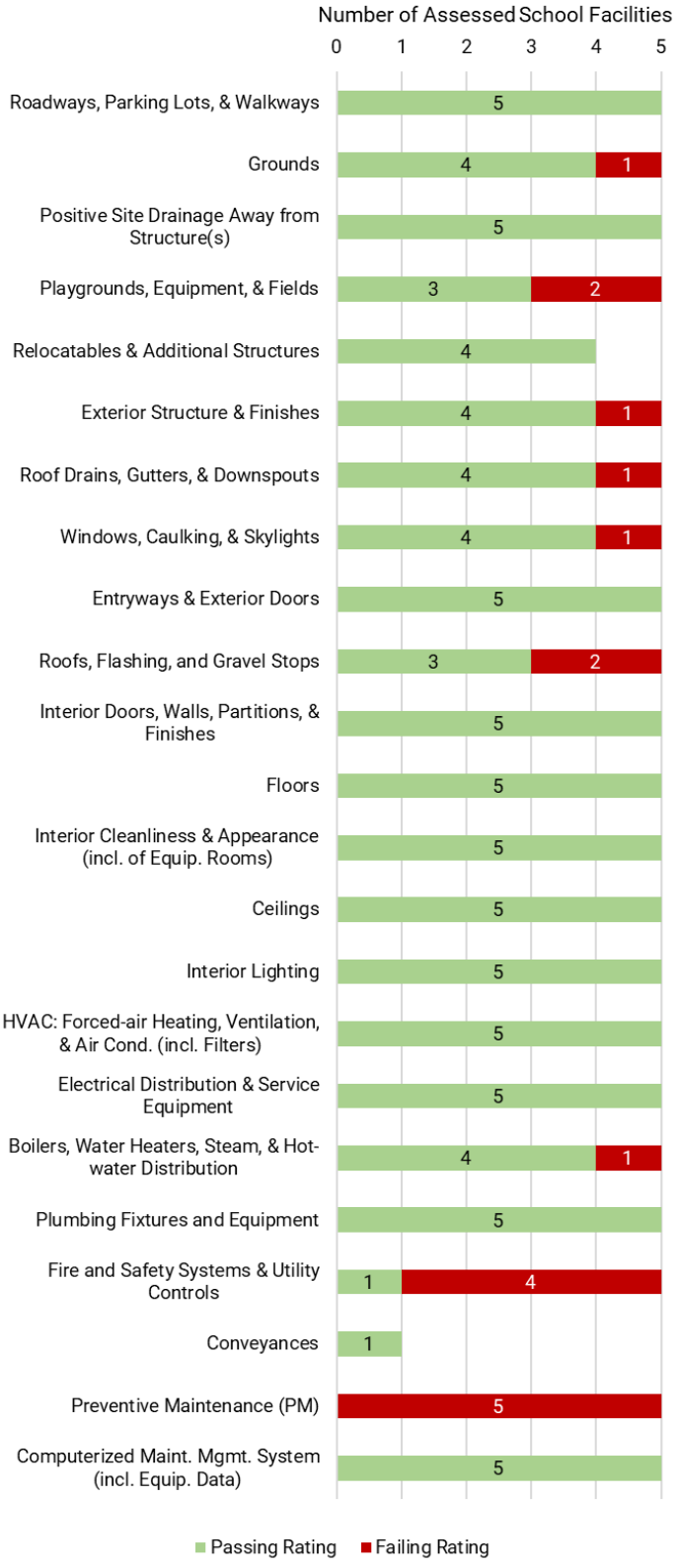
CHARLES COUNTY

FY 2025 Results: Summary of Facility Ratings

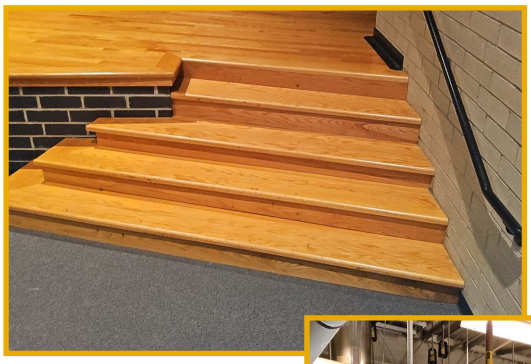
Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Arthur Middleton Elementary (08.011)	Elementary	76,249	48	Adequate	0	0	19	1	2	0	0
2. Eva Turner Elementary (08.019)	Elementary	71,064	5	Adequate	0	3	15	1	2	0	0
3. Mary H. Matula Elementary (08.032)	Elementary	72,378	30	Adequate	0	3	15	4	0	0	0
4. Berry Elementary (08.036)	Elementary	77,930	27	Adequate	0	3	14	4	1	0	1
5. North Point High School (08.042)	Career Tech	311,270	20	Adequate	0	1	20	1	1	0	0
				Totals	0	10	83	11	6	0	1
				Percentage of Total Ratings for LEA	0%	9%	75%	10%	5%		

FY 2025 Results: Assessment Findings by Category

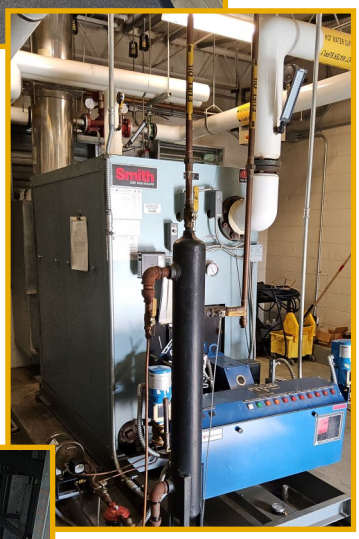
FY25 Passing vs Failing Rating per Category



Strengths



No issues or concerns were identified with the floors at four facilities, and no issues were noted with the hardwood or carpet flooring at any facility.



The DLLR certificates were current for all boilers, water heaters, elevators, chillers, air compressors, and heat exchangers. All backflow preventer inspection tags had current dates to verify they were in proper working order.

HVAC filters were observed clean and dated. Rooftop filter changes were included in the PM schedule at four facilities. No issues or concerns were observed with the HVAC equipment at one facility.

Most exterior doors closed and latched properly. All five facilities were observed with numbered exterior doors visible from the exterior. This best practice assists building occupants and emergency responders.

Weaknesses

No playground inspection reports were provided for two facilities. Playgrounds were observed with deteriorating and/or rusting components at four facilities. Playgrounds were not identified in the PM schedule for any of the assessed facilities.

Annual roof inspections were included in the PM schedule for every facility but only one facility closed the PM work order within the past year. The roofs were observed with blistering at three facilities, vegetative growth at two facilities, and ponding water at one facility.

Some assets were not identified in the PM schedules for the assessed facilities, such as fire and safety systems, pumps, plumbing, and grounds. Damaged fencing was observed at three facilities, two of which were noted as potential safety issues.

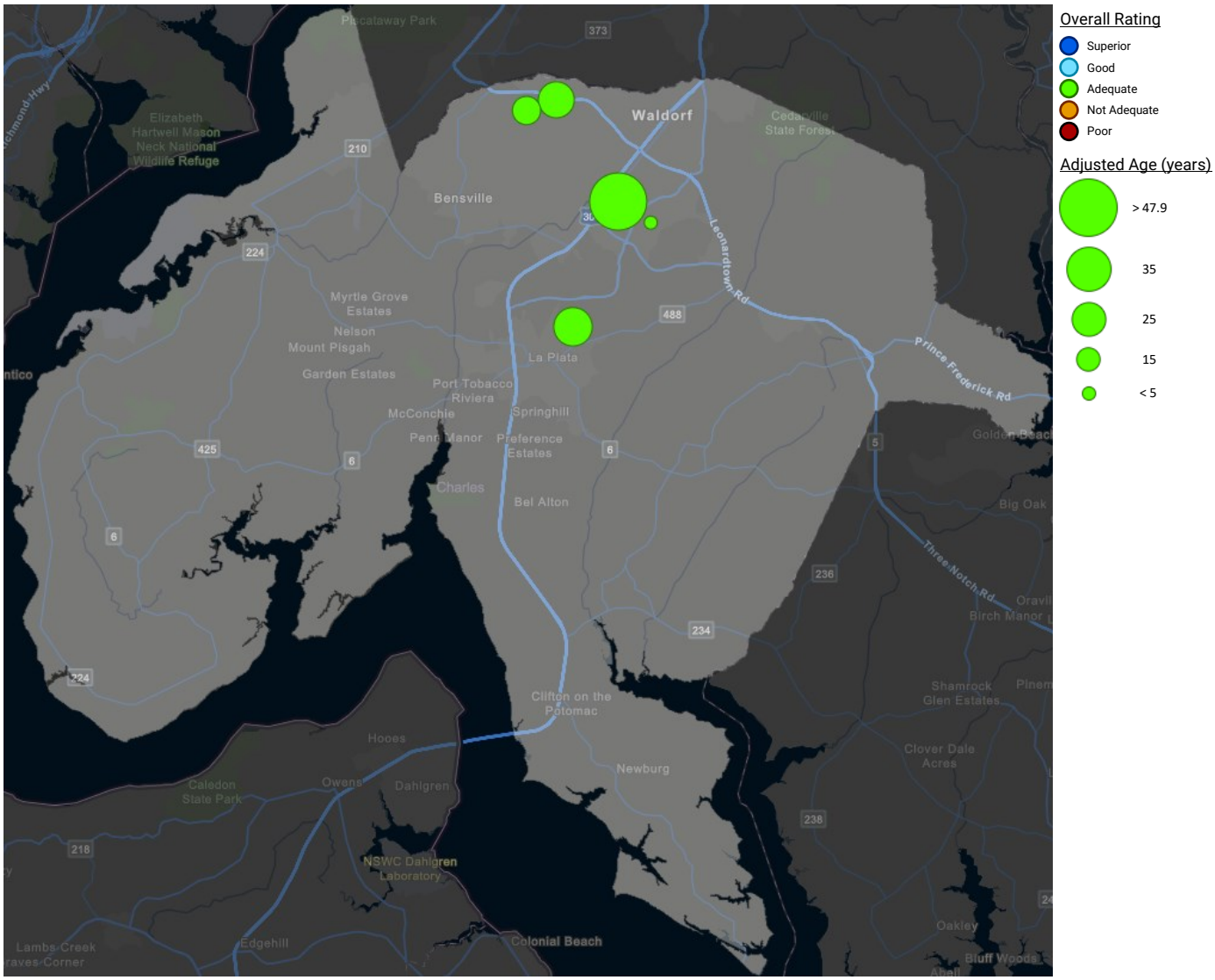
Cracks were observed in driving and walking surfaces at three facilities. Other than parking lot weed control, no other PM activities for the roadways, parking lots, or walkways were identified in the PM schedules.

CHARLES COUNTY

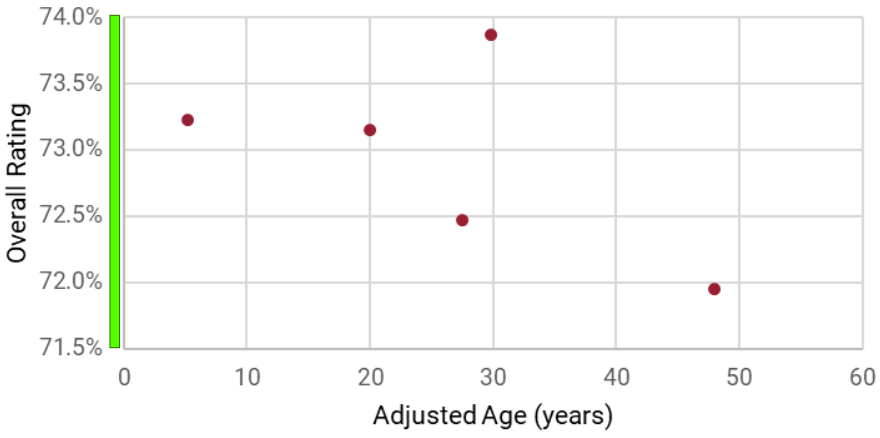
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	1
	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**	**1**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Expand the asset inventory for each facility to encompass all significant 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.

- Implementing quality control procedures is recommended to ensure work orders are being completed effectively, in a timely manner, and the actions taken to complete the work are recorded accurately.

- 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.

DORCHESTER COUNTY

Vienna Elementary

Total School Facilities Assessed in FY 2025: 3

Fiscal Year 2025: Key Facts

14 facilities

Dorchester County has 14 active school facilities.

No change since FY 2024.

33.3 years old

The average adjusted age of all 14 school facilities is 33.3 years old.

+ 1 year since FY 2024.

> 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 2024.

> $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.

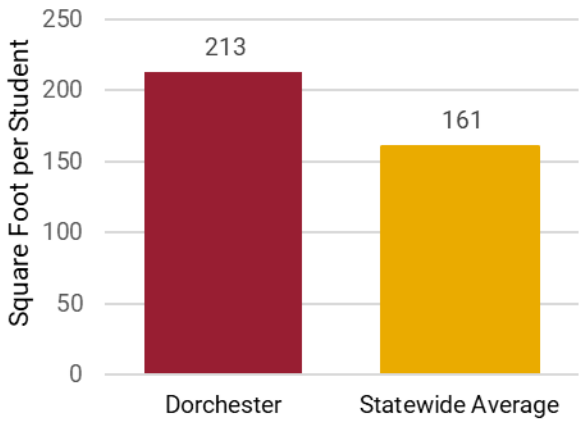
73.73% (Adequate) = Average Overall Rating for FY 2025

+ 3.99% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



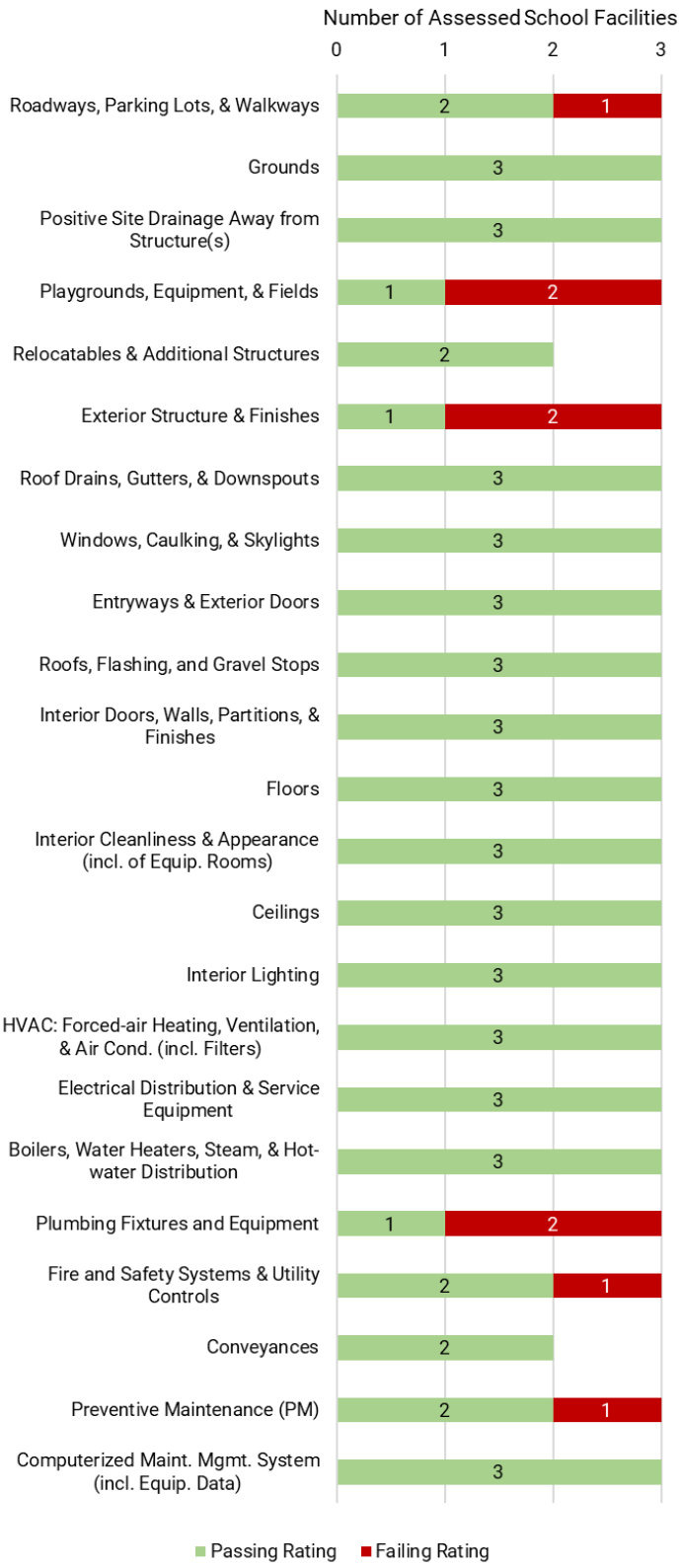
DORCHESTER COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Vienna Elementary (09.005)	Elementary	23,817	49	Adequate	0	0	18	4	0	0	1
2. North Dorchester High (09.013)	High	116,720	6	Adequate	0	5	16	1	1	0	1
3. Dorchester Career & Technology Center (09.018)	Career Tech	98,069	13	Adequate	0	3	18	1	0	0	1
				Totals	0	8	52	6	1	0	3
				Percentage of Total Ratings for LEA	0%	12%	78%	9%	1%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category

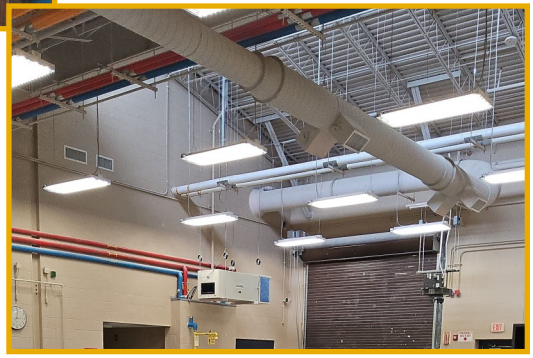


Strengths

All windows appeared to function properly and were weatherproof and watertight.

The conveyances appeared to be well maintained and functional. The DLLR certificates were current.

No issues or concerns were identified with the water heaters or boilers. The DLLR certificates were current for all applicable water heaters, boilers, air compressors, and pressure vessels.



No issues or concerns were identified with the interior lighting at two facilities. Most interior lighting fixtures appeared maintained and functional.

Weaknesses

The backflow preventers in two facilities were missing inspection tags or had expired tags. Backflow preventers were only included in the PM schedule at one facility but no PM work orders had been closed within the past year.

Monthly fire extinguisher inspections were identified in the PM schedule at all three facilities but no PM work orders had been closed within the past year. One facility was observed with multiple fire extinguishers not hung properly and another facility was missing monthly inspections for nearly all of its fire extinguishers.

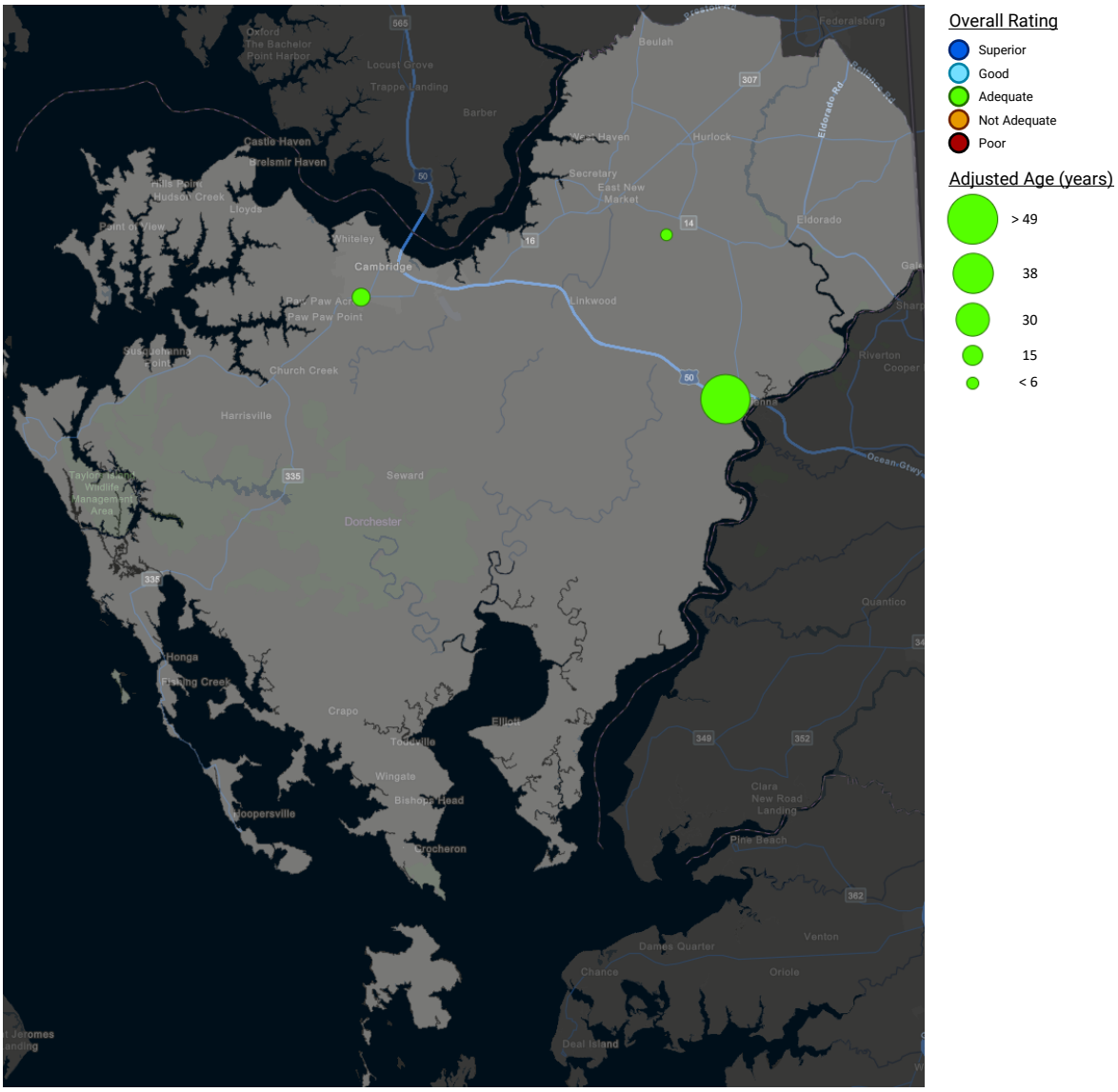
Many PM activities were included the PM schedules but many assets did not have any PM work orders closed within the past year. Exterior building inspections were identified in the PM schedule at all three facilities but no PM work orders were closed. Two facilities were observed with stains on the exterior structure and vegetative growth on or touching the building.

The gutters were observed with leaks or possible drainage issues at all three facilities. Debris was also noted around roof drains at two facilities.

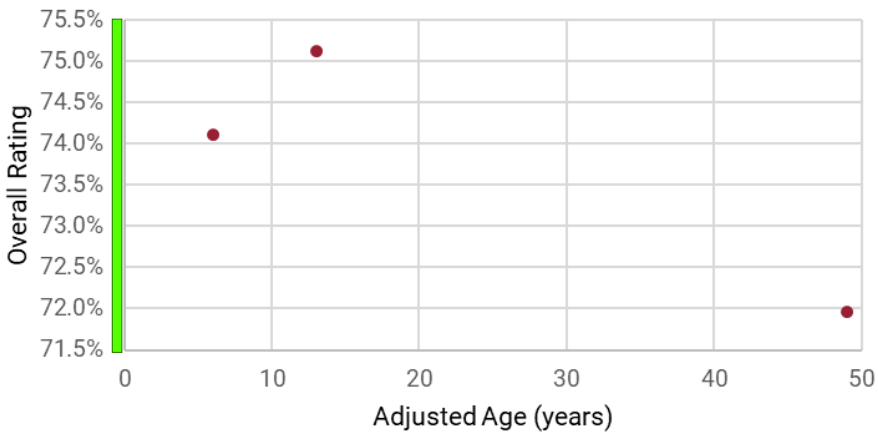
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with 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	0
	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	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	1
	Conveyances	0	0
	Total	**0**	**3**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.
- Exterior and exit doors should be labeled on the exterior of the building to aid in identification for maintenance and emergency services.
- Pest traps should be dated when placing to better monitor pest activity.
- More frequent routine roof drain and gutter inspections are recommended to ensure that all drainage systems are free and clear of obstruction. These inspections should be scheduled and tracked using the CMMS.
- Backflow preventer inspections should be scheduled and completed annually. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.

FREDERICK COUNTY

Total School Facilities Assessed in FY 2025: 8


Blue Heron Elementary

Fiscal Year 2025: Key Facts

68 facilities

Frederick County has 68 active school facilities.

No change since FY 2024.

29.0 years old

The average adjusted age of all 68 school facilities is 29.0 years old.

+ 1 year since FY 2024.

> 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.

No change since FY 2024.

> $3.4 B

The current replacement value for Frederick County's GSF, at the IAC's current replacement cost/SF, is greater than $3.4 B.

