IAC MEETING AGENDA
Thursday, September 12, 2024

Virtual Meeting
9:00 a.m.
Live and archived streams of IAC meetings are available at https://mdschoolconstruction.org
Please visit https://mdschoolconstruction.org to sign up for public comment.

Introduction

- Meeting called to order
- Roll Call
- Revisions to the Agenda
- Public Comment

		Presenter	Page	
1	Executive Director's Report	Alex Donahue, Executive Director		
2	Consent Agenda A. August 8, 2024 Meeting Minutes B. Contract Awards C. Revisions to Previously Approved Contracts D. Contract Cancellation E. Easement F. Site Approval - Harford County Public Schools - Harford Academy and Elementary School (PSC 12.064) G. Property Transfer - Cecil County Public Schools - Former Chesapeake City Elementary School (PSC 07.015) H. Informational Only Land Transfer - Wicomico County Public Schools - Salisbury Middle School (PSC 22.025)	Alex Donahue, Executive Director	 2 8 40 41 42 43 45 52	 * * * * * * *
3	State Cost Share Presentation - Informational	Cassandra Viscarra, Deputy Director	53	
4	FY 2025 Capital Improvement Program Amendment- Washington County Public Schools - Boonsboro High School (PSC 21.001) - HVAC Project	Lisa Vaughn, Capital Projects Manager	62	*
5	FY 2025 Capital Improvement Program (CIP) Revisions - St. Mary's County Public Schools - Lettie Marshall Dent Elementary School (PSC 18.017) Limited Renovation and Piney Point Elementary School (PSC 18.027) HVAC Replacement	Eugene Shanholtz, Lead Capital Projects Manager	64	*
6	Built to Learn Program - St. Mary's County Public Schools - Piney Point Elementary School (PSC 18.027) - HVAC Replacement	Eugene Shanholtz, Lead Capital Projects Manager	69	*
7	Healthy Schools Facility Fund FY 2024 Project Extension Request - Calvert County Public Schools - Windy Hill Middle School (PSC 04.022) - Chiller Replacement	Deterrion Sims, Funding Programs Assistant; Lisa Vaughn, Capital Projects Manager	70	*
8	COMAR 14.39.02.12 Amendment to Modular Construction Section Reference	Cassandra Viscarra, Deputy Director	71	*
9	Fiscal Year 2024 Maintenance of Maryland's Public School Buildings Annual Report	Scott Snyder, Manager, Assessment & Maintenance Group; Brooke Finneran, Maintenance Administrative Officer	73	*

Announcements

*Action Item

Item 2.A. August 8, 2024 IAC Meeting Minutes

Motion:
To approve the draft August 8, 2024 IAC Meeting Minutes, as presented.

DRAFT Meeting Minutes – August 8, 2024

Call to Order:
Chair Edward Kasemeyer called the video-conference meeting of the Interagency Commission on School Construction to order at 9:00 a.m.

Members in Attendance:
Edward Kasemeyer, Appointee of the President of the Senate, Chair
Linda Eberhart, Appointee of the Speaker of the House, Vice-chair
Courtney League as Designee for Secretary Atif Chaudhry, Maryland Department of General Services
Michael Darenberg, Appointee of the Governor
Secretary Rebecca Flora, Maryland Department of Planning
Brian Gibbons, Appointee of the Speaker of the House
Gloria Lawlah, Appointee of the President of the Senate
Krishna Tallur as Designee for Dr. Carey M. Wright, State Superintendent of Schools

Members Not in Attendance:
None.

Revisions to the Agenda:
None.

Public Comment:
None.

IAC Correspondence:
None.

1. **Executive Director's Report – [Informational Only]**
   Executive Director Alex Donahue gave an update on two items. First, he indicated that he and five members of the IAC staff would be attending the Maryland Association of Counties Summer Conference and setting up a booth in the exhibition hall for counties and other organizations to talk to IAC staff and learn about the IAC and its mission and work. Additionally, Executive Director Donahue updated the commission on the progress of the ad-hoc workgroup considering solutions for Worcester County project needs, consisting of the IAC, Worcester County Commission, and Worcester County Board of Education. He informed the commission that there was progress being made and that Worcester County and WCPS officials seemed interested in one of the four scenarios Executive Director Donahue presented. He indicated that additional information would be brought to the next workgroup meeting, and that there was an open discussion ongoing regarding the possibility of a three-party Memorandum of Understanding to support a two-project package that the IAC could consider supporting.

2. **Consent Agenda – [Motion Carried]**
   Upon a motion by Mr. Gibbons, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve the consent agenda.
   a. **July 11, 2024 Meeting Minutes**
      To approve the draft July 11, 2024 IAC Meeting Minutes, as presented.
   b. **July 23, 2024 Meeting Minutes**
      To approve the draft July 23, 2024 IAC Meeting Minutes, as presented.
   c. **Contract Awards**
      To approve contract procurement as presented.
   d. **Revisions to Previously Approved Contracts**
      To approve the revision to the previously approved contract awards as presented to accurately reflect the adjustments to the State and local participation in the contract amounts and/or corrections to project allocation information.
   e. **Pass-Through Grant Revision to Application – Cecil County Public Schools – Leeds Elementary (PSC 07.041) Playground**
      1. To approve the rescission of $53,156 of Pass-Through Grant (PTG) funds for the Cecil County Public Schools playground restoration project at Conowingo Elementary School (PSC 07.019); and,
      2. To apply $53,156 in Pass-Through Grant funds to the playground restoration project at Leeds Elementary School (PSC 07.041), thereby allocating the remaining PTG funds for the LEA to this project.

3. **Prince George's County Phase II Public-Private Partnership for Public School Construction – Amendment to Approval of Amendment 1 — [Motion Carried]**
   Executive Director Donahue presented an amendment to the IAC's July 23, 2024 approval of the form of Amendment 1 to the "Project Agreement for the Design, Build, Finance, and Maintenance of Prince George's County Public Schools Alternative Construction Financing Package 2 by and between the Board of Education of Prince's George's County and Progressive Education Partners, LLC" (Project Agreement), which clarified the language of Amendment 1 of the Project Agreement, specifically as it relates to the Availability Payment specified within the Project Agreement.

   Mr. Darenberg asked if there would need to be additional approvals each year to correct the dollar amounts with the adjustments of the schedule. Executive Director Donahue indicated that, no, the language which outlines the payments was discussed beforehand and prescribes the payments over the next 30 years. He also clarified that this agreement is between PGCPS and the vendor; future P3 agreements, which other LEAs may enter into, may have different terms. Mr. Darenberg asked if the IAC would know when these payments are determined, and the dates in which they are required to be paid. Executive Director Donahue indicated that after financial close-out all of the payments over the next 30 years will be able to be seen on a schedule so the LEA and the IAC can know that there will be no shortfalls in future years due to unexpected payment amounts. Chair Kasemeyer clarified that the prior approval misinterpreted the language, rather than this being a significant change to the agreement, which Executive Director Donahue confirmed.

   Upon a motion made by Senator Lawlah, seconded by Mr. Gibbons, the IAC voted unanimously to amend the IAC's July 23, 2024 approval of the form of Amendment one to the "Project Agreement for the Design, Build, Finance, and Maintenance of Prince George's County Public Schools Alternative Construction Financing Package 2 by and between the Board of Education of Prince George's County and Progressive Education Partners, LLC" (Project Agreement) and authorize Prince George's County

Public Schools to finalize and execute Amendment 1 on the condition that the Availability Payment, solely during the first contract year in which Project Readiness is achieved, does not exceed $70 million, as indicated in the final financial model, which will be included in Exhibit U of the Project Agreement and attached to Amendment 1 and to expressly revoke the language in the original approval, "and each year thereafter".

4. **Adoption of FY 2026 Capital Improvement Program Target Allocations — [Motion Carried]**
Deputy Director Cassandra Viscarra presented an Item which presented the proposed FY 2026 target allocations for each LEA. Ms. Viscarra indicated that previously, many LEAs were concerned about BTL funding impacting their future funding targets, which had previously been based on the LEA's 10 year average CIP funding. Due to these concerns, the IAC voted to 'freeze' funding targets for FY 2023, 2024, and 2025 at a consistent level. However, for FY 2026 CIP funding, the prior freeze has expired. Ms. Viscarra informed the IAC that continuing to use these past frozen allocations to develop funding targets has the potential to perpetuate funding inequities, and that the new proposed funding targets, which use wealth-adjusted enrollment-based figures while taking the prior frozen allocations into account, are more equitable.

   Mr. Darenberg inquired about how these target allocations impact the LEAs, to which Ms. Viscarra responded that it provides a targeted level of funding that the LEAs can anticipate so they are better able to plan future projects. Mr. Darenberg asked whether the $5 million that is currently in the State reserve fund had always been held. Ms. Viscarra stated that the IAC began holding this $5 million in reserve around five years ago, and it serves many purposes including potential uses for emergency funding, overages for projects, and design funding outside of the funding cycle. Executive Director Donahue stated that the need for a fund that would be usable for emergency repair requests became clear when a tornado in Anne Arundel County caused damage to a high school. While the LEA ended up covering the majority of the repair, the IAC decided that with the acceleration of catastrophic climate events, extra money may be needed to recover from damage caused by natural disasters.

   Executive Director Donahue also indicated that the 10 year average previously used was based on actual spending levels, rather than need, which gave priority to LEAs who had more available funds to put towards State shares, making funding inequitable. Chair Kasemeyer asked whether the 10 year average is still used when calculating target allocations at all, to which Ms. Viscarra indicated that now roughly 25% of funding determination is based on the 10 year average, while closer to 75% is based on the wealth adjusted enrollment based formula.

   Upon a motion made by Vice-chair Eberhart, seconded by Mr. Gibbons, the IAC voted unanimously to adopt the FY 2026 Capital Improvement Program (CIP) target allocations as presented.

5. **COMAR Revisions to Clarify State Rated Capacity Calculation of Cooperative Use Spaces — [Motion Carried]**
Ms. Viscarra presented an Item which proposed a clarification to the definition of the term 'Cooperative Use Space' (CUS) in COMAR to indicate under what circumstances a CUS is taken into account when calculating the State Rated Capacity (SRC) for a school. While the prior COMAR definition states that only CUS with written agreements should be excluded from the SRC, the change clarifies that teaching stations which are available for educational purposes during school hours should also be included in the SRC calculation. The recommendation is to approve the publication of the proposed language change in the Maryland Register, which will then be open for public comment for a period of at least 30 days.

Upon a motion made by Mr. League, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve amendments to COMAR 14.39.02.05F regarding the inclusion of Cooperative Use Space (CUS) in calculation of the State Rated Capacity (SRC) as presented and to authorize staff to make additional technical edits as necessary.

6. **Maximum State Allocation Increase and Award of Reserve Funds – Baltimore County Public Schools – Owings Mills High School (PSC 03.073) Electrical Upgrades — [Motion Carried]**
Capital Projects Manager Lisa Vaughn presented a request from Baltimore County Public Schools to increase the Maximum State Allocation and award additional funds to accommodate the higher than expected bids received for the Owings Mills High School Electrical Replacement project. Ms. Vaughn indicated that while the project was initially estimated in the fall of 2021, significant market increases have impacted manufacturing, transportation, and labor costs causing the increase from the original budget.

   Mr. Darenberg asked how old the facility was, and whether solely the electrical work was being done. Ms. Vaughn confirmed that solely electrical work was being done for the entire facility, and Executive Director Donahue confirmed that the school was originally built in 1978.

   Upon a motion made by Senator Lawlah, seconded by Secretary Flora, the IAC voted unanimously to increase the Maximum State Allocation for the Baltimore County Public Schools Owings Mills High School (PSC 03.073) Electrical Upgrades project from $851,000 to $1,251,659 in accordance with COMAR 14.39.02.07B and to transfer $584,734 from the LEA's reserve account to fully fund the FY 2023 Capital Improvement Program (CIP) project.

7. **FY 2021 School Safety Grant Program Extension Request – Baltimore County Public Schools – Perry Hall Elementary School (PSC 03.070) Intercom Replacement Project — [Motion Carried]**
Funding Programs and Finance Assistant Tatyana Tate presented a request from Baltimore County for a four-month extension to their FY 2021 School Safety Grant Program reimbursement deadline. Ms. Tate indicated that the LEA has seen unexpected supply chain delays, resulting in the project being unable to be completed by the initially anticipated deadline. Ms. Tate stated that the extension would allow for remaining installations, a review of invoices, and payment to the vendor.

   Mr. Darenberg asked whether the project had been started or if it was still in planning for the time being. Ms. Tate indicated that they had started the work, but needed an extension for installation and vendor payments, which Ms. Vaughn confirmed. Additionally, Ms. Vaughn added that the equipment had been purchased but not yet installed due to delays in receiving the materials, and now delays in vendor payment. Mr. Darenberg asked when the project was expected to be completed; after the meeting, Ms. Vaughn indicated that the estimated date of completion for the project is December 5, 2024.

   Upon a motion made by Mr. League, seconded by Mr. Gibbons, the IAC voted unanimously to approve an extension to the FY 2021 School Safety Grant Program (SSGP) Baltimore County Public Schools Intercom Replacement project at Perry Hall Elementary School (PSC 03.070) reimbursement deadline from August 5, 2024 to December 5, 2024.

8. **Amendments to FY 2025 School Safety Grant Program Notice of Funding Availability – Attachment 1 — [Motion Carried]**
Funding Programs Manager Arabia Davis presented a motion which corrected and reissued the allocation table included in Attachment 1 of the FY 2025 School Safety Grant Program Notice of

Funding Availability which was approved by the IAC at the July 11, 2024 meeting. The amendment reflects the correct allocations for each LEA.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. League, the IAC voted unanimously to approve amendments to Attachment 1 of the FY 2025 School Safety Grant Program (SSGP) Notice of Funding Availability (NOFA) as presented to reflect accurate percentages and calculated allocations based on adjusted enrollment and square footage totals for each LEA.

9. **Closed Session — [Motion Carried]**
   Upon a motion made by Mr. Gibbons, seconded by Vice-chair Eberhart, the IAC voted unanimously to close the meeting to Executive Session at 9:33 am; and to fully adjourn the meeting from the closed session.

Announcements:

None.

Adjournment:

Upon a motion by Mr. Darenberg seconded by Mr. Gibbons, the IAC voted unanimously to adjourn the meeting at 9:58 am.

Item 2.B. Contract Awards

Motion:
To approve the contract procurements presented on the following pages.

Contract Awards Report

LEA Name	Project Name	PSC Number	Company Name	Recommended Local Funds	Recommended State Funds	Total Contract Amount	Applicable State Cost Share Percentage	Basis for Award of Contract	Date of the IAC Meeting	Commitment Type
Anne Arundel	Center of Applied Technology North/Replacement	02.138	L & R Enterprises, Inc.	$ 976,235	$ -	$ 976,235	50%	Base Bid	09.12.2024	Contract/RFP
Anne Arundel	Central Middle/Roof	02.018	CitiRoof Corporation	$ 2,150,200	$ 2,480,500	$ 4,630,700	55%	Base Bid	09.12.2024	Contract/RFP
Anne Arundel	Glendale Elementary/Fire Safety	02.065	Action Electrical Contractors, Inc.	$ 411,000	$ 206,000	$ 617,000	60%	Base Bid	09.12.2024	Contract/RFP
Baltimore City	Dallas Nicholas ES #39/Windows	30.020	E. Pikounis Construction Co., Inc.	$ 810,900	$ 375,100	$ 1,186,000	100%	Base Bid Plus Alternates	09.12.2024	Contract/RFP
Baltimore City	Francis M. Wood Building #178/Elevator	30.115	Chilmar Corporation	$ 43,396	$ 450,000	$ 493,396	100%	Base Bid Plus Alternates	09.12.2024	Contract/RFP
Baltimore City	Harlem Park Elementary Middle #35/Windows	30.277	E. Pikounis Construction Co., Inc.	$ 221,831	$ 2,107,769	$ 2,329,600	100%	Base Bid	09.12.2024	Contract/RFP
Baltimore City	North Bend PK-8/Roof	30.041	Autumn Contracting, Inc.	$ 253,400	$ 2,481,600	$ 2,735,000	96%	Base Bid Plus Alternates	09.12.2024	Contract/RFP
Baltimore City	Thomas G. Hayes Building #102/Elevator	30.275	Chilmar Corporation	$ 112,396	$ 450,000	$ 562,396	100%	Base Bid Plus Alternates	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	11400, Inc.	$ 1,057,000	$ -	$ 1,057,000	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	George Moehrle Masonry, Inc.	$ 16,952,000	$ -	$ 16,952,000	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	Glass Industries, LLC	$ 3,151,000	$ -	$ 3,151,000	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	Glass Industries, LLC	$ 3,515,000	$ -	$ 3,515,000	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	Gray & Son, Inc.	$ 3,786,000	$ -	$ 3,786,000	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	Kinsley Steel Inc	$ 14,480,000	$ -	$ 14,480,000	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	Modular Concepts, Inc.	$ 4,777,941	$ -	$ 4,777,941	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	Polaris Fire Protection, Inc.	$ 1,697,645	$ -	$ 1,697,645	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	Protech Contractors LLC / Hometech LLC	$ 2,989,210	$ -	$ 2,989,210	66%	Base Bid	09.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	TJ Distributors, Inc.	$ 717,600	$ -	$ 717,600	66%	Base Bid	08.12.2024	Contract/RFP
Cecil	North East Middle High/Replacement	07.044	TJ Distributors, Inc.	$ 340,200	$ -	$ 340,200	66%	Base Bid	09.12.2024	Contract/RFP
Frederick	Ballenger Creek Middle/Base Metal Cabinet Replacement	10.041	Henley Construction Co., Inc.	$ -	$ 87,425	$ 87,425	100%	Base Bid Plus Alternates	09.12.2024	Contract/RFP
Frederick	Windsor Knolls Middle/Roof	10.046	Garland/DBS, Inc.	$ 116,115	$ 86,800	$ 202,915	70%	Base Bid	09.12.2024	Contract/RFP
Montgomery	Sligo Middle/HVAC	15.235	M & M Welding & Fabricators, Inc.	$ 7,868,000	$ 4,500,000	$ 12,368,000	50%	Base Bid Plus Alternates	09.12.2024	Contract/RFP
Queen Anne's	Kennard Elementary/Fire Safety	17.012	Johnson Controls, Inc.	$ 124,460	$ 129,540	$ 254,000	51%	Proposal	09.12.2024	Contract/RFP
Queen Anne's	Queen Anne's County High/Fire Alarm	17.001	Johnson Controls, Inc.	$ 427,779	$ 427,778	$ 855,557	50%	Base Bid	09.12.2024	Contract/RFP

Contract Award Bid Form - Anne Arundel - Center of Applied Technology North Replacement

PREVAILNG WAGE BID FORM

Bid Number: 24CN-322

PSC No.: N/A

Date of Bid Submission: June 12, 2024

Bid Documents Dated: March 30, 2024

Contractor: L&R Enterprises, Inc.
5011 Lawrence Place
Hyattsville, MD 20781

Owner: Anne Arundel County Public Schools
Office of Purchasing
2644 Riva Road
Annapolis, MD 21401

Architect: Grimm + Parker Architects
11720 Drive, Suite 600
Calverton, Maryland 20705

Construction Manager: Oak Contracting, LLC
1000 Cromwell Bridge Road
Towson, Maryland 21286

Center of Applied Technology North Replacement (A Prevailing Wage Project) DLLR Determination Number is 56314 FOR REFERENCE, SEE ATTACHED PREVAILING WAGE INSTRUCTIONS AND DETERMINATION.

1. The undersigned, having become familiar with the local conditions affecting the cost of the Work and with the Specifications, Description of Work, Drawings and Addenda 1 through 1 thereto, and on file in the Purchasing Division of the Board of Education of Anne Arundel County, hereby proposes to furnish all labor, materials, equipment, insurance, bonds and MBE documentation necessary for the above cited Project for the sum of (in words and figures).

Addenda:

Receipt of the following Addenda is acknowledged:

Addendum No. 1	Dated 6/6/24	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____

Center of Applied Technology North Replacement:

BASE BID: Nine Hundred Seventy-Six Thousand, Two Hundred Thirty-Five Dollars ($ 976,235)
(Words) (Figures)

Bidders are directed to review the details for each of the Alternate Numbers below in Specification Section 012300.

PREVAILING WAGE BID FORM

Bid Number: 23CN-151-026

PSC No.: N/A

Date of Bid Submission: May 8, 2024

Bid Documents Dated: May 8, 2024

Owner: Anne Arundel County Public Schools
Office of Purchasing
2644 Riva Road
Annapolis, MD 21401

Architect: Gale Associates, Inc.
1122 Kenilworth Drive, Suite 206
Towson, MD 21204-2143
443-279-4500
GALE JN 656439

Contractor: CitiRoof Corporation
9510 Berger Road
Columbia, MD 21046
Tel. # 410-381-3100
Fax # 410-381-8835

Project Manager: Jim Wortz
Anne Arundel County Public Schools
9034 Fort Smallwood Road
Pasadena, MD 21122

Project: **Roof Replacement at Central Middle School**

1. The undersigned, having become familiar with the local conditions affecting the cost of the Work and with the Specifications, Description of Work, Drawings and Addenda 0 through 0 thereto, and on file in the Purchasing Division of the Board of Education of Anne Arundel County, hereby proposes to furnish all labor, materials, equipment, insurance, bonds and MBE documentation necessary for the above cited Project for the sum of (in words and figures).

Addenda:

Receipt of the following Addenda is acknowledged:

Addendum No. _____	Dated _____	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____
Addendum No. _____	Dated _____	Addendum No. _____	Dated _____

BASE BID: Four Million, Six Hundred Thirty Thousand, Seven Hundred Dollars (Words) $ 4,630,700.00 (Figures)

*Note: if the total is greater than $100,000, a bid bond must accompany the bid submission

UNIT PRICES:
Bidders are directed to review the details for each of the Unit Prices below in Specification Section 012200

Unit Prices are for both extra Work and Credits. This list of prices will be submitted with the Bid in and shall become a part of the Contract upon its award. Unit prices listed below are applicable to all Work in this project involving extra materials/services performed by the General Contractor or his Subcontractors and/or

PREVAILING WAGE BID FORM

Bid Number: 23CN-151-030

PSC No.: N/A

Owner: Anne Arundel County Public Schools
Office of Purchasing
2644 Riva Road
Annapolis, MD 21401

Date of Bid Submission: May 16, 2024

Bid Documents Dated: April 18, 2024

Engineer: EBL Fire Engineering
8005 Harford Road
Baltimore, MD 21234

Contractor: Action Electrical Contractors, Inc.
791 W. Bel Air Ave.
Aberdeen, Maryland 21001
Tel. # 410-879-5887

Project Manager:
Anne Arundel County Public Schools
9034 Fort Smallwood Road
Pasadena, MD 21122
443-770-5200

Project: Fire Alarm Replacement at Glendale Elementary School

1. The undersigned, having become familiar with the local conditions affecting the cost of the Work and with the Specifications, Description of Work, Drawings and Addenda 1 through 1 thereto, and on file in the Purchasing Division of the Board of Education of Anne Arundel County, hereby proposes to furnish all labor, materials, equipment, insurance, bonds and MBE documentation necessary for the above cited Project for the sum of (in words and figures).

Addenda:

Receipt of the following Addenda is acknowledged:

Addendum No. 1 Dated 5-6-2024	Addendum No. _____ Dated _____
Addendum No. _____ Dated _____	Addendum No. _____ Dated _____
Addendum No. _____ Dated _____	Addendum No. _____ Dated _____
Addendum No. _____ Dated _____	Addendum No. _____ Dated _____
Addendum No. _____ Dated _____	Addendum No. _____ Dated _____

BASE BID: Six Hundred Seventeen Thousand Dollars---------- ($ 617,000.00)
(Words) (Figures)

*Note: if the total is greater than $100,000, a bid bond must accompany the bid submission

UNIT PRICES:
Bidders are directed to review the details for each of the Unit Prices below in Specification Section 012200

Unit Prices are for both extra Work and Credits. This list of prices will be submitted with the Bid in and shall become a part of the Contract upon its award. Unit prices listed below are applicable to all Work in this project involving extra materials/services performed by the General Contractor or his Subcontractors and/or credits to the Owner for materials/services deleted from the project. Unit Prices include all overhead and

BID PROPOSAL

PROPOSAL OF: E. Pikounis Construction Co. Inc.

ADDRESS: 1600 Eastern Ave, Baltimore, MD ZIP CODE: 21231

BID DUE DATE: May 20, 2024

SOLICITATION TITLE: Window and Door Replacement at Dallas F Nicholas Sr. Elementary School #039
Baltimore City Public Schools

TO THE BOARD OF SCHOOL COMMISSIONERS OF BALTIMORE CITY

The undersigned agree to furnish all labor, materials, equipment, services, and training necessary for the window and door replacement at Dallas F Nicholas Sr. Elementary School #039 for Baltimore City Public Schools in accordance with the attached specifications, drawings and other related contract documents.

The entire work specified shall be completed for the following price:

ITEM #1: Window and Door Replacement at Dallas F Nicholas Sr. Elementary School #039 Base Bid:

One Million Forty Nine Thousand **Dollars and** 00/100 **Cents** ($1,049,000.00)

ITEM #2: Alternate Item #1 Unit Price #1 from Alternate 1 Section 04.01.20.91: Unit Masonry Restoration: Joint Repointing:

$ 35.00 **per Sq. Ft. x 1000 Sq. Ft. = $** 35,000.00

ITEM #3: Alternate Item #2 Unit Price #2 from Alternate 2 Section 04.01.20.91: Unit Masonry Restoration: Masonry Unit Replacement:

$ 70.00 **per Sq. Ft. x 500 Sq. Ft. = $** 35,000.00

ITEM #4: Alternate Item #3 Unit Price #3 from Alternate 3 Section 04.01.20.91: Unit Masonry Restoration: Window Lintel Replacement:

$ 300.00 **per Sq. Ft. x 50 Linear Ft. = $** 15,000.00

ITEM #5: Alternate Item #4 Unit Price #4 from General Notes GAD.10 Note 6: Price for Repair of Interior and Exterior Walls, Including Sills and Lintels where Damaged Near Windows:

$ 5,000.00 ea.

ITEM #6: Alternate Item #5 Unit Price #5 from General Notes GAD.10 Note 6: Price for Repair of any Specialty Ceilings Damaged During Installation of Windows and DAS System:

$ 2,000.00 ea.

ITEM #7: Alternate Item #6 Unit Price #6 from Demolition Plan Notes (i.e. AD1.01a) & Floor Plan Notes (i.e., AE1.10a): Price for remove existing lighting (note D6) and provide new lighting (note A6):

$ 9,000.00 ea.

ITEM #8: Alternate Item #7 Unit Price #7 from Demolition Plan Notes (i.e. AD1.01a) & Floor Plan Notes (i.e., AE1.10a): remove existing exterior soffit (note D7) and provide new soffit and paint (A7):

$ 19,000.00 ea.

ITEM #9: Alternate Item #8 Unit Price #8 from Reference AE2.01, Note E8 – Add Alternate 1 – Paint Existing Louver to Match Existing:

$ 17,000.00 ea.

BID TOTAL: Sum of bid item #'s 1 through 9:

One Million One Hundred Eighty Six Thousand. **Dollars and** 00/100 **Cents ($** 1,186,000.00

TERMS: NET 30

F.O.B.: DELIVERED

BASIS OF AWARD: This contract shall be awarded to the lowest, qualified, responsive and responsible bidder based on per item or total lump sum cost whatever is in the best interest of Baltimore City Public Schools. Negative references received will affect award of the project.

BID PROPOSAL

PROPOSAL OF: Chilmar Corporation

ADDRESS: 5724 Belair Road , Baltimore Maryland ZIP CODE: 21206

BID DUE DATE: June 20, 2024

SOLICITATION TITLE: Elevator Replacement at Francis M Wood Building #178 (Vivien Thomas Medical Arts Academy #429)
Baltimore City Public Schools

TO THE BOARD OF SCHOOL COMMISSIONERS OF BALTIMORE CITY

The undersigned agree to furnish all labor, materials, equipment, services, and training necessary for the elevator replacement at Francis M Wood Building #178 (Vivien Thomas Medical Arts Academy #429) for Baltimore City Public Schools in accordance with the attached specifications, drawings and other related contract documents.

The entire work specified shall be completed for the following price:

ITEM #1: Elevator Replacement at Francis M Wood Building #178 (Vivien Thomas Medical Arts Academy #429):

Four Hundred Seventy-Eight Thousand, Three Hundred Ninety-Six **Dollars and** No **Cents ($** 478,396.00 **)**

ITEM #2: Alternate Item #1: Allowance of $15,000.00 for any Unforeseen Work Including HAZMAT Testing and Remediation:

Fifteen Thousand **Dollars and** No **Cents ($** 15,000.00 **)**

ITEM #3: Alternate #2: Add New Sprinkler Heads and Associated Devices:

Fifteen Thousand, Three Hundred Ninety-Six **Dollars and** No **Cents ($** 15,396.00 **)**

BID PROPOSAL

PROPOSAL OF: E. Pikounis Construction Co. Inc.

ADDRESS: 1600 Eastern Ave. Baltimore, MD ZIP CODE: 21231

BID DUE DATE: May 17, 2024

SOLICITATION TITLE: Window and Door Replacement at Harlem Park Pre-K to 8 School #035 Baltimore City Public Schools

TO THE BOARD OF SCHOOL COMMISSIONERS OF BALTIMORE CITY

The undersigned agree to furnish all labor, materials, equipment, services, and training necessary for the window and door replacement at Harlem Park Pre-K to 8 Elementary School #035 for Baltimore City Public Schools in accordance with the attached specifications, drawings and other related contract documents.

The entire work specified shall be completed for the following price:

ITEM #1: Window and Door Replacement at Harlem Park Pre-K to 8 Elementary School #035:

Two Million Two Hundred Forty Four Thousand Six Hundred **Dollars and** 00/100 **Cents ($** 2,244,600.00 **)**

ITEM #2: Alternate Item #1: Allowance of $50,000.00 for any Unforeseen Work, Including HAZMAT Testing and Remediation:

Fifty Thousand **Dollars and** 00/100 **Cents ($** 50,000.00 **)**

ITEM #3: Alternate Item #2: Repoint 1000 Linear Feet of Existing Masonry Joints and Replace 500 Square Feet of Brick Veneer throughout the Building:

Thirty Five Thousand **Dollars and** 00/100 **Cents ($** 35,000.00 **)**

BID TOTAL: Sum of bid item #'s 1 through 3:

Two Million Three Hundred Twenty
Nine Thousand Six Hundred. **Dollars and** 00/100 **Cents ($**2,329,600.00

TERMS: NET 30

F.O.B.: DELIVERED

BASIS OF AWARD: This contract shall be awarded to the lowest, qualified, responsive and responsible bidder based on per item or total lump sum cost whatever is in the best interest of Baltimore City Public Schools. Negative references received will affect award of the project.

BID PROPOSAL

PROPOSAL OF: Autumn Contracting, Inc.

ADDRESS: 5425 Port Royal Road, Springfield, VA ZIP CODE: 22151

BID DUE DATE: May 23, 2024

SOLICITATION TITLE: Roof Replacement at North Bend Pre-K to 8 School #081
Baltimore City Public Schools

TO THE BOARD OF SCHOOL COMMISSIONERS OF BALTIMORE CITY

The undersigned agree to furnish all labor, materials, equipment, services, and training necessary for the roof replacement at North Bend Pre-K to 8 School #081 for Baltimore City Public Schools in accordance with the attached specifications, drawings and other related contract documents.

The entire work specified shall be completed for the following price:

ITEM #1: Roof Replacement at North Bend Pre-K to 8 School #081:

Two Million Three Hundred Thousand **Dollars and** No **Cents ($** 2,300,000.00 **)**

ITEM #2: Alternate Item #1: Allowance of $150,000.00 for any Unforeseen Work Including HAZMAT Testing and Remediation:

One Hundred Fifty Thousand **Dollars and** No **Cents ($** 150,000.00 **)**

ITEM #3: Alternate Item #2: Portable Building Roof Replacement:

A. Base Bid: No work to be performed on the portable building.

B. Alternate: Remove existing roofing finish, gutters, vents, and any insulation above the roof deck as indicated on Drawing A-104. Install new TPO roofing with new gutters, vents, and insulation above the roof deck to match existing locations, roof height, roof thickness, and slope. Include removal and replacement of existing plywood roof decking. Assume 10 percent of the existing roof deck is to be replaced. Assume existing plywood is 3/4 inch thick.

One Hundred Fifty Thousand **Dollars and** No **Cents ($** 150,000.00 **)**

ITEM #4: Alternate Item #3: Provide Lightning Protection System:

A. Base Bid: No Lightning System Provided.
B. Alternate: Provide Lightning Protection System as per E-103 to E-501.

Forty Thousand **Dollars and** No **Cents ($** 40,000.00 **)**

ITEM #5: Unit Prices: Unit Price #1 Brick Repair:

Description: Repair existing exterior brick wall as mutually agreed upon by Owner and Contractor upon review of field conditions during construction time period.

Provide price per square foot based upon 500 S.F. of existing brick repair:

$ 30.00 **Per S.F x 500 S.F = $** 15,000.00

ITEM #6: Unit Prices: Unit Price #2 Tuck Pointing:

Description: Tuck-Point Brick Masonry as mutually agreed upon by Owner and Contractor upon review of field conditions during construction time period.

Provide price per L.F. based upon 1,000 L.F. of masonry tuck-pointing

$ 80.00 **Per S.F x 1,000 L.F. = $** 80,000.00

BID TOTAL: Sum of bid item #'s 1 through 6:

Two Million Seven Hundred Thirty Five Thousand **Dollars and** No **Cents ($** 2,735,000.00 **)**

TERMS: NET 30

F.O.B.: DELIVERED

BASIS OF AWARD: This contract shall be awarded to the lowest, qualified, responsive and responsible bidder based on per item or total lump sum cost whatever is in the best interest of Baltimore City Public Schools. Negative references received will affect award of the project.

BID PROPOSAL

PROPOSAL OF: Chilmar Corporation

ADDRESS: 5724 Belair Road, Baltimore, Maryland ZIP CODE: 21206

BID DUE DATE: May 23, 2024

SOLICITATION TITLE: Elevator Replacement at Thomas G Hayes Building #102
Baltimore City Public Schools

TO THE BOARD OF SCHOOL COMMISSIONERS OF BALTIMORE CITY:
The undersigned agree to furnish all labor, materials, equipment, services, and training necessary for the elevator replacement at Thomas G Hayes Building #102 for Baltimore City Public Schools in accordance with the attached specifications, drawings and other related contract documents.

The entire work specified shall be completed for the following price:

ITEM #1: Elevator Replacement at Thomas G Hayes Building #102:

Five Hundred Forty-Seven Thousand, Three Hundred Ninety-Six **Dollars and** No **Cents ($**547,396.00**)**

ITEM #2: Alternate Item #1: Allowance of $15,000.00 for any Unforeseen Work, Including HAZMAT Testing and Remediation:

Fifteen Thousand **Dollars and** No **Cents ($**15,000.00**)**

BID TOTAL: Total of Item #'s 1 and 2

Five Hundred Sixty-Two Thousand, Three Hundred Ninety-Six **Dollars and** No **Cents ($**562,396.00**)**

TERMS: NET 30
F.O.B.: DELIVERED

BASIS OF AWARD: This contract shall be awarded to the lowest, qualified, responsive and responsible bidder based on per item or total lump sum cost whatever is in the best interest of Baltimore City Public Schools. Negative references received will affect award of the project.

Vendor's Response

G+P Project No 22105.00

NORTHEAST MIDDLE & HIGH SCHOOL
CECIL COUNTY PUBLIC SCHOOLS

SECTION 00 41 00 – BID FORM

DATE: 4/10/24

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We Steve Geltmacher of 11400 Inc.
Name of Contractor Name of Company

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 11A **BID PACKAGE TITLE** Food Service Equipment

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

NINE HUNDRED EIGHTY-TWO THOUSAND Dollars ($ 982,000)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

ONE MILLION FIFTY-SEVEN THOUSAND Dollars ($ 1,057,000)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

G+P Project No 22105.00

NORTHEAST MIDDLE & HIGH SCHOOL
CECIL COUNTY PUBLIC SCHOOLS

SECTION 00 41 00 – BID FORM

DATE: 4/12/2024

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We George Moehrle, President (Name of Contractor) of George Moehrle Masonry, Inc. (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 4A **BID PACKAGE TITLE** Masonry

BASE BID 1 – Three (3) Phase Construction Schedule

All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Seventeen Million Four Hundred Eighty-Four Thousand and 00/100 Dollars ($ 17,484,000.00)

BASE BID 2 – Two (2) Phase Construction Schedule

All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Sixteen Million Nine Hundred Fifty-Two Thousand and 00/100 Dollars ($16,952,000.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

G+P Project No 22105.00

NORTHEAST MIDDLE & HIGH SCHOOL
CECIL COUNTY PUBLIC SCHOOLS

SECTION 00 41 00 – BID FORM

DATE: 4/12/24

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We Justin Schneider (Name of Contractor) of Glass Industries, LLC. (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 07B **BID PACKAGE TITLE** Metal Panels

BASE BID 1 – Three (3) Phase Construction Schedule

All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Three million one hundred fifty-one thousand Dollars ($ 3,151,000.00)

BASE BID 2 – Two (2) Phase Construction Schedule

All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Three million one hundred fifty-one thousand Dollars ($ 3,151,000.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

G+P Project No 22105.00

NORTHEAST MIDDLE & HIGH SCHOOL
CECIL COUNTY PUBLIC SCHOOLS

SECTION 00 41 00 – BID FORM

DATE: 4/12/24

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We Justin Schneider (Name of Contractor) of Glass Industries, LLC. (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 08B **BID PACKAGE TITLE** Glass and Glazing

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Three million five hundred fifteen Dollars ($ 3,515,000.00)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Three million five hundred fifteen Dollars ($ 3,515,000.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

SECTION 00 41 00 – BID FORM

DATE: 4/12/2024

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We Kevin Thatcher (Name of Contractor) of Gray & Son, Inc. (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 32A BID PACKAGE TITLE Asphalt & Site Concrete

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

THREE MILLION EIGHT HUNDRED SIXTY ONE THOUSAND DOLLARS AND ZERO CENTS Dollars ($ 3,861,000.00)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

THREE MILLION SEVEN HUNDRED EIGHTY SIX THOUSAND DOLLARS AND ZERO CENTS Dollars ($ 3,786,000.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

SECTION 00 41 00 – BID FORM

DATE: 04/12/24

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We Rene Murray (Name of Contractor) of Kinsley Steel, Inc (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 05A **BID PACKAGE TITLE** Steel

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Fifteen Million Five Hundred Thousand 00/100 Dollars ($15,500,000.00)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Fourteen Million Four Hundred Eighty thousand 00/100 Dollars ($14,480,000.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

G+P Project No 22105.00

NORTHEAST MIDDLE & HIGH SCHOOL
CECIL COUNTY PUBLIC SCHOOLS

SECTION 00 41 00 – BID FORM

DATE: 4-12-24

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We Jeff Foster (Name of Contractor) of Modular Concepts, Inc. (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 06B BID PACKAGE TITLE Millwork & Casework

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Four Million Seven Hundred Seventy Seven Thousand Nine Hundred Forty Dollars and 69 cents Dollars ($ 4,777,940.69)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

our Million Seven Hundred Seventy Seven Thousand Nine Hundred Forty Dollars and 69 cents Dollars ($ 4,777,940.69)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

G+P Project No 22105.00

NORTHEAST MIDDLE & HIGH SCHOOL
CECIL COUNTY PUBLIC SCHOOLS

SECTION 00 41 00 – BID FORM

DATE: April 12, 2024

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We William Caltrider (Name of Contractor) of Polaris Fire Protection, Inc (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 21A **BID PACKAGE TITLE** Fire Sprinkler

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

One Million six hundred ninety seven thousand six hundred forty five Dollars ($ 1,697,645.00)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

One Million six hundred ninety seven thousand six hundred forty five Dollars ($ 1,697,645.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

North East Middle/High School

10/10/2022

SECTION 00 41 00 – BID FORM

DATE: 04/12/2024

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We PROTECH CONTRACTORS / HOMETECH,LLC. of PROTECH CONTRACTORS / HOMETECH,LLC.
Name of Contractor Name of Company

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 7A **BID PACKAGE TITLE** ROOF INSTALLATION

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

THREE MI LLON, ON EHUNDRED S IX TY-SEVEN THOUSANDFOUR HU NDE RD & TWENTY Dollars ($ 3,167,420.00)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

TWO MI LLON, NI E HUNDRE D AN D EI GHTY-NIN E THOUSD, TWO HUNDRED DOLLARS Dollars ($ 2,989,210.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

G+P Project No 22105.00

NORTHEAST MIDDLE & HIGH SCHOOL
CECIL COUNTY PUBLIC SCHOOLS

SECTION 00 41 00 – BID FORM

DATE: 4/12/24

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We Jason Dinan (Name of Contractor) of TJ Distributors, Inc. (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 11B **BID PACKAGE TITLE** Gymnasium Equiment & Telescoping Stands

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Six hundred ninety-nine thousand three hundred 00/100 Dollars ($ 699,300.00)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Seven hundred seventeen thousand six hundred 00/100 Dollars ($ 717,600.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

SECTION 00 41 00 – BID FORM

DATE: 4/12/24

TO: CECIL COUNTY BOARD OF EDUCATION
201 BOOTH STREET
ELKTON, MARYLAND 21921

I/We Jason Dinan (Name of Contractor) of TJ Distributors, Inc. (Name of Company)

The undersigned, having carefully examined the Contract Documents, having visited the site and examined all conditions affecting the work, and having received clarification of all items of doubt, and all addendums listed below, uncertainty or possible conflict, the undersigned hereby agrees to furnish all plant, labor, materials, supplies, equipment, tools, transportation, permits, services and other facilities necessary for the **North East Middle/High School Project** as required in strict accordance with the contract documents and all applicable local, state and federal regulations as follows:

BID PACKAGE # 12A **BID PACKAGE TITLE** Fixed Seating

BASE BID 1 – Three (3) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Three hundred forty thousand two hundred 00/100 Dollars ($ 340,200.00)

BASE BID 2 – Two (2) Phase Construction Schedule
All labor, materials, bonds, fees, permits, sales taxes, and equipment required to complete the work as specified in project specifications and drawings for the **North East Middle/High School Project.**

Three hundred forty thousand two hundred 00/100 Dollars ($ 340,200.00)

ADD ALTERNATES

Provide pricing below to include all labor, materials, and associated fees to provide each of the following per the drawings and specifications:

FREDERICK COUNTY PUBLIC SCHOOLS
PURCHASING DEPT.
191 SOUTH EAST STREET
FREDERICK, MD 21701
PHONE: 301-644-5204
FAX: 301-644-5213

FORM OF PROPOSAL – REVISED 5.2.24

24C6, BALLENGER CREEK MIDDLE SCHOOL CABINET REPLACEMENT

The undersigned, having visited the site and carefully examined the Invitation to Bid and Bid Documents, proposes to provide all labor, materials, equipment and any incidentals in accordance with the accompanying specifications and "Instructions and General Conditions" for the replacement of the base metal cabinet casework in the Family & Consumer Science Lab, Room 152 (Floor Plan Section E – Room E146).

Ballenger Creek Middle School was designed by Bairley, Maginniss & King in 1989, constructed and opened in 1990. The address is 5525 Ballenger Creek Pike, Frederick Maryland 21703.

All Base Bid items below shall include removal and disposal of existing counter tops, as well as, providing and installing new counter tops.

A. BASE BID 1 – Replace Base Cabinets in Instructional Area and Teacher's Instructional Station with Laminated Case Work. Owner to select laminate color from manufacturer's standard laminate colors.

($ 69,700) Sixty Nine Thousand Seven Hundred Dollars
Numeric — Written in Words

B. BASE BID 1 - ALTERNATE:

Provide electrical and plumbing services needed to remove and replace the sinks associated with the replacement of the Base Cabinets in the instructional area with wooden case work.

($ 5,575) Five Thousand Five Hundred Seventy Five Dollars
Numeric — Written in Words

C. BASE BID 2 – Replace Base Cabinets in Instructional Area and Teacher's Instructional Station with Laminated Case Work. Owner to select laminate color from manufacturer's standard laminate colors

($ 69,700) Sixty Nine Thousand Seven Hundred Dollars
Numeric — Written in Words

D. BASE BID 2 - ALTERNATE:

Provide electrical and plumbing services needed to remove and replace the stove top and sinks associated with the replacement of the Base Cabinets in the instructional area and teacher's instructional station with laminated case work.

($ 5,575) Five Thousand Five Hundred Seventy Five Dollars
Numeric — Written in Words

E. BASE BID 3 – Replace All Cabinets (Base and Wall) in Instructional Area and Teacher's Instructional Station with Laminated Case Work This Base Bid also includes replacing the Wall Cabinets above the washer and dryer, as well as, the Base Cabinets that support the desk area and the bookcases. Owner to select laminate color from manufacturer's standard laminate colors.

($ 81,850) Eighty One Thousand Eight Hundred Fifty Dollars
Numeric — Written in Words

F. BASE BID 3 - ALTERNATE:

Provide electrical and plumbing services needed to remove and replace the stove top and sinks associated with the replacement of the Base Cabinets in the instructional area and teacher's instructional station with laminated case work.

($ 5,575) Five Thousand Five Hundred Seventy Five Dollars
Numeric — Written in Words

G. **BASE BID 4 – Repair/Refurbish of Existing Metal Cabinets:**
Provide labor and materials to sandblast existing metal cabinets, remove damaged metal as needed and install new metal with hemmed edges, and paint. Protection of all interior building surfaces shall be included in the cost for Base Bid 4. This Base Bid 4 also includes new laminated counter tops provided and installed. Owner to select from manufacturers standard laminated color selections.

($ 98,700) Ninety Eight Thousand, Seven Hundred Dollars
Numeric — Written in Words

H. **ADDITIONAL INFORMATION:**

1. **The estimated lead time for the cabinets being bid is:** 10-12 Weeks
2. **The cabinet brand being bid is:** Steel Products
3. **Please confirm if your company can meet the substantial completion date of August 15, 2024:**
   Yes X **No** ____

I/We certify that this bid/proposal is made without previous understanding, agreement, or connection with any person, firm, or corporation submitting a bid/proposal for the same goods/services and is, in all respects fair and without collusion or fraud; that none of this company's officers, directors, partners or its employees have been convicted of bribery, attempted bribery, or conspiracy to bribe under the laws of any state or federal government; and that no member of the Board of Education of Frederick County, Administrative or Supervisory Personnel or other employees of the Frederick County Public Schools, has any interest in the bidding company except as follows:

COMPANY: Henley Construction Company, Inc

FEDERAL IDENTIFICATION: 52- 0848971 DATE: 05.08.2024

The undersigned has familiarized themselves with the conditions affecting the work and with the drawings and specifications, is legally authorized to make this proposal on behalf of the Contractor listed:

NAME (please print): Robert C. Henley

SIGNATURE OF ABOVE: [signature] RCH

TITLE: President

ADDRESS: 7940 Queenair Drive., Gaithersburg MD 20879

TELEPHONE #: 301-417-1006 FAX # 301-417-0576

E-MAIL ADDRESS (for correspondence): buddy@henleyconstruction.com

E-MAIL ADDRESS (for receiving Purchase Orders): _____
(DO NOT COMPLETE THIS AREA IF YOUR COMPANY IS UNABLE TO RECEIVE PURCHASE ORDERS ELECTRONICALLY)

ACKNOWLEDGEMENT OF ADDENDA (if applicable)

The above-signed company/firm acknowledges the receipt of the following addenda for the above-referenced solicitation.

Date Received by Proposer/Bidder:

Addendum #1	05.02.2024	Addendum #2	
Addendum #3		Addendum #4	
Addendum #5		Addendum #6	
Addendum #7		Addendum #8	

Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055

ROOFING MATERIAL AND SERVICES PROPOSAL

Frederick County Public Schools
Winsdor Knolls Middle School
11150 Windsor Rd
Ijamsville, MD 21754

Date Submitted: 03/04/2024
Proposal #: 25-MD-240266
MICPA # PW1925

Purchase orders to be made out to: Garland/DBS, Inc.

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Racine County, WI and OMNIA Partners, Public Sector (U.S. Communities). Garland/DBS, Inc. administered an informal competitive process for obtaining quotes for the project with the hopes of providing a lower market-adjusted price whenever possible.

Scope of Work: Base Bid - Cold Applied Two Ply Modified Flood Coat and Gravel Roof System

1. All labor, materials, services, and equipment necessary for the completion of the work described in the specifications to completely tear off and replace the existing roof system as per the written specifications including all low sloped roof sections indicated on roof plans (30 Year Warranty).

Base Bid:

Proposal Price Based Upon Market Experience:	**$**	**202,915**

Garland/DBS Price Based Upon Local Market Competition:

JBK Contracting	**$**	**202,915**
Apex Construction	**$**	**204,175**
Simpson Unlimited	**$**	**230,360**
Heidler Roofing	**$**	**239,483**
Cole Roofing	**$**	**296,729**
Ruff Roofing	**$**	**312,477**
Citi Roof Corp.	**$**	**433,642**
Kalkreuth Roofing & Sheet Metal	**$**	**584,895**

Unforeseen Site Conditions:

Metal Decking Replacement	$	20.52	per Sq. Ft.

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers.

Please Note – The construction industry is experiencing unprecedented global pricing and availability pressures for many key building components. Specifically, the roofing industry is currently experiencing long lead times and significant price increases with roofing insulation and roofing fasteners. Therefore, this proposal can only be held for 30 days. DBS greatly values your business, and we are working diligently with our long-term suppliers to minimize price increases and project delays which could effect your project. Thank you for your understanding and cooperation.

Clarifications/Exclusions:

1. Permits are excluded. If permits are required, they will be addressed via Change Order.
2. Bonds are included.
3. Plumbing, Mechanical, Electrical work is excluded.
4. Masonry work is excluded.
5. Interior Temporary protection is excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Matt Egan

Matt Egan
Garland/DBS, Inc.
(216) 430-3662

Montgomery County Public Schools Facilities Guide

DIVISION 0 - CONDITIONS OF THE CONTRACT

SECTION 00300 - BID FORM – MCPS

(SUBMIT IN DUPLICATE ON BIDDER'S STATIONERY)

DATE: 04/09/2024

PROJECT TITLE: Sligo Middle School HVAC Replacement

BID SUBMITTED BY: M&M Welding and Fabricators, Inc.

REGISTERED MARYLAND CONTRACTOR NO.: 06126560

SUBMITTED TO: **The Board of Education of Montgomery County**
Division of Design and Construction
45 W. Gude Drive, Suite 4300
Rockville, Maryland 20850

PART 1 - GENERAL

1.1 The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with the OWNER in the form included in the Contract Documents to complete all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the Contract Documents.

1.2 BIDDER has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as BIDDER deems necessary.

1.3 BIDDER hereby agrees to furnish all labor, materials, equipment and services required to erect and complete the facility in strict accordance with the Contract Documents for the following price:

1.4 BASE BID

A. TOTAL BASE BID:

Eleven Million Ninety Thousand and 00/100 Dollars ($ 11,090,000.00)

1.5 ADD ALTERNATES (**if applicable**): Prices shall be clearly written. Anything other than a price shall be deemed "no cost to the Owner."

A. Cost of Add Alternate No. One – Water Cooled Chiller Replacement

ADD: Six Hundred Twenty Thousand and 00/100 Dollars ($ 620,000.00)

B. Cost of Add Alternate No. Two – Cafeteria – Rooftop Unit

ADD: Six Hundred Fifty-Eight Thousand and 00/100 Dollars ($ 658,000.00)

Kennard Elementary School
Fire Alarm Replacement

Bid Date: 7/15/2024

Bid Tabulation

These figures represent only the labor and incidental materials portions of the bid.

Johnson Controls will provide design, proprietary devices and related items, programming, project oversight and bonding and insurance, which is in addition to the below amounts.

Bidder	Lywood Electric	Battaglia Electric	Nickle Electric	Rommell Electric
Amount	$ 107,000.00	$ 155,000.00	$ 207,000.00	No Bid

Total project cost from Johnson Controls utilizing Lywood Electric: $254,000.00

QUEEN ANNE'S COUNTY PUBLIC SCHOOLS
Where Our Future Begins

Queen Anne's County High School
Fire Alarm Replacement

Bid Date: 7/15/2024

Bid Tabulation

These figures represent only the labor and incidental materials portions of the bid.

Johnson Controls will provide design, proprietary devices and related items, programming, project oversight and bonding and insurance, which is in addition to the below amounts.

Bidder	Lywood Electric	Battaglia Electric	Nickle Electric	Rommell Electric
Amount	$ 450,000.00	$ 503,000.00	$ 575,000.00	No Bid

Total project cost from Johnson Controls utilizing Lywood Electric: $855,557.00

Item 2.C. Revisions to Previously Approved Contracts

Motion:
To approve the revisions to previously approved contract awards as presented to accurately reflect the adjustments to the State and local participation in the contract amounts and/or corrections to project allocation information.

Background Information:
August 8, 2024 - Contract Awards

Baltimore County - Owings Mills HS
PSC 03.073
Project type: Electrical upgrades
Contractor: North Point Builders, Inc.
Change Local funds from $1,384,975 to $800,241
Change State funds from $666,925 to $1,251,659
Total Contract Amount $2,051,900

Note: This contract was originally approved at the August 8, 2024 IAC meeting. Additional funding from the LEA's reserve account was awarded at the same IAC meeting (Item 6) for this project. This revision will increase State funding by $584,734, which is up to the maximum state-share percentage of 61% of the total contract.

Item 2.D. **Cancellation of State Funding to Four Contract Awards – St. Mary's County – Lettie Marshall Dent Elementary School (PSC 18.017) – Limited Renovation**

Motion:
To approve the cancellation of State funds applied to four contracts for the Lettie Marshall Dent Elementary School (PSC 18.017) Limited Renovation project, as presented.

Background Information:
On June 13, 2024, the IAC approved five contracts for the St. Mary's County Public Schools (SMCPS) Limited Renovation project at Lettie Marshall Dent Elementary School and applied State funds to the contracts.On August 15, 2024, SMCPS requested to cancel $828,382.00 of State funds applied to the four contracts listed in Table 1, and to subsequently rescind the corresponding funds and move them to the SMCPS reserve account. See attached letter (Request 1, Item 5) for the details of this request. This Item addresses the removal of State funds applied to the contracts and Item 5 of this agenda presents the request to rescind funding from the project as a whole.

Table 1

Contractor	Total Contract	Local Funds	State Funds
Complete Commissioning, Inc.	$94,190.00	$39,560.00	$54,630.00
Douron, Inc.	$656,182.13	$275,597.13	$380,585.00
Smolen Emr Ilkovitch Architects	$651,608.00	$273,676.00	$377,932.00
Smolen Emr Ilkovitch Architects	$26,268.00	$11,033.00	$15,235.00

IAC staff recommend approval of the State funding cancellation of these four contracts.

