



RATING RUBRIC AND CATEGORY WEIGHTS v.5/23/2025

Process

1. The assessor views the visible evidence of maintenance effectiveness on the building systems within a category and compares the evidence against the criteria in the Rubric for each rating in order to identify and assign the rating that best fits the evidence that is visible.
2. The rating (Superior = 1.0; Good = .85; Adequate = .75; Not Adequate = .65; and Poor = .55) is multiplied by the weight for that category (ranging from 3 to 15), which results in a score for the category.
3. If there is a minor or major deficiency assessed in the category, the category score is reduced by 34% or 100% respectively.
4. The scores for the categories are added up to generate a total raw score on a 148-point scale, which is then converted into a scaled score on a 100-point scale. If a category is skipped because it is not applicable for the facility being assessed, the weight for that category is deducted from the raw score scale so that the skipped category neither helps nor hurts the final score.
5. The scaled score generates an overall rating on the following scale: 90%-100% = Superior; 80%-89% = Good; 70%-79% = Adequate; 60%-69% = Not Adequate; and 0%-59% = Poor.

Rubric – Site

Roadways, Parking Lots, & Walkways (5)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Evidence of issues that may require repairs but do not significantly affect structural integrity or intended uses; and • Evidence of regular competent custodial and maintenance practices.
Not Adequate:	<ul style="list-style-type: none"> • Evidence of issues requiring significant repairs, such as visible settlement or structural defects; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Evidence of issues requiring extensive repairs or replacement, such as significant settlement or structural defects; or • Evidence of consistently sub-standard custodial or maintenance practices.

Grounds (3)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • Visual evidence of regular competent custodial and maintenance practices with no indications of pests outside the facility; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Evidence of issues that may require repairs but do not significantly affect structural integrity or intended uses; • Visual evidence of regular competent custodial and maintenance practices with minimal indications of pests outside the facility, and no indications of pests in areas where eating and preparing food takes place; and • Evidence of regular competent custodial and maintenance practices.
Not Adequate:	<ul style="list-style-type: none"> • Evidence of issues requiring significant repairs, such as significant degradation; • Visual evidence of inconsistent custodial and maintenance practices with minimal indications of pests in areas where eating and preparing food takes places; or • Evidence of inconsistent custodial or maintenance practices.

Poor:	<ul style="list-style-type: none"> • Evidence of issues requiring extensive repairs or replacement, such as pest-related or structural problems; • Visual evidence of inconsistent custodial and maintenance practices with significant indications of pests outside the facility, or in areas where eating and preparing food takes place; or • Evidence of consistently sub-standard custodial or maintenance practices.
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Playgrounds, Equipment, & Fields (5)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • Required inspection documentation is current and provided; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of issues that may require repairs but do not significantly affect structural integrity or intended uses; and • Evidence of regular competent custodial and maintenance practices.
Not Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is expired or not provided; • Evidence of issues requiring significant repairs, such as settlement or structural defects; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Evidence of issues requiring extensive repairs or replacement, such as extensive settlement or structural defects; or • Evidence of consistently sub-standard custodial or maintenance practices.

Relocatables & Additional Structures (6)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Structurally sound and weatherproof, with all utilities functioning; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • Required inspection documentation is current and provided; • Evidence of systems functioning normally, no signs of deterioration, corrosion, leaks, or delivery issues, and no faults or alarms; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; • No indications of pests inside student-accessible structures; and • Evidence of routinely above-standard custodial and maintenance practices.

<p>Adequate:</p>	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Structurally sound and weatherproof, with all utilities functioning; • Evidence of systems functioning as intended, few signs of deterioration, corrosion, leaks, or delivery issues, and no faults or alarms; • Evidence of issues that may require repairs but do not significantly affect structural integrity or intended uses; • Minimal indications of pests inside student-accessible structures; and no indications of pests in areas where eating and preparing food takes place; and • Evidence of regular competent custodial and maintenance practices.
<p>Not Adequate:</p>	<ul style="list-style-type: none"> • Required inspection documentation is expired or not provided; • Evidence of systems not functioning as intended, significant deterioration, corrosion, leaks, or delivery issues, or with any faults or alarms; • Evidence of issues requiring significant repairs or cleanup, such as ineffective weatherproofing, structural defects, or significant wear and tear that affects intended uses; • Minimal indications of pests in areas where eating and preparing food takes place; or • Evidence of inconsistent custodial or maintenance practices.
<p>Poor:</p>	<ul style="list-style-type: none"> • Evidence of issues requiring extensive repairs or replacement, such as extensive wear and tear or structural defects; • Evidence of systems nonfunctional, unsafe to operate, extensive deterioration, corrosion, leaks, or delivery issues, or with multiple faults or alarms; • Significant indications of pests inside student-accessible structures, or in areas where eating and preparing food takes place; or • Evidence of consistently sub-standard custodial or maintenance practices.