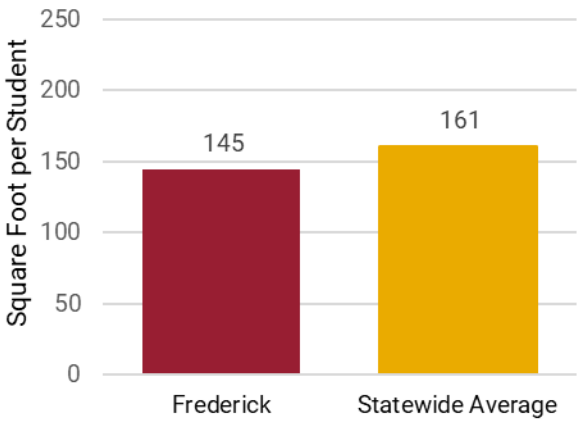
78.02% (Adequate) = Average Overall Rating for FY 2025

- 0.29% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Special Ed.	Elementary	Middle	High	
Superior					
Good	1	1			2
Adequate		2	2	2	6
Not Adequate					
Poor					
Totals	1	3	2	2	**8**

Average Square Foot per Student



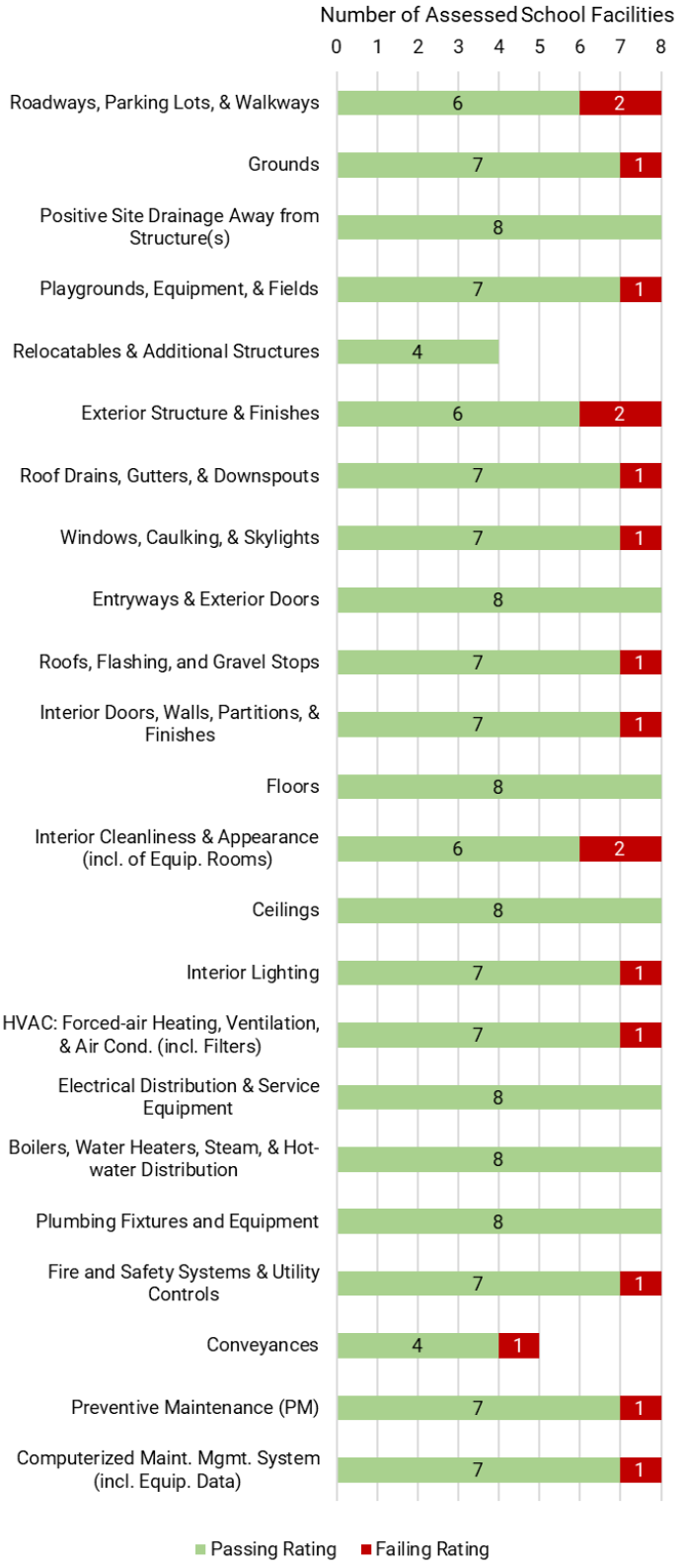
FREDERICK COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Monocacy Middle (10.034)	Middle	114,445	43	Adequate	0	2	16	4	0	0	0
2. Brunswick High (10.036)	High	166,066	55	Adequate	2	4	13	4	0	0	1
3. Hillcrest Elementary (10.039)	Elementary	62,305	34	Adequate	0	7	14	1	0	0	0
4. Twin Ridge Elementary (10.044)	Elementary	68,900	32	Adequate	1	5	14	2	0	0	1
5. Oakdale Middle (10.063)	Middle	129,858	19	Adequate	0	3	16	3	0	0	0
6. Tuscarora High (10.068)	High	257,062	20	Adequate	1	9	12	1	0	0	0
7. Rock Creek School (10.080)	Special Ed.	79,474	3	Good	5	6	10	0	0	0	0
8. Blue Heron Elementary (10.081)	Elementary	95,085	3	Good	6	5	10	1	0	0	0
				Totals	15	41	105	16	0	0	2
				Percentage of Total Ratings for LEA	8%	23%	59%	9%	0%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

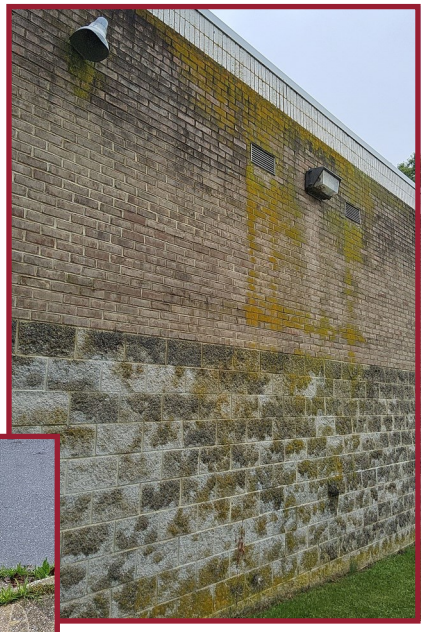
The DLLR certificates were current for all applicable boilers, water heaters, and air compressors.

No issues or concerns were identified with the fire and safety systems at three facilities. The fire extinguisher inspections were current and most emergency lights and signs were functional.

All electrical panels appeared to have detailed breaker schedules at each facility. The PM schedules included many electrical assets and no issues or concerns were identified with electrical distribution or service equipment at five facilities.

Exterior doors were included in the PM schedule and closed work order history at every facility assessed. The doors were numbered on the exterior.

Weaknesses



There were no PM activities for the exterior structure and finishes identified in the PM schedule for any facility. Five facilities were observed with staining and/or efflorescence on the exterior structure. Cracked and/or deteriorated expansion joints or brick mortar were noted at five facilities.

Vegetation was observed growing from cracks in walkways at seven facilities. Three facilities were identified with potential trip hazards in their walkways. Roadways, parking lots, and walkways were not identified in the PM schedule at any facility.

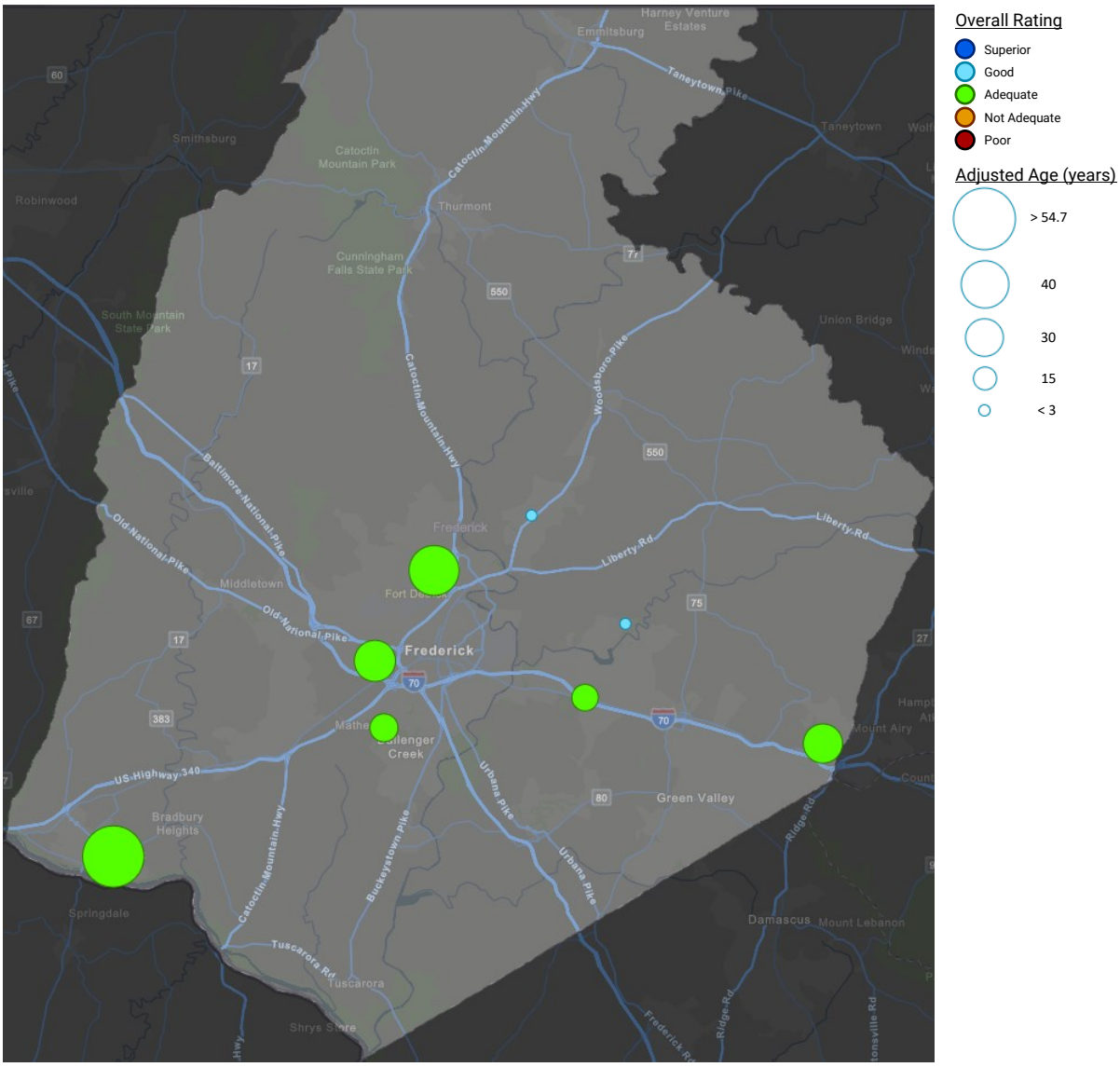
Multiple non-functioning interior lights were observed at four facilities. Interior lighting fixtures were not identified in the PM schedules for the assessed facilities.

FREDERICK COUNTY

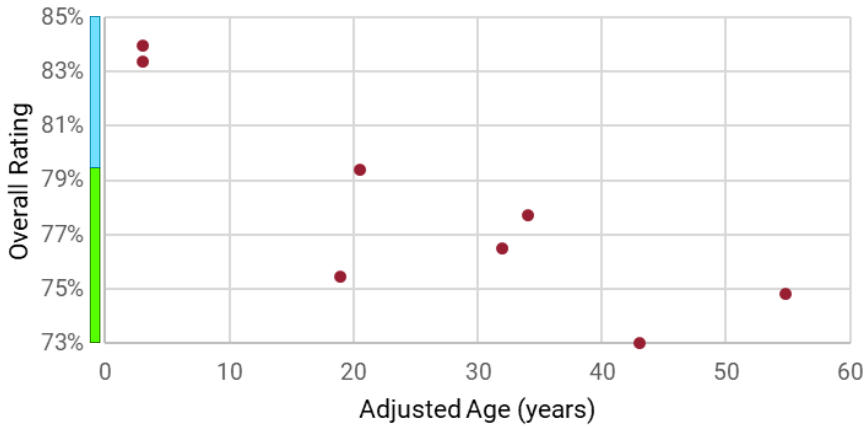
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with 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	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	1
	Conveyances	0	0
	Total	**0**	**2**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- 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 that are 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.

- Auto-populating PM work orders should be created and implemented for interior lighting. PM checks should detail the desired outcome for each check, such as:
    - ensure all light bulbs and fluorescent and LED tubes are functioning properly
    - ensure lenses, protective cages, or plastic tube sleeves are in place

GARRETT COUNTY

Total School Facilities Assessed in FY 2025: 3

Friendsville Elementary

Fiscal Year 2025: Key Facts

13 facilities

Garrett County has 13 active school facilities.

No change since FY 2024.

37.0 years old

The average adjusted age of all 13 school facilities is 37.0 years old.

+ 1 year since FY 2024.

> 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 2024.

> $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.

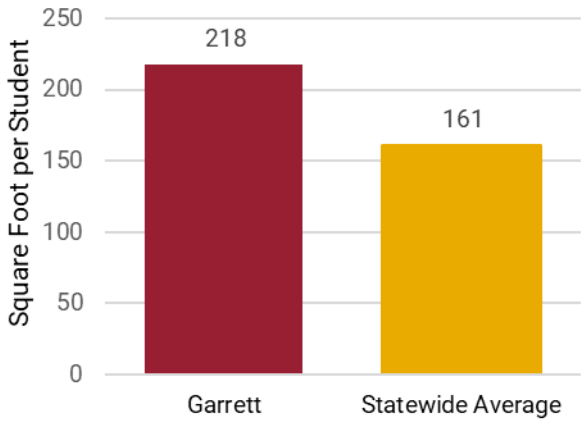
70.51% (Adequate) = Average Overall Rating for FY 2025

+ 4.76% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



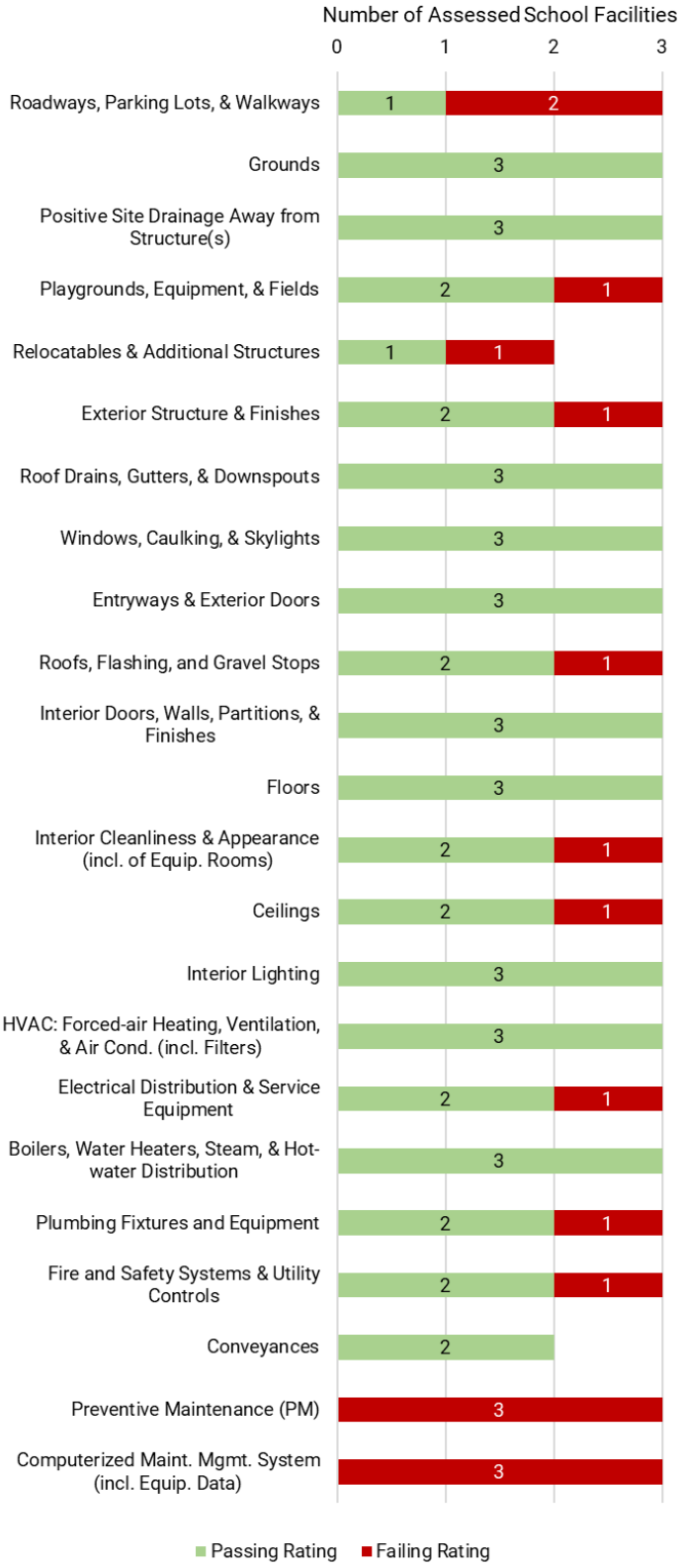
GARRETT COUNTY

FY 2025 Results: Summary of Facility Ratings

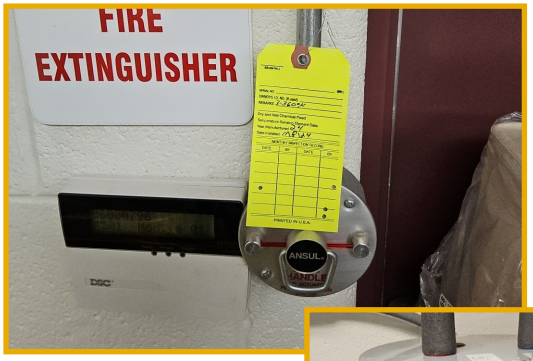
Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Friendsville Elementary (11.002)	Elementary	31,388	49	Adequate	1	1	18	2	0	0	1
2. Route 40 Elementary (11.011)	Elementary	25,530	22	Not Adequate	0	0	18	4	1	0	6
3. Hickory Environmental Education Center (11.019)	Environmental Ed.	12,954	47	Adequate	0	4	16	2	0	0	3
				Totals	1	5	52	8	1	0	10
				Percentage of Total Ratings for LEA	1%	7%	78%	12%	1%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths



No issues or concerns were identified with the fire and safety systems at two facilities. All fire alarm system, sprinkler system, and ANSUL system inspection reports were current.

The DLLR certificates were current for all applicable water heaters, boilers, lifts, and air compressors. All of these assets appeared functional and well maintained.

No issues or concerns were identified with the roof drains, gutters, or downspouts at one facility. All roof drain strainers and downspouts were intact and free from damage at all three facilities. Current roof inspection reports were provided for each facility.

No issues or concerns were identified with the grounds at two facilities. All fences, gates, and storm drains appeared well maintained.

Weaknesses

Parking lots and roadways were only included in the PM schedules at two facilities but no PM work orders had been closed within the past year. Potential trip hazards were observed in the walkway surfaces at two facilities. Two facilities were noted with cracks in their parking lots.

No site-specific PM schedule was provided for one of the facilities. Of the two facilities with PM schedules, many assets were missing, such as fire and safety systems, exterior doors, and positive site drainage inspections. One facility was observed with no sealants between the building foundation and adjacent hard surfaces. The sealants at the foundation at another facility were noted as missing or deteriorated with vegetation growing from some of the voids.

Interior wall inspections were not included in the PM schedules for any of the assessed facilities. Wall cracks were observed in the interior walls at all three facilities; one facility also had signs of water intrusion.

Vegetative growth was observed on the roofs at two facilities. The third facility was noted with a void in the flashing, exposed felt, and the metal roof appeared damaged and rusting.

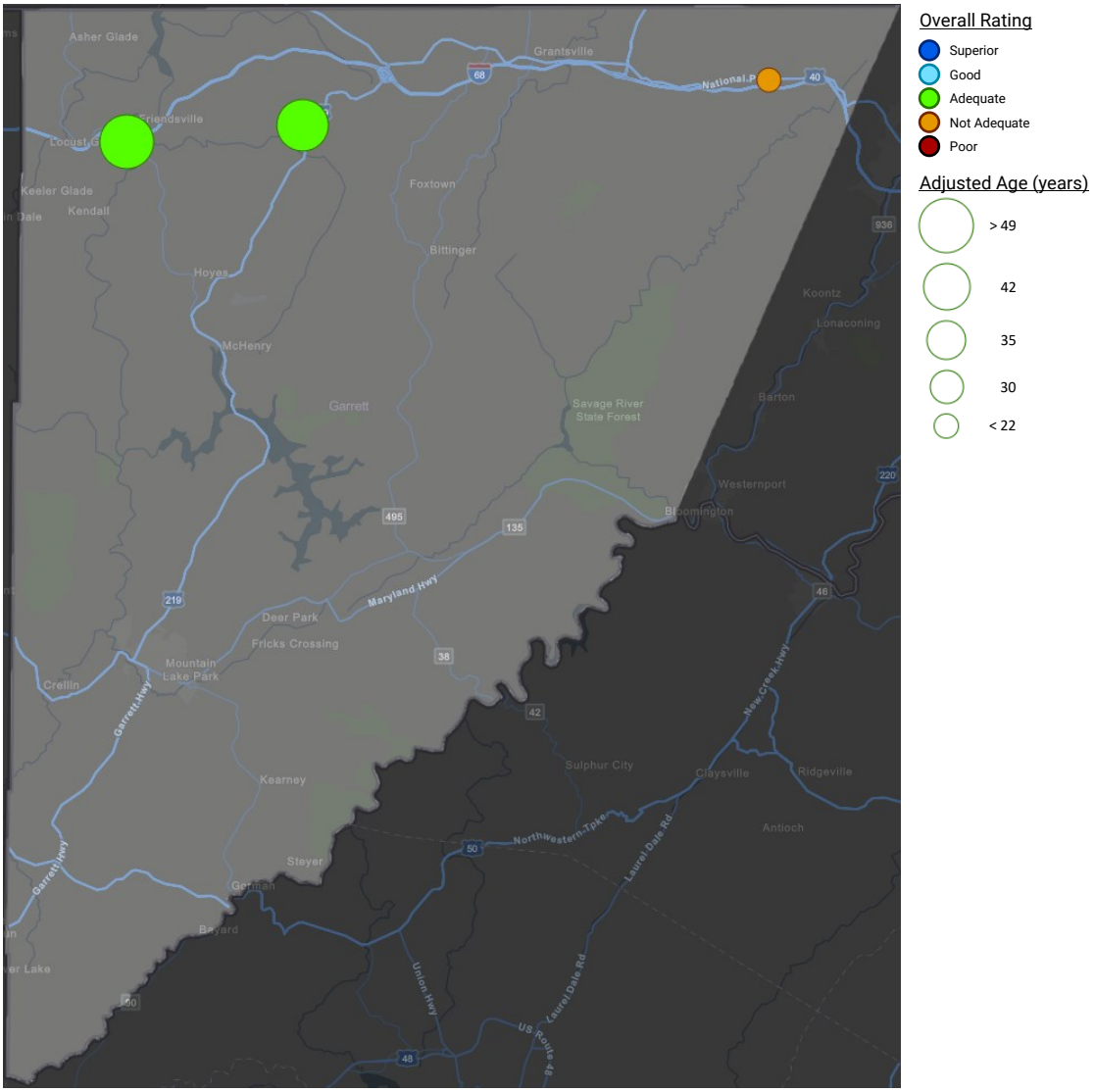
GARRETT COUNTY

FY 2025 Results: Summary of Deficiencies by Category

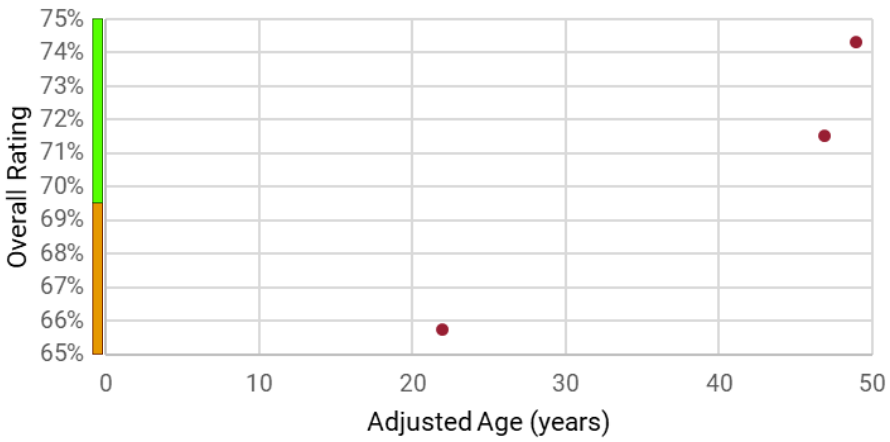
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	2
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior Structure & Finishes	0	1
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	0
	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	1
	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	1
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**10**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted Age



Overall Rating vs. Adjusted Age



- Expand the asset inventory for each facility to encompass all significant 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 appropriate frequencies informed by manufacturers' recommendations.

- 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 identifying cost trends and support more efficient resource management.

- Implementing quality control procedures is recommended to ensure work orders are being labeled accurately, are being completed effectively and in a timely manner, and the actions taken to complete the work are recorded accurately.

- 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

HARFORD COUNTY

Total School Facilities Assessed in FY 2025: 5


Church Creek Elementary

Fiscal Year 2025: Key Facts

53 facilities

Harford County has 53 active school facilities.

No change since FY 2024.

32.5 years old

The average adjusted age of all 53 school facilities is 32.5 years old.

- 0.03 years since FY 2024.

~ 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.

No change since FY 2024.

> $2.9 B

The current replacement value for Harford County's GSF, at the IAC's current replacement cost/SF, is greater than $2.9 B.

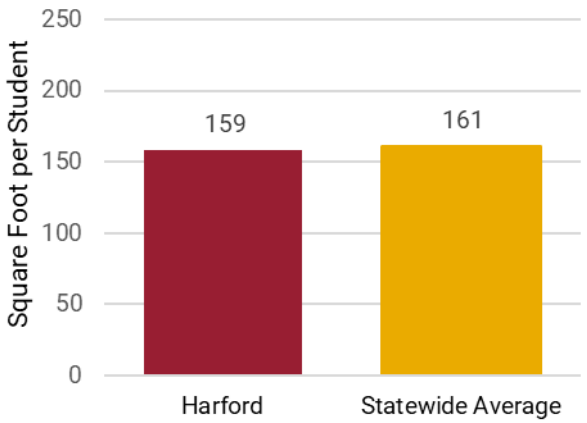
65.39% (Not Adequate) = Average Overall Rating for FY 2025

- 2.23% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Elementary	Middle	High	
Superior				
Good				
Adequate		1		1
Not Adequate	2		2	4
Poor				
Totals	2	1	2	**5**

Average Square Foot per Student



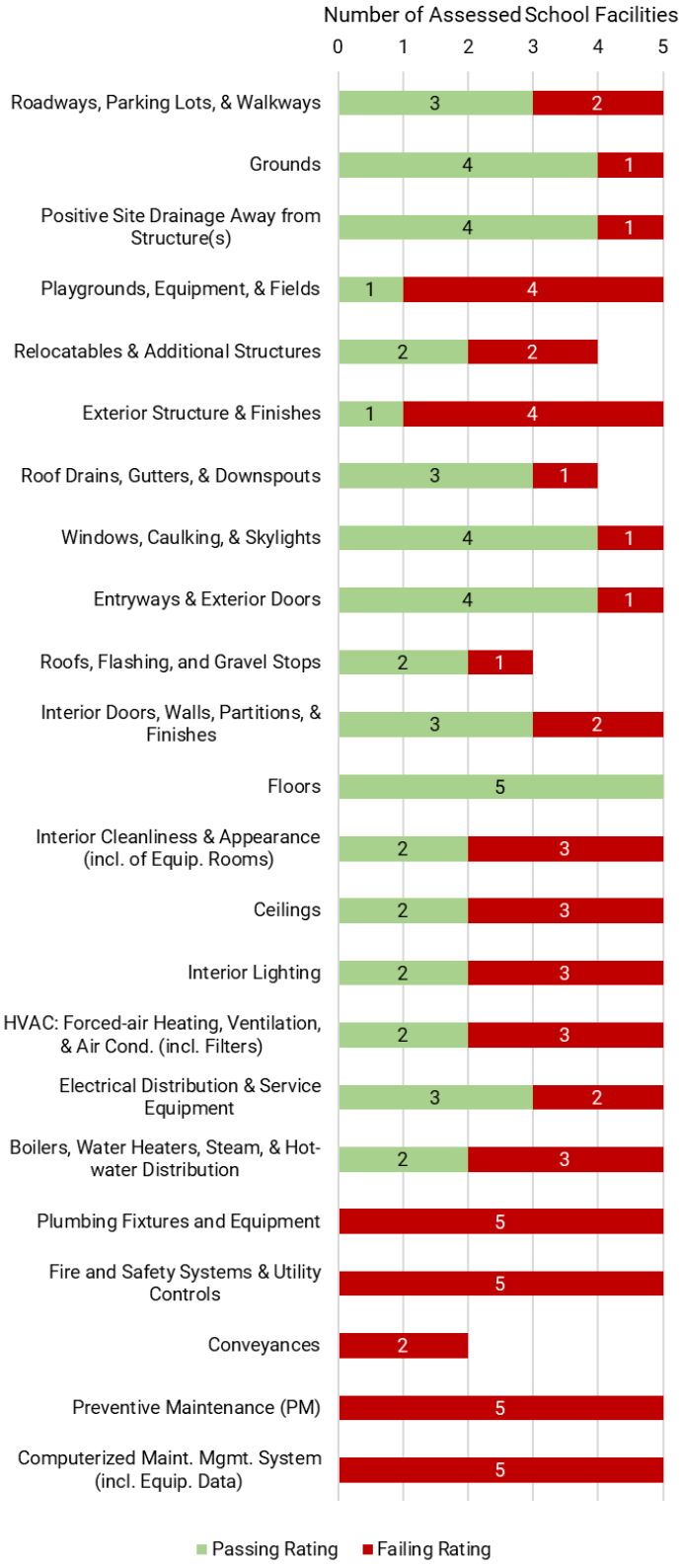
HARFORD COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Fallston High (12.001)	High	233,500	47	Not Adequate	0	2	13	6	2	0	2
2. North Harford Elementary (12.026)	Elementary	49,703	41	Not Adequate	0	0	10	9	0	0	2
3. Church Creek Elementary (12.034)	Elementary	85,801	29	Not Adequate	0	1	10	10	0	0	9
4. Bel Air Middle (12.035)	Middle	164,900	55	Adequate	0	4	12	6	0	0	2
5. Aberdeen High (12.058)	High	230,134	21	Not Adequate	0	0	12	11	0	0	11
				Totals	0	7	57	42	2	0	26
				Percentage of Total Ratings for LEA	0%	6%	53%	39%	2%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

No issues or concerns were identified with the generators. All generators appeared to be in normal status.