Item 2.E. Easement

Motion:
To approve the conveyance of the easement as presented.

Background Information:
The table below lists an easement granting the holder access and use of the designated acreage.

LEA	PSC #	School	Type of Easement	Total Site Acreage	Easement Acreage
Montgomery County	15.035	JoAnn Leleck Elementary School at Broad Acres	Utility Easement for the Washington Suburban Sanitary Commission for school replacement project.	6.1358	0.0472

IAC staff recommends approval of this request.

Item 2.F. Site Approval - Harford County Public Schools - Harford Academy and Elementary School (PSC 12.064)

Motion:

To approve Harford County Public Schools' (HCPS) use of the Eva Mar Site at 301 North Fountain Green Road, Bel Air, MD 21015, for the construction of the Harford Academy replacement collocated with a new elementary school (PSC 12.064), with an anticipated construction completion date of August 2028 with an estimated local capacity of 745 students; adhering to the actions identified in the State clearinghouse review, State identifier MD20240311-0172.

Background Information:

HCPS is requesting site approval from the IAC for the future construction of the Harford Academy replacement collocated with a new elementary school. The site was previously owned by Presbyterian Home of Maryland and was acquired by Harford County on March 5, 2024. The land was transferred from the Harford County portfolio to HCPS on May 29, 2024.

The site was approved for use as the site for Harford Academy and an elementary school by the Local Board of Education on February 26, 2024. Intention to use the site as the new location for the replacement Harford Academy and collocated elementary school was included in the LEA's 2024 Educational Facilities Master Plan. State Clearinghouse review was completed on April 16, 2024.

Land Use and Infrastructure

- This site is located within Harford County's Priority Funding Area.
- Current zoning is Urban Residential District (R1) which allows public schools with certain requirements. HCPS indicated that a special exemption from the Board of Appeals in Harford County may be required pending further Harford County coordination. The adjoining uses are zoned as R2 and R3, other designations of Urban Residential Districts.
- Access to the site will be provided from Eva Mar Boulevard. The site is most accessible from Eva Mar Boulevard and North Fountain Green Drive. HCPS indicates that there is convenient and safe pedestrian access off of both MD Route 543 and Eva Mar Boulevard.
- Water service can be run to the site and preliminary reports suggest that there is sufficient sewer capacity for the project. HCPS has indicated that they plan to discuss updating the County master plan to extend both public water and sewer to the site within the next 10 years. Harford County Department of Public Works will confirm sewage availability during design. Natural gas service is available at the site. Electric service is available and can be run to the site. Forest Conservation and Utility Easements will be required on the site.

- Presently standing on the land is a multi-story building shell which was intended to be used by the prior landowner as apartment complexes. The project was halted two years ago, and the building will be razed to make way for the new school. Another portion of the site was leased by the prior owner for agricultural purposes, but the lease will not be extended for the 2024 growing season.

Environmental and Natural Settings

- This site is not within the 100-year floodplain.
- The site is sloped with areas exceeding 25%, and will require a grading or sediment control plan.
- No known rare, threatened, or endangered species of plants, animals, or habitats are expected to be disturbed by construction of this facility.

Item 2.G. **Property Transfer – Cecil County Public Schools – Former Chesapeake City Elementary School (PSC 07.015)**

Motion:

To approve the transfer of ten acres at 214 3rd St, Chesapeake City, MD 21915 in Cecil County from the Cecil County Board of Education to the Cecil County Government with the agreement that the Cecil County Government shall reimburse the State the outstanding bond debt service in the amount of $40,301.57, paid either via lump sum or according to the payment schedule presented in Exhibit A. Cecil County shall obtain approval of the IAC before transferring any right, title, or interest to any portion of the property.

Background Information:

Property Data:	
Size	10 acres
Acres involved in transaction	10
Original Construction Date	1939
State Rated Capacity	353
State Investment	N/A
Outstanding State Bond Debt	$40,301.57
Debt Service Payment Schedule	Completed by 2030

The ten acres of property previously housed Chesapeake City Elementary School (PSC 07.015), which was replaced in 2021 with a new facility. Cecil County has not indicated their intentions for the buildings and parcel of land at this time.

On an agreement entered into on December 14, 2022, the Board of Education of Cecil County informed the Cecil County Council of their intent to surplus the land. IAC staff determined the remaining bond debt amount and state investment, informed Cecil County Public School officials, and drafted a Property Transfer Agreement that was forwarded to Cecil County on April 14, 2023. Approval of the transfer by the State Superintendent of Schools was received on July 31, 2023. Cecil County returned the signed Property Transfer Agreement to the IAC on August 5, 2024.

This action, if approved, transfers the ten acre property and facilities occupying the property to the Cecil County Government. The county will need to request IAC approval prior to any further sale, transfer, or other disposition.

IAC staff recommend approval of this item.

PUBLIC SCHOOL PROPERTY TRANSFER AGREEMENT

THIS AGREEMENT by and between the **STATE OF MARYLAND** (hereinafter referred to as the "State"), acting through the **INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION**, and the **COUNTY COUNCIL OF CECIL COUNTY GOVERNMENT** (herein referred to as the "County"), witnessed:

WHEREAS, the State did in 1971 enact legislation (Chapter 624, Laws of Maryland 1971) providing that the State pay certain costs of public school construction projects and public school capital improvements in the counties and Baltimore City, and

WHEREAS, the County, as a result of the aforementioned legislation, has received from the State financial assistance for certain public school construction projects by means of the creation of debt by the State to construct, add to, or renovate public schools under contracts entered into after February 1, 1971; and

WHEREAS, in accordance with §5-303(i)(2) of the Education Article of the Annotated Code of Maryland, the Interagency Commission on School Construction may require a county or Baltimore City to pay to the State a pro-rated portion of the proceeds received by a county or Baltimore City from the sale, lease, or disposal of any public school building that results in the building no longer being used for public school purposes and that represents State funds invested in the building within 15 years prior to the date of the transaction; and

WHEREAS, the Board of Education of Cecil County has determined that Chesapeake City Elementary School, consisting of a 10 acre site and building(s) thereon, located at 214 Third Street, Chesapeake City, MD 21915, hereinafter referred to as the "Chesapeake City property", for which State financial assistance was provided, will no longer be operated by the Cecil County Public School System and should be transferred to the County pursuant to § 4-115 Education Article of the Annotated Code of Maryland; and

WHEREAS, pursuant to § 4-115 Education Article of the Annotated Code of Maryland, the Maryland State Superintendent of Schools and the Interagency Commission on School Construction approved on _____, 2023 the closure and transfer of the Chesapeake City property to the County; and

WHEREAS, as a condition of the approval of transfer, pursuant to Section 5-308 of the Education Article of the Annotated Code of Maryland, the State has required that the County assume the balance of unpaid bond debt service of $40,301.57; and

WHEREAS, in accordance with §5-303(i)(2) of the Education Article of the Annotated Code of Maryland, the Interagency Commission on School Construction may require

a county or Baltimore City to pay to the State a pro-rated portion of the proceeds received by a county or Baltimore City from the sale, lease, or disposal of any public school building that represent State funds invested in the building within 15 years prior to the date of the transaction.

NOW THEREFORE

(1) The County agrees to assume the total outstanding bond debt service of $40,301.57 (principal and interest) to which the Chesapeake City property was subject. This debt exists by virtue of State creation of debt in order to finance projects in the County to construct, add to, or renovate public schools under contracts entered into after February 1, 1971; the debt service repayment requirements for this debt, in the amount of $40,301.57, are shown on "Exhibit A", attached hereto and incorporated by reference herein.

(2) The assumption by the County of the balance of the outstanding bond debt shown in "Exhibit A" shall be accomplished by means of payments in the form of a check issued either annually on July 1 or semiannually on January 1 and July 1 of each year listed on the "Exhibit A" repayment schedule, made payable to the Comptroller of the Treasury, and sent to the attention of Tom Lockman, Chief Financial Officer, Interagency Commission on School Construction, 200 W. Baltimore Street, Room 200, Baltimore, MD 21201.

(3) Should the County wish to lease the Chesapeake City property to a third party, the County shall request the approval of the Interagency Commission on School Construction in writing no less than sixty days in advance of the proposed leasing. The request shall specify (1) the total rent to be paid to the County for the Chesapeake City property, (2) the name of the party to whom the Chesapeake City property is to be leased, (3) the number of square feet to be leased, and (4) the proposed use of the leased portion of the Chesapeake City property.

a. Upon lease of the Chesapeake City property to a third party, the County agrees to continue its assumption of the outstanding bond debt service as set forth under Section (1) above (principal and interest) to which the Chesapeake City property is then subject.

b. In addition, unless additional action is taken by the Interagency Commission on School Construction to further suspend the County's obligation, the County agrees to pay to the State a pro-rata share of the proceeds from the lease. "Proceeds" shall mean, for purposes of this Section only, the amount by which payments made by the Lessee to the County for use of the Chesapeake City property , or any part thereof, exceed the costs to the County of operating, maintaining, and retiring the debt service on such space.

c. The pro-rata share of the proceeds from the lease to be paid to the State shall be computed on the basis of the proportionate capital financial investment, including principal and interest payments on debt service, of the County and the State in the

Chesapeake City property if the State has contributed to the cost of site acquisition, as of the date Interagency Commission on School Construction approval of the leasing.

d. The pro-rata share of the proceeds due the State shall be paid to the State by means of a single annual payment made no later than January 1 of each calendar year the lease remains in effect.

(4) With respect to the transfer of title to the Chesapeake City property by the County to a third party, the State and the County agree as follows:

a. Should the County wish to transfer title to the Chesapeake City property to a third party, the County shall request the approval of the Interagency Commission on School Construction in writing no less than sixty days in advance of the proposed transfer. The request shall specify: (1) the total consideration to be paid to the County for the Chesapeake City property, (2) the name of the party to whom the Chesapeake City property is to be transferred, and (3) the proposed use of the Chesapeake City property. The Interagency Commission on School Construction may attach such conditions to its approval as it deems appropriate.

b. Upon the transfer of title to the Chesapeake City property to a third party the County agrees to continue its assumption of the outstanding bond debt service (principal and interest) as provided in Sections (1), (2), and (3) hereinabove.

c in addition, the County agrees to pay to the State a pro-rata share of the consideration received for the Chesapeake City property, except that the following amounts shall be deducted from the consideration before the pro-rata share is computed:

i. The principal amount only of the bond debt that remains outstanding as of the date of transfer;

ii. The principal amount only of the County bond debt outstanding for the Chesapeake City property which was never assumed by the State, as of the date of the transfer;

iii. The appraised value of the land comprising the Chesapeake City property site if the State has not contributed to the cost of acquisition of the Chesapeake City property site by means of assumption of debt created by the County. If the State has so contributed, the appraised value of the land will not be deducted but shall be included in the distribution calculations below; and

iv. Expenditures approved by the Interagency Commission on School Construction and incurred by the County in preparing the Chesapeake City

property building for transfer (including materials and labor, but not including wages and salaries for local government employees, utility costs, or regular maintenance expenses).

d. The balance of the consideration, if any, remaining after the amounts listed above under Section (4) (c) are deducted, shall be divided, in pro-rata shares, between the County and the State. The pro-rata shares shall be computed on the basis of the proportionate capital financial investment, including principal and interest payments, of the County and of the State in the Chesapeake City property site if the State has contributed to the cost of acquisition, as of the date of the transfer to the third party. The computation of shares shall be performed separately, first for the Chesapeake City property land and then for the Chesapeake City property building(s) . The County shall pay the State the pro-rata share of the balance of the consideration due the State within thirty days of the receipt of the final Sales Distribution Summary schedule from the State. All remaining amounts shall be retained by the County. If, by agreement, the consideration from the transfer of the Chesapeake City property to a third party is to be received by the County by means of a down payment and periodic payments, the County may pay to the State the pro-rata share of the balance of the consideration due it over the same period of time and on the same terms as contained in such agreement, provided that:

   i. The period of time with respect to payments to be made to the State shall not exceed 10 years;

   ii. Payments to the State shall be made each January 1, by check payable to: State of Maryland:

   iii. Payments made to the State shall include interest payments at the same rate of interest as under such agreement; and

   iv. Delays in the receipt of or lack of receipt of, these periodic payments by the County shall not alter the obligations of the County to the State as set forth in this Agreement.

e. The State and the County agree to use good faith efforts in accordance with reasonable and customary business practices as would generally be accepted by the Internal Revenue Service to arrive at the pro-rata distribution of the consideration as described herein.

AS WITNESS our signatures as of this	1st	day of	August	2024		
ATTEST:				County Council of Cecil County Government		
Custodian of the County Seal						
Approved as to form and legal sufficiency this	1	day of	August	2024		
County Attorney						
Name of School/Site						
Approved by the Interagency Commission on School Construction on , 2023, Item No.						
ATTEST:						
						(SEAL)
				Edward J. Kasemeyer, Chair Interagency Commission on School Construction		
Approved for form and legal sufficiency this		day of		2023		
Heidi Dudderar, Assistant Attorney General						

Exhibit A

Chesapeake City Elementary School

Repayment Schedule

Annual Payment Due	Principal	Interest	Total
2025	$ 5,253.67	$ 1,510.05	$ 6,763.72
2026	$ 5,494.95	$ 1,247.36	$ 6,742.31
2027	$ 5,719.00	$ 972.62	$ 6,691.61
2028	$ 5,952.69	$ 743.86	$ 6,696.55
2029	$ 6,195.35	$ 505.75	$ 6,701.10
2030	$ 6,448.35	$ 257.93	$ 6,706.28
	$ 35,064.00	**$ 5,237.56**	**$ 40,301.57**

Item 2.H. Informational Only Land Transfer – Wicomico County Public Schools – Salisbury Middle School (PSC 22.025)

Motion:
This item is informational and does not require IAC action.

Background Information:

Property Data:	
Size	75.68 acres
Acres involved in transaction	19.776 acres
Original Construction Date	1954
State Rated Capacity	999
State Investment	N/A
Outstanding State Bond Debt	N/A
Debt Service Payment Schedule	N/A

The 75.68 acre property currently houses Salisbury Middle School (PSC 22.025). The school site consists of several parcels of land, some of which are undeveloped. The LEA has stated that three of these parcels (Parcels 243, 102, and 383 on Tax Map 29, Grid 20) are no longer needed for school purposes, and requested that they be transferred to Wicomico County.

Since the parcel of property being transferred contains no school facilities and consists of undeveloped land only, Wicomico County Public Schools (WCPS) is not required to obtain IAC approval prior to the transfer of land. However, WCPS must still obtain State Superintendent Approval, which was granted on August 2, 2024.

This Item serves as notification to the IAC that the acreage noted in the IAC's Facility Inventory Database (FIDB) for Salisbury Middle School will change by 19.776 acres, reducing the total acreage to 55.904 acres, which IAC staff will adjust manually in the FIDB.

Item 3. State Cost Share Presentation – Informational Only

Motion:
This item is informational and does not require IAC action.

Background Information:
See the presentation on the following pages.

School Construction Cost-Share Formula

Presentation to the Interagency Commission on School Construction

September 12, 2024

Overview of the Current Cost-Share Formula

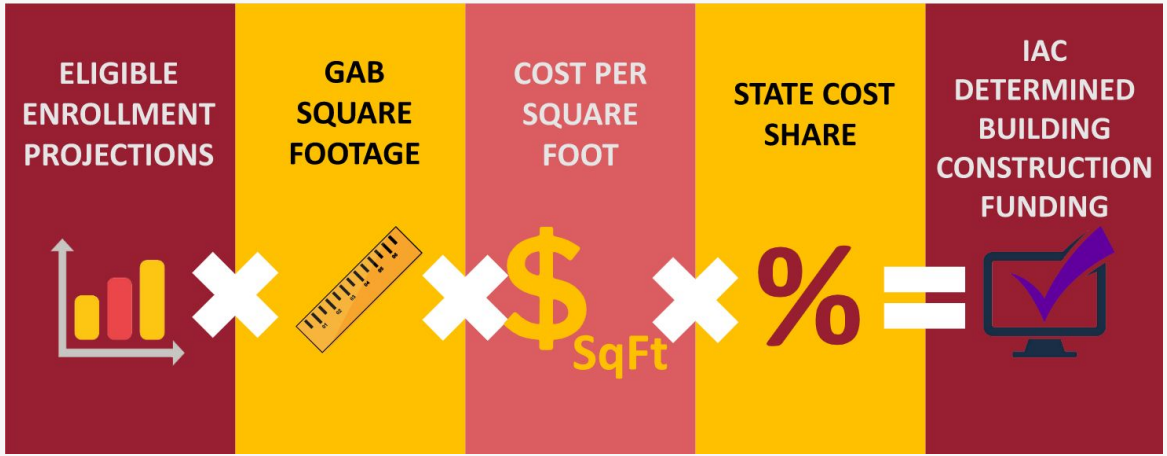
Statutory Requirements

- Ed. Art. § 5-303(d)(3) requires ***a*** cost-sharing formula.
- IAC may choose the formula.
- IAC must
  - Promulgate formula in the Code of Maryland Regulations (COMAR);
  - Beginning in FY 2025, adopt in COMAR each LEA's cost share as calculated by the formula;
  - Set the State cost share for the Maryland School for the Blind at 100%;
  - Recalculate the State cost shares every two years;
  - Not decrease the State share for an LEA by more than 5 percentage points in a 2-year cycle.

Overview of the Current Cost-Share Formula

Applicability of State-Local Cost Sharing

- ***Eligible costs*** as defined by the IAC in COMAR 14.39.02.12.
- LEAs pay 100% of ineligible costs.



Most Recent Cost Share Update

July 13, 2023: The IAC

- Retained historical range:
  - Min. State share: 50%
  - Max. State share: 100%
- Updated each LEA's State shares for FY 2025 and FY 2026.
- Approved staff proposal that the IAC undertake an initiative to fully reevaluate and modernize the 7-factor formula before adopting the FY 27 & FY 28 State cost shares.

State Cost Share Calculations - FY 2025 & FY 2026

LEA	FY 2023 & 2024	FY 2025 & 2026 (as calculated)	FY 2025 & 2026 (as recommended)	Difference
Allegany	90%	89%	89%	-1%
Anne Arundel	50%	50%	50%	–
Baltimore City	96%	84%	94% / 91% (1)	-2% / -5%
Baltimore County	61%	57%	59% / 57%	-2% / -4%
Calvert	56%	56%	56%	–
Caroline	88%	94%	94%	+6%
Carroll	59%	53%	57% / 54% (1)	-2% / -5%
Cecil	66%	61%	64% / 61%	-2% / -5%
Charles	65%	64%	64%	-1%
Dorchester	93%	98%	98%	+5%
Frederick	65%	67%	67%	+2%
Garrett	90%	50%	89% (2)	-1%
Harford	63%	58%	61% / 58%	-2% / -5%
Howard	56%	51%	54% / 51%	-2% / -5%
Kent	50%	50%	50%	–
Montgomery	50%	50%	50%	–
Prince George's	73%	65%	71% / 68% (1)	-2% / -5%
Queen Anne's	51%	50%	50%	-1%
St. Mary's	58%	58%	58%	–
Somerset	100%	100%	100%	–
Talbot	50%	50%	50%	–
Washington	79%	78%	78%	-1%
Wicomico	100%	92%	98% / 95% (1)	-2% / -5%
Worcester	50%	50%	50%	–
MD School for the Blind	93%	93%	93% (3)	–

(1) Figures are adjusted in accordance with §5-303(d)(5)(ii).
(2) Figures are adjusted in accordance with §5-303(k).
(3) The State cost share for Maryland School for the Blind is set in COMAR Sec. 14.39.02.05.B(4).

Project-Level vs. LEA-Level Funding

- State cost shares apply at the *project* level and have no bearing on the total amount of funding received by an LEA.
  - At the August 2024 IAC Meeting, the IAC approved target LEA-level allocations.
- Adjustments to the State cost share impact how many projects an LEA will be able to fund, but do not have an effect on the overall funding an LEA may receive from the State,
  - *Except* when an LEA is unable to match the total amount of State funding available if they have a high local cost share percentage, which may reduce the number of projects the LEA can execute AND the total amount of funding they receive through the State's Capital Improvement Program, which does not have mandated levels of required LEA funding.

Current Formula Factors

Each LEA's State cost share percentage is the sum of the following factors for that LEA:

1) Percentage State share of within MSDE's Foundation (operating-budget) funding program;
2) Guaranteed Tax Base (GTB) program amount as **percentage of Foundation program** (local school funding effort);
3) 1/5th of the amount by which **free and reduced-price meal (FRPM)** percentage exceeds State average;
4) 5 percentage points for Tier 1 "One Maryland" counties that meet specified **unemployment rate** thresholds;
5) 5 percentage points for Tier 1 counties that meet specified **median household income** thresholds;
6) Percentage points by which **5-year enrollment growth** exceeds State average growth for the same period; and
7) Percentage points by which **outstanding school construction debt plus PAYGO** expenditure exceeds 1 percent of county wealth (local construction effort).

Recently Established Add-Ons to State Share

2022's Chapter 32 (HB 1290) created three Add-Ons to the formula-calculated result, based upon the characteristics of the specific project being funded:

1) For Concentration of Poverty (CPG)
   - +10 percentage points if CPG ≥ 80%
   - +5 percentage points if 55% > CPG < 80%

2) For good results on most recent IAC Maintenance-Effectiveness Assessment
   - +5 percentage points if most recent MEA rating is Good or Superior, OR
   - +5 percentage points if most recent MEA rating is Adequate AND building's systems have an average projected lifespan of ≥ 120% of the expected useful lifespans

3) For Net-Zero-Energy projects
   - +5 percentage points

We’d love

to hear your questions

Item 4. **FY 2025 Capital Improvement Program (CIP) Amendment – Washington County Public Schools – Boonsboro High School (PSC 21.001) – HVAC Project**

Motion:
To amend the Washington County Public Schools' (WCPS) FY 2025 CIP Boonsboro High School HVAC project (PSC 21.001) by increasing the awarded amount from $7,099,713 to $7,262,500 by applying $162,787 from the LEA's Reserve Account.

Background Information:
Washington County Public Schools requested a total of $7,262,500 through the FY 2025 CIP for the Boonsboro High School HVAC project. However, due to limited State funding, partial funding was approved on May 9, 2024. To fully fund this project, the LEA has requested that the amount awarded to this project be increased by transferring a total of $162,787 from their reserve account.

IAC staff recommend approval.

WCPS | Washington County Public Schools

10435 Downsville Pike
Hagerstown MD 21740
301-766-2800

May 16, 2024

Alex Donahue
Executive Director
Interagency Commission on School Construction
200 West Baltimore Street
Baltimore, MD 21201

Re: Use of Reserve Funds for FY 2025 CIP Project: PSC No. 21.001.25SR – Boonsboro High School HVAC Replacement

Mr. Donahue:

This letter is written to formally request the Interagency Commission on School Construction (IAC) to consider allocation of funds held in reserve for Washington County Public Schools (WCPS) to fully fund the single approved WCPS project within the FY 2025 Capital Improvement Program: Boonsboro High School HVAC Replacement (PSC 21.001.025SR). The FY2025 CIP recently approved by the IAC allocated partial funding of $7,099,713 for this important project, which fell short of fully funding the project by $162,787.

Therefore, through the use of its reserve fund, WCPS is requesting to increase the State allocation for this project to the full amount identified by IAC staff: or $7,262,500. This increase would require the use of $162,787 of reserved funding.

Thanks for your and your staff's time and thoughtful review of this request. Additionally, WCPS thanks you for your ongoing support of our mission at Washington County Public Schools to construct and maintain the best possible learning environments for our students.

Sincerely,

Robert H. Rollins, III, Director
Department of Facilities Planning & Development

cc: Dr. David Sovine, WCPS Superintendent
Jeffrey Proulx, WCPS Chief Operating Officer
Melissa Wilfong, IAC Capital Projects Supervisor
Eugene Shanholtz, Lead Capital Projects Manager
Lisa Vaughn, Capital Projects Manager
Chad Criswell, WCPS Senior Project Manager and Planning Supervisor

Item 5. **FY 2025 Capital Improvement Program (CIP) Revisions – St. Mary's County Public Schools – Lettie Marshall Dent Elementary School (PSC 18.017) – Limited Renovation and Piney Point Elementary School (PSC 18.027) – HVAC Replacement**

Motion:

To amend the FY 2025 Capital Improvement Program for St. Mary's County Public Schools by:

1. Rescinding $2,136,880 in FY 2025 CIP funds for the Lettie Marshall Dent Elementary School (PSC 18.017) Limited Renovation project, contingent upon approval of the cancellation of $828,382 of contracts as presented in Item 2.D. of the consent agenda, and transferring the funds to the LEA's reserve account;
2. Reducing the Maximum State Allocation of the Lettie Marshall Dent Elementary School Limited Renovation project from $22,935,000 to 20,798,120;
3. Increasing the funding award for the Piney Point Elementary School (PSC 18.027) HVAC replacement project by applying $2,136,880 from the LEA's reserve account; and
4. Amending the previously approved contract for Piney Point Elementary School HVAC replacement project with Paramount Mechanical Corporation from a total allocation of $2,404,518 to $4,541,398.

Background Information:

On August 15, 2024 IAC staff received a request from St. Mary's County Public Schools (SMCPS) to rescind all remaining construction funding and design related funds from the Lettie Marshall Dent Elementary School (LMDES) Limited Renovation project to avoid shortfalls in cash flow for the Piney Point Elementary School (PPES) HVAC replacement project through an amendment to the FY 2025 CIP.

The LMDES project received bids on June 8, 2023, which came in lower than the Maximum State Allocation. As a result SMCPS submitted design and FF&E contracts for reimbursement in addition to the construction contracts. After discussing options with IAC staff, SMCPS has requested to cancel four contracts totaling $828,382 as presented in consent agenda Item 2.D. and to rescind the $2,136,880 in remaining funding awarded to the LMDES limited renovation project to their reserve account.

The PPES project consists of a comprehensive replacement of the 1993 HVAC system and was provided early planning and design and construction funding of $2,404,518 in the FY 2024 CIP with a Maximum State Allocation of $5,983,860. This project was bid on December 1, 2023 and the contract was approved at the February 8, 2024 IAC meeting. SMCPS is requesting the $2,136,800 in their reserve account as a result of the rescission of the Lettie Marshall Dent funding be applied to this portion of the remaining balance for Piney Point Elementary School, as indicated in Table 1.

Table 1: Amendment to Paramount Mechanical Corporation HVAC Contract for the Piney Point Elementary School (PSC 18.027) HVAC Project

	Local Funds	State Funds	Total Contract
February 8, 2024 Approval	$7,862,482	$2,404,518	$10,267,000
Amendment (this Item)	$5,725,602	$4,541,398	No change

If approved, this request will result in a remaining project balance of $1,413,462 needed to fully fund the PPES project. SMCPS has requested this balance of funding to be awarded through Built to Learn funds as presented in Item 6 of this agenda.

IAC staff recommend approval of this request.

St. Mary's County Public Schools
Phone: 301-475-4256 ext. 6; Fax: 301-475-4255

St. Mary's County Public Schools
Division of Fiscal Services
23160 Moakley Street
Leonardtown, Maryland 20650

Ms. Tammy S. McCourt, CPA
Assistant Superintendent

August 15, 2024

Mr. Alex Donahue
Interagency Commission on School Construction
Executive Director
351 W. Camden Street, Suite 701
Baltimore, Maryland 21201

Re: **FY 2025 Funding**
Piney Point E.S. HVAC Systemic Renovation

Dear Mr. Donahue:

As you are aware, St. Mary's County Public Schools (SMCPS) has started the Piney Point Elementary School (PPES) HVAC Systemic Renovation project; however, we did not receive the second and final year funding of the State portion of the project for FY 2025. This has placed SMCPS in a difficult position as we scramble to find solutions in order to keep the critical project moving forward. This project is a multi-year phased project, with replacement of HVAC in half of the building currently being completed. The 2nd year of funding was slated to have been available July 2024 and was needed to meet scheduled projections this year. Without the previously identified funding allocation for the current fiscal year, we are projecting to run out of funds as soon as November 2024. The project is progressing well and is ahead of schedule, with an expected completion date by August 2025.

SMCPS requested funding for the 2nd year of State funding through the Healthy School Facility Fund and the State capital reserve account, which were not approved. The capital request for SMCPS is comprised solely of roof, HVAC, and chiller replacements to maintain our aging infrastructure and every attempt has been made to stay within the rolling State average, however, not receiving the 2nd year for the PPES project has created a funding shortfall outside of a capital budget cycle. We have evaluated all of our potential means to resolve this issue to ensure that we are able to have the project substantially complete in late spring 2025, with final close-out expected in August 2025. SMCPS has reviewed existing capital projects and will be requesting partial funding be rescinded from the on-going Lettie Marshall Dent Elementary School Limited Renovation and approval of partial funding through the SMCPS Built To Learn Act (BTLA) funding allocation.

Based on the critical need for this project, we are requesting several approvals at the September 12, 2024 Interagency Commission on School Construction (IAC) agenda as follows:

Request 1 – Rescind the A/E & FFE contract approvals to the SMCPS capital reserve, as listed in the table below, in the amount of $828,382 approved by the IAC on 6/13/2024. SMCPS will utilize local funding to pay for this work.

Request 2 – Rescind the balance of funding in the amount of $1,293,998 for the construction contract portion of the project, as listed in the table below, to the SMCPS capital reserve and authorize the transfer of this funding to the PPES HVAC Systemic Renovation.

Request 3 – Approve the project scope for the PPES HVAC Systemic Renovation and authorization to utilize $1,456,962 from the SMCPS allocation from the BTLA funding.

Request 4 – Approve a waiver of the $4 million dollar project amount through BTLA. This request is being made based on the extreme hardship placed on SMCPS as a result of not receiving 2nd year funding. The BTLA requires forward funding of the amount prior to approval, and this will minimize the amount of forward funding that St. Mary's County must provide outside of a budget cycle.

Request 1 - Rescind A/E & FFE Contract Participation by the State to the SMCPS reserve:

Contract	IAC Approved Funding	IAC 58%	IAC Balance
Complete Commissioning	$ 94,190.00	$ 94,190.00	$ 54,630.00
Douron	$ 656,182.13	$ 656,182.00	$ 380,585.00
SEI	$ 651,608.00	$ 651,608.00	$ 377,932.00
SEI	$ 26,268.00	$ 26,268.00	$ 15,235.00
Total	$ 1,428,248.13	$ 1,428,248.00	**$ 828,382.00**

Request 2 - Rescind Balance of Contract Participation by the State to the SMCPS reserve:

Contract	IAC Funded	IAC 58%	IAC Balance
Total Project Allocation	$ 12,382,000.00	$ 10,259,620.00	$ 2,122,380.00
Deduct Request 1 A/E & FFE Contract Approvals			$ 828,382.00
Rescind balance of project funding to SMCSPS Reserve			**$1,293,998.00**
Total LMDES Funding Reallocation from Reserve to PPES HVAC			**$2,122,380.00**
Request 3 - Authorize Use of Built to Learn Act Funding			**$1,456,962.00**
Total Funding Approval Request for PPES HVAC			**$3,579,342.00**

SMCPS realizes the challenges that are placed on the IAC to fund the critical needs across the State. SMCPS has worked in good faith to identify all solutions for the lack of funding by the IAC of the 2nd year construction allocation for the PPES project. At this time, we have exhausted all measures for additional funding allocations through the IAC. These project funding requests are paramount to ensuring that we have adequate heating and cooling at PPES and can complete this much needed project that is well under construction, including demolition.

If you have any questions or need additional information regarding this request, please do not hesitate to contact Ms. Kimberly Howe, Director of Capital Planning at (301) 475-4256, extension 6.

Sincerely,

Tammy McCourt

Tammy S. McCourt, CPA
Assist. Superintendent of Fiscal Services &
Human Resources

Cc: Dr. J. Scott Smith, Superintendent of Schools
Ms. Kimberly Howe, Director of Capital Planning
Ms. Paola Laino, Director of Design & Construction

Item 6. **Built to Learn Program – St. Mary's County Public Schools – Piney Point Elementary School (PSC 18.027) – HVAC Replacement**

Motion:

To, contingent upon approval of Item 5 of this agenda, award $1,413,462 in Built to Learn (BTL) funding to the St. Mary's County Public Schools (SMCPS) Piney Point Elementary School (PSC 18.027) HVAC replacement project.

Background Information:

The Built To Learn Act of 2020 became effective February 12, 2021. The Act authorizes the Maryland Stadium Authority (MSA) to sell revenue bonds to fund up to $2.2 billion in school construction projects approved on a rolling basis by the IAC. Currently, based upon information from MSA, the IAC will base its approval on total estimated available funding of $1.7 billion until such time that the MSA informs the IAC that its estimate of availability based upon available debt service payments to support the bonds has changed.

SMCPS is requesting BTL funding to complete an HVAC replacement project at Piney Point Elementary School. Based on the LEA's requested scope and the State cost share of 58% for this project, the Maximum State Allocation for the project is $5,954,860, which is expected to be jointly funded through BTL and the IAC's Capital Improvement Program if this action is approved. The Piney Point project previously received $2,404,518 in FY 2024 CIP Funding.

IAC approval of this request for BTL funds requires that the Executive Director approve an exception to the $4M minimum project cost amount. SMCPS has requested an exception to this requirement in order to keep the project moving forward. Without the additional State funding available, SMCPS has advised IAC staff that additional local funds are not available to complete the project. IAC staff have coordinated with MSA and understand they are comfortable with this exception.

IAC staff recommend approval of this request.

Item 7. **FY 2024 Healthy School Facility Fund Project Extension Request – Calvert County Public Schools – Windy Hill Middle School (PSC 04.022) – Chiller Replacement**

Motion:

To approve Calvert County Public Schools' (CCPS) request to extend the FY 2024 Healthy School Facility Fund (HSFF) Windy Hill Middle School (PSC 04.022) Chiller Replacement Project deadlines for the substantial expenditure of funds to June 30, 2026 and for the submission of reimbursement requests to July 31, 2026.

Background Information:

CCPS is requesting an extension to two FY 2024 HSFF deadlines for the Windy Hill Middle School (PSC 04.022) Chiller Replacement Project. Bids are expected to be received on time and, based on the time needed for submittal, review, approval, and release of the chiller, which is the piece of equipment with the longest lead time associated with the project, the work is not expected to begin until fall of 2025. Additionally, in order to properly test the chiller, the LEA will need to wait until June 2026, when temperatures are warm enough for proper system loading. Accordingly, the LEA has requested that the deadline for the substantial expenditure of funds be extended from October 3, 2025 to June 30, 2026 and that the deadline for the submission of reimbursement requests be extended from May 1, 2026 to July 31, 2026.

IAC staff recommend approval.

Item 8. COMAR 14.39.02.12 Amendment to Modular Construction Section Reference

Motion:
To approve amendments to COMAR 14.39.02.12 which update the citation defining modular construction from COMAR 05.02.04 to 09.12.52.

Background Information:
This section of COMAR previously cited 05.02.04 as the location for the definition and standards of modular construction. However, this section was recodified into 09.15.52 as of March 25, 2019. Note that this is not a substantive change and only adjusts the citation of reference for accuracy.

IAC staff recommend approval.

Title 14

INDEPENDENT AGENCIES

Subtitle 39 Interagency Commission on School Construction

14.39.02 Administration of the Public School Construction Program

Authority: Education Article, §§4-126, 5-112, 5-303, and 5-308; State Finance and Procurement Article, §5-7B-07; Annotated Code of Maryland

.12 Eligible Expenditures

The following expenditures may be eligible for State funding:

A. – B. (text unchanged)

C. New construction, as follows:

(1) – (3) (text unchanged)

(4) Modular construction, that is, factory-fabricated structures that have the same quality systems and materials as used for permanent school construction and that meet the standards of the COMAR [05.02.04] *09.12.52*;

D. – M. (text unchanged)

Item 9. **Fiscal Year 2024 Maintenance of Maryland's Public School Buildings Annual Report**

Motion:
To approve the final draft of the FY 2024 Report, *Maintenance of Maryland's Public School Buildings*, dated October 1, 2024, pending non-substantive edits by staff.

Background Information:
Education Article §5-310(b)(3), Annotated Code of Maryland requires that the IAC report to the Governor and General Assembly by October 1 each year on the results of the maintenance assessments of Maryland PreK-12 educational facilities conducted by IAC staff in the prior fiscal year.

The final draft of the annual report for FY 2024, entitled "*Maintenance of Maryland's Public School Buildings*," is presented here for IAC approval. Upon approval by the IAC, the report will be printed in final format and submitted to the Governor and General Assembly as well as Superintendents and other school system staff.

Interagency Commission on School Construction

Scott Snyder, Manager
Brooke Finneran, Administrative Officer

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION

FY 2024 IAC Maintenance-Effectiveness Assessment Annual Report

September 12, 2024

The MEA for FY 2024

Maintenance-Effectiveness Assessment

- Targeted to what matters most for facilities usefulness, reliability, and longevity
- More objective
- More consistent and comparable ratings
- More transparent
- More easily understood reports
- Uses technology for greater efficiency

Purpose

of the MEA

- Help to ensure that LEAs are doing what's needed to maintain school facilities that are
  1. Educationally Sufficient &
  2. Fiscally Sustainable
- Meaning
  - Systems work as intended
  - No unplanned facility shutdowns
  - No lost educational delivery function
  - Facility lasts for its expected life span of 30 years

Definitions of Major and Minor Deficiencies

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 life span 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 life span of the facility.	-100%

Inspections Performed, with Ratings & Percentages

FY 2024

Fiscal Year	Superior	Good	Adequate	Not Adequate	Poor	Total
Overall Ratings	**0**	**9**	**97**	**37**	**2**	**145**
Percentages	0.0%	6.21%	66.90%	25.52%	1.38%	100%
P/F	Passing: 106 (73%)			Failing: 39 (27%)		100%

Major and Minor Deficiencies by Category

Site

Category	# of Major Deficiencies	# of Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	19
Grounds	0	9
Positive Site Drainage Away from Structure(s)	0	2
Playgrounds, Equipment, & Fields	1	21
Relocatables & Additional Structures	0	16
Site Subtotals	***1***	***67***

Building Exterior

Category	# of Major Deficiencies	# of Minor Deficiencies
Exterior Structure & Finishes	0	3
Roof Drains, Gutters, & Downspouts	0	6
Windows, Caulking, & Skylights	0	9
Entryways & Exterior Doors	0	14
Roofs, Flashing, and Gravel Stops	0	7
Building Exterior Subtotals	***0***	***39***

Building Interior

Category	# of Major Deficiencies	# of Minor Deficiencies
Interior Doors, Walls, Partitions, & Finishes	0	17
Floors	0	6
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	10
Ceilings	0	15
Interior Lighting	0	17
Building Interior Subtotals	***0***	***65***

Building Equipment & Systems

Category	# of Major Deficiencies	# of Minor Deficiencies
HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	15
Electrical Distribution & Service Equipment	0	15
Boilers, Water Heaters, Steam, & Hot-water Distribution	0	12
Plumbing Fixtures and Equipment	0	12
Fire and Safety Systems & Utility Controls	0	43
Conveyances	0	6
Building Equipment & Systems Subtotals	***0***	***103***

Grand Total

	# of Major Deficiencies	# of Minor Deficiencies
Total	**1**	**274**

We’d love

to hear your questions

State of Maryland

Interagency Commission on School Construction

Maintenance of Maryland's Public School Buildings Fiscal Year 2024 Annual Report

IAC

351 W. Camden Street, Suite 701
Baltimore, MD 21201
(410) 767-0617
iac.pscp@maryland.gov

INTERAGENCY COMMISSION ON SCHOOL CONSTRUCTION

Edward Kasemeyer, Chair, Appointee of the President of the Senate, Member of the Public
Linda Eberhart, Vice-Chair, Appointee of the Speaker of the House, Member of the Public
Atif Chaudhry, Secretary, Maryland Department of General Services
Dr. Carey Wright, Superintendent, Maryland State Department of Education
Michael Darenberg, Appointee of the Governor, Member of the Public
Rebecca Flora, Secretary, Maryland Department of Planning
Brian Gibbons, Appointee of the Speaker of the House, Member of the Public
Gloria Lawlah, Appointee of the President of the Senate, Member of the Public

Alex Donahue, Executive Director
Cassandra Viscarra, Deputy Director

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:

Michael Bitz, Maintenance Assessor
Kyle Connolly, Maintenance Assessor
Josh Faby, Lead Maintenance Assessor
Brooke Finneran, Administrative Officer
Scott Snyder, Manager

Table of Contents

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 but are provided 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 School Ratings charts in the LEA Maintenance-Effectiveness Assessment Results section starting on page 25, 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 which 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 they were renovated at a later date. For example, if a school 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 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 would date from 1962 to 2010; combined, the original existing square footage at these schools dates from 1960 to 2010.

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	Department of General Services
DLLR	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.

- 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.

- Continued to strengthen the alignment between the maintenance-assessment program and the annual CIP:
  - ◊ 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 has been 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. All items assessed in *Custodial Scope of Work (SoW)* were incorporated into the rating for *Interior Cleanliness & Appearance (incl. of Equip. Rooms)*. Pest management pertaining to interior pests were incorporated into the rating for *Interior Cleanliness & Appearance (incl. of Equip. Rooms)*. Pest management items pertaining to exterior pests were incorporated into the rating for *Grounds*. 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

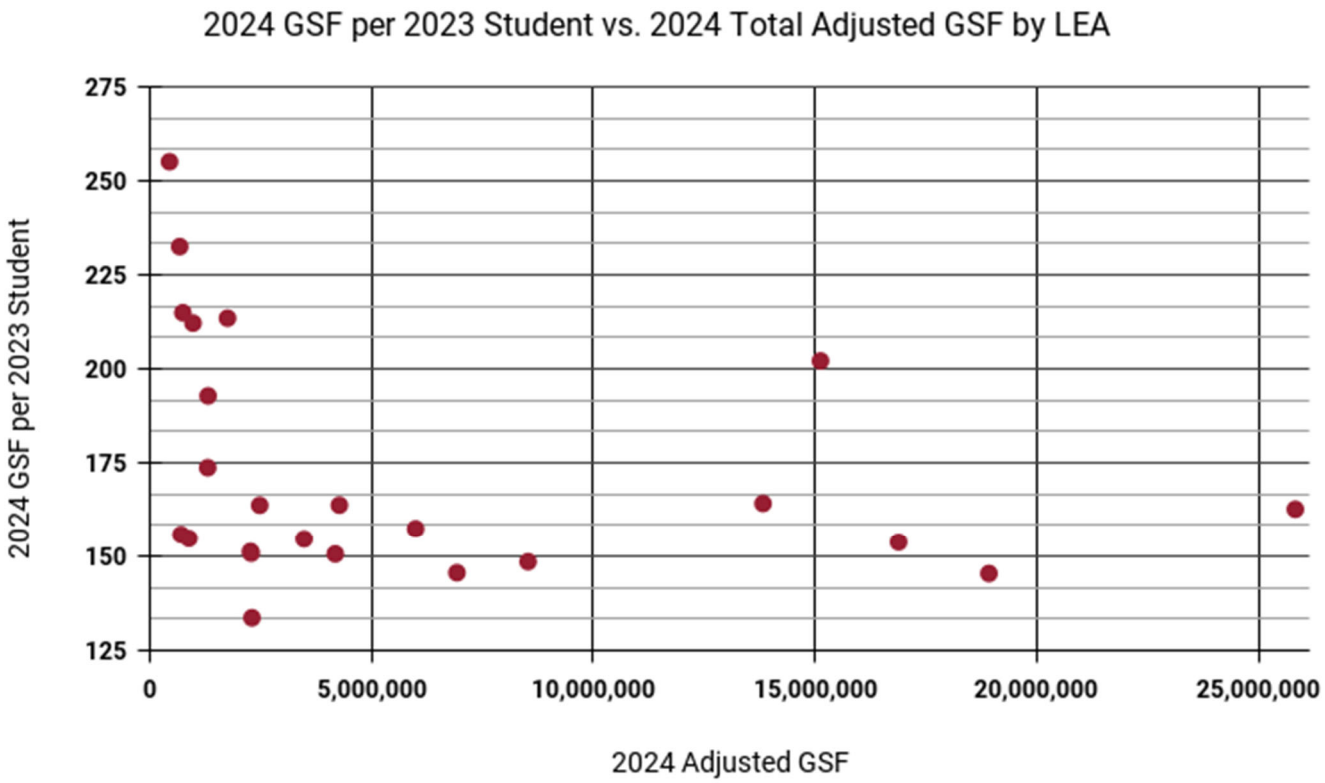
In addition to general staffing, however, there are many preventive and reactive maintenance activities that must be performed to keep building systems in good condition, and these often involve significant staffing, parts, materials, and/or contracted labor. For this reason, operations, maintenance, 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 comparison 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 will be 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 2024, 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 160 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 160.



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. (2024). *FY25_StateAid_FINAL_5.3.24_REV_5.10.24* [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.

Crisfield Academy & High School, Somerset County

Matapeake Elementary, Queen Anne's 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 2024 Assessment Results on page 17.

In conducting a total of 145 MEAs between July 2023 and May 2024, the team implemented the following process:

Prior to the Site Visit

In May and June 2023, 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 2024 MEAs, the LEAs accrued a total of 274 minor deficiencies — an average of 1.9 per assessed school facility — and one major deficiency 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.

Aberdeen Middle, Harford County

Northern High, Garrett County

The IAC is reporting on 145 MEAs performed in FY 2024 representing 10.6% of Maryland's PK-12 public school facilities.[7] These MEAs constitute the fourth 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 2024, 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 an average of 9% 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 1 provides a summary of the maintenance-effectiveness results for each LEA from FY 2024. Specifically, the table shows the average overall rating from the facilities assessed along with the corresponding rating level and the total number of major and minor deficiencies.

The FY 2024 data shows the following:

- The statewide average maintenance-effectiveness rating by facility was 71.77%, which falls within the Adequate range under the IAC's rating system.
- 16 of 24 — or 67% — of LEAs earned an average overall maintenance-effectiveness rating of Adequate.
- 23 of 24 — or 96% — 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. Only one major deficiency was not remediated within the specified 45-day time period in FY 2024.
- 10 of 24 — or 42% — of LEAs averaged one unremediated minor deficiency per facility or fewer. These same 10 LEAs all earned an average overall maintenance-effectiveness rating of Adequate. Cecil County and Wicomico County were the only two LEAs that had no unremediated deficiencies.

As compared with results from FY 2023, the average overall rating for a facility in FY 2024 improved by 1.20 percentage points.

7 Individual school reports are available upon request.

Table 1: Summary of Maintenance-Effectiveness Assessment Results

	LEA Characteristics in FY24			FY24 Maintenance Assessment Results				
LEA	Total # of School Facilities	Total Square Footage	Average Adjusted Age of Schools	# of Schools Assessed	LEA Average Rating		# of Deficiencies Major	# of Deficiencies Minor
TOTALS	1362	142,053,436	31	145	71.77%	Adequate	1	274
Allegany	22	1,749,398	37.3	3	68.20%	Not Adequate	0	13
Anne Arundel	120	13,827,264	30.0	11	74.99%	Adequate	0	14
Baltimore City	130	15,122,778	37.2	13	71.66%	Adequate	0	13
Baltimore Co	167	16,884,863	34.2	15	76.04%	Adequate	0	13
Calvert	25	2,475,898	25.0	3	73.69%	Adequate	0	5
Caroline	10	877,773	24.5	3	70.68%	Adequate	0	3
Carroll	40	4,272,046	31.3	4	68.51%	Not Adequate	0	9
Cecil	29	2,267,203	30.4	3	74.43%	Adequate	0	0
Charles	39	4,179,228	30.5	4	75.24%	Adequate	0	2
Dorchester	14	970,840	32.3	3	69.74%	Adequate	0	5
Frederick	68	6,923,758	28.0	6	78.31%	Adequate	0	1
Garrett	13	741,671	36.0	3	65.75%	Not Adequate	0	16
Harford	53	5,991,468	32.6	5	67.62%	Not Adequate	0	22
Howard	76	8,527,365	20.4	7	73.08%	Adequate	0	13
Kent	5	441,409	45.7	3	72.37%	Adequate	0	6
Montgomery	212	25,832,149	25.6	19	70.77%	Adequate	0	25
Prince George's	196	18,922,353	39.8	18	67.54%	Not Adequate	1	64
Queen Anne's	14	1,302,658	22.3	3	68.91%	Not Adequate	0	5
St. Mary's	27	2,300,101	27.1	3	77.15%	Adequate	0	3
Somerset	10	671,356	23.3	3	61.87%	Not Adequate	0	23
Talbot	8	700,971	19.1	3	70.95%	Adequate	0	3
Washington	46	3,476,621	36.8	4	74.63%	Adequate	0	2
Wicomico	24	2,283,618	29.7	3	79.04%	Adequate	0	0
Worcester	14	1,310,647	28.0	3	66.14%	Not Adequate	0	14

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

Updated 7/22/2024

Table 2 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 2024 are available in previous annual reports provided on the IAC's website.

Table 2: Maintenance-Effectiveness Assessment Results by Fiscal Year

TABLE 2: MEA RESULTS FISCAL YEARS 2021-2024

NUMBER OF MEAS PERFORMED WITH RATINGS AND PERCENTAGES

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**
Total Ratings	98	523	218	11	850
Total Percentages	**11.53%**	**61.53%**	**25.65%**	**1.29%**	**100%**

Mechanicsville Elementary, Carroll County

Walkersville Elementary, Frederick County

- Following the 45-day remediation period after an MEA, one major deficiency was still remaining. The deficiency was identified as a life/safety issue in the *Playgrounds, Equipment, & Fields* category.
- Of the minor deficiencies assessed, 37.6% pertained to Building Equipment & Systems; 24.5% pertained to Site; 23.7% pertained to Building Interior; and 14.2% pertained to Building Exterior.
- 43 of 145 — or 29.7% — of school facilities had one or more minor deficiencies remaining in the *Fire and Safety Systems & Utility Controls* category.

Table 3: Major and Minor Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	19
	Grounds	0	9
	Positive Site Drainage Away from Structure(s)	0	2
	Playgrounds, Equipment, & Fields	1	21
	Relocatables & Additional Structures	0	16
	Site Subtotals	***1***	***67***
Building Exterior	Exterior Structure & Finishes	0	3
	Roof Drains, Gutters, & Downspouts	0	6
	Windows, Caulking, & Skylights	0	9
	Entryways & Exterior Doors	0	14
	Roofs, Flashing, and Gravel Stops	0	7
	Building Exterior Subtotals	***0***	***39***
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	17
	Floors	0	6
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	10
	Ceilings	0	15
	Interior Lighting	0	17
	Building Interior Subtotals	***0***	***65***
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	15
	Electrical Distribution & Service Equipment	0	15
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	12
	Plumbing Fixtures and Equipment	0	12
	Fire and Safety Systems & Utility Controls	0	43
	Conveyances	0	6
	Building Equipment & Systems Subtotals	***0***	***103***
	Total	**1**	**274**

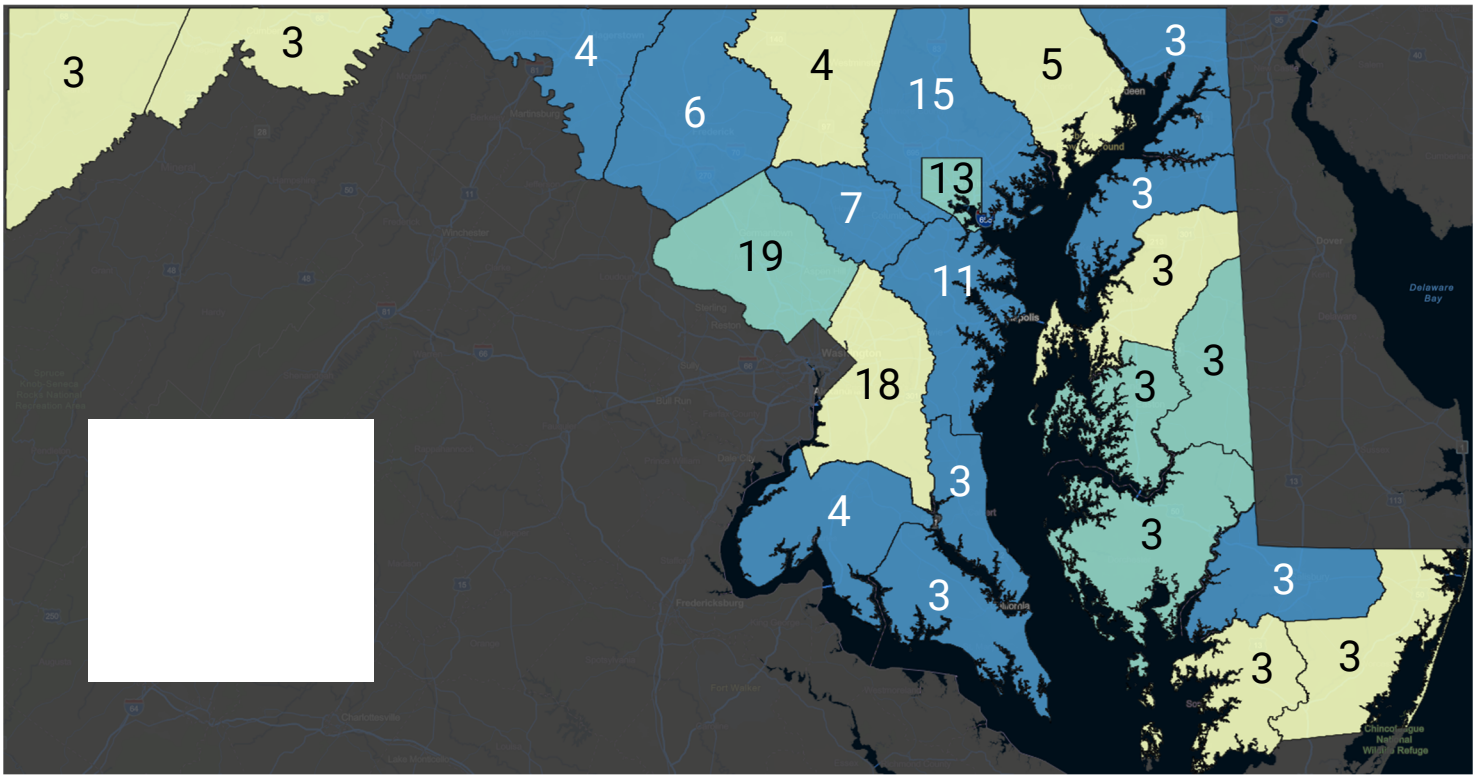
The specific ratings of facilities assessed in each school district are shown on the FY 2024 Results: Summary of School Ratings pages in the district-by-district overview section starting on page 25. Of the 145 school facilities rated in FY 2024:

- 0 facilities (0%) were rated Superior
- 9 facilities (6.2%) were rated Good
- 97 facilities (66.9%) were rated Adequate
- 37 facilities (25.5%) were rated Not Adequate
- 2 facilities (1.4%) 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 2024 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, sixteen LEAs received overall ratings of Adequate, eleven of which (in blue) are above the Statewide average and five of which (in green) are below. Eight LEAs (in pale yellow) received overall ratings of Not Adequate.



