

State of Maryland Interagency Commission on School Construction

Maintenance of Maryland's Public School Buildings Fiscal Year 2026 Annual Report



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I. Prekindergarten-12 Public School Facility Maintenance in Maryland

A. Defined Terms

The LEA Maintenance-Effectiveness Assessment Results reports provide an overview of maintenance assessments conducted at selected school facilities in each Maryland public school system. Each report provides general information about the school system, a listing of the facilities that were assessed, and a brief narrative highlighting important aspects of the school system's maintenance program.

Data regarding LEAs' facilities inventories as provided in the Key Facts sections of this report are drawn from the IAC's Facility Inventory Database as reported by the LEAs and are accurate to the extent that they have been updated by the LEAs.

Note:

The definition of "**Adjusted Age**" of a school facility, found in the third column of the Summary of Facility Ratings charts in the LEA Maintenance-Effectiveness Assessment Results section starting on page 27, 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 lifespan 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 lifespan of the facility. The score of any category assigned a minor deficiency will be reduced by 34%.

The number of reported major and minor deficiencies refers only to the number of categories containing one or more deficiencies when the MEA reports are finalized at the end of the 45-day remediation period. Taking this into account, it is possible that the number of individual major and minor deficiencies are greater than the number of deficiencies reported if categories contain more than one deficiency each. Any category that contains both major and minor deficiencies will be reported as a category with a major deficiency.

"**Original existing square footage**" as used in the narratives on the following pages refers to the construction dates of the existing square footage in a facility, regardless of if the square footage was renovated at a later date. For example, if a school facility first built in 1954 received additions in 1960, 1975 and 2003, and the 1954 portion was also demolished in 2003, the original existing square footage would then date from 1960 to 2003. If one other school facility in the same county is assessed in the same year, and it was built in 1962 and received a complete renovation and addition in 2010, then the original existing square footage for that school facility would date from 1962 to 2010; combined, the original existing square footage at these school facilities dates from 1960 to 2010.

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

A. Defined Terms

Acronyms and other abbreviations used in this report:

Abbreviation	Meaning
A&M	Assessment & Maintenance
ANSUL	anhydrous sulfur dioxide; registered trade name of a fire suppression system manufacturer
APPA	Association of Physical Plant Administrators
BPW	Board of Public Works
CDAC	Capital Debt Affordability Committee
CIP	Capital Improvement Program
CMMS	computerized maintenance management system
CMP	Comprehensive Maintenance Plan
CRV	current replacement value
DGS	Maryland Department of General Services
DLLR	Maryland Department of Labor, Licensing and Regulation
EFMP	Educational Facilities Master Plan
FCI	Facility Condition Index
FTE	full-time equivalent
FY	fiscal year
GSF	gross square footage
HVAC	heating, ventilation, and air conditioning
IAC	Interagency Committee on School Construction (1971-2017) Interagency Commission on School Construction (2018-present)
IFMA	International Facilities Management Association
IPM	integrated pest management
LEA	Local Education Agency
MD	Maryland
MDCI	Maryland Condition Index
MEA	Maintenance-Effectiveness Assessment
MSB	Maryland School for the Blind
PM	preventive maintenance
SF	square feet/square footage
SoW	scope of work
TCO	total cost of ownership

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

B. Background

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 facility assessments in the 24 school systems per year, as well as reassessments of school facilities assessed in a prior fiscal year that received ratings of Not Adequate or Poor;¹
- Included maintenance-assessment information as a component of the IAC Facilities Inventory Database. This allows for longitudinal comparison of survey scores providing some value for analysis of statewide maintenance practices, but it is not a CMMS that would allow robust maintenance management and reporting; and
- Issued, in response to a requirement of the General Assembly, guidelines for maintenance of public school facilities in Maryland in May 2008.

¹ Assessments are not conducted for facilities on the campus of MSB, which is eligible for State school construction funding.

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

B. Background

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

- Beginning with the FY 2010 CIP, the IAC has required that LEAs submit the three most recent roof assessment reports as a threshold condition for approval of roof replacement projects.
- The IAC continues to encourage LEAs to review TCO. The need for capital maintenance projects will increase as the average age of facilities portfolios also continues to grow. Major renewal projects that reduce the FCI score for a facility and address multiple deficiencies may provide the biggest “bang-for-the-buck” and extend the expected life of a facility.
- The staff of the IAC has discussed maintenance budgets, staffing, and maintenance capital planning with LEAs in the annual October meetings regarding the CIP.

In 2019, following the General Assembly’s passage of the 21st Century School Facilities Act (2018 Md. Laws, Ch. 14), the IAC began developing and testing with LEA input a new MEA that was implemented for FY 2021 to replace the maintenance inspections. The post-FY 2020 MEA is based upon a more stringent rubric that greatly reduces the subjectivity of the assessments.

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](#).

Since its initial implementation, the MEA rubric has undergone two significant refinements to improve its effectiveness, better reflect industry best practices, and incorporate feedback from LEAs. In FY 2023, the Maintenance Management group was revised to place greater emphasis on an LEA’s ability to effectively manage both in-house and contracted maintenance activities. The *Custodial Scope of Work (SoW)* and *Pest Management* categories were integrated into other related categories and no longer received individual ratings. The weighting previously assigned to these categories was redistributed to *Preventive Maintenance Plan* and *Computerized Maint. Mgmt. System (incl. Equip. Data)*, recognizing the critical role these programs play in sustaining building systems and supporting data-driven maintenance decisions. Additionally, the *Preventive Maintenance Plan* category was renamed *Preventive Maintenance* to better reflect that the assessment evaluates not only the existence of a preventive maintenance plan but also its implementation and effectiveness.

In FY 2026, the rubric was further streamlined based on an analysis of prior assessment results and feedback received from LEAs. Similar categories were consolidated to reduce redundancy while maintaining the integrity of the assessment. The following category combinations were implemented:

- *Positive Site Drainage Away from Structure(s)* was combined with *Exterior Structure & Finishes*,
- *Roof Drains, Gutters, & Downspouts* was combined with *Roofs, Flashing, & Gravel Stops*, and
- *Floors* was combined with *Interior Doors, Walls, Partitions, & Finishes*.

These refinements improved assessment efficiency, reduced duplication, and allowed assessors to focus on the overall effectiveness of related building systems while maintaining consistency across all assessments.

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

C. The Changing Landscape of Facilities Maintenance

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

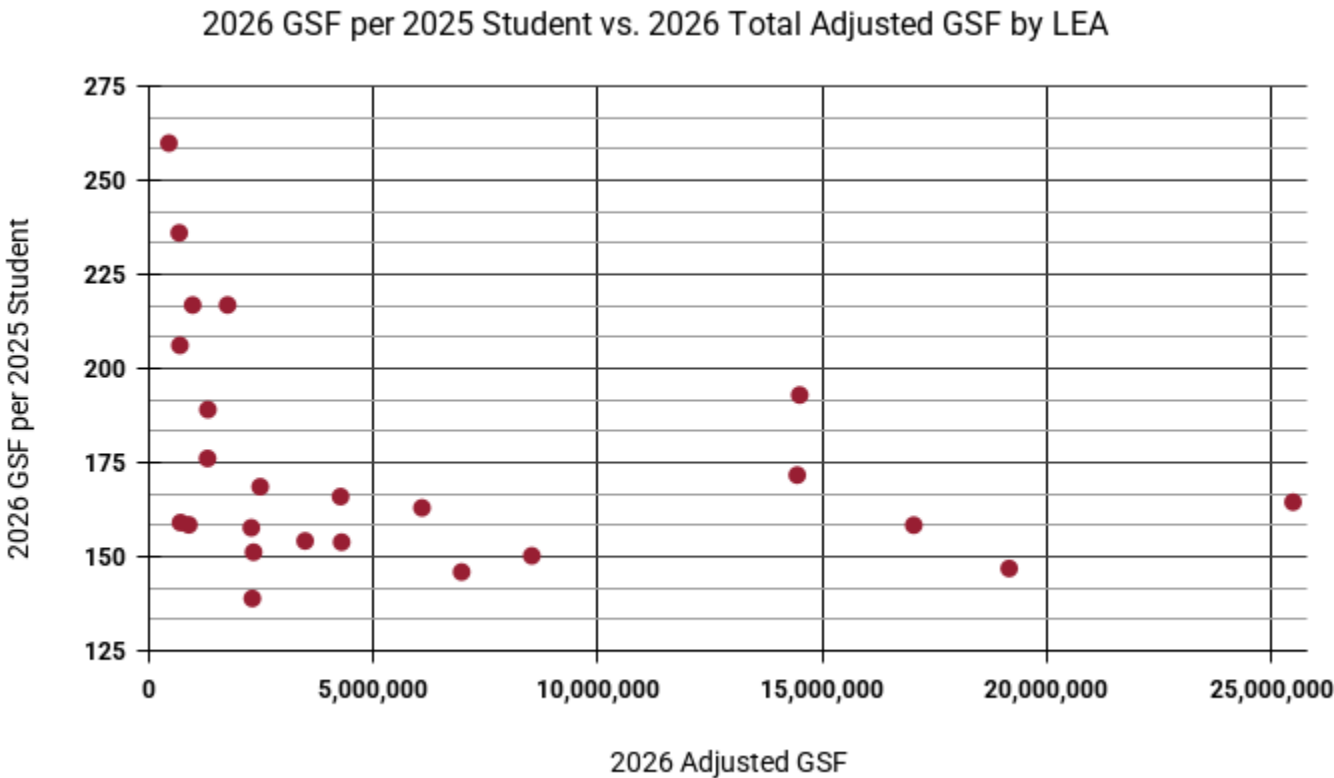
These figures have been found to be effective in estimating facilities costs for the purposes of planning and budgeting but are still only a very rough estimate. This is because they do not consider the specific conditions that may be faced by a given facility, and do not address any backlog of deferred 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.

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

C. The Changing Landscape of Facilities Maintenance

The collection of statewide comparable data on the condition and educational sufficiency of Prekindergarten-12 school facilities in Maryland is ongoing. A baseline Statewide Facilities Assessment was completed in the fall of 2021, and data is to be updated annually, with 25% of school facilities in Maryland re-assessed through site visits each year. Weighting based on the IAC’s Educational Sufficiency Standards is to be finalized in the coming years to create an overall MDCI score for each facility that will allow for apples-to-apples comparisons between school facilities. This score will provide valuable insight into the physical needs of Maryland school facilities and support prioritization of construction projects in order to provide environments that support the effective delivery of educational programs that meet Maryland’s education standards and that can be effectively and efficiently maintained. The results of this assessment are outside of the scope of this maintenance report and are published separately.

The total cost of ownership (TCO) of school facilities continues to increase, in significant part due to increasing square footage per student. Typically, LEAs’ budgets have not been sufficient to support the increased cost. In 2026, Maryland’s LEAs operated more than 142 million GSF of educational space to serve more than 876,000 Prekindergarten-12 students,² for a statewide average of about 162 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 162.



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.

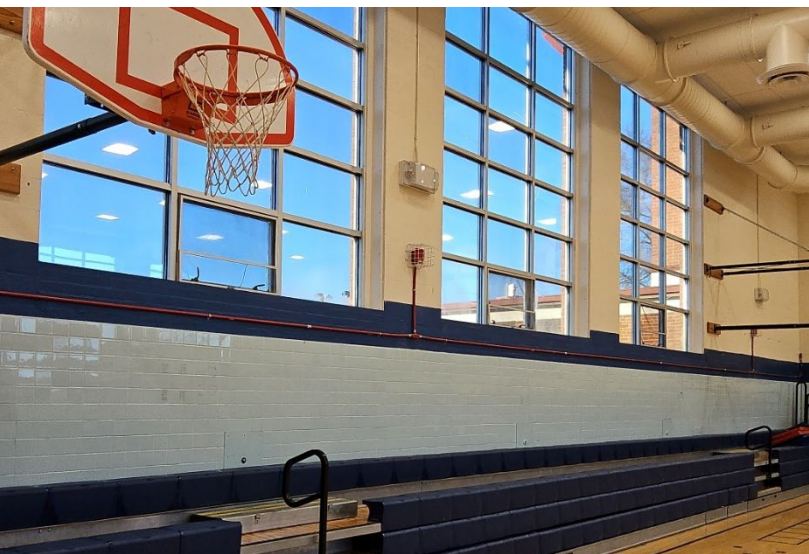
² Maryland State Department of Education. (2026). FY27-STATEAID-CALCS-MSDE-A [Microsoft Excel spreadsheet]. Retrieved from <https://marylandpublicschools.org/about/Pages/OFPOS/StateAid/index.aspx>

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

C. The Changing Landscape of Facilities Maintenance

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.



South Dorchester Pre K-8, Dorchester County



Gilpin Manor Elementary, Cecil County

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

D. The Post-FY 2020 Maintenance-Effectiveness Assessment

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;
- 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;

Rating	Definition
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.

- Weights the various building-component categories to better reflect their impact on the utility of the facility;
- Recognizes deficiencies in maintenance that pose a potential or immediate threat to occupants or the expected lifespan of the facility;

Deficiency Type	Definition	Category Rating Reduction
Minor Deficiency	Poses a <u>potential threat</u> 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 <u>immediate threat</u> to life, safety, or health of occupants; delivery of educational programs or services; or the expected lifespan of the facility.	-100%

- 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.

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

D. The Post-FY 2020 Maintenance-Effectiveness Assessment

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.

Assessment Rubric Categories

The assessment rubric groups the building-system components into 18 categories³ 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 twelve points.

Site Group Category	Weight
1. Roadways, Parking Lots, & Walkways	5
2. Grounds	3
3. Playgrounds, Equipment, & Fields	5
4. Relocatables & Additional Structures	6

Building Exterior Group Category	Weight
5. Exterior Structure & Finishes and Site Drainage	10
6. Windows, Caulking, & Skylights	4
7. Entryways & Exterior Doors	7
8. Roofs and Roof Drainage	12

Building Interior Group Category	Weight
9. Interior Floors, Doors, Walls, Partitions, & Finishes	6
10. Interior Cleanliness & Appearance (incl. of Equip. Rooms)	6
11. Ceilings	6
12. Interior Lighting	5

³ When implemented in FY 2020, there were 21 building-system categories. Three categories were incorporated into other, similar categories starting with FY 2026's assessment. See page 7 for additional details.

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

D. The Post-FY 2020 Maintenance-Effectiveness Assessment

Building Equipment & Systems Group Category	Weight
13. HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	10
14. Electrical Distribution & Service Equipment	5
15. Boilers, Water Heaters, Steam, & Hot-water Distribution	8
16. Plumbing Fixtures and Equipment	5
17. Fire and Safety Systems & Utility Controls	10
18. Conveyances	5

The rubric also includes the following two categories⁴ under the Maintenance Management Group:

Maintenance Management Group Category	Weight
19. Preventive Maintenance (PM)	15
20. Computerized Maintenance Management System (incl. Equip. Data)	15

⁴ 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.

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

D. The Post-FY 2020 Maintenance-Effectiveness Assessment

Assessment Rubric Rating Criteria

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	• 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	• 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	• 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	• 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.

I. Prekindergarten-12 Public School Facility Maintenance in Maryland

D. The Post-FY 2020 Maintenance-Effectiveness Assessment

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.⁵ Each rating has a factor as follows:

Rating	Factor
Superior	100%
Good	85%
Adequate	75%
Not Adequate	65%
Poor	55%

The IAC’s software⁶ 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.⁷

For more information about the MEA’s rubric, deficiency removal guidelines, or scoring calculator, please see the [IAC’s website](#).

⁵ Where a facility 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 facility may have a rating in every category.

⁶ The formulas used in the IAC’s software are shown in the [MEA scoring calculator](#) provided on the IAC’s website.

⁷ For more detail about the school facility selection process, see Overview of FY 2026 Assessment Results on page 18.

II. The Assessment: Fiscal Year 2026

A. Procedures and Methods

In conducting a total of 165 MEAs between July 2025 and May 2026, the team implemented the following process:

Prior to the Site Visit

In May and June 2025, the IAC provided each LEA a list of assessment dates and coordinated with the LEAs with regard to scheduling. At least two weeks prior to each assessment date, the location of the school facility to be assessed was emailed to the LEA. 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 advanced 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 pages 12 and 13. 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 provided timely and 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.

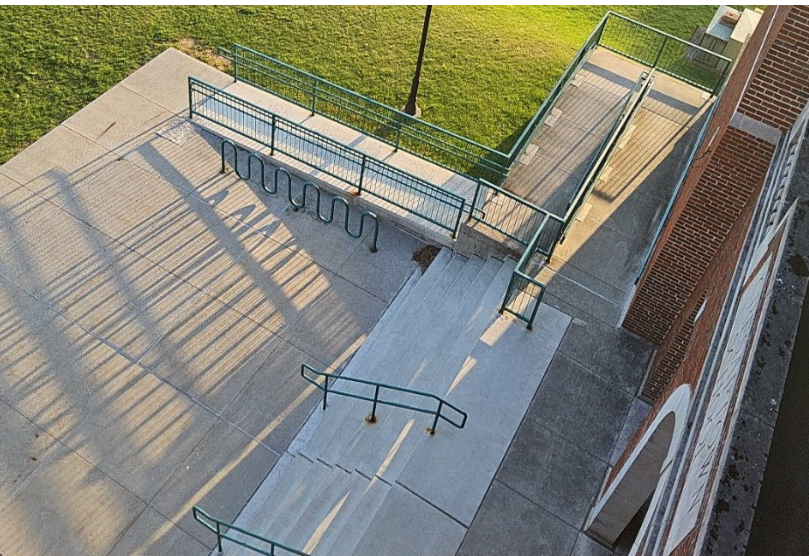
II. The Assessment: Fiscal Year 2026

A. Procedures and Methods

As described in the following section on the results of the FY 2026 MEAs, the LEAs accrued a total of 153 categories with minor deficiencies – an average of 0.9 per assessed school facility – that were not remediated. Anecdotal feedback from LEAs suggests that the primary reason why many or most of the deficiencies were not remediated is that the LEAs lack sufficient fiscal and/or staffing resources to remediate the deficiencies while still meeting other pressing facility needs.

Table 1: Unremediated Deficiency Results by Fiscal Year

Fiscal Year	# of Categories with Minor Deficiencies	# of Categories with Major Deficiencies	Average # of Categories with Deficiencies per Assessed Facility
2021	974	5	3.7
2022	685	4	2.6
2023	336	2	2.0
2024	274	1	1.9
2025	237	0	1.4
2026	153	0	0.9



Cresaptown Elementary, Allegany County



Malcolm Elementary, Charles County

II. The Assessment: Fiscal Year 2026

B. Overview of FY 2026 Assessment Results

The IAC is reporting on 165 MEAs performed in FY 2026 representing 12.2% of Maryland’s Prekindergarten-12 public school facilities.⁸ These MEAs constitute the sixth 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 2026, 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 scheduled a minimum of 11% of facilities to be assessed 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.

Table 3 provides a summary of the maintenance-effectiveness results for each LEA from FY 2026. Specifically, the table shows the average overall rating from the facilities assessed along with the corresponding rating level and the total number of categories with major and minor deficiencies.

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.

The FY 2026 data shows the following:

- The statewide average maintenance-effectiveness rating by facility was 71.63%, which falls within the Adequate range under the IAC’s rating system.
- 18 of 24 – or 75% – of LEAs earned an average overall maintenance-effectiveness rating of Adequate.
- 24 of 24 – or 100% – of LEAs accrued no unremediated 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.
- 14 of 24 – or 58% – of LEAs averaged one category with unremediated minor deficiencies per facility or fewer. These same 14 LEAs all earned an average overall LEA maintenance-effectiveness rating of Adequate. Wicomico County was the only LEA that had no unremediated deficiencies.

As compared with results from FY 2025, the average overall rating for a facility in FY 2026 increased by 0.07 percentage points.

⁸ Individual facility reports are available upon request.

II. The Assessment: Fiscal Year 2026

B. Overview of FY 2026 Assessment Results

Table 2: Summary of LEA Characteristics

LEA	Total # of In-Service School Facilities	Total Square Footage	Average Adjusted Age of Facilities
Allegany	22	1,749,398	39.3
Anne Arundel	122	14,441,633	29.8
Baltimore City	128	14,496,995	37.5
Baltimore County	163	17,038,391	35.3
Calvert	25	2,475,898	27.0
Caroline	10	885,352	26.3
Carroll	40	4,266,519	32.0
Cecil	29	2,277,835	32.4
Charles	40	4,289,977	30.9
Dorchester	14	970,840	34.3
Frederick	67	6,963,617	29.2
Garrett	12	686,911	37.1
Harford	53	6,080,776	32.6
Howard	76	8,527,365	22.4
Kent	5	441,409	47.7
Montgomery	211	25,489,739	27.3
Prince George's	190	19,164,353	39.4
Queen Anne's	14	1,302,658	24.3
St. Mary's	27	2,300,101	29.1
Somerset	10	671,356	25.3
Talbot	8	700,971	21.1
Washington	46	3,476,621	38.8
Wicomico	24	2,327,835	28.0
Worcester	14	1,310,647	30.0
Statewide	1350	142,337,197	32

II. The Assessment: Fiscal Year 2026

B. Overview of FY 2026 Assessment Results

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 2026 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.