No issues or concerns were identified with the floors at two facilities. Most floors were intact and free from damage.

Door hardware was included in the PM schedule at each facility and most exterior doors functioned properly. Most were identified with numbers visible from the exterior; this best practice assists building occupants and emergency responders.

Most windows and skylights were clear and appeared to be weatherproof and watertight. Operable windows functioned as designed.

Weaknesses

Two facilities were observed with multiple sprinkler heads missing escutcheons. Multiple fire extinguishers were missing monthly inspections at two facilities. The ANSUL system inspection reports were expired at two facilities.

63%-100% of open PM work orders were aged over 30 days at each facility. Only some assets were included in the PM schedule at each facility, with all five facilities' PM schedules missing fire and sprinkler systems, backflow preventers, water heaters, and interior lighting among others. All five facilities were observed with non-functioning interior lighting fixtures.

All five facilities were observed with staining on the exterior structure. The exterior sealants or mortar were noted as weathered, deteriorated, or failed at four facilities. The exterior structure and finishes were not identified in the PM schedules for the assessed facilities.

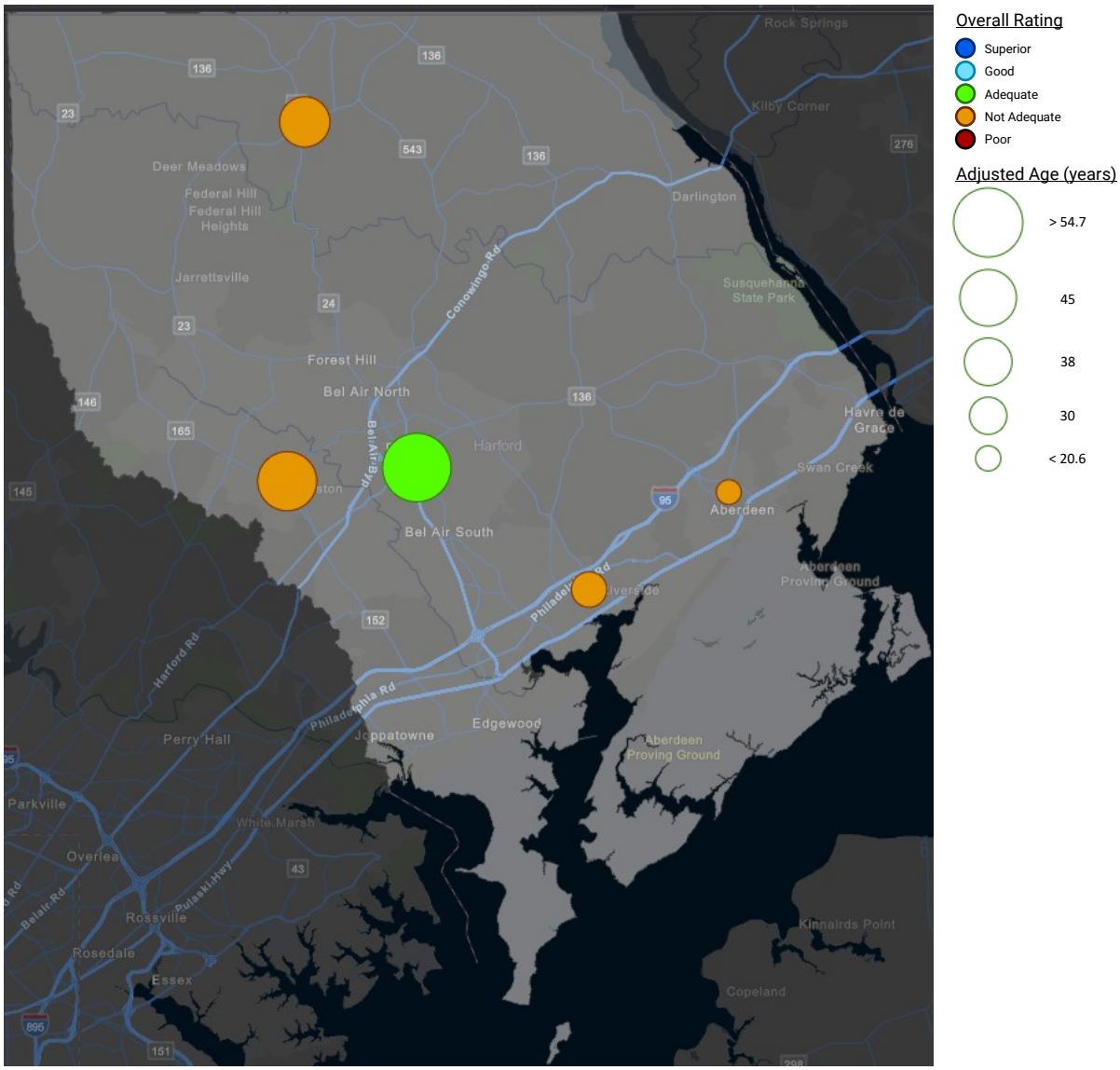
Backflow preventers in all five facilities were missing inspection tags or the tags were expired. Four facilities had non-functioning and/or leaking sinks or toilets.

FY 2025 Results: Summary of Deficiencies by Category

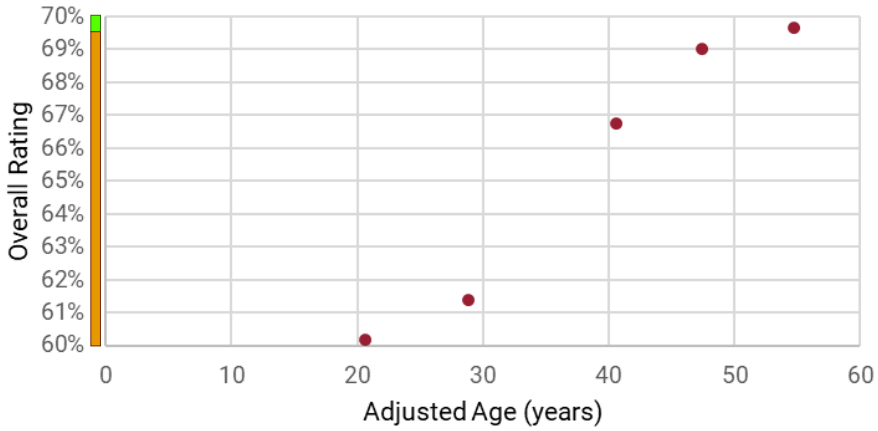
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	2
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	3
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior 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	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	2
	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	1
	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	3
	Conveyances	0	1
	Total	**0**	**26**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Expand the asset inventory for each facility to encompass all significant 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.

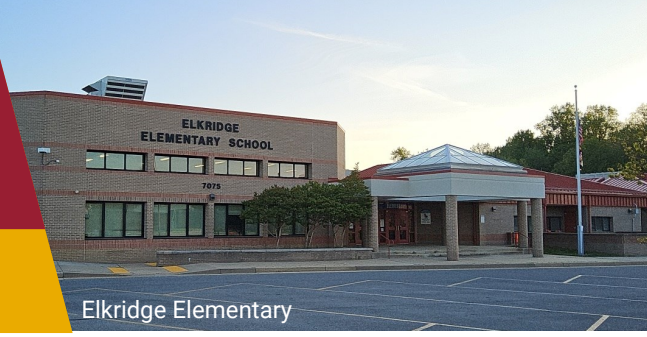
- Implementing quality control procedures is recommended to ensure work orders are being completed effectively, in a timely manner, and the actions taken to complete the work are recorded accurately.

- 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 annually. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.

HOWARD COUNTY

Total School Facilities Assessed in FY 2025: 9



Elkridge Elementary

Fiscal Year 2025: Key Facts

76 facilities

Howard County has 76 active school facilities.

No change since FY 2024.

21.4 years old

The average adjusted age of all 76 school facilities is 21.4 years old.

+ 1 year since FY 2024.

> 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.

No change since FY 2024.

> $4.2 B

The current replacement value for Howard County's GSF, at the IAC's current replacement cost/SF, is greater than $4.2 B.

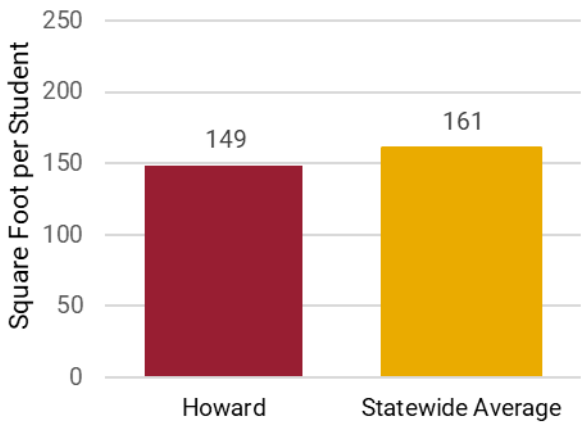
70.34% (Adequate) = Average Overall Rating for FY 2025

- 2.74% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Elementary	Elementary/ Middle	Middle	High	
Superior					
Good					
Adequate	5	1	1		7
Not Adequate			1	1	2
Poor					
Totals	5	1	2	1	**9**

Average Square Foot per Student



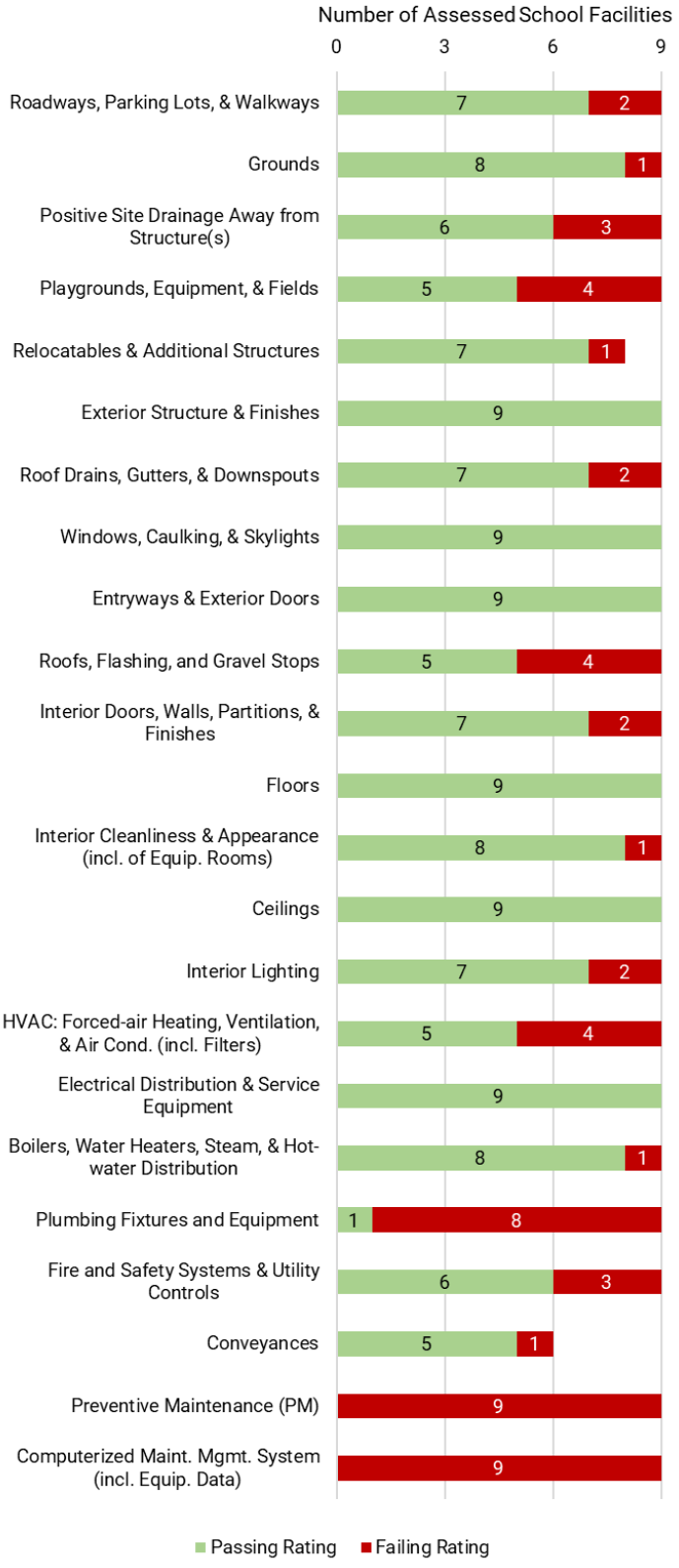
HOWARD COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Elkridge Elementary (13.020)	Elementary	98,303	30	Adequate	0	0	18	5	0	0	1
2. Stevens Forest Elementary (13.022)	Elementary	56,481	12	Adequate	0	5	13	4	0	0	0
3. Clarksville Middle (13.031)	Middle	82,151	17	Adequate	0	2	16	3	2	0	2
4. Rockburn Elementary (13.050)	Elementary	86,512	30	Adequate	0	2	15	5	0	0	1
5. River Hill High (13.053)	High	236,181	31	Not Adequate	0	1	16	5	1	0	5
6. Hammond Elementary / Hammond Middle (13.064)	Elementary/ Middle	73,799	14	Adequate	0	1	17	4	1	0	1
7. Thunder Hill Elementary (13.075)	Elementary	64,402	14	Adequate	0	3	16	3	0	0	3
8. Ducketts Lane Elementary (13.086)	Elementary	102,705	12	Adequate	0	4	12	6	0	0	1
9. Thomas Viaduct Middle (13.087)	Middle	95,838	11	Not Adequate	0	1	17	4	1	0	2
				Totals	0	19	140	39	5	0	16
				Percentage of Total Ratings for LEA	0%	9%	69%	19%	2%		

FY 2025 Results: Assessment Findings by Category

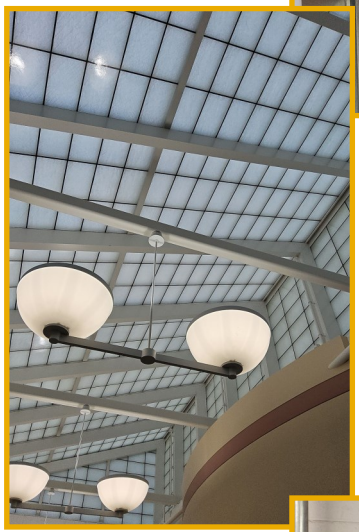
FY25 Passing vs Failing Rating per Category



Strengths

No issues or concerns were identified with lifts or air compressors. The DLLR certificates were current for these assets as well as all boilers and most water heaters.

Of the six facilities with conveyances, three had no issues or concerns noted. All conveyances appeared to function properly.

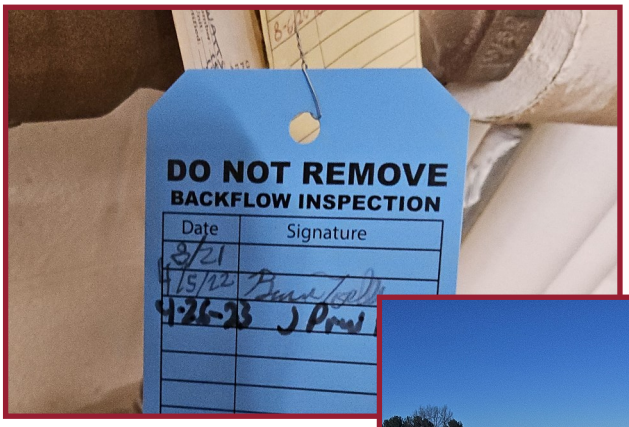


No issues or concerns were observed with the windows or skylights at four facilities. All operable windows functioned as intended. All skylights appeared to be watertight.

All generators were observed functional and in normal status. Generators were identified in the PM schedule at every facility. Four facilities had no issues or concerns with any electrical equipment or system assets.

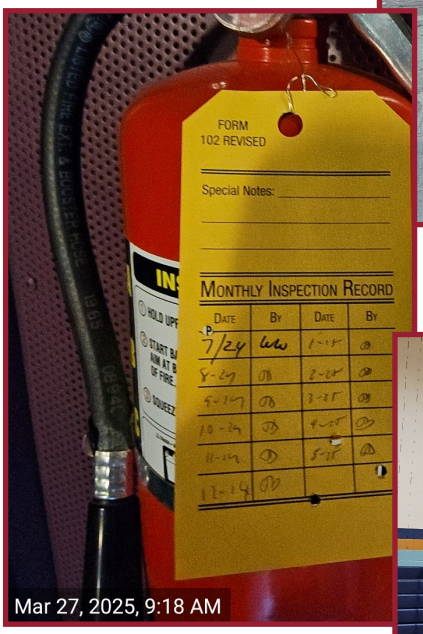
Weaknesses

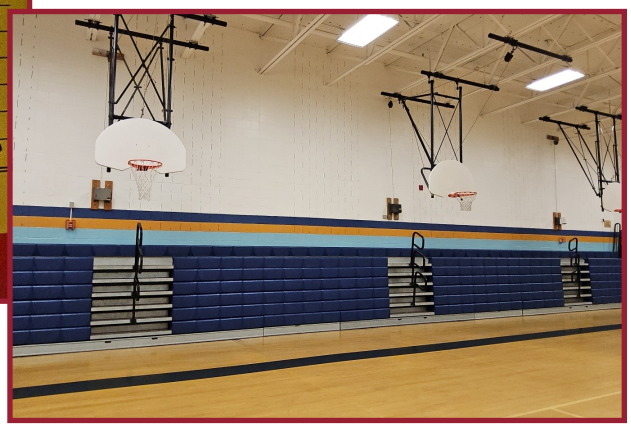
Many facilities had backflow preventers included in their PM schedule but no corresponding closed PM work orders within the past year. Backflow preventer inspection tags were either missing or expired at eight facilities.



Potential safety issues were identified with the roof ladders at three facilities. Ponding water was observed on the roofs at three facilities and staining on the roofs at another four facilities.

The fire extinguishers at seven facilities were observed with missing monthly inspections while the inspection tags on some other fire extinguishers were noted as being pre-dated for the following month.





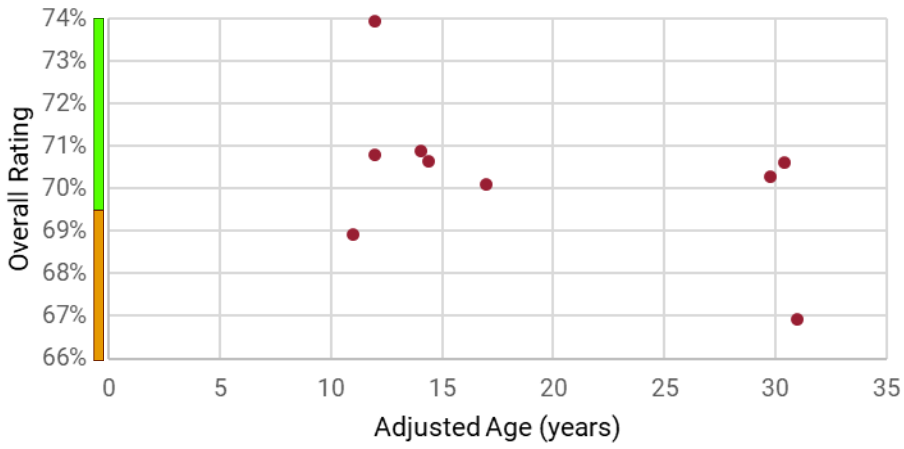
Of the four facilities with bleachers, all of the inspection reports for indoor bleachers were over a year old.

FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	2
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	1
	Playgrounds, Equipment, & Fields	0	0
	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	0
	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	0
	Interior Lighting	0	2
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	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**16**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Expand the asset inventory for each facility to encompass all significant 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.

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

- 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 work orders are being completed effectively and in a timely manner.

KENT COUNTY

Total School Facilities Assessed in FY 2025: 3


Rock Hall Elementary

Fiscal Year 2025: Key Facts

5 facilities

Kent County has 5 active school facilities.

No change since FY 2024.

46.7 years old

The average adjusted age of all 5 school facilities is 46.7 years old.

+ 1 year since FY 2024.

> 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 2024.

> $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.

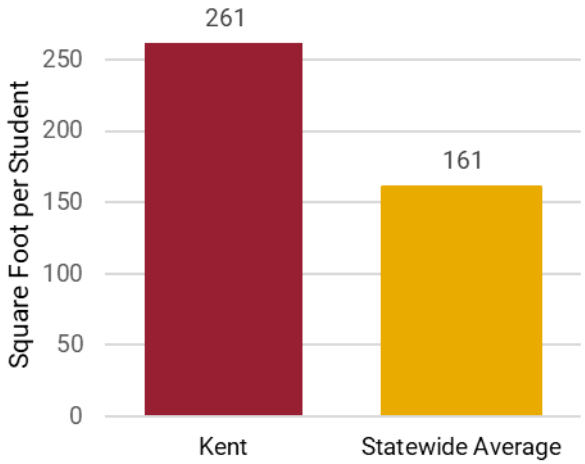
71.83% (Adequate) = Average Overall Rating for FY 2025

- 0.54% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



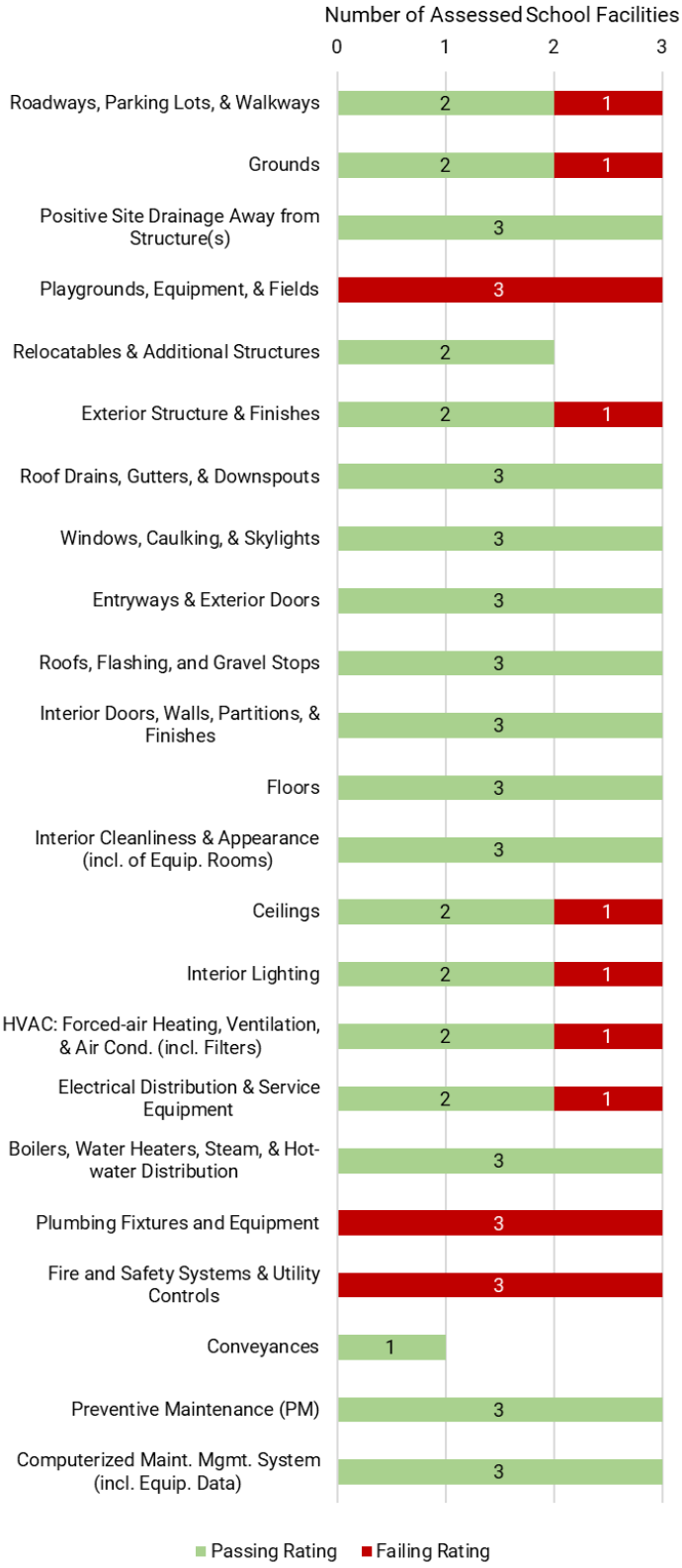
KENT COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Galena Elementary (14.002)	Elementary	59,468	61	Adequate	0	5	14	1	1	0	2
2. Rock Hall Elementary (14.004)	Elementary	54,521	61	Adequate	0	4	16	1	1	0	5
3. Kent County High (14.007)	High	189,626	36	Adequate	0	4	14	3	2	0	2
				Totals	0	13	44	5	4	0	9
				Percentage of Total Ratings for LEA	0%	20%	67%	8%	6%		

FY 2025 Results: Assessment Findings by Category

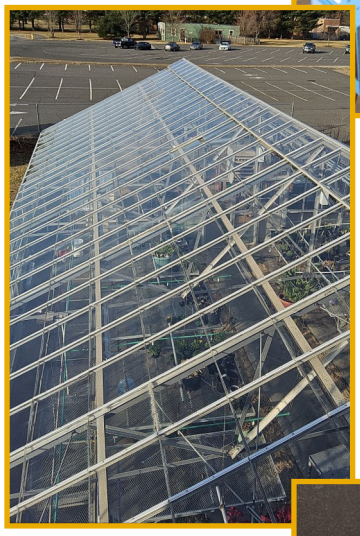
FY25 Passing vs Failing Rating per Category



Strengths

Interior lighting inspections were identified in the PM schedules at two facilities. Both facilities had no issues or concerns identified with the interior lighting.

All DLLR-regulated equipment, such as boilers, water heaters, elevators, and air compressors, had current DLLR certificates displayed.