Fiscal Year 2024: Statewide Summary

1,362 facilities

In FY 2024, the State of Maryland had 1,362 active school facilities.

- 8 facilities since FY 2023.

~ 142 M GSF

Maryland maintains 142,053,436 gross square feet throughout its 24 LEAs.

- 55,329 SF since FY 2023.

31 years old

The average adjusted age of all 1,362 school facilities is 31 years old.

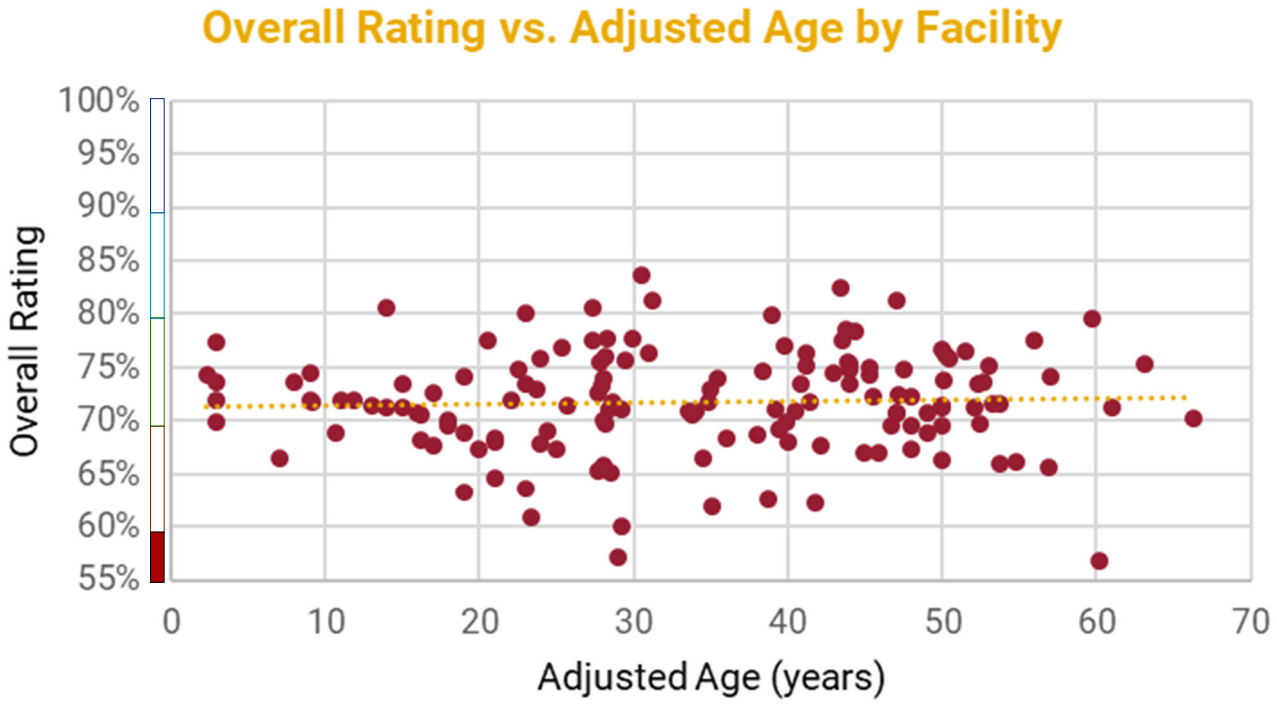
No change since FY 2023.

> $68 B

The current replacement value for all of Maryland's GSF, at the IAC's current replacement cost/SF, is greater than $68 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 30 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.

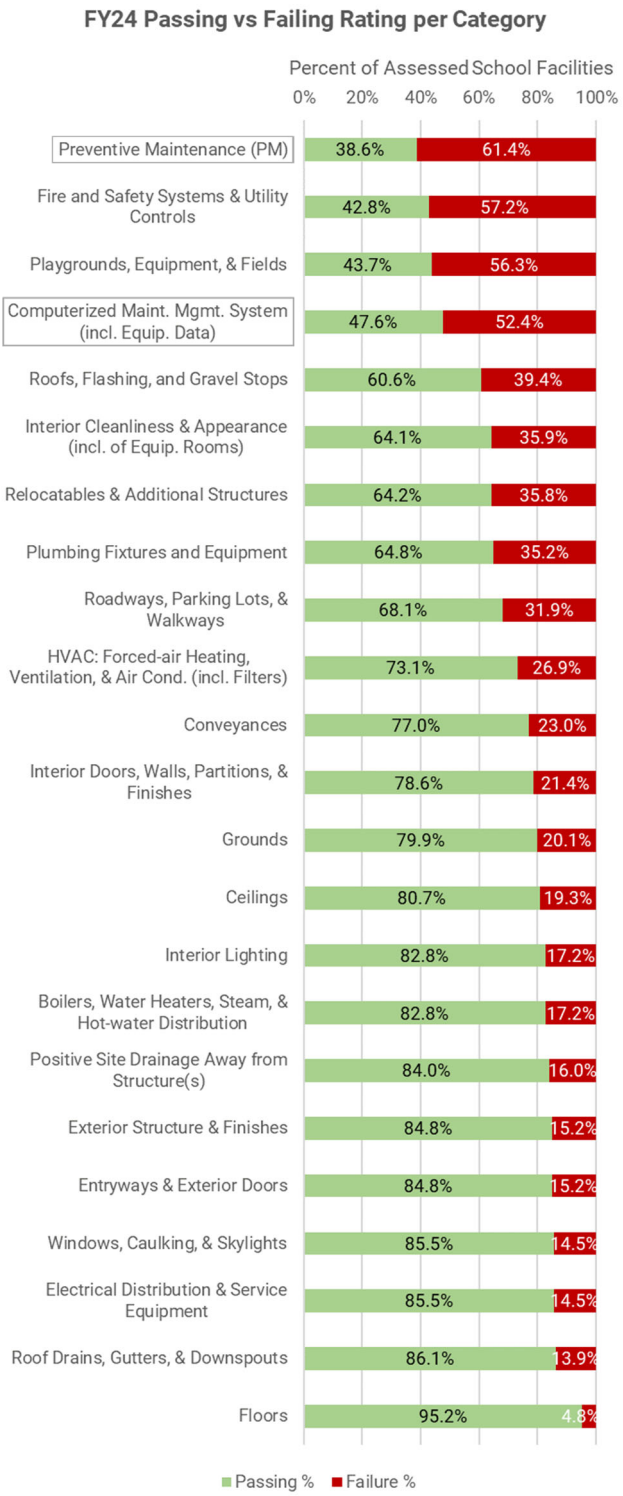


Figure 3: FY 2024 Passing vs. Failing Rating per Category

As not every facility contains the applicable assets to receive a rating for every building-system category, across the body of 145 school facilities assessed, only 2,913 ratings were assigned to the 21 building-system categories, of which 25.1% were a failing rating. This result shows that, within the facilities assessed during FY 2024, approximately a quarter of all building systems were not being maintained at a level likely to support achieving their full expected lifespans. In addition, there was an average of 1.90 categories with unremediated deficiencies per facility assessed.

Category Rating Results

- *Roadways, Walkways, and Parking Lots* improved the most since last FY, with the percentage of facilities receiving a passing category rating increasing by 22.1%. *Computerized Maint. Mgmt. System (incl. Equip. Data)* increased by 19.7%, and *HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)* increased by 14.4%.
- *Playgrounds, Equipment, & Fields* had the biggest decrease in passing ratings since last FY, with 20.6% fewer facilities receiving a passing rating. This is also the only category which had a facility that did not remediate a major deficiency within the 45-day remediation period.
- Two facilities received a Poor category rating in *Fire and Safety Systems & Utility Controls*, the most Poor ratings of any category. It also had the most facilities with one or more deficiencies remaining after the 45-day remediation period ended. 9% fewer facilities received passing ratings in this category as compared to last FY. This decrease is likely due to the various complex assets that are encompassed in this category which differ at each facility and have unique PM frequencies or require outsourced resources to perform maintenance. Only two LEAs — Charles County Public Schools and Wicomico County Public Schools — earned a passing rating in this category for all of their assessed facilities.

- The top five categories with the highest percentage of failing category ratings were *Preventive Maintenance (PM)*; *Fire and Safety Systems & Utility Controls*; *Playgrounds, Equipment, & Fields*; *Computerized Maint. Mgmt. System (incl. Equip. Data)*; and *Roofs, Flashing, and Gravel Stops*. Unlike most other categories, documentation is a major factor when rating these categories, which may have contributed to the higher percentage of failing ratings. LEAs tended to have difficulties completing required inspection reports before the previous inspection expired or producing completed reports. These inspection reports include, but are not limited to, roofs, fire alarms, sprinkler systems, conveyances, boilers, water heaters, playgrounds, and bleachers, and are most often completed by qualified contractors. In many instances, even when the inspection reports were completed and provided, it appeared that the LEAs had not created work orders in their CMMS to ensure corrective action to address the issues noted in the reports. This may be due to repairs being completed by the contractor or being recorded on the initial PM work order. However, it is best practice to create a follow-up work order to track corrective actions in a reportable format, especially for contractor work orders to validate labor costs.
- One likely factor contributing to the high failure rate in *Preventive Maintenance (PM)* is a general lack of oversight regardless of whether PM activities are performed using in-house staff or a contractor. There appears to be a disconnect when operations and maintenance department personnel are managed as two distinct units, though their duties often overlap in a joint overall maintenance effort. Some custodial duties are PM but most, if not all, of their duties are not tracked via CMMS so there is no documentation to support their maintenance efforts.

LEA and Facility Rating Results

- St. Mary's County Public Schools improved their overall LEA rating by 13.24% since last FY, the largest increase of any LEA. Washington County Public Schools also saw a notable increase in their overall rating, with an increase of 6.6%.
- Cecil County Public Schools and Wicomico County Public Schools were the only two LEAs who did not have any unremediated deficiencies once the remediation period closed. Of the 24 LEAs, 17 averaged two or fewer unremediated deficiencies per assessed facility, 16 of which concluded the FY with an Adequate overall LEA rating. Of the remaining seven LEAs, all with an average of over two unremediated deficiencies per assessed facility, all seven had a Not Adequate overall LEA rating. The LEA with the highest average number of unremediated deficiencies per assessed facility also received the lowest overall LEA rating.
- The average adjusted age of Kent County Public Schools' facilities is the oldest in the state at 45.7 years. Despite this, they achieved an Adequate overall rating, ranking 11th highest out of 24 LEAs.

  The three oldest facilities assessed in FY 2024 were Grosvenor Center in Montgomery County at 66.2 years old, Scotts Branch Elementary in Baltimore County at 63.1 years old, and The Mt. Washington School #221 in Baltimore City at 61 years old. All three facilities earned an Adequate overall facility rating.
- The three largest facilities assessed in FY 2024 were the only three facilities over 350,000 SF; all three received a Not Adequate overall facility rating. Crossland High in Prince George's County is 335,141 SF and was the largest facility assessed in FY 2024 that achieved a passing overall facility rating. It was the fourth largest facility assessed in FY 2024 and the largest assessed in Prince George's County.

  Of the 14 facilities that were over 200,000 SF, seven received Not Adequate overall facility ratings and one received a Poor; none of the 14 facilities received a Good overall facility rating. Of the 98 facilities that were under 100,000 SF, seven facilities received a Good overall facility rating and none received a Poor.
- The two most overutilized facilities assessed in FY 2024 were James McHenry Building #010 in Baltimore City at 204.91% capacity and Oakdale Elementary in Frederick County at 155.07% capacity; both achieved an Adequate overall facility rating.

ALLEGANY COUNTY

Total School Facilities Assessed in FY 2024: 3


Bel Air Elementary

Fiscal Year 2024: Key Facts

22 facilities

Allegany County has 22 active school facilities.

No change since FY 2023.

37.3 years old

The average adjusted age of all 22 school facilities is 37.3 years old.

+ 1 year since FY 2023.

> 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 2023.

> $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.

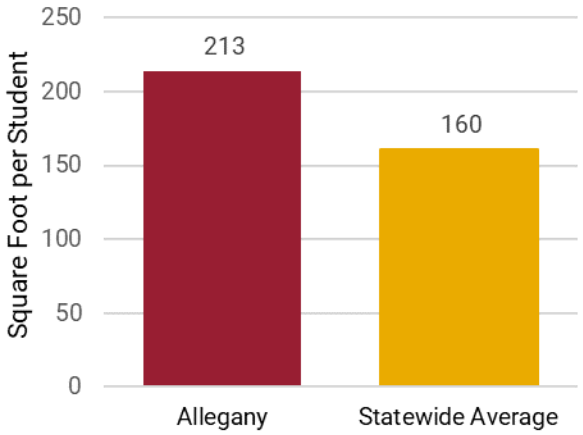
68.20% (Not Adequate) **Average Overall Rating for FY 2024**

- 2.10% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

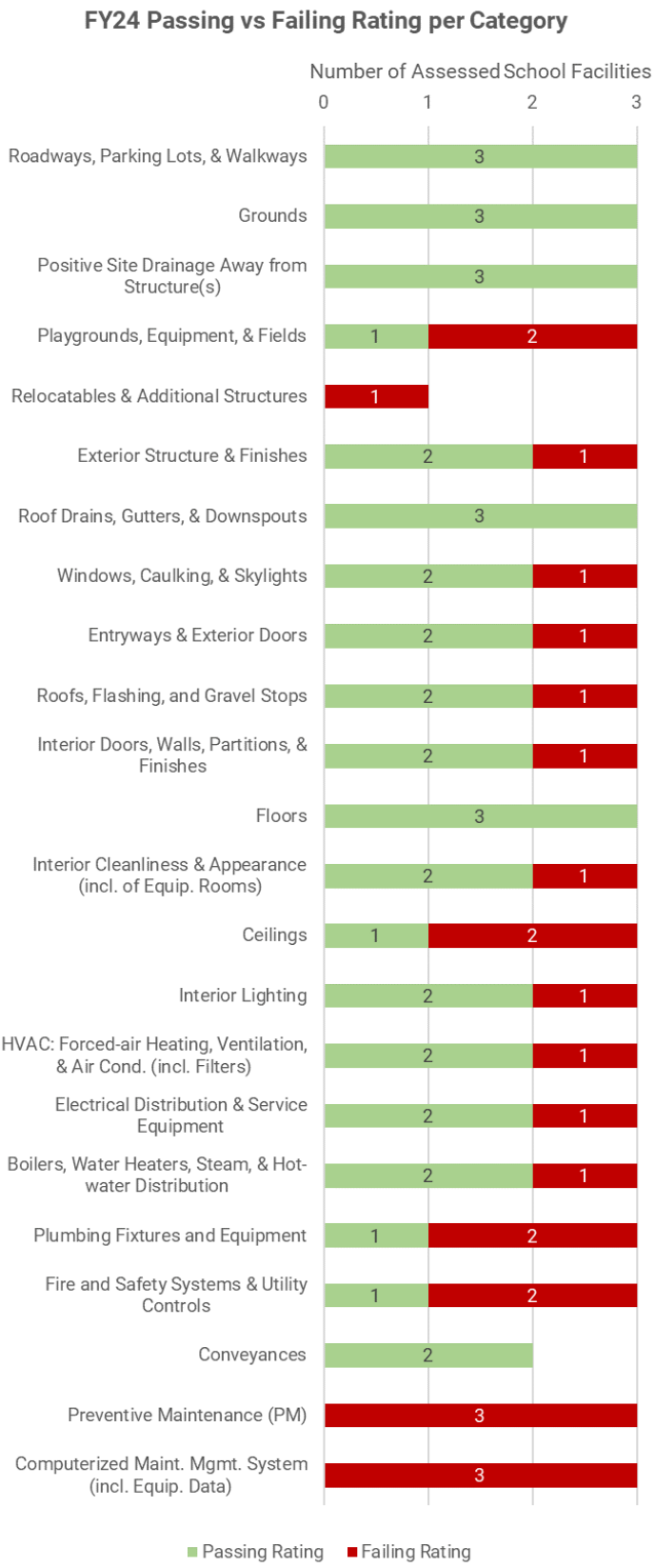


ALLEGANY COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Bel Air Elementary (01.003)	Elementary	44,789	50	Adequate	1	2	16	2	0	0	3
2. Washington Middle (01.034)	Middle	98,499	57	Not Adequate	0	2	14	6	0	0	6
3. Mountain Ridge High (01.037)	High	165,382	17	Not Adequate	0	0	17	6	0	0	4
				Totals	1	4	47	14	0	0	13
				Percentage of Total Ratings for System	2%	6%	71%	21%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

The floors appeared to be well maintained. No missing or damaged floor tiles were noted at one facility. Floor care activities were outlined in the Custodial Responsibilities document.

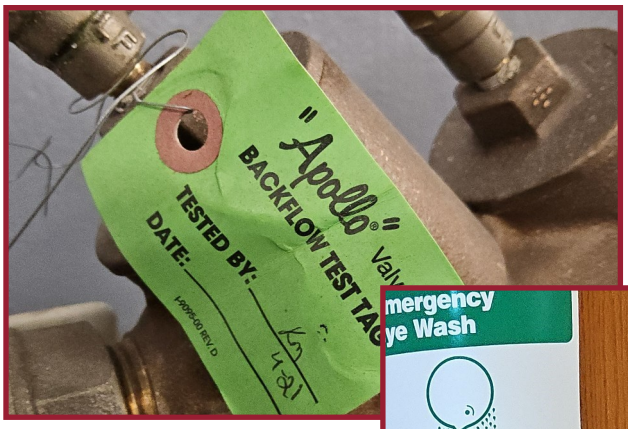
The grounds appeared to be well maintained. The storm drains were free and clear of debris. Trees appeared to be trimmed back from the rooflines. All three facilities received an Adequate rating for Grounds.

No issues or concerns were observed with the roof drains at one facility, and most roof drainage systems appeared clear and free of debris for the remaining two facilities. The required annual roof inspection reports were provided and the inspections were included in the PM schedules.

No issues or concerns were observed with the interior lighting at two facilities. All interior lighting fixtures appeared to be operational in instructional and common areas.

Weaknesses

Missing and/or expired backflow preventer inspection tags were observed at two facilities. The backflow preventers were not included in the PM schedules. Two facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.



Most assets were not identified in the PM schedules, including backflow preventers, plumbing fixtures, boilers, and fire and safety systems. No work orders included action taken comments to support the work performed.

Multiple stained and damaged ceiling tiles were observed at two facilities. The ceilings were not included in the PM schedules. One facility received a Not Adequate rating for Ceilings.

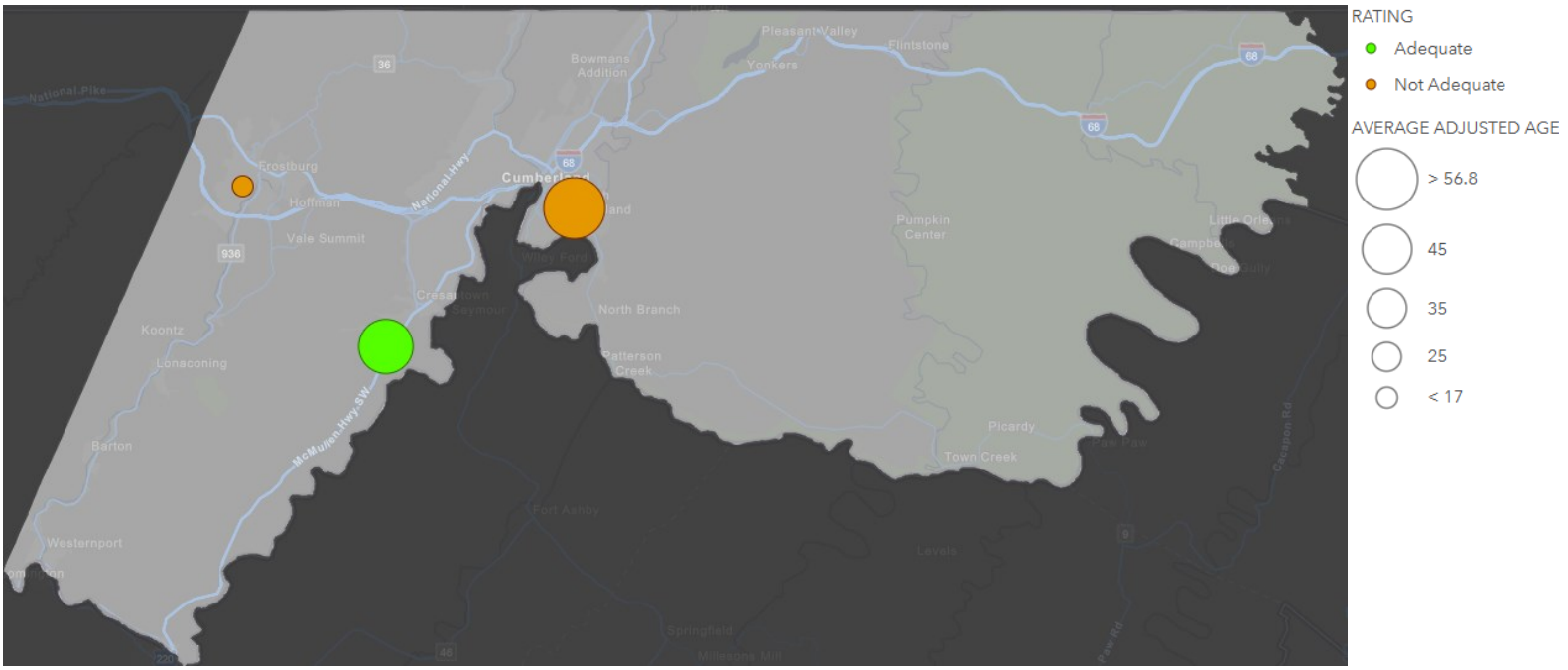
The required bleacher and playground inspection reports were not provided for two facilities when applicable. Two facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

ALLEGANY COUNTY

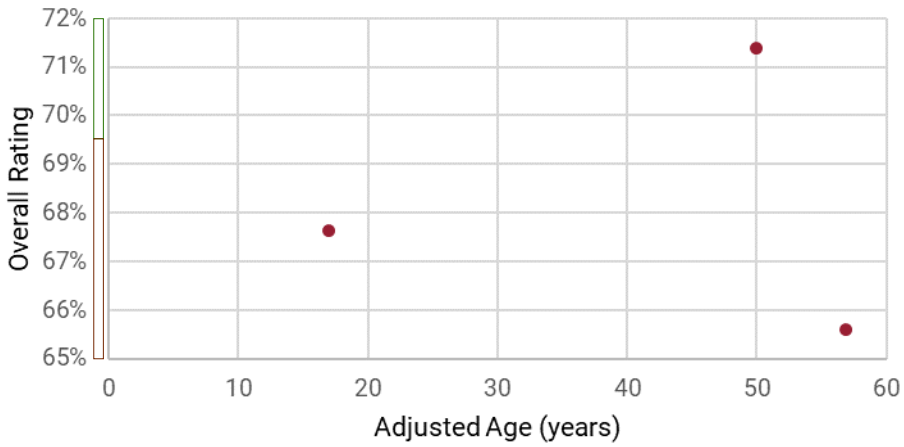
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	1
Building Exterior	Exterior Structure & Finishes	0	1
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	1
	Entryways & Exterior Doors	0	1
	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	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	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**13**

Overall Rating vs Adjusted Building 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 industry-standard frequencies.

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

- Develop a comprehensive asset inventory for each facility, covering all 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.

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

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

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

ANNE ARUNDEL COUNTY

Total School Facilities Assessed in FY 2024: 11

Northeast Middle

Fiscal Year 2024: Key Facts

120 facilities

Anne Arundel County has 120 active school facilities.

- 1 facility since FY 2023.

30.0 years old

The average adjusted age of all 120 school facilities is 30.0 years old.

- 0.1 years since FY 2023.

> 13.8 M GSF

Anne Arundel County maintains 13,827,264 GSF throughout its 120 school facilities. It has the 5th greatest amount of GSF of LEAs in MD.

- 74,866 SF since FY 2023.

> $6.6 B

The current replacement value for Anne Arundel County's GSF, at the IAC's current replacement cost/SF, is greater than $6.6 B.

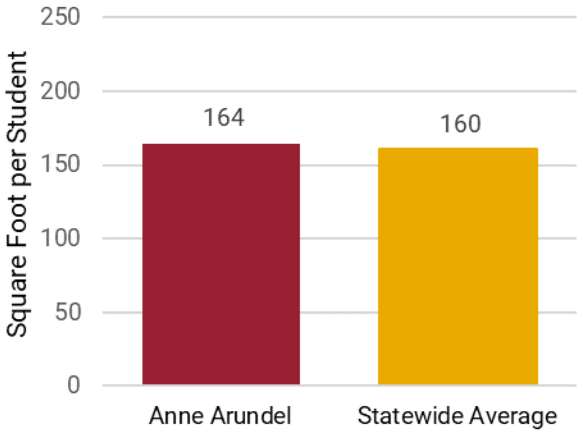
74.99% (Adequate) = Average Overall Rating for FY 2024

- 0.52% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	Career Tech	
Superior					
Good	1				1
Adequate	6	2	1		9
Not Adequate				1	1
Poor					
Totals	7	2	1	1	**11**

Average Square Foot per Student



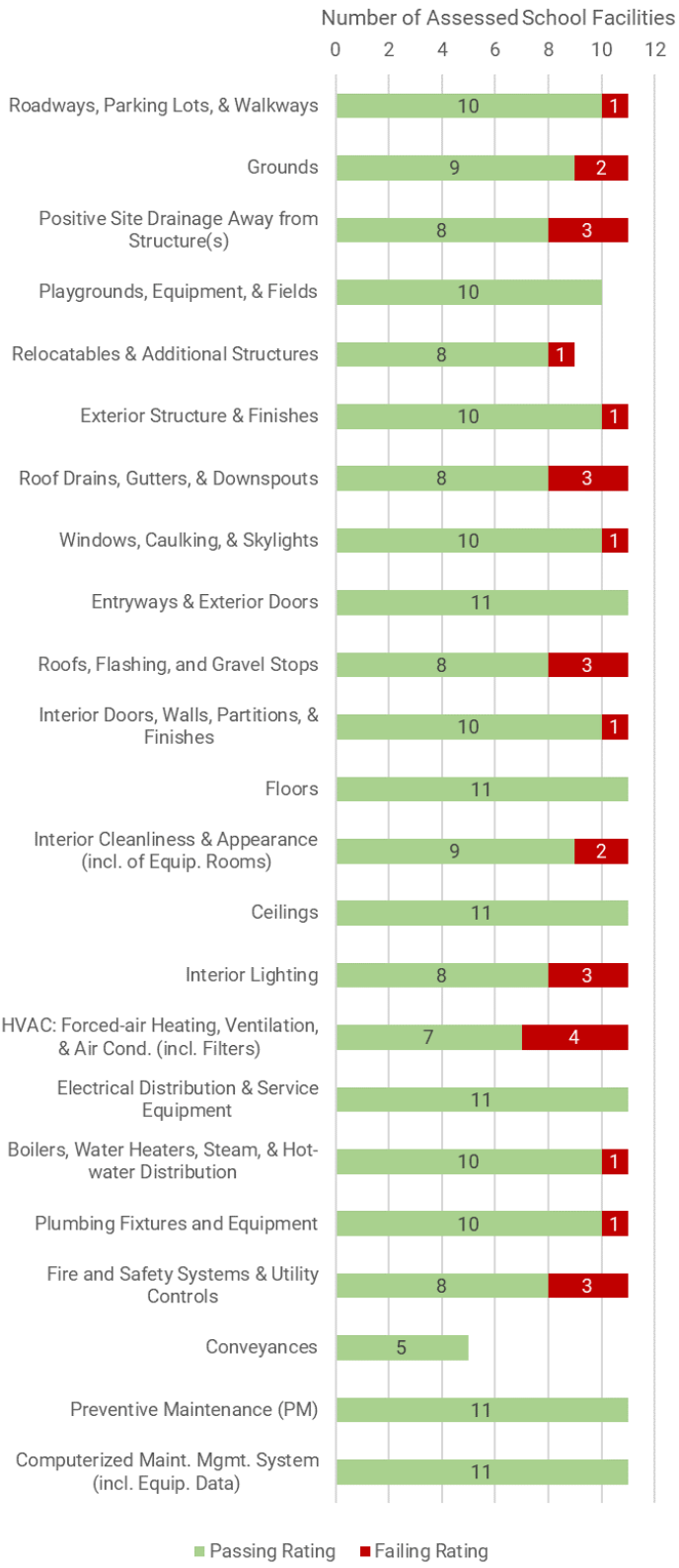
ANNE ARUNDEL COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Van Bokkelen Elementary (02.004)	Elementary	76,833	45	Adequate	2	4	16	0	0	0	2
2. Center of Applied Technology North (02.006)	Career Tech	155,764	49	Not Adequate	1	1	16	3	0	0	4
3. Four Seasons Elementary (02.010)	Elementary	83,703	27	Good	3	8	11	0	0	0	0
4. Chesapeake High (02.012)	High	322,400	40	Adequate	0	7	16	0	0	0	1
5. Northeast Middle (02.044)	Middle	164,393	35	Adequate	1	6	13	3	0	0	2
6. Glendale Elementary (02.065)	Elementary	75,065	23	Adequate	0	1	20	1	0	0	1
7. Park Elementary (02.076)	Elementary	77,436	25	Adequate	1	7	11	3	0	0	1
8. Hilltop Elementary (02.088)	Elementary	82,903	35	Adequate	1	2	13	6	0	0	2
9. Sunset Elementary (02.108)	Elementary	78,144	28	Adequate	1	6	15	0	0	0	0
10. North Glen Elementary (02.118)	Elementary	57,087	51	Adequate	1	3	17	1	0	0	0
11. Lindale Middle (02.127)	Middle	191,583	28	Adequate	1	1	18	3	0	0	1
				Totals	12	46	166	20	0	0	14
				Percentage of Total Ratings for System	5%	19%	68%	8%	0%		

FY 2024 Results: Assessment Findings by Category

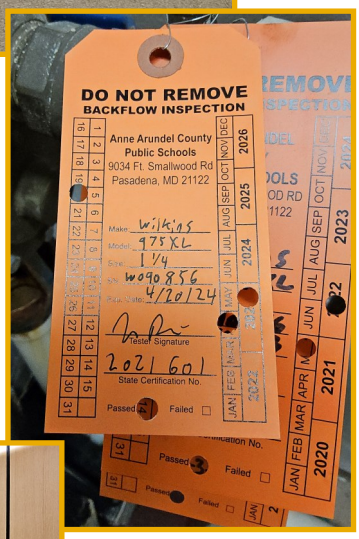
FY24 Passing vs Failing Rating per Category



Strengths

The floors appeared to be well maintained at most facilities. Flooring inspections were included in the PM schedules. Three facilities earned a Superior rating for Floors.

The PM schedules included maintenance activities for most assets. Most facilities completed PM work orders within 30 days and contained supporting action taken comments.

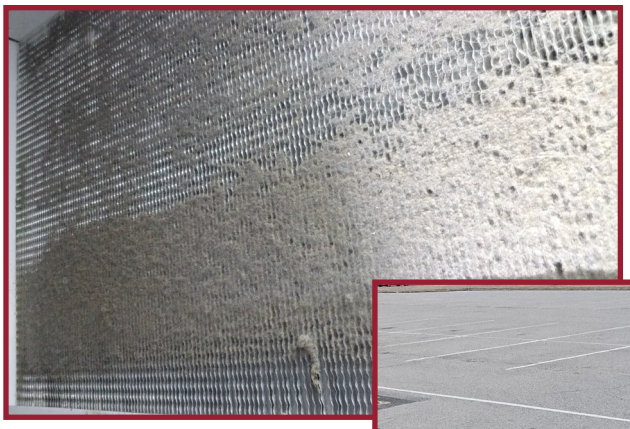


All conveyances had current DLLR certificates. Elevator and lift inspection and maintenance activities were included in the PM schedules for the five applicable facilities. Two facilities earned a Superior rating for Conveyances.

The required playground and bleacher inspection reports were provided for every applicable facility. No concerns were observed with the playgrounds, equipment, or fields at three facilities.

Weaknesses

HVAC equipment was noted as inoperable or improperly operating at several facilities. Dirty coils and/or filters were also observed. Two facilities received a Not Adequate rating for HVAC.



Cracked and/or deteriorated roadway surfaces were observed at multiple facilities. Uneven walking surfaces which had the potential to be trip hazards were noted at four facilities. Roadways, parking lots, and walkways were not included in the PM schedules at nine facilities.

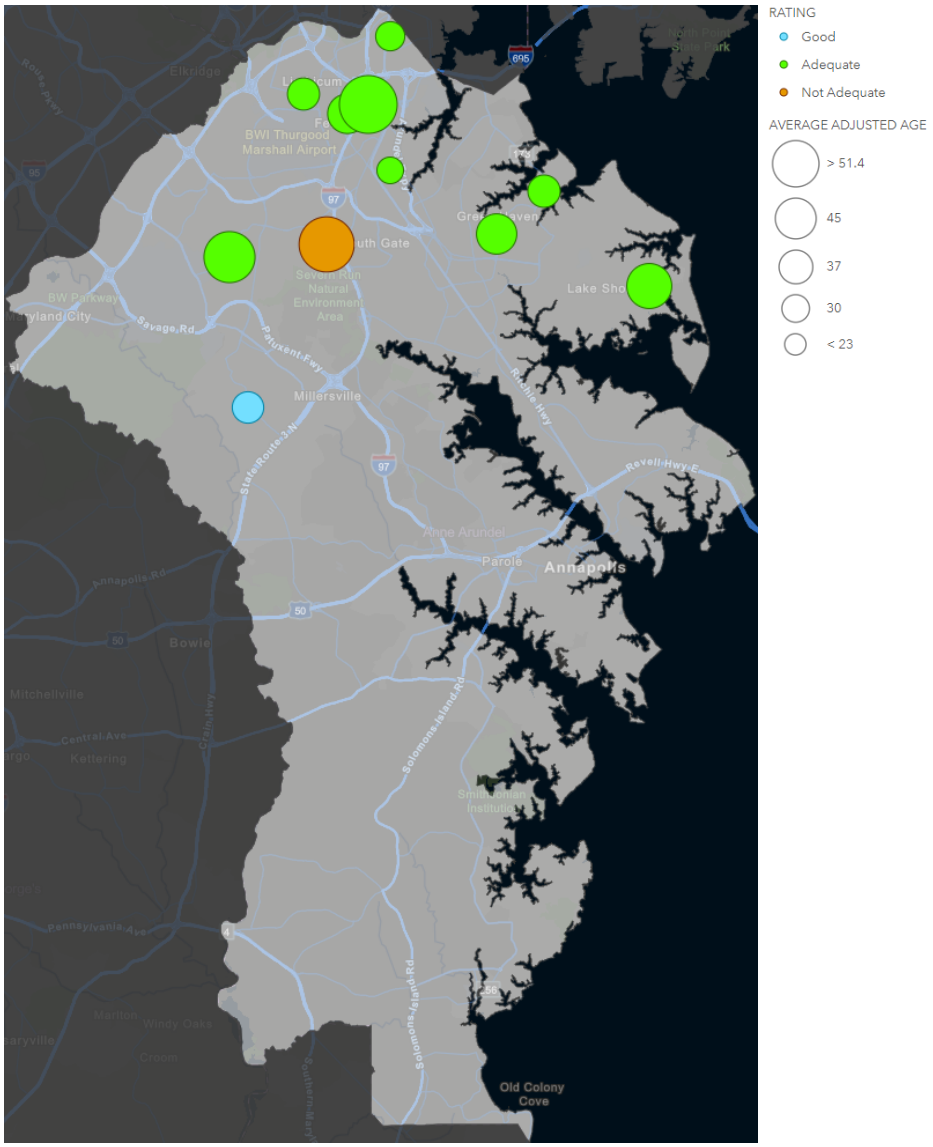
Debris and/or blisters near or around roof drains were observed at several facilities. In a few cases, the roof drainage system appeared damaged or not functioning properly. Three facilities received a Not Adequate rating for Roof Drains, Gutters, & Downspouts.

Multiple facilities had deteriorated or missing sealants and/or vegetative growth between the building foundation and adjacent hard surfaces. Some of the grade appeared to slope towards the main building at five facilities.

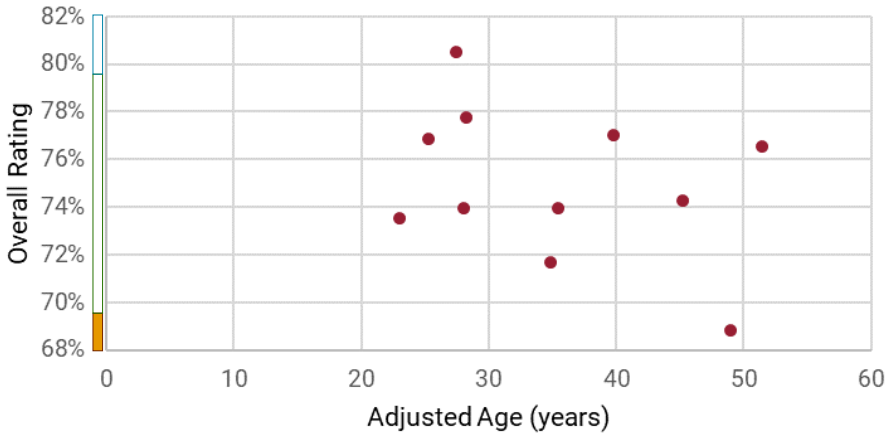
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	0
Building Exterior	Exterior Structure & Finishes	0	1
	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	0
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
	Ceilings	0	0
	Interior Lighting	0	3
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	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	2
	Conveyances	0	0
	Total	**0**	**14**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



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

- 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.

- 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.

- 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.

BALTIMORE CITY

Total School Facilities Assessed in FY 2024: 13

Calvin Rodwell PK 8 # 256

Fiscal Year 2024: Key Facts

130 facilities

Baltimore City has 130 active school facilities.

- 10 facilities since FY 2023.

37.2 years old

The average adjusted age of all 130 school facilities is 37.2 years old.

- 0.5 years since FY 2023.

> 15.1 M GSF

Baltimore City maintains 15,122,778 GSF throughout its 130 school facilities. It has the 4th greatest amount of GSF of LEAs in MD.

- 1,182,105 SF since FY 2023.

> $7.2 B

The current replacement value for Baltimore City's GSF, at the IAC's current replacement cost/SF, is greater than $7.2 B.

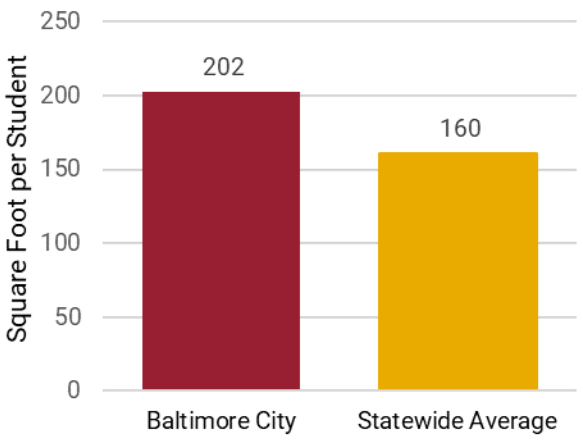
71.66% (Adequate) = Average Overall Rating for FY 2024

+ 2.09% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Elementary/ Middle	PreK-8	Middle/High	High	
Superior						
Good						
Adequate	5	2	2		1	10
Not Adequate				1	2	3
Poor						
Totals	5	2	2	1	3	**13**

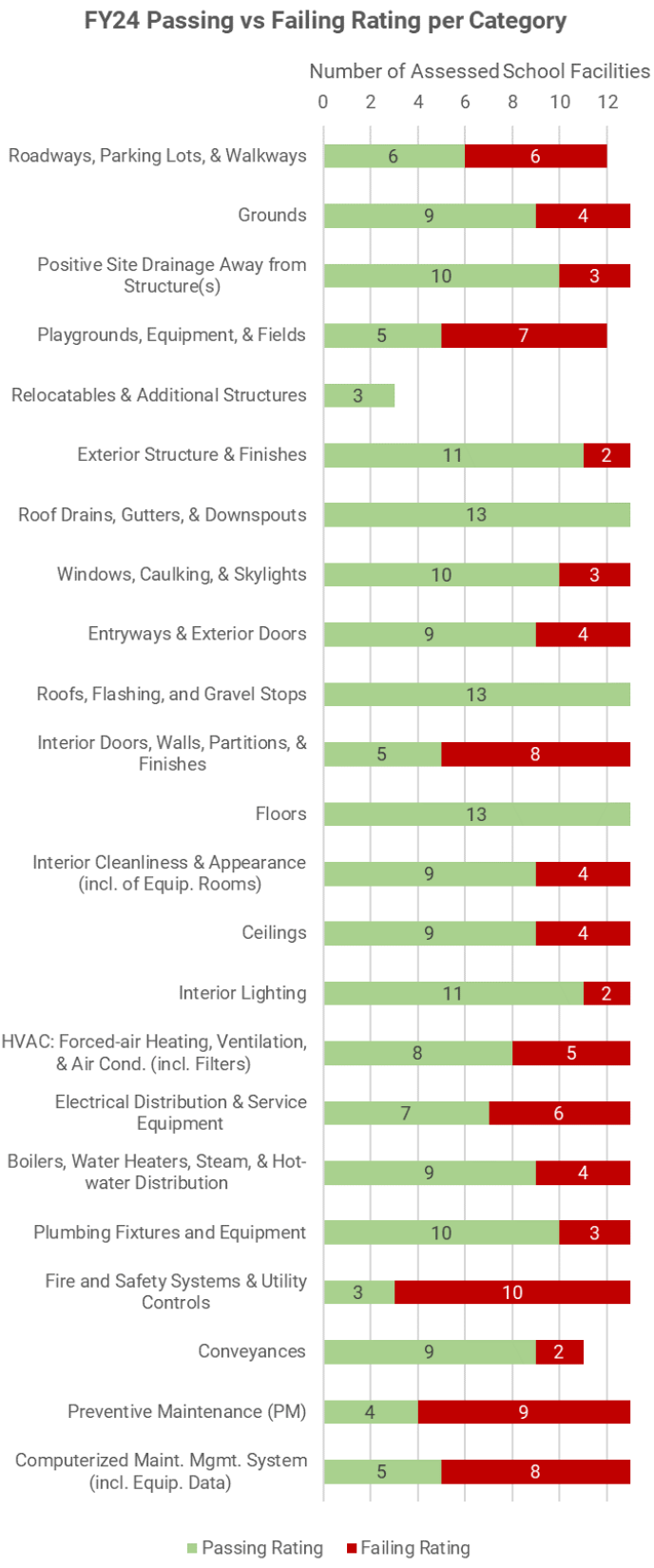
Average Square Foot per Student



BALTIMORE CITY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Harford Heights Building #036 (30.019)	Elementary	143,828	2	Adequate	0	4	15	3	0	0	0
2. Dallas F. Nicholas Elementary # 039 (30.020)	Elementary	70,456	45	Adequate	0	2	18	2	0	0	0
3. Furman L. Templeton Elementary # 125 (30.061)	Elementary	81,485	49	Adequate	0	2	11	9	0	0	0
4. Calvin Rodwell PK-8 # 256 (30.134)	Elementary/ Middle	111,929	3	Adequate	3	0	14	5	0	0	1
5. Paul Laurence Dunbar Middle Building #133 (30.147)	Middle/High	122,417	39	Not Adequate	1	0	13	8	0	0	2
6. Baltimore School for the Arts # 415 (30.178)	High	149,895	34	Adequate	1	1	11	7	0	0	3
7. Baltimore Polytechnic Institute # 403 (30.185)	High	391,895	55	Not Adequate	1	1	4	16	0	0	2
8. James McHenry Building # 010 (30.197)	PreK-8	94,719	52	Adequate	0	1	14	8	0	0	1
9. Abbottston Building # 050 (30.224)	Elementary	65,762	19	Adequate	1	2	13	6	0	0	0
10. Mergenthaler Vocational-Technical High CTE #410 (30.226)	High	358,722	21	Not Adequate	0	0	8	15	0	0	3
11. Diggs-Johnson Building # 162 (30.249)	PreK-8	68,242	52	Adequate	0	1	19	3	0	0	0
12. The Mt. Washington School #221 (30.268)	Elementary/ Middle	50,412	61	Adequate	0	1	14	6	0	0	1
13. Lakewood Early Learning Center # 086 (30.269)	Elementary	24,794	56	Adequate	2	3	12	4	0	0	0
				Totals	9	18	166	92	0	0	13
				Percentage of Total Ratings for System	3%	6%	58%	32%	0%		



Strengths

Roof drainage systems were included in the annual roof inspection report. These systems appeared fully functional at seven facilities.

The custodial scope of work lists various floor cleaning activities. Every facility achieved an Adequate rating for Floors.

Monthly pest control was included in the PM schedule for every facility and appeared to be effective in most cases. Seven facilities had no evidence of pests inside their buildings.

The preventive and corrective maintenance efforts for roofing appeared to be effective. All facilities achieved at least an Adequate rating for Roofs, Flashing, and Gravel Stops, with six rating higher.

Weaknesses

Damaged or deteriorated walkways and/or stairs were observed at 11 facilities; seven were identified with damage severe enough to create potential trip hazards. The walkways were not included in the PM schedules.

Issues with fire alarm actuated doors were identified at six facilities, including missing hardware, improper alignment, detached closers, and doors being chocked open or having kick-down door stoppers installed.

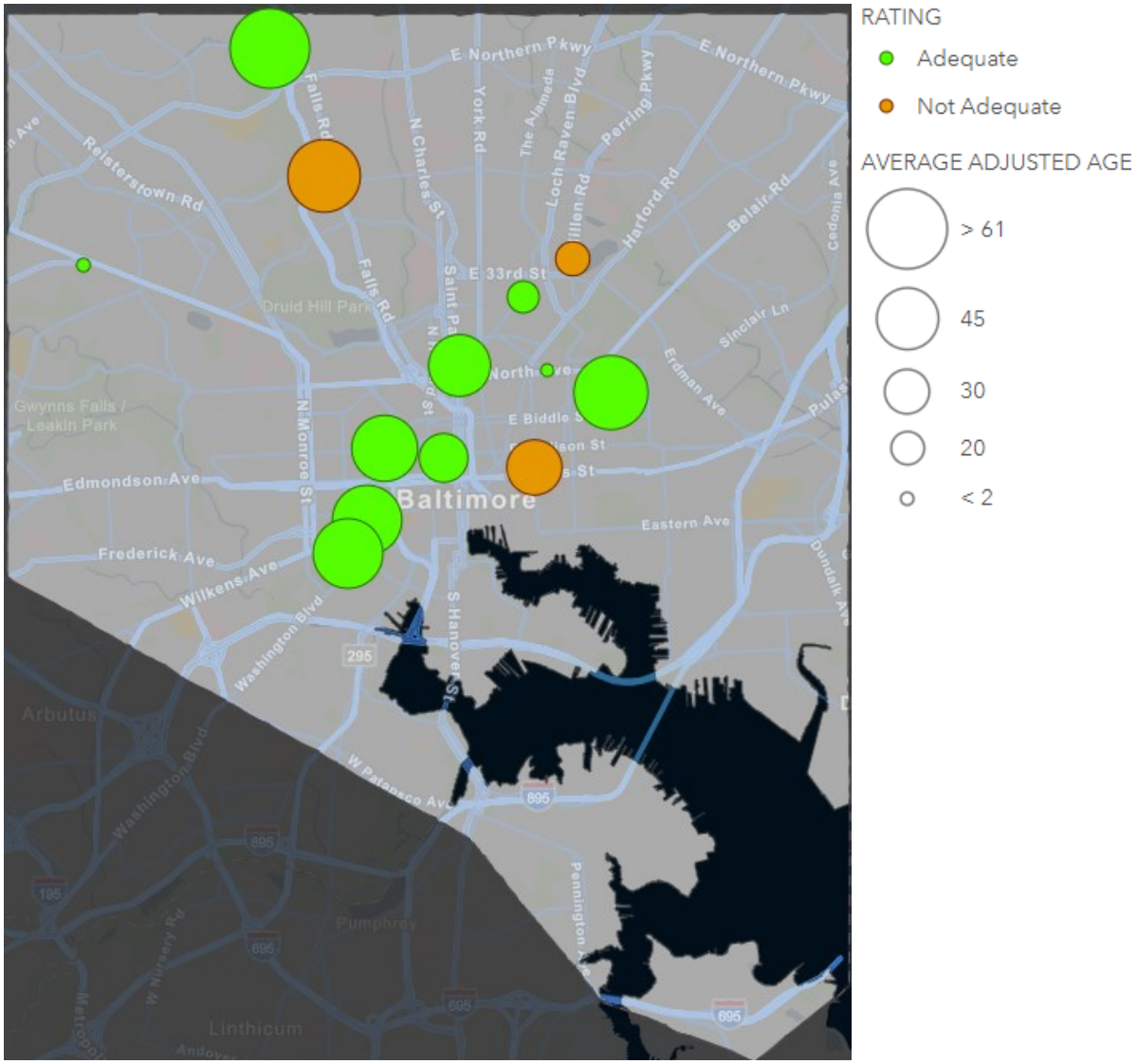
Some assets, such as eyewash stations, water heaters, backflow preventers, and playgrounds, were included in the PM schedule for some facilities but not others.

The fire alarm control panels at five facilities had active trouble and/or supervisory signals. Non-functioning emergency lighting was identified at six facilities.

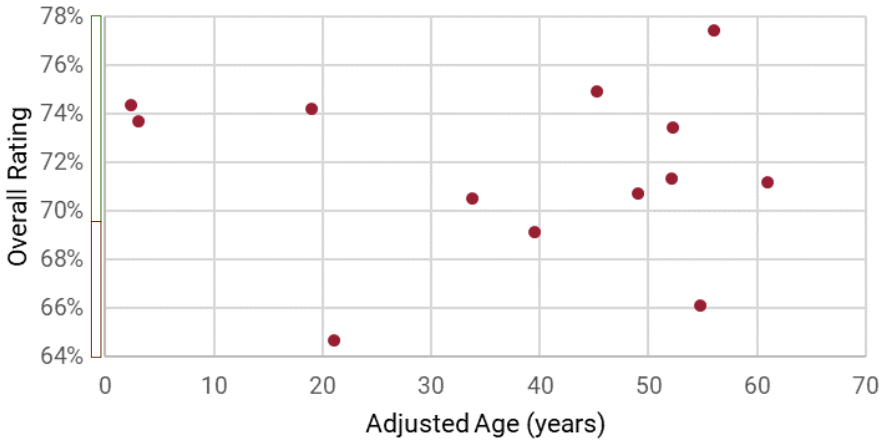
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	1
	Entryways & Exterior Doors	0	2
	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	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	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	6
	Conveyances	0	1
	Total	**0**	**13**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Employ local alarm sounders on egress doors in less monitored areas or where there is a concern that unauthorized entry may occur. This best practice will provide a level of security and serve to notify staff when an exterior door is opened.

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

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- 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 areas.

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

BALTIMORE COUNTY

Total School Facilities Assessed in FY 2024: 15


Westchester Elementary

Fiscal Year 2024: Key Facts

167 facilities

Baltimore County has 167 active school facilities.

+ 1 facility since FY 2023.

34.2 years old

The average adjusted age of all 167 school facilities is 34.2 years old.

+ 0.6 years since FY 2023.

~ 16.9 M GSF

Baltimore County maintains 16,884,863 GSF throughout its 167 school facilities. It has the 3rd greatest amount of GSF of LEAs in MD.

- 15,455 SF since FY 2023.

> $8.1 B

The current replacement value for Baltimore County's GSF, at the IAC's current replacement cost/SF, is greater than $8.1 B.