Table 3: Summary of Maintenance-Effectiveness Assessment Results

LEA	# of Facilities Assessed	Overall Average Rating		# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Allegany	3	66.29%	Not Adequate	0	15
Anne Arundel	13	75.52%	Adequate	0	2
Baltimore City	14	71.61%	Adequate	0	11
Baltimore County	17	75.45%	Adequate	0	1
Calvert	3	72.44%	Adequate	0	4
Caroline	3	71.89%	Adequate	0	2
Carroll	5	70.72%	Adequate	0	9
Cecil	3	74.32%	Adequate	0	3
Charles	4	73.92%	Adequate	0	1
Dorchester	3	72.36%	Adequate	0	2
Frederick	7	76.05%	Adequate	0	1
Garrett	3	66.72%	Not Adequate	0	13
Harford	6	69.03%	Not Adequate	0	7
Howard	9	71.20%	Adequate	0	6
Kent	3	73.86%	Adequate	0	5
Montgomery	22	71.33%	Adequate	0	7
Prince George's	24	67.37%	Not Adequate	0	32
Queen Anne's	3	67.85%	Not Adequate	0	10
St. Mary's	3	70.20%	Adequate	0	8
Somerset	3	65.66%	Not Adequate	0	5
Talbot	3	73.77%	Adequate	0	3
Washington	5	70.83%	Adequate	0	4
Wicomico	3	78.18%	Adequate	0	0
Worcester	3	71.44%	Adequate	0	2
Statewide	165	71.63%	Adequate	0	153

II. The Assessment: Fiscal Year 2026

B. Overview of FY 2026 Assessment Results

Table 4 summarizes the MEA’s overall facility rating results each FY since the MEA was implemented in FY 2021. More detailed information about the MEA results prior to FY 2026 are available in previous annual reports provided on the [IAC’s website](#).

Table 4: Maintenance-Effectiveness Assessment Results by Fiscal Year

Fiscal Year	Superior/Good	Adequate	Not Adequate	Poor	Total
2021	63	131	72	2	268
2022	22	189	52	2	265
2023	4	106	57	5	172
2024	9	97	37	2	145
2025	2	128	42	1	173
2026	1	119	42	3	165
Total Ratings	101	770	302	15	1,188
Total Percentages	8.50%	64.81%	25.42%	1.26%	100%



Willards Elementary, Wicomico County



Holabird #229, Baltimore City

II. The Assessment: Fiscal Year 2026

B. Overview of FY 2026 Assessment Results

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

Of the facilities where minor deficiencies were assigned to categories:

- 35.9% pertained to Building Equipment & Systems categories;
- 28.8% pertained to Site categories;
- 20.9% pertained to Building Interior categories; and
- 14.4% pertained to Building Exterior categories.

22 of 165 – or 13.3% – of school facilities had one or more minor deficiencies remaining in the *Fire and Safety Systems & Utility Controls* category.

Table 5: Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	12
Grounds	0	5
Playgrounds, Equipment, & Fields	0	13
Relocatables & Additional Structures	0	14
Exterior Structure & Finishes and Site Drainage	0	3
Windows, Caulking, & Skylights	0	4
Entryways & Exterior Doors	0	10
Roofs and Roof Drainage	0	5
Interior Floors, Doors, Walls, Partitions, & Finishes	0	10
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	5
Ceilings	0	11
Interior Lighting	0	6
HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	14
Electrical Distribution & Service Equipment	0	12
Boilers, Water Heaters, Steam, & Hot-water Distribution	0	2
Plumbing Fixtures and Equipment	0	5
Fire and Safety Systems & Utility Controls	0	22
Conveyances	0	0
Total	0	153

Fiscal Year 2026: Statewide Summary

1,350 Facilities

In FY 2026, the State of Maryland had 1,350 active and holding facilities.
- 12 facilities since FY 2025.

> 142 Million GSF

Maryland maintains 142,337,197 gross square feet throughout its 24 LEAs.
+ 24,136 SF since FY 2025.

32 Years Old

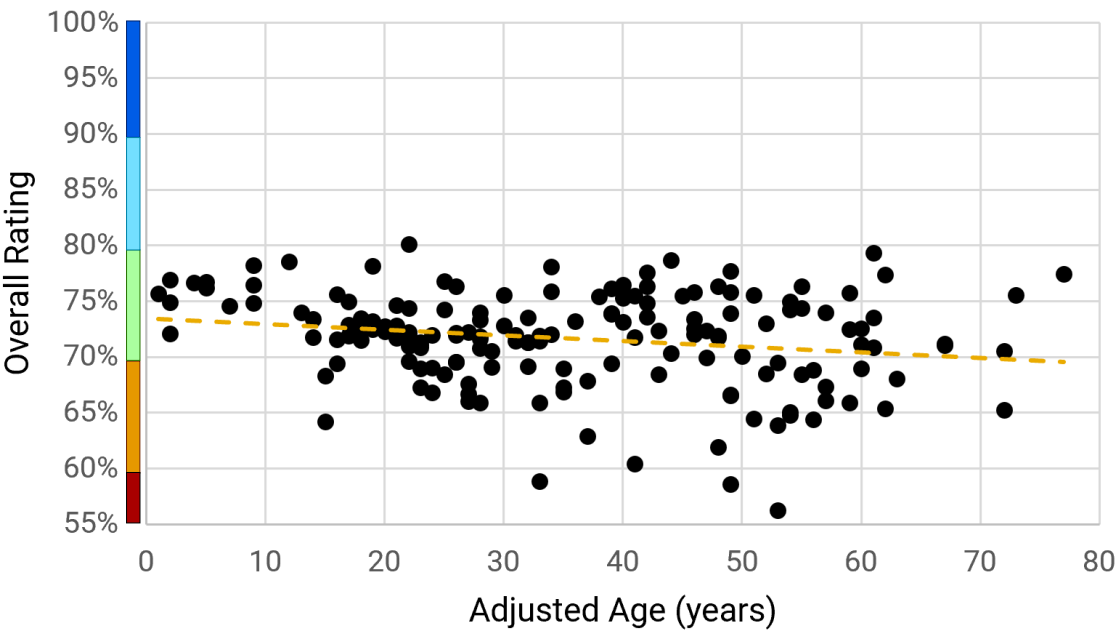
The average adjusted age of all 1,350 active and holding facilities is 32 years old.
No change since FY 2025.

> \$73 Billion

The current replacement value for all of Maryland’s GSF, at the IAC’s current replacement cost per SF, is greater than \$73 Billion.

Figure 1: Overall Rating vs. Adjusted Age by Facility

The scatterplot below shows that, in general, the overall rating for a facility decreases as the adjusted age of the square footage increases. However, there is significant variation (as much as 20 to 25 percentage points) within each adjusted age range. As facilities and assets age, problems are more likely to arise. This requires LEAs to invest more time, money and staff resources to continue to keep their buildings running effectively and efficiently.



II. The Assessment: Fiscal Year 2026

B. Overview of FY 2026 Assessment Results

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.

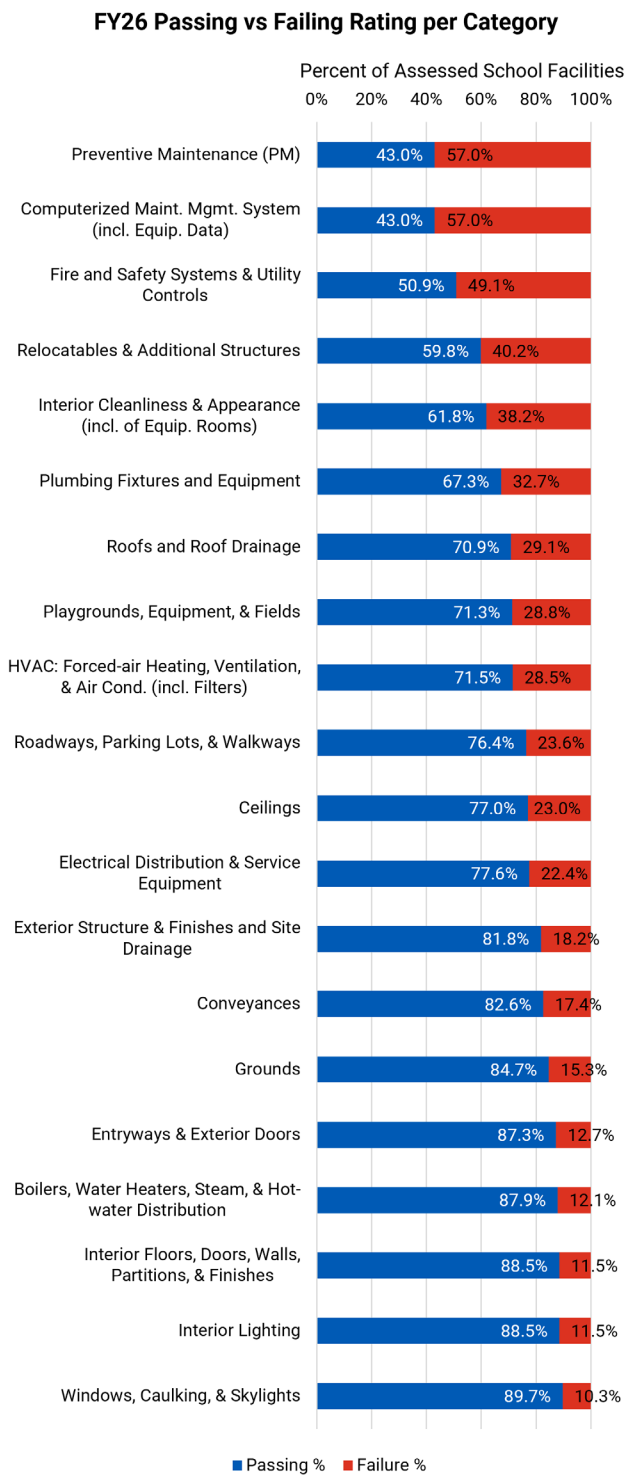


Figure 2: FY 2026 Passing vs. Failing Rating per Category

Because not every facility contains assets for all 18 building-system categories, the 165 school facilities assessed in FY 2026 received a total of 2,780 ratings. Of these ratings, 23.3% were failing, indicating that nearly one-quarter of all rated building systems were not being maintained at a level sufficient to achieve their full expected lifespans. On average, each facility had 0.93 building-system categories with unremediated deficiencies.

Category Rating Results

Interior Lighting: In FY 2026, *Interior Lighting* improved more than any other building-system category, with the number of facilities receiving a passing rating increasing by 9.3 percentage points compared to FY 2025. Only *Windows, Caulking, & Skylights* had a higher percentage of facilities earning a passing rating during this assessment cycle. These results indicate that, overall, LEAs continue to maintain interior lighting systems at a level that supports safe and functional learning environments.

Fire and Safety Systems & Utility Controls: As reported last FY, *Fire and Safety Systems & Utility Controls* again recorded the highest number of Poor ratings. In FY 2026, 24 facilities received this rating. This category also had the most facilities with one or more deficiencies remaining after the 45-day remediation period ended, though this number has improved since last FY. Even though in FY 2025 every LEA had at least one facility receive a failing rating in this category, five LEAs (Cecil County, Charles County, Frederick County, Kent County, and Worcester County) were able to earn a passing for all of their assessed facilities this FY.

II. The Assessment: Fiscal Year 2026

B. Overview of FY 2026 Assessment Results

Maintenance Management Categories: The two categories with the highest failure rates were the maintenance management categories. *Computerized Maint. Mgmt. System (incl. Equip. Data)* and *Preventive Maintenance (PM)* each had a 57% failure rate. Many LEAs appear to face challenges with either setting up their CMMS and/or achieving effective user adoption. Common issues include incomplete asset cataloging, failure to set up automated recurring PM tasks, and inconsistent or inaccurate recording of work order data. These gaps limit the ability of LEAs to proactively maintain facilities and track maintenance performance.

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

LEA and Facility Rating Results

Highest Year-Over-Year Improvements: Harford County Public Schools achieved the largest year-over-year improvement in their overall LEA rating, increasing by 3.64 percentage points since last FY. Caroline County Public Schools also demonstrated a notable gain, with an increase of 3.56 percentage points.

Unremediated Deficiencies: As reported in FY 2025, Wicomico County Public Schools was again the only LEA to close the remediation period with zero unremediated deficiencies in FY 2026. Of the 24 LEAs, 20 averaged two or fewer categories with unremediated deficiencies per assessed facility, 17 of which ended the FY with an Adequate overall LEA rating. The remaining four LEAs, each averaging more than two categories with unremediated deficiencies per assessed facility, included three with a Not Adequate overall LEA rating. *Conveyances* was the only building-system category with zero unremediated deficiencies, indicating any facility which may have been assigned one or more deficiencies in this category was able to successfully remediate them within 45 days.

Facility Age and Performance: Kent County Public Schools had the oldest average facility age in the state, with an average adjusted age of 47.7 years. Despite this, they achieved an Adequate overall LEA rating, ranking 7th highest among the 24 LEAs. Notably, the two oldest facilities assessed in FY 2026, Arbutus Elementary (77 years old) and Maiden Choice (73 years old), both in Baltimore County, earned an Adequate overall facility rating. Facilities between 50 and 60 years old were the most likely to receive a failing rating, with 52.2% of facilities receiving either a Not Adequate or Poor overall facility rating.

Facility Size and Performance: In FY 2026, despite the three smallest facilities, all under 30,000 SF, earning an Adequate overall facility rating, facilities under 50,000 SF received a failing rating 36.4% of the time. Among the 14 facilities exceeding 200,000 SF, six received Not Adequate overall facility ratings. In contrast, facilities between 50,000 and 100,000 SF received higher ratings on average, with 79.6% achieving a passing rating, among which was the only facility to achieve a Good overall facility rating.

Facility Utilization and Performance: In FY 2026, two out of the three most overutilized facilities, all reported over 200% utilized, received a Not Adequate overall facility rating. Of the 43 facilities operating at or above full capacity, 11 received a Not Adequate or Poor overall facility rating. 40.6% of facilities utilized between 60% and 80% capacity received a Not Adequate overall facility rating.

LEA Achievements

Most Improved Overall LEA Rating: **Harford County**
increased by 3.64 percentage points
*Notable: **Caroline County** (increased by 3.56 percentage points)*

Highest Overall LEA Rating: **Wicomico County**
overall LEA rating is 78.18%
*Notable: **Frederick County** (overall LEA rating is 76.05%)*

Ended Fiscal Year with Fewest Deficiencies: **Wicomico County**
no unremediated deficiencies
*Notable: **Baltimore County, Charles County, Frederick County**
(1 category with 1 or more unremediated deficiencies)*



Fiscal Year 2026: Key Facts

22 Facilities

Allegany County has 22 active and holding facilities.
No change since FY 2025.

> 1.7 Million GSF

Allegany County maintains 1,749,398 GSF throughout its 22 facilities.
It has the 16th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

39.3 Years Old

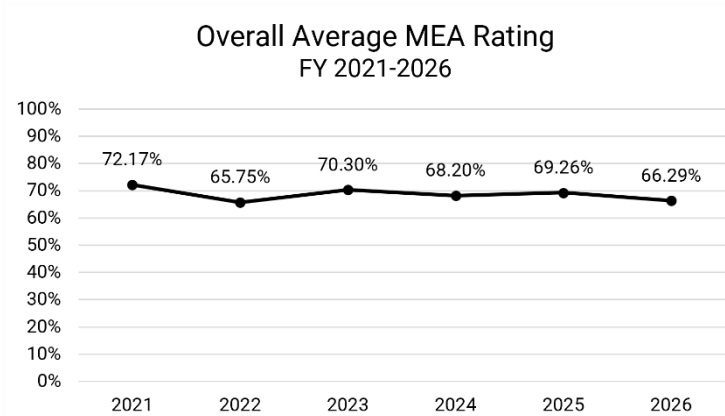
The average adjusted age of all 22 facilities is 39.3 years old.
+ 1 year since FY 2025.

~ \$0.9 Billion

The current replacement value for Allegany County’s GSF, at the IAC’s current replacement cost of \$513/SF, is approximately \$0.9 Billion.

66.29% (Not Adequate)

The overall average MEA rating is 66.29%.
- 2.97 percentage points since FY 2025.

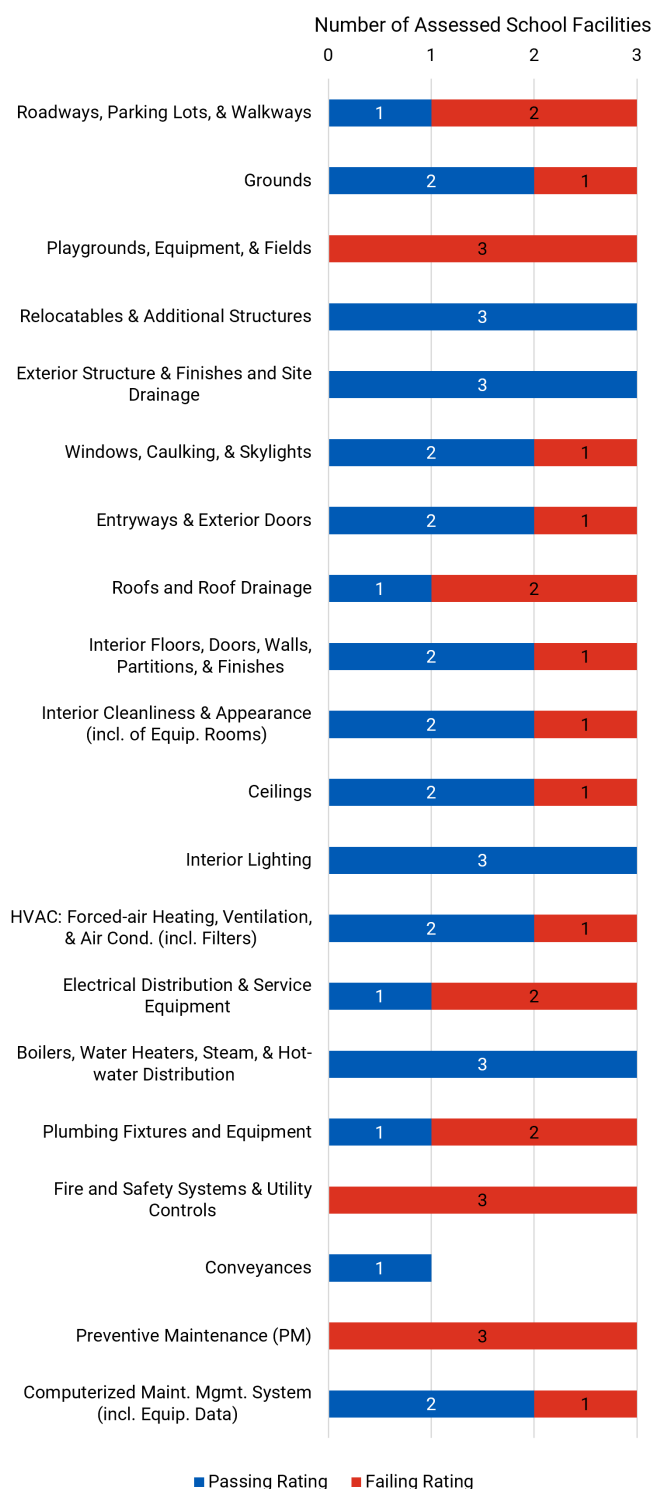


Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
George's Creek Elementary	44,560	51	64.50% Not Adequate	0	6
Cresaptown Elementary	63,084	29	69.10% Not Adequate	0	3
Parkside Elementary	34,601	72	65.26% Not Adequate	0	6

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	1
Grounds	0	1
Playgrounds, Equipment, & Fields	0	2
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	1
Entryways & Exterior Doors	0	1
Roofs and Roof Drainage	0	1
Interior Floors, Doors, Walls, Partitions, & Finishes	0	1
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
Ceilings	0	1
Interior Lighting	0	0
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	2
Conveyances	0	0
Total	0	15

FY26 Passing vs Failing Rating per Category



Strengths



The DLLR certificates for the boilers and water heaters were current and displayed at all assessed facilities. Boiler start-up was identified in the PM schedule and closed work orders for each facility.



The assessed pavilions appeared structurally sound with no issues or concerns noted.

Weaknesses and Recommendations



Potential safety issues with the playground equipment were observed at most facilities. Although playground inspections were identified in each facility's PM schedule, no inspection reports or closed PM work orders were observed.

Recommendation: Playground inspections should be completed annually, with inspections tracked and documented in the CMMS.



The facilities were missing assets from the PM schedule, including fire and safety systems and plumbing fixtures.

Recommendation: All fire and safety systems should be included in the PM schedule with PM activities scheduled at appropriate frequencies informed by manufacturers' recommendations. This should include, but not be limited to, the fire alarm, fire extinguishers, emergency lights, exit signs, ANSUL system, and sprinkler system, where applicable.



Fiscal Year 2026: Key Facts

122 Facilities

Anne Arundel County has 122 active and holding facilities.
No change since FY 2025.

> 14.4 Million GSF

Anne Arundel County maintains 14,441,633 GSF throughout its 122 facilities.
It has the 5th greatest amount of GSF of LEAs in Maryland.
+ 434,805 SF since FY 2025.

29.8 Years Old

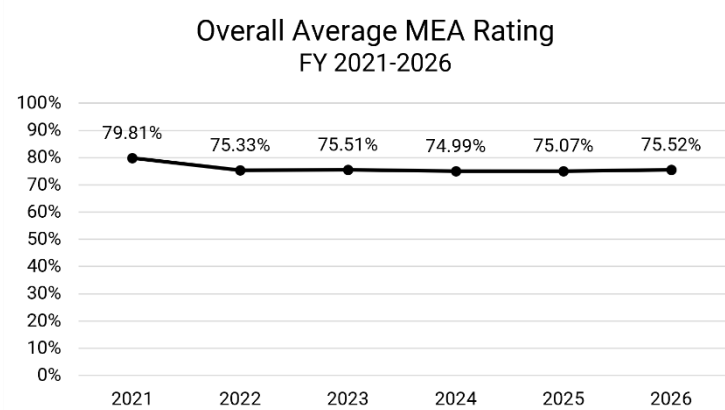
The average adjusted age of all 122 facilities is 29.8 years old.
- 1.2 years since FY 2025.

> \$7.4 Billion

The current replacement value for Anne Arundel County’s GSF, at the IAC’s current replacement cost of \$513/SF, is greater than \$7.4 Billion.

75.52% (Adequate)

The overall average MEA rating is 75.52%.
+ 0.45 percentage points since FY 2025.