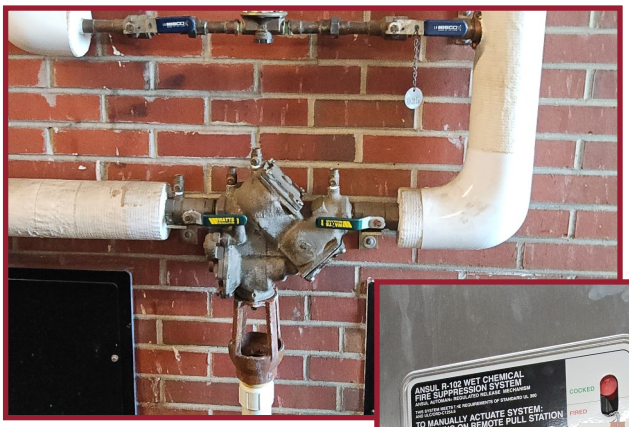


All windows and skylights appeared to be weatherproof and watertight, and operable windows functioned as expected. Window and caulking inspections were identified in the PM schedule at all three facilities.

Pest management was identified in the PM schedule at all three facilities. No pest activity was observed inside any facility.

Weaknesses

The backflow preventers in all three facilities had missing or expired inspection tags. Backflow preventers were not identified in the PM schedule at any of the three facilities.



Some PM activities in the PM schedules included multiple assets instead of individual entries for each asset or asset type. Fire and safety system inspections were identified in the PM schedule at all three facilities; however, the ANSUL system inspection was expired at all three facilities.

Vegetative growth was observed around the perimeter of the main building between the foundation and hard surfaces in one or more locations at each facility.

Trees were observed growing over the roofline at all three facilities.

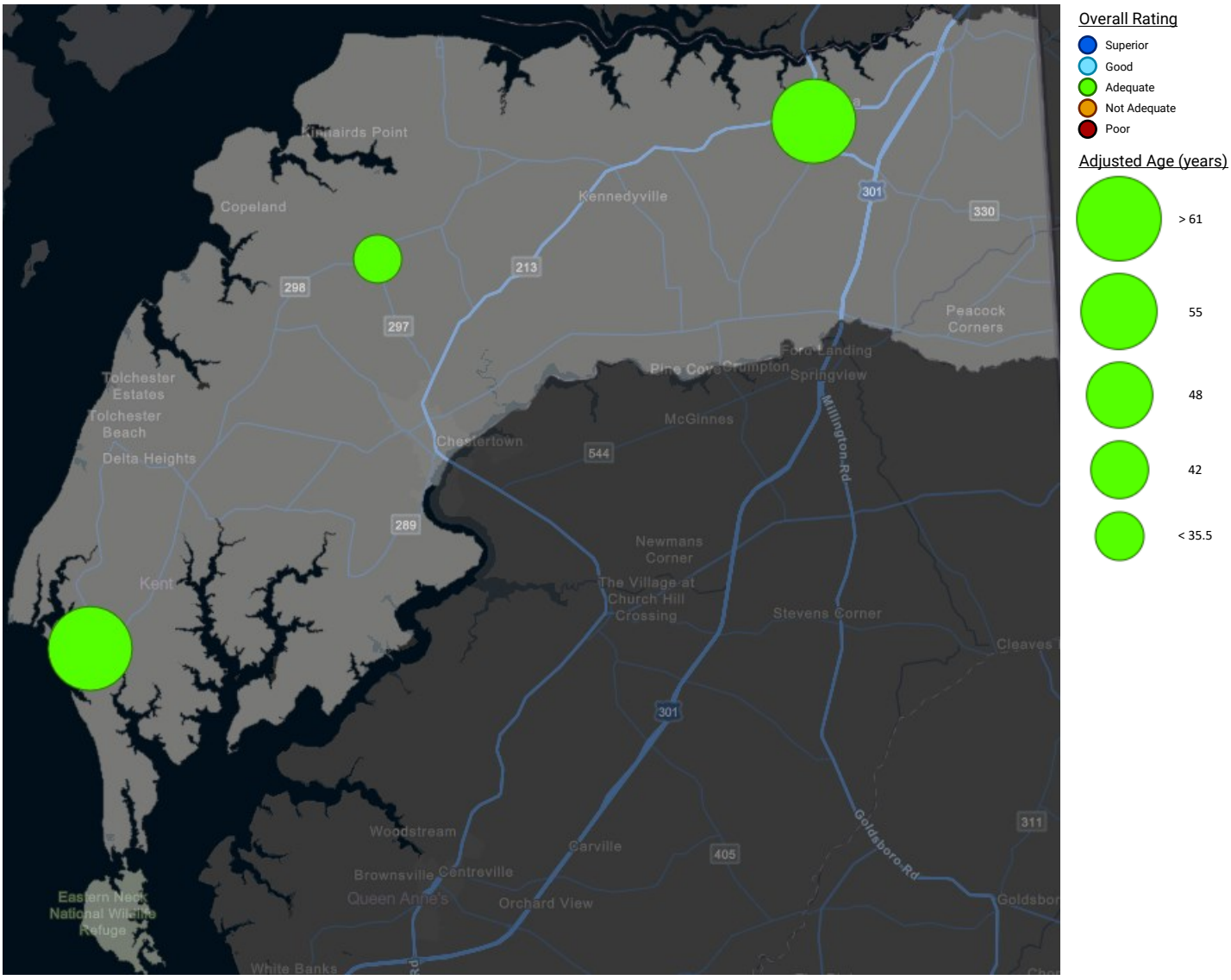
KENT COUNTY

FY 2025 Results: Summary of Deficiencies by Category

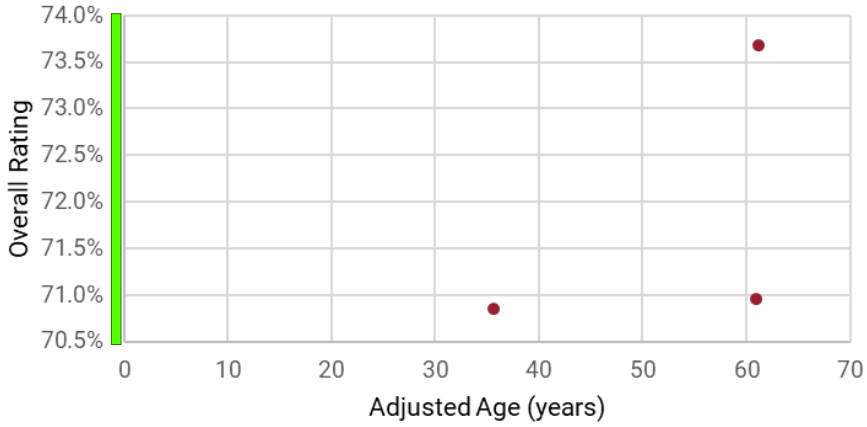
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	1
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	2
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior 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	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	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**9**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Expand the asset inventory for each facility to encompass all significant 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.

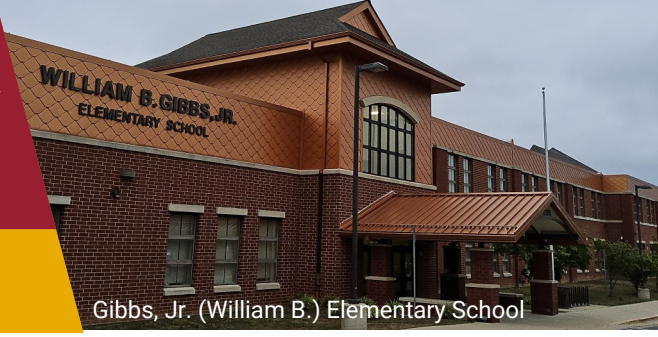
- A field should be created in the CMMS to track the days each work order has aged to help identify causes of possible bottlenecks and streamline workflow processes. Fields should also be set up to track labor hours and costs to assist in identifying cost trends and support more efficient resource management.

- Implementing quality control procedures is recommended to ensure work orders are being labeled accurately, that the work order titles describe the work to be completed, and the actions taken to complete the work are recorded.

- PM work orders should generate automatically in the CMMS for each asset tag rather than for a group of asset tags or multiple asset types so PM and follow-up corrective work orders can be more easily tracked for individual equipment. 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.

MONTGOMERY COUNTY

Total School Facilities Assessed in FY 2025: 24



Gibbs, Jr. (William B.) Elementary School

Fiscal Year 2025: Key Facts

213 facilities

Montgomery County has 213 active and holding school facilities.

+ 1 facility since FY 2024.

26.6 years old

The average adjusted age of all 213 school facilities is 26.6 years old.

No change since FY 2024.

> 25.8 M GSF

Montgomery County maintains 25,832,149 GSF throughout its 213 school facilities. It has the greatest amount of GSF of LEAs in MD.

No change since FY 2024.

> $12.7 B

The current replacement value for Montgomery County's GSF, at the IAC's current replacement cost/SF, is greater than $12.7 B.

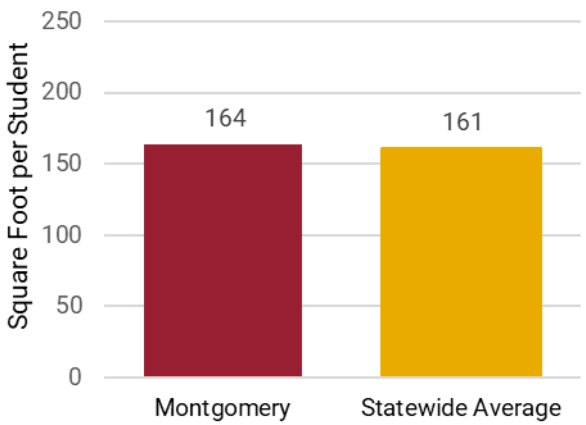
71.66% (Adequate) = Average Overall Rating for FY 2025

+ 0.89% since FY 24

FY 2025 Overall Rating Results by Facility Type

	Elementary	Middle	High	
Superior				
Good				
Adequate	18	3		21
Not Adequate	3			3
Poor				
Totals	21	3		**24**

Average Square Foot per Student



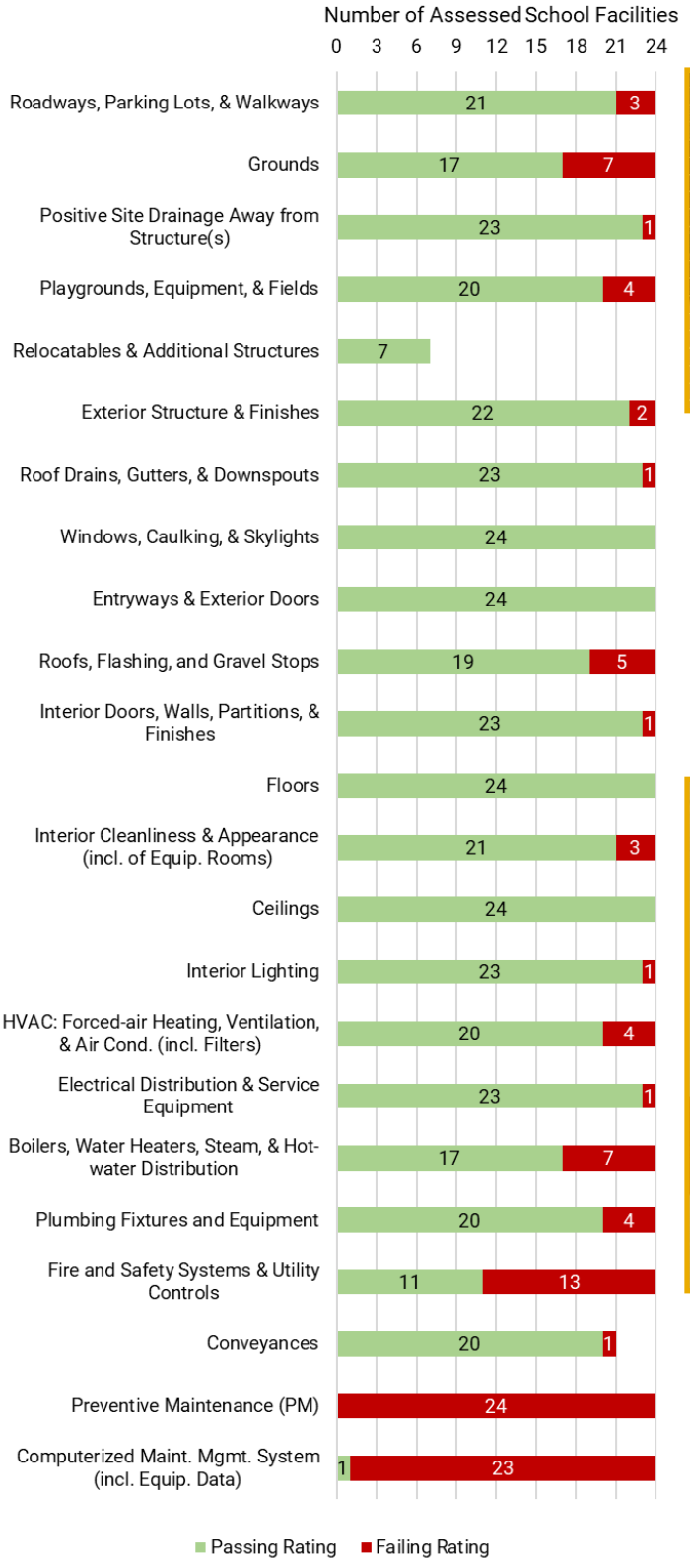
MONTGOMERY COUNTY

FY 2025 Results: Summary of Facility Ratings

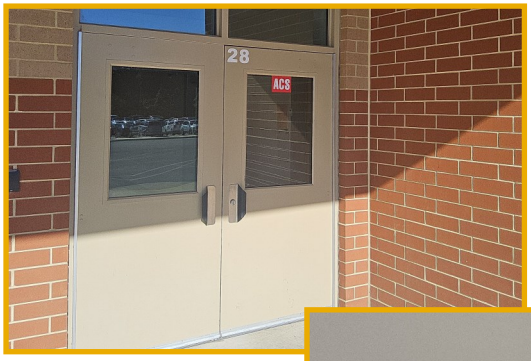
Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Clarksburg Elementary (15.003)	Elementary	54,983	31	Adequate	0	2	19	1	0	0	0
2. Kensington-Parkwood Elementary (15.004)	Elementary	102,382	15	Adequate	0	3	17	2	0	0	0
3. Belmont Elementary (15.021)	Elementary	49,279	50	Not Adequate	0	0	15	5	1	0	3
4. Ridgeview Middle (15.042)	Middle	145,168	40	Adequate	0	3	15	3	1	0	0
5. Newport Mill Middle (15.063)	Middle	109,011	65	Adequate	0	0	13	9	0	0	0
6. Oakland Terrace Elementary (15.140)	Elementary	79,145	30	Adequate	0	0	18	4	0	0	2
7. Bradley Hills Elementary (15.145)	Elementary	76,745	22	Adequate	0	1	18	3	0	0	0
8. Sequoyah Elementary (15.160)	Elementary	73,080	34	Adequate	0	1	18	4	0	0	1
9. Brooke Grove Elementary (15.164)	Elementary	73,080	34	Adequate	0	0	17	5	0	0	1
10. Drew (Dr. Charles) Elementary (15.169)	Elementary	73,975	32	Adequate	0	1	20	2	0	0	1
11. Maryvale Elementary / Sandburg (Carl) Learning Center (15.194)	Elementary	178,625	4	Adequate	0	2	17	3	0	0	0
12. Burning Tree Elementary (15.207)	Elementary	68,119	31	Adequate	0	0	20	3	0	0	0
13. Galway Elementary (15.213)	Elementary	103,170	18	Adequate	0	1	14	8	0	0	1
14. Laytonsville Elementary (15.221)	Elementary	64,160	35	Adequate	0	3	17	2	0	0	2
15. Barnsley (Lucy V.) Elementary (15.225)	Elementary	97,524	39	Adequate	0	1	19	2	0	0	1
16. Farmland Elementary (15.242)	Elementary	89,988	13	Adequate	0	2	18	3	0	0	0
17. Carderock Springs Elementary (15.243)	Elementary	75,351	14	Adequate	0	2	18	2	0	0	0
18. Great Seneca Creek Elementary (15.269)	Elementary	82,511	18	Adequate	0	1	16	5	0	0	1
19. Little Bennett Elementary (15.270)	Elementary	82,511	18	Not Adequate	0	0	16	5	1	0	1
20. Roscoe Nix Elementary (15.271)	Elementary	88,351	18	Not Adequate	0	1	14	7	0	0	3
21. Gibbs, Jr. (William B.) Elementary School (15.273)	Elementary	88,042	15	Adequate	0	1	19	2	0	0	1
22. Silver Creek Middle (15.278)	Middle	174,743	7	Adequate	0	2	16	4	0	0	0
23. Harriet R. Tubman Elementary (15.280)	Elementary	99,893	2	Adequate	0	1	17	3	1	0	0
24. Snowden Farm Elementary School (15.281)	Elementary	92,366	5	Adequate	0	3	16	2	1	0	1
				Totals	0	31	407	89	5	0	19
				Percentage of Total Ratings for LEA	0%	6%	77%	17%	1%		

FY 2025 Results: Assessment Findings by Category

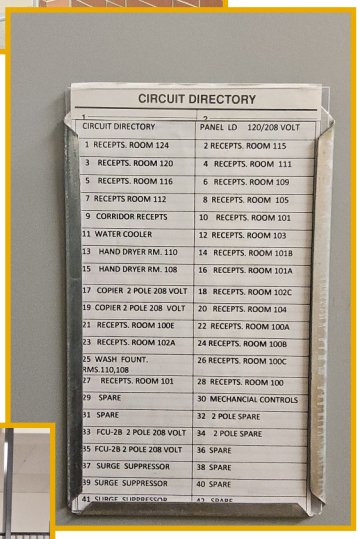
FY25 Passing vs Failing Rating per Category



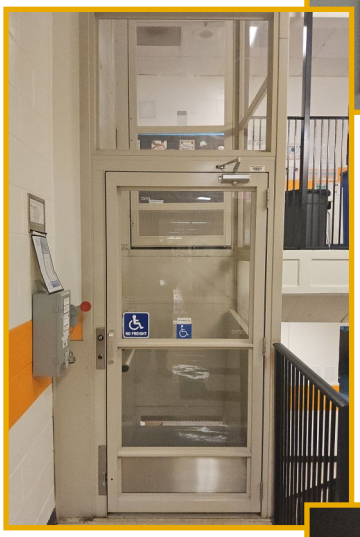
Strengths



Most exterior doors appeared to function properly and were observed with numbers visible from the exterior. This best practice assists building occupants and emergency responders.



Most electrical panels were observed with detailed breaker schedules. Generators were included in the PM schedule at most facilities and most generators were noted as having no issues or concerns.

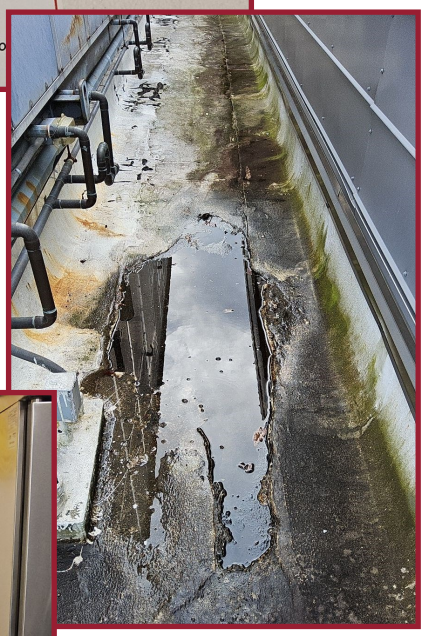


No issues or concerns were identified with the conveyances at 17 out of the 21 facilities with conveyance systems and no issues were observed with the functionality at any facility. The DLLR certificates were current for all elevators.

Quarterly filter changes were identified in the PM schedule at most facilities. Most filters appeared to be dated when installed and serviced regularly.

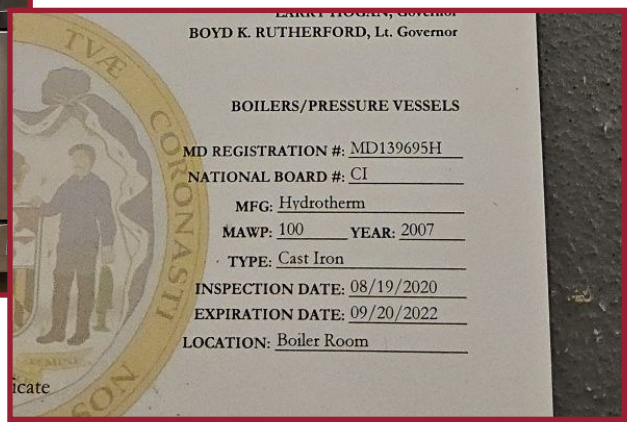
Weaknesses

Many of the open PM work orders were aged over 30 days, with the oldest open PM work orders dating back to 2022 at eight facilities and 2023 at nine facilities. Some facilities' PM schedules were missing assets, such as emergency lighting, water heaters, and plumbing fixtures.



Even though current roof inspection reports were provided for all 24 assessed facilities and annual roof inspections were identified in the PM schedule at most facilities, sealants or roof membrane were observed deteriorating, peeling, and/or cracked at 18 facilities, ten facilities had blisters, and five facilities had evidence of ponding water.

Fire alarm control panels were observed in trouble and/or supervisory status at nine facilities. Functional gas ranges were observed in the kitchen at seven facilities with no ANSUL system installed.

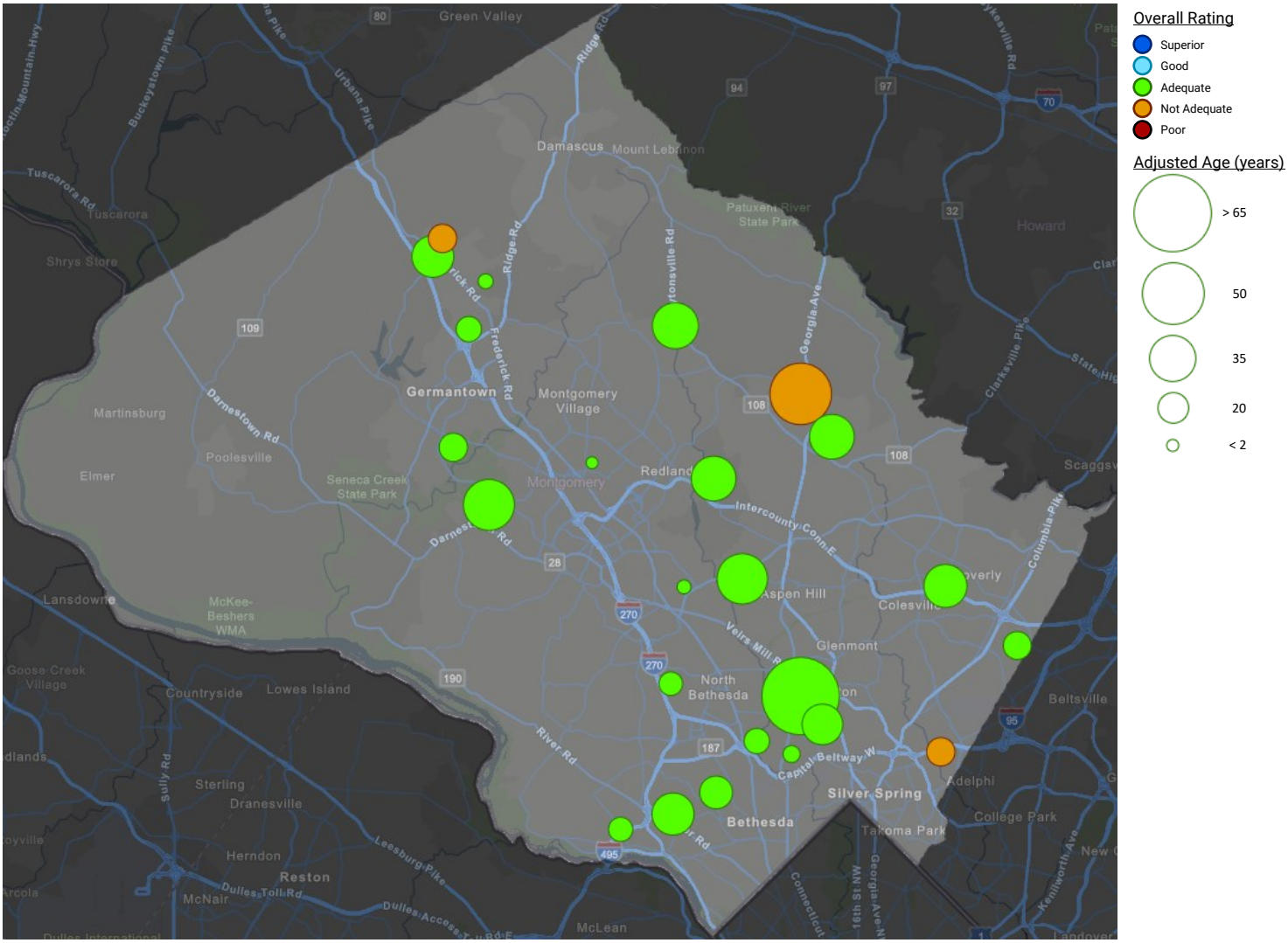


The DLLR certificates for boilers or water heaters at seven facilities were either missing or expired.

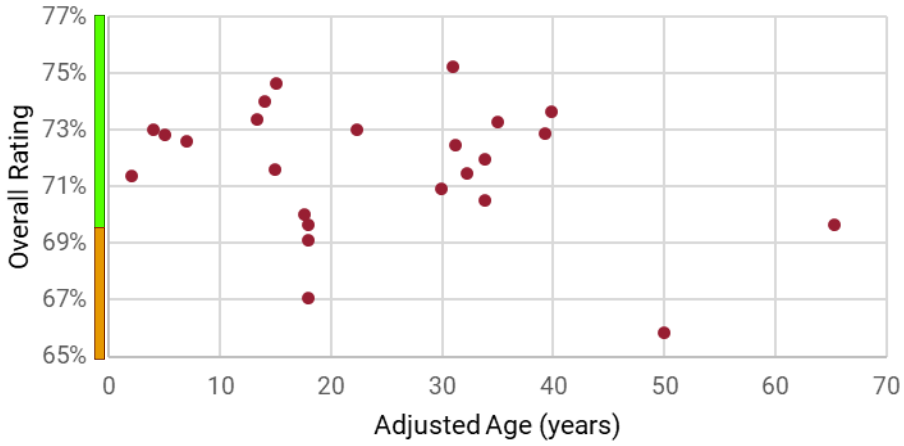
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	2
	Grounds	0	3
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	2
	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	0
	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	3
	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	4
	Conveyances	0	0
	Total	**0**	**19**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.
- 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 work orders are being completed effectively and in a timely manner.
- The CMMS should be used to track custodial responsibilities in order to establish and ensure accountability.

PRINCE GEORGE'S COUNTY

Northview Elementary

Total School Facilities Assessed in FY 2025: 24

Fiscal Year 2025: Key Facts

196 facilities

Prince George's County has 196 active and holding school facilities.

No change since FY 2024.

40.4 years old

The average adjusted age of all 196 school facilities is 40.4 years old.

+ 0.6 years since FY 2024.

> 19.1 M GSF

Prince George's County maintains 19,184,705 GSF throughout its 196 school facilities. It has the 2nd greatest amount of GSF of LEAs in MD.

+ 262,352 SF since FY 2024.

~ $9.5 B

The current replacement value for Prince George's County's GSF, at the IAC's current replacement cost/SF, is approximately $9.5 B.