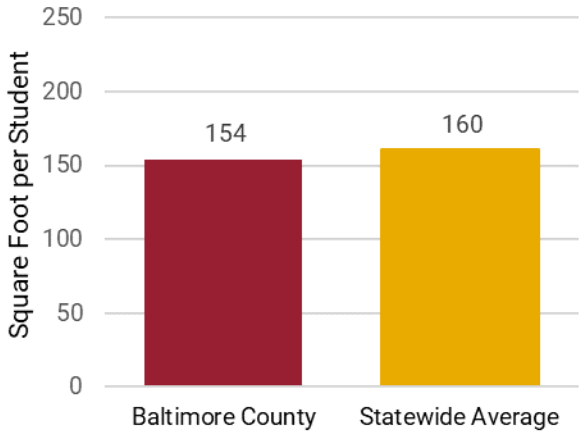
76.04% (Adequate) = Average Overall Rating for FY 2024

+ 2.01% since FY 23

FY 2024 Overall Rating Results by School Type

	Special Ed.	Elementary	Middle	High	
Superior					
Good	1	1			2
Adequate		11		2	13
Not Adequate					
Poor					
Totals	1	12		2	**15**

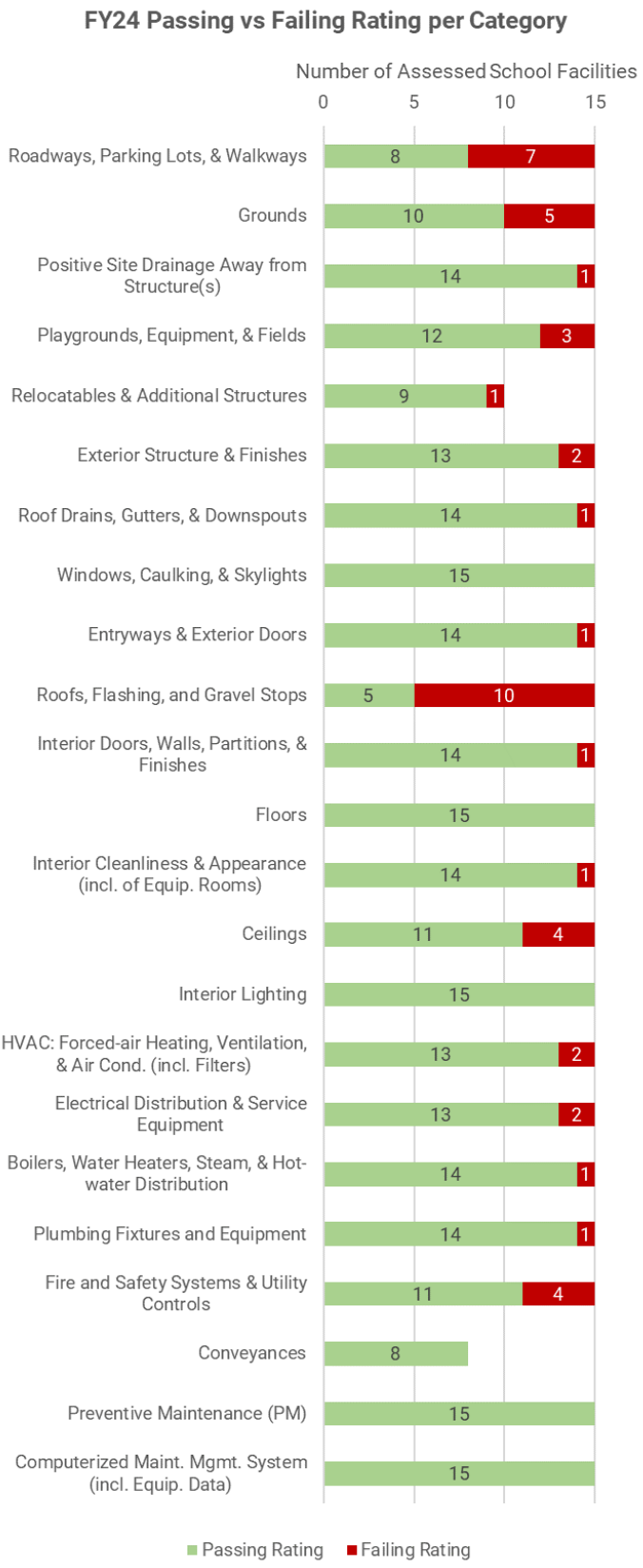
Average Square Foot per Student



BALTIMORE COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Pine Grove Elementary (03.009)	Elementary	61,900	38	Adequate	1	4	15	2	0	0	1
2. Woodbridge Elementary (03.010)	Elementary	53,870	50	Adequate	2	3	13	3	0	0	1
3. Perry Hall High (03.011)	High	272,234	48	Adequate	0	3	16	4	0	0	0
4. Scotts Branch Elementary (03.025)	Elementary	56,933	63	Adequate	1	2	16	4	0	0	0
5. Glyndon Elementary (03.030)	Elementary	72,162	41	Adequate	2	0	16	3	0	0	1
6. Shady Spring Elementary (03.031)	Elementary	62,620	44	Adequate	0	4	16	2	0	0	2
7. Chesapeake Terrace Elementary (03.035)	Elementary	48,380	44	Adequate	1	7	13	1	0	0	0
8. White Oak Special Education (03.065)	Special Ed.	81,000	47	Good	4	5	11	2	0	0	0
9. Edmondson Heights Elementary (03.101)	Elementary	69,390	44	Adequate	2	4	15	2	0	0	0
10. Logan Elementary (03.110)	Elementary	63,190	39	Good	3	4	15	0	0	0	0
11. Woodmoor Elementary (03.111)	Elementary	73,078	41	Adequate	1	1	17	3	0	0	1
12. Cromwell Valley Elementary Magnet (03.123)	Elementary	57,344	41	Adequate	0	2	16	4	0	0	1
13. Owings Mills Elementary (03.124)	Elementary	74,583	46	Adequate	2	0	16	5	0	0	3
14. Westchester Elementary (03.130)	Elementary	80,690	23	Adequate	1	3	16	2	0	0	1
15. Loch Raven High (03.134)	High	190,600	50	Adequate	2	3	17	1	0	0	2
				Totals	22	45	228	38	0	0	13
				Percentage of Total Ratings for System	7%	14%	68%	11%	0%		



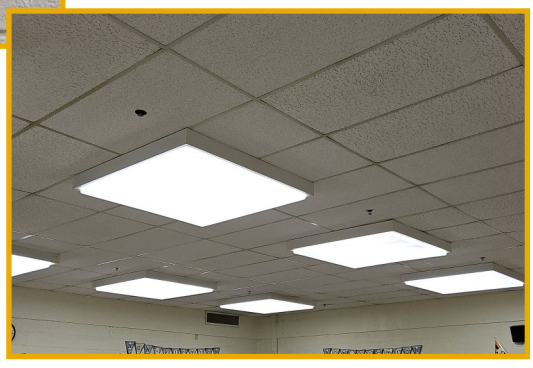
Strengths

All conveyances appeared operational and had current DLLR certificates displayed. Elevator and chairlift inspections were included in the PM schedules for all applicable facilities.

Most applicable boilers and water heaters appeared to have current DLLR certificates displayed. The boilers, water heaters, and pumps were included in the PM schedules.

No issues or concerns were identified with the fire and safety systems or utility controls at seven facilities. The fire and safety systems were included in the PM schedules and the PM work orders appeared to be completed in a timely manner. Five facilities earned a Superior rating for Fire and Safety Systems & Utility Controls.

No issues or concerns were observed with the interior lighting at seven facilities. Most interior lighting fixtures were functional in instructional and common areas.



Weaknesses

The required roof inspection reports were not provided for six facilities. Vegetative growth and/or debris was observed on the roofs at 10 facilities. Ten facilities received a Not Adequate rating for Roofs, Flashing, and Gravel Stops.

Even though annual interior door inspections were included in the PM schedules and appeared to be completed, most facilities were observed with interior door issues. A few fire alarm actuated doors appeared to have operational issues at five facilities. Some other interior doors, door hardware, and/or door finishes appeared damaged at 11 facilities.

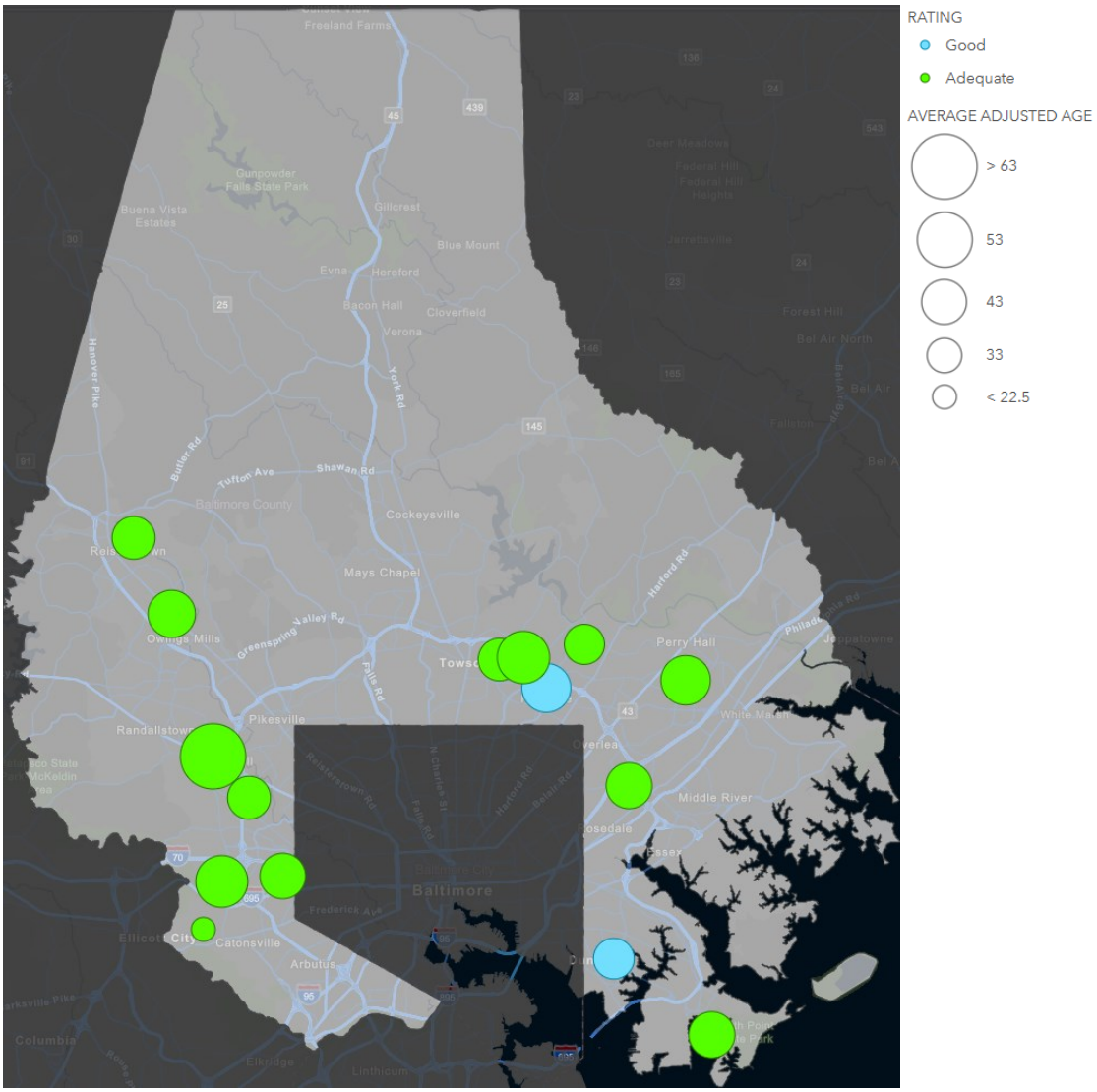
Roadway and walkway issues which had the potential to be safety hazards were observed at 10 facilities, including potholes, uneven walkway surfaces, and damaged stairs and railings. Cracked and deteriorating parking lots and/or walkways were noted at most facilities. Roadways, parking lots, and walkways were not included in the PM schedules.

Trees were contacting building surfaces and/or growing over the roofs at 11 facilities. Some of the grounds were observed with notable erosion at three facilities.

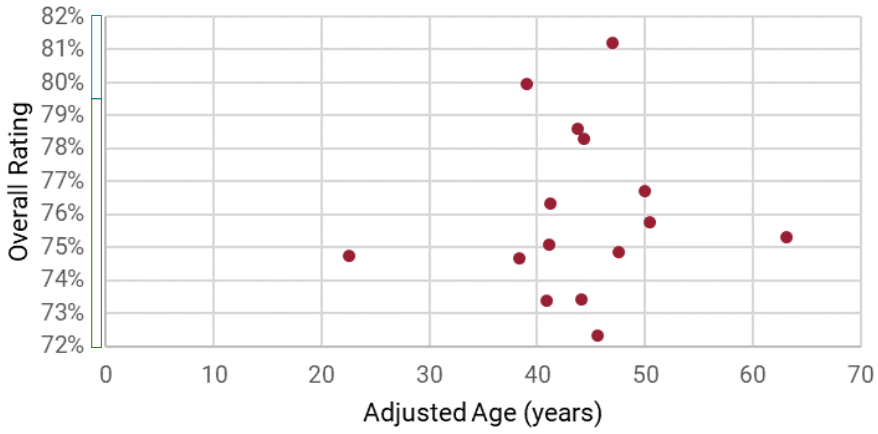
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	3
	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	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	0
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	0
	Fire and Safety Systems & Utility Controls	0	4
	Conveyances	0	0
	Total	**0**	**13**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- 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.
- The CMMS should be used to document and manage the work of all third parties, including local recreation and parks departments. Activities performed by third parties on LEA equipment and property are the LEA's responsibility to track. The LEA must ensure all accessible areas and equipment are safe for all members of the public.
- 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.
- Exterior and exit doors should be labeled to aid in identification for maintenance and emergency services.

CALVERT COUNTY

Total School Facilities Assessed in FY 2024: 3

Southern Middle

Fiscal Year 2024: Key Facts

25 facilities

Calvert County has 25 active school facilities.

No change since FY 2023.

25.0 years old

The average adjusted age of all 25 school facilities is 25.0 years old.

- 0.2 years since FY 2023.

> 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.

+ 19,103 SF since FY 2023.

~ $1.2 B

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

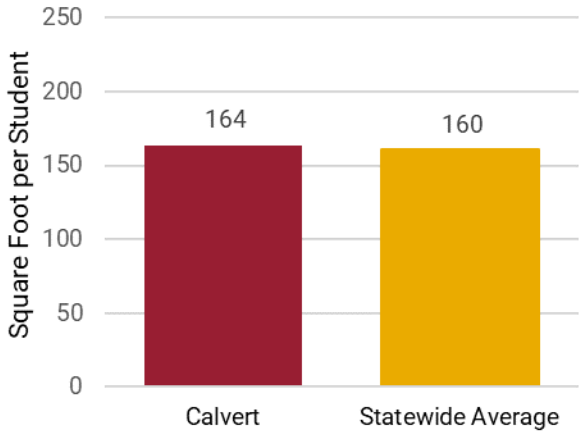
73.69% (Adequate) = Average Overall Rating for FY 2024

+ 1.47% since FY 23

FY 2024 Overall Rating Results by School Type

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

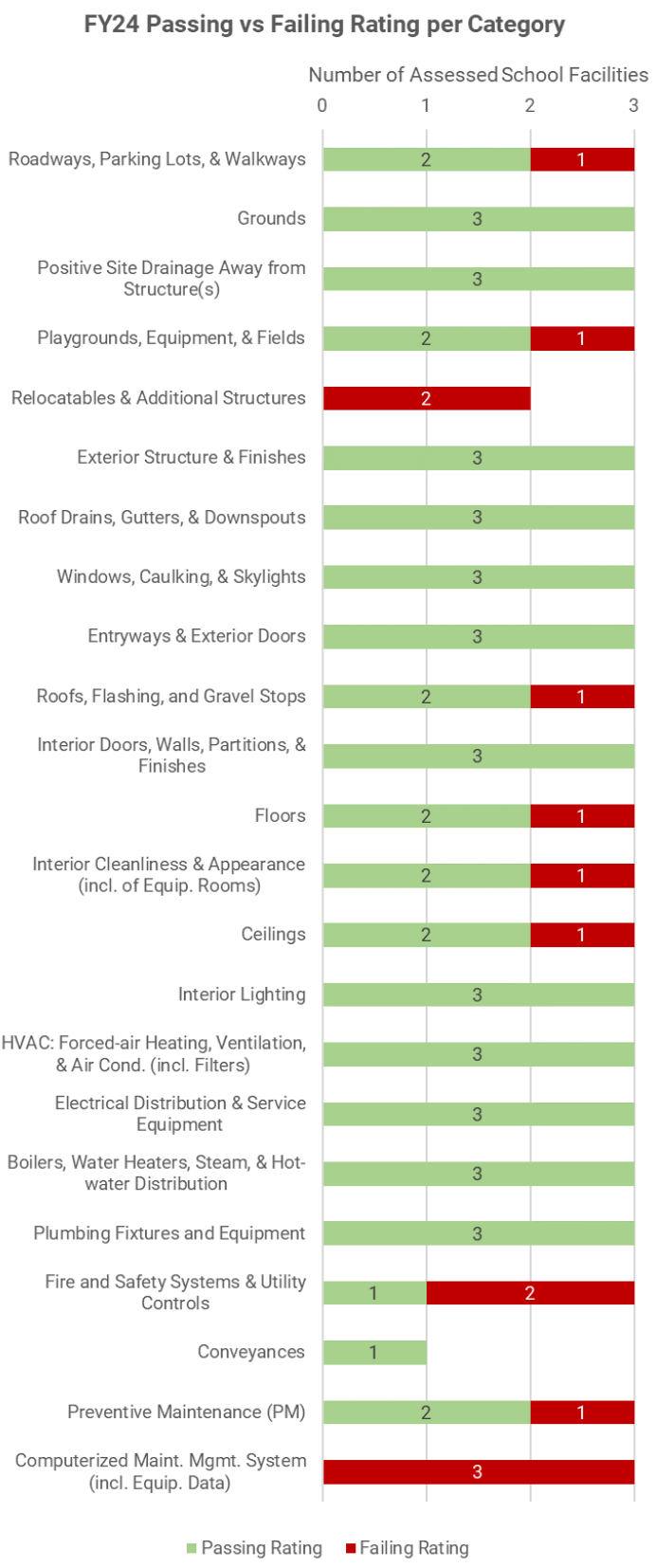
Average Square Foot per Student



CALVERT COUNTY

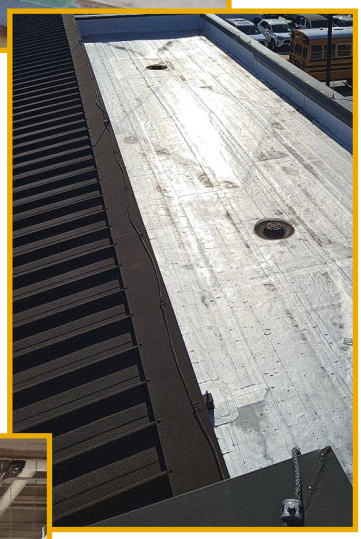
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Northern Middle (04.006)	Middle	88,780	48	Adequate	0	2	15	5	0	0	1
2. Southern Middle (04.009)	Middle	106,260	39	Adequate	1	1	16	4	0	0	4
3. Sunderland Elementary (04.014)	Elementary	69,494	30	Adequate	2	3	15	2	0	0	0
				Totals	3	6	46	11	0	0	5
				Percentage of Total Ratings for System	5%	9%	70%	17%	0%		



Strengths

Multiple PM activities for various HVAC equipment were identified in the PM schedules. Several best practices were observed, including dating filters and using AEGIS grounding rings.



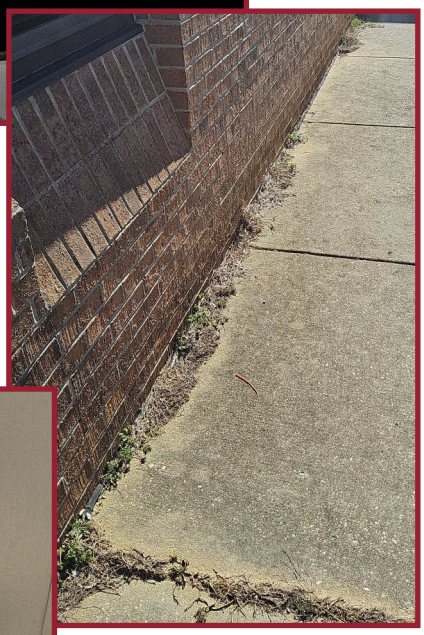
Evidence of regular maintenance and repairs was observed on the roofs. Documentation supports that roof inspections are completed semi-annually.

The DLLR certificates for all boilers, water heaters, and pressure vessels were current and displayed in proximity to their respective assets. Boilers, water heaters, and pump services were identified in the PM schedules.

All instructional spaces, common areas, and equipment rooms appeared to be well lit. One facility had no interior lighting issues or concerns noted.

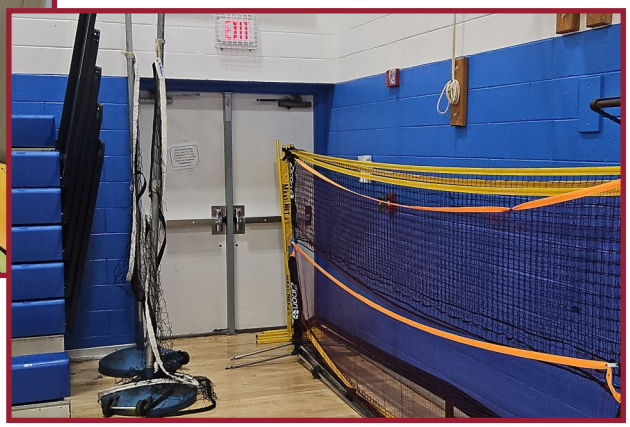
Weaknesses

Relocatables and additional structures were not included in the PM schedules for the two applicable facilities. Potential hazards were noted at these structures at both facilities.



The sealants between the building foundation and the adjacent hard surfaces appeared cracked and/or missing at two facilities. Vegetation was observed growing through the openings at one facility.

Several exterior doors failed to close and latch securely, causing a potential safety hazard. Entryways and exterior doors were not identified in the PM schedules.

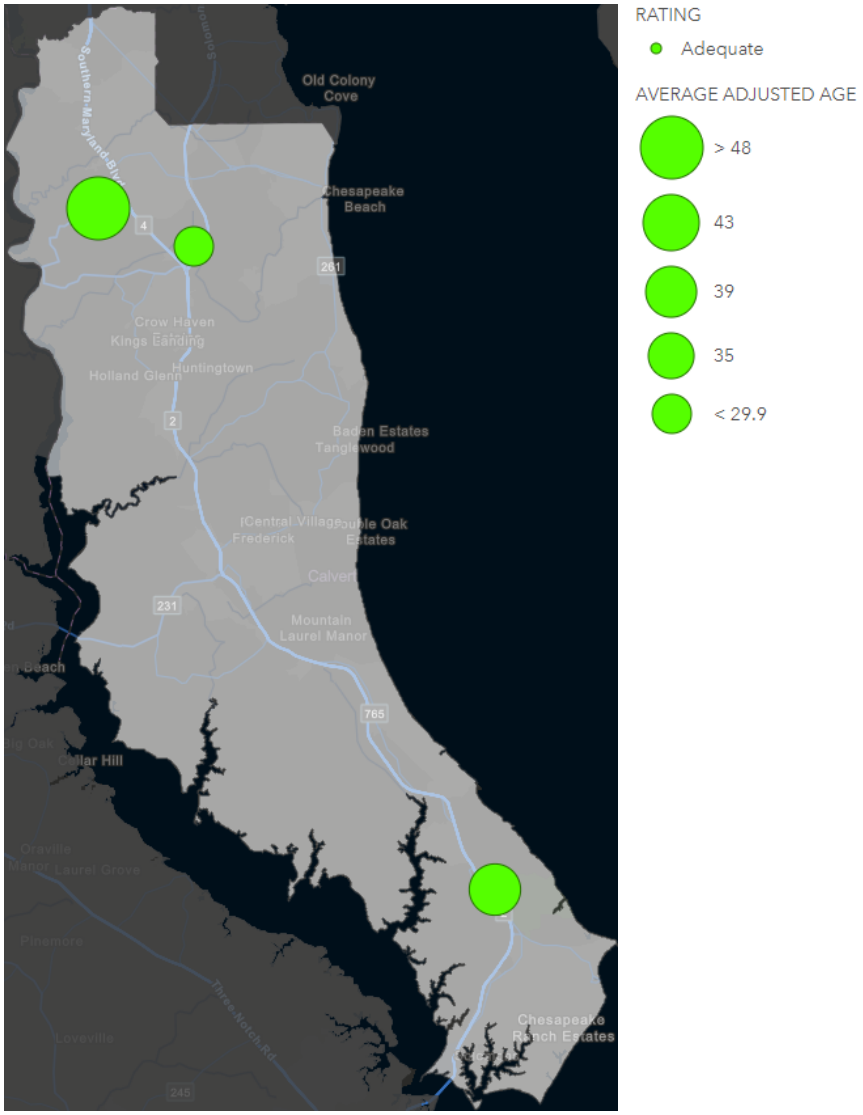


Two facilities were observed with unsafe storage practices, such as partially obstructed exit doors and items stored too high.

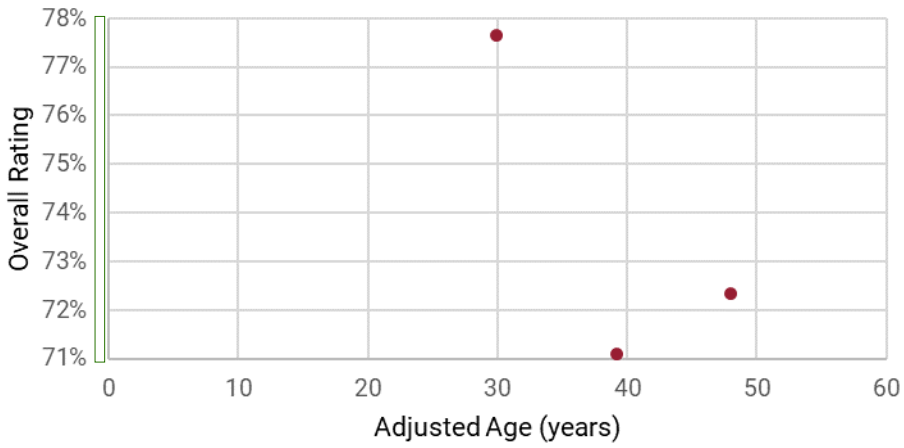
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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	1
	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**	**5**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- The CMMS should be used to track custodial responsibilities in order to establish and ensure accountability.
- Training for staff should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and blockage of egress points.
- The CMMS should be used to document and manage the work of all third parties, including local recreation and parks departments. Activities performed by third parties on LEA equipment and property are the LEA's responsibility to track. The LEA must ensure all accessible areas and equipment are safe for all members of the public.
- Expand the asset inventory for each facility to encompass all 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 industry-standard frequencies.

CAROLINE COUNTY

Total School Facilities Assessed in FY 2024: 3

Greensboro Elementary

Fiscal Year 2024: Key Facts

10 facilities

Caroline County has 10 active school facilities.

No change since FY 2023.

24.5 years old

The average adjusted age of all 10 school facilities is 24.5 years old.

+ 1 year since FY 2023.

> 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 2023.

> $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.

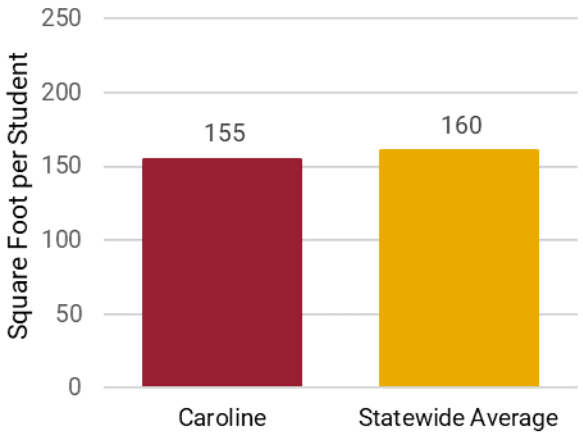
70.68% (Adequate) = Average Overall Rating for FY 2024

+ 3.00% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

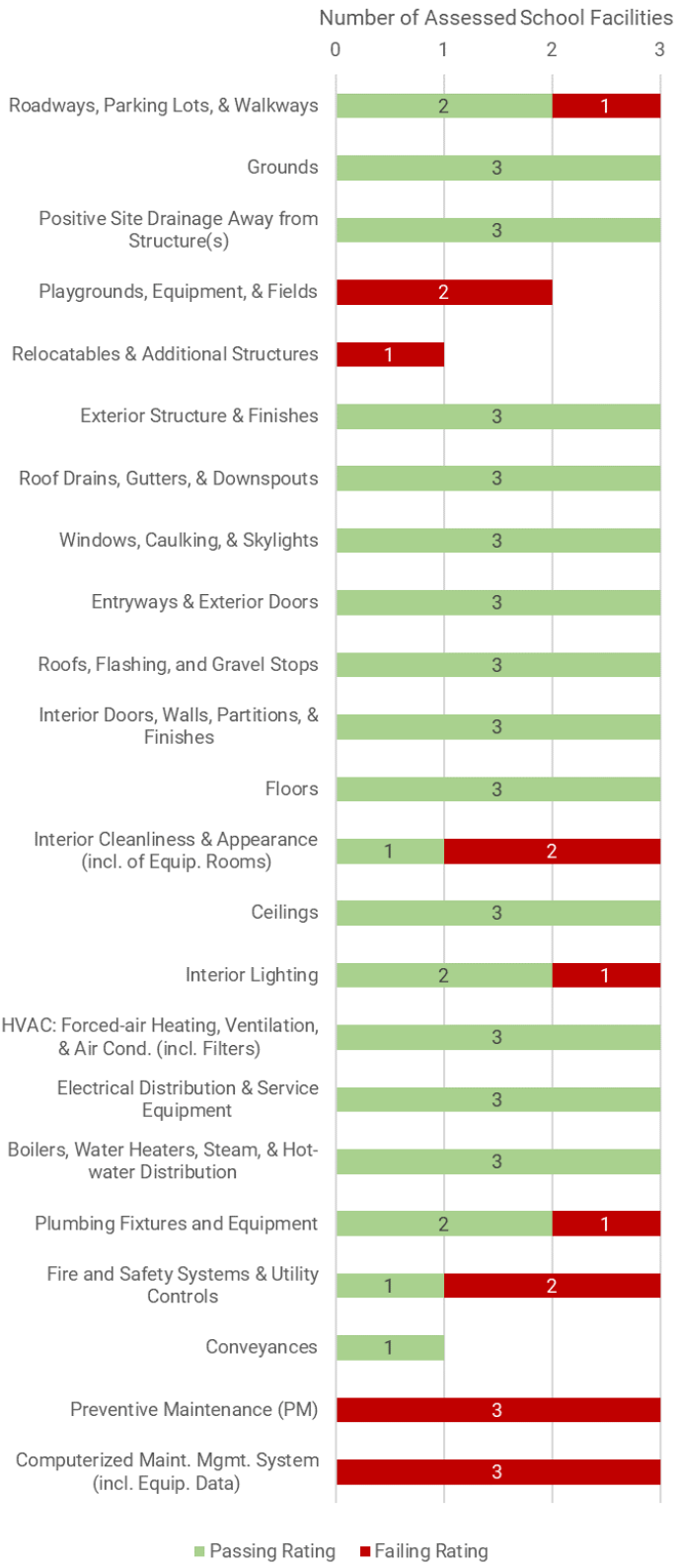


CAROLINE COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Greensboro Elementary (05.001)	Elementary	98,791	3	Adequate	0	0	17	5	0	0	0
2. Caroline Career & Technology Center (05.009)	Career Tech	34,278	48	Not Adequate	0	0	16	5	0	0	2
3. Col. Richardson Middle (05.010)	Middle	66,600	16	Adequate	0	0	16	5	0	0	1
				Totals	0	0	49	15	0	0	3
				Percentage of Total Ratings for System	0%	0%	77%	23%	0%		

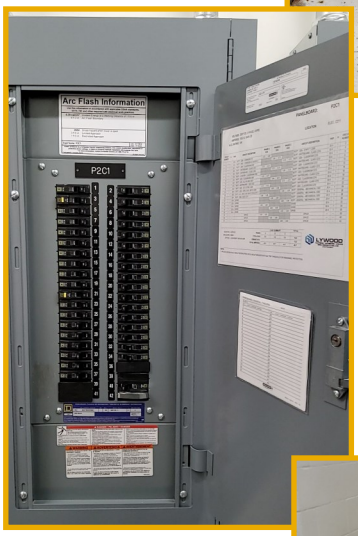
FY24 Passing vs Failing Rating per Category



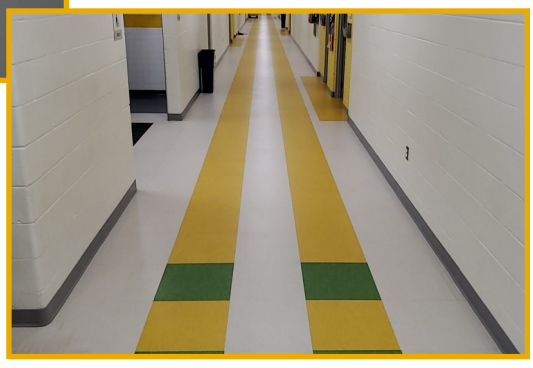
Strengths

The boilers and water heaters appeared to function as intended at all three facilities. The applicable equipment had current DLLR certificates displayed.

The exterior doors appeared to be well maintained. Most of the exterior doors functioned as intended with hardware intact. All three facilities received an Adequate rating for Entryways & Exterior Doors.



No issues or concerns were identified with the electrical distribution or service equipment at any facility. The electrical panels had detailed breaker schedules and the generators appeared to be operational.



Most of the tile and carpet flooring appeared to be well maintained. No flooring issues or concerns were observed at one facility. Floor care activities were included in the custodial position descriptions.

Weaknesses

The required bleacher and playground inspection reports were not provided for two facilities when applicable. Playgrounds and bleachers were not included in the PM work order histories. Two facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

Evidence of pests was observed in food preparation and/or food storage areas at two facilities. Installation dates did not appear to be written on pest traps at either facility. Pest management activities were not identified in the PM work order histories.

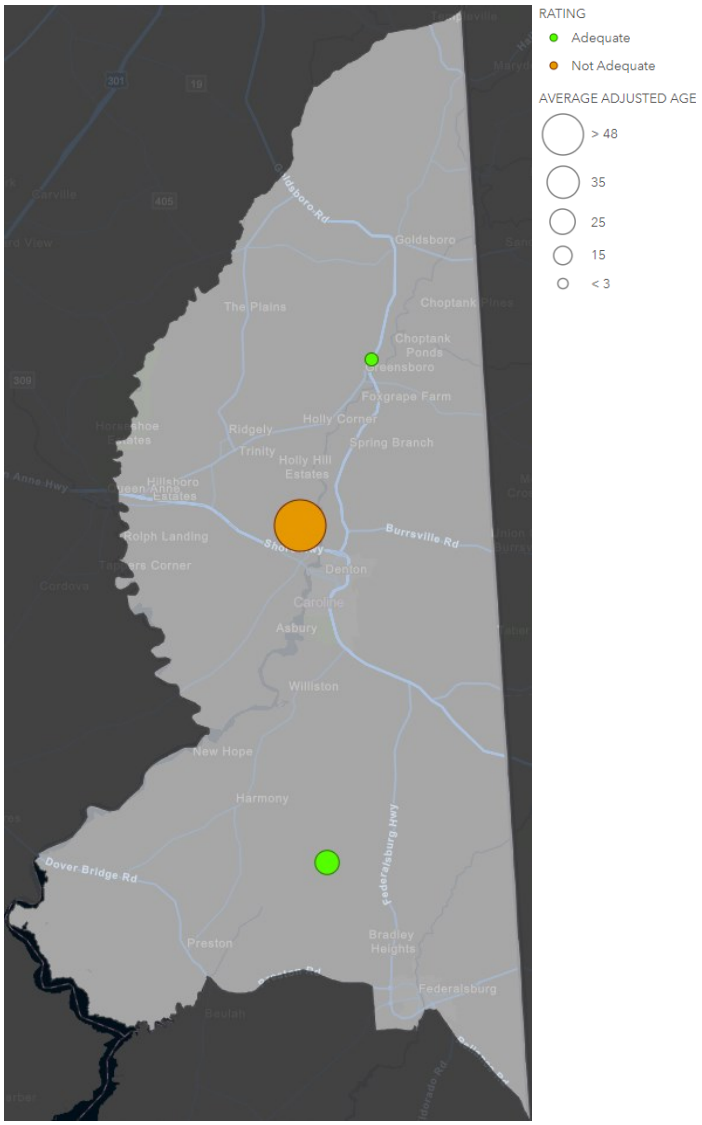
The required fire alarm inspection reports were not provided for any facility. Potential safety hazards were observed at two facilities. The fire and safety systems were not identified in the PM work order histories.

No site-specific PM schedules were provided and PM activities did not appear to be tracked using the CMMS. The assets in the PM inspection chart in the CMP did not appear to be tracked using the CMMS.

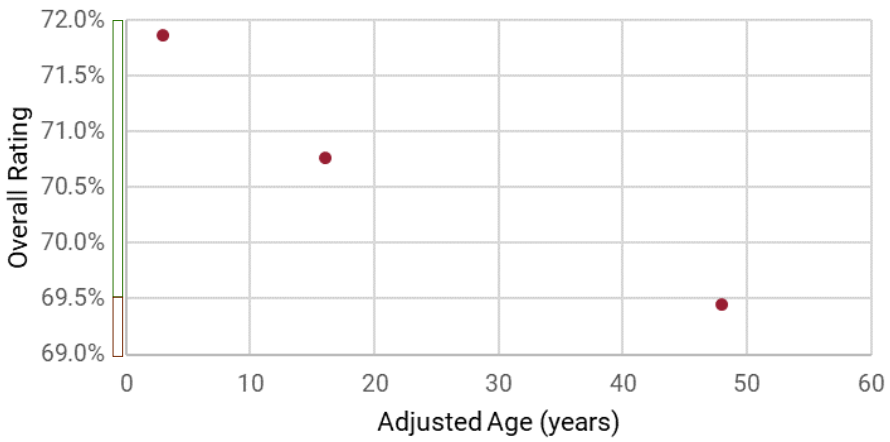
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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	1
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**	**3**

Overall Rating vs Adjusted Building 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 industry-standard frequencies and within a reasonable timeframe of the expected completion.

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- 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.

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

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

CARROLL COUNTY

Total School Facilities Assessed in FY 2024: 4

N. Carroll Middle

Fiscal Year 2024: Key Facts

40 facilities

Carroll County has 40 active school facilities.

No change since FY 2023.

31.3 years old

The average adjusted age of all 40 school facilities is 31.3 years old.

- 0.4 years since FY 2023.

> 4.2 M GSF

Carroll County maintains 4,272,046 GSF throughout its 40 school facilities. It has the 9th greatest amount of GSF of LEAs in MD.

+ 5,843 SF since FY 2023.

> $2.0 B

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

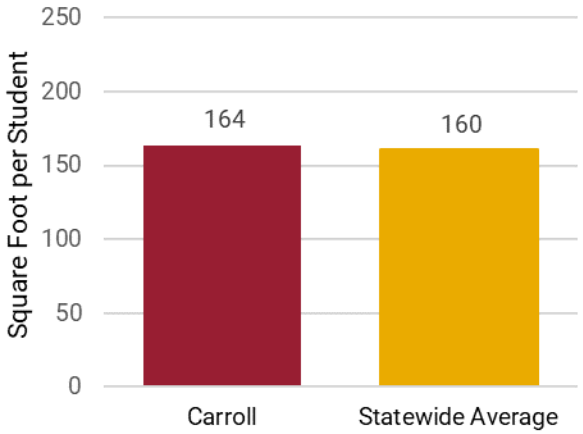
68.51% (Not Adequate) **Average Overall Rating for FY 2024**

+ 1.38% since FY 23

FY 2024 Overall Rating Results by School Type

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

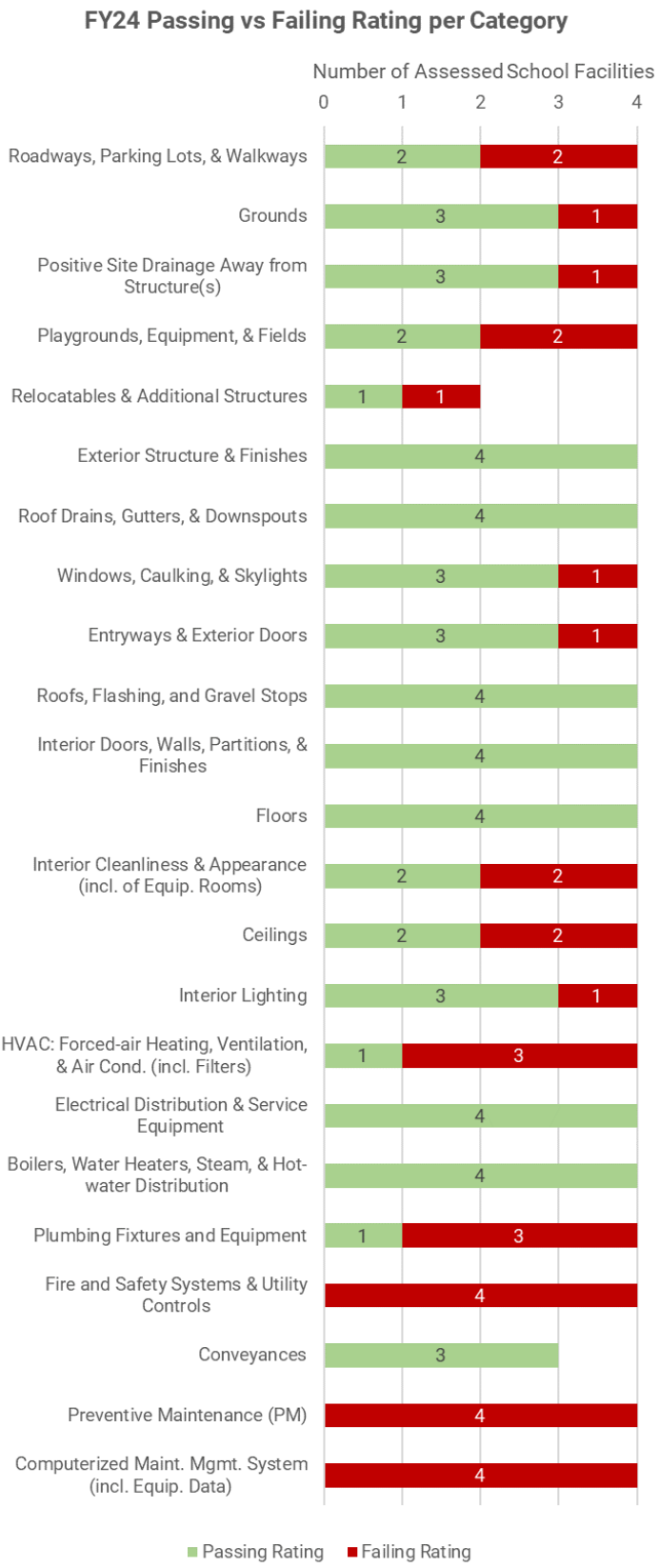
Average Square Foot per Student



CARROLL COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Mechanicsville Elementary (06.007)	Elementary	74,526	28	Adequate	0	0	17	5	0	0	1
2. Eldersburg Elementary (06.020)	Elementary	67,934	35	Not Adequate	0	0	15	7	0	0	4
3. Francis Scott Key High (06.024)	High	184,500	24	Not Adequate	0	0	17	6	0	0	3
4. N. Carroll Middle (06.028)	Middle	104,598	18	Adequate	0	1	14	7	0	0	1
				Totals	0	1	63	25	0	0	9
				Percentage of Total Ratings for System	0%	1%	71%	28%	0%		



Strengths

Floor care activities were detailed in the custodial scope of work. Two facilities were observed with no issues or concerns with their floors.

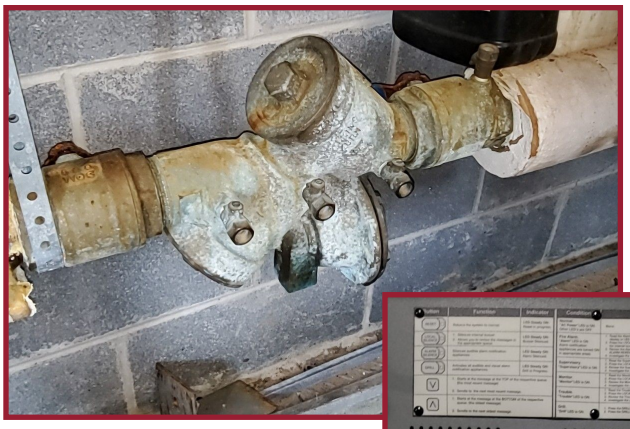
The DLLR-regulated assets operated as designed. All documentation indicated the required inspections were current and the equipment compliant.

The building supervisor's PM chart indicated the exteriors of the buildings were checked for problems weekly. Evidence of corrective maintenance was observed on the exterior structures and finishes at some facilities.

Roof inspections are completed annually, and the most recent reports were provided for all four facilities.

Weaknesses

Backflow preventer testing and maintenance were inconsistent. Inspection reports for two facilities identified failed tests but no follow-up corrective work orders were created in the CMMS. The remaining two facilities were noted with missing and/or expired backflow inspection tags.



Even though it appeared each facility had received their required fire alarm inspection within the past year, no fire alarm inspection reports were provided for any facility. The sprinkler system inspection reports were provided; however, one facility's report was out of date and did not match the current inspection tag on the equipment.

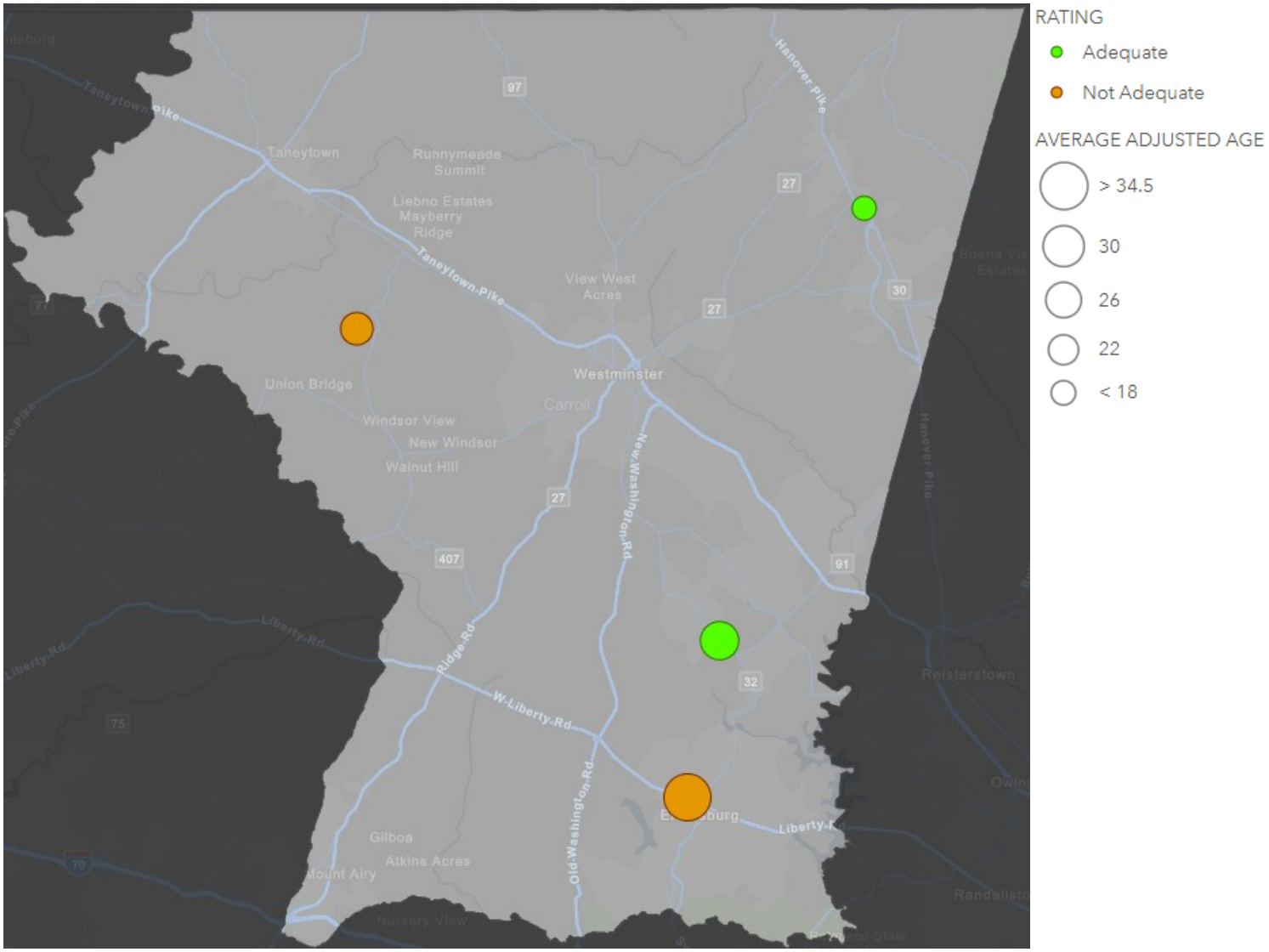
Some building assets were not identified in the PM schedules, such as exit doors, fire alarm actuated doors, backflow preventers, HVAC equipment, and the sprinkler system. Less than 5% of completed PM work orders included action taken comments to support the work performed.

Cracked walkways and/or parking lots were observed at all four facilities. Damaged concrete stairs caused potential safety hazards at one facility. The roadways, parking lots, and walkways were not included in the PM schedules.

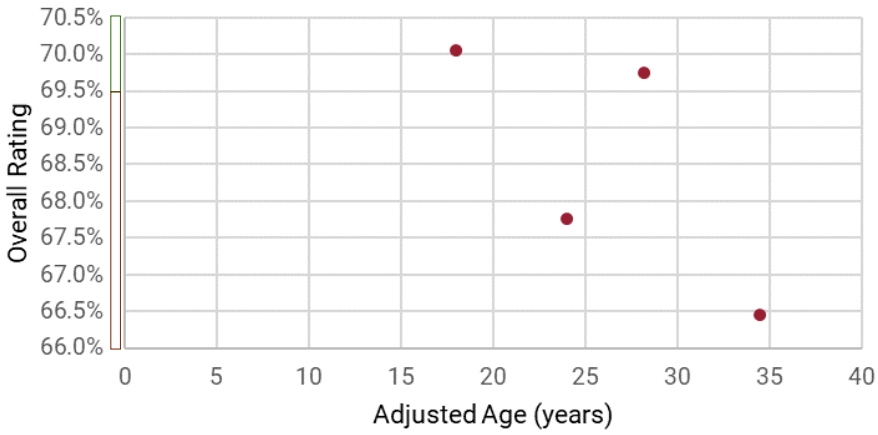
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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	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	2
	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	1
	Conveyances	0	0
	Total	**0**	**9**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Develop a comprehensive asset inventory for each facility, covering all 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.

- 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 areas.

- 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.

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

CECIL COUNTY

Total School Facilities Assessed in FY 2024: 3


North East High

Fiscal Year 2024: Key Facts

29 facilities

Cecil County has 29 active school facilities.

No change since FY 2023.

30.4 years old

The average adjusted age of all 29 school facilities is 30.4 years old.

+ 1 year since FY 2023.

> 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 2023.

~ $1.1 B

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

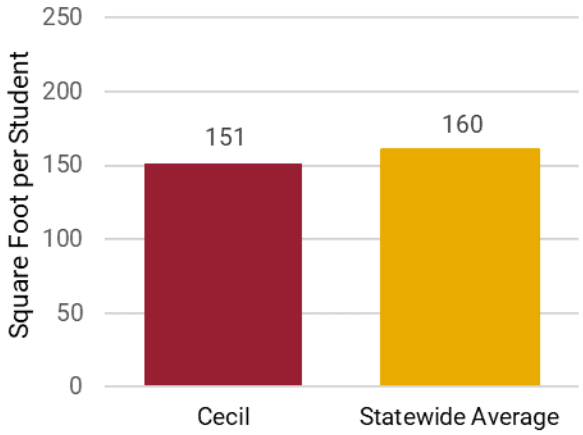
74.43% (Adequate) = Average Overall Rating for FY 2024

+ 0.52% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

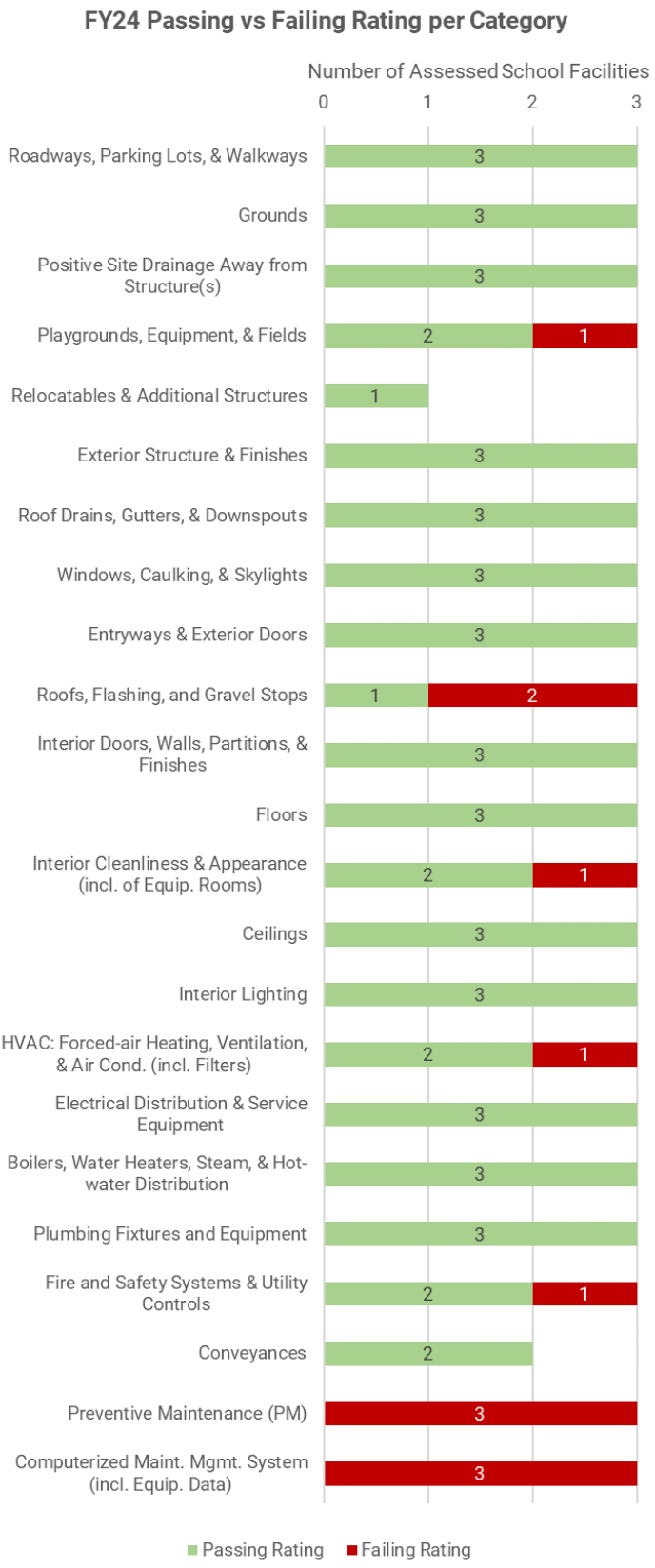


CECIL COUNTY

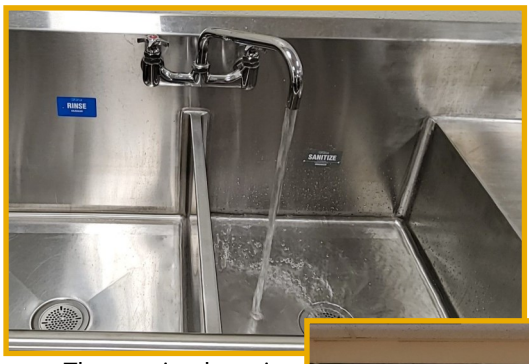
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Perryville Elementary (07.020)	Elementary	58,944	16	Adequate	0	0	15	6	0	0	0
2. Cecil Manor Elementary (07.030)	Elementary	49,586	27	Adequate	2	6	12	2	0	0	0
3. North East High (07.040)	High	123,890	53	Adequate	1	4	14	4	0	0	0
				Totals	3	10	41	12	0	0	0
				Percentage of Total Ratings for System	5%	15%	62%	18%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths



The toilets and sinks all appeared to be operational and the backflow preventers had current inspection tags. Plumbing fixtures were included in the PM schedules.