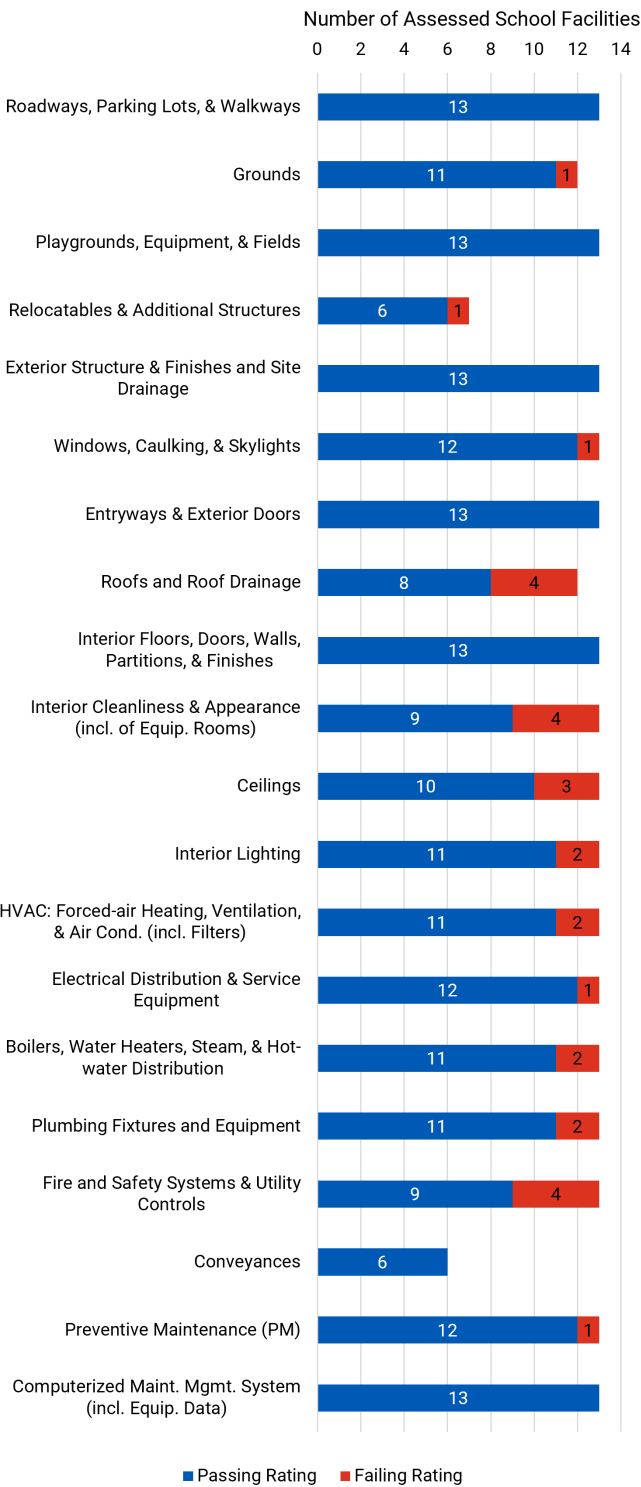
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Severna Park High	354,162	9	76.49% Adequate	0	0
Magothy River Middle / Severn River Middle	340,000	39	69.45% Not Adequate	0	2
Benfield Elementary	82,775	9	78.21% Adequate	0	0
Annapolis Elementary	70,180	12	78.54% Adequate	0	0
Ruth Parker Eason	54,526	42	73.60% Adequate	0	0
Crofton Meadows Elementary	78,618	34	75.92% Adequate	0	0
Millersville Elementary	59,346	49	75.84% Adequate	0	0
Deale Elementary	53,444	42	77.56% Adequate	0	0
Marley Glen Special Education	50,318	55	74.37% Adequate	0	0
Tracey's Elementary	56,640	19	78.15% Adequate	0	0
Mayo Elementary	60,648	21	74.66% Adequate	0	0
Nantucket Elementary	86,273	17	75.00% Adequate	0	0
Point Pleasant Elementary	95,925	13	73.98% Adequate	0	0

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	0
Interior Lighting	0	0
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	1
Conveyances	0	0
Total	0	2

Strengths

FY26 Passing vs Failing Rating per Category



Windows throughout most facilities appeared to be weathertight, waterproof, and operable. Completed PM work orders were identified throughout the assessed facilities. Many facilities received above-adequate ratings.



Playground and athletic equipment were structurally sound and adequately maintained throughout the assessed facilities, with many receiving an above-adequate rating. Periodic playground and bleacher inspections appeared to be consistently completed, with the required reports provided.

Weaknesses and Recommendations



While roofing deficiencies were not consistently observed across assessed facilities, a few facilities exhibited issues, including multiple penetrations, nail pops, broken drain strainers, and vegetative growth.

Recommendation: Create corrective work orders for deficiencies found during roof inspections to address issues promptly and prevent further deterioration.



Missing sprinkler escutcheons and non-functioning emergency lights and exit signs were observed in some facilities. A few facilities had missing or expired life safety inspections.

Recommendation: Fire and life safety devices, such as sprinkler heads, fire extinguishers, and emergency lights, should be inspected to ensure safety standards are met. Implementing quality control procedures and staff training is recommended to ensure inspection reports are accurate.



Fiscal Year 2026: Key Facts

128 Facilities

Baltimore City has 128 active and holding facilities.
No change since FY 2025.

~ 14.5 Million GSF

Baltimore City maintains 14,496,995 GSF throughout its 128 facilities.
It has the 4th greatest amount of GSF of LEAs in Maryland.
- 499,173 SF since FY 2025.

37.5 Years Old

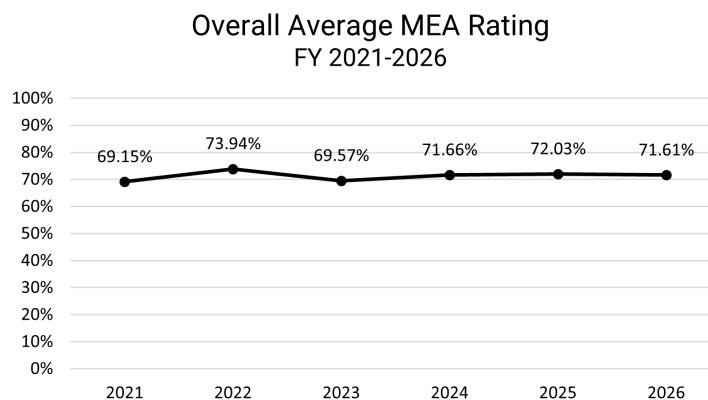
The average adjusted age of all 128 facilities is 37.5 years old.
- 0.6 years since FY 2025.

> \$7.4 Billion

The current replacement value for Baltimore City's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$7.4 Billion.

71.61% (Adequate)

The overall average MEA rating is 71.61%.
- 0.42 percentage points since FY 2025.



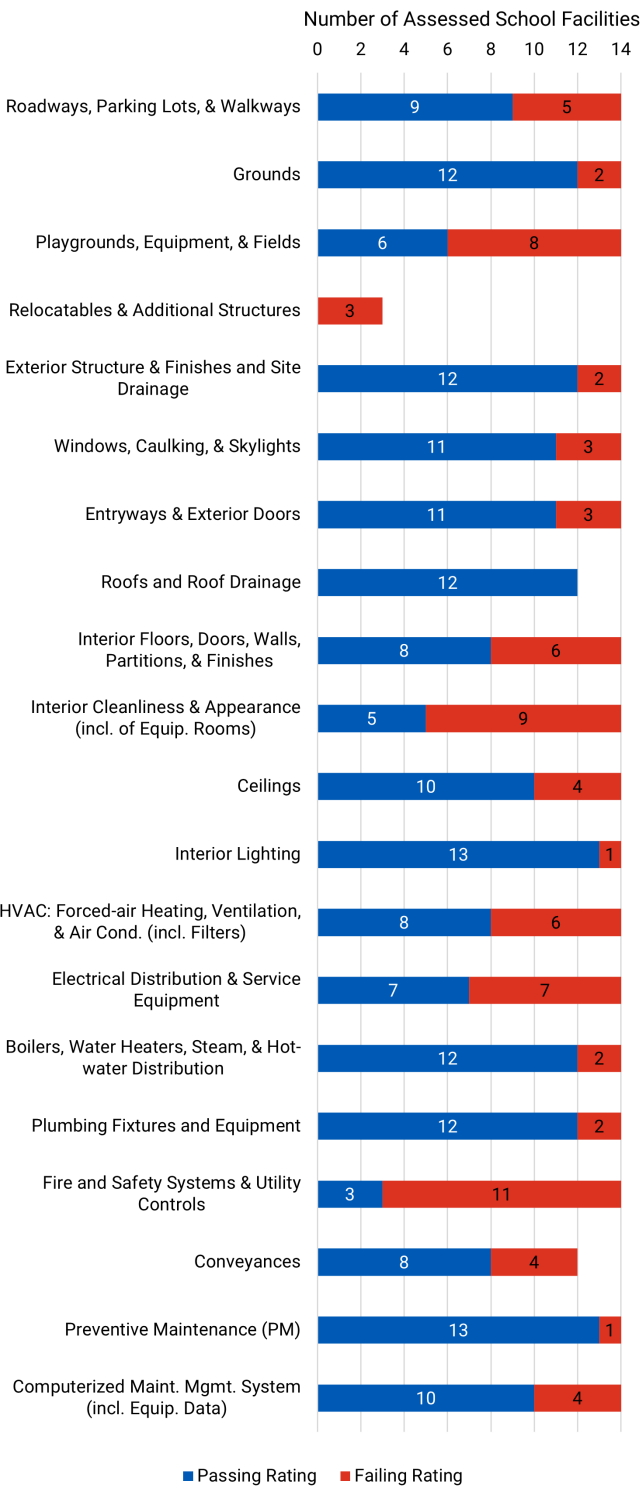
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Waverly PK-8 # 051	136,654	9	74.86% Adequate	0	0
Liberty # 064	74,843	44	70.34% Adequate	0	2
Digital Harbor High # 416	284,640	20	72.31% Adequate	0	1
Fallstaff # 241	71,831	67	71.20% Adequate	0	0
Morrell Park # 220	53,314	46	72.07% Adequate	0	1
Katherine Johnson Global Academy #75	122,525	4	76.69% Adequate	0	0
Walbrook Building #411	346,700	33	65.91% Not Adequate	0	1
Sinclair Lane Elementary # 248	73,914	67	71.06% Adequate	0	0
Woodhome # 205	66,325	56	68.84% Not Adequate	0	2
Edgecombe Circle PK-8 # 062	78,346	62	65.39% Not Adequate	0	2
Johnston Square Elementary # 016	88,403	60	71.15% Adequate	0	1
Holabird # 229	94,070	5	76.76% Adequate	0	0
Curtis Bay PK-8 # 207	78,042	59	72.50% Adequate	0	1
Harlem Park # 035	69,163	61	73.52% Adequate	0	0

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	5
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	1
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	1
Interior Lighting	0	0
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	0
Fire and Safety Systems & Utility Controls	0	2
Conveyances	0	0
Total	0	11

Strengths

FY26 Passing vs Failing Rating per Category



Roof inspection reports were provided for all assessed facilities. Annual roof inspections were included in the PM schedule with closed PM work orders at most facilities. Many facilities received a Good rating in Roofs and Roof Drainage.



The boilers, water heaters, and pumps were identified in the PM schedule and closed work orders at most facilities, with current DLLR certificates displayed. Some facilities were observed with no issues associated with these assets.

Weaknesses and Recommendations



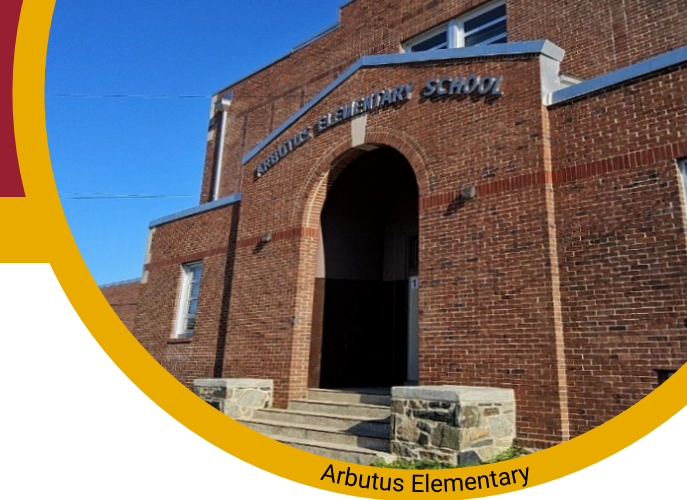
Issues were identified in fire and safety systems at most of the assessed facilities, including fire alarm control panels which indicated trouble statuses. Some kitchen hood fire protection and annual inspection reports were missing.

Recommendation: All fire and safety systems should be included in the PM schedules with PM activities scheduled at appropriate frequencies informed by manufacturers' recommendations. This should include, but is not limited to, fire alarms, fire extinguishers, emergency lights, exit signs, ANSUL systems, and sprinkler systems. These assets should be inspected and tracked using the CMMS to ensure safety standards are met.



Concerns were observed with some playground equipment, impact surfaces, and bleacher or auditorium seating. A few recent playground inspection reports did not match the observations of the assessment.

Recommendation: Corrective maintenance work orders should be created for any concerns observed during PM activities or inspections. Implementing quality control procedures and staff training is recommended to ensure inspection reports are accurate.



Arbutus Elementary

Fiscal Year 2026: Key Facts

163 Facilities

Baltimore County has 163 active and holding facilities.
- 3 facilities since FY 2025.

> 17.0 Million GSF

Baltimore County maintains 17,038,391 GSF throughout its 163 facilities.
It has the 3rd greatest amount of GSF of LEAs in Maryland.
+ 210,263 SF since FY 2025.

35.3 Years Old

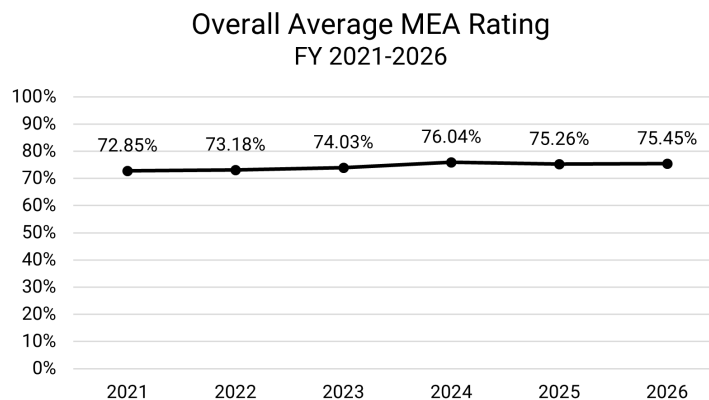
The average adjusted age of all 163 facilities is 35.3 years old.
+ 0.3 years since FY 2025.

> \$8.7 Billion

The current replacement value for Baltimore County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$8.7 Billion.

75.45% (Adequate)

The overall average MEA rating is 75.45%.
+ 0.19 percentage points since FY 2025.



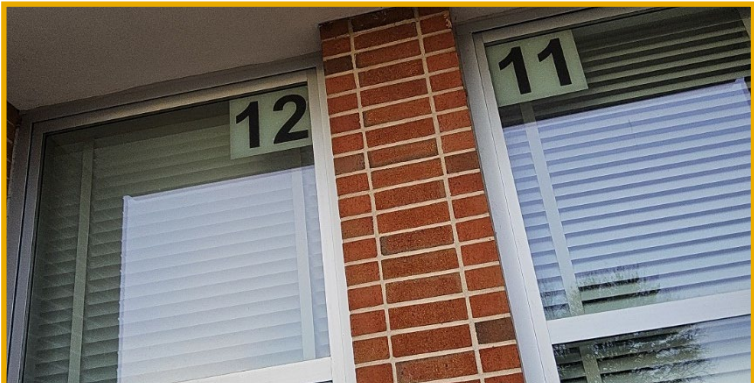
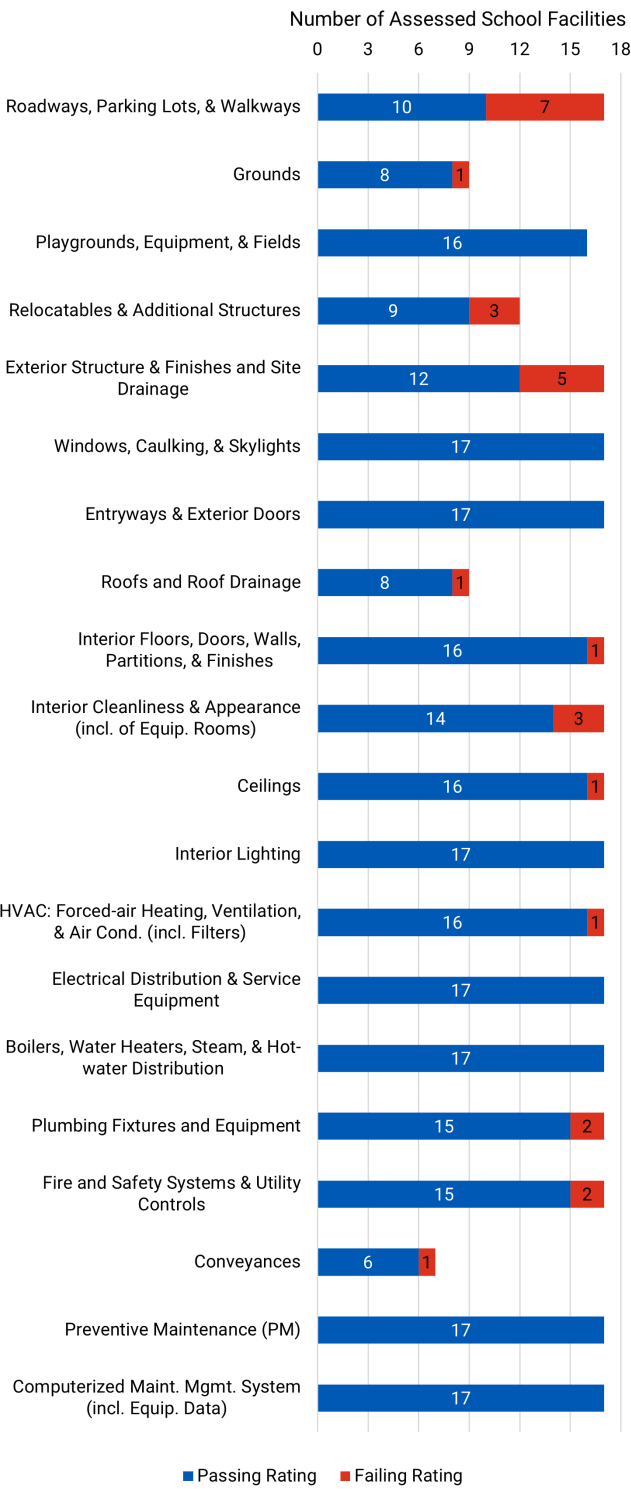
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Prettyboy Elementary	57,464	49	73.92% Adequate	0	0
Maiden Choice	52,685	73	75.59% Adequate	0	1
Winfield Elementary	57,621	39	73.91% Adequate	0	0
Dundalk Middle	143,070	54	74.23% Adequate	0	0
Timber Grove Elementary	75,718	42	74.84% Adequate	0	0
Powhatan Elementary	46,290	42	76.31% Adequate	0	0
Gunpowder Elementary	55,990	38	75.42% Adequate	0	0
Deep Creek Middle	145,200	39	76.15% Adequate	0	0
Catonsville High	244,690	39	73.85% Adequate	0	0
Pinewood Elementary	63,227	40	76.48% Adequate	0	0
Kenwood High	292,029	59	75.75% Adequate	0	0
Arbutus Elementary	53,540	77	77.45% Adequate	0	0
Fifth District Elementary	48,745	54	75.00% Adequate	0	0
Winand Elementary	71,695	40	75.28% Adequate	0	0
Wellwood International Elementary	51,270	48	76.33% Adequate	0	0
Riverview Elementary	71,040	46	75.81% Adequate	0	0
Warren Elementary	54,790	55	76.31% Adequate	0	0

Major and Minor Deficiencies by Category

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

Strengths

FY26 Passing vs Failing Rating per Category



Windows and skylights were observed to be weatherproof and watertight, with above-standard maintenance practices evident at the majority of the assessed facilities. Closed PM work orders for window, caulking, and glazing inspections were identified at all facilities.



Current DLLR certificates were displayed for the regulated assets at all facilities. Above-standard maintenance practices were evident in multiple facilities.

Weaknesses and Recommendations



Cracking, deterioration, and some potholes were observed in the majority of assessed roadways and parking lots. Cracked walkways were observed in many locations, some of which resulted in trip hazards.

Recommendation: Create auto-populating PM work orders for paved surfaces and walkway inspections. Follow-up work orders should be created for issues identified during these inspections, such as leveling uneven walkways, patching, and sealant applications.



Exterior asset concerns, including deteriorated mortar, damaged bricks, and saplings growing against foundations, were observed at most of the assessed facilities. Exterior wall inspections, combined with another asset type, were identified in the PM schedules and closed work orders, but observations did not support their effectiveness.

Recommendation: Create individual PM work orders for exterior structure inspections with detailed instructions. Corrective work orders should be created in the CMMS following any inspection where deficiencies are identified. Train staff on potential damage resulting from tree growth at foundations, water infiltration at expansion joints, and other preventable issues.



Mill Creek Middle

Fiscal Year 2026: Key Facts

25 Facilities

Calvert County has 25 active and holding facilities.
No change since FY 2025.