Building Exterior

Exterior Structure & Finishes and Site Drainage (10)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Structurally sound and weatherproof; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; • Evidence that site drainage is functioning with no moisture-related issues; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Structurally sound and weatherproof; • Evidence of issues that may require repairs but do not significantly affect structural integrity or intended uses; • Evidence that site drainage is functioning with minimal moisture-related issues; and • Evidence of regular competent custodial and maintenance practices.
Not Adequate:	<ul style="list-style-type: none"> • Evidence of issues requiring significant repairs, such as ineffective weatherproofing or significant wear and tear that affects intended uses; • Evidence of site drainage is ineffective with significant moisture-related issues; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Not sound or functioning as designed; • Evidence of issues requiring extensive repairs or replacement, such as erosion, extensive wear and tear, or structural defects; or • Evidence of consistently sub-standard custodial or maintenance practices.

Windows, Caulking, & Skylights (4)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Installation is secure, complete, weatherproof, watertight, with sound flashing and sealing around the openings and penetrations; • No signs of significant wear, tear, or deterioration; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.

Adequate:	<ul style="list-style-type: none"> • Installation is secure, complete, weatherproof, watertight, with sound flashing and sealing around the openings and penetrations; • 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:	<ul style="list-style-type: none"> • Evidence of issues requiring significant repairs or cleanup, such as visible settlement or structural defects; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Evidence of issues requiring extensive repairs or replacement, such as significant settlement or structural defects; or • Evidence of consistently sub-standard custodial or maintenance practices.

Entryways & Exterior Doors (7)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Installation is secure, complete, weatherproof, watertight, and functions as intended; • No signs of significant wear, tear, or deterioration; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Installation is secure, complete, weatherproof, watertight, and functions as intended; • 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:	<ul style="list-style-type: none"> • Evidence of issues requiring significant repairs or cleanup, such as visible settlement or structural defects; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Evidence of issues requiring extensive repairs or replacement, such as significant settlement or structural defects; or • Evidence of consistently sub-standard custodial or maintenance practices.

Roofs and Roof Drainage (12)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Installation is secure, complete, weatherproof, watertight, and all flashing, penetrations, and gravel stops are intact; • Positive drainage with no evidence of backups or ponding;

	<ul style="list-style-type: none"> • No signs of significant wear, tear, or deterioration; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Installation is secure, complete, weatherproof, watertight, and all flashing, penetrations, and gravel stops are intact; • Evidence of issues that may require repairs or cleanup but do not significantly affect structural integrity or intended uses and are minor; and • Evidence of regular competent custodial and maintenance practices.
Not Adequate:	<ul style="list-style-type: none"> • Evidence of issues requiring significant repairs or cleanup, such as structural defects or ineffective drainage that may affect the structure; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Required inspection documentation is expired or not provided; • Not sound or watertight; • Evidence of issues requiring extensive repairs or replacement, such as significant defects or damage that, if not addressed, are likely to cause damage to the structure or grounds; or • Evidence of consistently sub-standard custodial or maintenance practices.

Building Interior

Interior Floors, Doors, Walls, Partitions, & Finishes (6)

Rating	Criteria
Superior	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good	<ul style="list-style-type: none"> • No signs of significant wear, tear, or deterioration; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Evidence of issues requiring significant repairs or cleanup, such as cracking or significant deterioration; or • Evidence of inconsistent custodial or maintenance practices.
Poor	<ul style="list-style-type: none"> • Evidence of issues requiring extensive repairs or replacement, such as structural defects; or • Evidence of consistently sub-standard custodial or maintenance practices.