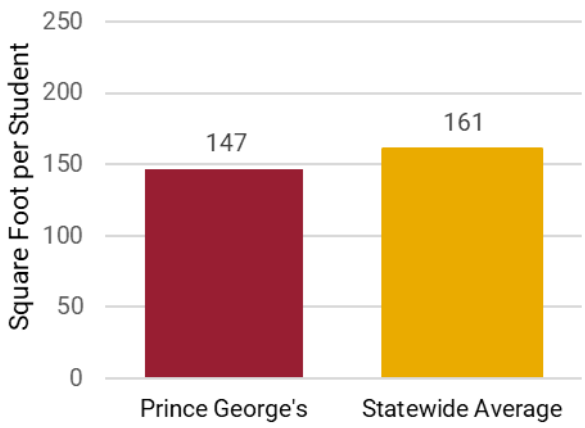
68.23% (Not Adequate) = Average Overall Rating for FY 2025

+ 0.69% since FY 24

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**

Average Square Foot per Student



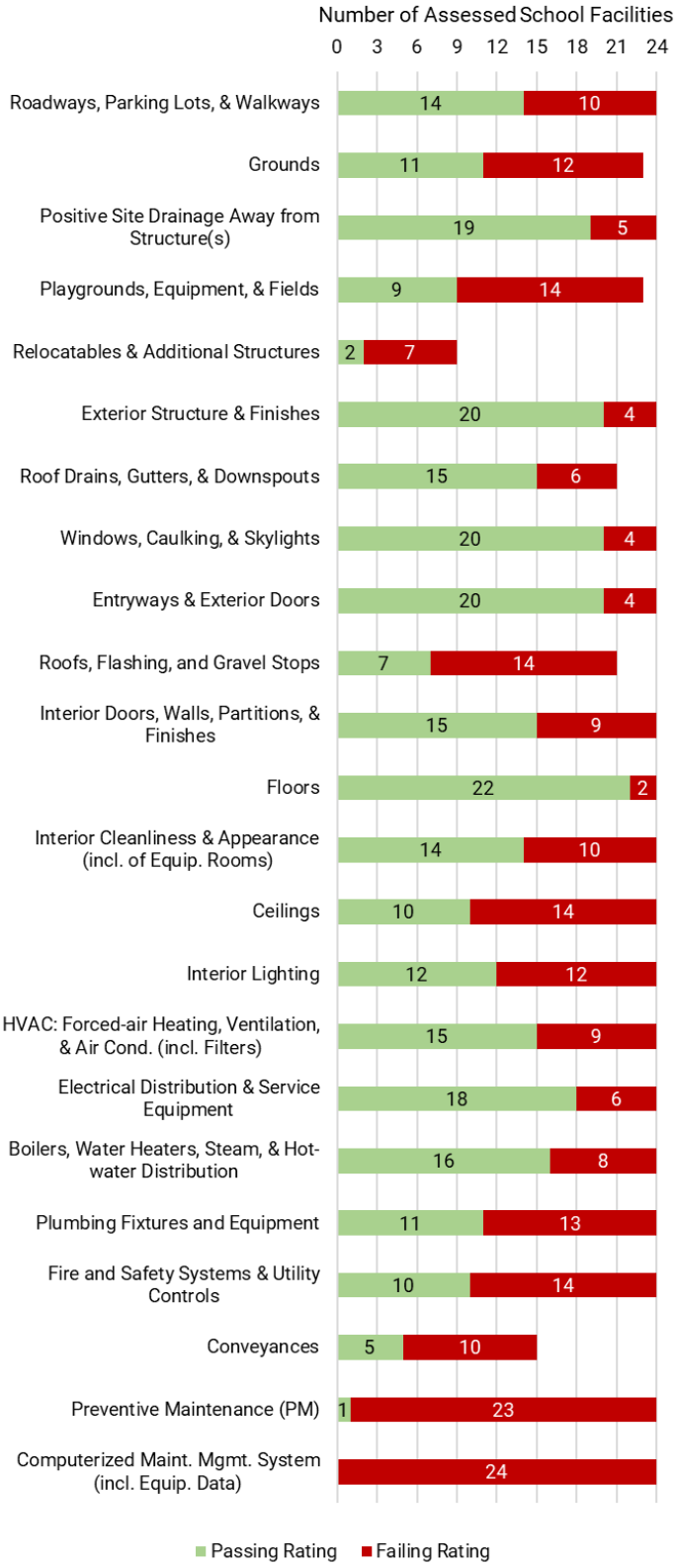
PRINCE GEORGE'S COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Avalon Elementary (16.019)	Elementary	60,520	12	Adequate	0	0	15	5	1	0	1
2. Cora L. Rice Elementary/G. James Gholson Middle (16.054)	Elementary/ Middle	199,350	23	Poor	0	0	10	10	2	0	12
3. Hollywood Elementary (16.068)	Elementary	40,500	33	Adequate	0	0	15	7	0	0	0
4. Frederick Douglass High (16.083)	High	184,417	36	Not Adequate	0	0	11	7	1	0	0
5. Beltsville Academy (16.115)	PreK-8	110,597	64	Not Adequate	0	0	8	14	1	0	1
6. John H. Bayne Elementary (16.126)	Elementary	49,779	58	Adequate	0	0	12	9	0	0	0
7. Glassmanor Elementary (16.141)	Elementary	35,928	59	Adequate	0	0	17	4	1	0	0
8. Princeton Elementary (16.176)	Elementary	41,337	57	Not Adequate	0	0	8	9	3	0	0
9. Calverton Elementary (16.182)	Elementary	58,322	56	Adequate	0	0	11	9	0	0	0
10. Beacon Heights Elementary (16.189)	Elementary	26,742	60	Adequate	0	1	17	2	2	0	0
11. Samuel P. Massie Academy (16.191)	PreK-8	97,243	21	Not Adequate	0	0	9	9	3	0	3
12. Duval High (16.194)	High	281,281	44	Not Adequate	0	0	10	10	2	0	3
13. Perrywood Elementary (16.207)	Elementary	76,137	24	Not Adequate	0	0	11	8	2	0	1
14. Potomac High (16.216)	High	281,942	44	Not Adequate	0	0	5	15	3	0	0
15. Ernest Everett Just Middle (16.219)	Middle	138,901	22	Not Adequate	0	0	10	11	1	0	1
16. Panorama Elementary (16.230)	Elementary	89,712	21	Not Adequate	0	0	8	12	2	0	0
17. Suitland Elementary (16.232)	Elementary	76,333	21	Adequate	0	1	15	4	2	0	0
18. Barack Obama Elementary (16.235)	Elementary	82,759	15	Not Adequate	0	0	11	8	3	0	0
19. Northview Elementary (16.250)	Elementary	77,646	18	Adequate	0	1	16	4	1	0	2
20. Rosa L. Parks Elementary (16.253)	Elementary	81,705	19	Not Adequate	0	0	9	10	3	0	2
21. Vansville Elementary (16.255)	Elementary	94,975	17	Adequate	0	0	17	4	1	0	1
22. Greenbelt Middle (16.256)	Middle	135,000	13	Adequate	0	0	13	9	1	0	1
23. Suitland High Annex (16.258)	High	70,993	62	Adequate	0	1	16	4	0	0	0
24. Bowie-Belair High Annex (16.262)	High	102,351	62	Not Adequate	0	1	15	6	1	0	1
				Totals	0	5	289	190	36	0	29
				Percentage of Total Ratings for LEA	0%	1%	56%	37%	7%		

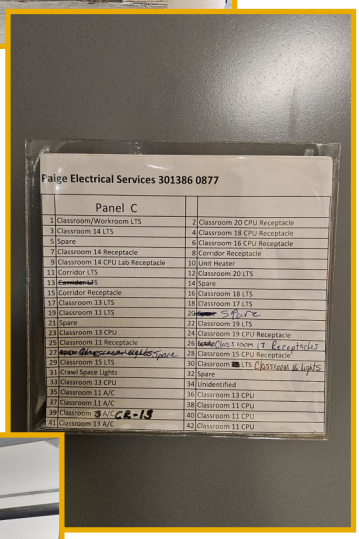
FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

Most facilities' exterior doors were numbered on the outside. This best practice assists building occupants and emergency responders.



No issues or concerns were identified with the electrical distribution or service equipment at two facilities. Most electrical panels were observed with detailed breaker schedules.

No issues or concerns were identified with the boilers, water heaters, steam, or hot water distribution at four facilities. The DLLR certificates were current for most boilers and water heaters.

Most operable windows appeared to function properly. No issues or concerns were identified with the windows at six facilities.

Weaknesses

50%-100% of open PM work orders were aged over 30 days at 15 out of the 24 assessed facilities. Two facilities did not provide a PM schedule and only some assets were included in the PM schedule at the remaining facilities, with all facilities' PM schedules missing assets such as roofs, boilers, and fire and safety systems. Each facility only closed 23 or fewer PM work orders within the past year.

Fire and safety systems were not identified in the PM schedules for the assessed facilities. Ten facilities did not have current fire alarm, sprinkler, and/or ANSUL system inspection reports. Fire extinguishers were missing annual and/or monthly inspections at 11 facilities, some were observed not hung properly at nine facilities, and some were not changed properly at three facilities.

Playground inspections were not included in the PM schedule for any of the assessed facilities. The required playground inspection reports for ten facilities were either missing or expired. Potential safety issues were observed on playground structures or in the surrounding play area at ten facilities.

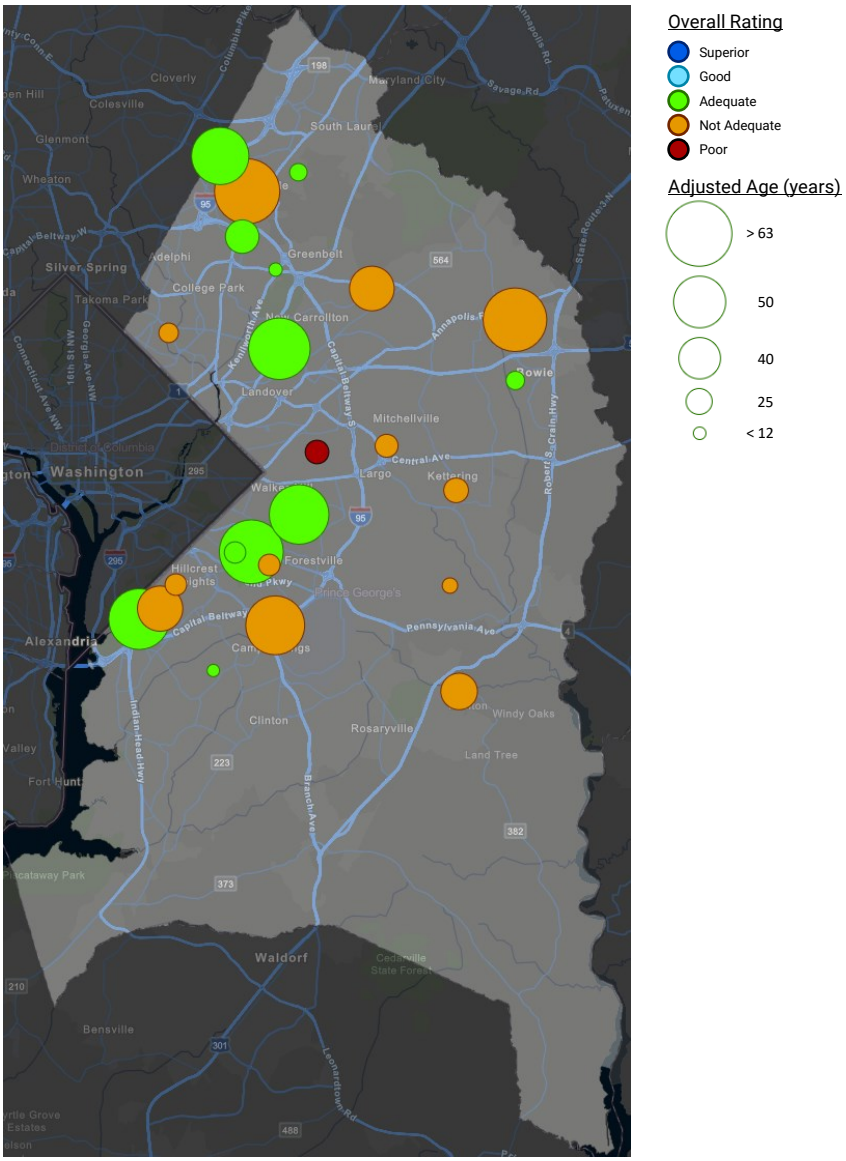
Six facilities did not have current roof inspection reports. Ponding water was observed on the roofs at six facilities and vegetative growth on the roofs at nine facilities.

PRINCE GEORGE'S COUNTY

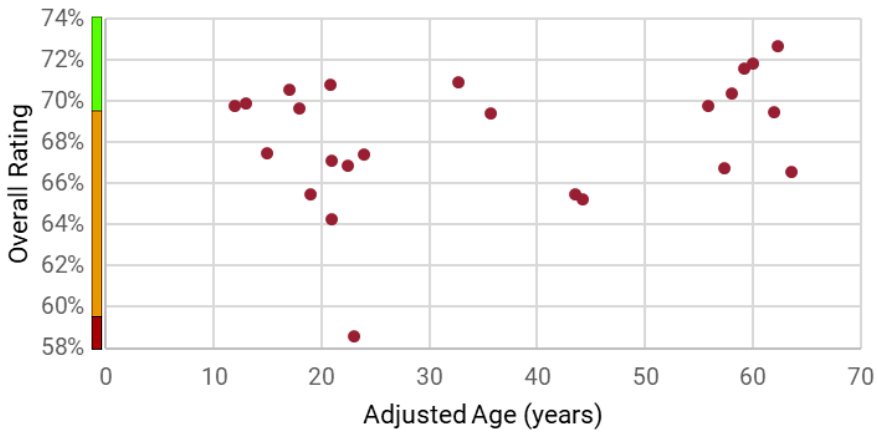
FY 2025 Results: Summary of Deficiencies by Category

	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



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 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.

QUEEN ANNE'S COUNTY


Grasonville Elementary

Total School Facilities Assessed in FY 2025: 3

Fiscal Year 2025: Key Facts

14 facilities

Queen Anne's County has 14 active school facilities.

No change since FY 2024.

23.3 years old

The average adjusted age of all 14 school facilities is 23.3 years old.

+ 1 year since FY 2024.

~ 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 2024.

> $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.

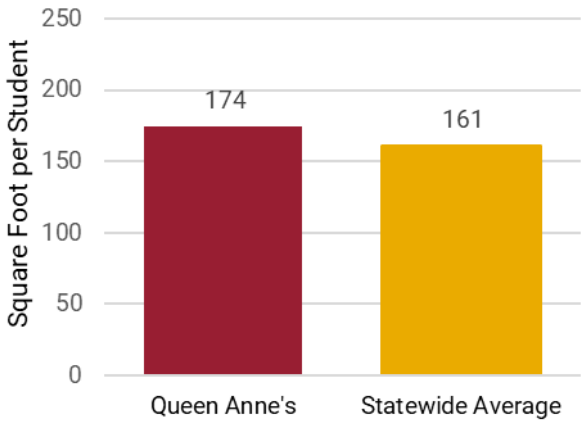
68.62% (Not Adequate) = Average Overall Rating for FY 2025

- 0.29% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



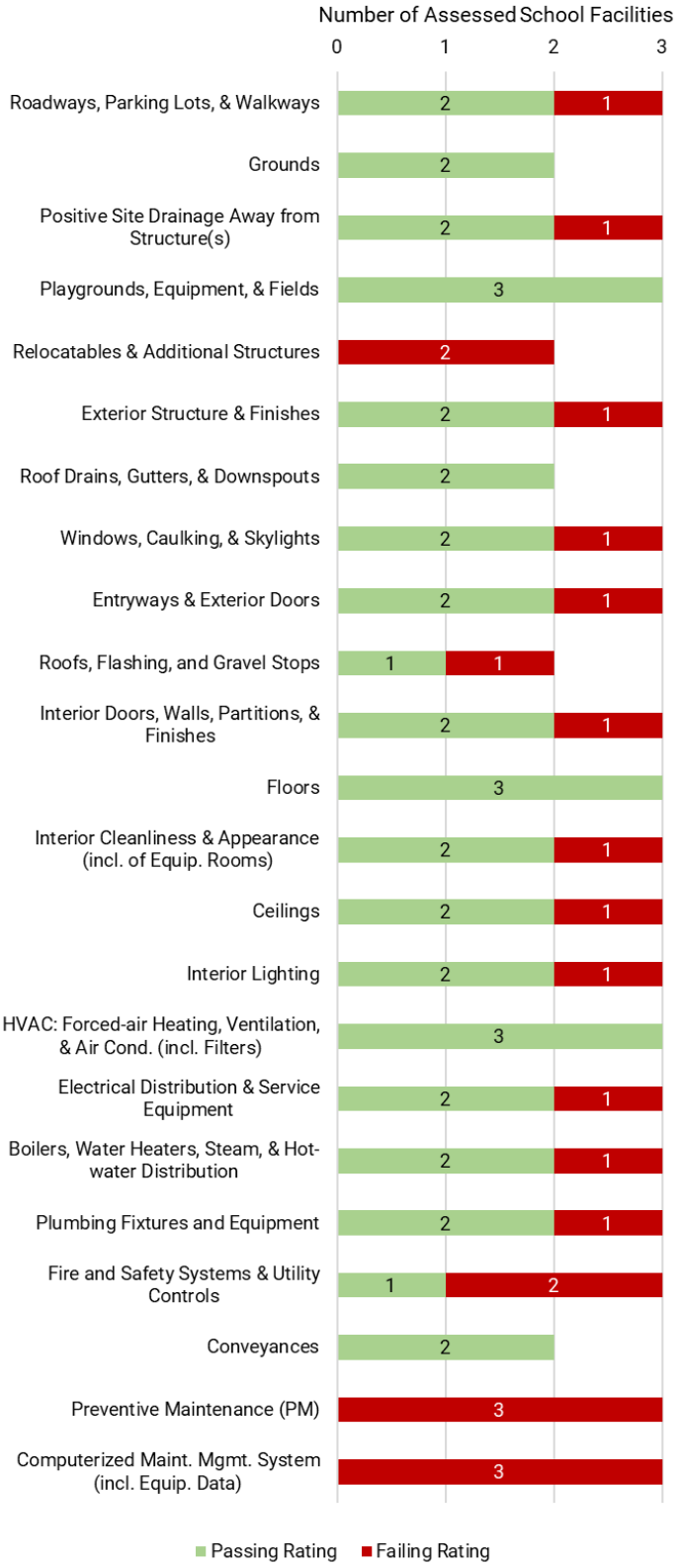
QUEEN ANNE'S COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Queen Anne's County High (17.001)	High	211,577	23	Not Adequate	0	0	13	9	1	0	5
2. Grasonville Elementary (17.009)	Elementary	66,377	26	Not Adequate	0	1	14	6	1	0	2
3. Sudlersville Elementary (17.014)	Elementary	55,110	26	Adequate	0	0	17	2	0	0	0
				Totals	0	1	44	17	2	0	7
				Percentage of Total Ratings for LEA	0%	2%	69%	27%	3%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

No issues or concerns were observed with the electrical systems at two facilities. The electrical panels at all three facilities had detailed breaker schedules.

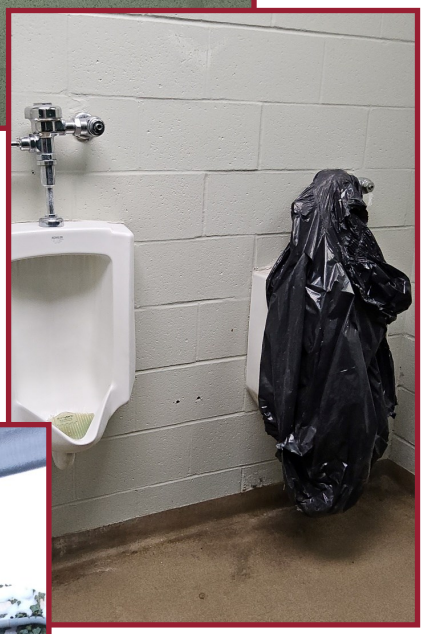
The elevators were intact and functional at the two applicable facilities. The elevator DLLR certificates were current and on display.

No issues or concerns were noted about the HVAC filters. The filters appeared to be dated when installed and serviced regularly at all three facilities. Filter changes were identified in the PM schedule and closed work order history for each facility.

All applicable playground and bleacher inspection reports were provided and current. All playgrounds appeared to be structurally sound and most were free from damage.

Weaknesses

Ceiling inspections were not identified in the PM schedule for any of the assessed facilities. All three facilities were observed with multiple stained ceiling tiles as well as some that were damaged or sagging. One or more ceiling tiles were missing at each facility.



Many assets were not identified in the PM schedules for the assessed facilities, and many assets in the PM schedules did not have any PM work orders closed within the past year. Two facilities had annual plumbing audits identified in their PM schedules but no PM work orders closed within the past year; the third facility did not have any plumbing audits, assets, or restroom fixtures identified in its PM schedule. All three facilities were observed with some restroom toilets, urinals, and/or faucets damaged, leaking, or not functional.

Vegetation was observed growing on the exteriors of two facilities, and the expansion joint sealants were deteriorated at two facilities. The exterior structure and finishes were not identified in the PM schedule at any of the assessed facilities.

The fire alarm and sprinkler system were identified in the PM schedule at all three facilities but no PM work orders were closed within the past year. The fire alarm system was in trouble status at two facilities, and two facilities had one or more sprinkler heads missing escutcheons.

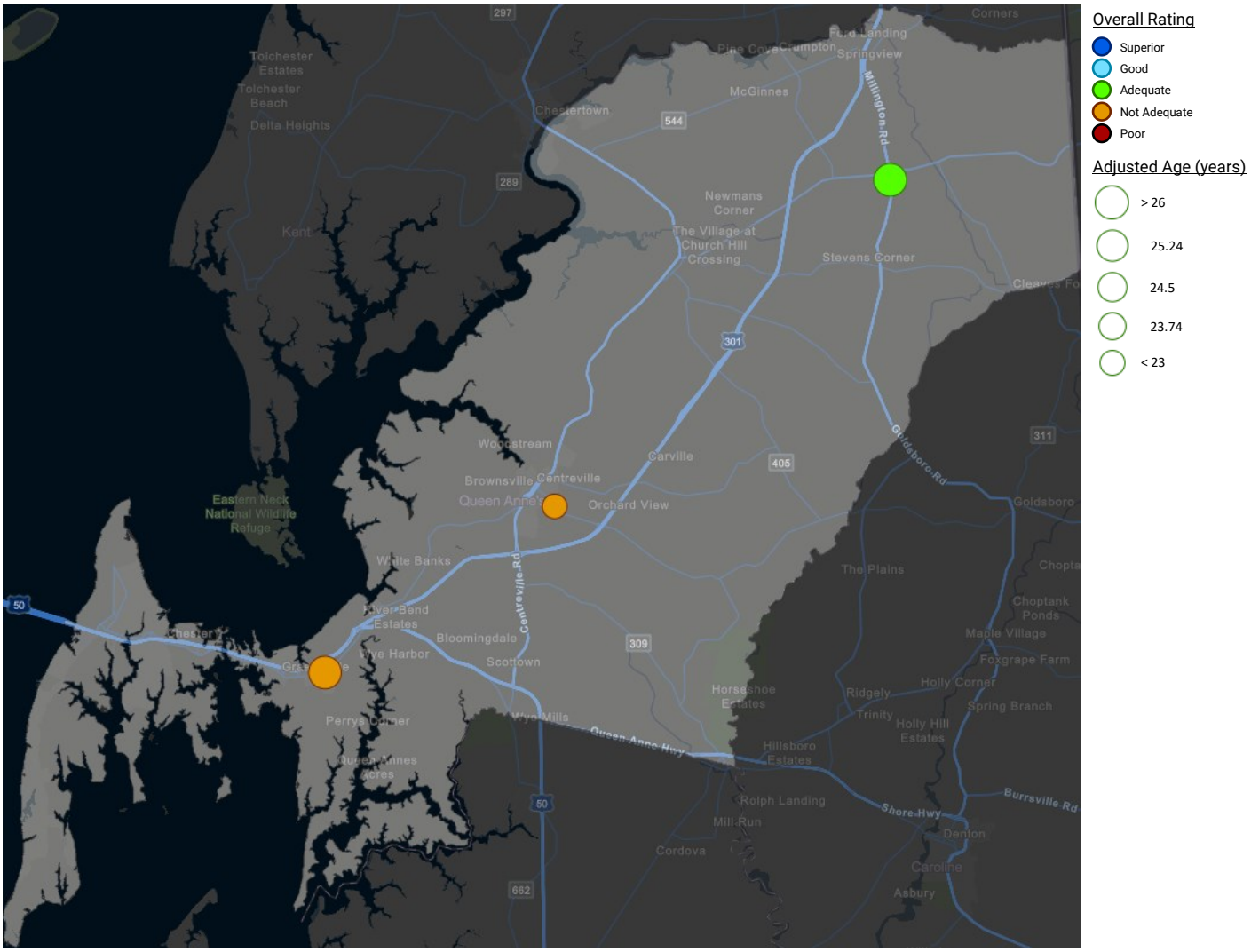
QUEEN ANNE'S COUNTY

FY 2025 Results: Summary of Deficiencies by Category

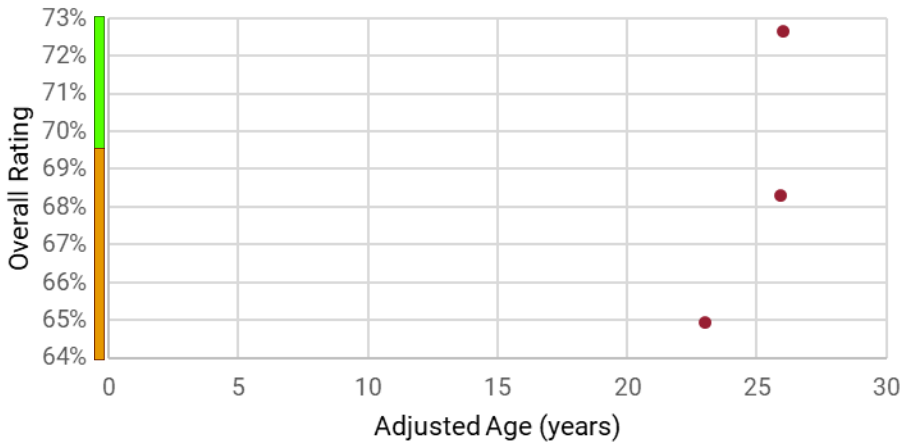
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	1
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior 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	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**	**7**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- 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 and consistently used to track labor hours and costs to assist in identifying cost trends and support more efficient resource management.

- Implementing quality control procedures is recommended to ensure work orders are being completed effectively and in a timely manner.

- Regularly scheduled ceiling inspections should be created and tracked using the CMMS to identify any ceiling tiles that are 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.

ST. MARY'S COUNTY

Leonardtown Middle

Total School Facilities Assessed in FY 2025: 3

Fiscal Year 2025: Key Facts

27 facilities

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

No change since FY 2024.

28.1 years old

The average adjusted age of all 27 school facilities is 28.1 years old.

+ 1 year since FY 2024.

~ 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 2024.