> 2.4 Million GSF

Calvert County maintains 2,475,898 GSF throughout its 25 facilities.
It has the 12th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

27.0 Years Old

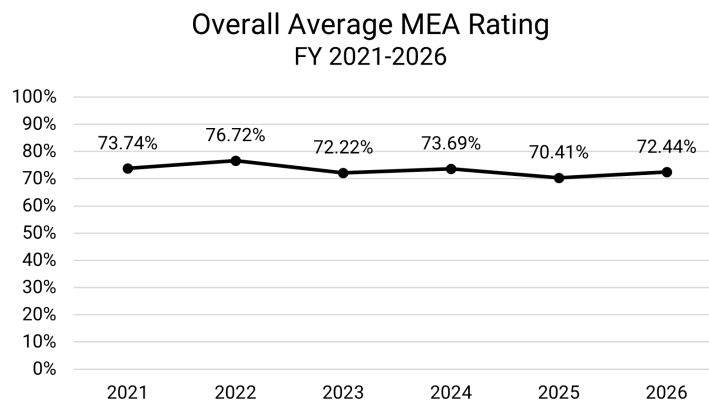
The average adjusted age of all 25 facilities is 27.0 years old.
+ 1 year since FY 2025.

> \$1.2 Billion

The current replacement value for Calvert County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$1.2 Billion.

72.44% (Adequate)

The overall average MEA rating is 72.44%.
+ 2.03 percentage points since FY 2025.



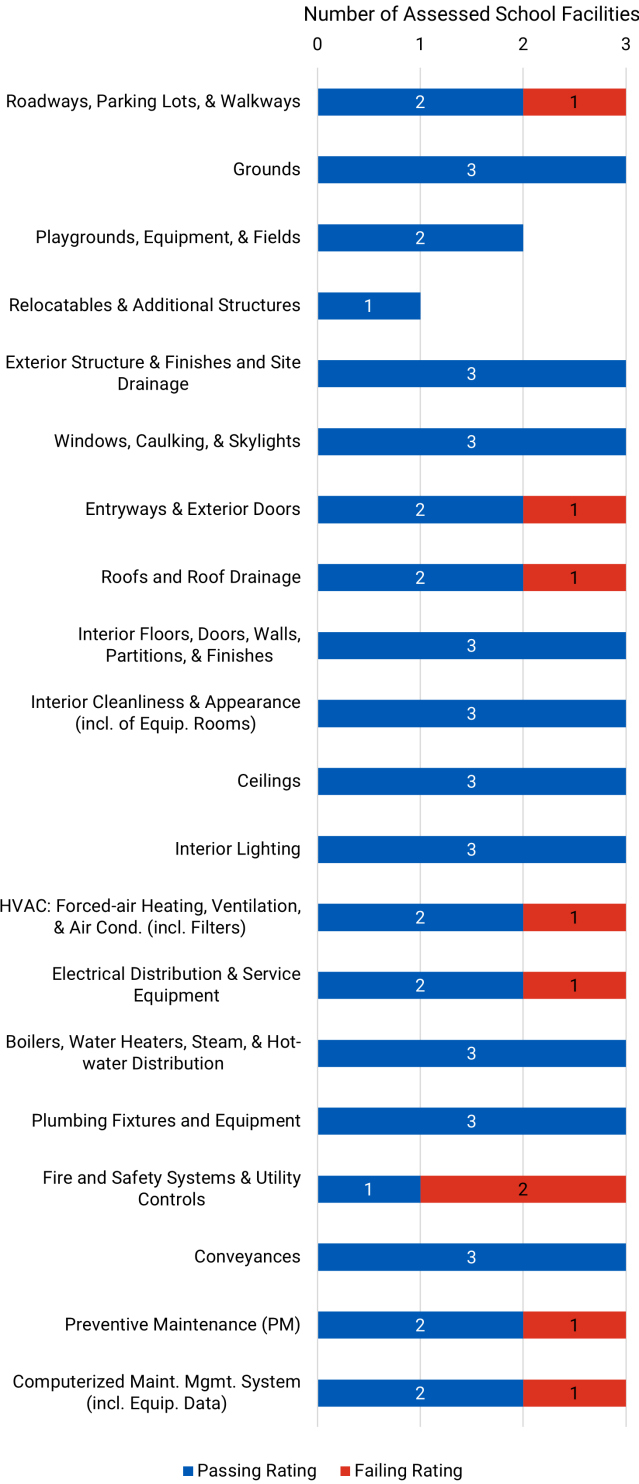
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Windy Hill Middle	101,300	27	67.63% Not Adequate	0	3
Mill Creek Middle	101,300	25	76.83% Adequate	0	0
Career and Technology Academy	113,354	30	72.85% Adequate	0	1

Major and Minor Deficiencies by Category

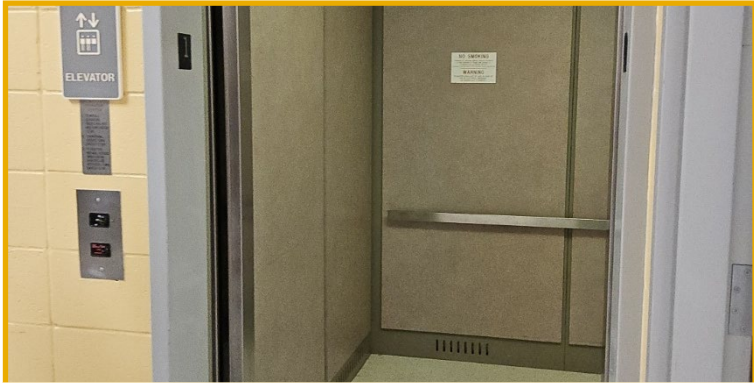
Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	1
Roofs and Roof Drainage	0	1
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	0
Interior Lighting	0	0
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	4

Strengths

FY26 Passing vs Failing Rating per Category



The interior lighting appeared to be well maintained at the assessed facilities. Light fixtures were intact and free from damage. Classrooms and common spaces were well lit, and interior lighting inspections were included in the PM schedules.



The assessed elevators were found to be clean and well lit. Functional hardware and controls were intact, and DLLR certificates were current and on display. Elevator and chairlift inspections were included in the PM schedules.

Weaknesses and Recommendations



Multiple non-functional fire and life safety assets were observed across facilities, which included emergency lighting, an eyewash station, and a corroded fire pump. Fire alarm control panels at two facilities displayed trouble conditions. The required fire alarm inspection report was not provided at one facility.

Recommendation: All fire and safety systems should be included in the PM schedule to ensure routine inspection, testing, and maintenance requirements are completed consistently. It is recommended that identified deficiencies be corrected promptly to maintain code compliance and ensure occupant safety.



While roofing deficiencies were not observed consistently across assessed facilities, one building exhibited several notable issues, including exposed roofing felt, deteriorated sealants, and missing snow guards. Minor deficiencies were identified at other facilities, such as accumulations of vegetative debris and a damaged downspout.

Recommendation: Create corrective work orders for deficiencies found during roof inspections to address issues promptly and prevent further deterioration.



North Carolina High

Fiscal Year 2026: Key Facts

10 Facilities

Caroline County has 10 active and holding facilities.
No change since FY 2025.

> 0.8 Million GSF

Caroline County maintains 885,352 GSF throughout its 10 facilities.
It has the 20th greatest amount of GSF of LEAs in Maryland.
+ 7,579 SF since FY 2025.

26.3 Years Old

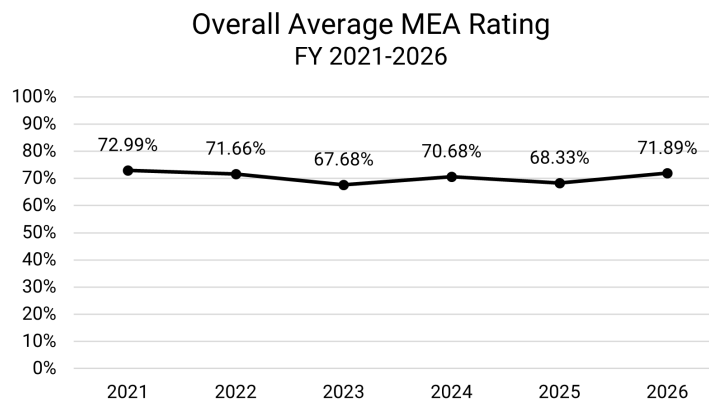
The average adjusted age of all 10 facilities is 26.3 years old.
+ 0.8 years since FY 2025.

> \$0.4 Billion

The current replacement value for Caroline County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$0.4 Billion.

71.89% (Adequate)

The overall average MEA rating is 71.89%.
+ 3.56 percentage points since FY 2025.



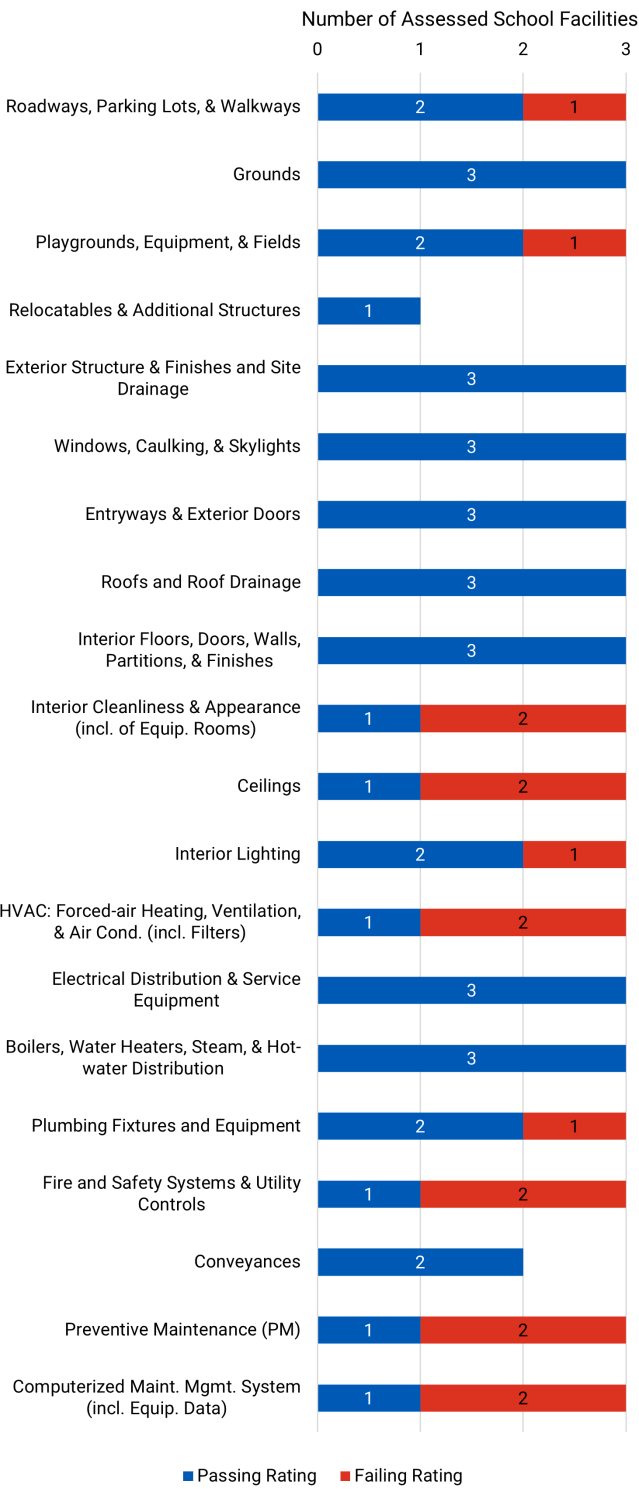
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
North Caroline High	179,023	24	69.05% Not Adequate	0	1
Lockerman Middle	108,842	43	72.37% Adequate	0	0
Federalsburg Elementary	70,187	25	74.26% Adequate	0	1

Major and Minor Deficiencies by Category

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

Strengths

FY26 Passing vs Failing Rating per Category



The roofs appeared to be adequately maintained, with flashings intact. Roof drains and downspouts were observed to be free of obstructions, with evidence of prior repairs noted in some locations. Roof inspections were included in the PM schedules.



The windows at all assessed facilities appeared weatherproof and watertight. Most exterior caulking was intact and free from visible deterioration. Window inspections were included in the PM schedule for some facilities.

Weaknesses and Recommendations



Many stained ceiling tiles were observed throughout the assessed facilities, several of which appeared to have remained for an extended period. Missing and damaged ceiling tiles were also noted. Ceilings were not included in the PM schedule for some facilities.

Recommendation: Incorporate routine ceiling inspections into the PM schedule for all facilities. Additionally, corrective work orders should be generated based on the findings of those inspections to help ensure the timely remediation of any observed issues.



Dirty filters were observed in several classroom HVAC units, with some filters missing altogether. A severely corroded chiller pump, worn exhaust fan belts, and dirty coils were also observed.

Recommendation: Prioritize adding HVAC assets and filter changes to the PM schedule and work orders to ensure maintenance occurs at appropriate frequencies informed by manufacturers' recommendations. Strengthening PM maintenance will extend asset life, improve system performance, and support occupants' health and safety.



Fiscal Year 2026: Key Facts

40 Facilities

Carroll County has 40 active and holding facilities.
No change since FY 2025.

> 4.2 Million GSF

Carroll County maintains 4,266,519 GSF throughout its 40 facilities.
It has the 10th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

32.0 Years Old

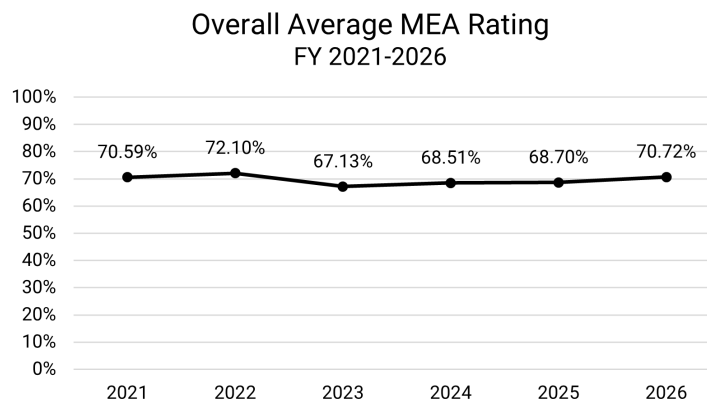
The average adjusted age of all 40 facilities is 32.0 years old.
+ 1 year since FY 2025.

> \$2.1 Billion

The current replacement value for Carroll County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$2.1 Billion.

70.72% (Adequate)

The overall average MEA rating is 70.72%.
+ 2.02 percentage points since FY 2025.



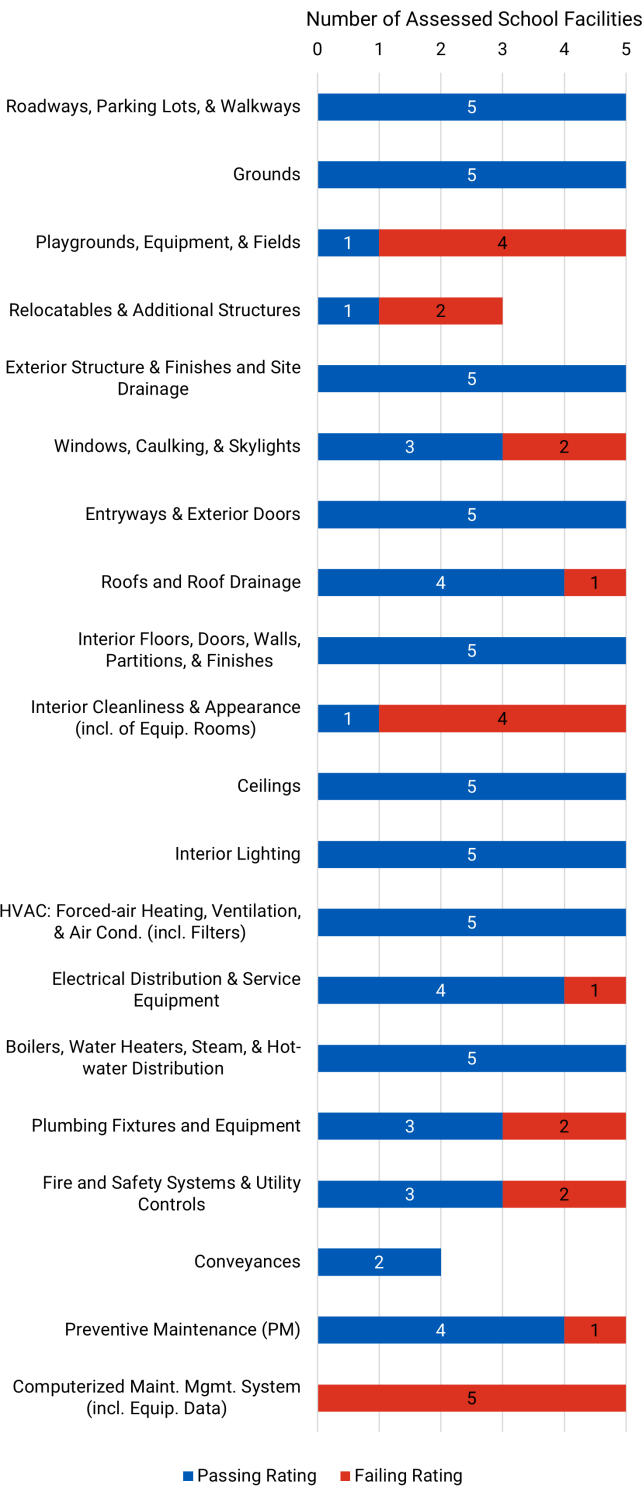
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Wm. Winchester Elementary	63,708	54	64.77% Not Adequate	0	5
Elmer Wolfe Elementary	65,273	27	72.22% Adequate	0	1
Linton Springs Elementary	77,707	26	71.99% Adequate	0	1
Parr's Ridge Elementary	73,271	20	72.74% Adequate	0	0
Ebb Valley Elementary	72,106	17	71.90% Adequate	0	2

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	3
Relocatables & Additional Structures	0	1
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	1
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	1
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
Ceilings	0	0
Interior Lighting	0	0
HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
Electrical Distribution & Service Equipment	0	1
Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
Plumbing Fixtures and Equipment	0	0
Fire and Safety Systems & Utility Controls	0	1
Conveyances	0	0
Total	0	9

Strengths

FY26 Passing vs Failing Rating per Category



The boilers, water heaters, and pumps were free of leaks and corrosion throughout. DLLR certificates were current and displayed. The majority of facilities earned above-adequate ratings in Boilers, Water Heaters, Steam, & Hot-water Distribution.



Roadways, parking lots and walkways were free of uneven surfaces and trip hazards. Pavement markings were legible and parking lot lighting was functional throughout the assessed facilities.

Weaknesses and Recommendations



Mandatory periodic inspections of life safety systems, such as fire alarms and kitchen hood fire suppression, were completed inconsistently. Issues with emergency and exit lights, sprinkler heads, and fire extinguishers were identified at multiple facilities.

Recommendation: All fire and safety systems should be included in the PM schedule with PM activities scheduled at appropriate frequencies informed by manufacturers' recommendations. This should include, but not be limited to, the fire alarm, fire extinguishers, emergency lights, exit signs, ANSUL system, and sprinkler system, where applicable.



Evidence of pest activity in areas where food is stored, prepared or eaten was observed in multiple facilities. Custodial and pest management activities were missing from the PM schedules of the assessed facilities.

Recommendation: Pest management activities should be added to the PM schedule to manage and track custodial and pest control activities. Staff training should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and obstruction of egress points.



Cherry Hill Middle

Fiscal Year 2026: Key Facts

29 Facilities

Cecil County has 29 active and holding facilities.
No change since FY 2025.

> 2.2 Million GSF

Cecil County maintains 2,277,835 GSF throughout its 29 facilities.
It has the 15th greatest amount of GSF of LEAs in Maryland.
+ 10,632 SF since FY 2025.

32.4 Years Old

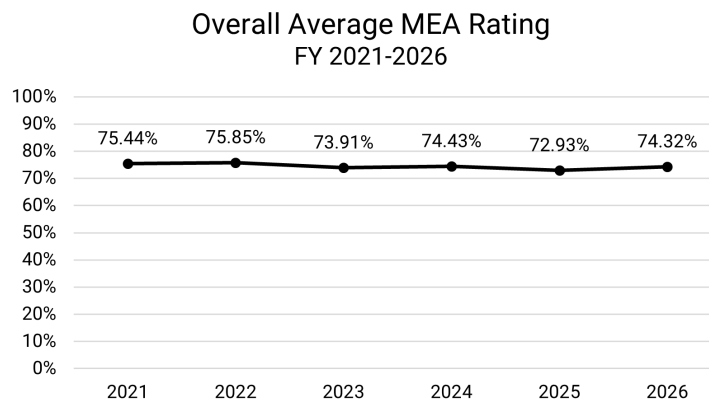
The average adjusted age of all 29 facilities is 32.4 years old.
+ 1 year since FY 2025.

> \$1.1 Billion

The current replacement value for Cecil County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$1.1 Billion.

74.32% (Adequate)

The overall average MEA rating is 74.32%.
+ 1.39 percentage points since FY 2025.