Interior Cleanliness & Appearance (incl. of Equip. Rooms) (6)

Rating	Criteria
Superior	<ul style="list-style-type: none"> • No problems or issues visible; • Evidence that only normal preventive maintenance is required; • Evidence of effective inventory control and tracking of time and materials used in custodial operations; • A documented plan in place with evidence for regular training and retraining of custodial staff on the SoW; • All licenses for pesticide use are current and up to date; • Proper signage is present; • Written custodial SoW detailing custodial duties and pest management; and • Operations and maintenance manuals are readily available to custodial staff.
Good	<ul style="list-style-type: none"> • There are no egress or equipment obstructions; • Proper signage is present; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • Evidence of routinely above-standard custodial and maintenance practices; • No indications of pests inside the facility; • Evidence of a documented plan in place for regular training and retraining of custodial staff on the SoW;

	<ul style="list-style-type: none"> • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Written custodial SoW detailing custodial duties and pest management.
Adequate	<ul style="list-style-type: none"> • Evidence of issues that may require repairs or cleanup but do not significantly affect structural integrity or intended uses; • Evidence that custodial and pest management practices are effectively supporting maintenance; • Evidence of regular competent custodial and maintenance practices; and • Minimal indications of pests inside the facility, and no indications of pests in areas where eating and preparing food takes place.
Not Adequate	<ul style="list-style-type: none"> • There is an egress or equipment obstruction; • Evidence of issues requiring significant repairs or cleanup; • Evidence of inconsistent custodial or maintenance practices; or • Minimal indications of pests in areas where eating and preparing food takes place.
Poor	<ul style="list-style-type: none"> • There are multiple egress or equipment obstructions; • Evidence of issues requiring extensive repairs or cleanup; • Evidence of consistently sub-standard custodial or maintenance practices; or • Significant indications of pests inside the facility, or in areas where eating and preparing food takes place.

Ceilings (6)

Rating	Criteria
Superior	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good	<ul style="list-style-type: none"> • No signs of significant wear, tear, or deterioration; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Evidence of issues requiring significant repairs or cleanup, such as loose or missing materials or significant deterioration; or • Evidence of inconsistent custodial or maintenance practices.
Poor	<ul style="list-style-type: none"> • Evidence of issues requiring extensive repairs or replacement, such as structural defects; or • Evidence of consistently sub-standard custodial or maintenance practices.

Interior Lighting (5)

Rating	Criteria
Superior	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good	<ul style="list-style-type: none"> • Virtually no instances of missing covers, failing ballasts, and nonfunctional bulbs or lamps; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate	<ul style="list-style-type: none"> • Few instances of missing covers, failing ballasts, and nonfunctional bulbs or lamps; • 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	<ul style="list-style-type: none"> • Many instances of missing covers, bad ballasts, or nonfunctional bulbs or lamps but do not affect the delivery of education; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.
Poor	<ul style="list-style-type: none"> • Many instances of missing covers, bad ballasts, or nonfunctional bulbs or lamps that affect the delivery of education; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.

Building Equipment & Systems

HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters) (10)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of systems functioning normally, no signs of corrosion, collapsed or missing filters, leaks, or delivery issues, and no faults or alarms • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of systems functioning normally, few signs of corrosion, collapsed or missing filters, leaks, or delivery issues, and no faults or alarms; • 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:	<ul style="list-style-type: none"> • Required inspection documentation is expired or not provided; • Evidence of systems not functioning as intended, significant signs of corrosion, collapsed or missing filters, leaks, or delivery issues or with any faults or alarms; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Evidence of systems being nonfunctional, unsafe to operate, or with extensive signs of corrosion, collapsed or missing filters, leaks, or delivery issues or with multiple faults or alarms; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.

Electrical Distribution & Service Equipment (5)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Evidence of systems functioning normally, no signs of deterioration, corrosion, or damage, and no faults or alarms; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the

	<p>delivery of educational programs or services; or the expected life span of the facility; and</p> <ul style="list-style-type: none"> • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Evidence of systems functioning normally, few signs of deterioration, corrosion, or damage, and no faults or alarms; • 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:	<ul style="list-style-type: none"> • Evidence of systems not functioning as intended, significant signs of wear, tear deterioration, corrosion, or damage, or with any faults or alarms; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Evidence of systems being nonfunctional, unsafe to operate, or with extensive signs of wear, tear, deterioration, corrosion, or damage, or with multiple faults or alarms; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.

Boilers, Water Heaters, Steam, & Hot-water Distribution (8)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of systems functioning normally, no signs of deterioration, corrosion, leaks, or delivery issues, and no faults or alarms; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of systems functioning normally, few signs of deterioration, corrosion, leaks, or delivery issues, and no faults or alarms; • 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:	<ul style="list-style-type: none"> • Evidence of systems not functioning as intended, significant deterioration, corrosion, leaks, or delivery issues, or with any faults or alarms; • Required inspection documentation is expired or not provided; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.