> $1.1 B

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

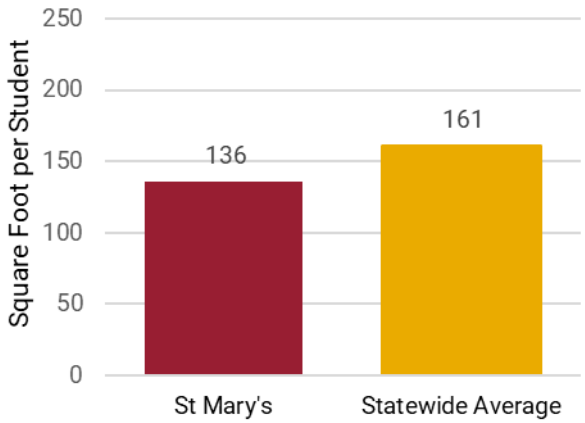
68.13% (Not Adequate) = Average Overall Rating for FY 2025

- 9.02% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



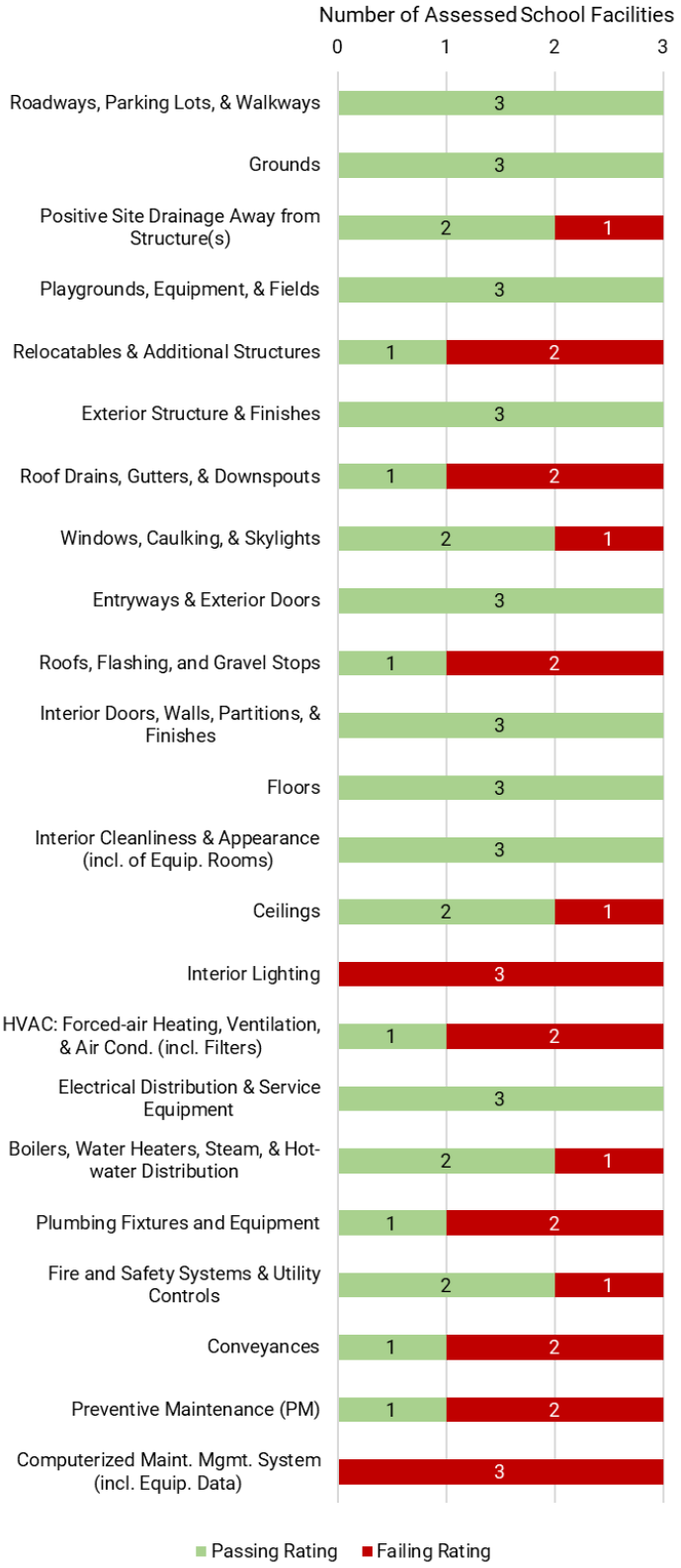
ST. MARY'S COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Leonardtown Middle (18.001)	Middle	104,750	32	Adequate	0	3	15	4	1	0	2
2. Chopticon High (18.019)	High	216,625	25	Not Adequate	0	1	12	9	1	0	6
3. Evergreen Elementary School (18.031)	Elementary	74,227	16	Adequate	0	5	14	4	0	0	2
				Totals	0	9	41	17	2	0	10
				Percentage of Total Ratings for LEA	0%	13%	59%	25%	3%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

All three facilities were observed with walkways that appeared to have been recently repaired.

An integrated pest management plan was in place and no evidence of pest activity was observed at any facility. Most areas appeared clean and organized.

No issues or concerns were identified with the electrical distribution or service equipment at two facilities. Electrical panels had detailed breaker schedules and the generator was observed in normal status at all three facilities.

All applicable playground and bleacher inspection reports were provided and current. These assets were also included in the PM schedule at each facility.

Weaknesses

Floors were not identified in the PM schedule at any of the assessed facilities. Minor cracking was observed in the flooring at each facility.

Exterior building lights were observed illuminated during daylight hours at all three facilities. The exterior of the main buildings were stained or had efflorescence. Canopy inspections were identified in the PM schedules at the assessed facilities but no PM work orders had been closed within the past year and no other PM activities were included in the PM schedules for the exterior structure or finishes.

Interior lighting inspections were included in the PM schedules at all three facilities but no PM work orders had been closed within the past year. Non-functioning lights and improperly secured lenses were observed at all three facilities.

Most roof drain sumps were observed with blistering or cracked membrane at all three facilities.

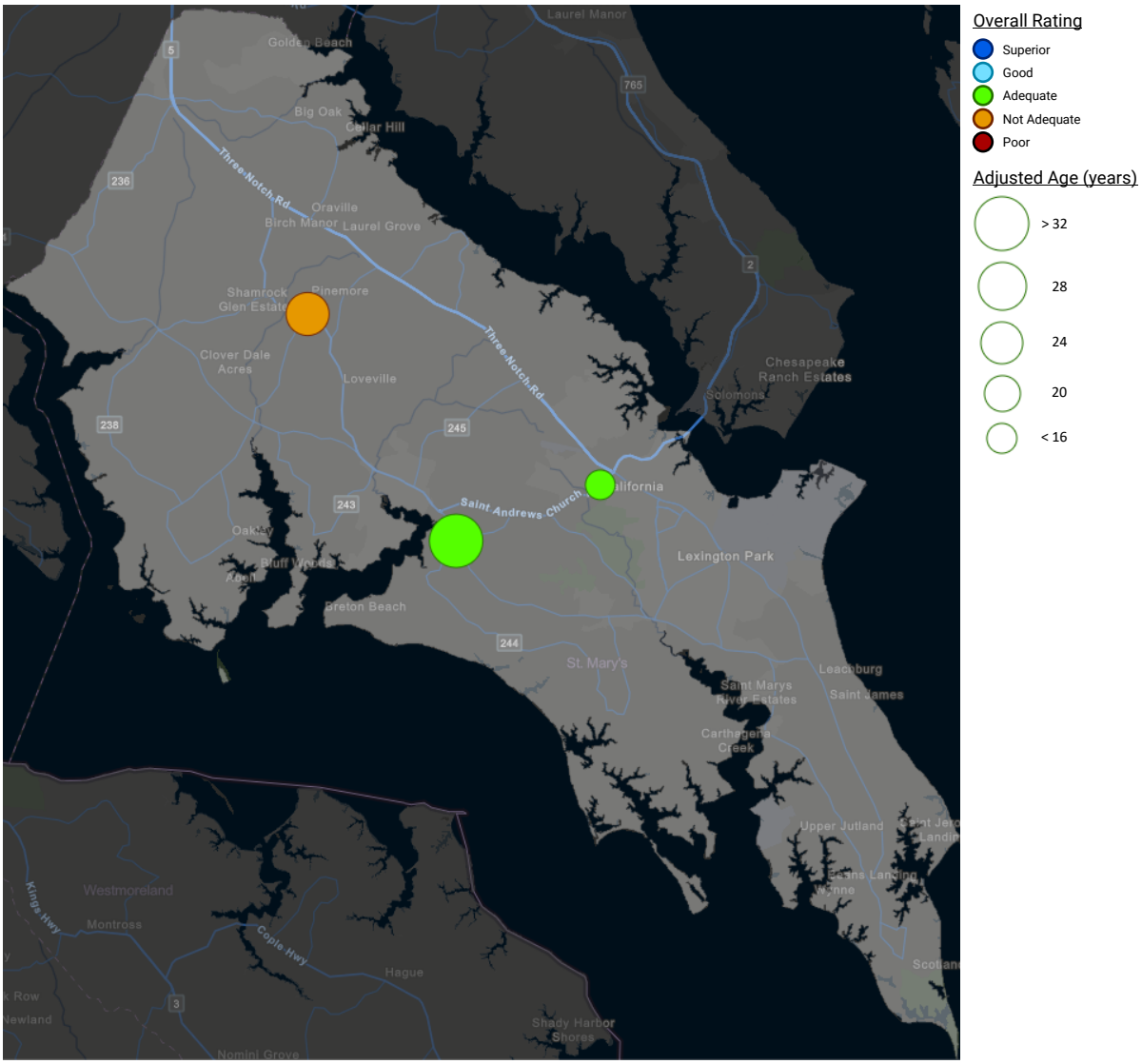
ST. MARY'S COUNTY

FY 2025 Results: Summary of Deficiencies by Category

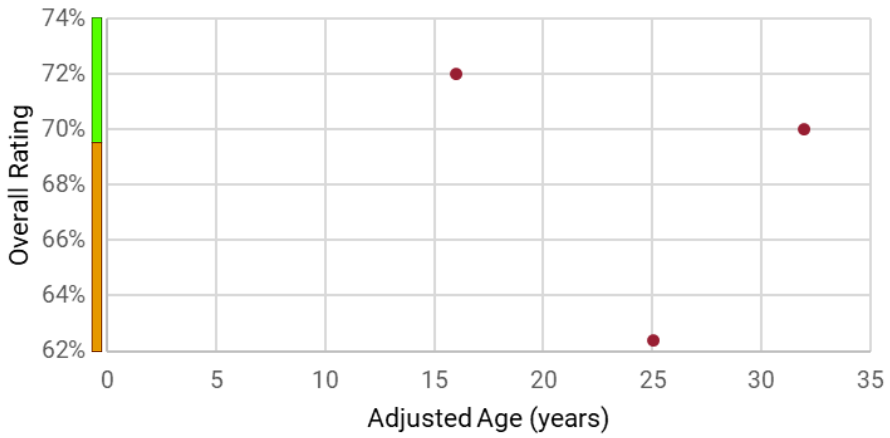
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	1
	Playgrounds, Equipment, & Fields	0	0
	Relocatables & Additional Structures	0	1
Building Exterior	Exterior 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	1
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	2
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	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**10**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Expand the asset inventory for each facility to encompass all significant 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.

- Implementing quality control procedures is recommended to ensure work orders are being labeled, are being completed effectively, and in a timely manner.

- Auto-populating PM work orders should be created and implemented for interior lighting. PM checks should detail the desired outcome for each check, such as:
    - ensure all light bulbs and fluorescent and LED tubes are functioning properly
    - ensure lenses, protective cages, or plastic tube sleeves are in place

SOMERSET COUNTY

Total School Facilities Assessed in FY 2025: 3

Somerset Intermediate School

Fiscal Year 2025: Key Facts

10 facilities

Somerset County has 10 active school facilities.

No change since FY 2024.

24.3 years old

The average adjusted age of all 10 school facilities is 24.3 years old.

+ 1 year since FY 2024.

> 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 2024.

> $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.

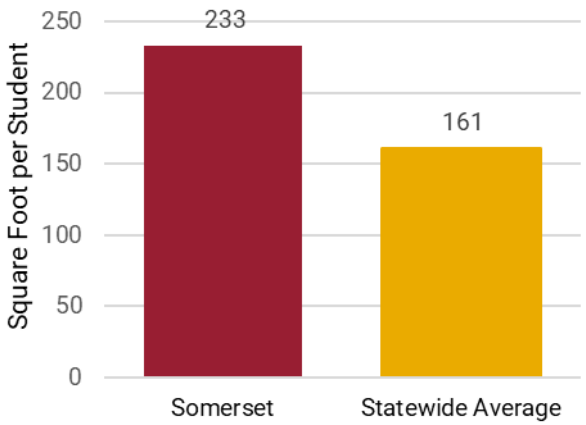
64.37% (Not Adequate) = Average Overall Rating for FY 2025

+ 2.50% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



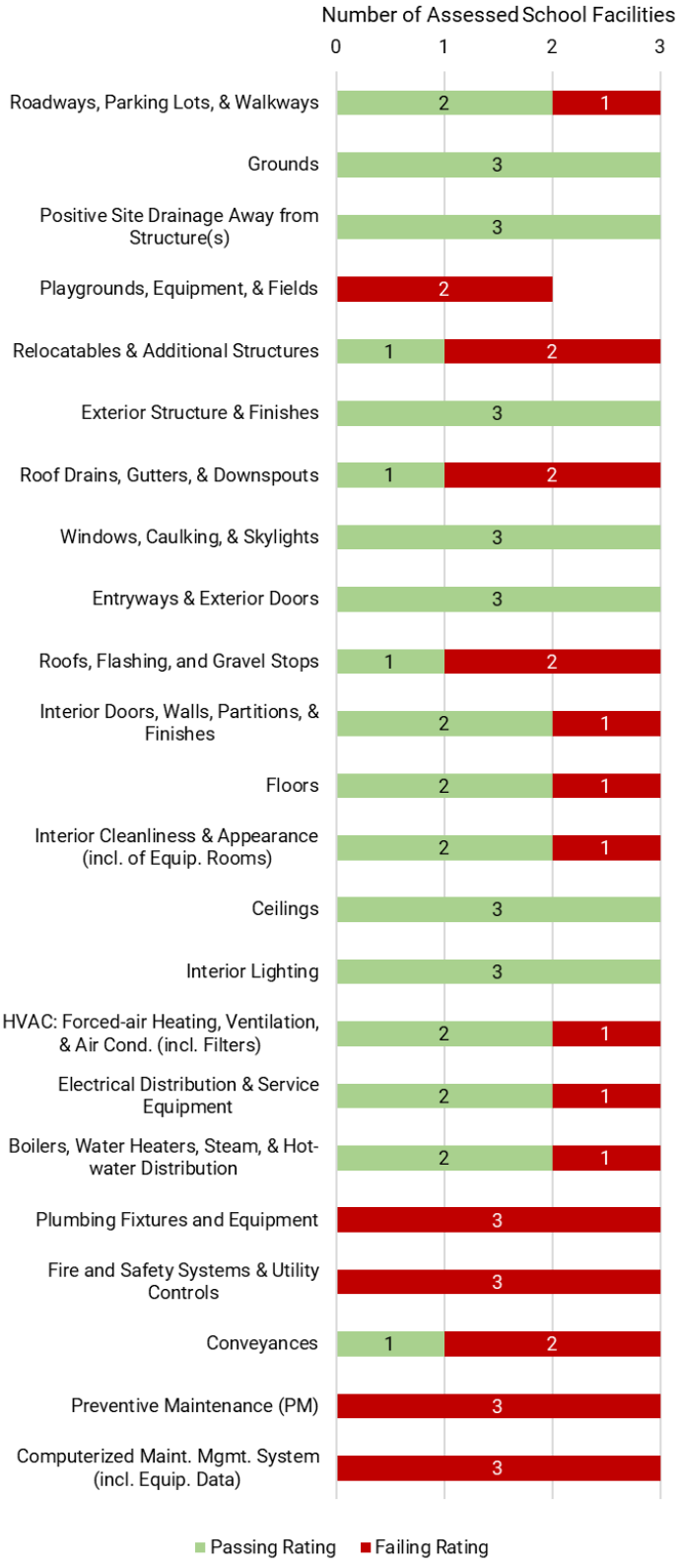
SOMERSET COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Carter G. Woodson Elementary School (19.005)	Elementary	68,711	17	Not Adequate	0	0	12	6	5	0	6
2. Somerset Intermediate School (19.016)	Middle	77,652	16	Not Adequate	0	0	16	4	3	0	4
3. Somerset County Technical High School (19.017)	Career Tech	103,846	5	Not Adequate	0	0	17	2	3	0	3
				Totals	0	0	45	12	11	0	13
				Percentage of Total Ratings for LEA	0%	0%	66%	18%	16%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category

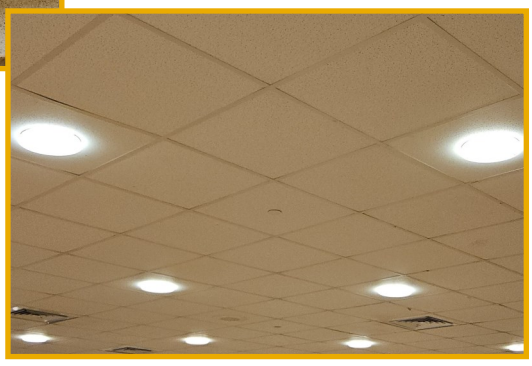


Strengths

No issues or concerns were observed with the positive site drainage at two facilities. Most of the grading appeared to direct water away from the structures.

The electrical panels at all three facilities had detailed breaker schedules. No issues or concerns were identified with the electrical distribution or service equipment at one facility.

All windows appeared to be weatherproof and watertight, and operable windows functioned properly. No issues or concerns were identified with the windows at one facility.



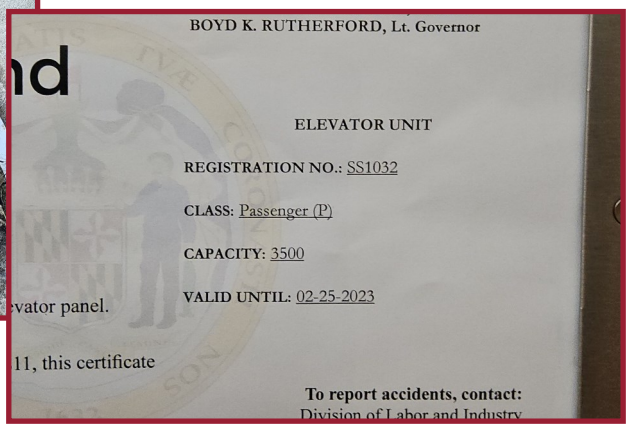
Most interior lighting fixtures appeared to be functioning properly. One facility was observed in the process of upgrading to light-emitting diodes (LEDs).

Weaknesses

Fire and safety systems were not identified in the PM schedules for the assessed facilities. Each facility was missing at least one current fire alarm, sprinkler system, and/or ANSUL system inspection report. The fire alarm panel was observed in either supervisory or trouble status at two facilities.

No PM schedule was provided for two facilities; the third facility's PM schedule was missing many assets, such as fire and safety systems, backflow preventers, and water heaters, and there were no PM work orders closed within the past year. Each facility had one or more backflow preventers missing an inspection tag.

Two facilities did not have current roof inspection reports. Vegetative growth was observed on the roofs at two facilities.



Conveyances were not identified in the PM schedules for any of the assessed facilities. The DLLR certificates were expired for conveyance systems at two facilities.

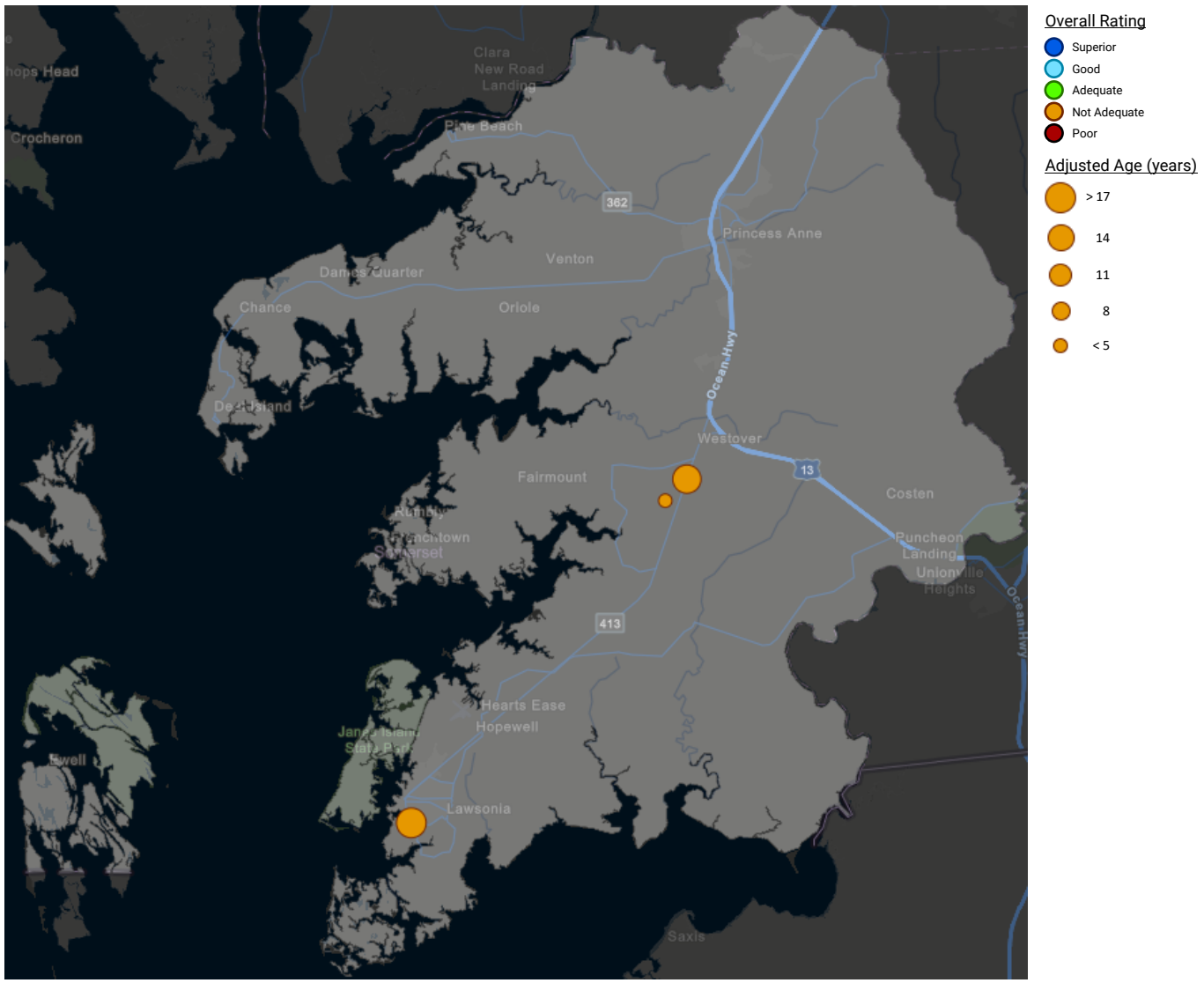
SOMERSET COUNTY

FY 2025 Results: Summary of Deficiencies by Category

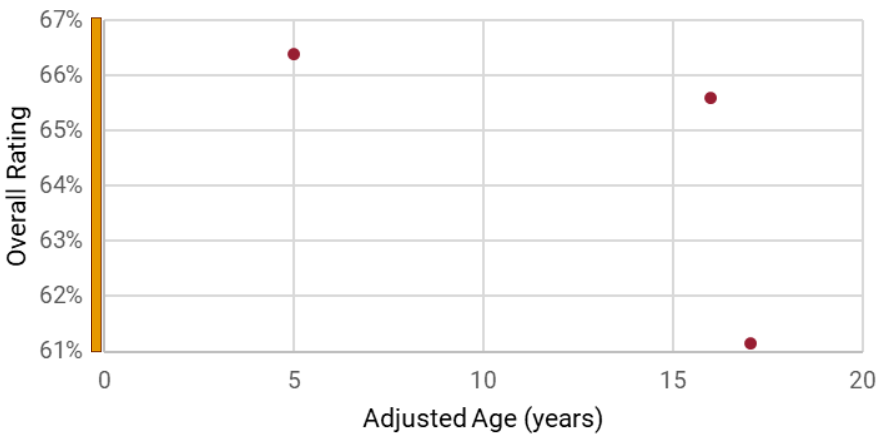
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	1
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	2
Building Exterior	Exterior 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	1
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	1
	Floors	0	1
	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	1
	Fire and Safety Systems & Utility Controls	0	3
	Conveyances	0	0
	Total	**0**	**13**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted Age



Overall Rating vs. Adjusted Age



FY 2025 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 appropriate frequencies informed by manufacturers' recommendations and within a reasonable timeframe of the expected completion.

- Fields should be created in the CMMS to track request and completion dates and 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 identifying cost trends and support more efficient resource management.

- 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 work orders are being completed effectively, in a timely manner, and the actions taken to complete the work are recorded accurately. Declined work orders should also have notes recorded in the work order detailing why the work requested was not completed.

TALBOT COUNTY

Total School Facilities Assessed in FY 2025: 3

Easton Middle

Fiscal Year 2025: Key Facts

8 facilities

Talbot County has 8 active school facilities.

No change since FY 2024.

20.1 years old

The average adjusted age of all 8 school facilities is 20.1 years old.

+ 1 year since FY 2024.

~ 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 2024.

> $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.