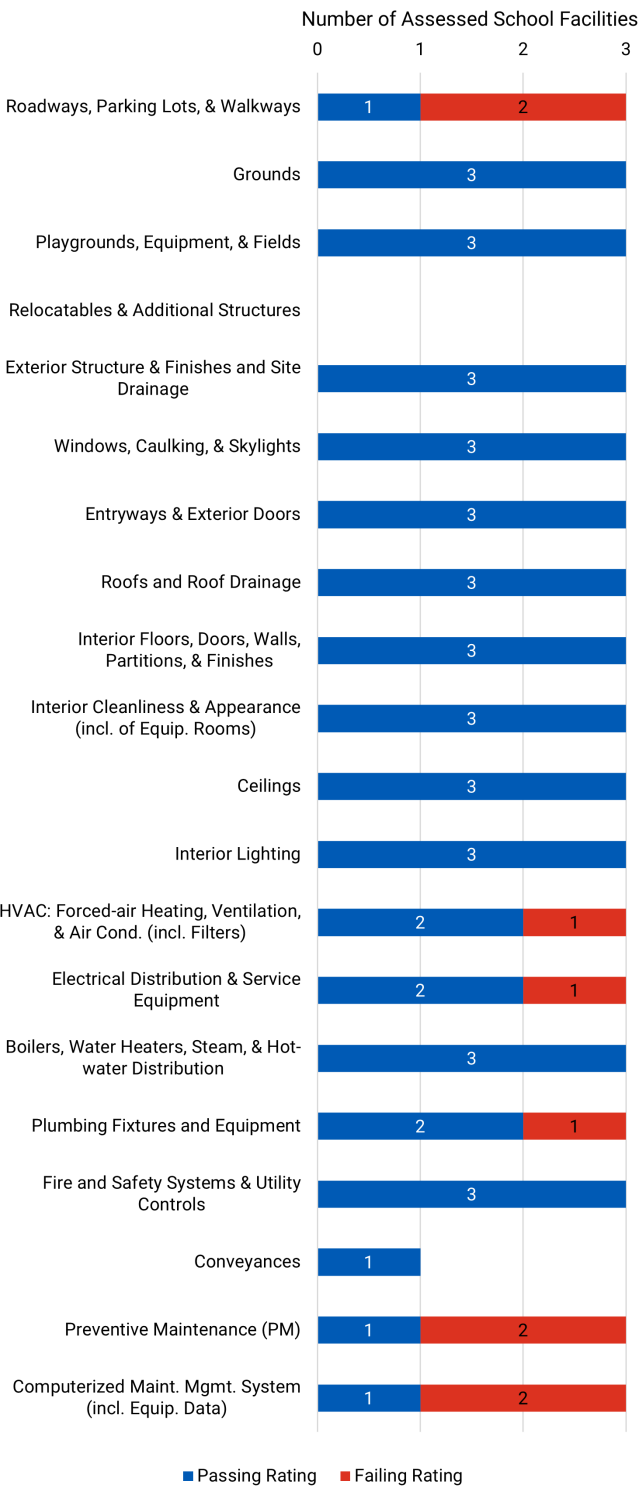
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Gilpin Manor Elementary	65,749	7	74.58% Adequate	0	0
Charlestown Elementary	42,522	22	74.38% Adequate	0	2
Cherry Hill Middle	92,990	57	74.00% Adequate	0	1

Major and Minor Deficiencies by Category

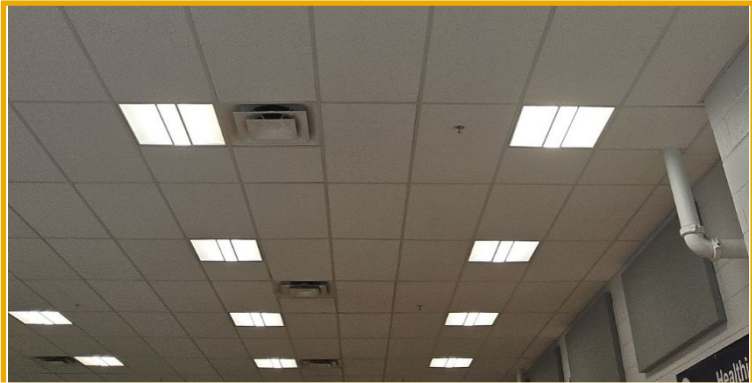
Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	2
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	0
Interior Lighting	0	0
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	0
Conveyances	0	0
Total	0	3

Strengths

FY26 Passing vs Failing Rating per Category

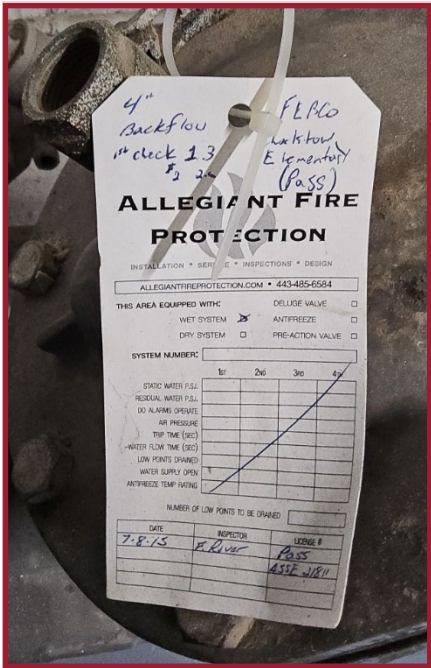


All three facilities demonstrated above-standard custodial maintenance practices. The facilities were clean and organized. No pest activity or equipment obstructions were observed.



The classrooms and common areas were well lit with intact lighting. Interior lighting inspections were identified in the PM schedule and closed work orders for all three facilities.

Weaknesses and Recommendations



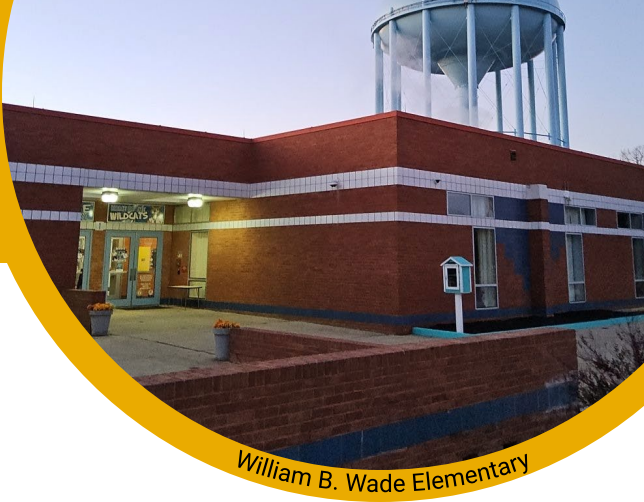
All three facilities were missing assets from the PM schedule, such as backflow preventers, exhaust fans, and windows.

Recommendation: Prioritize adding assets to the PM schedule that require annual inspections. Inspections should be scheduled and completed in advance of the certificate’s expiration dates.



Walkway trip hazards and parking lot deterioration were observed at two facilities. Two deficiencies remained unremediated.

Recommendation: Parking lot inspections were included the PM schedules; however, no maintenance activities, such as seal coatings, were included. Consider adding PM work orders designed to extend the life of the assets.



William B. Wade Elementary

Fiscal Year 2026: Key Facts

40 Facilities

Charles County has 40 active and holding facilities.
+ 1 facility since FY 2025.

> 4.2 Million GSF

Charles County maintains 4,289,977 GSF throughout its 40 facilities.
It has the 9th greatest amount of GSF of LEAs in Maryland.
+ 104,168 SF since FY 2025.

30.9 Years Old

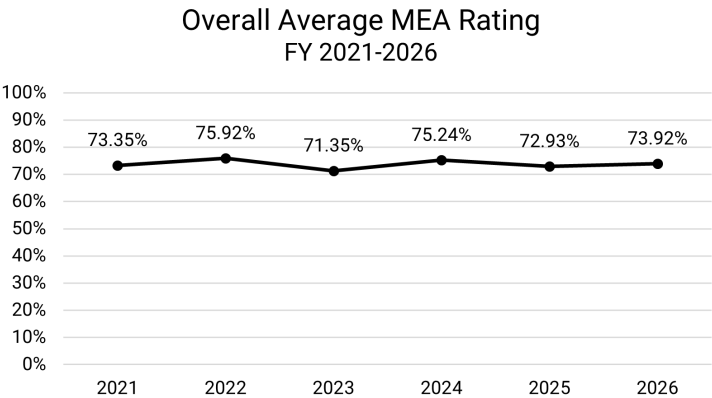
The average adjusted age of all 40 facilities is 30.9 years old.
- 0.3 years since FY 2025.

~ \$2.2 Billion

The current replacement value for Charles County’s GSF, at the IAC’s current replacement cost of \$513/SF, is approximately \$2.2 Billion.

73.92% (Adequate)

The overall average MEA rating is 73.92%.
+ 0.99 percentage points since FY 2025.



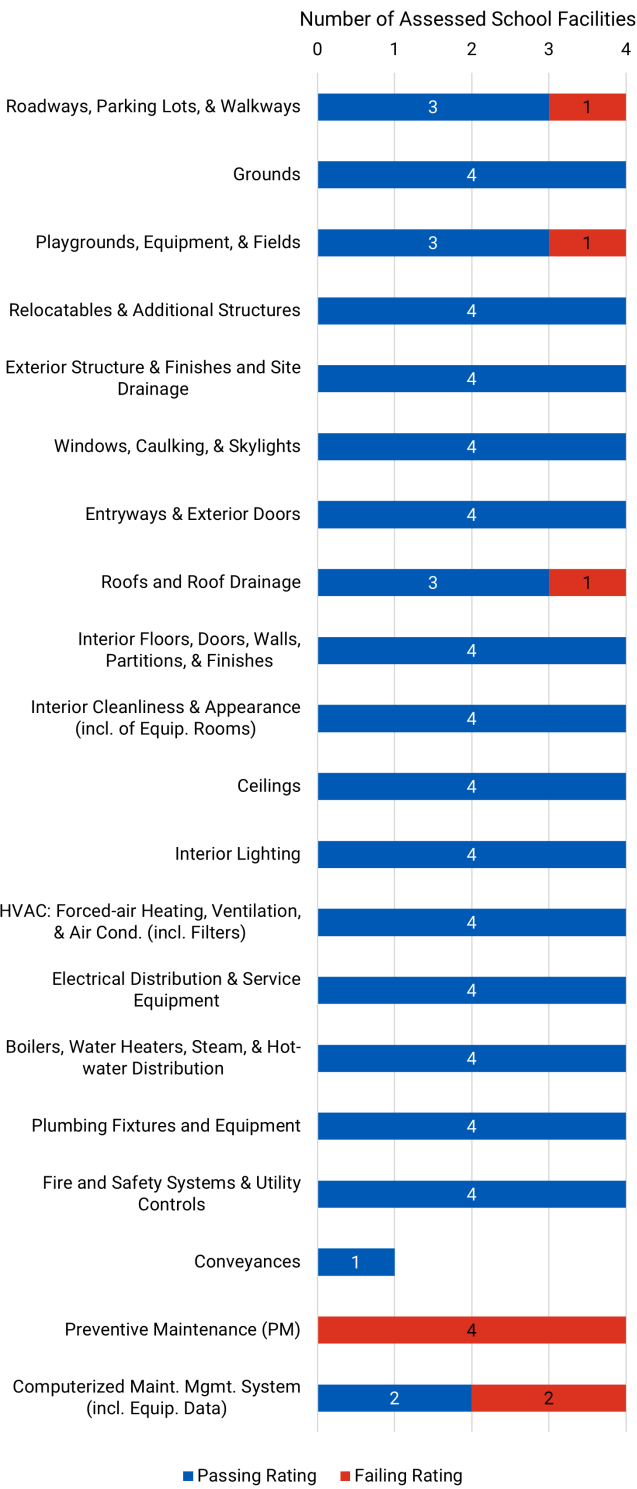
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Malcolm Elementary	51,328	41	75.49% Adequate	0	0
William B. Wade Elementary	76,253	34	72.01% Adequate	0	1
Walter J. Mitchell Elementary	72,162	60	72.55% Adequate	0	0
Mary Burgess Neal Elementary	86,880	16	75.61% Adequate	0	0

Major and Minor Deficiencies by Category

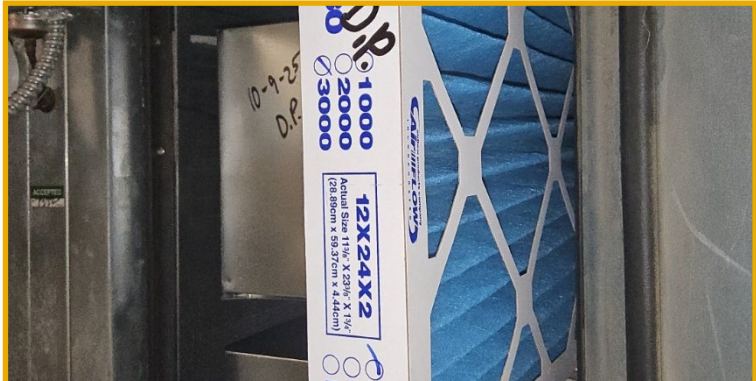
Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	1
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights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

Strengths

FY26 Passing vs Failing Rating per Category



Above-standard custodial and pest management practices were observed at most of the assessed facilities. Classrooms, restrooms, and common spaces were clean and organized. No evidence of pest activity was observed.



HVAC unit filters, coils, and drive belts were noted as well maintained throughout the assessed facilities. The DLLR certificates were current and displayed.

Weaknesses and Recommendations



Roofs and roof drainage issues, including vegetative growth, ponding water, and blistering, were observed across the assessed facilities. Annual roof inspection reports were inconsistent, with one facility missing an inspection.

Recommendation: Roofs and roof drainage are mission-critical assets that require routine inspection and maintenance to obtain their expected useful life. The CMMS should auto-populate PM work orders to ensure inspections are consistently tracked and completed at appropriate frequencies informed by manufacturers' recommendations.



The PM schedules for all assessed facilities were missing some assets, including generators, playgrounds, and life safety systems. Inaccurate work order data was noted for multiple facilities.

Recommendation: Create auto-populating PM work orders at appropriate frequencies informed by manufacturers' recommendations for all assets, with a priority on life safety and regulated assets that require periodic inspections. Review and correct CMMS work order data extraction for purpose/work type and origin fields.



Fiscal Year 2026: Key Facts

14 Facilities

Dorchester County has 14 active and holding facilities.
No change since FY 2025.

> 0.9 Million GSF

Dorchester County maintains 970,840 GSF throughout its 14 facilities.
It has the 19th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

34.3 Years Old

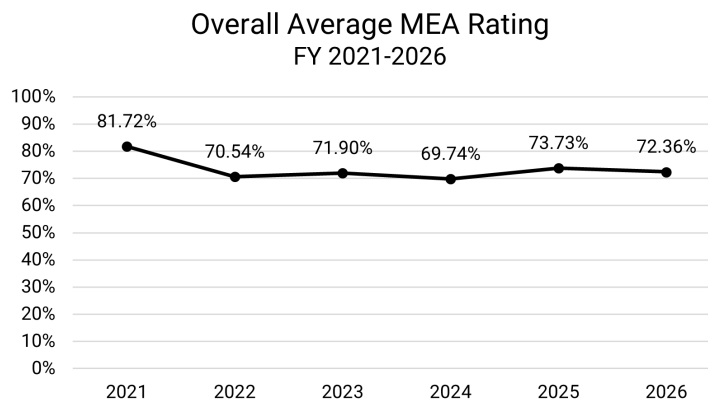
The average adjusted age of all 14 facilities is 34.3 years old.
+ 1 year since FY 2025.

~ \$0.5 Billion

The current replacement value for Dorchester County's GSF, at the IAC's current replacement cost of \$513/SF, is approximately \$0.5 Billion.

72.36% (Adequate)

The overall average MEA rating is 72.36%.
- 1.37 percentage points since FY 2025.



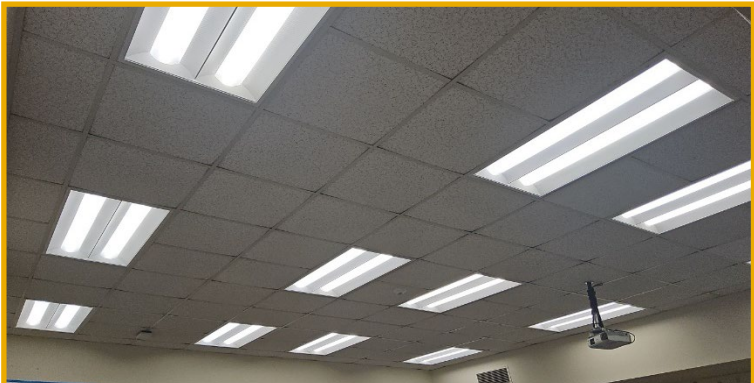
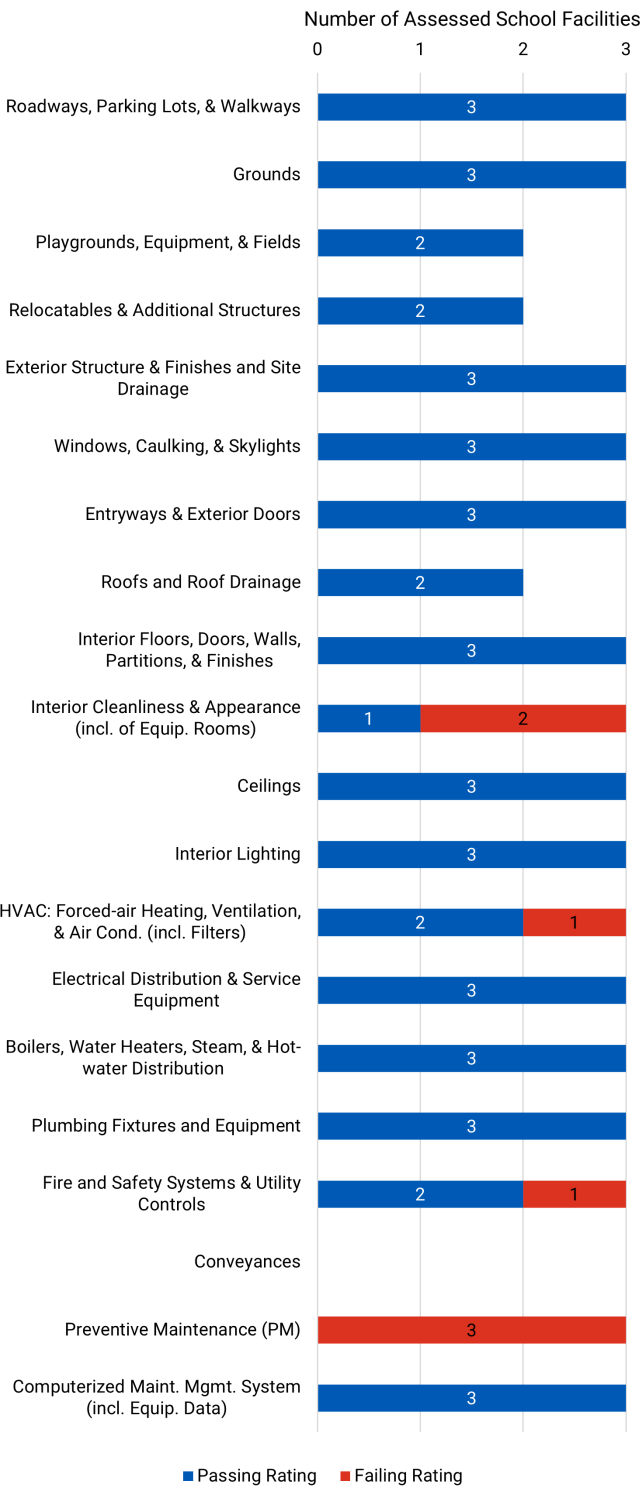
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Dorchester Student Services Center	51,300	48	71.93% Adequate	0	1
South Dorchester Pre K-8	35,000	46	73.40% Adequate	0	0
Hurlock Elementary	50,634	41	71.75% Adequate	0	1

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	0
Interior Lighting	0	0
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	2

Strengths

FY26 Passing vs Failing Rating per Category

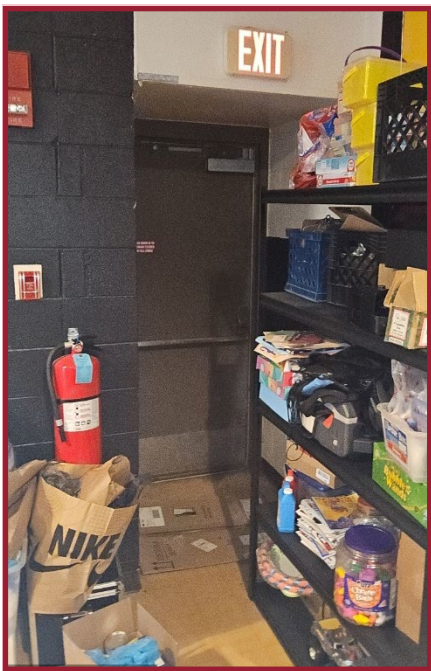


The classrooms, restrooms, and common spaces were well lit throughout the assessed facilities. Interior lighting fixtures were observed functional, free of damage, and with protective covers intact.



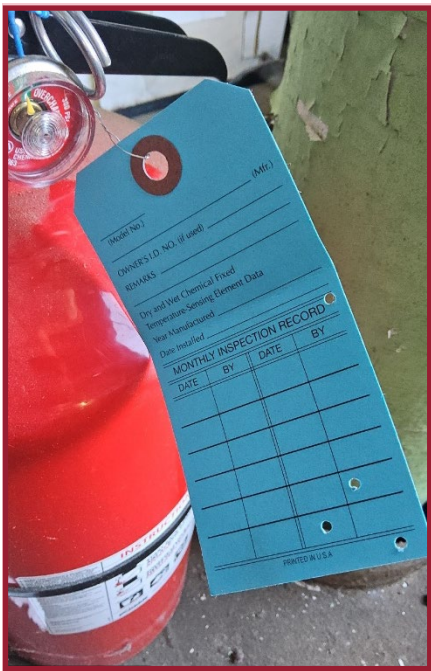
Playground and gymnasium equipment were structurally sound with secure connections. Periodic playground inspections appeared to be completed consistently.

Weaknesses and Recommendations



Equipment and egress obstructions were observed at two of the assessed facilities.

Recommendation: Staff training should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and obstruction of egress points.



All three facilities were missing assets from their PM schedules, such as roofs, playgrounds, and fire and life safety equipment.

Recommendation: Continue building a comprehensive PM schedule, with priority given to life safety and regulated assets. Inspections of these assets should be scheduled and completed before the certificate's expiration date.



Windsor Knolls Middle

Fiscal Year 2026: Key Facts

67 Facilities

Frederick County has 67 active and holding facilities.
- 1 facility since FY 2025.