The exterior doors in all three facilities were found to be fully functional with all hardware intact. The exterior finishes, frames, and caulk appeared to be well maintained. Two facilities received a Superior rating for Entryways & Exterior Doors.

The two facilities with conveyances had current DLLR certificates on display. Yellow marking tape was used to keep proper clearances from the chairlift at one facility. Monthly chairlift and elevator inspections were identified in the PM schedules.

Most of the HVAC equipment coils were found to be clean and installation dates were written on filters. Filter inspections were included in the PM schedules.

Weaknesses

Blisters were observed on the roofs at two facilities and ponding water at all three facilities. One facility did not provide the required annual roof inspection report.

Evidence of pests was observed in food storage and preparation areas at one facility. Even though monthly pest management inspections were identified in the PM schedules at all three facilities, the PM work orders only populated semi-annually.

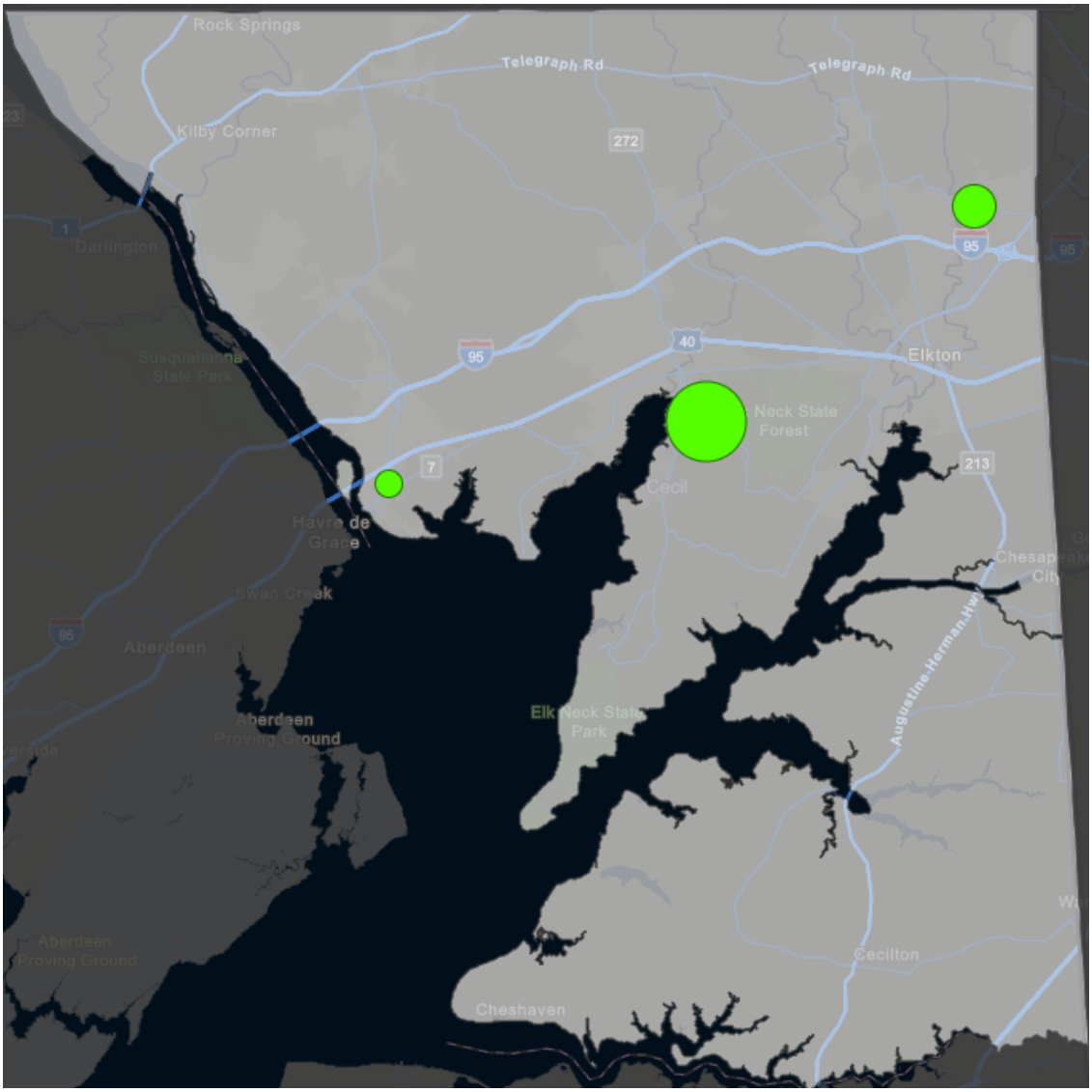
Some assets were missing from the PM schedules, including backflow preventers, water heaters, boilers, fire extinguishers, and the sprinkler system.

Potential safety hazards were identified in the play areas at two facilities. Vegetation was observed growing in play areas at two facilities.

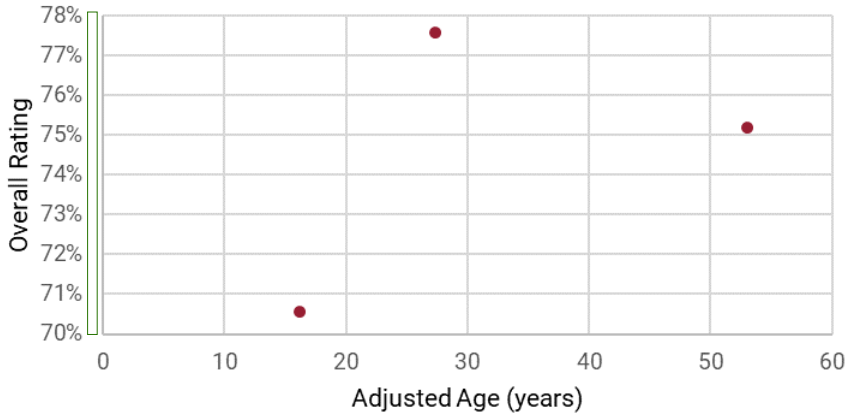
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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 Building Age



Overall Rating vs. Adjusted Age



- 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.

- 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 areas.

- Expand the asset inventory for each facility to encompass all 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 industry-standard frequencies.

CHARLES COUNTY

Total School Facilities Assessed in FY 2024: 4


Gen. Smallwood Middle

Fiscal Year 2024: Key Facts

39 facilities

Charles County has 39 active school facilities.

No change since FY 2023.

30.5 years old

The average adjusted age of all 39 school facilities is 30.5 years old.

+ 0.8 years since FY 2023.

~ 4.2 M GSF

Charles County maintains 4,179,228 GSF throughout its 39 school facilities. It has the 10th greatest amount of GSF of LEAs in MD.

- 55,820 SF since FY 2023.

~ $2.0 B

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

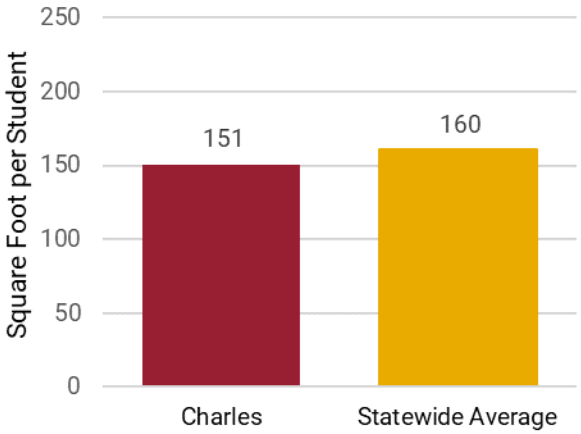
75.24% (Adequate) = Average Overall Rating for FY 2024

+ 3.89% since FY 23

FY 2024 Overall Rating Results by School Type

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

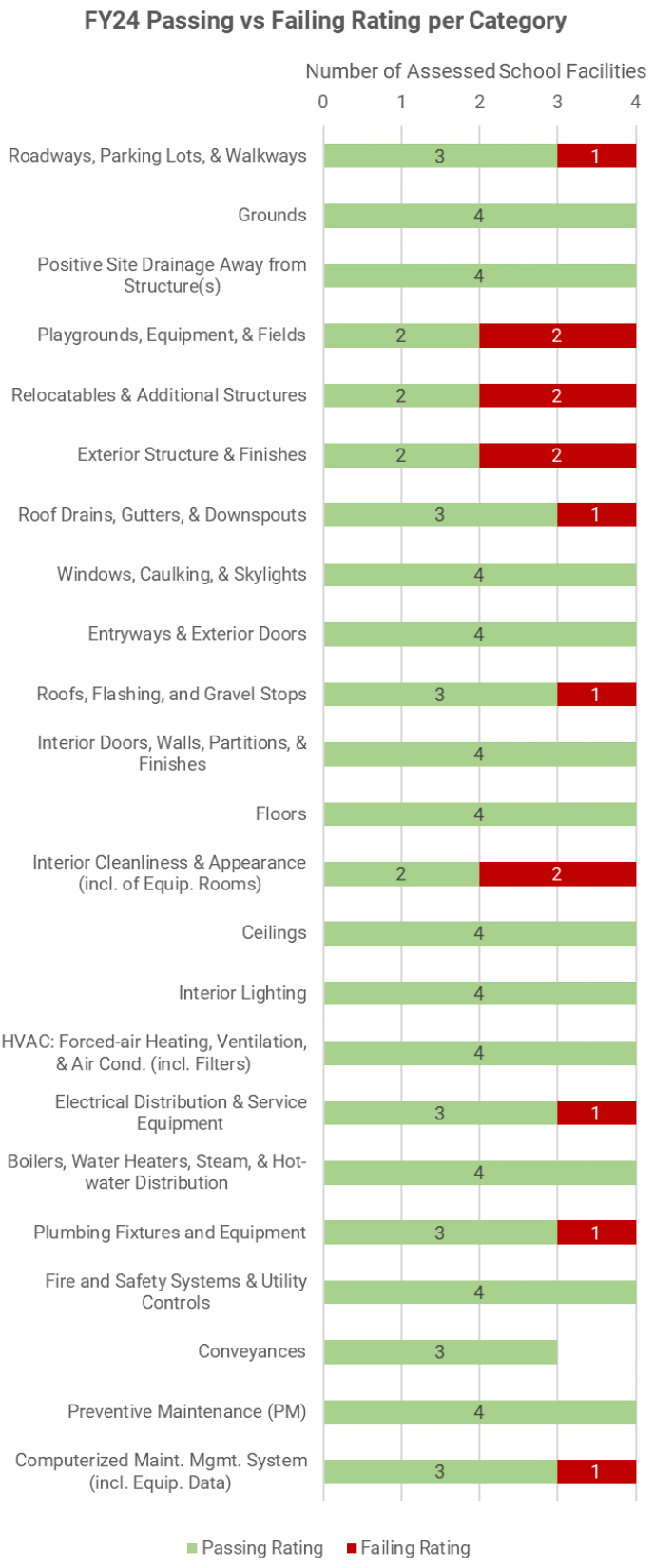
Average Square Foot per Student



CHARLES COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated) Superior	Good	Adequate	Not Adequate	Poor	Deficiencies Major	Minor
1. Gen. Smallwood Middle (08.005)	Middle	91,173	44	Adequate	1	2	16	4	0	0	1
2. Indian Head Elementary (08.008)	Elementary	60,529	44	Adequate	0	3	17	2	0	0	0
3. La Plata High (08.013)	High	174,318	44	Adequate	0	4	17	2	0	0	1
4. C. Paul Barnhart Elementary (08.034)	Elementary	71,758	28	Adequate	1	2	16	4	0	0	0
				Totals	2	11	66	12	0	0	2
				Percentage of Total Ratings for System	2%	12%	73%	13%	0%		



Strengths

Filters in the air handling units were clean and marked with installation dates within industry-standard timeframes. Most coils and internal components in HVAC units appeared maintained.

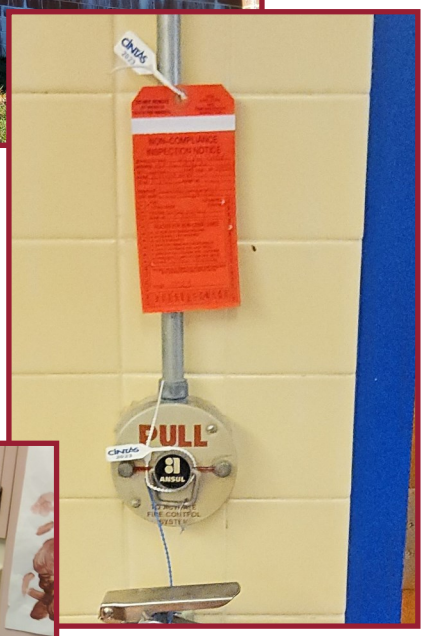
Every elevator was observed with a current DLLR certificate on display. Monthly and annual elevator inspections were identified in the PM schedules at all three applicable facilities. One facility earned a Superior rating for Conveyances.

The boilers and water heaters were functional with no visible issues. DLLR certificates were current and on display for the existing boilers and water heaters, including units being replaced. Boilers and water heaters were identified in the PM schedules.

No issues or concerns were noted with the electrical distribution or service equipment at two facilities. Three facilities were observed using protective cord covers to reduce trip hazards in walkways.

Weaknesses

Deteriorated mortar joints and/or expansion joint sealants were observed at every facility. Staining and/or efflorescence were observed on the exteriors of three buildings. PM activities for the exterior structures and finishes, such as power washing and mortar inspections, were not identified in the PM schedules.



The ANSUL systems at three facilities appeared to be abandoned in place with non-compliance tags attached to each. The fire extinguishers, emergency lights, fire alarm system, sprinkler system, and ANSUL system were not included in the PM schedules.

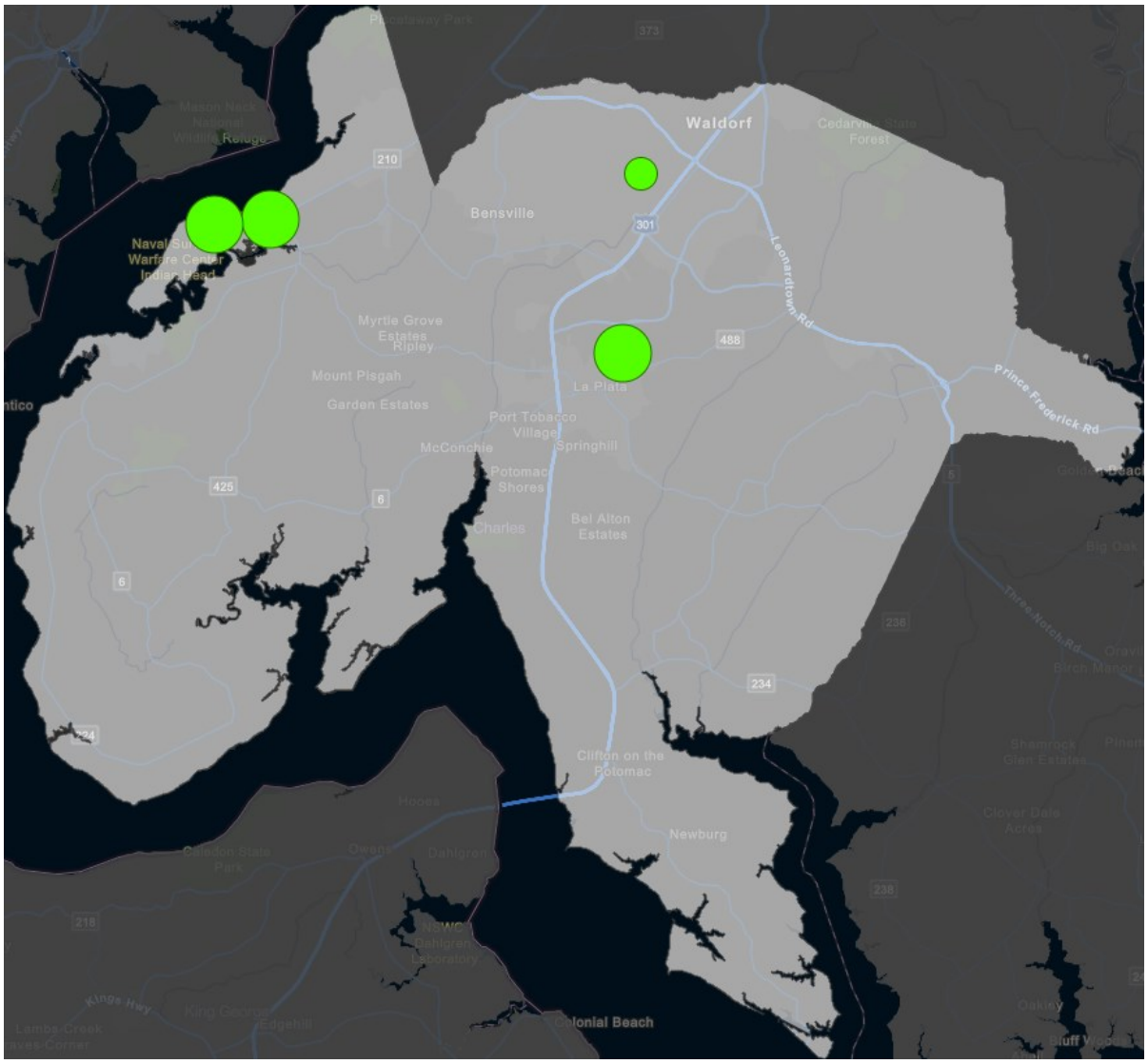
Improper storage practices and/or clutter was noted at three facilities, in some instances obstructing equipment or egress. Restrooms at two facilities were found to have sticky floors. Cleaning activities identified in the building service tasks lists were not included in the PM schedules.

Potentially hazardous issues with playground impact surfaces were identified at two facilities. The required bleacher inspection reports were not provided for the two applicable facilities.

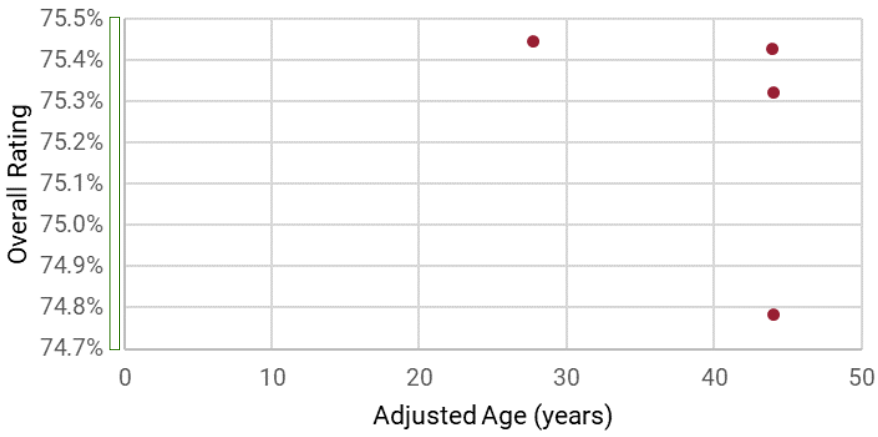
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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	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 Building 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 industry-standard frequencies.
- Abandoned equipment should be permanently disconnected from the power source and the supply terminated. Best practice is to remove abandoned equipment.
- Training for staff should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and blockage of egress points.
- The CMMS should be used to track custodial responsibilities in order to establish and ensure accountability.
- The PM activities identified in the monthly facility inspection form should be incorporated into the CMMS. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted and identified as inspection deficiencies. This will help identify trends and common issues in order to better proactively maintain areas.
- 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.

DORCHESTER COUNTY

Warwick Elementary

Total School Facilities Assessed in FY 2024: 3

Fiscal Year 2024: Key Facts

14 facilities

Dorchester County has 14 active school facilities.

No change since FY 2023.

32.3 years old

The average adjusted age of all 14 school facilities is 32.3 years old.

+ 1 year since FY 2023.

> 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 2023.

> $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.

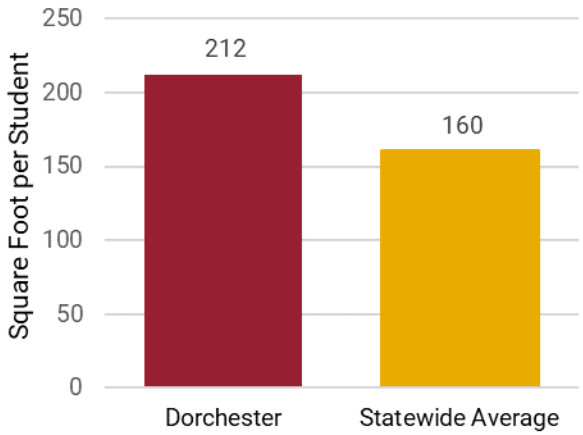
69.74% (Adequate) = Average Overall Rating for FY 2024

- 2.16% since FY 23

FY 2024 Overall Rating Results by School Type

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

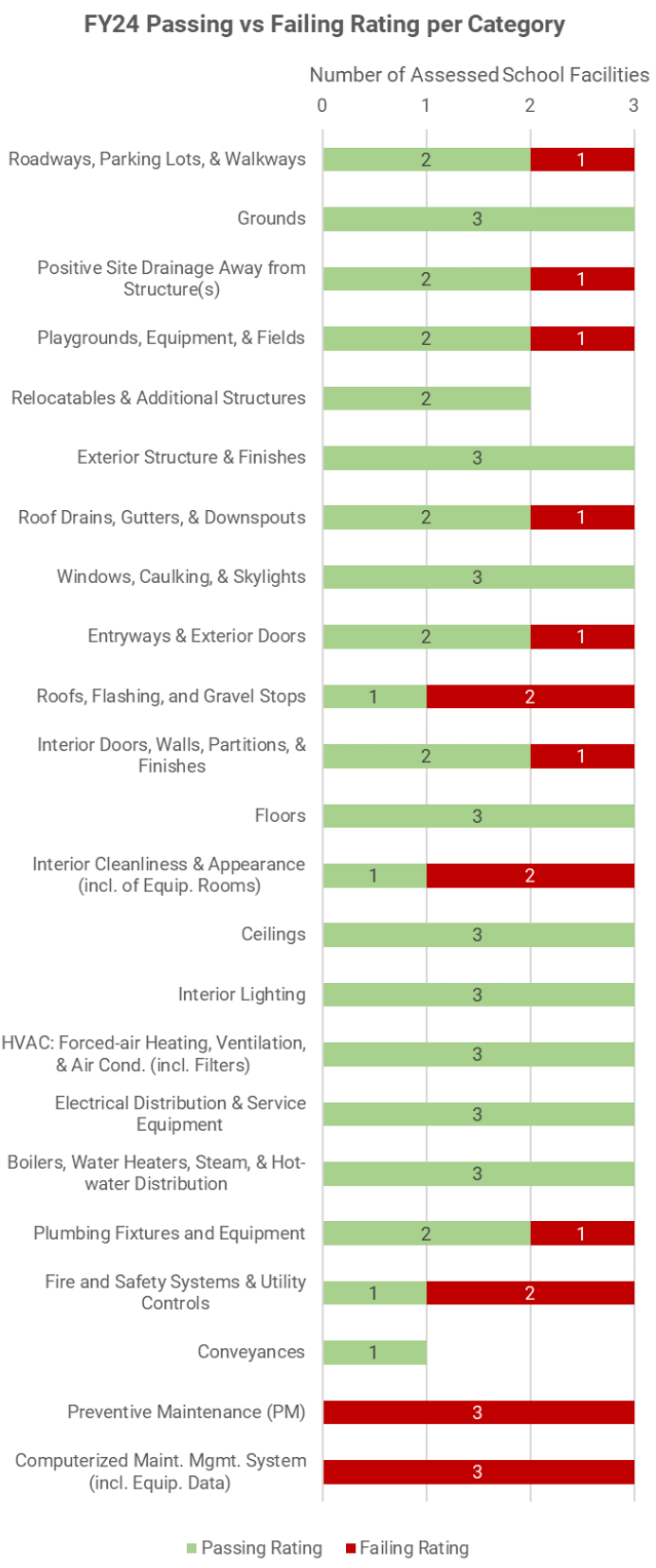
Average Square Foot per Student



DORCHESTER COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated) Deficiencies						
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Sandy Hill Elementary (09.001)	Elementary	64,000	50	Adequate	0	1	16	4	0	0	1
2. Warwick Elementary (09.011)	Elementary	40,400	47	Adequate	0	0	15	7	0	0	0
3. Mace's Lane Middle (09.015)	Middle	91,650	20	Not Adequate	0	1	18	4	0	0	4
				Totals	0	2	49	15	0	0	5
				Percentage of Total Ratings for System	0%	3%	74%	23%	0%		



Strengths

Most HVAC filters appeared to be clean and dated when installed. The belts and coils also appeared well maintained. Multiple HVAC assets were included in the PM schedules.

No issues or concerns were observed with the interior lighting at one facility. Most interior lighting fixtures were functional in instructional and common areas. Lighting was included in the PM schedules.

All applicable boilers and water heaters appeared to have current DLLR certificates displayed. The associated pumps and piping appeared well maintained. All facilities earned a passing rating for Boilers, Water Heaters, Steam, & Hot-water Distribution.

The electrical panels appeared to have detailed breaker schedules. Most electrical distribution and service equipment, including generators, appeared well maintained.

Weaknesses

Several assets were not identified in the PM schedules, including playgrounds and fire and safety systems. Many assets that were included in the PM schedules did not appear to have completed PM work orders in the past year. Many of the completed PM work orders lacked descriptive comments supporting the work performed.

A few loose toilets were observed in student restrooms at all three facilities. Some restroom sinks were noted with missing, leaking, and/or inoperable faucet handles at two facilities. Monthly plumbing fixture inspections were included in the PM schedules, but no completed PM work orders were identified in the CMMS in the past year for two facilities.

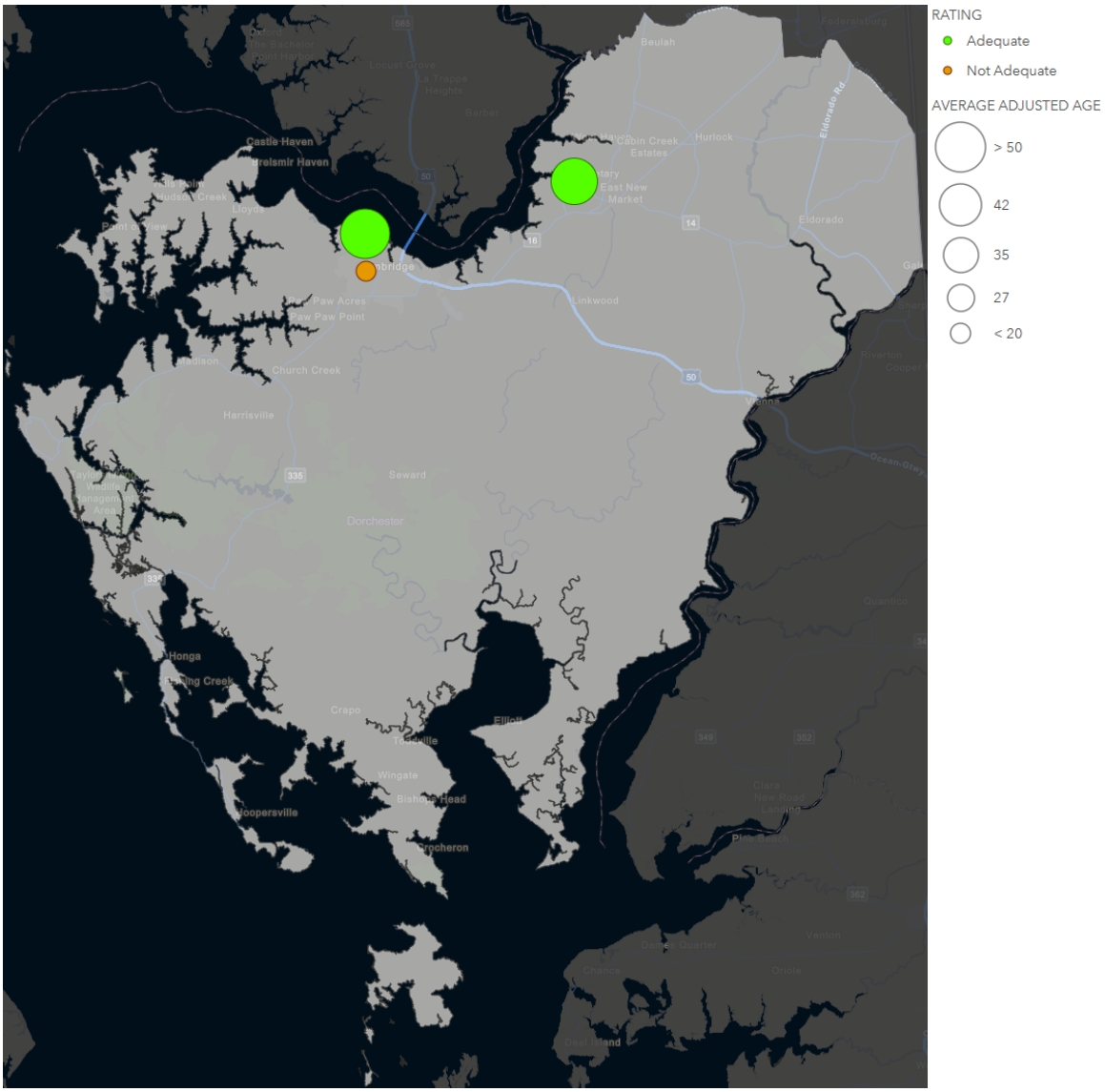
Damaged walkway surfaces which had the potential to be trip hazards were noted at two facilities. Vegetation was also observed growing from cracks in the walkways at both facilities. Roadways, parking lots, and walkways were not included in the PM schedules.

The required annual roof inspections appeared to be taking place, but no completed PM work orders were identified in the CMMS in the past year. Blistering was observed on the roofs at two facilities.

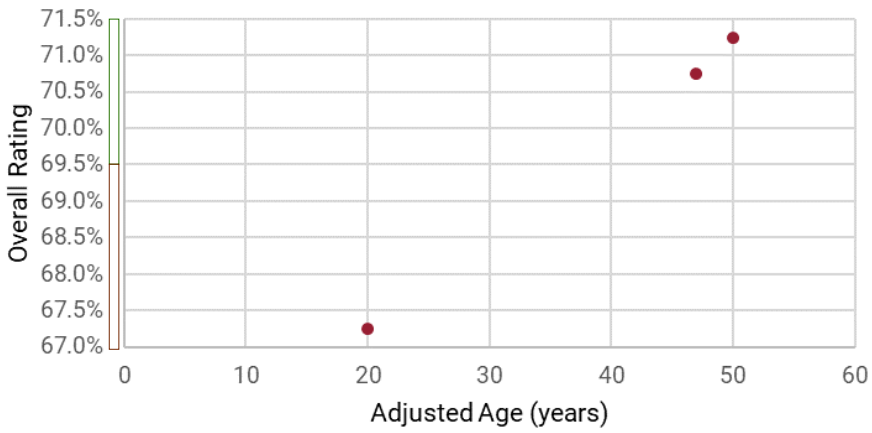
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	1
	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	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	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**	**5**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Develop a comprehensive asset inventory for each facility, covering all 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 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 industry-standard frequencies.

- 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.

- 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.

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

FREDERICK COUNTY

Total School Facilities Assessed in FY 2024: 6

Brunswick Middle

Fiscal Year 2024: Key Facts

68 facilities

Frederick County has 68 active school facilities.

+ 1 facility since FY 2023.

28.0 years old

The average adjusted age of all 68 school facilities is 28.0 years old.

- 0.1 years since FY 2023.

> 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.

+ 139,733 SF since FY 2023.

> $3.3 B

The current replacement value for Frederick County's GSF, at the IAC's current replacement cost/SF, is greater than $3.3 B.

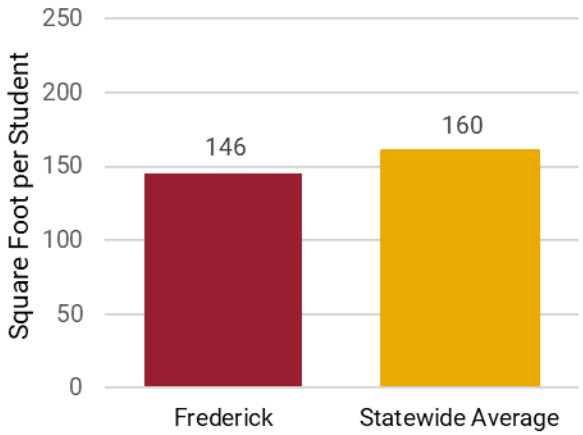
78.31% (Adequate) = Average Overall Rating for FY 2024

+ 1.38% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

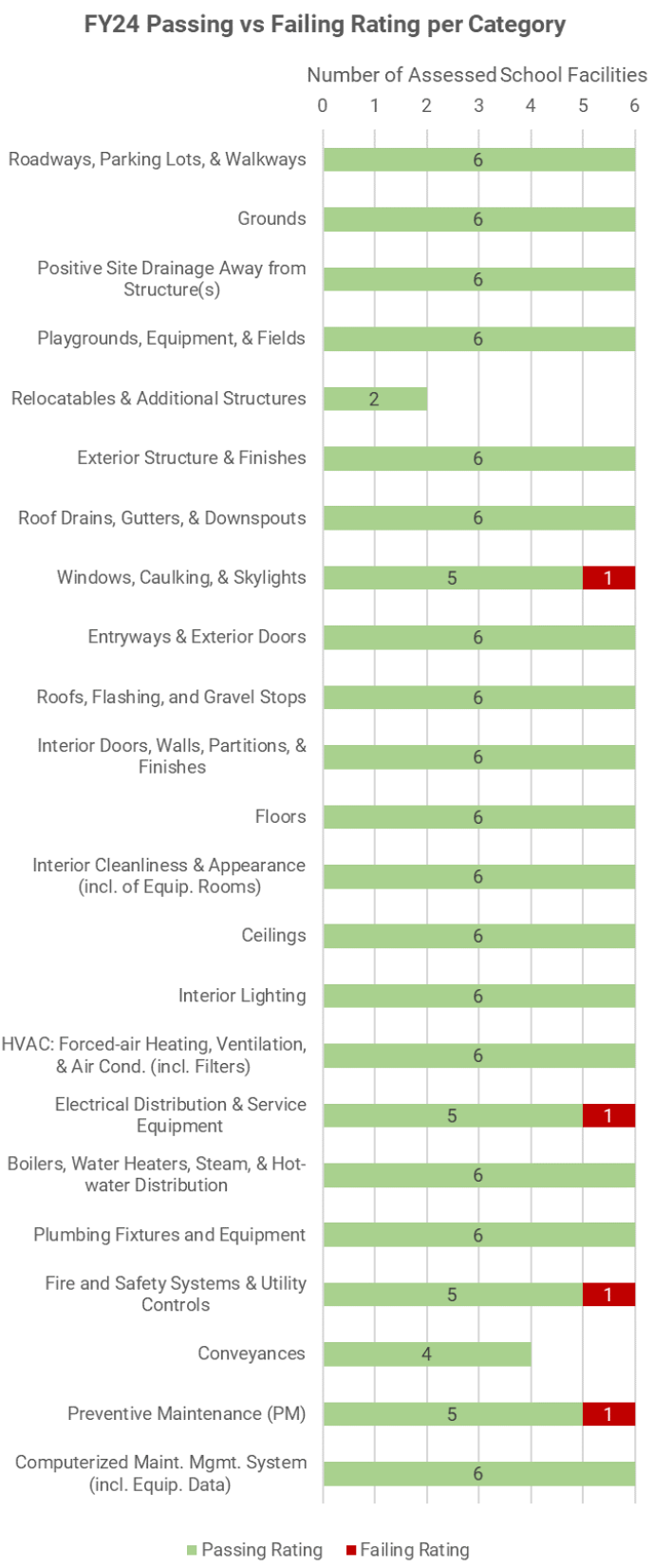


FREDERICK COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated) Superior	Good	Adequate	Not Adequate	Poor	Deficiencies Major	Minor
1. Walkersville Elementary (10.002)	Elementary	89,514	30	Good	5	5	12	0	0	0	0
2. Middletown High (10.005)	High	189,641	44	Adequate	1	4	18	0	0	0	1
3. Kemptown Elementary (10.032)	Elementary	53,800	43	Adequate	1	2	16	2	0	0	0
4. W. Frederick Middle (10.037)	Middle	166,439	14	Good	2	6	14	0	0	0	0
5. Brunswick Middle (10.055)	Middle	119,539	28	Adequate	1	1	18	1	0	0	0
6. Oakdale Elementary (10.062)	Elementary	89,566	21	Adequate	2	3	18	0	0	0	0
				Totals	12	21	96	3	0	0	1
				Percentage of Total Ratings for System	9%	16%	73%	2%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

The asset list for each facility included many building assets, such as backflow preventers, fire and sprinkler systems, generators, and emergency lighting. The CMMS was utilized to track the labor hours, cost, and days aged of each work order.

The conveyances appeared well maintained. The elevators and lifts had current DLLR certificates displayed. The conveyances were included in the PM schedules for the four applicable facilities. Three facilities earned a Superior rating for Conveyances.

No issues or concerns were identified with the electrical distribution or service equipment at four facilities. The electrical panels appeared to have detailed breaker schedules. Multiple PM activities for electrical equipment were included in the PM schedules.

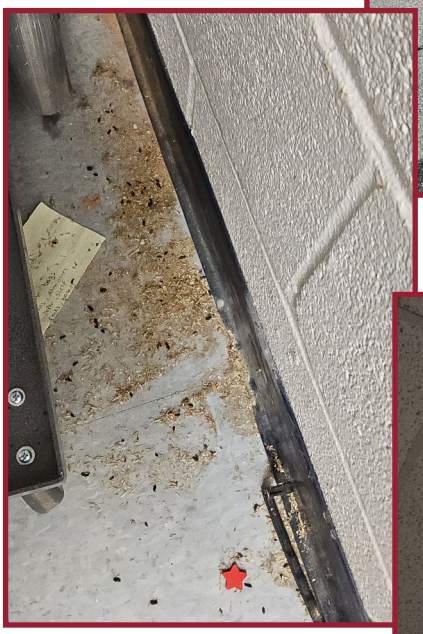
Most of the exterior doors functioned as intended with hardware intact. Many of the exterior doors were labeled for maintenance and emergency services.

Weaknesses

Cracked and deteriorating window caulk was identified at five facilities. A few facilities appeared to have some windowpanes with condensation between the panes or hazy windowpanes. Windows, caulking, and skylights were not included in the PM schedules.

Cracks were observed on the roadways and/or parking lots at every facility. Cracked and/or deteriorated walkway surfaces were noted at four facilities. Roadways, parking lots, and walkways were not included in the PM schedules.

Unsafe storage practices were noted at two facilities. Evidence of pests was observed at two other facilities. Custodial and pest management activities were not included in the PM schedules.

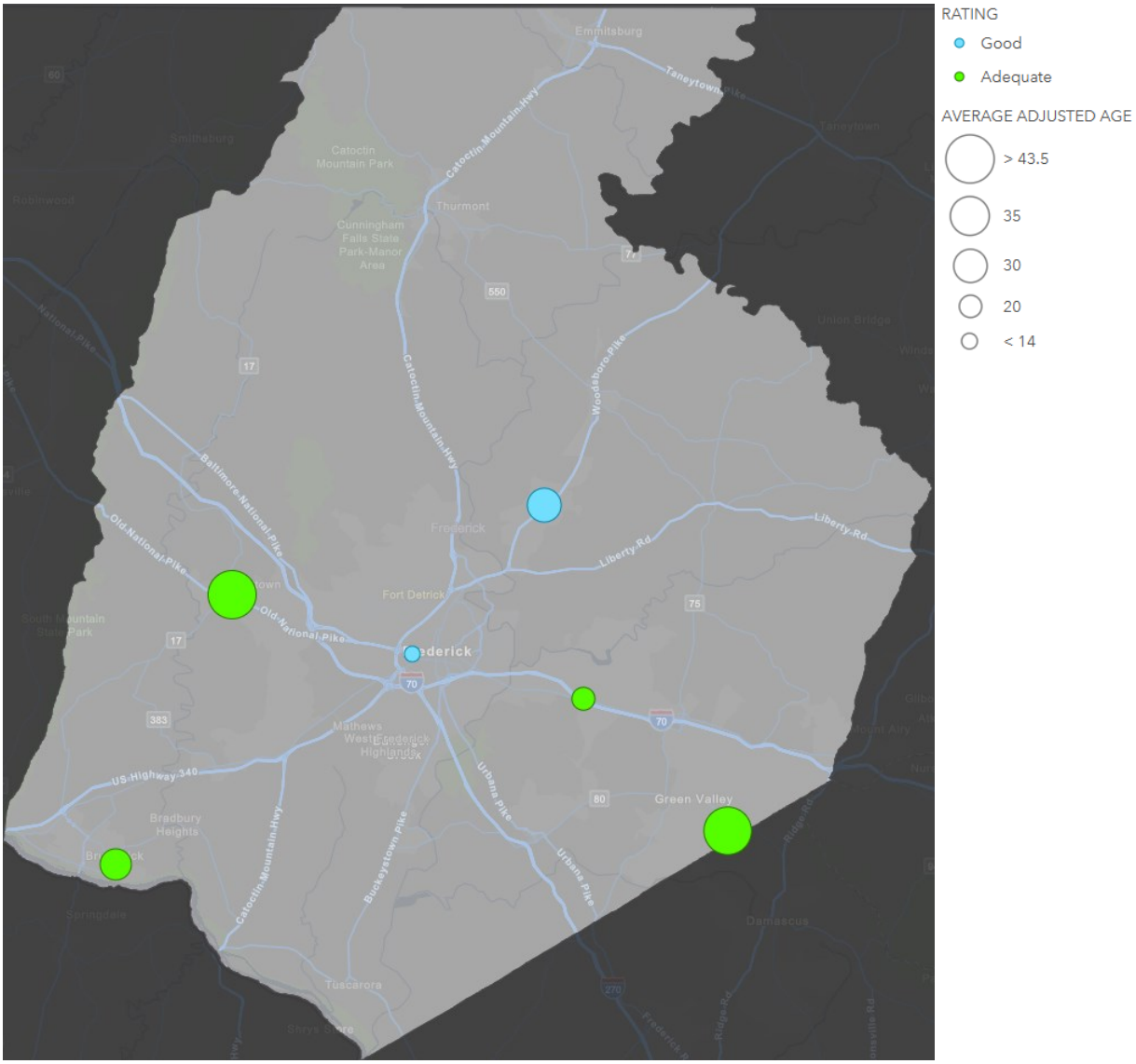


Stained ceiling tiles were observed at each facility. Damaged and/or missing ceiling tiles were also noted at some facilities. The ceilings were not included in the PM schedules.

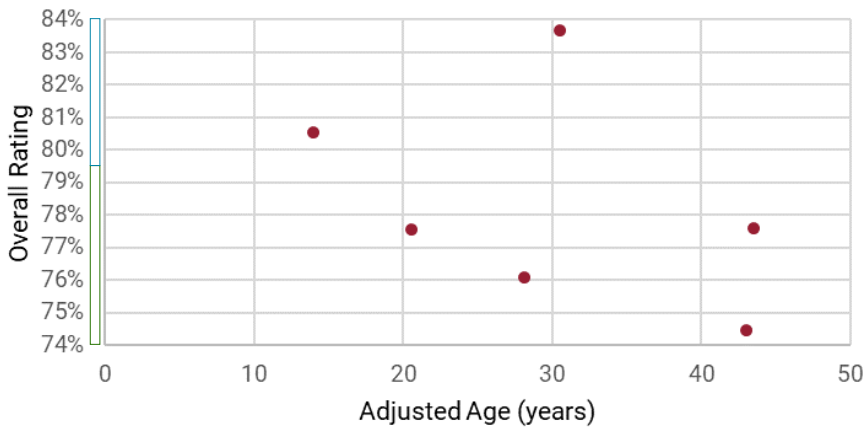
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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**	**1**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



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

GARRETT COUNTY

Total School Facilities Assessed in FY 2024: 3

Accident Elementary

Fiscal Year 2024: Key Facts

13 facilities

Garrett County has 13 active school facilities.

No change since FY 2023.

36.0 years old

The average adjusted age of all 13 school facilities is 36.0 years old.

+ 1 year since FY 2023.

> 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 2023.

> $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.

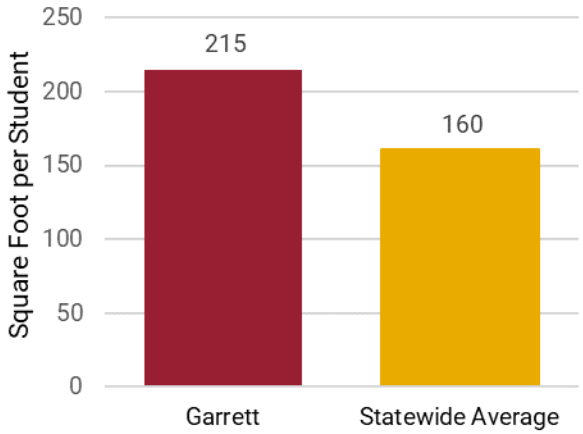
65.75% (Not Adequate) **Average Overall Rating for FY 2024**

- 4.65% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

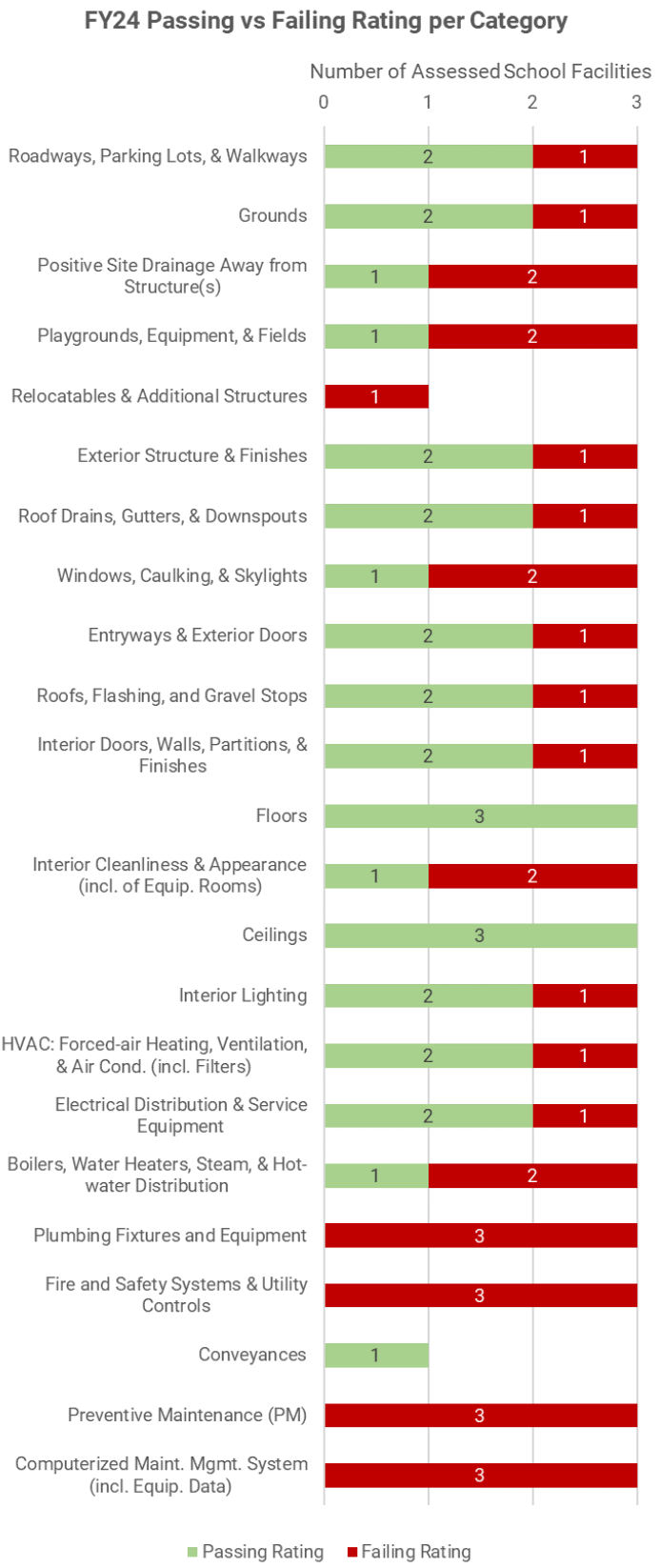


GARRETT COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Accident Elementary (11.013)	Elementary	34,815	40	Not Adequate	2	0	11	8	0	0	4
2. Northern High (11.014)	High	121,803	35	Not Adequate	0	1	14	8	0	0	8
3. Yough Glades Elementary (11.015)	Elementary	36,750	25	Not Adequate	0	1	14	6	0	0	4
				Totals	2	2	39	22	0	0	16
				Percentage of Total Ratings for System	3%	3%	60%	34%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

Most of the flooring was intact and appeared to be well maintained. Daily floor maintenance activities were outlined in the Head Custodian Work List.

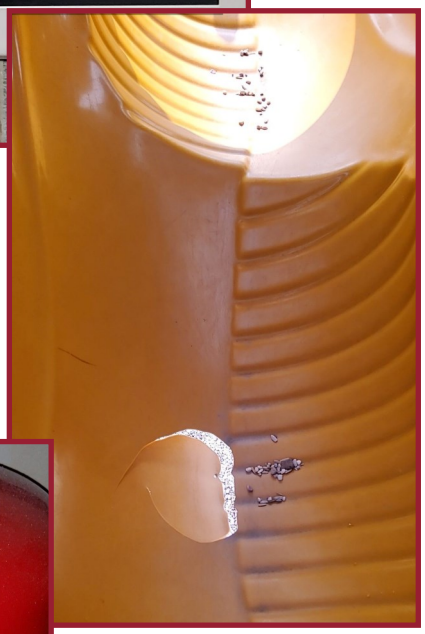
The exterior doors appeared to be labeled at all three facilities and most operated correctly. Each facility received an Adequate rating for Entryways & Exterior Doors.

The electrical panels at all three facilities were noted as having detailed breaker schedules. Annual infrared testing of electrical panels was identified in the PM Maintenance Log. One facility earned a Superior rating for Electrical Distribution & Service Equipment.

No operational issues were observed with the interior lighting in the classrooms, restrooms, or common areas of the buildings.

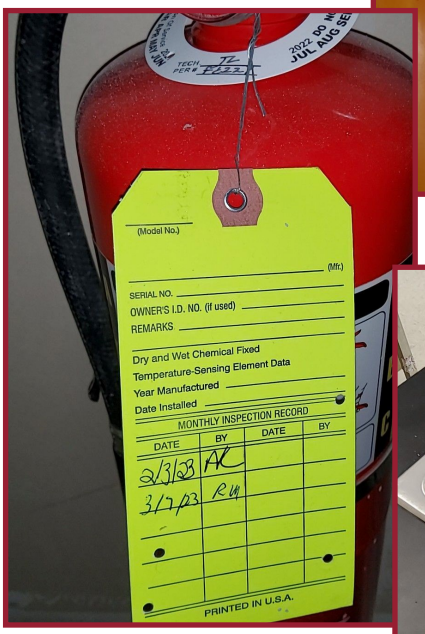
Weaknesses

Some assets were not identified in the PM Maintenance Log, such as fire and life safety systems, backflow preventers, and emergency lighting. All open PM work orders in the CMMS were over 30 days old and no action taken comments were entered into the Resolution field for any open or closed PM work orders.



One facility's playground inspection report was missing the inspection date. Another facility's playground inspection report identified missing and broken equipment with no follow-up corrective work orders input into the CMMS; the issues noted in the report still existed and were observed during the MEA 57 days later. The third facility did not provide the required bleacher inspection report.

Deficiencies were identified in the fire and safety inspection reports with no follow-up corrective work orders input into the CMMS. Monthly fire extinguisher inspection tags were not consistently filled out at two facilities. Fire and safety systems were not identified in the PM Maintenance Log.

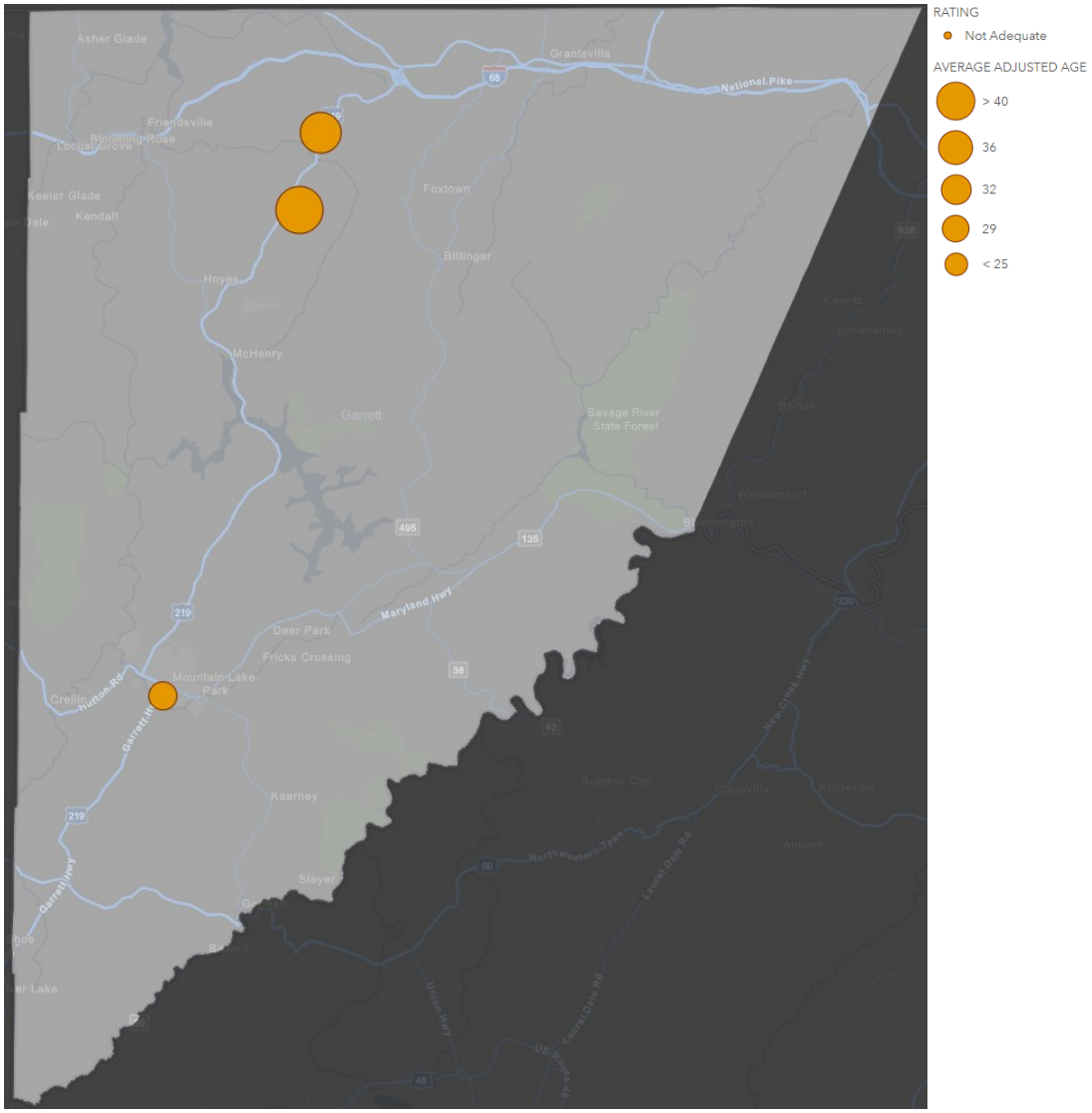


Dirty sinks and HVAC grilles were identified in two facilities. Pest activity was observed in two buildings, one of which was in a food storage area. Custodial activities and pest inspections were not identified in the PM Maintenance Log.