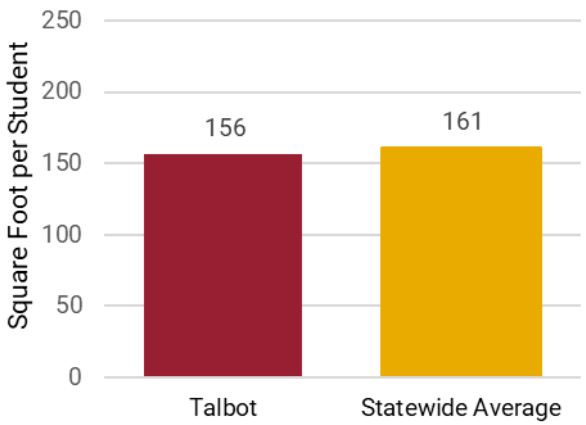
72.22% (Adequate) = Average Overall Rating for FY 2025

+ 1.27% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



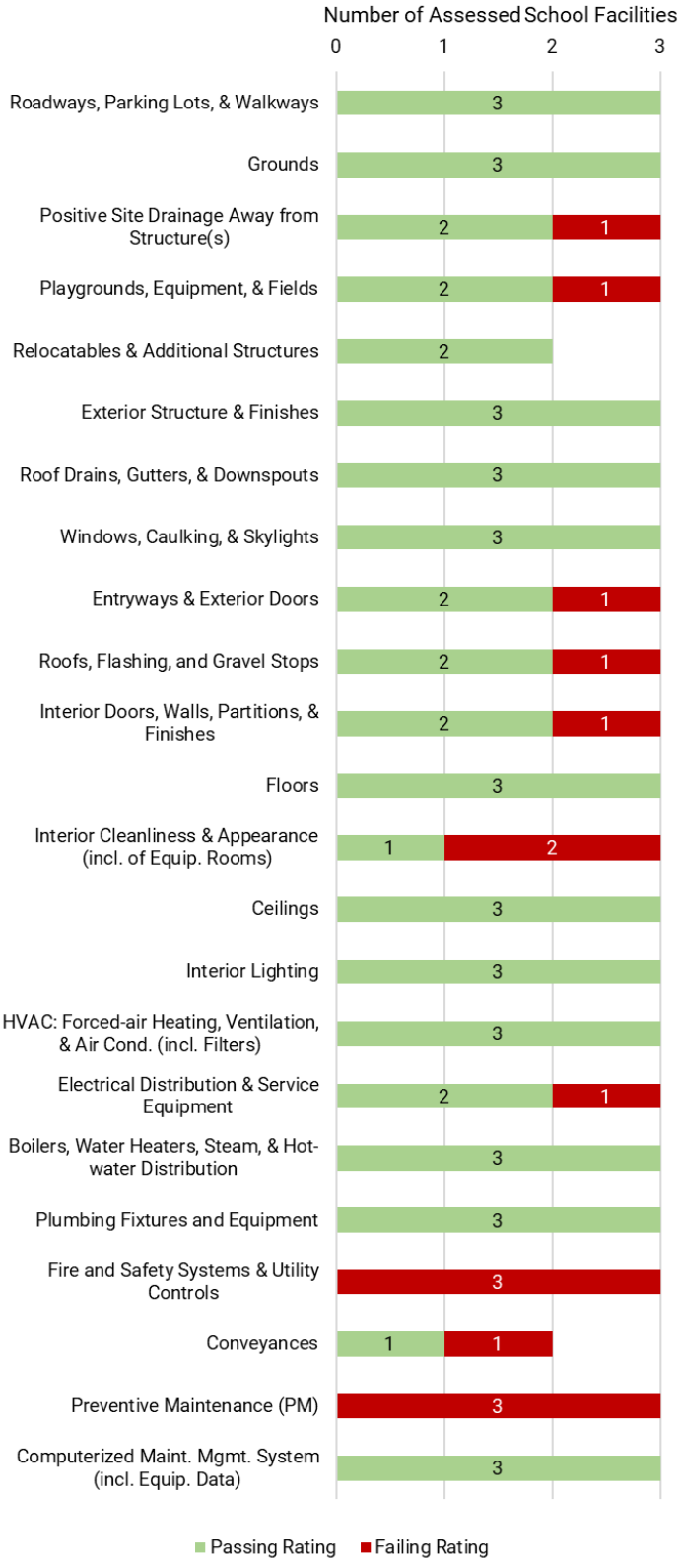
TALBOT COUNTY

FY 2025 Results: Summary of Facility Ratings

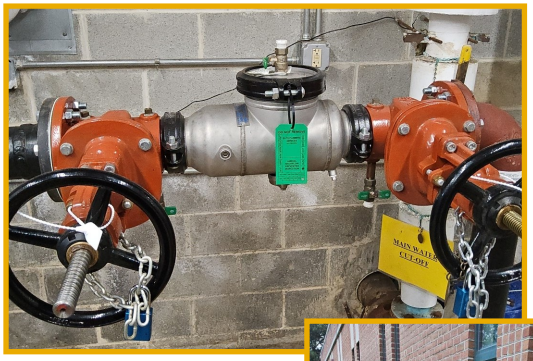
Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Easton High (20.002)	High	186,829	28	Adequate	0	2	16	4	1	0	1
2. Easton Middle (20.004)	Middle	106,985	22	Adequate	0	1	17	2	2	0	0
3. White Marsh Elementary (20.007)	Elementary	43,465	28	Adequate	0	8	10	3	1	0	1
				Totals	0	11	43	9	4	0	2
				Percentage of Total Ratings for LEA	0%	16%	64%	13%	6%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths



All three facilities had current backflow preventer inspection tags to verify that they were in proper working order.

All three facilities had positive site drainage in their PM schedule with corresponding closed PM work orders. Two facilities had no issues or concerns with drainage around the building perimeter.

No issues or concerns were identified with the electrical distribution or service equipment at one facility. Electrical panels had detailed breaker schedules and infrared surveys were last performed in 2024 at all three facilities.

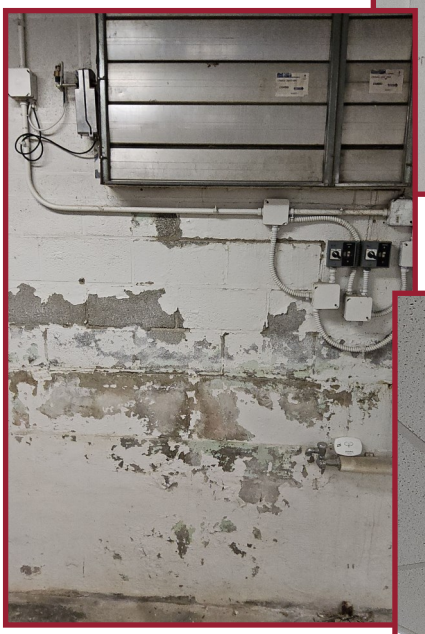
The DLLR certificates were current and on display for all applicable boilers, water heaters, and air compressors.

Weaknesses

Despite all three facilities having exterior doors and hardware identified in their PM schedule and corresponding closed PM work orders, multiple potential safety issues were observed at two facilities, including exterior doors that did not close properly and exposed sharp edges.

Some cobwebs and/or small pests were observed at each facility, and rodent droppings were identified in a food storage area at one facility. Pest control was not included in the PM schedule at two facilities.

Cracks or damage were observed on some interior walls as well as efflorescence and peeling paint at two facilities. Interior walls and finishes were included in the PM schedule at each facility.



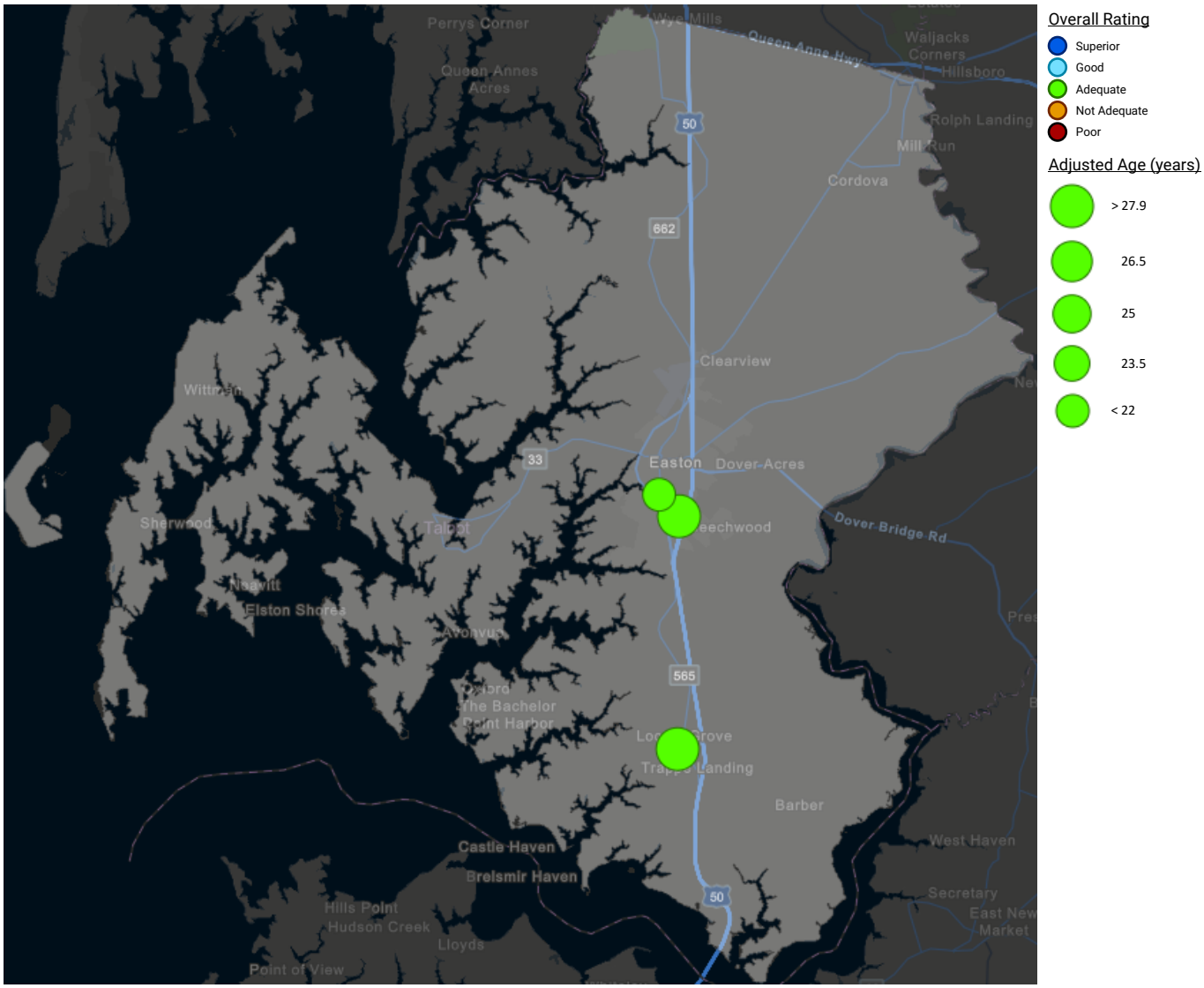
Ceiling tiles and ceiling track were identified in the PM schedule at all three facilities with corresponding closed PM work orders; however, all three facilities had stained ceiling tiles.

TALBOT COUNTY

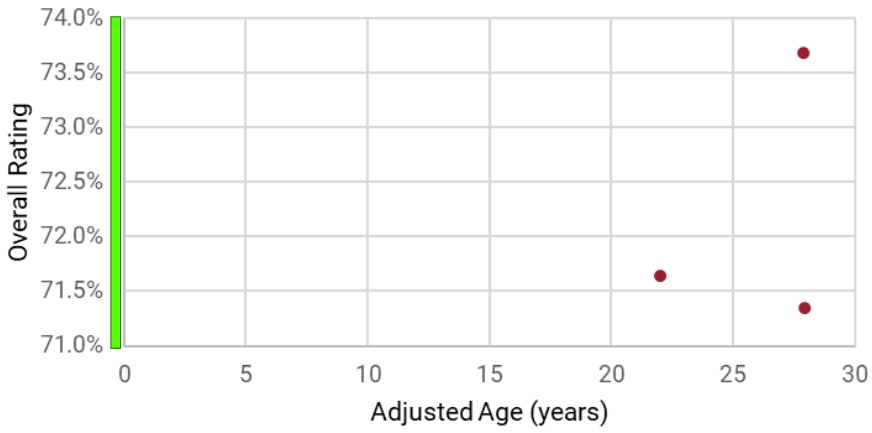
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with 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	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	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 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 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.
- 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.
- Stained ceiling tiles should be replaced once the cause is identified and repaired.
- 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.

WASHINGTON COUNTY

Boonsboro High

Total School Facilities Assessed in FY 2025: 6

Fiscal Year 2025: Key Facts

46 facilities

Washington County has 46 active school facilities.

No change since FY 2024.

37.8 years old

The average adjusted age of all 46 school facilities is 37.8 years old.

+ 1 year since FY 2024.

> 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.

No change since FY 2024.

> $1.7 B

The current replacement value for Washington County's GSF, at the IAC's current replacement cost/SF, is greater than $1.7 B.

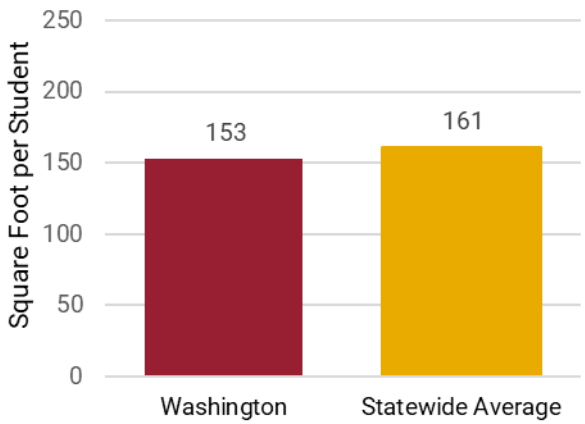
68.81% (Not Adequate) = Average Overall Rating for FY 2025

- 5.82% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



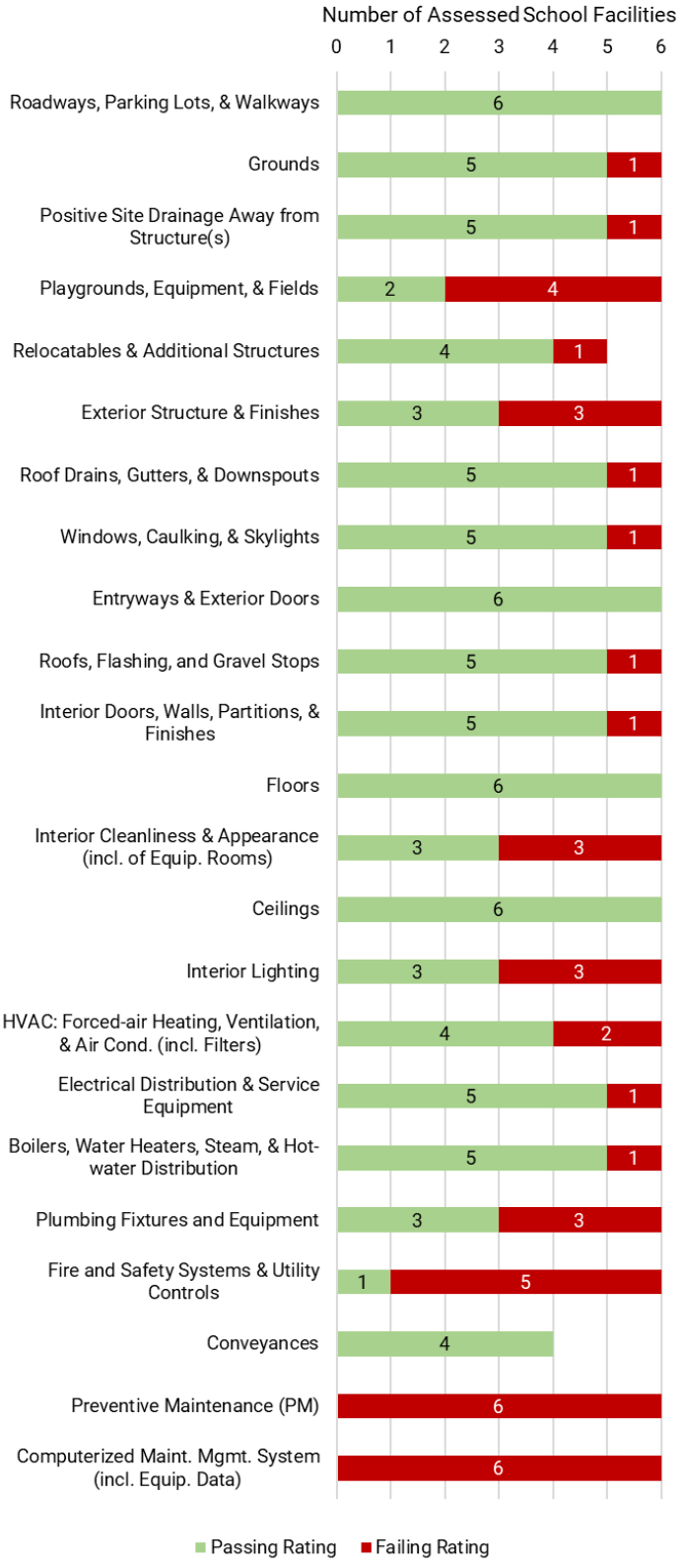
WASHINGTON COUNTY

FY 2025 Results: Summary of Facility Ratings

Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Boonsboro High (21.001)	High	142,319	47	Adequate	0	4	14	4	1	0	2
2. Greenbrier Elementary (21.014)	Elementary	36,835	53	Adequate	0	5	14	3	0	0	1
3. Hancock Elementary (21.015)	Elementary	37,441	47	Not Adequate	0	1	14	7	1	0	2
4. Northern Middle (21.017)	Middle	102,782	44	Not Adequate	0	0	14	7	1	0	2
5. Smithsburg High (21.026)	High	129,460	49	Not Adequate	0	0	13	8	2	0	3
6. Salem Avenue Elementary (21.033)	Elementary	79,084	19	Not Adequate	0	2	14	6	0	0	4
				Totals	0	12	83	35	5	0	14
				Percentage of Total Ratings for LEA	0%	9%	61%	26%	4%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category

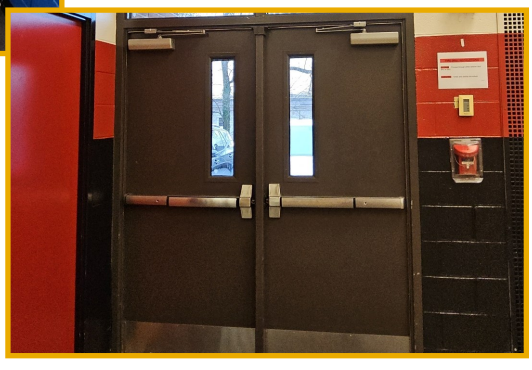


Strengths

Annual flooring PM and inspection was identified in the PM schedule at every facility assessed. The hardwood floors appeared well maintained at each facility.

No issues or concerns were identified with the electrical systems at three facilities. Electrical inspections were identified in the PM schedule at every facility assessed as well as annual generator PM and inspection for the applicable facilities.

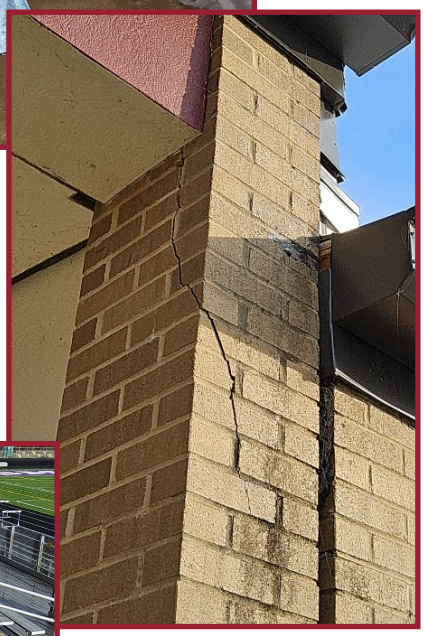
The DLLR certificates were current for all applicable boilers, water heaters, air compressors, and conveyances. No issues or concerns were observed with the conveyances at two of the four facilities with conveyance systems, and all of the assessed conveyances were functional.



Most of the exterior doors functioned as intended with hardware intact. Exterior doors were identified in the PM schedule for every assessed facility.

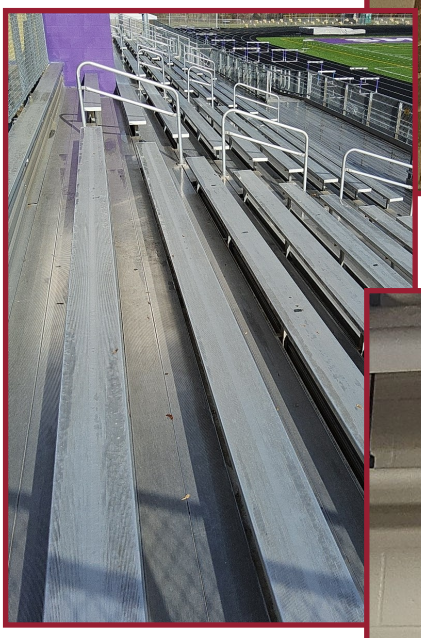
Weaknesses

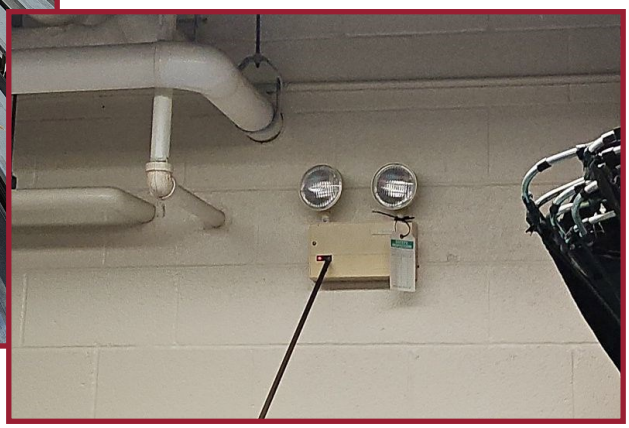
Leaking plumbing fixtures were observed at five of the six assessed facilities. The backflow preventers had expired inspection tags in three facilities; two of those facilities had closed PM work orders in the work order history within the past year. One facility included backflow preventers in its PM schedule but had no corresponding asset in the facility.



Even though exterior lighting and masonry inspections were included in the PM schedule for every assessed facility and corresponding PM work orders were identified in the closed work order history within the past year, three facilities were observed with exterior lights illuminated during the daytime, three facilities had cracks in the brick and mortar, and another facility had deteriorated brick mortar.

46%-92% of open PM work orders were aged over 30 days at each facility. No current bleacher inspection reports were provided for the three applicable facilities; bleachers were also not included in the PM schedules for these three facilities.





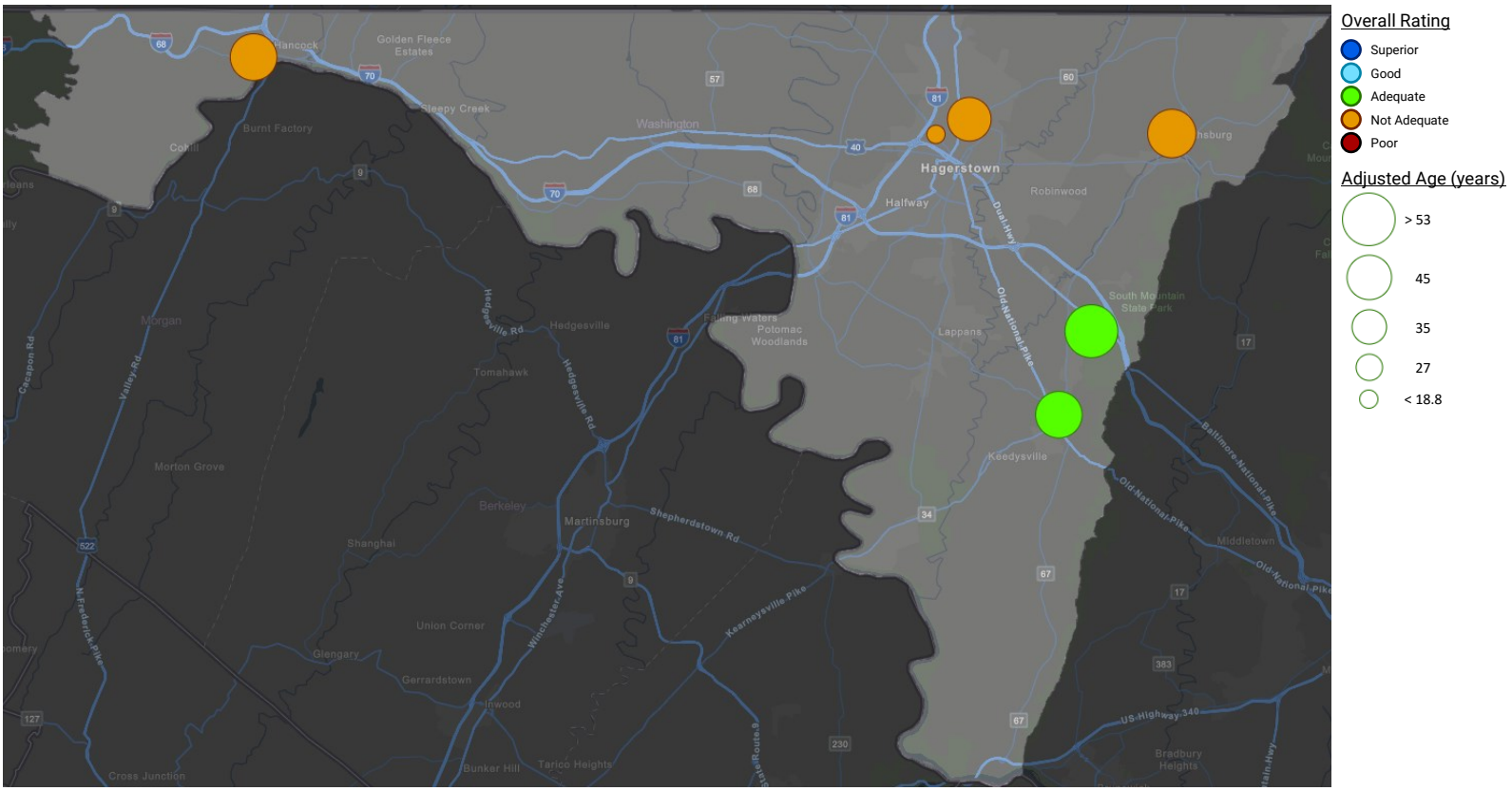
The fire alarm control panel was in trouble status at three facilities. Four facilities were observed with a non-functioning emergency light. Emergency lights were not identified in the PM schedule for any of the assessed facilities.

WASHINGTON COUNTY

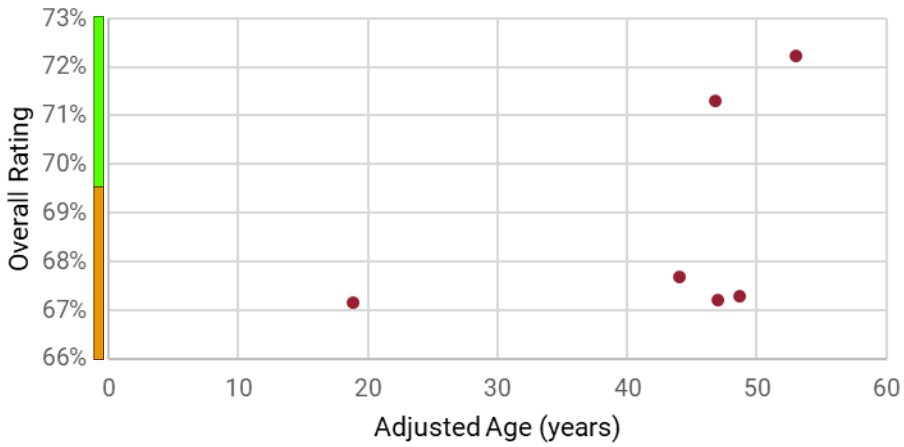
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	2
	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	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	1
	Ceilings	0	0
	Interior Lighting	0	2
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	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	4
	Conveyances	0	0
	Total	**0**	**14**

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Create individual, 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, in a timely manner, and the actions taken to complete the work are recorded accurately.

- Exterior and exit doors should be labeled on the exterior of the building to aid in identification for maintenance and emergency services.

WICOMICO COUNTY

Total School Facilities Assessed in FY 2025: 3

J.M. Bennett High

Fiscal Year 2025: Key Facts

24 facilities

Wicomico County has 24 active school facilities.

No change since FY 2024.

29.3 years old

The average adjusted age of all 24 school facilities is 29.3 years old.

- 0.4 years since FY 2024.

> 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 2024.