> 6.9 Million GSF

Frederick County maintains 6,963,617 GSF throughout its 67 facilities.
It has the 7th greatest amount of GSF of LEAs in Maryland.
+ 39,859 SF since FY 2025.

29.2 Years Old

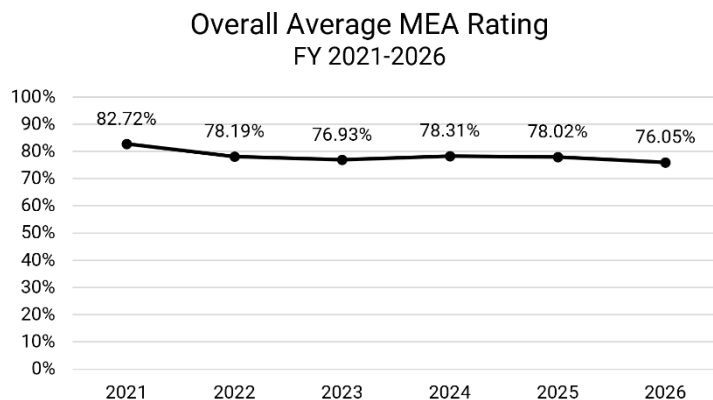
The average adjusted age of all 67 facilities is 29.2 years old.
+ 0.2 years since FY 2025.

> \$3.5 Billion

The current replacement value for Frederick County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$3.5 Billion.

76.05% (Adequate)

The overall average MEA rating is 76.05%.
- 1.97 percentage points since FY 2025.



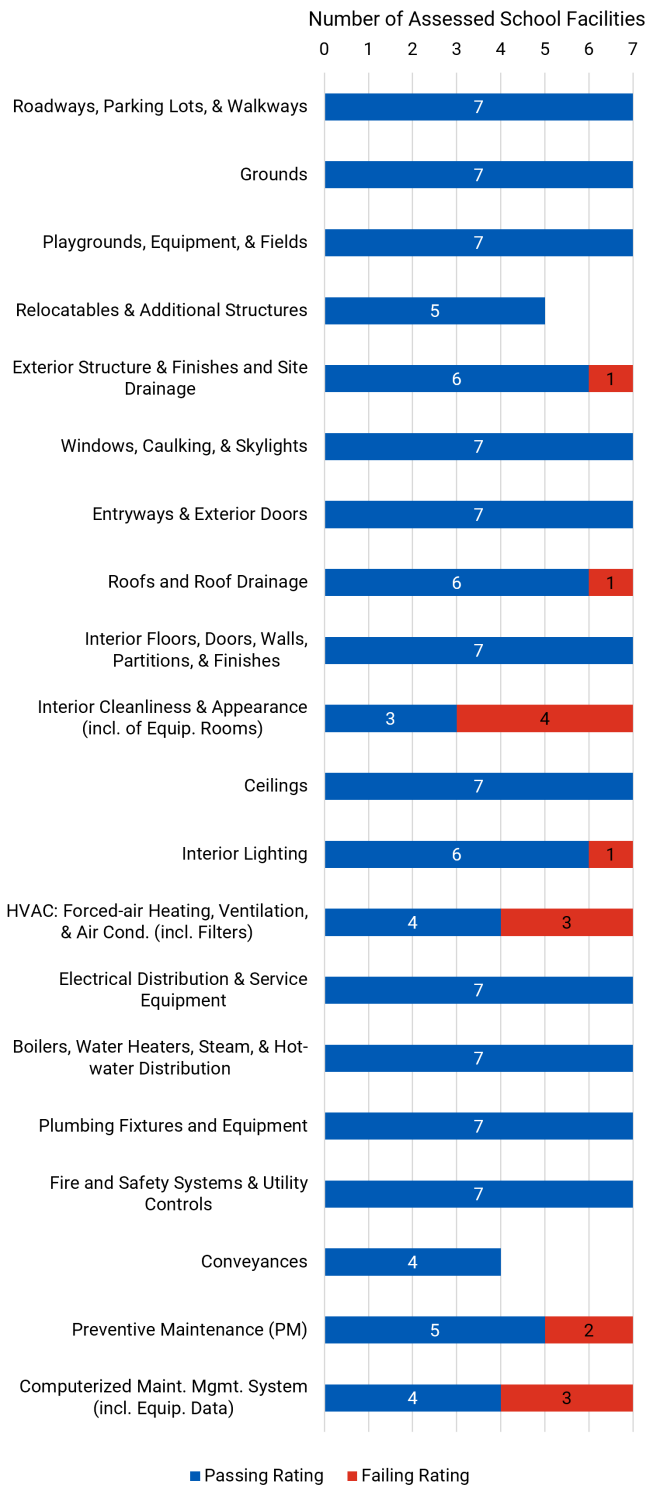
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Walkersville High	181,416	45	75.47% Adequate	0	0
Parkway Elementary	32,223	44	78.71% Adequate	0	0
Windsor Knolls Middle	116,644	32	73.52% Adequate	0	0
Orchard Grove Elementary	70,142	30	75.54% Adequate	0	0
Whittier Elementary	81,244	28	74.00% Adequate	0	1
Lewistown Elementary	50,898	62	77.38% Adequate	0	0
Myersville Elementary	54,889	49	77.70% Adequate	0	0

Major and Minor Deficiencies by Category

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

Strengths

FY26 Passing vs Failing Rating per Category



Required inspection reports and DLLR certificates for all applicable assets were provided or observed. Assets requiring routine inspections were identified in the PM schedules and closed work orders.



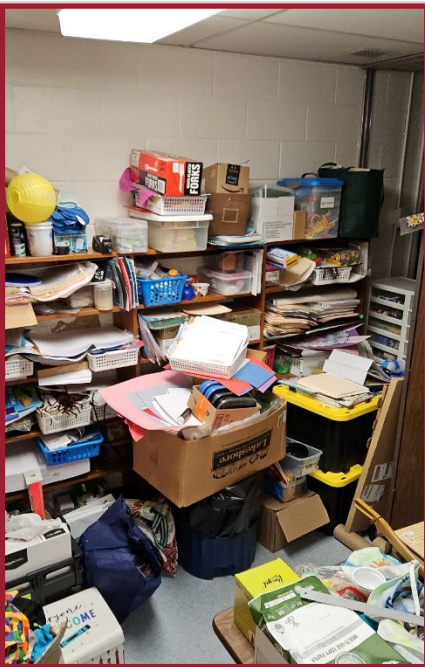
Exterior doors at most assessed facilities were fully functional with intact hardware, and the majority were labeled for maintenance and emergency services.

Weaknesses and Recommendations



Evidence of inconsistent HVAC filter changes was observed at multiple assessed facilities. Some filters were observed to be excessively dirty, which included classroom unit ventilators.

Recommendation: Prioritize creation and completion of PM work orders for HVAC filter changes to ensure maintenance occurs at appropriate frequencies informed by manufacturers' recommendations. Strengthening PM activities will extend asset life, improve system performance, and support occupants' health and safety.



Interior Cleanliness & Appearance ratings were impacted by excessive or cluttered storage at most assessed facilities. Custodial and pest management activities were not identified in the PM schedules.

Recommendation: Staff training should be enhanced or refreshed, with an emphasis on pest management and storage best practices. Custodial responsibilities should be scheduled and tracked through the CMMS to ensure accountability.



Northern Middle

Fiscal Year 2026: Key Facts

12 Facilities

Garrett County has 12 active and holding facilities.
- 1 facility since FY 2025.

> 0.6 Million GSF

Garrett County maintains 686,911 GSF throughout its 12 facilities.
It has the 22nd greatest amount of GSF of LEAs in Maryland.
- 54,760 SF since FY 2025.

37.1 Years Old

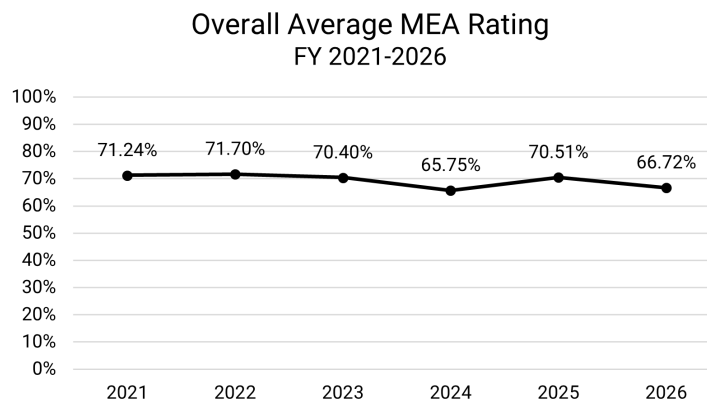
The average adjusted age of all 12 facilities is 37.1 years old.
+ 0.1 years since FY 2025.

> \$0.3 Billion

The current replacement value for Garrett County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$0.3 Billion.

66.72% (Not Adequate)

The overall average MEA rating is 66.72%.
- 3.79 percentage points since FY 2025.



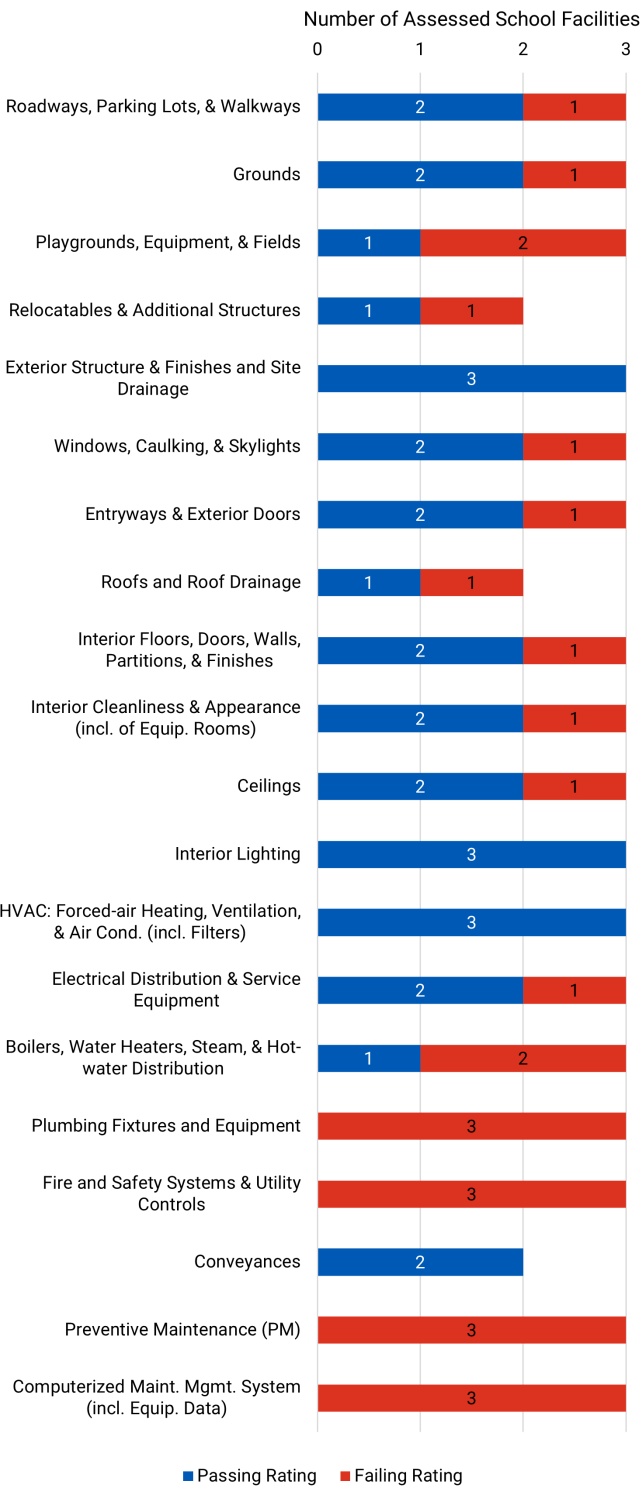
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Grantsville Elementary	49,862	37	67.83% Not Adequate	0	4
Southern Garrett High	177,715	37	62.88% Not Adequate	0	7
Northern Middle	84,008	16	69.45% Not Adequate	0	2

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	1
Grounds	0	1
Playgrounds, Equipment, & Fields	0	1
Relocatables & Additional Structures	0	1
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	1
Entryways & Exterior Doors	0	1
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	1
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
Ceilings	0	1
Interior Lighting	0	0
HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
Electrical Distribution & Service Equipment	0	1
Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
Plumbing Fixtures and Equipment	0	1
Fire and Safety Systems & Utility Controls	0	2
Conveyances	0	0
Total	0	13

Strengths

FY26 Passing vs Failing Rating per Category

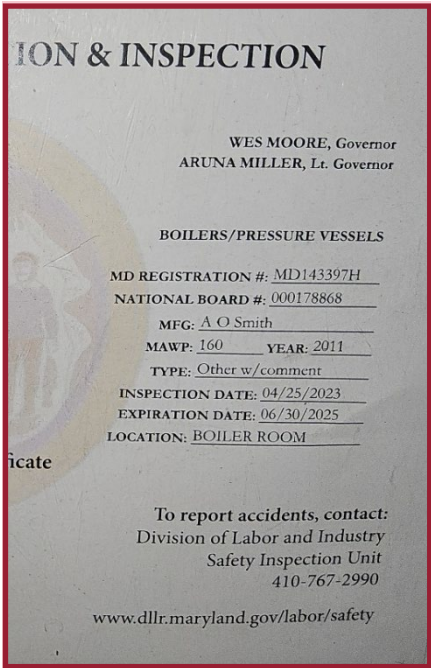


There were no electrical equipment issues observed at two facilities. Generators, surge protectors, and panels were all functional. Infrared inspections were also included in the PM schedules.



The brick and metal exteriors appeared structurally sound and were free of visible damage. Walkway sealants were intact and showed no signs of deterioration.

Weaknesses and Recommendations



Expired and missing DLLR certificates were observed at two facilities that included boilers, a heat exchanger, and a steam kettle.

Recommendation: DLLR-regulated asset inspections should be tracked and documented in the CMMS with inspection records posted or available on site.



Fire and life safety assets were missing from the PM schedules, with work orders open for more than 30 days.

Recommendation: Prioritize adding life safety and regulated assets to the PM schedules to ensure required inspections and maintenance activities are completed in a timely manner.



Fiscal Year 2026: Key Facts

53 Facilities

Harford County has 53 active and holding facilities.
No change since FY 2025.

> 0.6 Million GSF

Harford County maintains 6,080,776 GSF throughout its 53 facilities.
It has the 8th greatest amount of GSF of LEAs in Maryland.
+ 89,308 SF since FY 2025.

32.6 Years Old

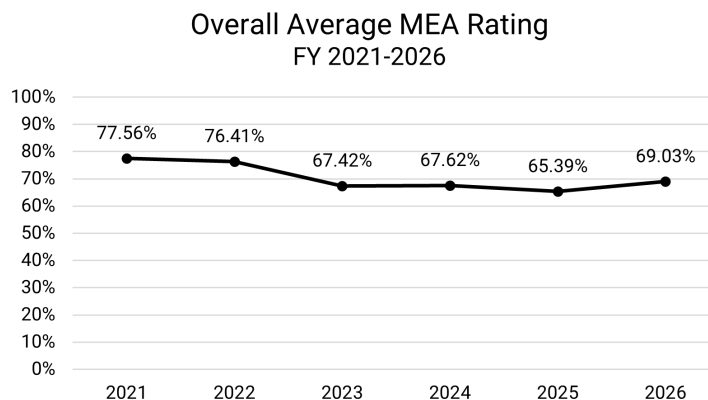
The average adjusted age of all 53 facilities is 32.6 years old.
+ 0.03 years since FY 2025.

> \$3.1 Billion

The current replacement value for Harford County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$3.1 Billion.

69.03% (Not Adequate)

The overall average MEA rating is 69.03%.
+ 3.64 percentage points since FY 2025.



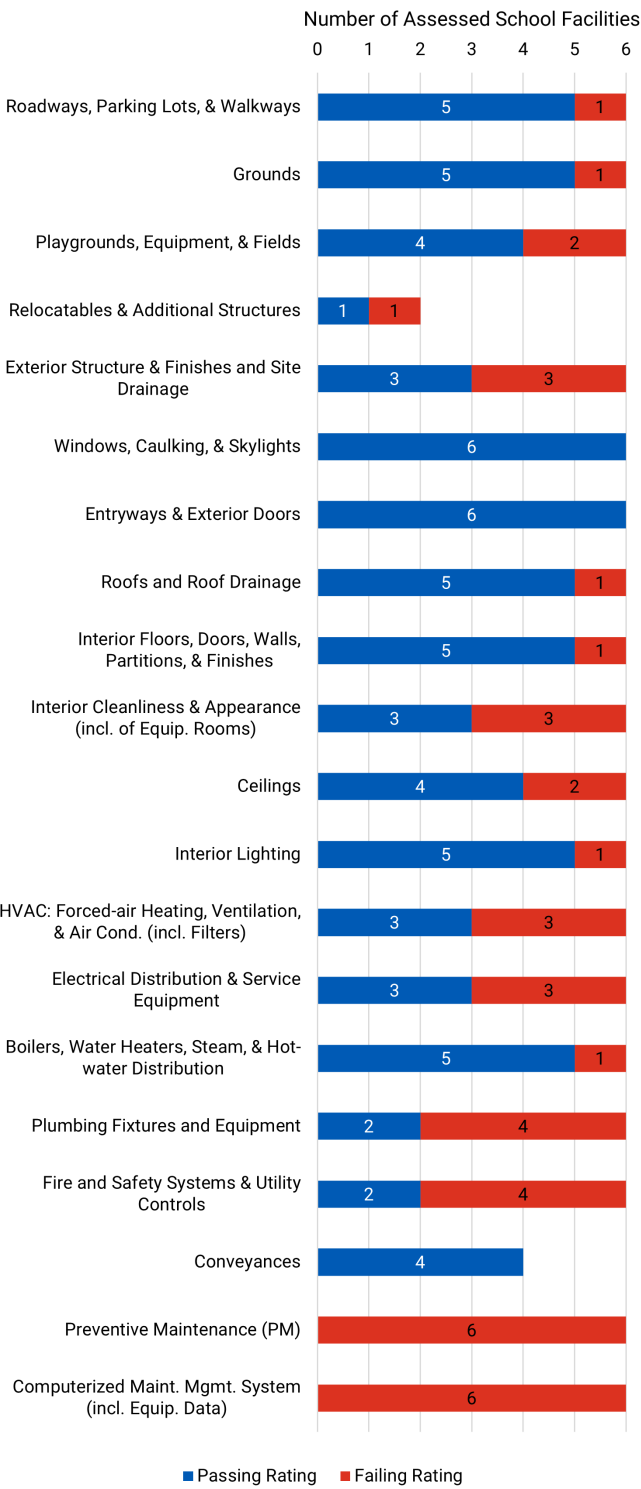
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Edgewood High	268,354	15	64.21% Not Adequate	0	4
Swan Creek School	107,087	60	68.94% Not Adequate	0	0
Ring Factory Elementary	59,132	35	68.94% Not Adequate	0	0
Emmorton Elementary	63,000	31	71.96% Adequate	0	0
Forest Lakes Elementary	68,971	28	73.31% Adequate	0	0
Meadowvale Elementary	69,000	24	66.84% Not Adequate	0	3

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	1
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	1
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	1
Interior Lighting	0	0
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	0
Fire and Safety Systems & Utility Controls	0	2
Conveyances	0	0
Total	0	7

Strengths

FY26 Passing vs Failing Rating per Category



The majority of the boilers and circulating pumps were functional and free of corrosion and leaks. Many facilities displayed current DLLR certificates. Boilers and pumps were included in the PM schedules.



Most roof systems appeared weatherproof and watertight, with roof drains intact and free of obstructions. Evidence of maintenance repairs was observed at multiple facilities. Documentation of the required annual roof inspections was provided and included in the PM schedules.

Weaknesses and Recommendations



Several fire and life safety issues were observed, including a fire alarm control panel with a trouble status, non-functional exit signs, and missing sprinkler escutcheons. Hood suppression system inspection reports were missing or expired. Numerous fire and life safety assets were missing from the PM schedules.

Recommendation: All fire and safety systems should be included in the PM schedule to ensure routine inspection, testing, and maintenance requirements are completed consistently. It is recommended that identified deficiencies be corrected promptly to maintain code compliance and ensure occupant safety.



Multiple plumbing-related issues, including missing and expired backflow preventer inspection tags, loose toilet fixtures, deteriorated caulk joints, and leaking faucets, were observed. Many plumbing-related assets were not included in the PM schedules.

Recommendation: Backflow preventer inspections should be scheduled and completed annually. Inspections should be tracked and documented using the CMMS, with inspection documentation available on site. All applicable equipment should be incorporated into the PM schedules to ensure routine inspections, servicing, and compliance requirements are met.



Murray Hill Middle

Fiscal Year 2026: Key Facts

76 Facilities

Howard County has 76 active and holding facilities.
No change since FY 2025.

> 8.5 Million GSF

Howard County maintains 8,527,365 GSF throughout its 76 facilities.
It has the 6th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

22.4 Years Old

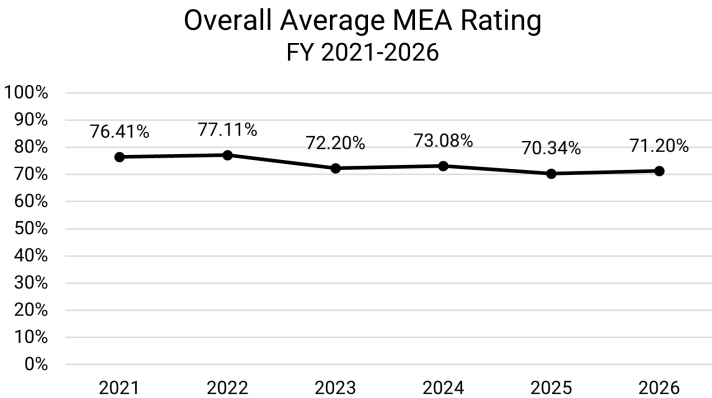
The average adjusted age of all 76 facilities is 22.4 years old.
+ 1 year since FY 2025.