Poor:	<ul style="list-style-type: none"> • Evidence of systems nonfunctional, unsafe to operate, extensive deterioration, corrosion, leaks, or delivery issues, or with multiple faults or alarms; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.
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Plumbing Fixtures and Equipment (5)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of systems functioning normally, no signs of deterioration, corrosion, leaks, or delivery issues, and no faults or alarms; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of systems functioning normally, few signs of deterioration, corrosion, leaks, or delivery issues, and no faults or alarms; • 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:	<ul style="list-style-type: none"> • Required inspection documentation is expired or not provided; • Evidence of systems not functioning as intended, significant deterioration, corrosion, leaks, or delivery issues, or with any faults or alarms; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Evidence of systems nonfunctional, unsafe to operate, extensive deterioration, corrosion, leaks, or delivery issues, or with multiple faults or alarms; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.

Fire and Safety Systems & Utility Controls (10)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and <p>Evidence that only normal preventive maintenance is required.</p>

Good:	<ul style="list-style-type: none"> • Evidence of systems functioning as intended, no signs of deterioration, corrosion, leaks, or delivery issues and no faults or alarms; • Required inspection documentation is current and provided; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of systems functioning as intended, few signs of deterioration, corrosion, leaks, or delivery issues, and no faults or alarms; • Evidence of issues that may require repairs or cleanup but do not significantly affect structural integrity or intended uses; and <p>Evidence of regular competent custodial and maintenance practices.</p>
Not Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is expired or not provided; • Evidence of systems not functioning as intended, significant deterioration, corrosion, leaks, or delivery issues, or with any faults or alarms; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Required inspection documentation is expired or not provided; • Evidence of systems nonfunctional, unsafe to operate, significant deterioration, corrosion, leaks, or delivery issues, or with multiple faults or alarms; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.

Conveyances (5)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • No problems or issues visible; and • Evidence that only normal preventive maintenance is required.
Good:	<ul style="list-style-type: none"> • Evidence of systems functioning as intended and no faults or alarms; • Required inspection documentation is current and provided; • Evidence of issues that may require minor repairs or cleanup but do not affect structural integrity or intended uses; • No indications of any issues that pose a potential or immediate threat to life, safety, or health of occupants; the delivery of educational programs or services; or the expected life span of the facility; and • Evidence of routinely above-standard custodial and maintenance practices.
Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is current and provided; • Evidence of systems functioning as intended and no faults or alarms; • Evidence of issues that may require repairs or cleanup but do not significantly affect structural integrity or intended uses; and

	<ul style="list-style-type: none"> • Evidence of regular competent custodial and maintenance practices.
Not Adequate:	<ul style="list-style-type: none"> • Required inspection documentation is expired or not provided; • Evidence of systems not functioning as intended or with any faults or alarms; • Evidence of issues requiring significant repairs or replacement; or • Evidence of inconsistent custodial or maintenance practices.
Poor:	<ul style="list-style-type: none"> • Evidence of systems nonfunctional, unsafe to operate, or with multiple faults or alarms; • Evidence of issues requiring extensive repairs or replacement; or • Evidence of consistently sub-standard custodial or maintenance practices.