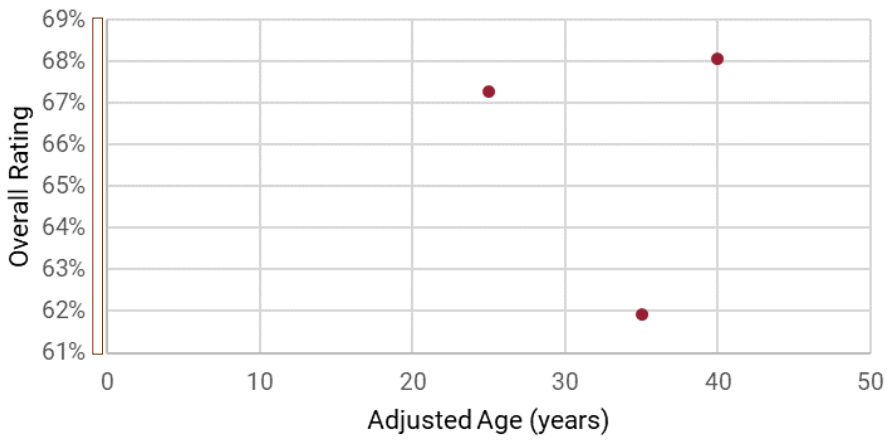
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	0
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	1
	Playgrounds, Equipment, & Fields	0	1
	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	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	1
	Plumbing Fixtures and Equipment	0	2
	Fire and Safety Systems & Utility Controls	0	3
	Conveyances	0	0
	Total	**0**	**16**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- 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.

- Regularly scheduled playground inspections should be created and tracked using the CMMS. Additional training on playground maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- 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 industry-standard frequencies.

- The CMMS should be used to track custodial responsibilities in order to establish and ensure accountability.

- 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 areas.

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

HARFORD COUNTY

Total School Facilities Assessed in FY 2024: 5


Abingdon Elementary

Fiscal Year 2024: Key Facts

53 facilities

Harford County has 53 active school facilities.

+ 1 facility since FY 2023.

32.6 years old

The average adjusted age of all 53 school facilities is 32.6 years old.

+ 0.7 years since FY 2023.

~ 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.

- 62,830 SF since FY 2023.

> $2.8 B

The current replacement value for Harford County's GSF, at the IAC's current replacement cost/SF, is greater than $2.8 B.

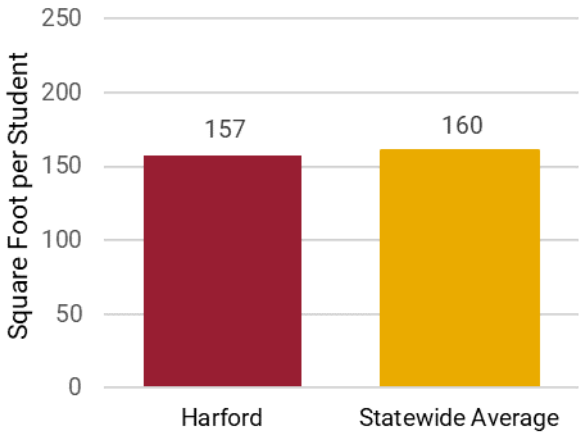
67.62% (Not Adequate) **Average Overall Rating for FY 2024**

+ 0.20% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

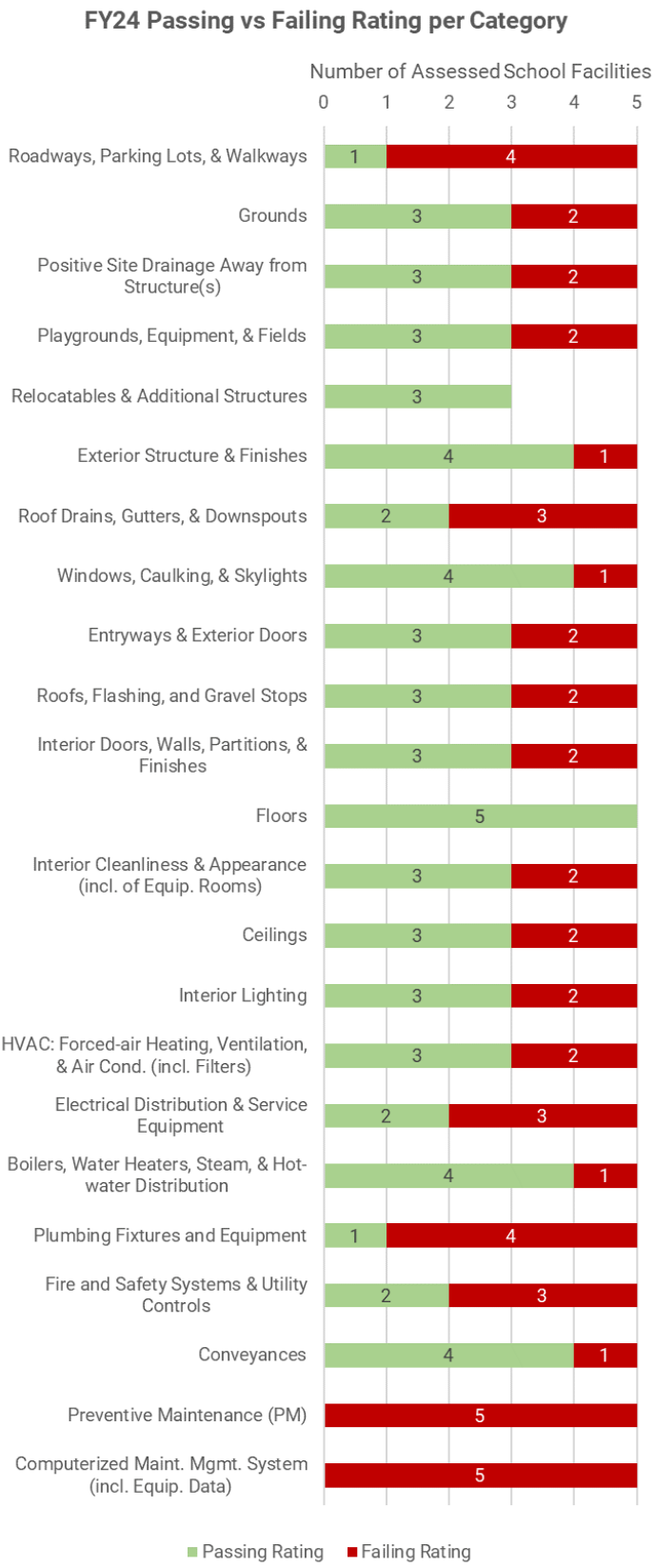


HARFORD COUNTY

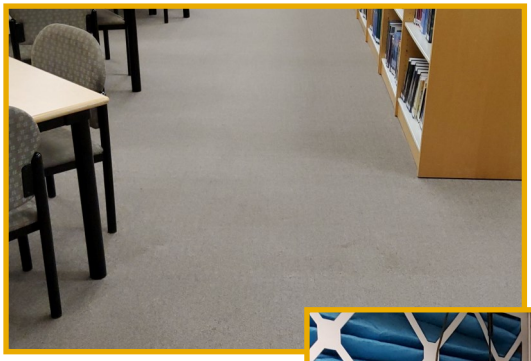
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Aberdeen Middle (12.006)	Middle	196,800	50	Adequate	1	2	13	6	0	0	4
2. North Harford High (12.016)	High	245,238	16	Not Adequate	0	0	15	8	0	0	3
3. Havre de Grace Elementary (12.028)	Elementary	65,085	28	Adequate	2	0	13	8	0	0	3
4. Fallston Middle (12.030)	Middle	130,284	29	Not Adequate	0	2	12	9	0	0	6
5. Abingdon Elementary (12.049)	Elementary	91,229	28	Not Adequate	0	1	14	7	0	0	6
				Totals	3	5	67	38	0	0	22
				Percentage of Total Ratings for System	3%	4%	59%	34%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths



The floors appeared to be well maintained. Most of the tile and carpet flooring were intact with no signs of deterioration or damage. Daily and weekly floor care activities were outlined in the custodial scope of work.

The HVAC filters, coils, and belts appeared to be serviced regularly at most facilities. The building temperatures felt balanced and comfortable. Multiple HVAC assets were included in the PM schedules.

The boilers and water heaters appeared to be free from corrosion and function as intended. The applicable equipment had current DLLR certificates displayed at three facilities. All five facilities received an Adequate rating for Boilers, Water Heaters, Steam, & Hot-water Distribution.

Most of the exterior doors functioned as intended with hardware intact. Many of the exterior doors were labeled for maintenance and emergency services.

Weaknesses

Over 60% of open work orders were aged over 30 days at each facility. At four facilities, less than 25% of completed work orders included action taken comments. Corrective work orders did not appear to be entered or tracked in the CMMS at four facilities following bleacher and/or fire and safety inspection reports where issues or failed items were noted.

Missing and/or expired backflow preventer inspection tags were observed at three facilities. The backflow preventers were not included in the PM schedules. Four facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.

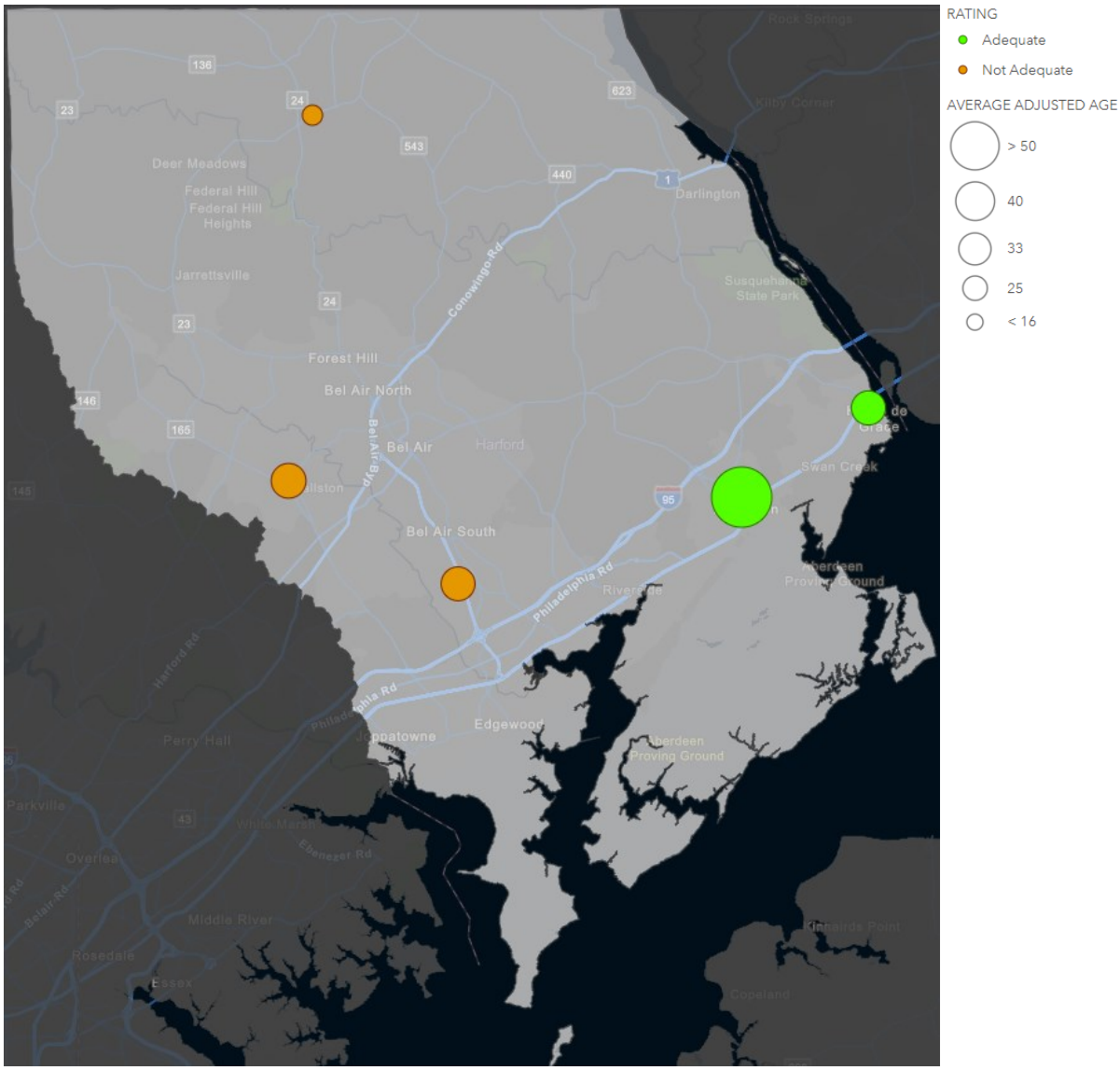
Cracked and deteriorated parking and/or walking surfaces were observed at all five facilities. Vegetative growth and debris were also present in many instances. Driving and walking surface maintenance was not included in the PM schedules.

Substantial amounts of debris were obstructing roof drains at one facility. Leaking and/or missing gutter sections were identified at two facilities. Three facilities received a Not Adequate rating for Roof Drains, Gutters, & Downspouts.

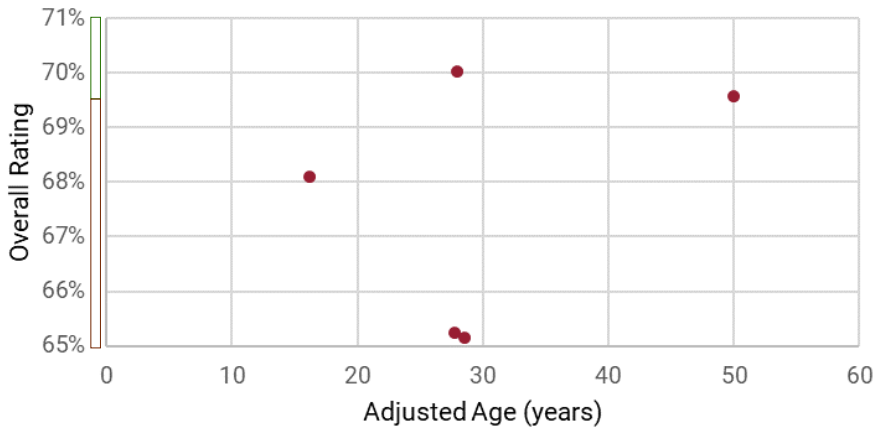
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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	2
	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	2
	Electrical Distribution & Service Equipment	0	3
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
	Plumbing Fixtures and Equipment	0	2
	Fire and Safety Systems & Utility Controls	0	3
	Conveyances	0	0
	Total	**0**	**22**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- 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.
- 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 at the appropriate frequency. Inspections should be tracked and documented using the CMMS, and the inspection documentation should be available on site.
- 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.
- 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.
- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

HOWARD COUNTY

Total School Facilities Assessed in FY 2024: 7

Wilde Lake High

Fiscal Year 2024: Key Facts

76 facilities

Howard County has 76 active school facilities.

No change since FY 2023.

20.4 years old

The average adjusted age of all 76 school facilities is 20.4 years old.

- 1.2 years since FY 2023.

> 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.

+ 276,485 SF since FY 2023.

~ $4.1 B

The current replacement value for Howard County's GSF, at the IAC's current replacement cost/SF, is approximately $4.1 B.

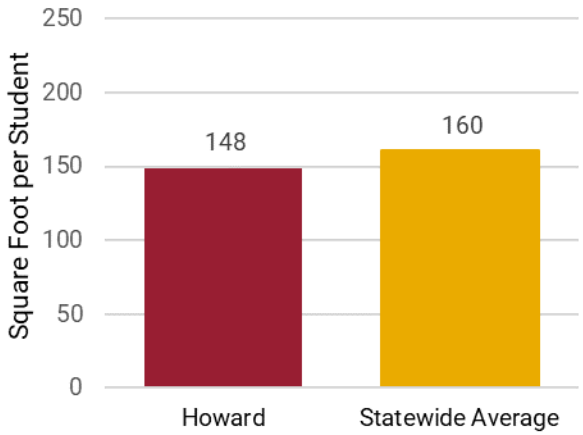
73.08% (Adequate) = Average Overall Rating for FY 2024

+ 0.88% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	Middle	High	
Superior				
Good		1		1
Adequate	3	1	1	5
Not Adequate		1		1
Poor				
Totals	3	3	1	**7**

Average Square Foot per Student



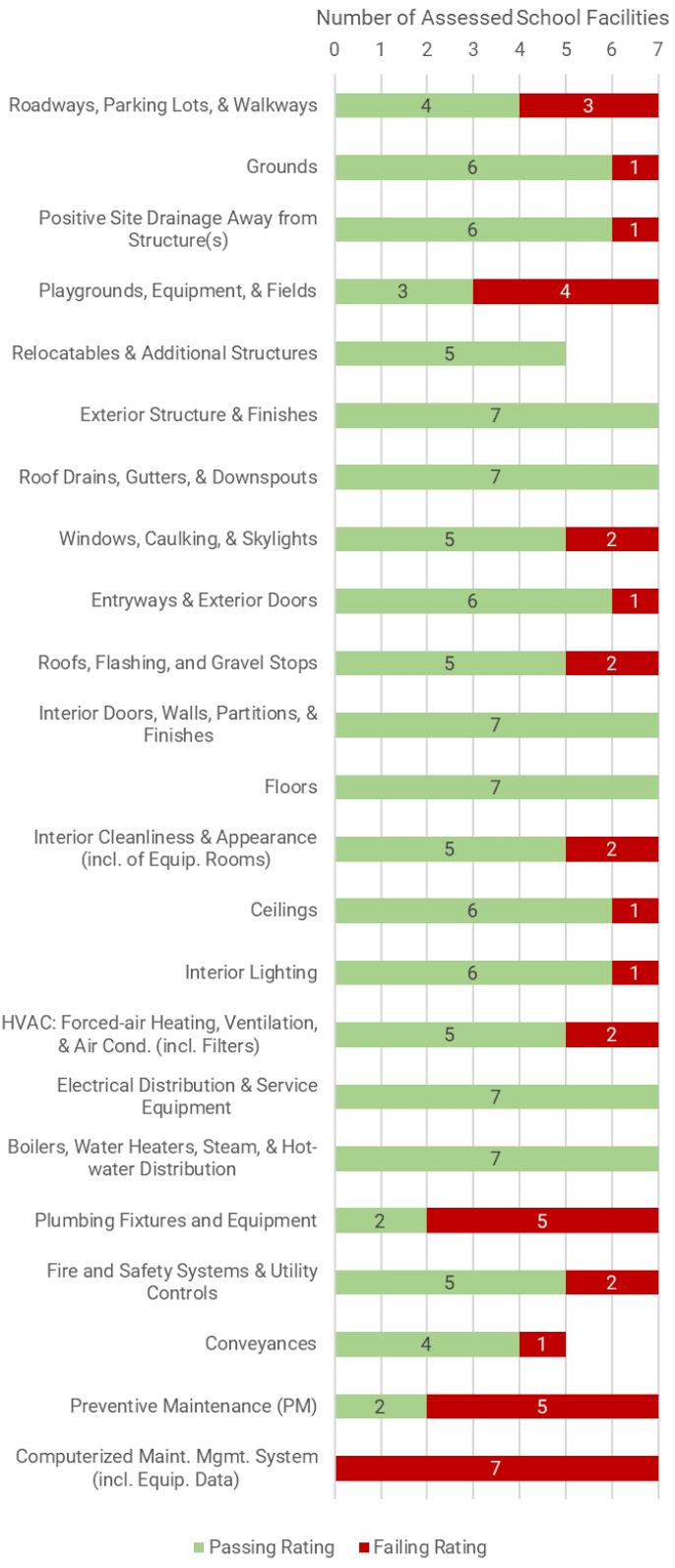
HOWARD COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Dunloggin Middle (13.001)	Middle	79,220	23	Good	5	4	13	1	0	0	0
2. Forest Ridge Elementary (13.047)	Elementary	81,823	29	Adequate	1	4	14	3	0	0	0
3. Manor Woods Elementary (13.052)	Elementary	77,169	28	Adequate	0	4	14	4	0	0	2
4. Elkridge Landing Middle (13.054)	Middle	101,226	28	Not Adequate	0	1	13	8	0	0	4
5. Ilchester Elementary (13.057)	Elementary	75,438	26	Adequate	0	4	15	4	0	0	3
6. Wilde Lake High (13.058)	High	258,098	28	Adequate	3	4	12	4	0	0	3
7. Lime Kiln Middle (13.070)	Middle	95,092	24	Adequate	2	1	14	5	0	0	1
				Totals	11	22	95	29	0	0	13
				Percentage of Total Ratings for System	7%	14%	61%	18%	0%		

FY 2024 Results: Assessment Findings by Category

FY24 Passing vs Failing Rating per Category

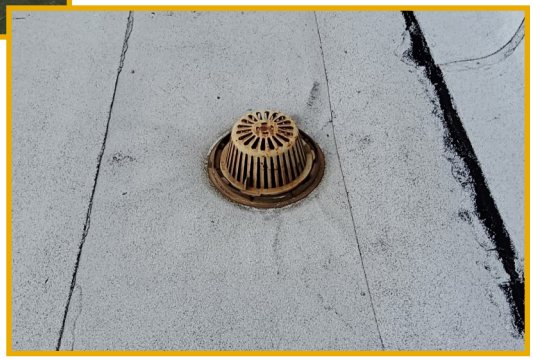


Strengths

Most of the tile and carpet flooring were intact with no signs of damage. Daily and weekly floor care activities were outlined in the Custodial Services Standards and Procedures document.

The electrical equipment throughout the facilities were well maintained. The electrical panels had detailed breaker schedules and most cords were covered by cord protectors in the classrooms. Generator inspections and yearly infrared testing were included in the PM schedules.

Most of the grounds appeared well maintained and free of trash and debris. Weekly grass mowing and monthly grounds-related pest management were included in the PM schedules. Four facilities received a Good rating for Grounds.



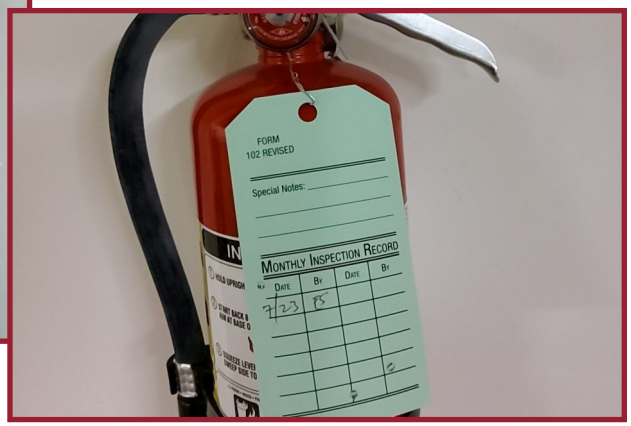
Most of the roof drain strainers appeared to be intact and free from obstruction. Semi-annual and yearly roof inspections were included in the PM schedules.

Weaknesses

Even though backflow preventer PM work orders were identified in the CMMS at each facility, five facilities were noted with expired or missing backflow preventer inspection tags. Five facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.

Each facility had several open PM work orders aged over 30 days, most of which had no progress notes. Several PM work orders were declined in the last year at each facility, mainly for HVAC assets. At five facilities, some work orders were identified with actual completion dates listed but remained in open status.

Dirty coils were observed in rooftop HVAC units at six facilities; some of these facilities were also identified with inoperable exhaust fans. Several HVAC-associated PM work orders were declined in the past year at every facility. Two facilities received a Not Adequate rating for HVAC.



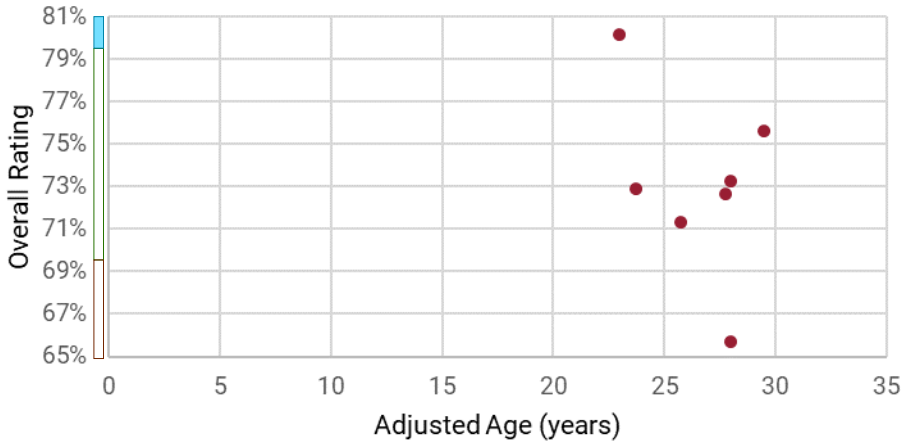
One or more fire extinguishers were missing monthly inspections at four facilities. Monthly fire extinguisher inspections were not included in the PM schedules.

FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	3
	Grounds	0	1
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	0	3
	Relocatables & Additional Structures	0	0
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	0
	Windows, Caulking, & Skylights	0	2
	Entryways & Exterior Doors	0	1
	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	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	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	0
	Total	**0**	**13**

Overall Rating vs Adjusted Building Age

Overall Rating vs. Adjusted Age



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

- 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 and the actions taken to complete the work are recorded accurately.

- 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.

KENT COUNTY

Total School Facilities Assessed in FY 2024: 3


Kent County High

Fiscal Year 2024: Key Facts

5 facilities

Kent County has 5 active school facilities.

No change since FY 2023.

45.7 years old

The average adjusted age of all 5 school facilities is 45.7 years old.

+ 1 year since FY 2023.

> 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 2023.

> $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.

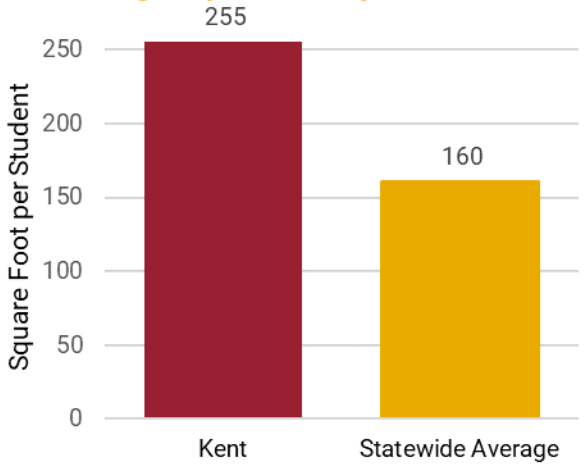
72.37% (Adequate) = Average Overall Rating for FY 2024

+ 3.63% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

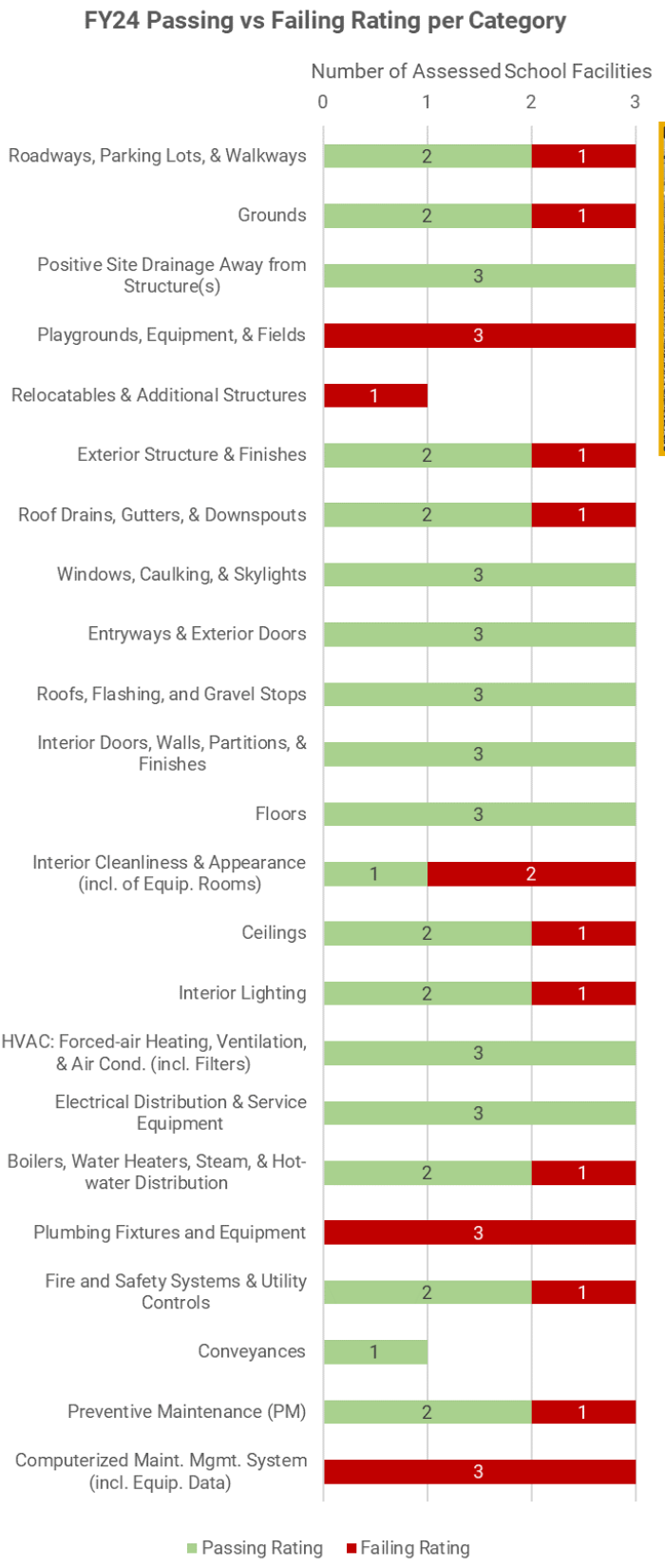


KENT COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Kent County Middle (14.003)	Middle	78,785	47	Adequate	0	2	13	6	0	0	1
2. Garnett Elementary (14.006)	Elementary	59,009	50	Adequate	1	3	12	5	0	0	2
3. Kent County High (14.007)	High	189,626	34	Adequate	2	4	9	8	0	0	3
				Totals	3	9	34	19	0	0	6
				Percentage of Total Ratings for System	5%	14%	52%	29%	0%		

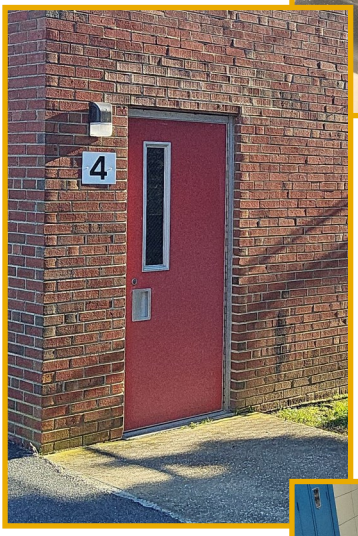
FY 2024 Results: Assessment Findings by Category



Strengths

The PM schedules were more developed than last fiscal year with additional assets incorporated, such as fire and safety systems, roofs, pest management, site drainage, and doors.

The windows appeared operable at all facilities. The interior and exterior caulk was intact and free of excessive weathering. Window and caulking inspections were identified in the PM schedules.



Most of the exterior doors functioned as intended. The exterior doors were labeled for maintenance and emergency services. Exterior doors were identified in the PM schedules. One facility earned a Superior rating for Entryways & Exterior Doors.

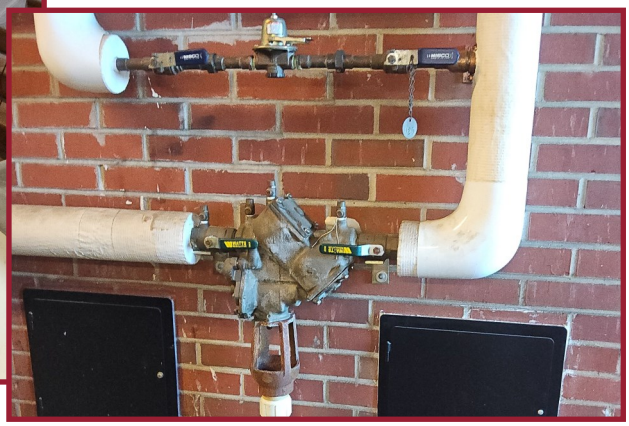
The terrazzo floors appeared to be well maintained. Flooring inspections were identified in the PM schedules. One facility earned a Superior rating for Floors.

Weaknesses

The CMMS did not have a field to enter action taken comments or progress notes. Over 40% of open work orders were aged beyond 30 days at each facility, most of which were corrective work orders. Out of all three facilities' CMMS histories, only one closed work orders was for a non-PM activity; all other closed work orders in the last year were PM work orders.

Deficiencies were identified in the bleacher inspection report at one facility with no follow-up corrective work orders input into the CMMS. The required bleacher inspection reports were not provided for the remaining two facilities.

Unsafe storage practices were noted at all three facilities. Evidence of pests was observed in food storage areas at two facilities.



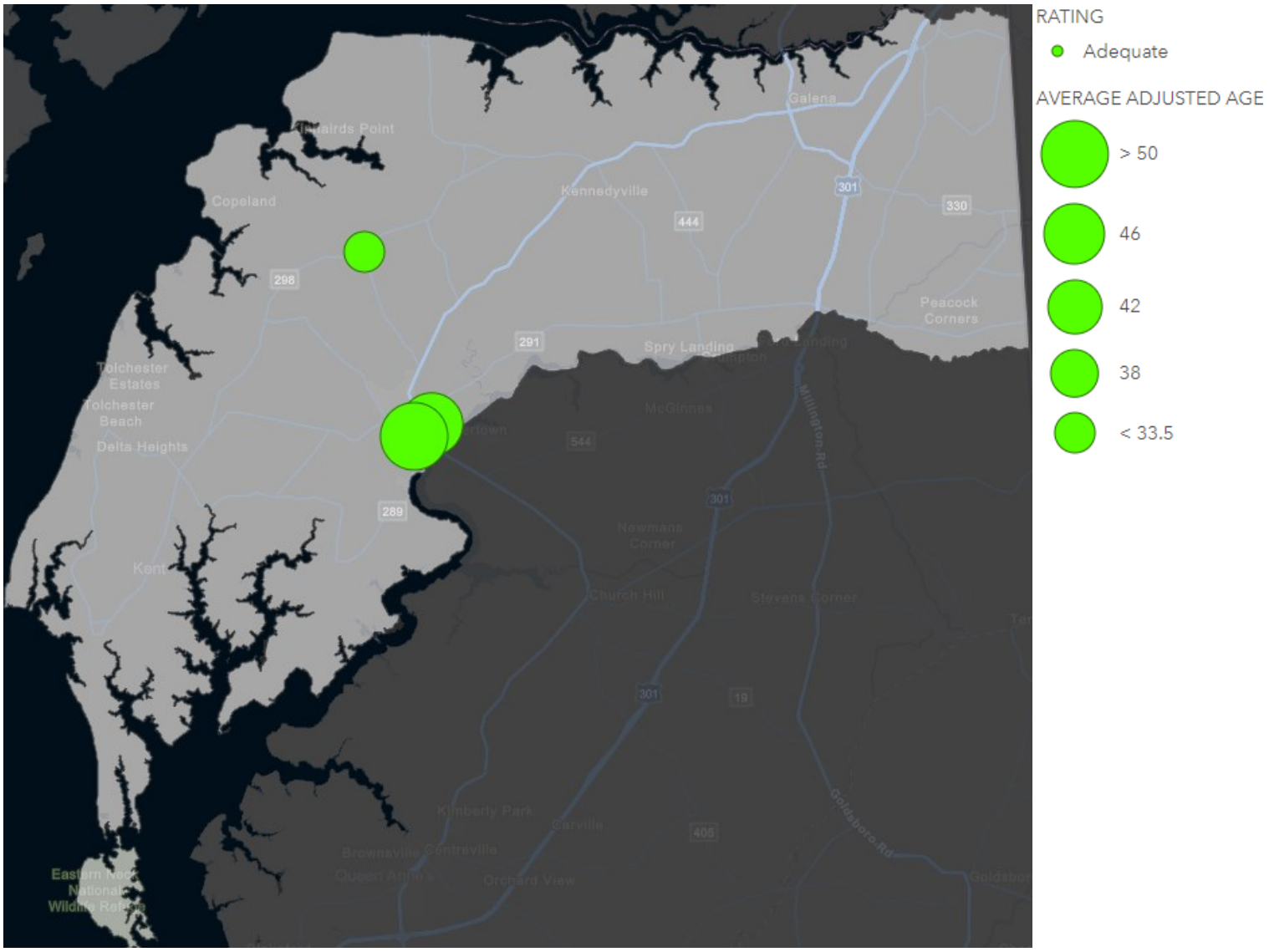
The backflow preventers were missing inspection tags in all three facilities. Backflow preventers were not included in the PM schedules. All three facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.

KENT COUNTY

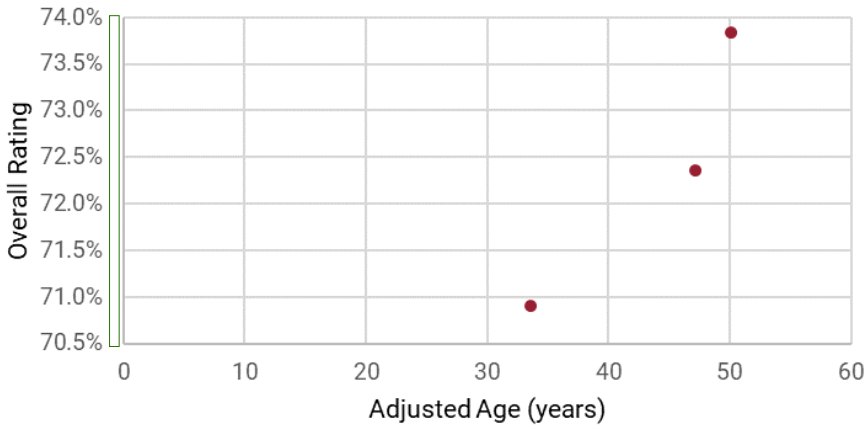
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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	1
	Interior Lighting	0	1
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	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**6**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



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

- 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.

- 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 PM work orders are being completed effectively and the actions taken to complete the work are recorded accurately.

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

MONTGOMERY COUNTY

Total School Facilities Assessed in FY 2024: 19

Westover Elementary

Fiscal Year 2024: Key Facts

212 facilities

Montgomery County has 212 active school facilities.

+ 2 facilities since FY 2023.

25.6 years old

The average adjusted age of all 212 school facilities is 25.6 years old.

- 0.3 years since FY 2023.

> 25.8 M GSF

Montgomery County maintains 25,832,149 GSF throughout its 212 school facilities. It has the greatest amount of GSF of LEAs in MD.

+ 684,898 SF since FY 2023.

> $12.4 B

The current replacement value for Montgomery County's GSF, at the IAC's current replacement cost/SF, is greater than $12.4 B.

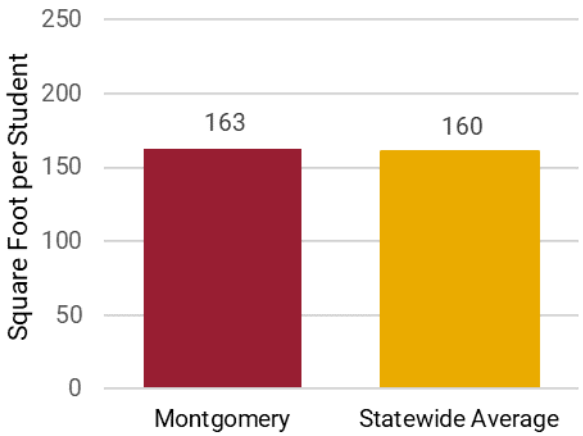
70.77% (Adequate) = Average Overall Rating for FY 2024

- 1.65% since FY 23

FY 2024 Overall Rating Results by School Type

	Alternate	Elementary	Middle	High	
Superior					
Good					
Adequate	1	7	3	2	13
Not Adequate		4		2	6
Poor					
Totals	1	11	3	4	**19**

Average Square Foot per Student



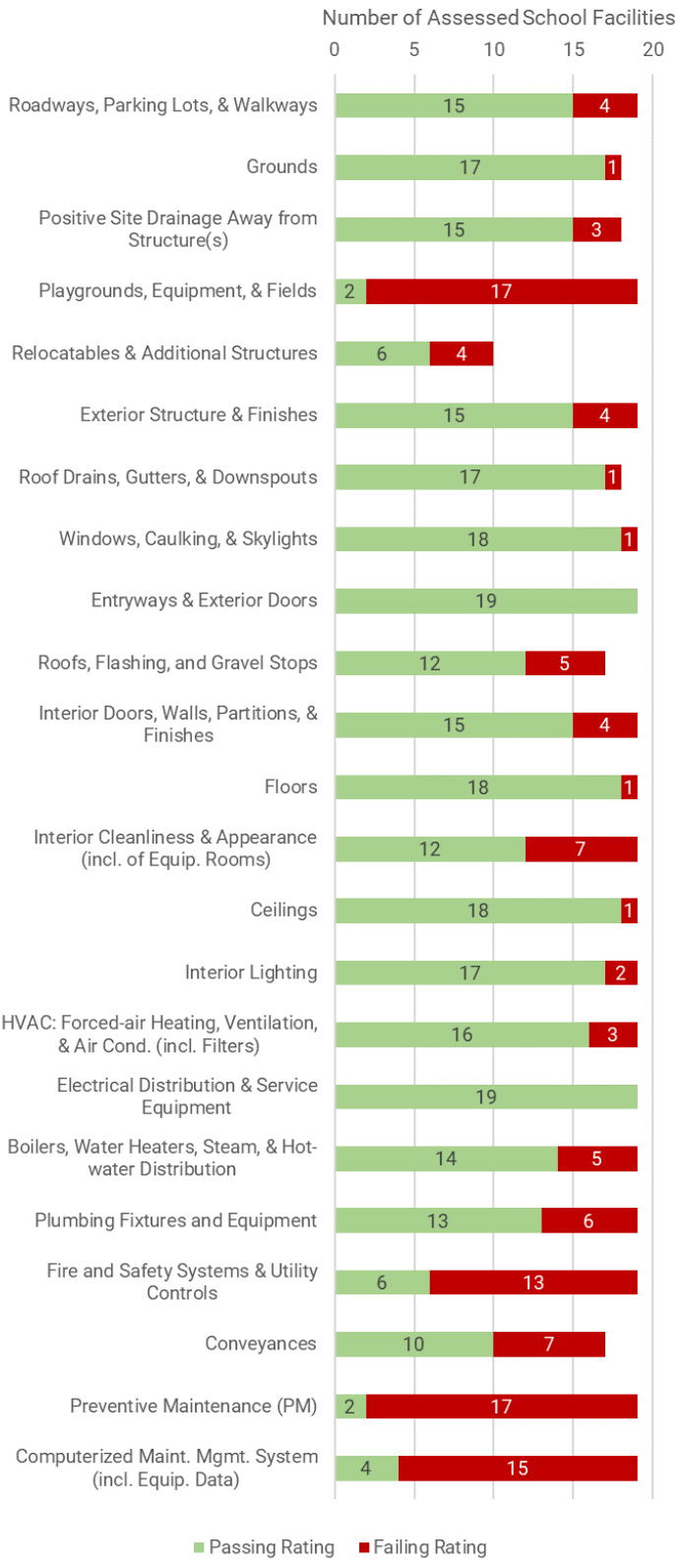
MONTGOMERY COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Richard Montgomery High (15.005)	High	311,500	17	Adequate	0	0	21	2	0	0	1
2. Grosvenor Center (15.016)	Alternate	36,770	66	Adequate	0	0	14	8	0	0	0
3. Magruder (Col. Zadok) High (15.045)	High	295,478	41	Adequate	1	0	14	8	0	0	0
4. Northwood High (15.046)	High	253,488	54	Not Adequate	1	0	16	6	0	0	6
5. Brookhaven Elementary (15.055)	Elementary	81,320	22	Adequate	0	0	17	5	0	0	0
6. Page (William T.) Elementary (15.102)	Elementary	58,726	21	Not Adequate	1	0	12	8	1	0	2
7. Candlewood Elementary (15.111)	Elementary	82,222	9	Adequate	1	1	17	3	0	0	0
8. Gaithersburg High (15.130)	High	427,048	11	Not Adequate	0	0	15	7	0	0	2
9. Waters Landing Elementary (15.153)	Elementary	101,352	29	Adequate	0	2	16	4	0	0	1
10. Greencastle Elementary (15.155)	Elementary	78,275	36	Not Adequate	0	1	15	7	0	0	3
11. Daly (Capt. James E.) Elementary (15.159)	Elementary	78,386	35	Adequate	0	0	15	4	0	0	0
12. Carson (Rachel) Elementary (15.163)	Elementary	78,547	34	Adequate	0	0	17	5	0	0	1
13. Farquhar (William) Middle (15.197)	Middle	135,626	8	Adequate	1	2	15	4	0	0	0
14. Cabin John Middle (15.209)	Middle	159,514	13	Adequate	0	2	15	5	0	0	1
15. Westover Elementary (15.232)	Elementary	54,645	50	Not Adequate	0	0	14	9	0	0	5
16. Monocacy Elementary (15.233)	Elementary	42,482	53	Adequate	0	2	17	3	0	0	0
17. Hoover (Herbert) Middle (15.241)	Middle	165,367	12	Adequate	0	0	18	5	0	0	0
18. Seven Locks Elementary (15.253)	Elementary	66,915	11	Adequate	1	2	15	4	0	0	1
19. Sligo Creek Elementary (15.264)	Elementary	87,744	24	Not Adequate	0	2	12	8	0	0	2
				Totals	6	14	295	105	1	0	25
				Percentage of Total Ratings for System	1%	3%	70%	25%	0%		

FY 2024 Results: Assessment Findings by Category

FY24 Passing vs Failing Rating per Category



Strengths

Most of the exterior doors functioned as intended with hardware intact. The exterior doors were labeled for maintenance and emergency services.

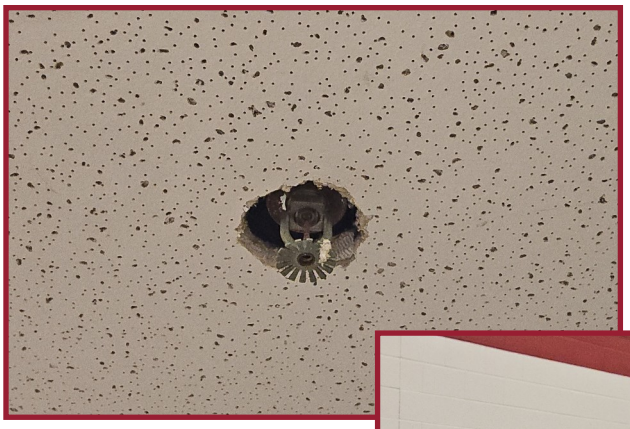
Most of the roof drains, gutters, and downspouts appeared to function as intended. Roof drainage systems were included in the annual roof inspection reports.

Most electrical panels appeared to have detailed breaker schedules and be locked in student-accessible areas. No issues or concerns were observed with the electrical distribution or service equipment at six facilities. Five facilities received a Good rating for Electrical Distribution & Service Equipment.

The grounds and stormwater management areas appeared to be maintained at most facilities. 17 facilities received a passing rating for Grounds.

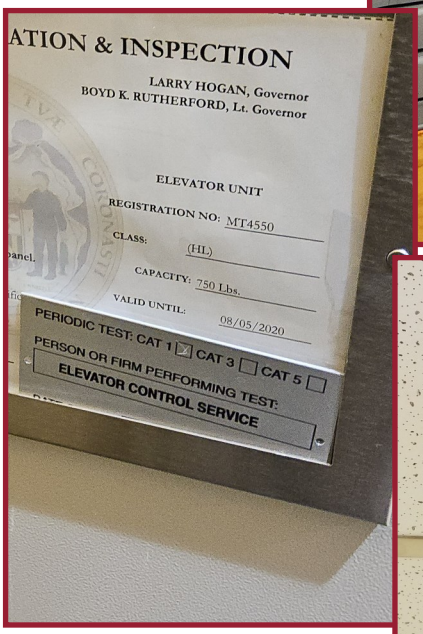
Weaknesses

Ten facilities were observed with one or more escutcheons missing. Fire extinguishers were missing monthly inspections at seven facilities. The required fire alarm and sprinkler system inspection reports were not provided for three facilities.



Most of the required annual playground and bleacher inspection reports were not provided when applicable. The playground inspections and some bleacher inspections were not included in the PM schedules. 16 facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

The DLLR certificates for the conveyances were expired at six facilities. Vertical lifts appeared to be non-operational at three facilities. Of the 17 applicable facilities, most either did not include conveyances in their PM schedule or had no completed PM work orders in the past year.

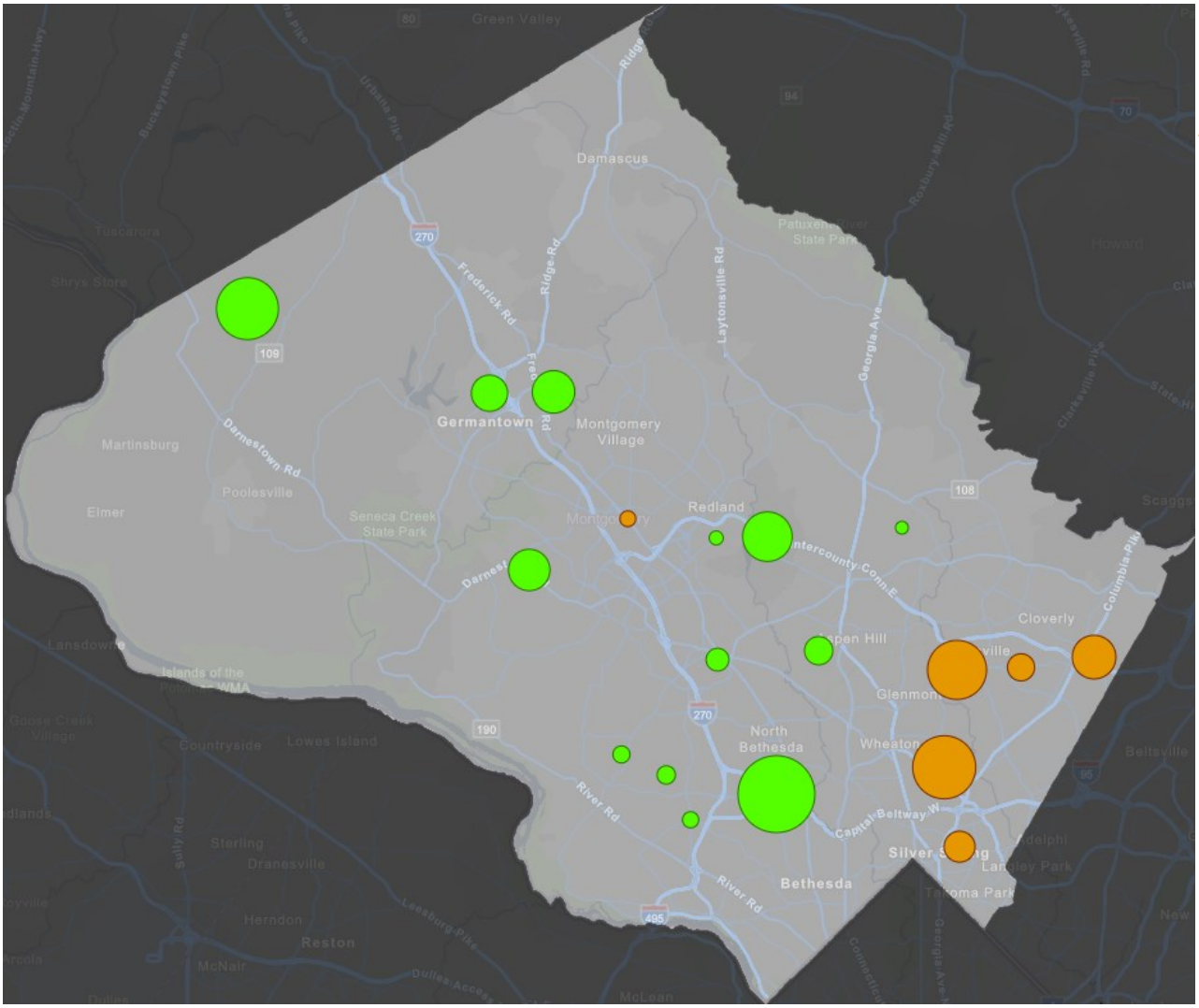


Several assets were not identified in the PM schedules, including HVAC equipment, pumps, emergency lights, and plumbing fixtures. Some PM work orders did not include work request descriptions. At 11 facilities, over 50% of open PM work orders were aged over 30 days.

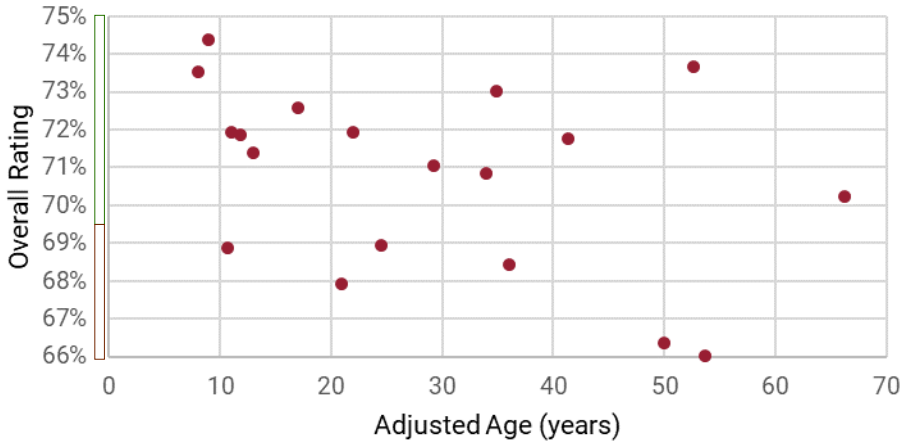
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	2
	Relocatables & Additional Structures	0	2
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	2
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	2
	Floors	0	1
	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	2
	Electrical Distribution & Service Equipment	0	0
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	2
	Plumbing Fixtures and Equipment	0	1
	Fire and Safety Systems & Utility Controls	0	5
	Conveyances	0	1
	Total	**0**	**25**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- 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.