> \$4.3 Billion

The current replacement value for Howard County’s GSF, at the IAC’s current replacement cost of \$513/SF, is greater than \$4.3 Billion.

71.20% (Adequate)

The overall average MEA rating is 71.20%.
+ 0.86 percentage points since FY 2025.



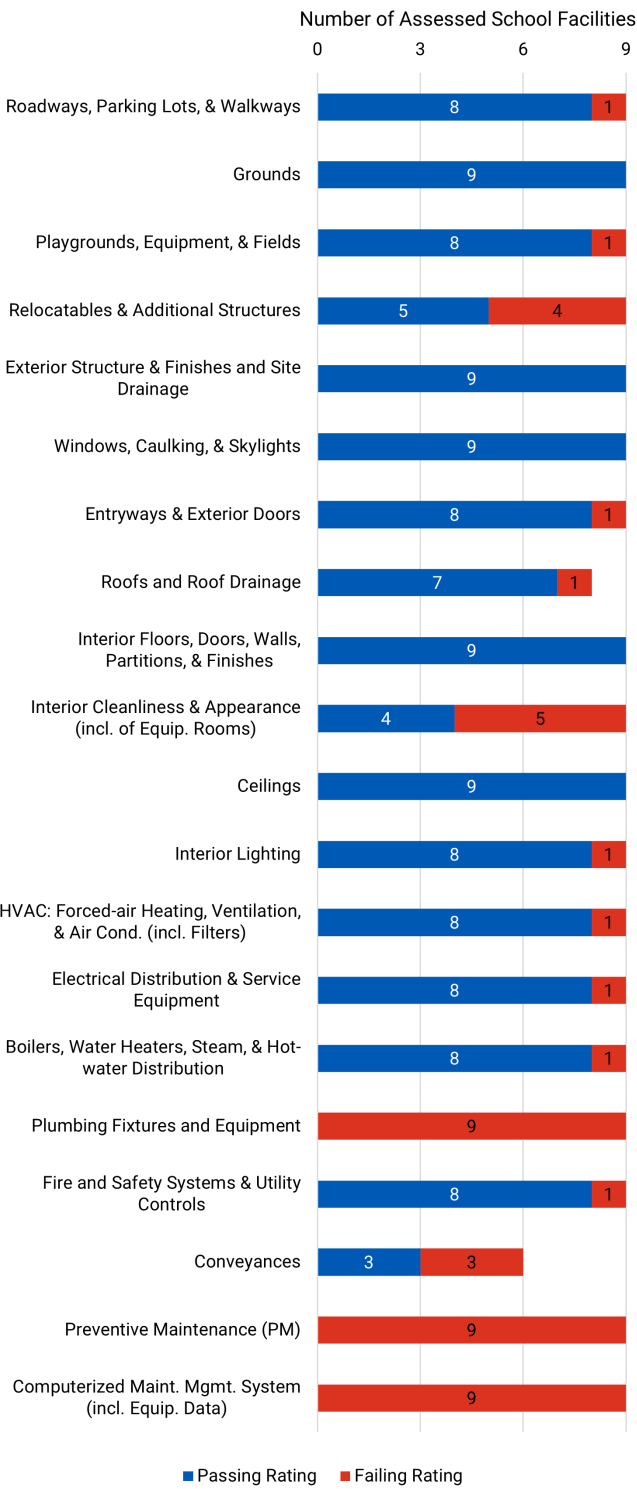
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Centennial Lane Elementary	65,519	18	71.48% Adequate	0	1
Howard High	284,241	22	69.59% Adequate	0	2
Jeffers Hill Elementary	52,851	26	72.16% Adequate	0	0
Murray Hill Middle	106,700	28	70.81% Adequate	0	0
Fulton Elementary	88,812	26	69.55% Adequate	0	2
Gorman Crossing Elementary	86,776	23	71.29% Adequate	0	0
Reservoir High	241,321	23	71.03% Adequate	0	1
Bellows Spring Elementary	89,952	21	72.83% Adequate	0	0
Folly Quarter Middle	95,516	22	72.10% Adequate	0	0

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	1
Grounds	0	0
Playgrounds, Equipment, & Fields	0	1
Relocatables & Additional Structures	0	2
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	0
Interior Lighting	0	0
HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	0
Electrical Distribution & Service Equipment	0	1
Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
Plumbing Fixtures and Equipment	0	1
Fire and Safety Systems & Utility Controls	0	0
Conveyances	0	0
Total	0	6

Strengths

FY26 Passing vs Failing Rating per Category

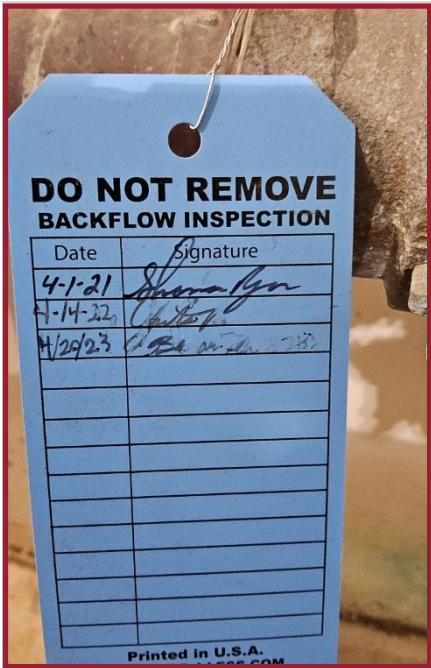


The electrical panels were intact with functional hardware, and the emergency generators were in normal status at all nine facilities. Electrical asset PM and closed work orders were observed at many facilities.



The required playground and/or bleacher inspection reports were provided for all the assessed facilities. PM activities were identified in the PM schedules and closed work orders. The playground impact surfaces were identified as intact and free from damage.

Weaknesses and Recommendations



The backflow preventer inspection tags were expired or missing at all nine facilities. Leaking sink faucets were observed at most facilities. Backflow preventers were identified in the PM schedules, but no closed work orders were observed.

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



Stored items obstructed egress or equipment at some facilities, and evidence of pest activity was observed at a few facilities. Custodial responsibilities were not tracked in the CMMS.

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



Kent County Middle

Fiscal Year 2026: Key Facts

5 Facilities

Kent County has 5 active and holding facilities.
No change since FY 2025.

> 0.4 Million GSF

Kent County maintains 441,409 GSF throughout its 5 facilities.
It has the least amount of GSF of LEAs in Maryland.
No change since FY 2025.

47.7 Years Old

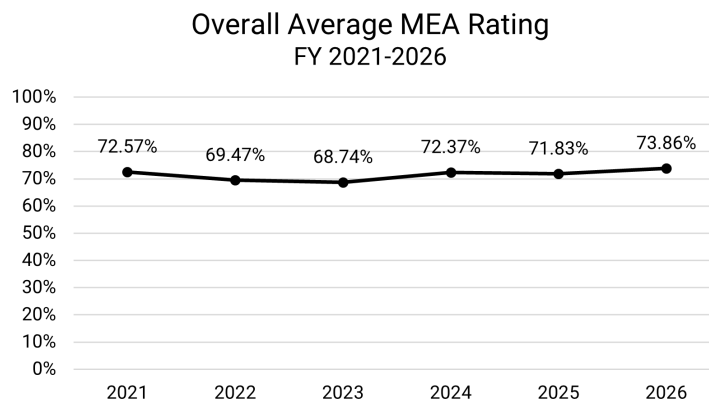
The average adjusted age of all 5 facilities is 47.7 years old.
+ 1 year since FY 2025.

> \$0.2 Billion

The current replacement value for Kent County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$0.2 Billion.

73.86% (Adequate)

The overall average MEA rating is 73.86%.
+ 2.03 percentage points since FY 2025.



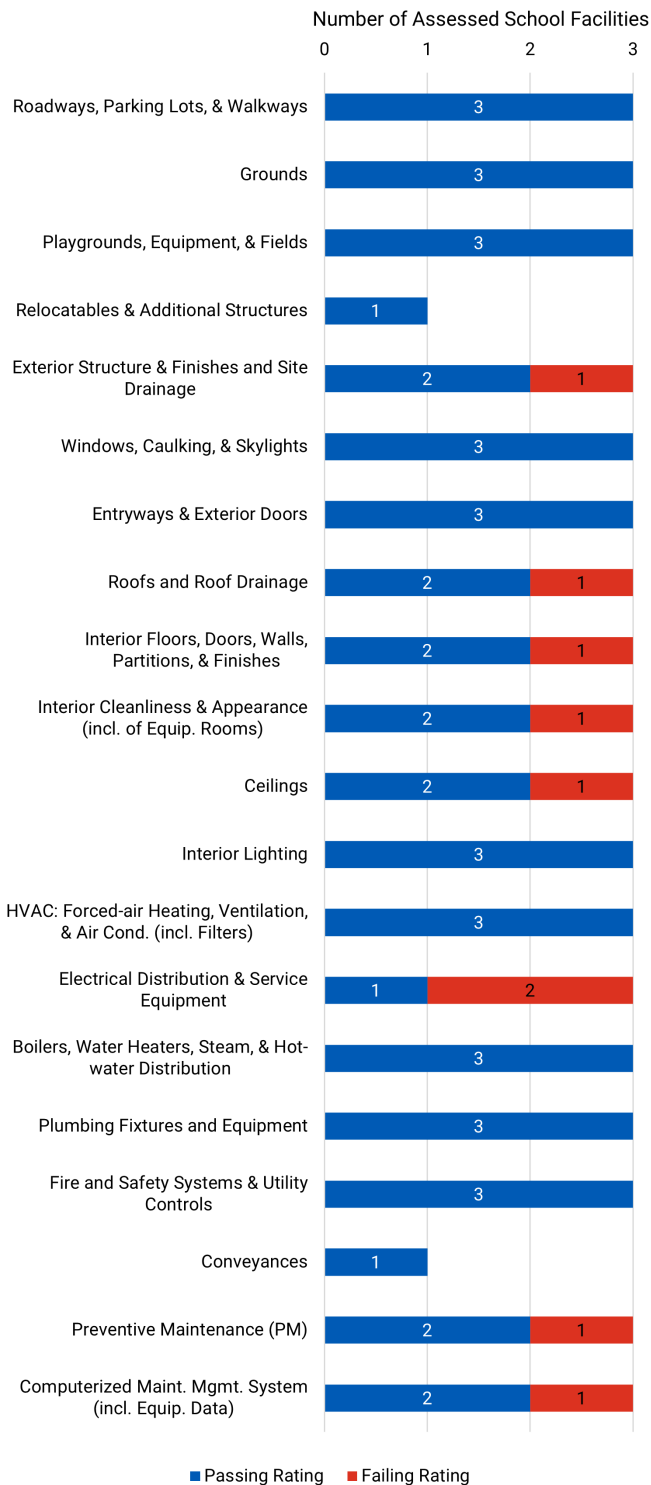
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Kent County Middle	78,785	49	66.62% Not Adequate	0	4
Rock Hall Elementary	54,521	61	79.37% Adequate	0	0
Garnet Elementary	59,009	51	75.58% Adequate	0	1

Major and Minor Deficiencies by Category

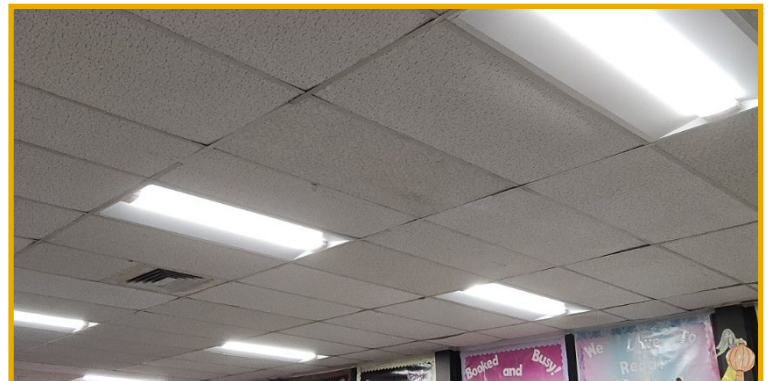
Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights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

Strengths

FY26 Passing vs Failing Rating per Category



Exterior doors were observed to be functional with intact panic hardware at all assessed facilities. The best practice of labeling exterior doors for maintenance and emergency services was observed throughout.



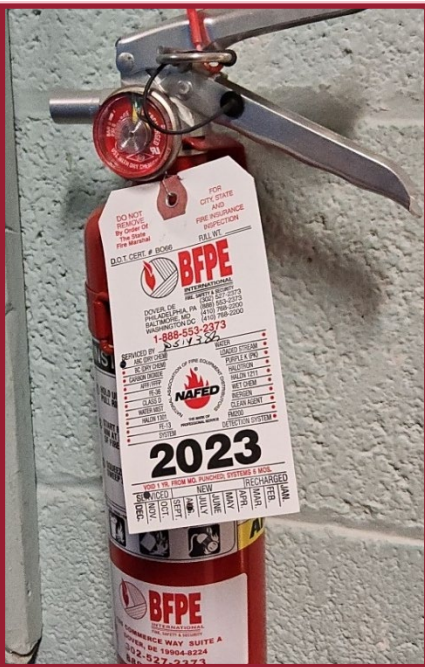
The classrooms and common areas were observed to be well lit, with the majority of facilities demonstrating above-standard maintenance practices. Interior lighting inspections were identified in the PM schedules and closed work orders.

Weaknesses and Recommendations



There were issues and concerns observed with electrical assets at all assessed locations.

Recommendation: Expand the existing PM work order for Electrical Distribution & Service Equipment to include a visual inspection of assets and devices. Create corrective work orders for deficiencies found during inspections to address issues promptly.



The PM schedules did not include work orders covering code and statute-mandated inspections of regulated assets, such as life safety systems, conveyances, and pressure vessels.

Recommendation: Prioritize adding life safety and regulated assets to the PM schedules. Inspections should be scheduled and completed in advance of the certificate's expiration date.



Fiscal Year 2026: Key Facts

211 Facilities

Montgomery County has 211 active and holding facilities.
- 2 facilities since FY 2025.

> 25.4 Million GSF

Montgomery County maintains 25,489,739 GSF throughout its 211 facilities.
It has the greatest amount of GSF of LEAs in Maryland.
- 342,410 SF since FY 2025.

27.3 Years Old

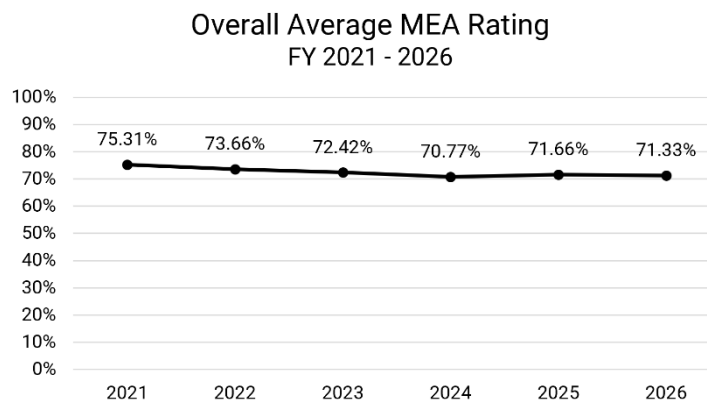
The average adjusted age of all 211 facilities is 27.3 years old.
+ 0.7 years since FY 2025.

> \$13.0 Billion

The current replacement value for Montgomery County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$13.0 Billion.

71.33% (Adequate)

The overall average MEA rating is 71.33%.
- 0.33 percentage points since FY 2025.



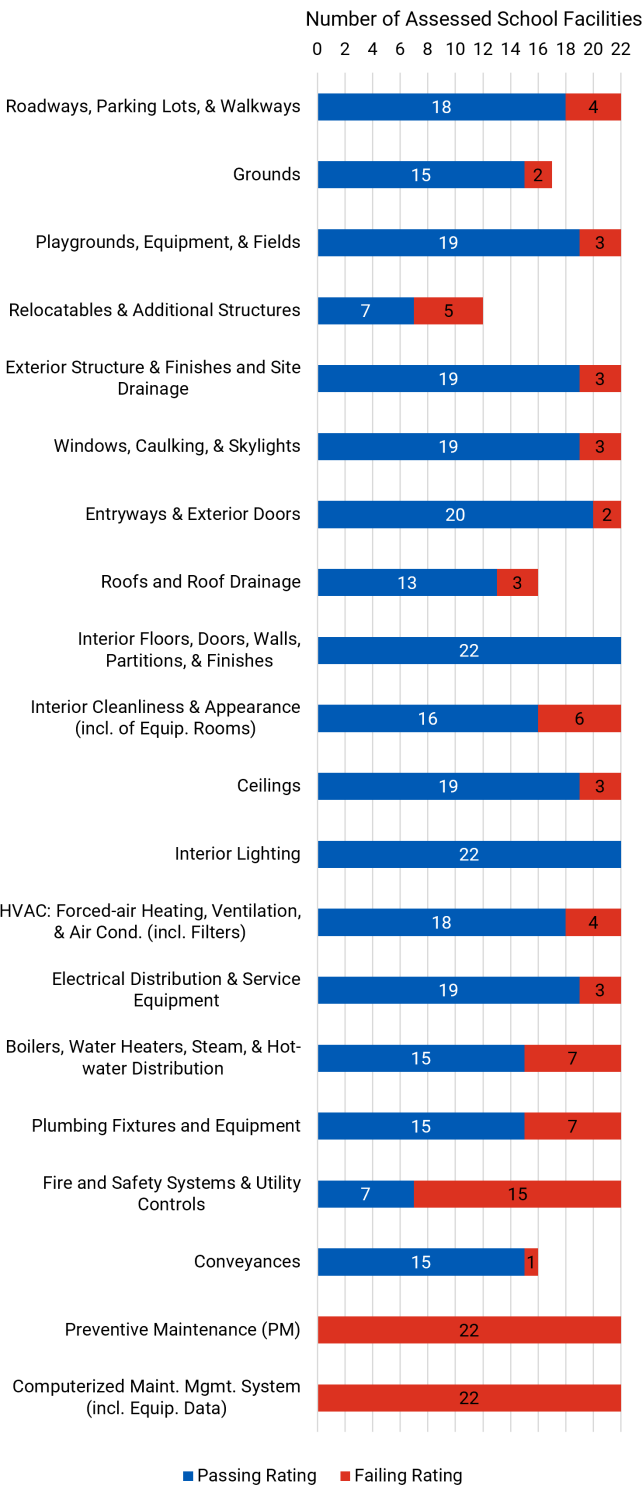
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Westbrook Elementary	91,359	22	70.99% Adequate	0	0
Rosemary Hills Elementary	87,298	33	71.89% Adequate	0	0
Smith (Lathrop E.) Environmental Ed. Ctr	20,345	52	73.04% Adequate	0	0
Stephen Knolls Special Education School	48,872	47	72.38% Adequate	0	0
Whitman (Walt) High	312,270	28	65.91% Not Adequate	0	2
Clopper Mill Elementary	64,851	40	73.13% Adequate	0	0
McAuliffe (Christa S.) Elementary	102,111	28	71.61% Adequate	0	0
Rosa Parks Middle	137,469	33	71.42% Adequate	0	0
Pyle (Thomas W.) Middle	209,464	24	71.97% Adequate	0	0
Cannon Road Elementary	83,377	14	73.38% Adequate	0	0
Marshall (Thurgood) Elementary	77,798	32	71.35% Adequate	0	0
Ashburton Elementary	81,438	28	71.82% Adequate	0	0
Ride (Dr. Sally K.) Elementary	78,686	31	71.44% Adequate	0	1
Clarksburg High	344,574	19	72.84% Adequate	0	0
Cresthaven Elementary	76,862	16	71.55% Adequate	0	0
Beall Elementary	79,477	36	73.24% Adequate	0	0
Poole (John) Middle	85,669	29	70.51% Adequate	0	1
Kemp Mill Elementary	68,222	32	69.14% Not Adequate	0	2
Piney Branch Elementary	99,706	53	69.50% Adequate	0	1
Lakelands Park Middle	153,588	21	71.69% Adequate	0	0
Loiederman (A. Mario) Middle	148,718	19	72.52% Adequate	0	0
MacDonald Knolls Early Childhood Center	Not Reported	Not Reported	67.92% Not Adequate	0	0

Major and Minor Deficiencies by Category

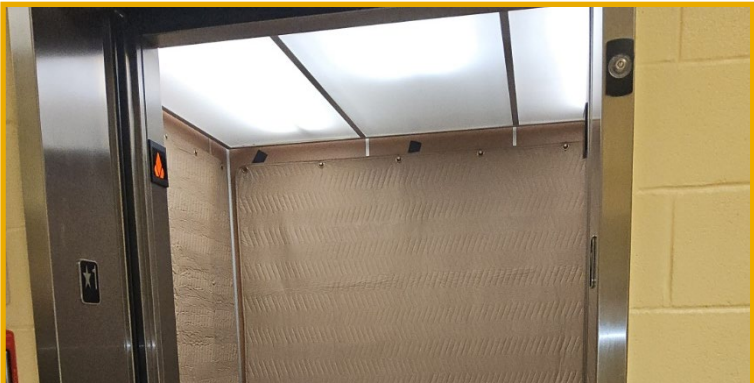
Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	2
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	1
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	0
Interior Lighting	0	0
HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	1
Electrical Distribution & Service Equipment	0	1
Boilers, Water Heaters, Steam, & Hot-water Distribution	0	0
Plumbing Fixtures and Equipment	0	0
Fire and Safety Systems & Utility Controls	0	2
Conveyances	0	0
Total	0	7

Strengths

FY26 Passing vs Failing Rating per Category

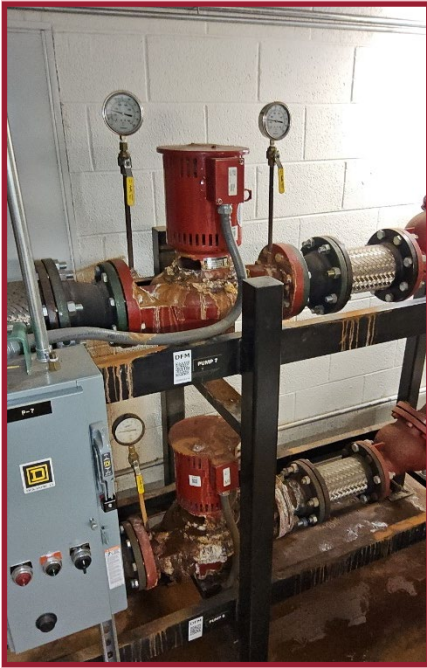


The corridors, classrooms, and restrooms were well lit at most facilities. All assessed facilities received adequate ratings in the Interior Lighting category.