Maintenance Management

Preventive Maintenance (PM) (15)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • All items below in Good; • LEA gives the IAC full view access to the CMMS; • CMMS data shows that more than 50% of all maintenance work hours in the last 12 months were spent on PM work; • CMMS data shows that no scheduled PM work orders in the last 12 months were canceled or deferred; • The PM schedule covers all of the PM work required to keep all appropriate assets of a facility in such condition that it may be fully functional and continuously utilized for its expected lifespan, for its intended purpose, and at its maximum energy efficiency; and • 5% or less of the PM work orders in the CMMS for the facility are open beyond 30 days.
Good:	<ul style="list-style-type: none"> • The PM schedule covers most of the PM work required to keep all appropriate assets of a facility in such condition that it may be fully functional and continuously utilized for its expected lifespan, for its intended purpose, and at its maximum energy efficiency; • CMMS data shows that less than 10% of scheduled PM work orders in the last 12 months were canceled, deferred, or closed without the work being completed; • PM work orders in CMMS provide detailed steps required for each PM check; • PM work orders in CMMS use unique identifiers to identify assets to be serviced via PM work orders; • PM work orders in CMMS identify the maintenance resources needed to complete each PM, to include but not limited to staffing, parts/materials, and tools; • 15% or less of the PM work orders in the CMMS for the facility are open beyond 30 days; and • CMMS data shows most PM work orders include data in compliance with industry standards, including but not limited to work order request and closure dates, work order descriptions, labor hours, costs, and action taken documentation.
Adequate:	<ul style="list-style-type: none"> • The PM schedule covers most the PM work required to keep most appropriate assets of the facility in such condition that it may be fully functional and continuously utilized for its expected lifespan, for its intended purpose, and at its maximum energy efficiency; • PM work orders in CMMS correspond to the scheduled PMs for most appropriate assets; and • 30% or less of the PM work orders in the CMMS for the facility are open beyond 30 days.
Not Adequate:	<ul style="list-style-type: none"> • The PM schedule does not cover a significant portion of the PM work required to keep appropriate assets of a facility in such condition that it may be fully functional and continuously utilized for its expected lifespan, for its intended purpose, and at its maximum energy efficiency; • More than 30% of the PM work orders in the CMMS for the facility are open beyond 30 days; or • CMMS data shows most PM work orders do not include data in compliance with industry standards, including but not limited to work order request and closure dates, work order descriptions, labor hours, costs, and action taken documentation.
Poor:	<ul style="list-style-type: none"> • No PM schedule in place; • The PM schedule does not cover the PM work required to keep any assets of a facility in such condition that it may be

fully functional and continuously utilized for its expected lifespan, for its intended purpose, and at its maximum energy efficiency; **or**

- No PM work orders in the CMMS for the facility.

Computerized Maint. Mgmt. System (incl. Equip. Data) (15)

Rating	Criteria
Superior:	<ul style="list-style-type: none"> • All items below in Good; • LEA gives the IAC full view access to the CMMS; • LEA reports performance on metrics on an ongoing basis and annually to the public; • LEA has in place a process to ensure quality control for the work-order process; • A documented QC program is in place for completed work orders; • Tracks labor and materials used in all maintenance work; • CMMS usage includes generating metric-related data on preventive, corrective, and emergency work orders with associated costs; • LEA uses a CMMS to organize, manage, and track all maintenance and custodial activities, including pest management; • CMMS reports on custodial work orders as a percentage of all work orders; • CMMS reports on deferred work orders as a percentage of all work orders; • CMMS includes corrective work orders addressing issues identified in regulatory inspections; and • 5% or less of the work orders in the CMMS for the facility are open beyond 30 days.
Good:	<ul style="list-style-type: none"> • LEA uses a single CMMS; • Process for identifying needed maintenance work is clearly communicated to all stakeholders including CMMS users; • LEA uses a CMMS to organize, manage, and track most maintenance and custodial activities, including pest management; • CMMS is loaded with essential asset inventory including records on work performed, PMs, and associated reports; • CMMS identifies costs including labor and materials; • CMMS reports on PM work orders as a percentage of all work orders; • Work orders are identified by a logical process and criteria for prioritizing work (e.g., high, medium, low priority); • CMMS work orders are written to a specific asset; • CMMS is used to store records of completed PMs (e.g., reports, summaries, lab results); • CMMS generates work-order-aging reports; • Appropriate personnel have access and are trained to enter needed work orders; • 15% or less of the work orders in the CMMS for the facility are open beyond 30 days; and • CMMS data shows most work orders include data in compliance with industry standards, including but not limited to work order request and closure dates, work order descriptions, and action taken documentation.
Adequate:	<ul style="list-style-type: none"> • LEA uses a CMMS to organize, manage, and track many maintenance and custodial activities, including pest management;

	<ul style="list-style-type: none"> • CMMS work orders identify assigned craft or vendors; and • 30% or less of the work orders in the CMMS for the facility are open beyond 30 days.
Not Adequate:	<ul style="list-style-type: none"> • LEA uses a CMMS but is not using all needed features such as work-order-aging report; • CMMS is not loaded with appropriate asset inventory or lacks records on work performed on assets or associated reports; • LEA did not provide asset list to IAC in the pre-assessment paperwork; • A significant number of work request descriptions are not clear or lack location details for the work request; • A significant number of work orders closed lack a clear description of the completed work; • More than 30% of the work orders in the CMMS for the facility are open beyond 30 days; or • CMMS data shows most work orders do not include data in compliance with industry standards, including but not limited to work order request and closure dates, work order descriptions, and action taken documentation.
Poor:	<ul style="list-style-type: none"> • No CMMS implemented; or • There are so few work orders entered in the CMMS that it effectively is not being used to manage maintenance.