- 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 industry-standard frequencies.

- 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.

- The PM activities identified in the Preventative Maintenance Tasks and Tasks for Building Service Staff documents should be incorporated into the CMMS. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted and identified as inspection deficiencies. This will help identify trends and common issues in order to better proactively maintain areas.

PRINCE GEORGE'S COUNTY


Cool Spring Elementary

Total School Facilities Assessed in FY 2024: 18

Fiscal Year 2024: Key Facts

196 facilities

Prince George's County has 196 active school facilities.

- 2 facilities since FY 2023.

39.8 years old

The average adjusted age of all 196 school facilities is 39.8 years old.

+ 0.03 years since FY 2023.

> 18.9 M GSF

Prince George's County maintains 18,922,353 GSF throughout its 196 school facilities. It has the 2nd greatest amount of GSF of LEAs in MD.

+ 209,686 SF since FY 2023.

~ $9.1 B

The current replacement value for Prince George's County's GSF, at the IAC's current replacement cost/SF, is approximately $9.1 B.

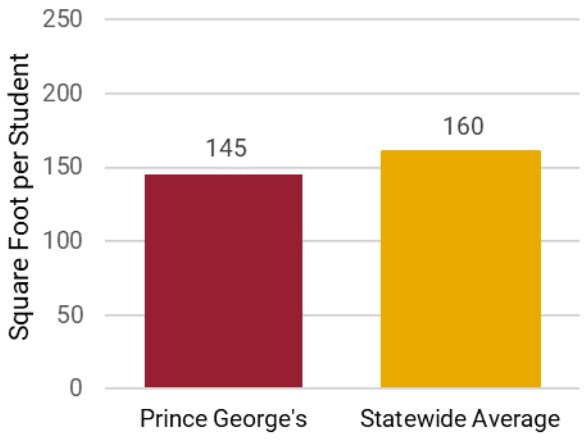
67.54% (Not Adequate) **Average Overall Rating for FY 2024**

+ 3.84% since FY 23

FY 2024 Overall Rating Results by School Type

	Elementary	PreK-8	Middle	High	
Superior					
Good					
Adequate	6	2		1	9
Not Adequate	5			2	7
Poor	1			1	2
Totals	12	2		4	**18**

Average Square Foot per Student



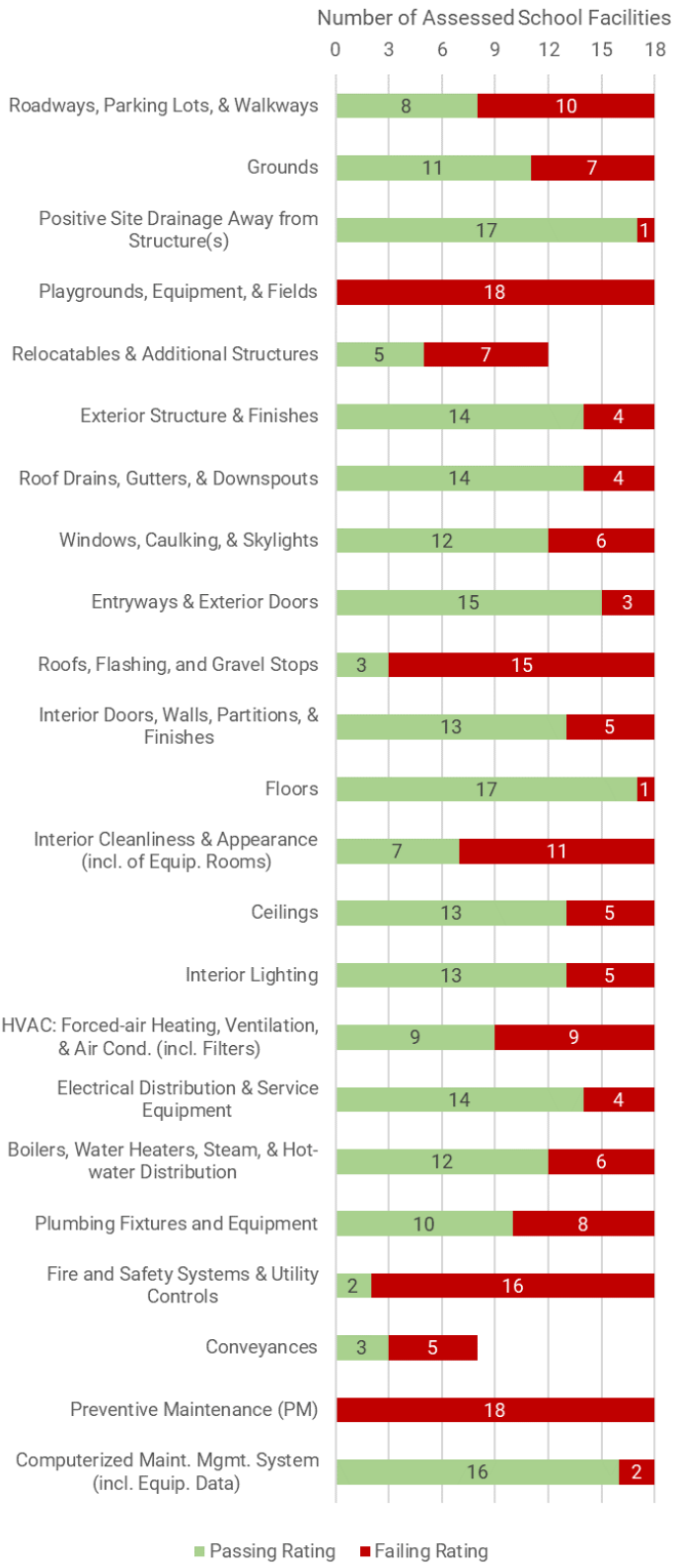
PRINCE GEORGE'S COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated) Superior	Good	Adequate	Not Adequate	Poor	Deficiencies Major	Minor
1. Accokeek Academy (Eugene Burroughs) (16.005)	PreK-8	133,544	9	Adequate	0	0	18	3	0	0	1
2. Largo High (16.011)	High	243,581	46	Not Adequate	0	0	14	9	0	0	4
3. Crossland High (16.033)	High	335,141	54	Adequate	0	0	16	7	0	0	0
4. Woodridge Elementary (16.052)	Elementary	31,687	42	Not Adequate	0	0	13	10	0	0	2
5. Riverdale Elementary (16.079)	Elementary	64,800	45	Not Adequate	1	0	11	10	0	0	5
6. High Point High (16.085)	High	318,376	60	Poor	0	0	7	16	0	1	10
7. Valley View Elementary (16.118)	Elementary	52,431	53	Adequate	0	0	14	7	0	0	0
8. Overlook Elementary (16.129)	Elementary	47,649	47	Adequate	0	0	13	8	0	0	2
9. Cool Spring Elementary (16.134)	Elementary	139,211	29	Poor	0	0	7	16	0	0	13
10. Catherine T. Reed Elementary (16.144)	Elementary	56,889	40	Adequate	0	0	16	6	0	0	2
11. Accokeek Academy Annex (H. Ferguson) (16.172)	Elementary	67,538	9	Adequate	0	1	15	7	0	0	0
12. Charles Herbert Flowers High (16.174)	High	332,500	23	Not Adequate	0	0	14	9	0	0	8
13. Kettering Elementary (16.188)	Elementary	57,651	41	Adequate	0	0	16	5	0	0	1
14. Allenwood Elementary (16.205)	Elementary	48,686	28	Adequate	0	0	14	7	0	0	0
15. Port Towns Elementary (16.218)	Elementary	77,586	19	Not Adequate	0	0	10	13	0	0	7
16. Berwyn Heights Elementary (16.220)	Elementary	45,387	21	Not Adequate	0	0	16	6	0	0	3
17. William W. Hall Academy (16.226)	PreK-8	100,000	18	Adequate	0	0	16	5	0	0	2
18. Bond Mill Elementary (16.233)	Elementary	58,325	48	Not Adequate	0	0	15	7	0	0	4
				Totals	1	1	245	151	0	1	64
				Percentage of Total Ratings for System	0%	0%	62%	38%	0%		

FY 2024 Results: Assessment Findings by Category

FY24 Passing vs Failing Rating per Category



Strengths

Most electrical panels appeared to have detailed breaker schedules. No issues or concerns were observed with the electrical distribution or service equipment at six facilities.

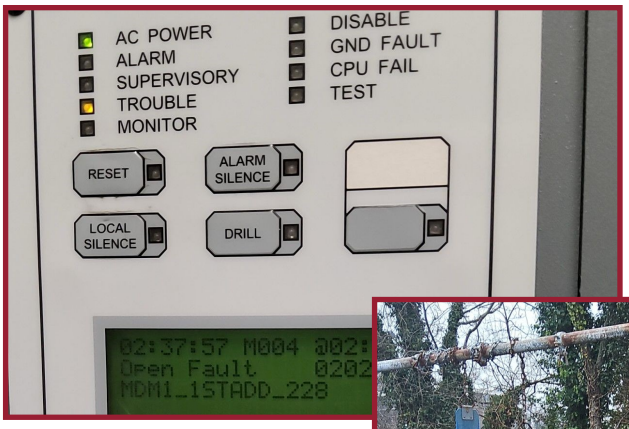
No issues or concerns were observed with the interior lighting at two facilities. Most interior lighting fixtures were functional in instructional and common areas at most facilities.

No evidence of water infiltration at the building foundation was observed at any facility. Most building perimeters appeared to be free of ponding, erosion, and vegetative growth against their foundations. 17 facilities received an Adequate rating for Positive Site Drainage Away from Structure(s).

Most of the roof drains appeared intact, functional, and free of obstructions. One facility earned a Superior rating for Roof Drains, Gutters, & Downspouts.

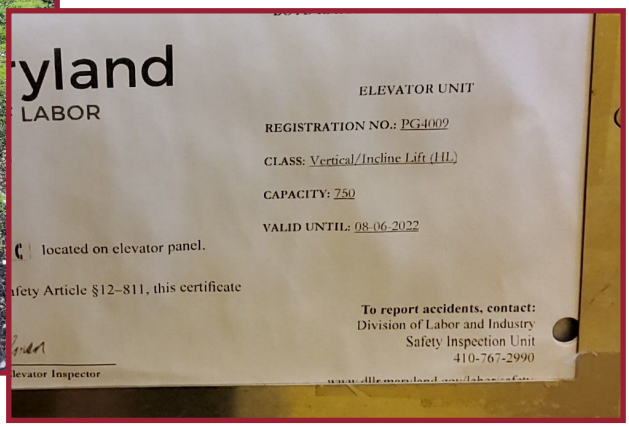
Weaknesses

The required fire alarm and sprinkler system inspection reports were not provided for seven facilities. Deficiencies were identified in the fire and safety inspection reports at eight facilities with no follow-up corrective work orders input into the CMMS. 14 facilities received a Not Adequate rating for Fire and Safety Systems & Utility Controls.



Most facilities did not provide the required playground and/or bleacher inspection reports when applicable. Most facilities also did not have any completed PM work orders for playgrounds or bleachers in the past year. 17 facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

Vegetative growth and/or debris, ponding water, and cracked sealants were observed at most facilities. The required roof inspection reports were not provided for 10 facilities. 15 facilities received a Not Adequate rating for Roofs, Flashing, and Gravel Stops.

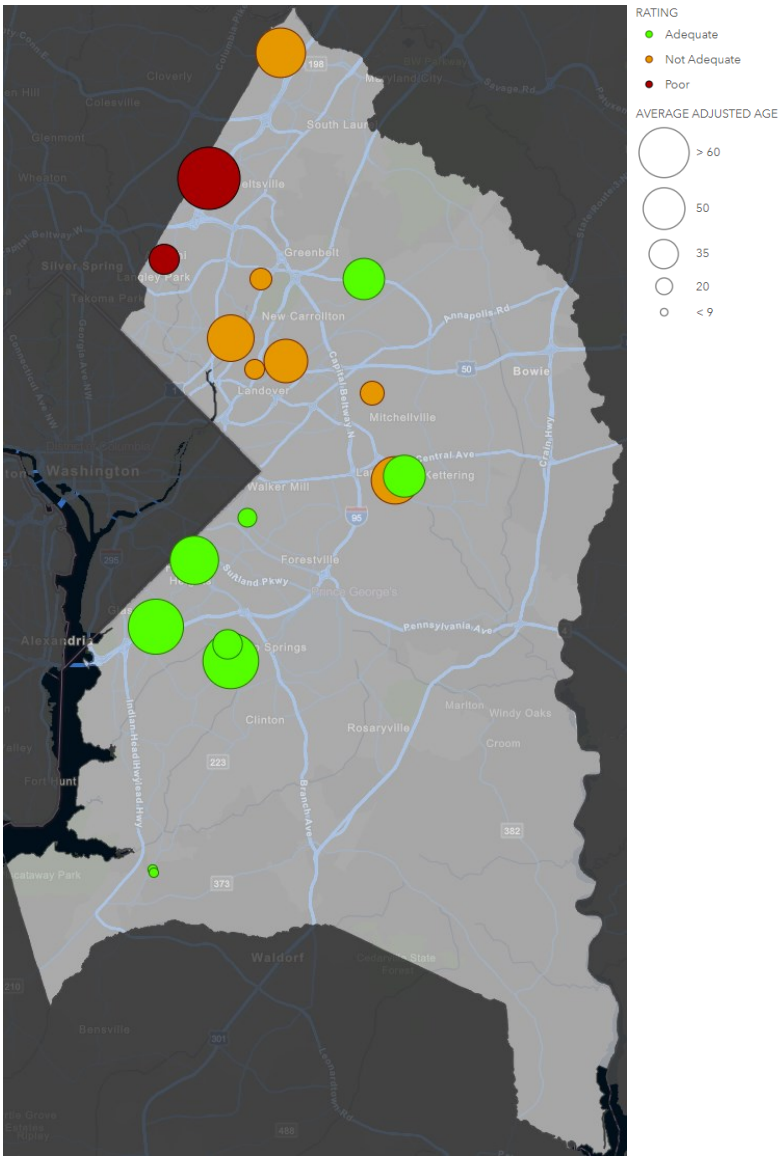


The DLLR certificates for the elevators and/or chairlifts were expired at six out of the eight facilities with conveyances. No PM work orders were completed in the past year. Five facilities received a Not Adequate rating for Conveyances.

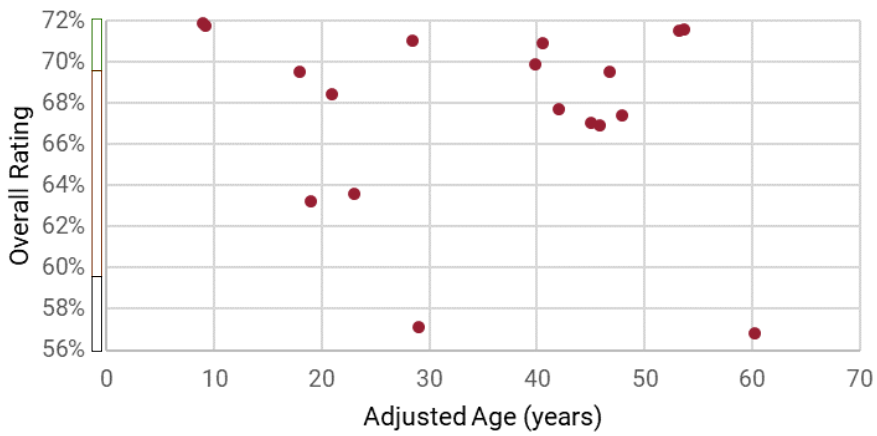
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	5
	Grounds	0	3
	Positive Site Drainage Away from Structure(s)	0	0
	Playgrounds, Equipment, & Fields	1	4
	Relocatables & Additional Structures	0	4
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	2
	Windows, Caulking, & Skylights	0	2
	Entryways & Exterior Doors	0	1
	Roofs, Flashing, and Gravel Stops	0	1
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	4
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	5
	Ceilings	0	3
	Interior Lighting	0	5
Building Equipment & Systems	HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	2
	Electrical Distribution & Service Equipment	0	4
	Boilers, Water Heaters, Steam, & Hot-water Distribution	0	3
	Plumbing Fixtures and Equipment	0	5
	Fire and Safety Systems & Utility Controls	0	8
	Conveyances	0	3
	Total	**1**	**64**

Overall Rating vs Adjusted Building Age



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 industry-standard frequencies and within a reasonable timeframe of the expected completion.

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- Create auto-populating PM work orders in the CMMS for all required tests and inspections of fire and life safety systems, DLLR-regulated assets, roofs, bleachers, and grandstands. These should include the asset data, due date or expiration of the current certificate, and the inspecting party. Work orders should populate sufficiently in advance for all scheduling to occur.

- All fire and safety systems should have PM activities scheduled at the appropriate frequencies and tracked using the CMMS. Depending on what is installed at each facility, the PM schedule may include PM activities for fire extinguishers, battery-operated emergency lights and exit features, fire doors, kitchen hood suppression, smoke evacuation dampers, and stairwell pressurization fans. A facility asset list or marked floor plan will help ensure that all fire extinguishers, emergency lights, and other assets are inspected and serviced appropriately at each facility.

- Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies are identified. This will help identify trends and common issues in order to better proactively maintain assets.

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

QUEEN ANNE'S COUNTY

Total School Facilities Assessed in FY 2024: 3

Stevensville Middle

Fiscal Year 2024: Key Facts

14 facilities

Queen Anne's County has 14 active school facilities.

No change since FY 2023.

22.3 years old

The average adjusted age of all 14 school facilities is 22.3 years old.

+ 0.3 years since FY 2023.

~ 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 2023.

> $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.

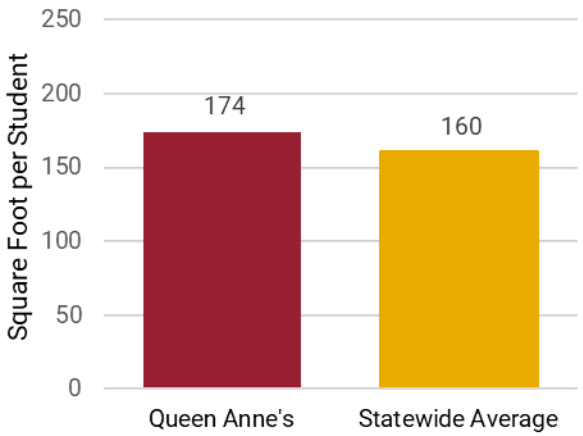
68.91% (Not Adequate) **Average Overall Rating for FY 2024**

- 1.58% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

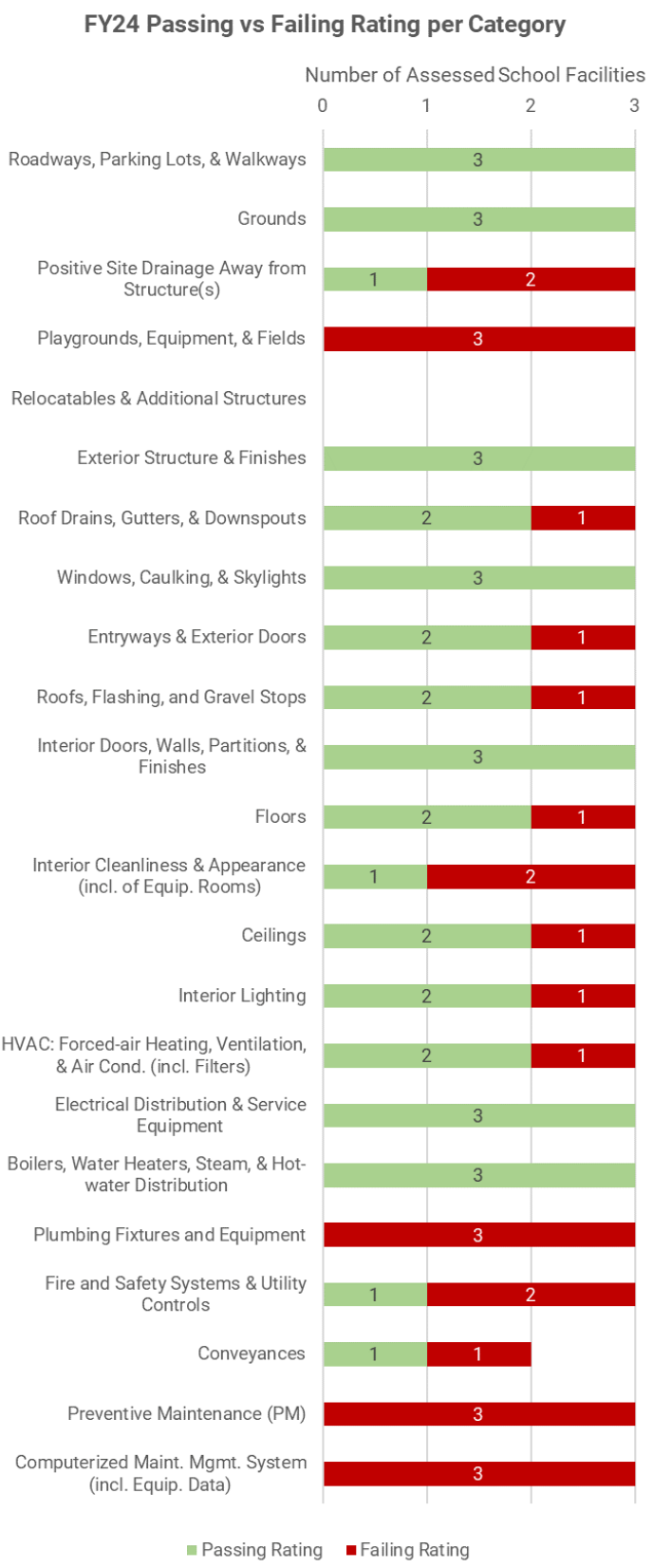


QUEEN ANNE'S COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Stevensville Middle (17.006)	Middle	97,235	7	Not Adequate	0	0	14	8	0	0	3
2. Kent Island Elementary (17.007)	Elementary	73,889	15	Adequate	0	0	16	6	0	0	0
3. Matapeake Elementary (17.024)	Elementary	68,221	19	Not Adequate	0	0	13	8	0	0	2
				Totals	0	0	43	22	0	0	5
				Percentage of Total Ratings for System	0%	0%	66%	34%	0%		

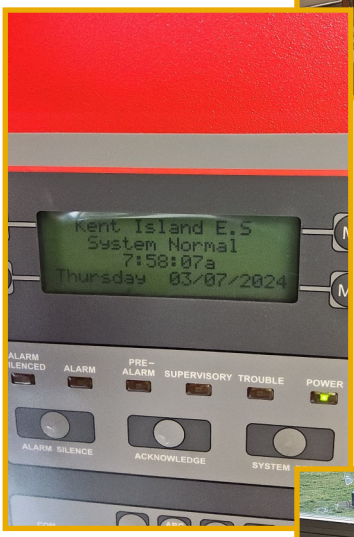
FY 2024 Results: Assessment Findings by Category



Strengths

The fire alarm actuated doors closed and latched as intended. All restroom partitions appeared to be functional.

No delivery issues were observed with the domestic hot water systems. All water heaters had current DLLR certificates displayed.

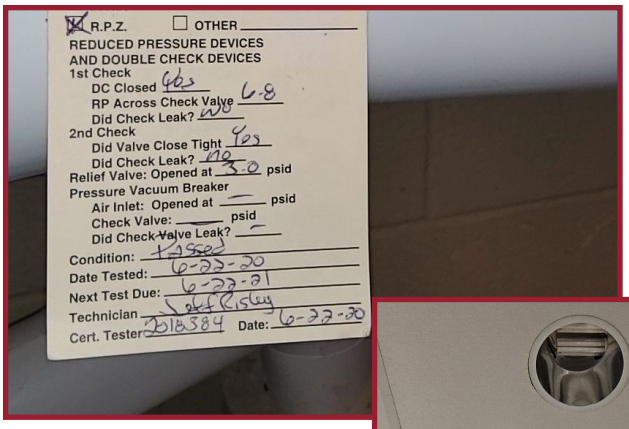


The fire alarm systems were in normal status at all three facilities. The required fire and safety system inspection reports were provided. It appeared that follow-up corrective work orders were created in the CMMS to address any issues noted in the fire and safety system inspection reports.

The windows and skylights appeared functional and weathertight at all facilities. One facility had no issues or concerns noted.

Weaknesses

It appeared the last annual backflow preventer inspections took place in 2020 at all three facilities. Leaking plumbing fixtures were observed at two facilities. Backflow preventers and plumbing fixtures were not included in the PM schedules. All three facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.



While the CMMS included a days aged field, it was unable to identify creation or completion dates for any work order. The CMMS did not have a field to enter action taken comments or progress notes. Over 70% of open work orders were aged over 30 days at each facility, and each facility had one or more open work orders aged over 200 days.

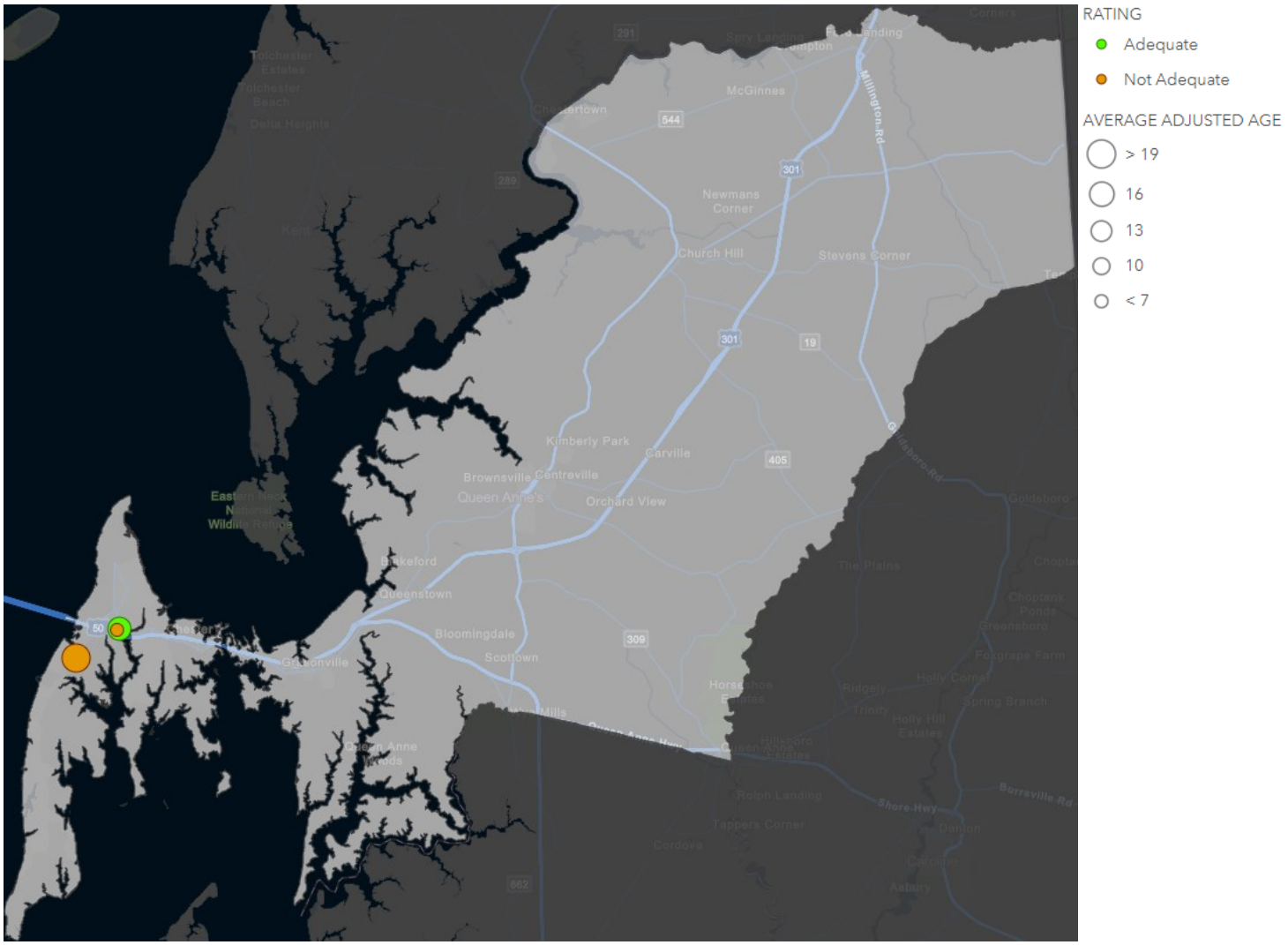
Deficiencies were identified in the bleacher inspection report at one facility with no follow-up corrective work orders input into the CMMS. The required playground and bleacher inspection reports were not provided for the remaining two facilities. Playgrounds, equipment, and fields were not included in the PM schedules.

Unsafe storage practices and clutter were noted at one facility. Evidence of pests was observed at all three facilities, one of which was in a food storage area. Custodial and pest management activities were not included in the PM schedules.

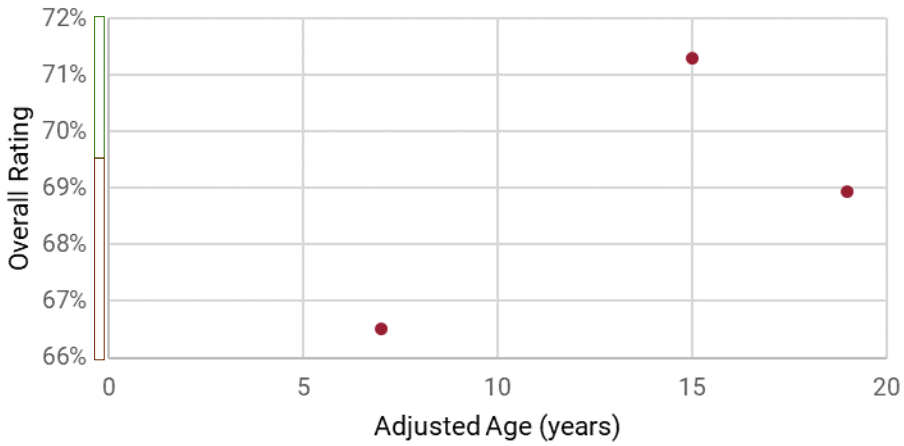
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	1
	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	1
	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**	**5**

Overall Rating vs Adjusted Building 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 industry-standard frequencies.

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

- Regularly scheduled playground and bleacher inspections should be created and tracked using the CMMS. Additional training on playground and bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- The PM activities identified in the custodial areas inspection form should be incorporated into the CMMS. Corrective work orders should be created in the CMMS immediately following any inspection where deficiencies or issues are noted and identified as inspection deficiencies. This will help identify trends and common issues in order to better proactively maintain areas.

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

ST. MARY'S COUNTY

Total School Facilities Assessed in FY 2024: 3

Greenview Knolls Elementary

Fiscal Year 2024: Key Facts

27 facilities

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

No change since FY 2023.

27.1 years old

The average adjusted age of all 27 school facilities is 27.1 years old.

+ 0.5 years since FY 2023.

~ 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 2023.

~ $1.1 B

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

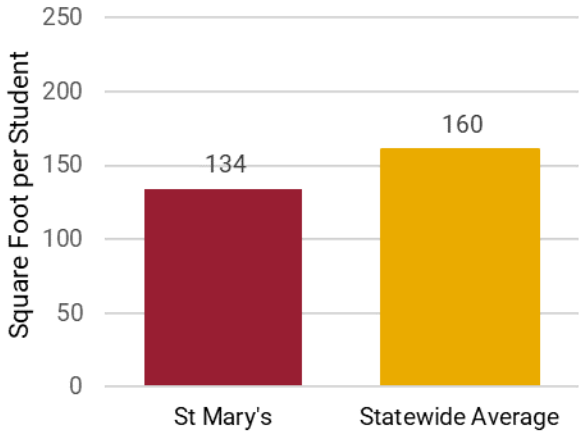
77.15% (Adequate) = Average Overall Rating for FY 2024

+ 13.24% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

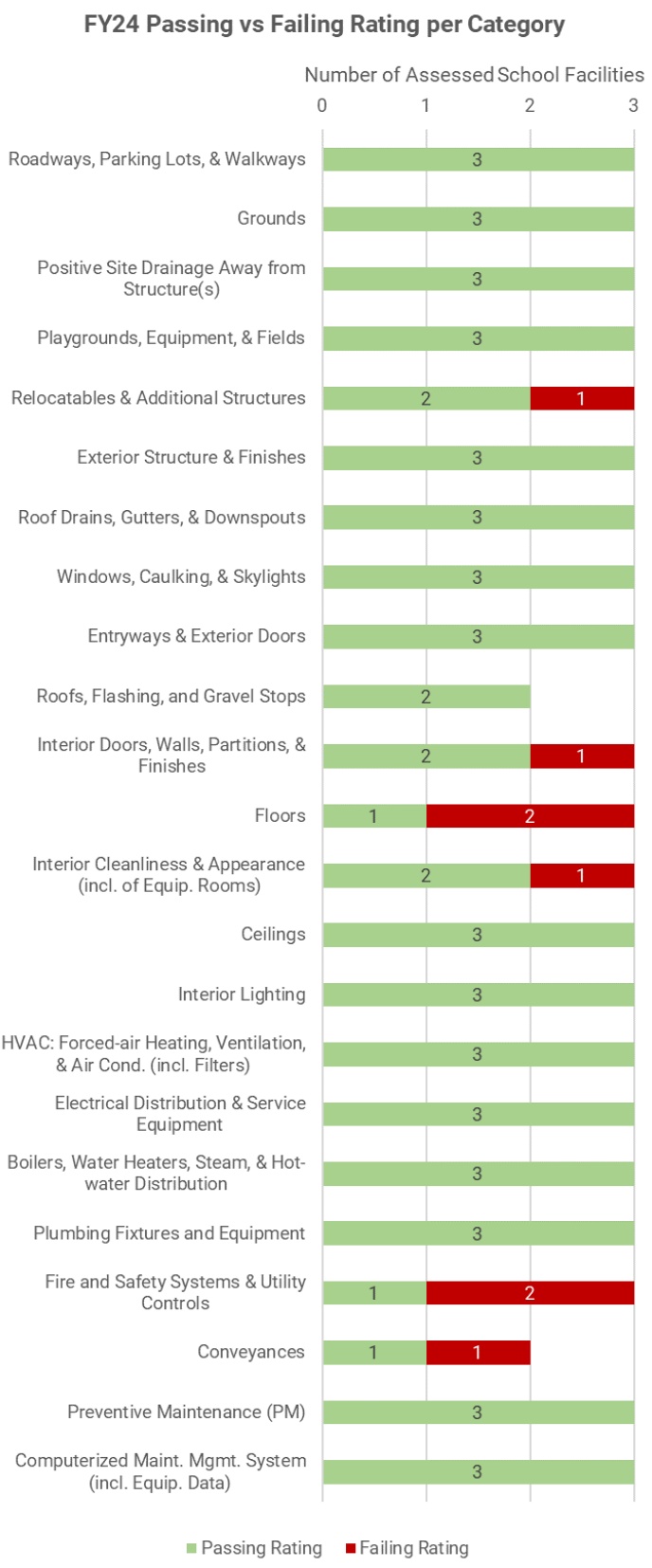


ST. MARY'S COUNTY

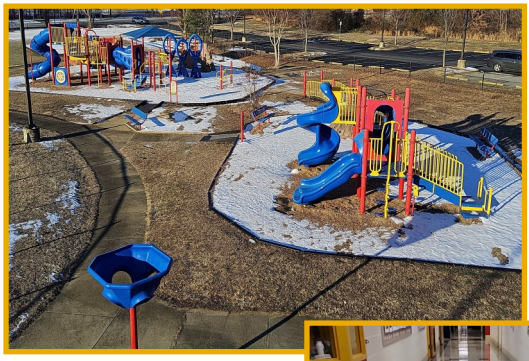
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Mechanicsville Elementary (18.014)	Elementary	40,095	60	Good	3	6	13	0	0	0	1
2. Lexington Park Elementary (18.021)	Elementary	56,000	24	Adequate	0	7	13	2	0	0	1
3. Greenview Knolls Elementary (18.023)	Elementary	56,528	50	Adequate	1	6	13	3	0	0	1
				Totals	4	19	39	5	0	0	3
				Percentage of Total Ratings for System	6%	28%	58%	7%	0%		

FY 2024 Results: Assessment Findings by Category



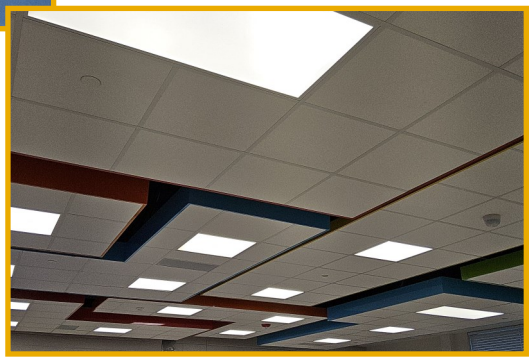
Strengths



The required playground inspection reports were provided for all three facilities. The playground equipment appeared functional at each facility. Playground inspections were included in the PM schedules.

Most work orders contained action taken comments, including progress notes for work orders still in open status. Work orders were categorized to track work for repairs, replacements, property damage, and scheduled maintenance, among others.

The boilers and water heaters in service appeared to function as intended at all facilities. The applicable equipment had current DLLR certificates displayed. Boilers and water heaters were identified in the PM schedules. One facility earned a Superior rating for Boilers, Water Heaters, Steam, & Hot-water Distribution.



Most interior lighting fixtures were functional. Interior lighting inspections were included in the PM schedules. One facility earned a Superior rating for Interior Lighting.

Weaknesses

Evidence of pests was observed in food preparation or storage areas at two facilities. Pest management was not included in the PM schedules.

The required fire alarm and sprinkler system inspection reports were not provided for one facility. Another facility provided an ANSUL inspection report that was out of date. The third facility provided a fire alarm inspection report that appeared incomplete and a failed ANSUL inspection report with no follow-up corrective work orders input into the CMMS. Even though the fire alarm, sprinkler, and ANSUL systems were included in the PM schedules, many work orders appeared to be open.

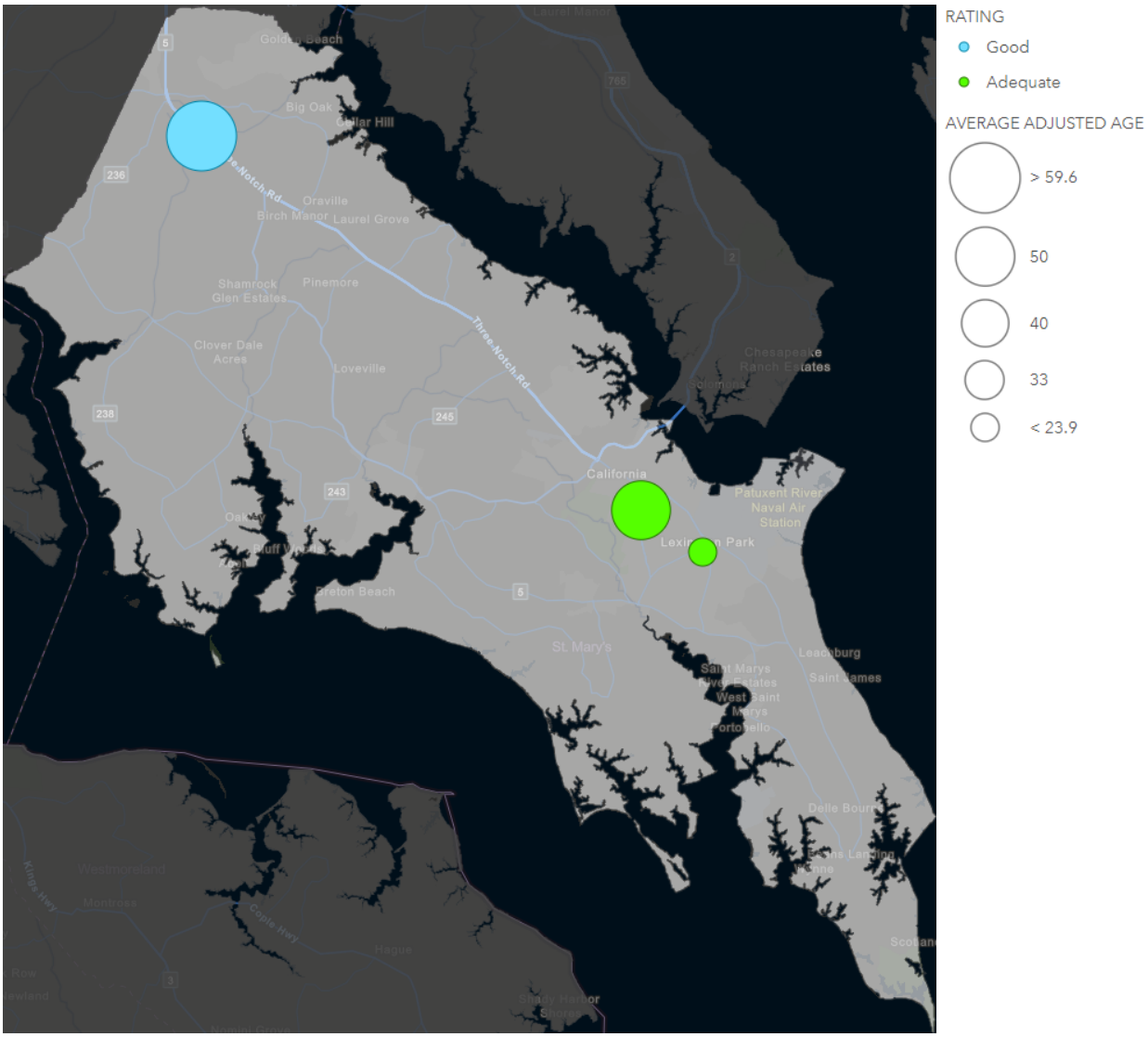
Dirty filters were observed in HVAC equipment at all three facilities. Two facilities were noted with dirty coils and two facilities with broken belts.

Stained and damaged ceiling tiles were observed at two facilities. The ceilings were not included in the PM schedules.

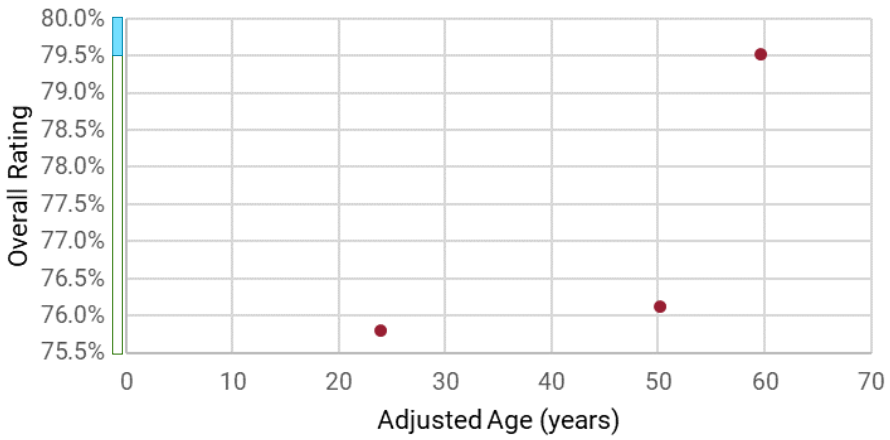
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	1
	Floors	0	2
	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**	**3**

Overall Rating vs Adjusted Building Age



Overall Rating vs. Adjusted Age



- 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.

- 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 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 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.

SOMERSET COUNTY

Total School Facilities Assessed in FY 2024: 3


Princess Anne Elementary School

Fiscal Year 2024: Key Facts

10 facilities

Somerset County has 10 active school facilities.

No change since FY 2023.

23.3 years old

The average adjusted age of all 10 school facilities is 23.3 years old.

+ 1 year since FY 2023.

> 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 2023.

> $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.

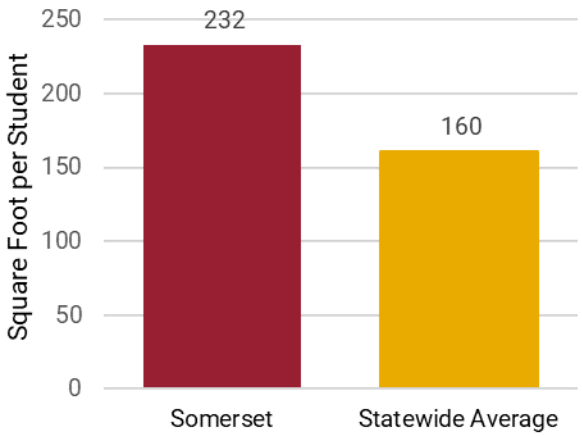
61.87% (Not Adequate) **Average Overall Rating for FY 2024**

- 1.00% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

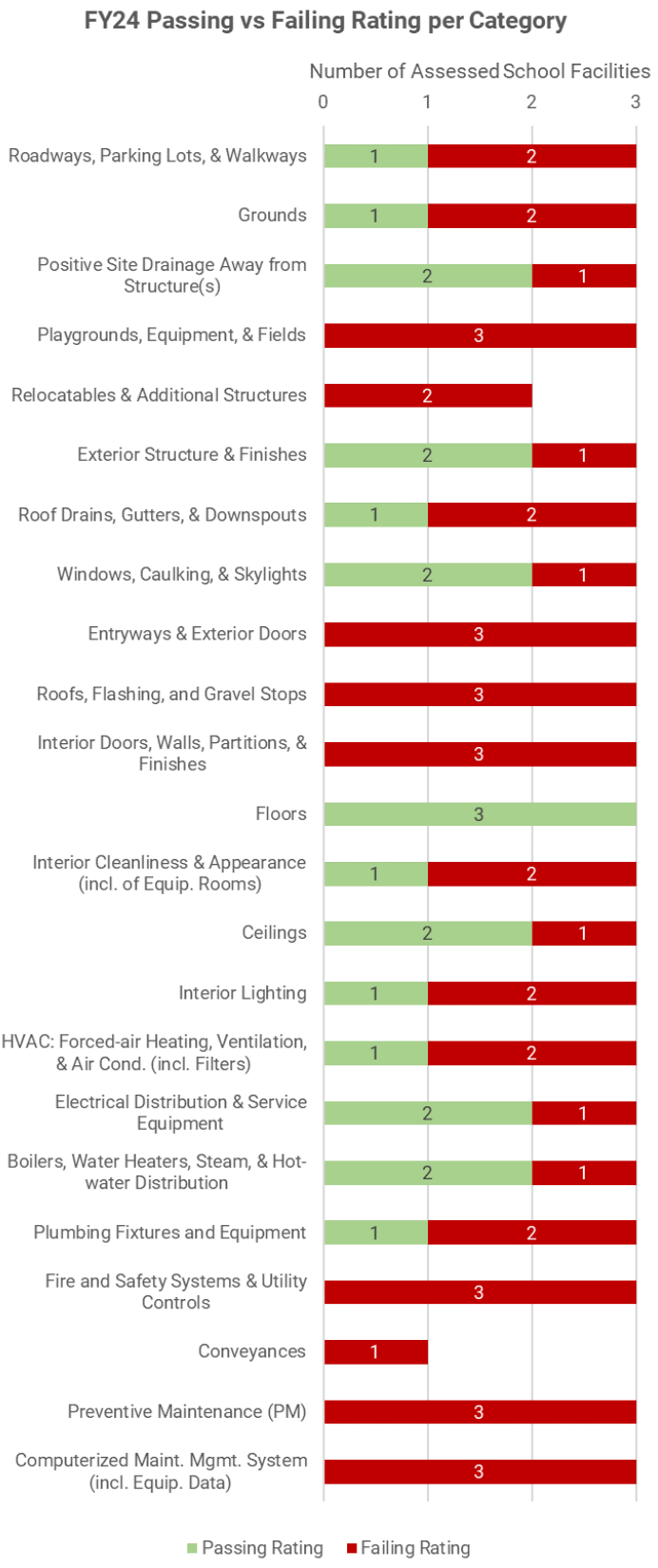


SOMERSET COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Crisfield Academy & High School (19.004)	Middle/High	96,277	23	Not Adequate	0	0	10	12	0	0	9
2. Princess Anne Elementary School (19.010)	Elementary	43,774	42	Not Adequate	0	0	10	12	0	0	7
3. Greenwood Elementary School (19.014)	Elementary	63,520	39	Not Adequate	0	0	12	10	0	0	7
				Totals	0	0	32	34	0	0	23
				Percentage of Total Ratings for System	0%	0%	48%	52%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths

Most of the exterior structures appeared to be structurally sound and free of cracks and deterioration. All three facilities received an Adequate rating for Exterior Structure & Finishes.

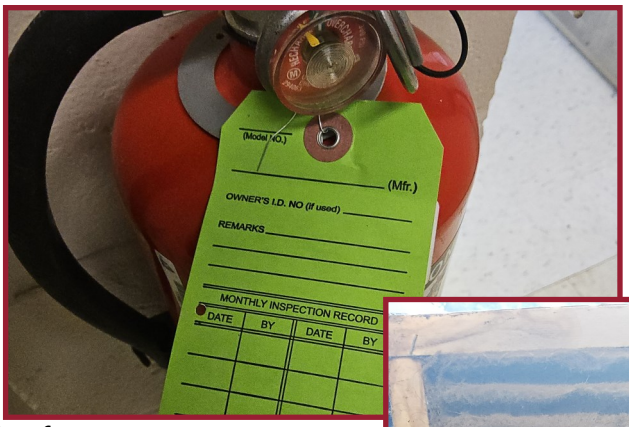
All operable windows appeared to function as designed. No issues or concerns were observed at two facilities, and no issues were identified with the skylights at the third facility.

The DLLR certificates for the boilers were current at the two applicable facilities. All three facilities received an Adequate rating for Boilers, Water Heaters, Steam, and Hot-water Distribution.

Most of the flooring was intact and appeared routinely maintained. All three facilities received a passing rating for Floors.

Weaknesses

It appeared the monthly fire extinguisher inspections were not being completed at two facilities and none of the required fire alarm or applicable ANSUL inspection reports were provided for any facility. The fire and safety systems were not included in the PM schedules.



The required PM schedule was not provided for any facility. At two facilities, one PM work order was identified in the CMMS histories, but no other PM activities appeared to be entered or tracked in the CMMS. The CMMS did not appear to track creation or completion dates for any work order and did not include a days aged field to monitor aging work orders. The CMMS did not include fields to enter action taken comments or progress notes, labor hours, or costs.

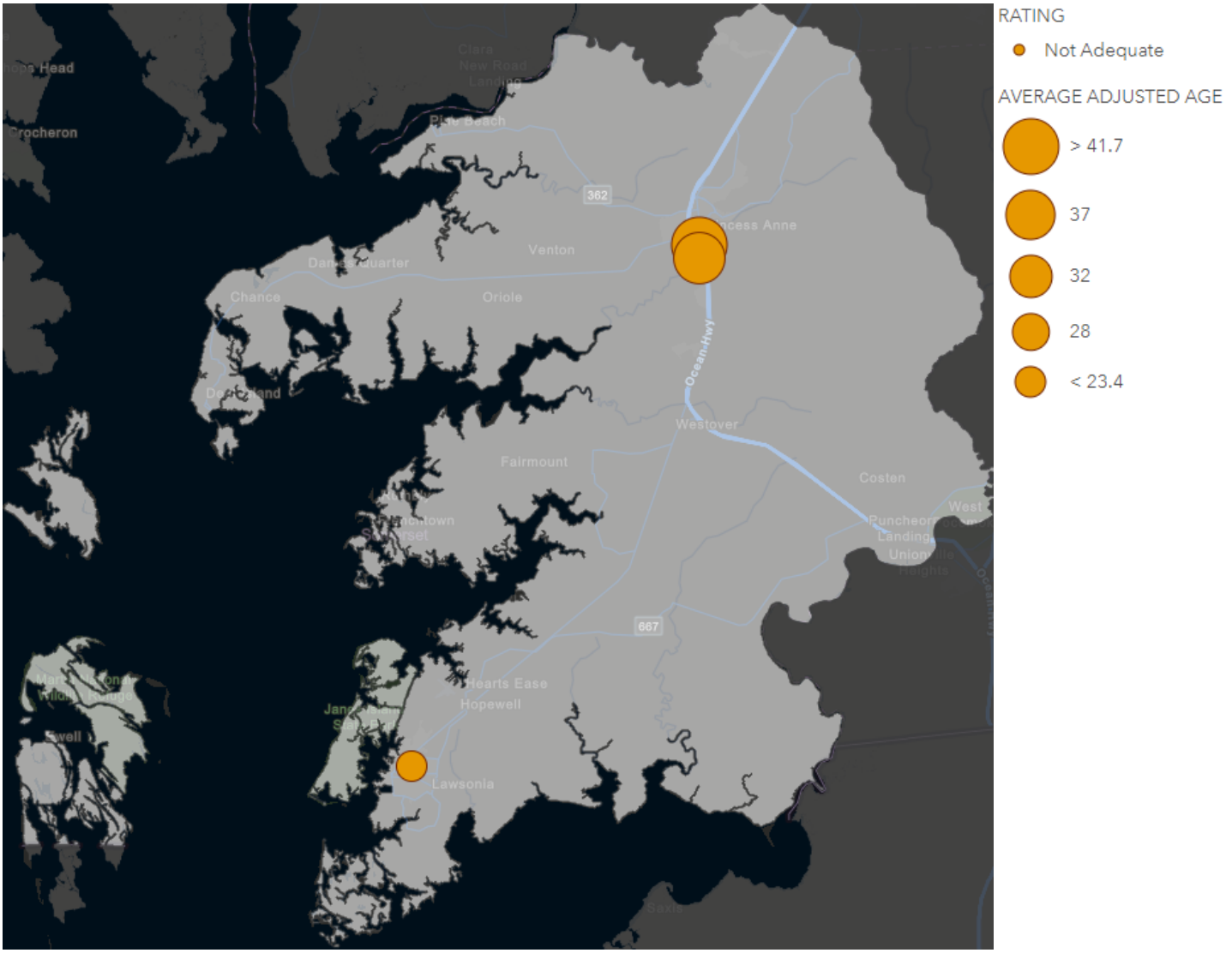
Fire alarm actuated doors were observed damaged and/or unable to close properly at all three facilities.