> $1.1 B

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

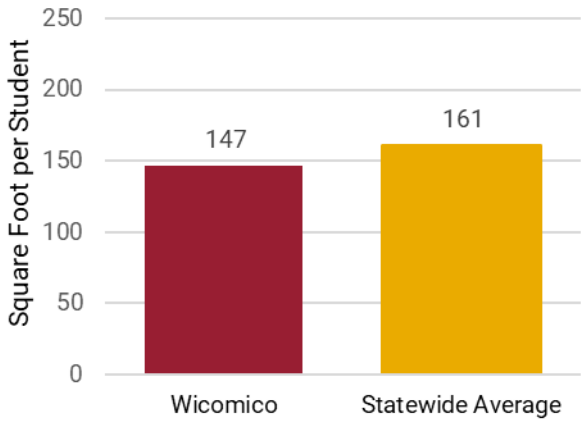
75.68% (Adequate) = Average Overall Rating for FY 2025

- 3.36% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



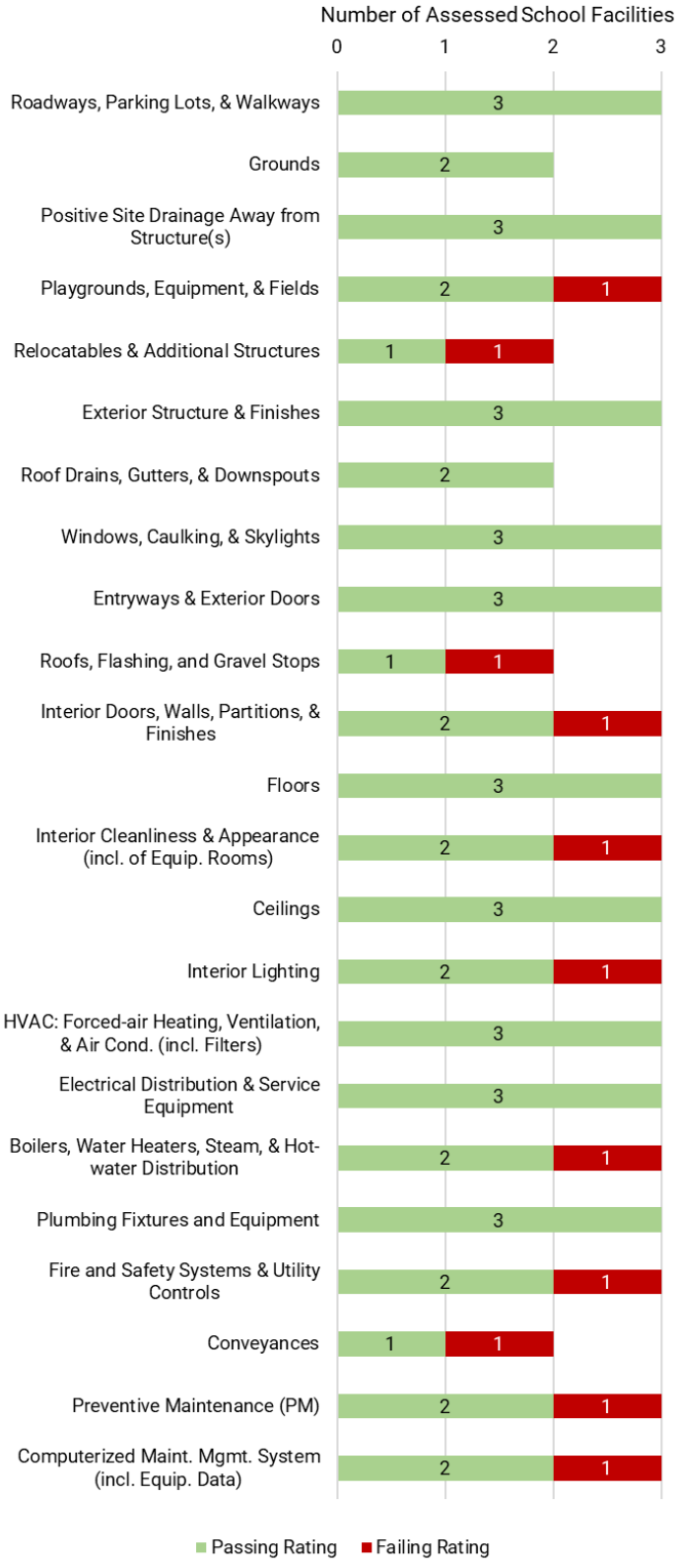
WICOMICO COUNTY

FY 2025 Results: Summary of Facility Ratings

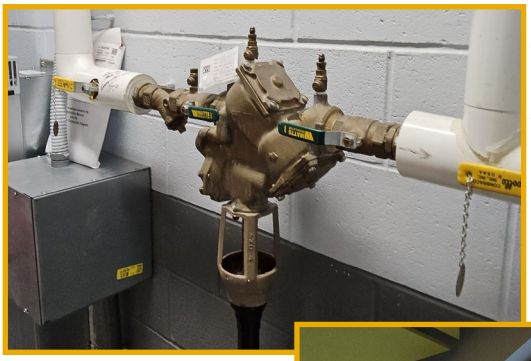
Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. North Salisbury Elementary (22.004)	Elementary	76,999	18	Adequate	0	7	16	0	0	0	0
2. Beaver Run Elementary (22.005)	Elementary	98,193	4	Adequate	1	8	8	1	0	0	0
3. J.M. Bennett High (22.008)	High	247,202	14	Adequate	0	1	12	9	1	0	0
				Totals	1	16	36	10	1	0	0
				Percentage of Total Ratings for LEA	2%	25%	56%	16%	2%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths



Backflow preventers were included in the PM schedule at each facility. All backflow preventers in the main building at each facility had current inspection tags.

No issues or concerns were identified with the windows at two facilities. All windows appeared to be functional with sealants intact. The windows were included in the PM schedule and closed work order history at all three facilities.

All fire and safety inspection reports were provided and current. The fire alarm, sprinkler, and ANSUL systems were included in the PM schedule and closed work order history at all three facilities.

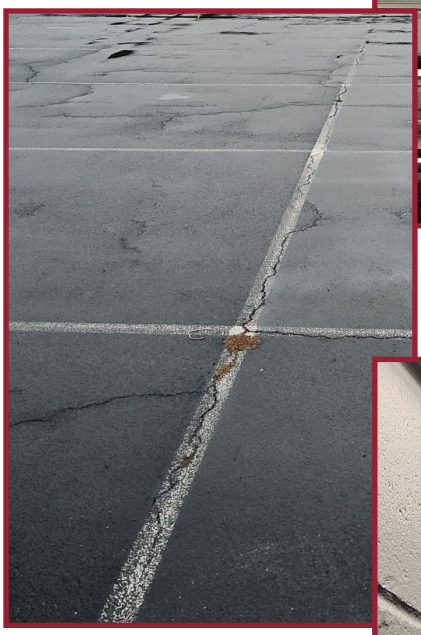
No issues or concerns were identified with the generators. Generators were included in the PM schedule and closed work order history at all three facilities.

Weaknesses

Monthly ceiling inspections were identified in the PM schedule at all three facilities but no PM work orders had been closed within the past year at one facility. All three facilities were observed with stained ceiling tiles.

Multiple non-functional lights were observed throughout two facilities. Monthly lighting inspections were identified in the PM schedule at all three facilities; however, one facility had no associated closed PM work orders within the past year. The same facility had 60 open work orders for lighting issues; 57 were waiting for parts on order and 21 were aged over one year, the oldest of which was over 1,000 days old.

Parking lots were included in the PM schedule at all three facilities but no PM work orders had been closed within the past year at any facility. Cracks were observed in the parking lots at two facilities.



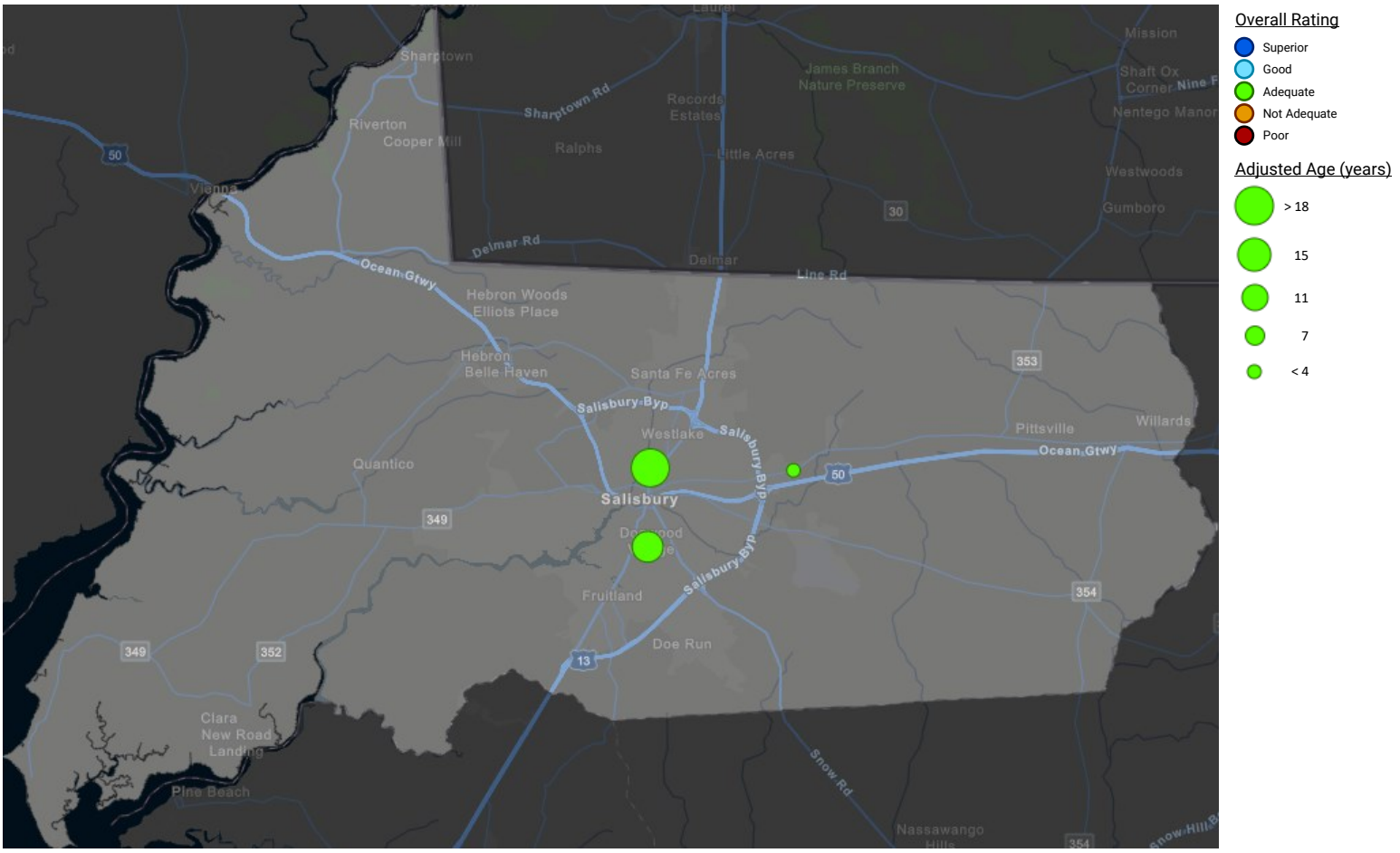
Multiple emergency lights and/or exit signs were observed non-functional at two facilities.

WICOMICO COUNTY

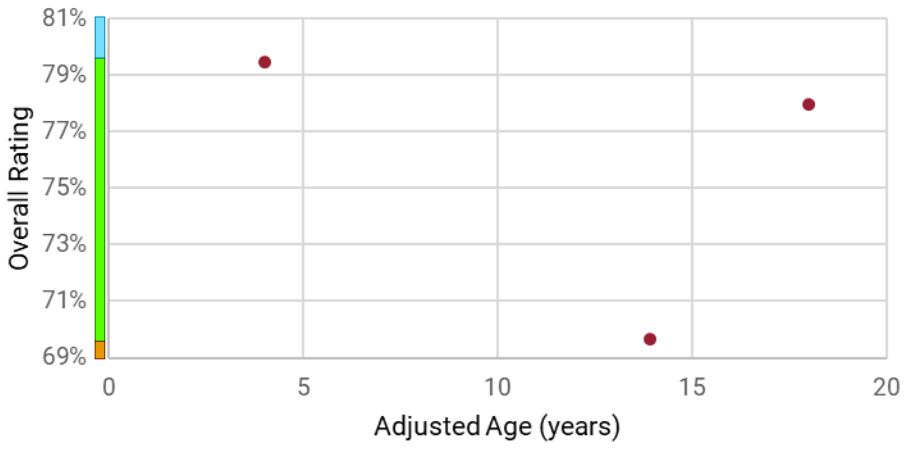
FY 2025 Results: Summary of Deficiencies by Category

	Category	# of Facilities with Major Deficiencies	# of Facilities with 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 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 appropriate frequencies informed by manufacturers' recommendations.

- Expand the asset inventory for each facility to encompass all significant 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.

- Implementing quality control procedures is recommended to ensure work orders are being completed effectively and in a timely manner.

- Exterior and exit doors should be labeled on the exterior of the building to aid in identification for maintenance and emergency services.

WORCESTER COUNTY

Pocomoke Elementary

Total School Facilities Assessed in FY 2025: 3

Fiscal Year 2025: Key Facts

14 facilities

Worcester County has 14 active school facilities.

No change since FY 2024.

29.0 years old

The average adjusted age of all 14 school facilities is 29.0 years old.

+ 1 year since FY 2024.

> 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 2024.

> $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.

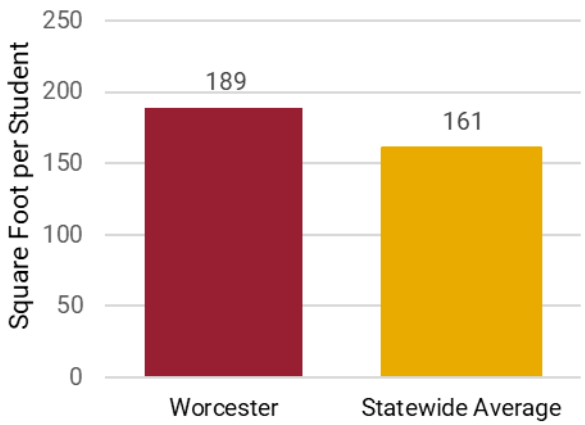
71.28% (Adequate) = Average Overall Rating for FY 2025

+ 5.14% since FY 24

FY 2025 Overall Rating Results by Facility Type

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

Average Square Foot per Student



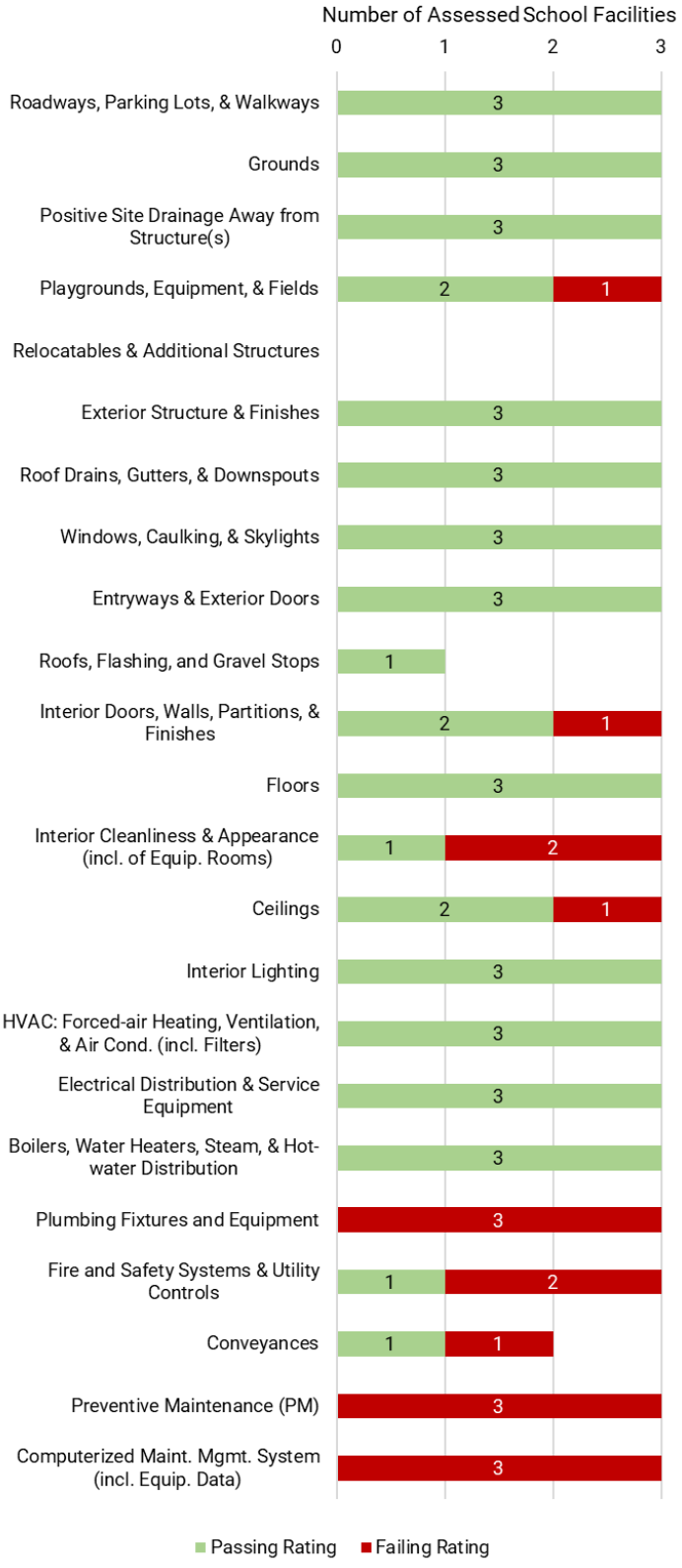
WORCESTER COUNTY

FY 2025 Results: Summary of Facility Ratings

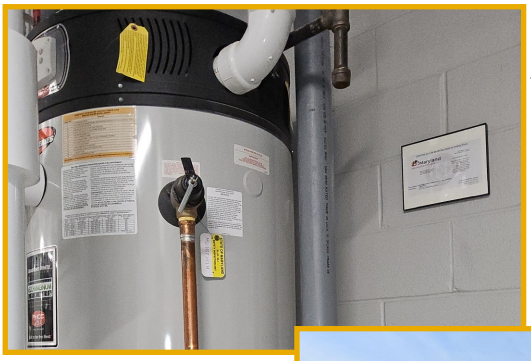
Facility Name	Facility Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					# of Categories with Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Showell Elementary (23.001)	Elementary	102,409	5	Adequate	0	4	13	4	0	0	0
2. Pocomoke Elementary (23.002)	Elementary	52,512	45	Not Adequate	0	3	10	7	1	0	4
3. Worcester Technical High School (23.015)	Career Tech	139,077	17	Adequate	0	0	17	4	0	0	0
				Totals	0	7	40	15	1	0	4
				Percentage of Total Ratings for LEA	0%	11%	63%	24%	2%		

FY 2025 Results: Assessment Findings by Category

FY25 Passing vs Failing Rating per Category



Strengths

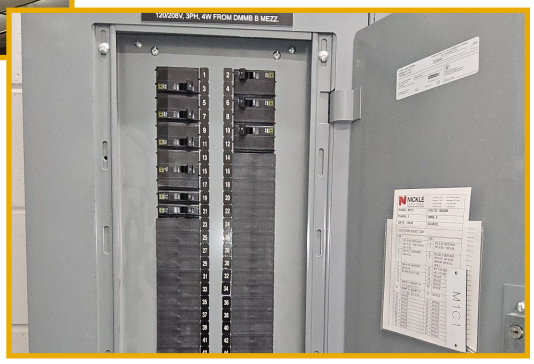


No issues or concerns were identified with the boilers or water heaters at any facility. The DLLR certificates were current and on display for all applicable boilers and water heaters.

All fencing and gates were functional and free from damage. The stormwater management ponds appeared to be well maintained.

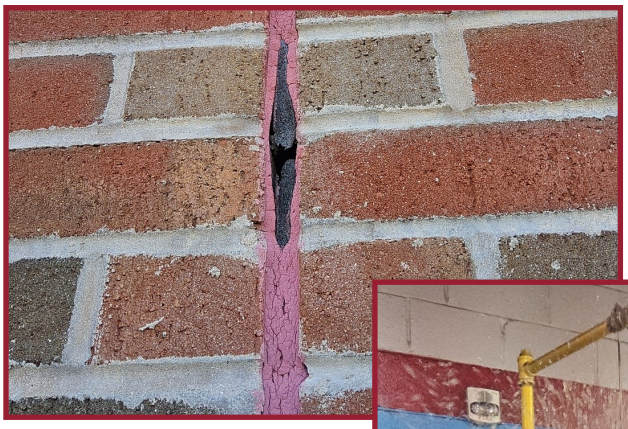
No issues or concerns were identified with the interior lighting fixtures at two facilities. All fluorescent tubes in fixtures without lenses or covers appeared to have protective tube sleeves installed.

No issues or concerns were identified with the electrical distribution or service equipment at two facilities. The electrical panels were observed with detailed breaker schedules.



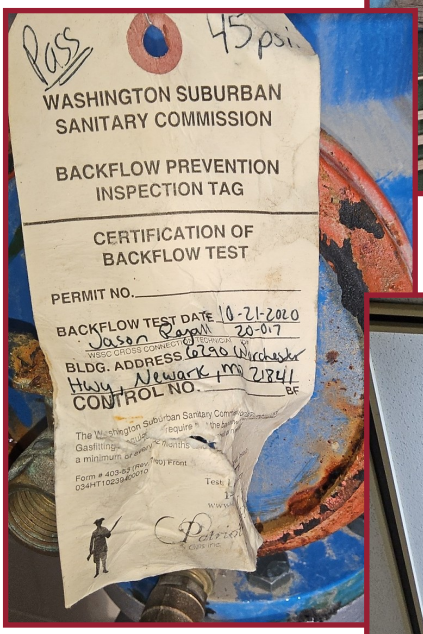
Weaknesses

Exterior structure and finishes were not included in the PM schedule at any facility. Two facilities were observed with deteriorated expansion joint sealants with gaps in some areas at one facility.



All three facilities had multiple fire and safety system assets included in their PM schedule but the PM work was inconsistent at each facility. One facility had closed PM work orders within the past year but multiple non-functional emergency lights were observed throughout the building. The second facility had no closed PM work orders within the past year and potential safety issues were identified with an eyewash station and a few exit signs. Other than a few fire extinguisher checks, the third facility had no other fire and safety system assets with closed PM work orders within the past year; a supervisory signal was indicated in the fire alarm system.

Most backflow preventers had expired inspection tags. Two facilities included yearly backflow preventer inspections in their PM schedule but no PM work orders had been closed within the past year. The third facility did not identify backflow preventers in its PM schedule.



Multiple stained ceiling tiles were observed at two facilities. Ceiling were not identified in the PM schedule for any of the assessed facilities.

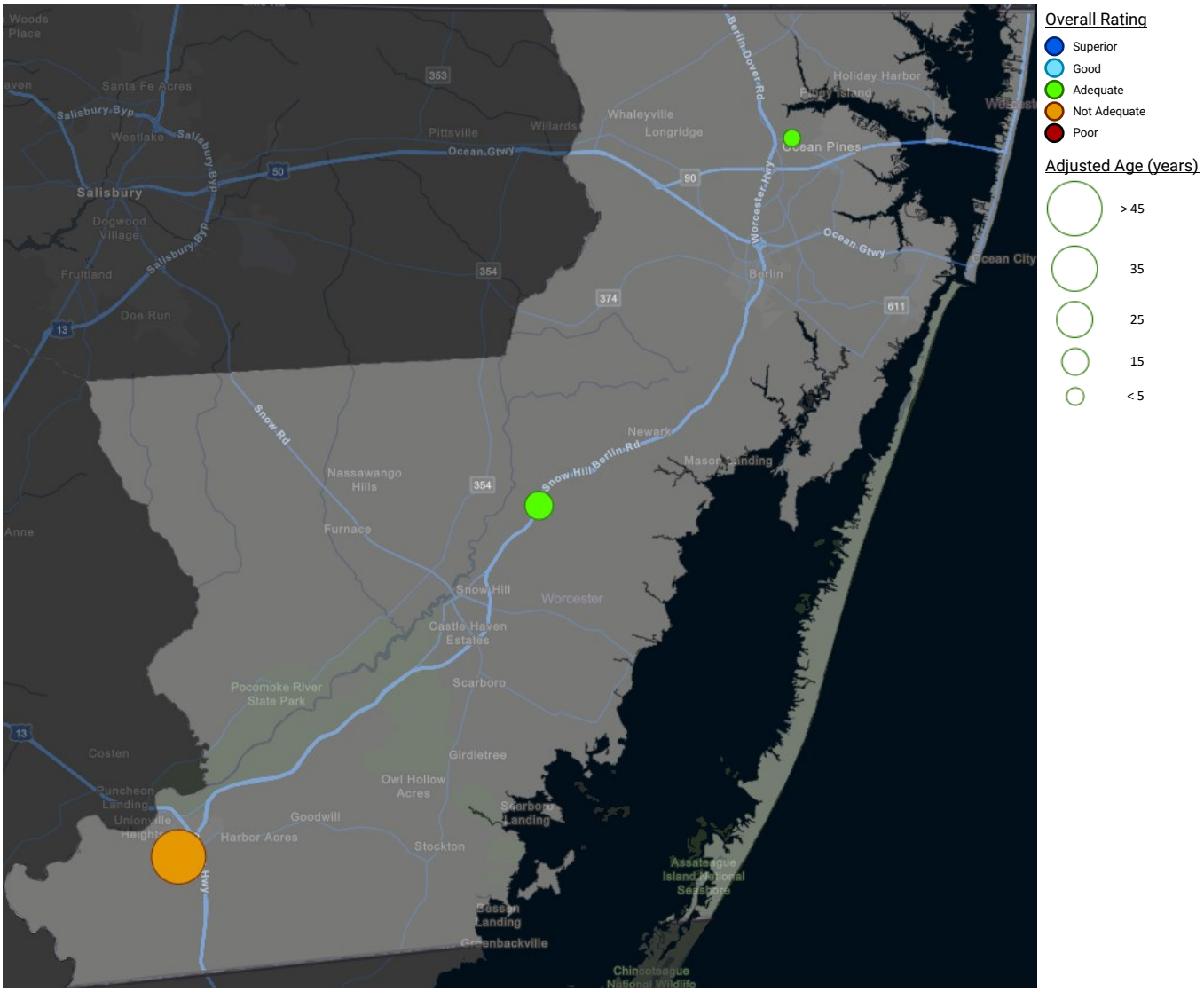
WORCESTER COUNTY

FY 2025 Results: Summary of Deficiencies by Category

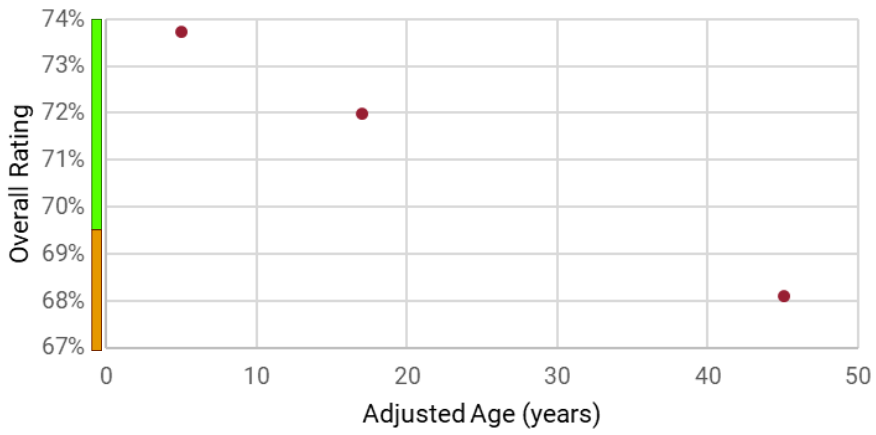
	Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	0
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	1
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior 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	1
	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	0
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**4**

FY 2025 Results: Overall Ratings Graph and Map — Adjusted Age

Overall Rating vs Adjusted 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 appropriate frequencies informed by manufacturers' recommendations.

- Expand the asset inventory for each facility to encompass all significant 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.

- A field should be created in the CMMS to track completion dates to help identify causes of possible bottlenecks and streamline workflow processes.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively, in a timely manner, and closed accurately. Declined work orders should also have notes recorded in the work order detailing why the work requested was not completed.

- Regularly scheduled ceiling inspections should be created and tracked using the CMMS to identify any ceiling tiles that are 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.