The required playground, bleacher, and roof inspection reports were not provided for any facility. No assets requiring inspection reports were included in the PM schedules, including playgrounds, bleachers, and roofs. Contractual work did not appear to be tracked via the CMMS.

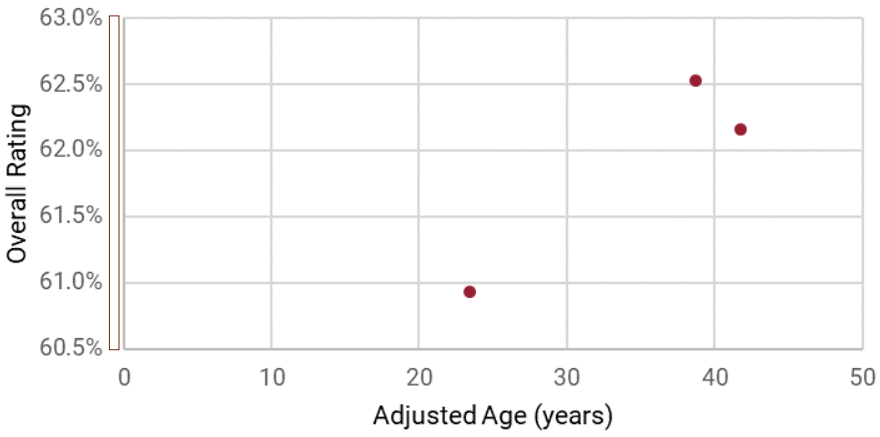
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of Minor Deficiencies
Site	Roadways, Parking Lots, & Walkways	0	2
	Grounds	0	2
	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	1
	Roof Drains, Gutters, & Downspouts	0	1
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	3
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	3
	Floors	0	0
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
	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	1
	Plumbing Fixtures and Equipment	0	0
	Fire and Safety Systems & Utility Controls	0	1
	Conveyances	0	1
	Total	**0**	**23**

Overall Rating vs Adjusted Building 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 industry-standard frequencies 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.

- 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.

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

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

- Abandoned equipment should be permanently disconnected from the power source and the supply terminated. Best practice is to remove abandoned equipment.

TALBOT COUNTY

Total School Facilities Assessed in FY 2024: 3


Chapel District Elementary

Fiscal Year 2024: Key Facts

8 facilities

Talbot County has 8 active school facilities.

No change since FY 2023.

19.1 years old

The average adjusted age of all 8 school facilities is 19.1 years old.

+ 1 year since FY 2023.

~ 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 2023.

> $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.

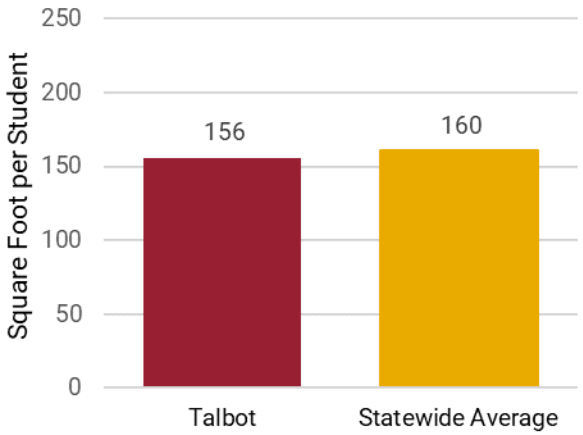
70.95% (Adequate) = Average Overall Rating for FY 2024

- 1.01% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

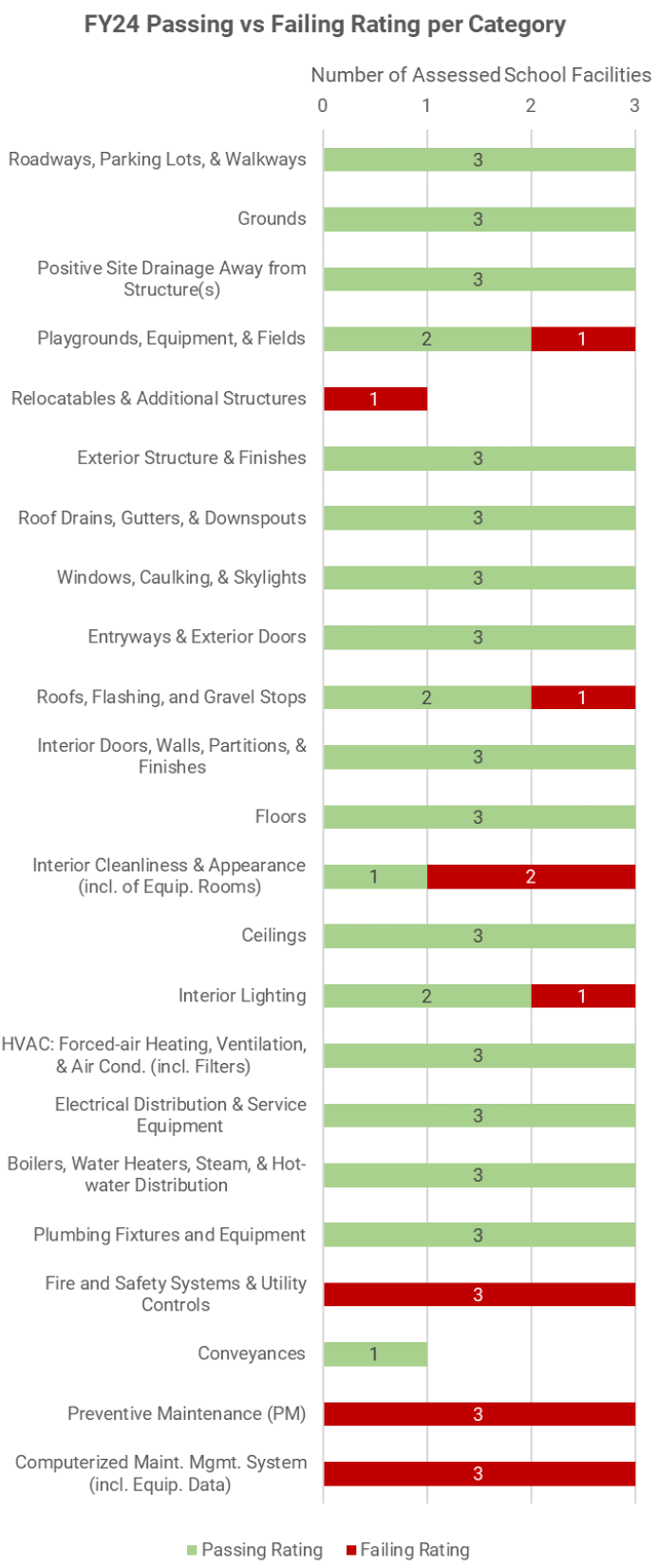


TALBOT COUNTY

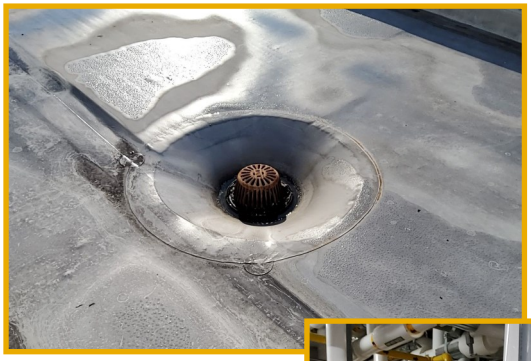
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Chapel District Elementary (20.006)	Elementary	46,070	29	Adequate	0	1	15	5	0	0	0
2. St. Michaels Middle/High (20.008)	Middle/High	79,602	14	Adequate	0	3	14	5	0	0	1
3. Easton Elementary School (20.010)	Elementary	128,755	3	Adequate	0	0	19	3	0	0	2
				Totals	0	4	48	13	0	0	3
				Percentage of Total Ratings for System	0%	6%	74%	20%	0%		

FY 2024 Results: Assessment Findings by Category



Strengths



The roof drains appeared intact, functional, and free from damage at all three facilities. The roof drains were included in the PM schedules at two facilities.

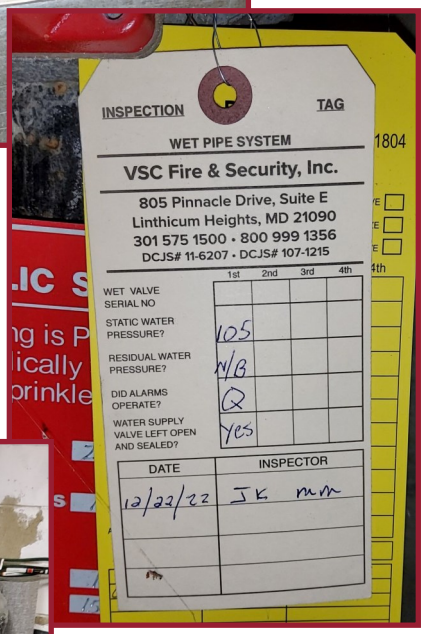
No issues or concerns were noted with the boilers or water heaters at two facilities. All boilers and water heaters appeared to function as intended and their DLLR certificates were current.

No plumbing fixture leaks were identified at two facilities. The backflow preventers had current inspection tags at all three facilities. Backflow preventer inspections were identified in the PM schedule at one facility. One facility received a Good rating for Plumbing Fixtures and Equipment.

The property surrounding the main buildings appeared to be well manicured with no trash or debris on the grounds. All three facilities received an Adequate rating for Grounds.

Weaknesses

Some assets were not identified in the PM schedules, including pest management, fire and safety systems, boilers, and water heaters. One facility had only three completed PM work orders during the past year. At the other two facilities, less than 40% of completed PM work orders included action taken comments to support the work performed, and many comments did not specifically describe how the PM activity was completed.



It did not appear deficiencies identified in the fire and safety inspection reports had follow-up corrective work orders input into the CMMS. The required fire suppression and sprinkler system inspection reports were not provided for one facility. The required monthly fire extinguisher inspections were not being completed in one facility. The fire extinguishers and required fire and safety system inspections were not included in the PM schedules.

Improper storage practices and/or clutter was noted at two facilities, in some instances obstructing equipment. Evidence of pests was observed in a food preparation area at one facility. Pest management inspections and the cleaning activities identified in the Custodial Standard Task List were not included in the PM schedules.

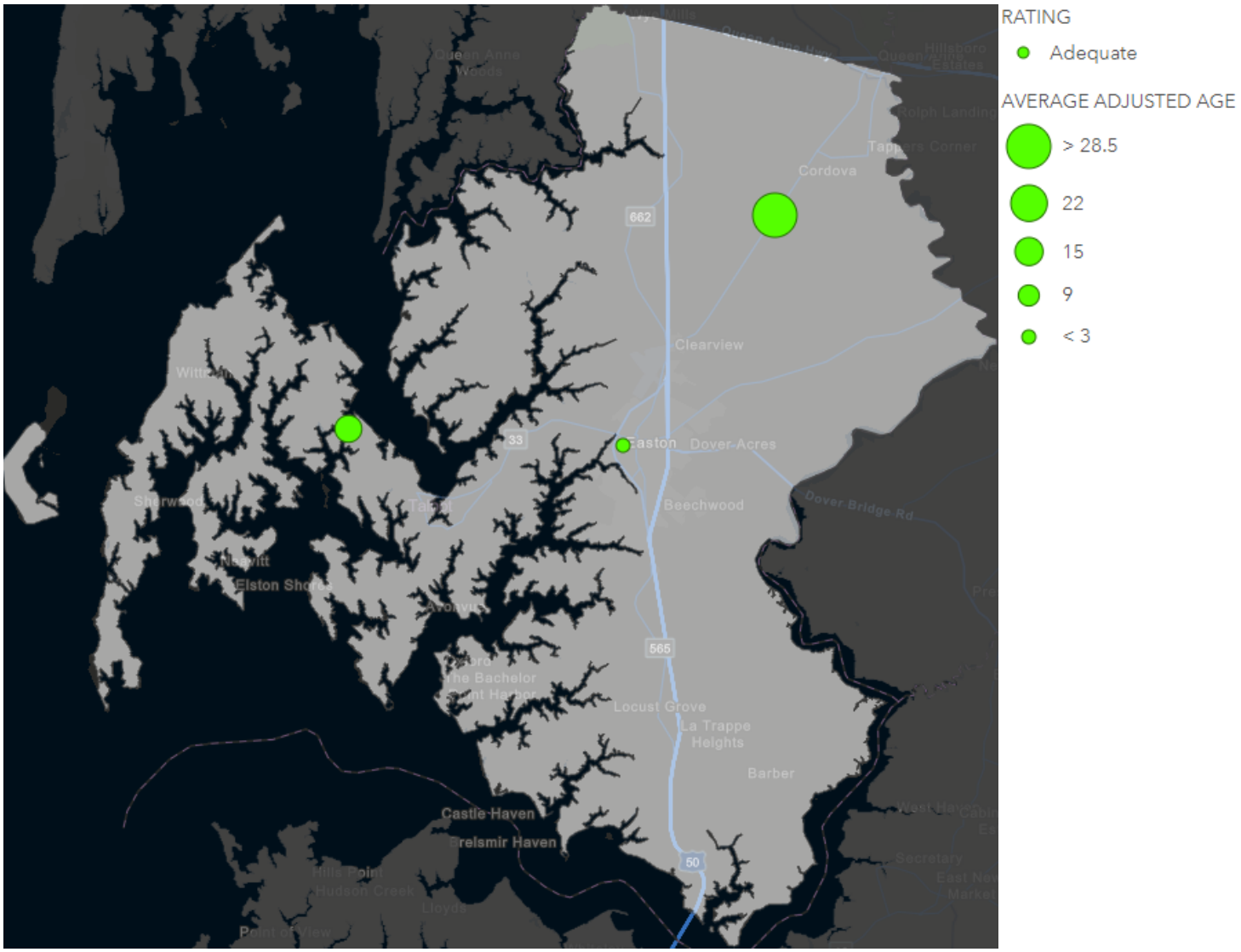
Minor vegetative debris or growth were noted on the roofs at all three facilities. Two facilities were observed with staining, potentially indicative of ponding water.

TALBOT COUNTY

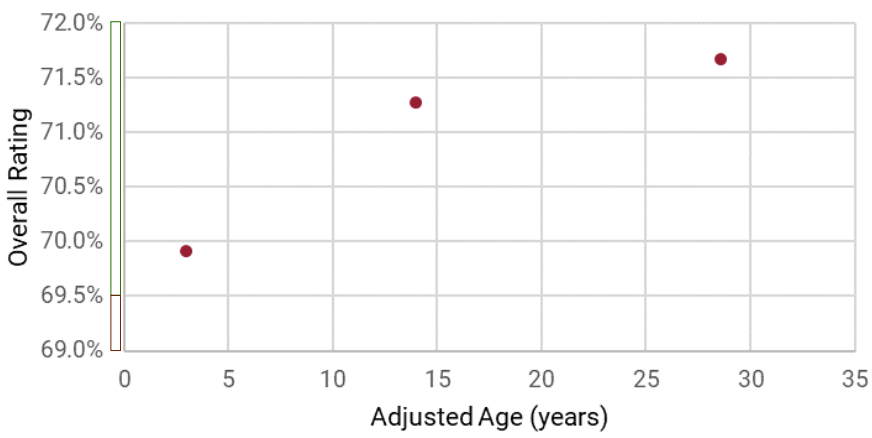
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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	2
	Conveyances	0	0
	Total	**0**	**3**

Overall Rating vs Adjusted Building 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 industry-standard frequencies.

- 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.

- 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 and the actions taken to complete the work are recorded accurately.

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

WASHINGTON COUNTY

Total School Facilities Assessed in FY 2024: 4

Hancock Middle/High

Fiscal Year 2024: Key Facts

46 facilities

Washington County has 46 active school facilities.

No change since FY 2023.

36.8 years old

The average adjusted age of all 46 school facilities is 36.8 years old.

+ 1 year since FY 2023.

> 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.

- 1 SF since FY 2023.

> $1.6 B

The current replacement value for Washington County's GSF, at the IAC's current replacement cost/SF, is greater than $1.6 B.

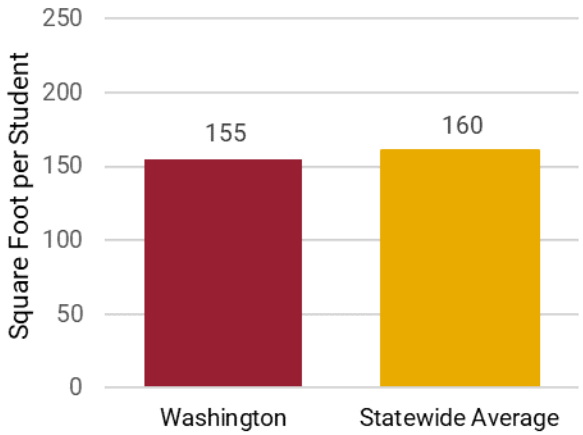
74.63% (Adequate) = Average Overall Rating for FY 2024

+ 6.60% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

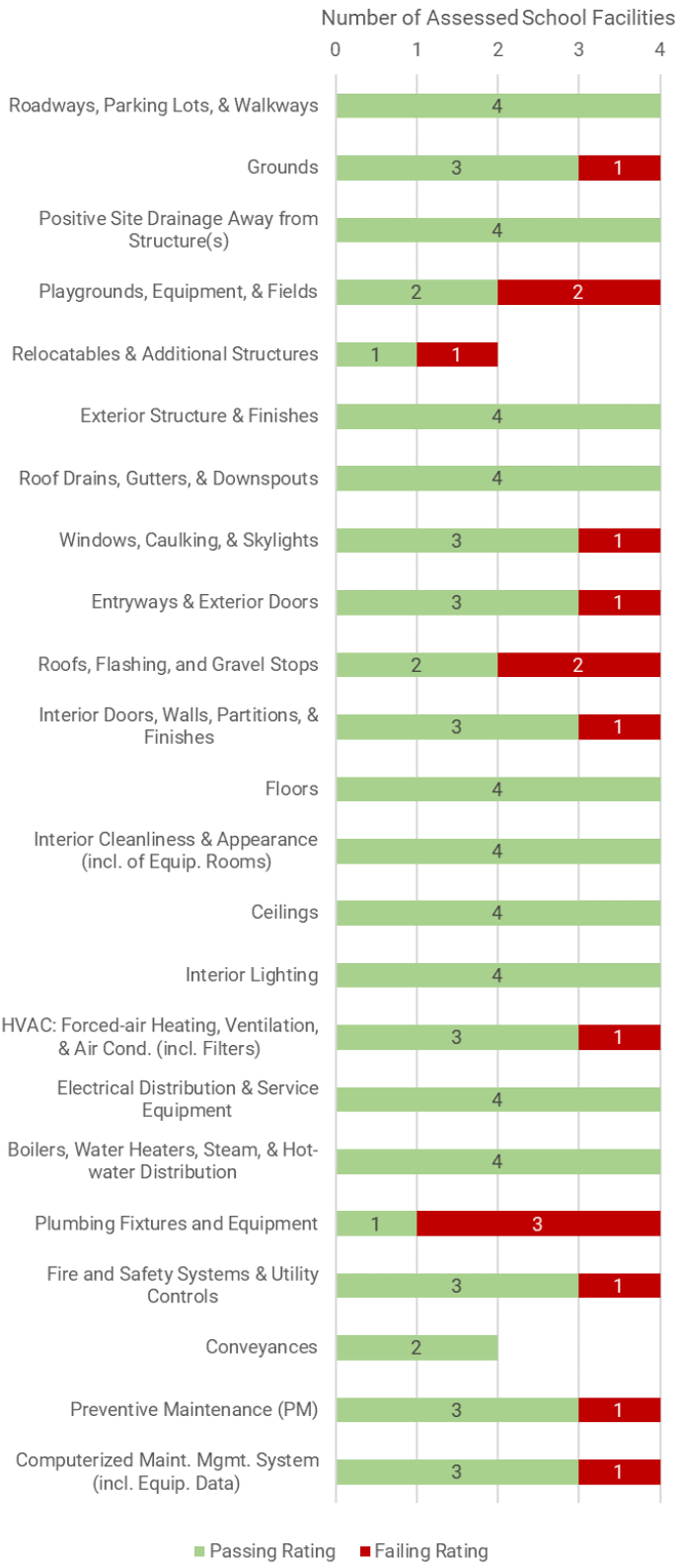


WASHINGTON COUNTY

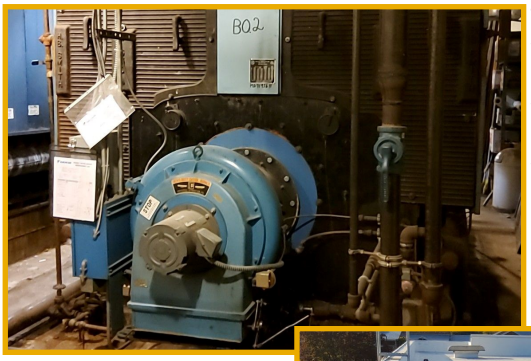
FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Smithsburg Middle (21.008)	Middle	108,975	47	Adequate	0	1	13	8	0	0	0
2. Sharpsburg Elementary (21.019)	Elementary	60,054	3	Adequate	0	5	17	0	0	0	0
3. Hancock Middle/High (21.025)	Middle/High	96,809	57	Adequate	2	1	13	6	0	0	1
4. Eastern Elementary (21.045)	Elementary	58,280	31	Adequate	1	3	18	0	0	0	1
				Totals	3	10	61	14	0	0	2
				Percentage of Total Ratings for System	3%	11%	69%	16%	0%		

FY24 Passing vs Failing Rating per Category



Strengths



The DLLR certificates were current for all applicable boilers, water heaters, and elevators. The boilers, water heaters, pumps, and elevators appeared to operate as intended.

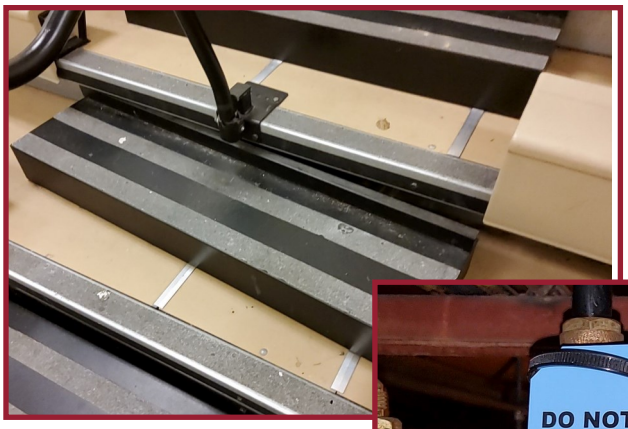
No issues or concerns were observed with the roof drainage system at two facilities. Roof inspection reports included the roof drainage systems. Two facilities earned a Superior rating for Roof Drains, Gutters, & Downspouts.

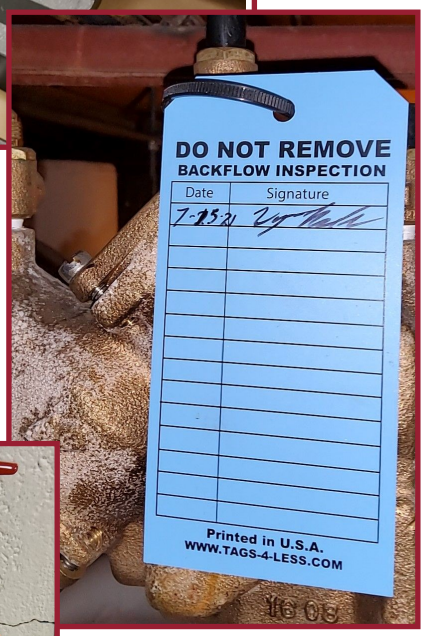
No issues or concerns were identified with the electrical distribution or service equipment at any facility. The observed electrical panels had detailed breaker schedules. Annual electrical inspections were identified in the PM schedules.

Most building interiors appeared to be clean and organized. No evidence of pest activity was observed at any facility.

Weaknesses

Deficiencies identified on inspection reports, such loose bleacher steps and seats, did not have follow-up corrective work orders input into the CMMS. Two facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.





Backflow preventers were observed with failed inspections, leaks, and outdated inspection tags. Backflow preventers were not included in the PM schedules. Two facilities received a Not Adequate rating for Plumbing Fixtures and Equipment.

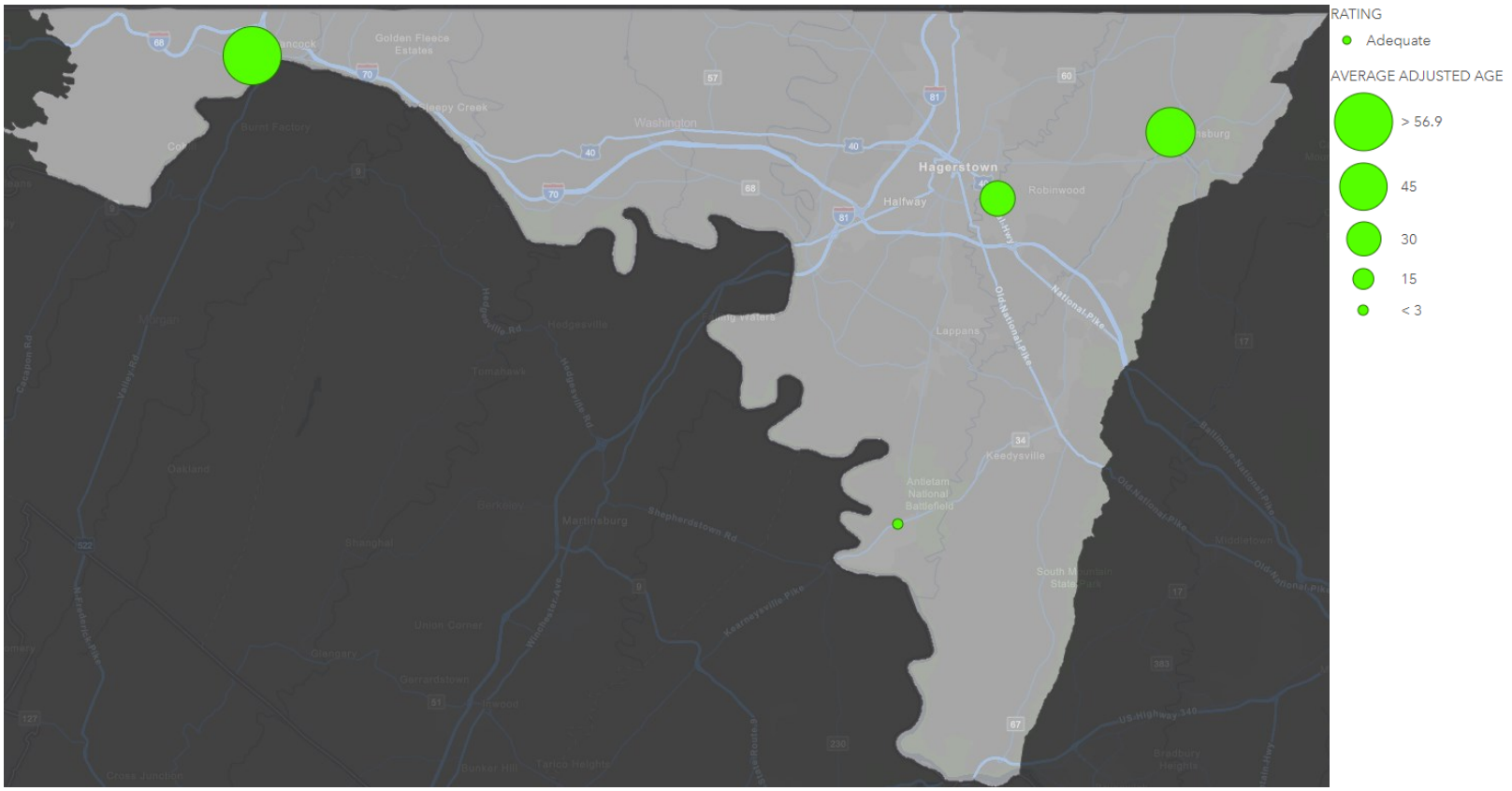
Multiple fire extinguishers were missing monthly inspections at two facilities. Two facilities received a Not Adequate rating for Fire and Safety Systems & Utility Controls.

Dirty or missing filters were observed at three facilities. HVAC equipment was noted at inoperable at two facilities.

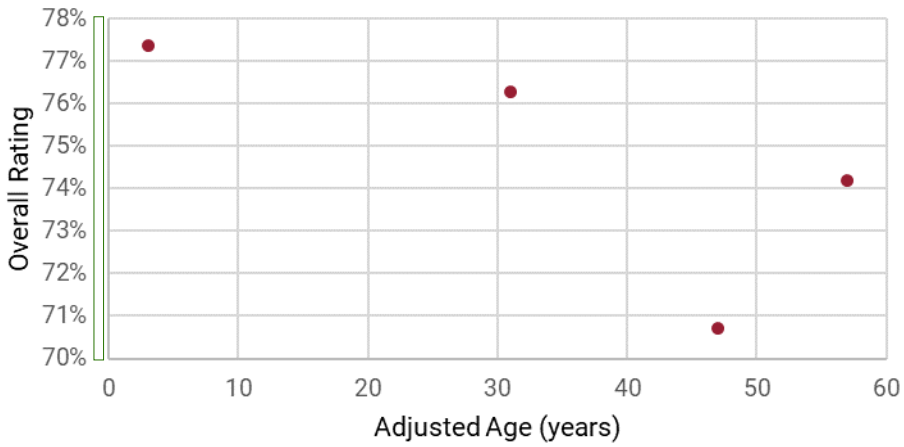
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	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	1
	Fire and Safety Systems & Utility Controls	0	0
	Conveyances	0	0
	Total	**0**	**2**

Overall Rating vs Adjusted Building 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 industry-standard frequencies.

- 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.

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

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

WICOMICO COUNTY

Total School Facilities Assessed in FY 2024: 3

Prince St. Elementary

Fiscal Year 2024: Key Facts

24 facilities

Wicomico County has 24 active school facilities.

No change since FY 2023.

29.7 years old

The average adjusted age of all 24 school facilities is 29.7 years old.

+ 1 year since FY 2023.

> 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 2023.

< $1.1 B

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

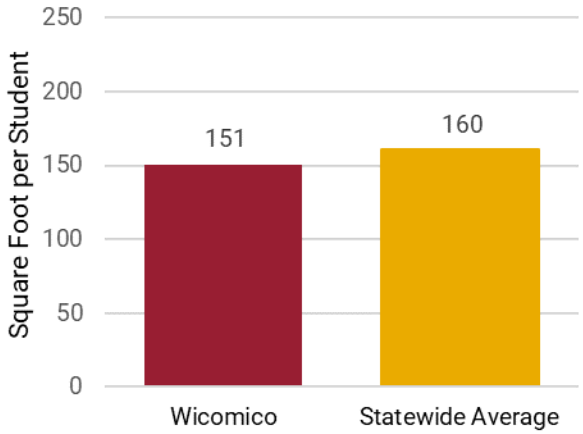
79.04% (Adequate) = Average Overall Rating for FY 2024

+ 5.28% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

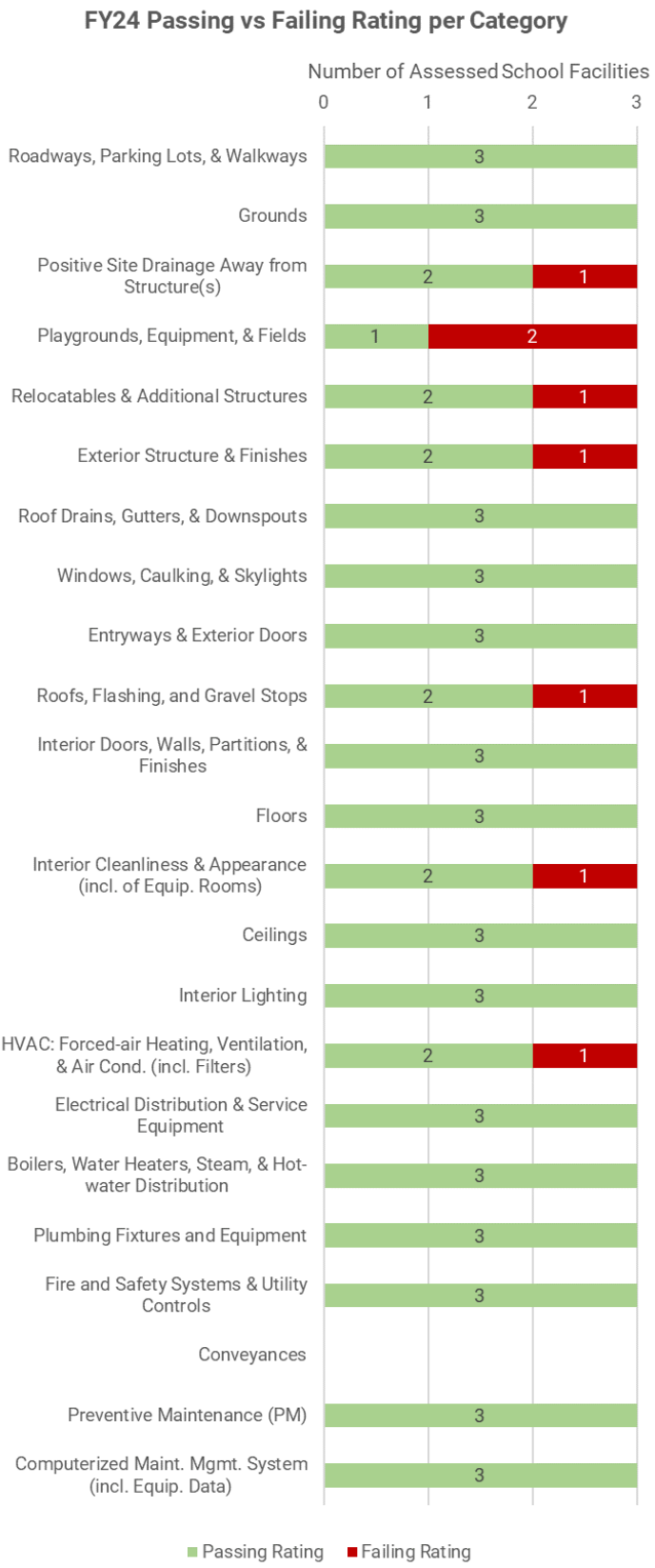


WICOMICO COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Wicomico High (22.009)	High	195,941	31	Good	4	5	12	1	0	0	0
2. Prince St. Elementary (22.014)	Elementary	73,830	15	Adequate	1	1	14	6	0	0	0
3. Pittsville Elementary/Middle (22.019)	Elementary/ Middle	79,335	43	Good	4	7	10	1	0	0	0
				Totals	9	13	36	8	0	0	0
				Percentage of Total Ratings for System	14%	20%	55%	12%	0%		

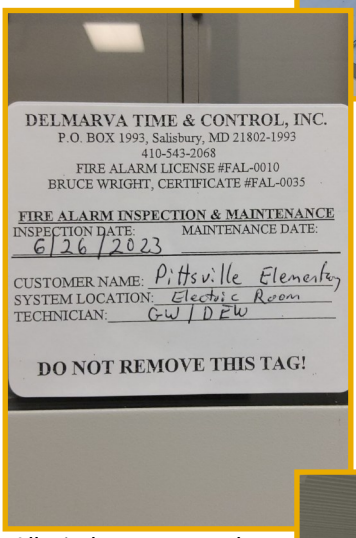
FY 2024 Results: Assessment Findings by Category



Strengths

The exterior doors functioned as intended with hardware intact and no signs of deteriorated exterior sealants. Exterior door inspections were identified in the PM schedules.

The PM schedules included many of the building assets, such as HVAC equipment, fire extinguishers, and roofs. PM work orders appeared to be completed in 30 days or included progress notes describing the reason for extended open times.



The fire alarm panels appeared to function as intended with no trouble signals. Current inspection tags were displayed on the applicable fire and safety equipment. Most fire and safety assets appeared to be included in the PM schedules and maintained at industry-standard frequencies.

All windows operated as intended and appeared to be weatherproof and watertight. Window and screen inspections were included in the PM schedules. Two facilities earned a Superior rating for Windows, Caulking, & Skylights.

Weaknesses

Electrical issues which had the potential to be safety hazards were observed at all three facilities. Other than generators and transfer switch testing, no electrical distribution or service equipment were included in the PM schedules.

The requested bleacher inspection reports were not provided for the two applicable facilities. Two facilities received a Not Adequate rating for Playgrounds, Equipment, & Fields.

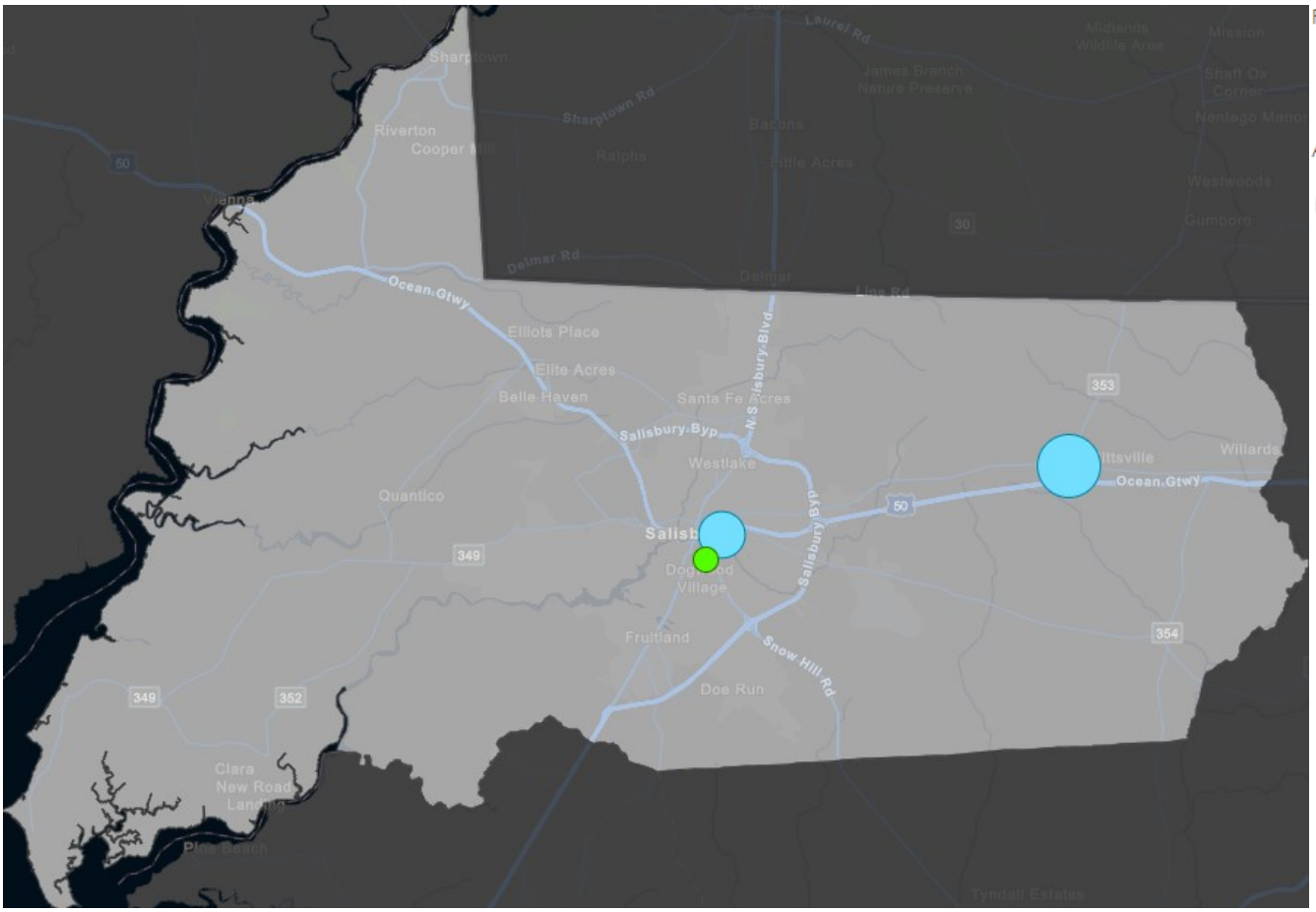
Walkway issues which had the potential to be trip hazards were observed at two facilities. Roadways, parking lots, and walkways were not included in the PM schedules.

Non-operational emergency lights were observed in the relocatables at two facilities as well as inside the main building at one facility. Emergency lights were not included in the PM schedules.

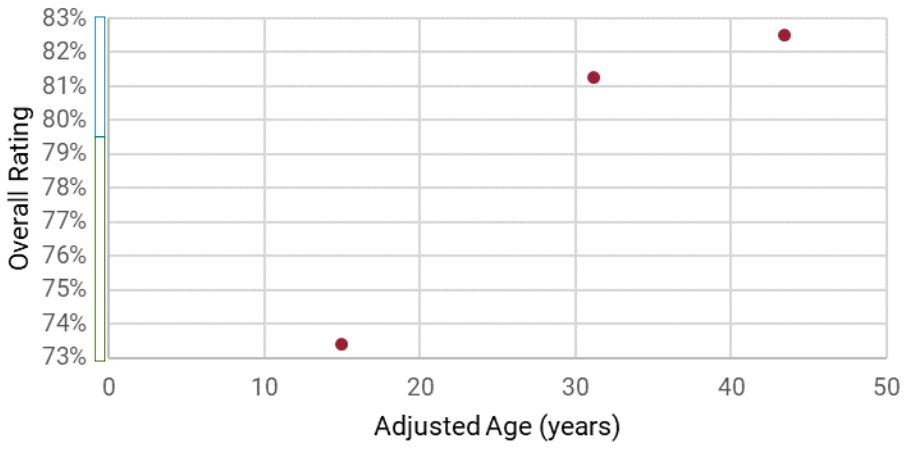
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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 Building Age



Overall Rating vs. Adjusted Age



- 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 bleacher inspections should be created and tracked using the CMMS. Additional training on bleacher maintenance procedures and requirements may be needed to ensure the required inspections, cleaning, and repairs are taking place. Safety issues should be reported and addressed immediately.

- Exterior and exit doors should be labeled to aid in identification for maintenance and emergency services.

- 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.

WORCESTER COUNTY

Total School Facilities Assessed in FY 2024: 3

Cedar Chapel Special School

Fiscal Year 2024: Key Facts

14 facilities

Worcester County has 14 active school facilities.

No change since FY 2023.

28.0 years old

The average adjusted age of all 14 school facilities is 28.0 years old.

+ 1 year since FY 2023.

> 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 2023.

> $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.

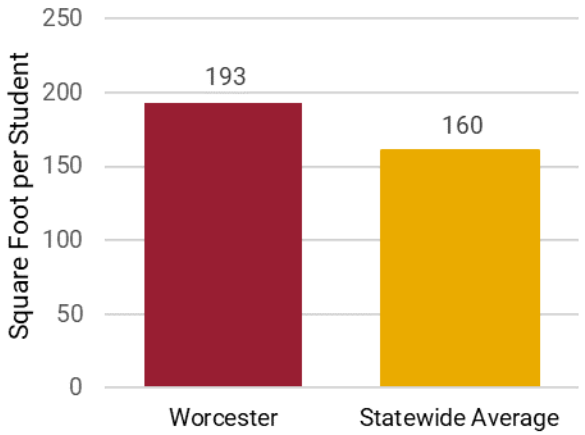
66.14% (Not Adequate) **Average Overall Rating for FY 2024**

- 5.14% since FY 23

FY 2024 Overall Rating Results by School Type

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

Average Square Foot per Student

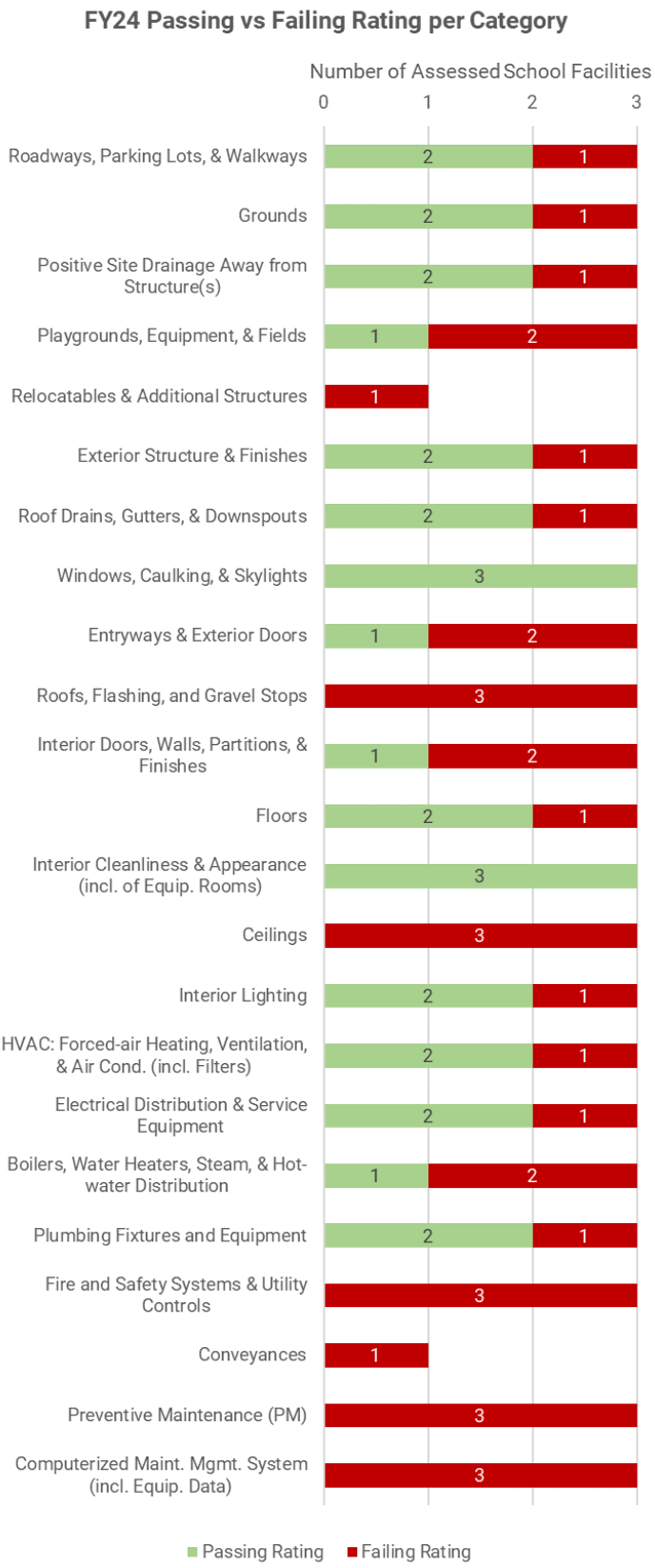


WORCESTER COUNTY

FY 2024 Results: Summary of School Ratings

School Name	School Type	Square Footage	Adjusted Age	Overall Rating	Rating of Individual Categories (does not include items not rated)					Deficiencies	
					Superior	Good	Adequate	Not Adequate	Poor	Major	Minor
1. Stephen Decatur High (23.004)	High	193,090	29	Not Adequate	0	1	8	12	2	0	8
2. Snow Hill Middle (23.009)	Elementary/ Middle	90,000	52	Adequate	0	2	14	5	0	0	3
3. Cedar Chapel Special School (23.013)	Special Ed.	17,175	38	Not Adequate	0	1	14	6	0	0	3
				Totals	0	4	36	23	2	0	14
				Percentage of Total Ratings for System	0%	6%	55%	35%	3%		

FY 2024 Results: Assessment Findings by Category



Strengths

Most windows operated as expected in each facility. Yearly window inspections were identified in the PM schedules. One facility received a Good rating for Windows, Caulking, & Skylights.

Most electrical panels appeared to have detailed breaker schedules. The PM schedules included electrical distribution inspections and the generator when applicable.

Custodial maintenance activities and cleaning guidelines were included in the Custodial Training and Procedures Manual document. One facility earned a Good rating for Interior Cleanliness & Appearance (incl. of Equip. Rooms).

No damaged or missing floor tiles were identified at any facility. Most floors appeared well maintained. All three facilities received a passing rating for Floors.

Weaknesses

Blistering and/or vegetative growth or debris were observed at all three facilities. Even though yearly roof inspections were included in the PM schedules, the associated PM work orders were still in pending status several months after the roof inspection reports were dated. All three facilities received a Not Adequate rating for Roofs, Flashing, and Gravel Stops.

Deficiencies were identified in the fire alarm and sprinkler system inspection reports at two facilities with no follow-up corrective work orders input into the CMMS. The third facility did not provide the required fire alarm inspection report. Even though multiple fire and safety equipment inspections were included in the PM schedules, many remained open for extended periods of time and one facility had not completed any fire and safety PM work orders in the past year.

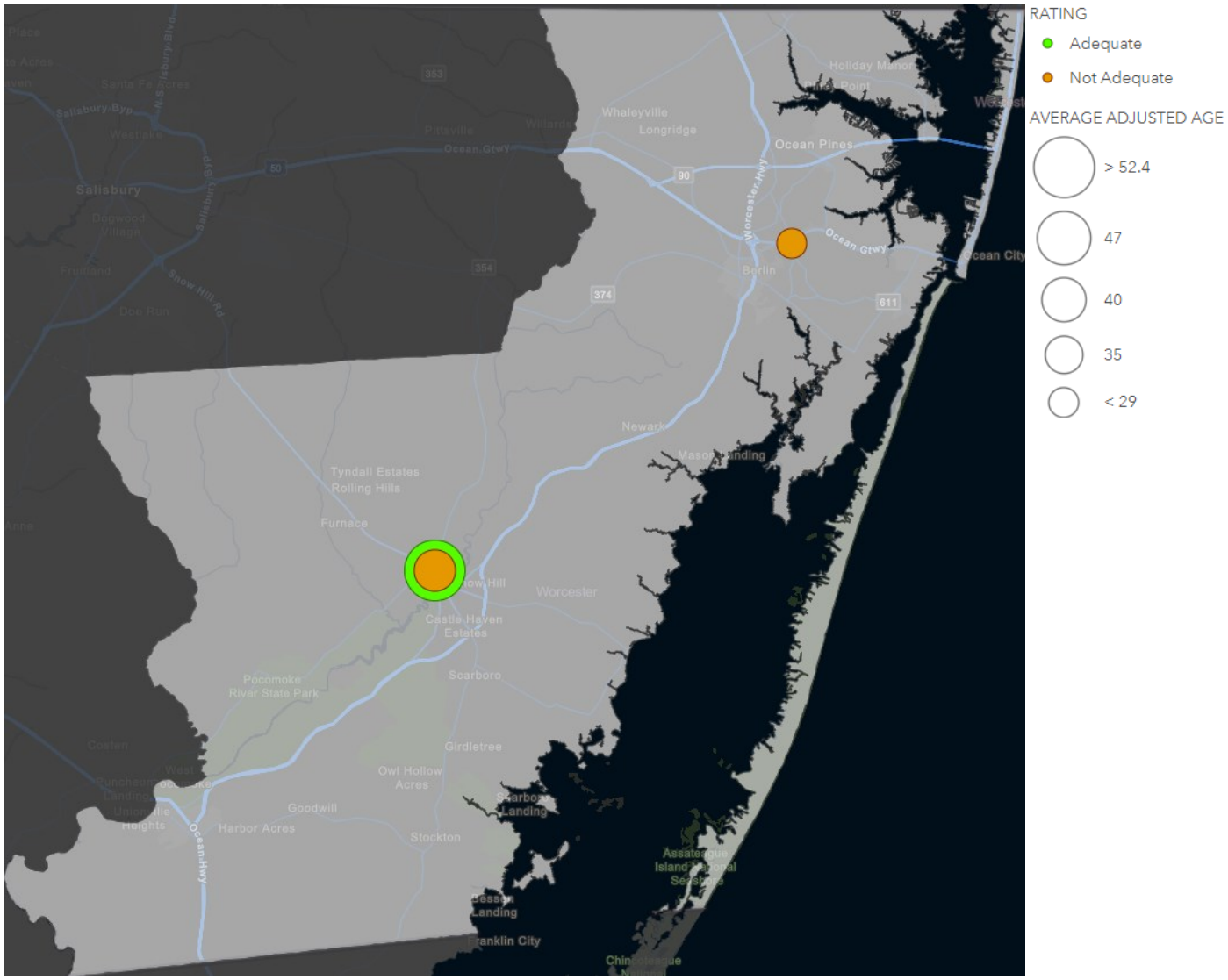
At each facility, 70 or more open work orders were aged over 30 days, with some created as far back as 2021 at one facility and 2022 at the other two. Between the three facilities, only 36 open and aged work orders had progress notes. At each facility, only 50%-60% of closed work orders included action taken comments.

Multiple stained ceiling tiles were observed at all three facilities as well as ceilings that were damaged and/or missing tiles. The ceilings were not included in the PM schedules.

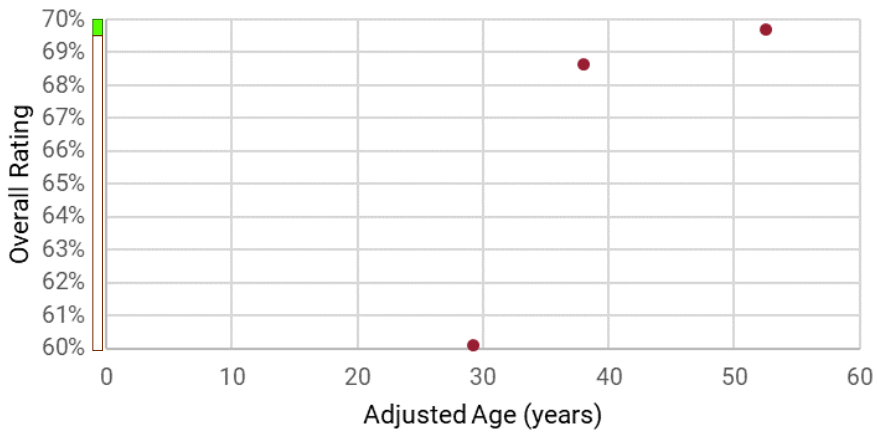
FY 2024 Results: Summary of Deficiencies by Category

	Category	# of Major Deficiencies	# of 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	1
Building Exterior	Exterior Structure & Finishes	0	0
	Roof Drains, Gutters, & Downspouts	0	1
	Windows, Caulking, & Skylights	0	0
	Entryways & Exterior Doors	0	2
	Roofs, Flashing, and Gravel Stops	0	0
Building Interior	Interior Doors, Walls, Partitions, & Finishes	0	2
	Floors	0	1
	Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
	Ceilings	0	2
	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	2
	Conveyances	0	0
	Total	**0**	**14**

Overall Rating vs Adjusted Building 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 industry-standard frequencies.

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

- 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.

- Implementing quality control procedures is recommended to ensure PM work orders are being completed effectively 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 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.