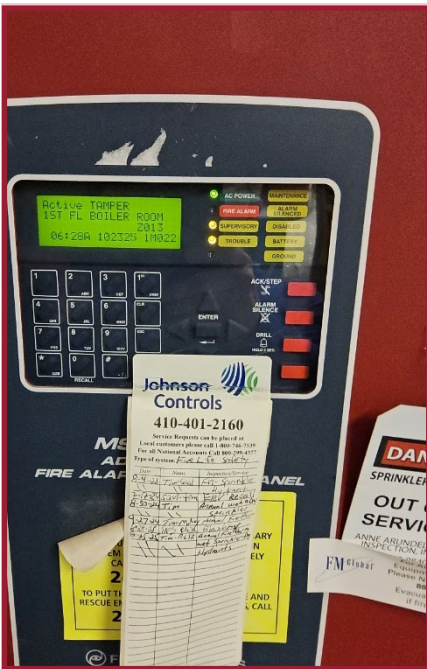
Elevators were found to be functional, well lit, and clean. Annual conveyance inspections were identified in the PM schedules and closed work orders throughout most of the assessed facilities. Many locations were observed with no issues or concerns with their conveyances.

Weaknesses and Recommendations



Most of the assessed facilities were missing assets from their PM schedule, including HVAC assets, pumps, and plumbing fixtures.

Recommendation: All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to maintain equipment and systems at appropriate frequencies informed by manufacturers' recommendations.



Issues were identified with the fire and life safety systems in most of the assessed facilities, including fire alarm control panels in trouble status, missing sprinkler head escutcheons, and non-functional exit signs and emergency lights.

Recommendation: Create auto-populating PM work orders at appropriate frequencies informed by manufacturers' recommendations for all assets, with a priority on life safety and regulated assets that require periodic inspections. Corrective maintenance work orders should be created for any concerns observed during PM inspections.



Fiscal Year 2026: Key Facts

190 Facilities

Prince George's County has 190 active and holding facilities.
- 6 facilities since FY 2025.

> 19.1 Million GSF

Prince George's County maintains 19,164,353 GSF throughout its 190 facilities.
It has the 2nd greatest amount of GSF of LEAs in Maryland.
- 20,352 SF since FY 2025.

39.4 Years Old

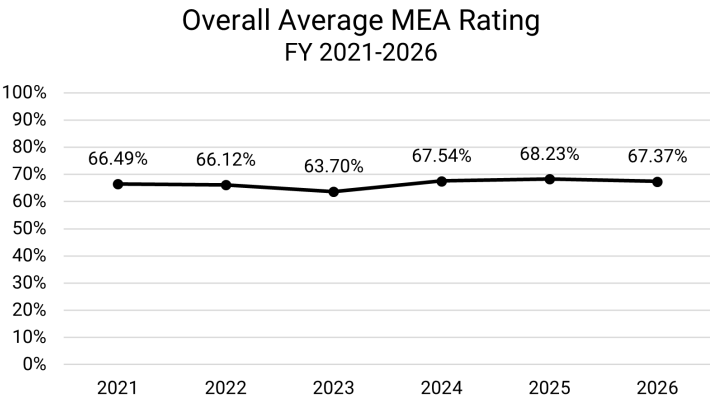
The average adjusted age of all 190 facilities is 39.4 years old.
- 0.9 years since FY 2025.

> \$9.8 Billion

The current replacement value for Prince George's County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$9.8 Billion.

67.37% (Not Adequate)

The overall average MEA rating is 67.37%.
- 0.86 percentage points since FY 2025.



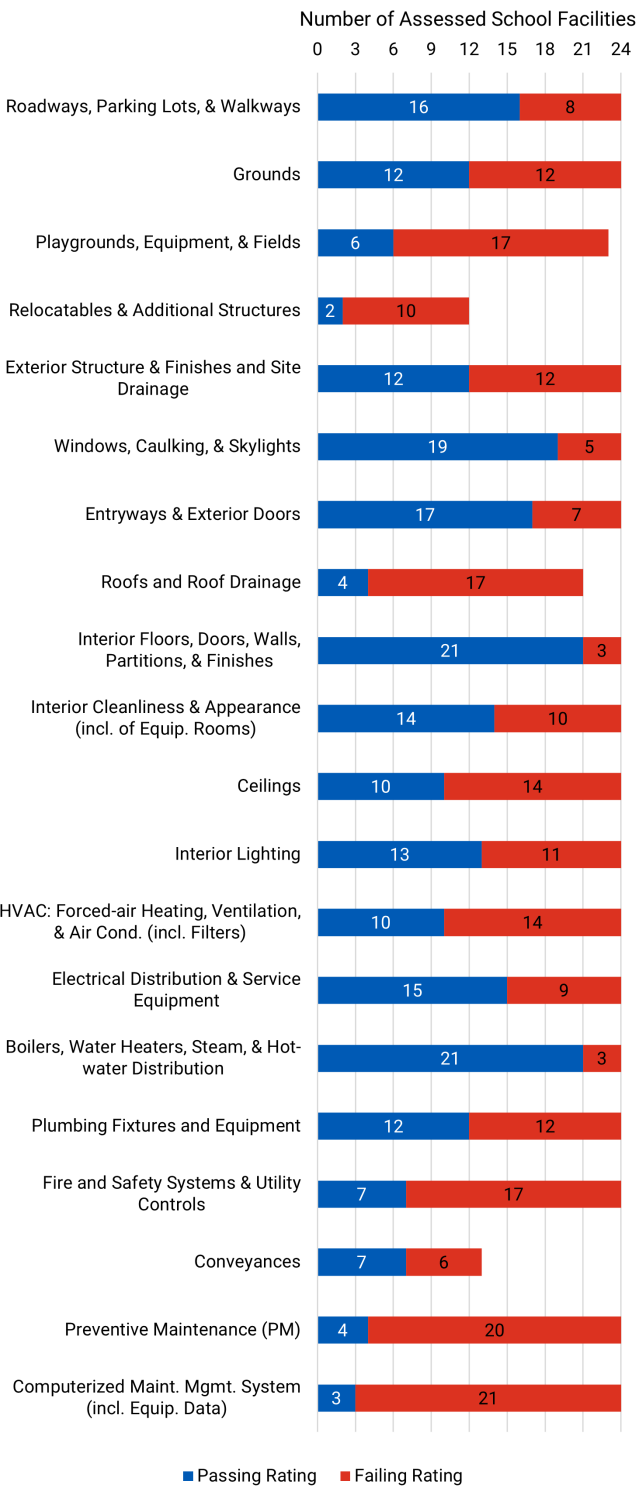
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
H. Winship Wheatley Early Childhood Center	85,882	43	68.43% Not Adequate	0	0
Judith P. Hoyer Montessori	46,152	53	63.86% Not Adequate	0	3
Phyllis E. Williams Elementary	64,451	48	71.80% Adequate	0	0
Springhill Lake Elementary	70,993	53	56.22% Poor	0	10
Bladensburg Elementary	62,050	35	66.88% Not Adequate	0	1
Gladys Noon Spellman Elementary	59,500	35	67.28% Not Adequate	0	1
Greenbelt Elementary	67,500	33	58.87% Poor	0	3
James H. Harrison Elementary	56,925	56	64.41% Not Adequate	0	1
Barnaby Manor Elementary	54,726	52	68.52% Not Adequate	0	0
Magnolia Elementary	54,506	54	65.07% Not Adequate	0	2
Oaklands Elementary	41,427	61	70.87% Adequate	0	0
Carrollton Elementary	45,842	55	68.45% Not Adequate	0	0
International High School @ Langley Park	55,577	41	60.41% Not Adequate	0	3
Cesar Chavez Elementary	30,066	59	65.91% Not Adequate	0	0
Hillcrest Heights Elementary	70,800	26	69.54% Adequate	0	0
Parkdale High	303,745	48	61.93% Not Adequate	0	3
Hyattsville Middle	162,610	2	72.11% Adequate	0	0
Walker Mill Middle	144,000	2	74.93% Adequate	0	0
Seabrook Elementary	39,704	63	68.07% Not Adequate	0	1
Gwynn Park Middle	129,348	57	67.36% Not Adequate	0	2
Benjamin Foulois Creative and Performing Arts Academy	114,715	57	66.12% Not Adequate	0	1
Lake Arbor Elementary	76,842	23	67.25% Not Adequate	0	0
Sonia Sotomayor Middle	144,800	2	76.90% Adequate	0	0
Kenmoor Middle	144,800	1	75.72% Adequate	0	1

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	1
Grounds	0	2
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	4
Exterior Structure & Finishes and Site Drainage	0	1
Windows, Caulking, & Skylights	0	1
Entryways & Exterior Doors	0	2
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	2
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
Ceilings	0	3
Interior Lighting	0	4
HVAC: Forced-air Heating, Ventilation, & Air Cond. (incl. Filters)	0	4
Electrical Distribution & Service Equipment	0	2
Boilers, Water Heaters, Steam, & Hot-water Distribution	0	1
Plumbing Fixtures and Equipment	0	2
Fire and Safety Systems & Utility Controls	0	2
Conveyances	0	0
Total	0	32

Strengths

FY26 Passing vs Failing Rating per Category



The DLLR certificates were provided for most regulated assets. The majority of system components were observed to be functional.



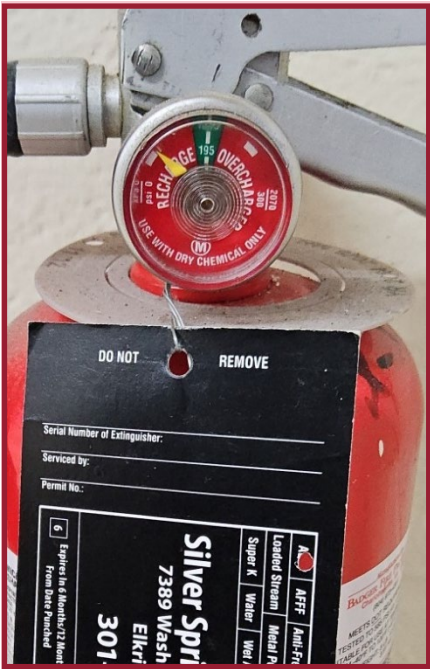
Restroom partitions were observed to be functional with intact hardware in the majority of the assessed facilities.

Weaknesses and Recommendations



Current roof inspections were not provided for the majority of assessed facilities. Observations included many issues potentially damaging to roofs and other assets, which could have been identified and rectified if regular inspections had been performed.

Recommendation: Roofs and roof drainage are mission-critical assets that require routine inspection and maintenance to obtain their expected useful life. The CMMS should auto-populate PM work orders to ensure inspections are tracked and completed consistently at appropriate frequencies informed by manufacturers' recommendations.



Expired inspections and deficiencies involving non-functioning and missing fire and life safety devices were observed at most assessed facilities. The facilities lacked PM work orders for those assets in the CMMS.

Recommendation: Prioritize adding all fire and safety system inspections and PM activities to the PM schedules at appropriate frequencies informed by manufacturers' recommendations. This should include, but is not limited to, fire alarms, fire extinguishers, emergency lights, exit signs, ANSUL systems, and sprinkler systems, where applicable.



Fiscal Year 2026: Key Facts

14 Facilities

Queen Anne's County has 14 active and holding facilities.
No change since FY 2025.

~ 1.3 Million GSF

Queen Anne's County maintains 1,302,658 GSF throughout its 14 facilities.
It has the 18th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

24.3 Years Old

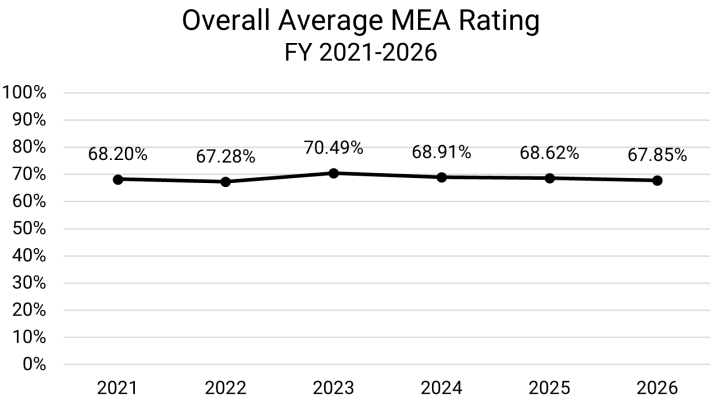
The average adjusted age of all 14 facilities is 24.3 years old.
+ 1 year since FY 2025.

> \$0.6 Billion

The current replacement value for Queen Anne's County's GSF, at the IAC's current replacement cost of \$513/SF, is greater than \$0.6 Billion.

67.85% (Not Adequate)

The overall average MEA rating is 67.85%.
- 0.77 percentage points since FY 2025.



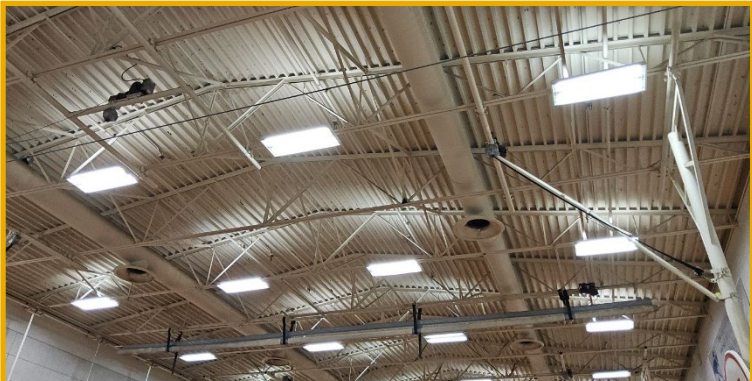
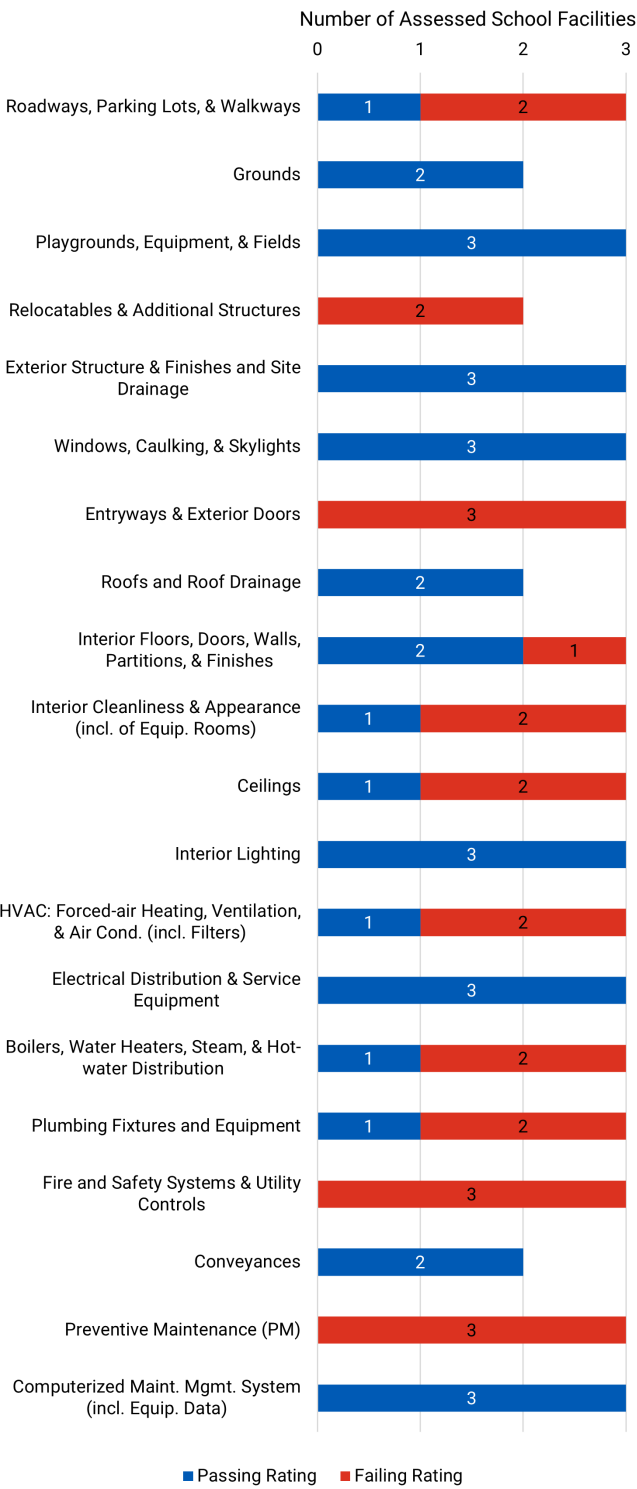
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Centreville Elementary	62,355	23	70.85% Adequate	0	1
Church Hill Elementary	50,568	27	66.01% Not Adequate	0	6
Kent Island High	189,785	27	66.70% Not Adequate	0	3

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	1
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	2
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	3
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	1
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	2
Interior Lighting	0	0
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	0
Conveyances	0	0
Total	0	10

Strengths

FY26 Passing vs Failing Rating per Category

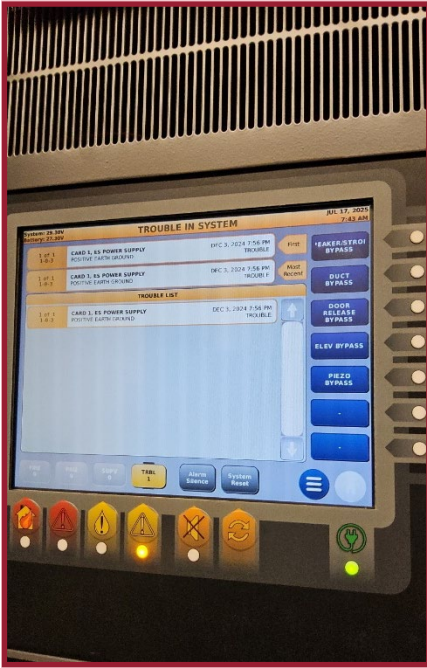


The classrooms, restrooms, and common spaces were observed to be well lit throughout the assessed facilities. Lighting audits were identified in the PM schedules.



The windows appeared to be weatherproof and watertight, with functional windows throughout all assessed facilities. At one location, the windows were labeled with room numbers for maintenance and emergency services, which is considered a best practice.

Weaknesses and Recommendations



Missing sprinkler escutcheons and fire alarm panel trouble signals were observed in multiple facilities. An ANSUL system inspection report was not provided at one facility.

Recommendation: Sprinkler heads and fire alarms should be inspected to ensure safety standards are met. Corrective repairs to fire and life safety systems should be given priority when applicable. These inspections and corrective repairs should be scheduled and tracked using the CMMS.



Boiler and water heater piping and equipment leaks were observed in multiple facilities, with some causing equipment room flooding. Some heavy staining and damage to insulation were also observed.

Recommendation: PM work orders for boilers, water heaters, and heating system pumps should include inspections for leaks and damaged insulation. Corrective maintenance work orders should be created for any concerns observed during PM inspections. Implementing quality control procedures and staff training is recommended to ensure inspection reports are accurate.



Esperanza Middle

Fiscal Year 2026: Key Facts

27 Facilities

St. Mary’s County has 27 active and holding facilities.
No change since FY 2025.

~ 2.3 Million GSF

St. Mary’s County maintains 2,300,101 GSF throughout its 27 facilities.
It has the 14th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

29.1 Years Old

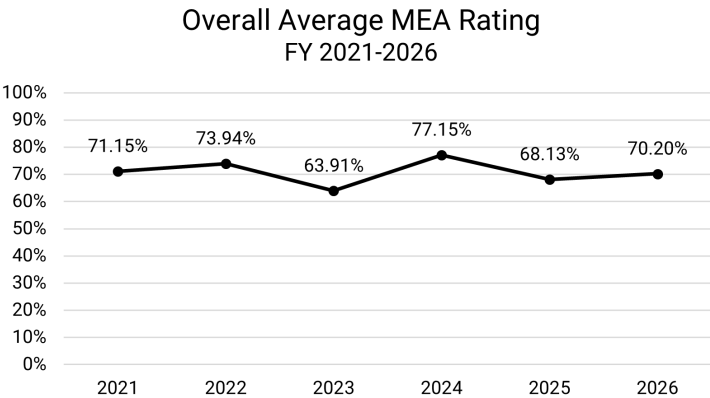
The average adjusted age of all 27 facilities is 29.1 years old.
+ 1 year since FY 2025.

> \$1.1 Billion

The current replacement value for St. Mary’s County’s GSF, at the IAC’s current replacement cost of \$513/SF, is greater than \$1.1 Billion.

70.20% (Adequate)

The overall average MEA rating is 70.20%.
+ 2.07 percentage points since FY 2025.



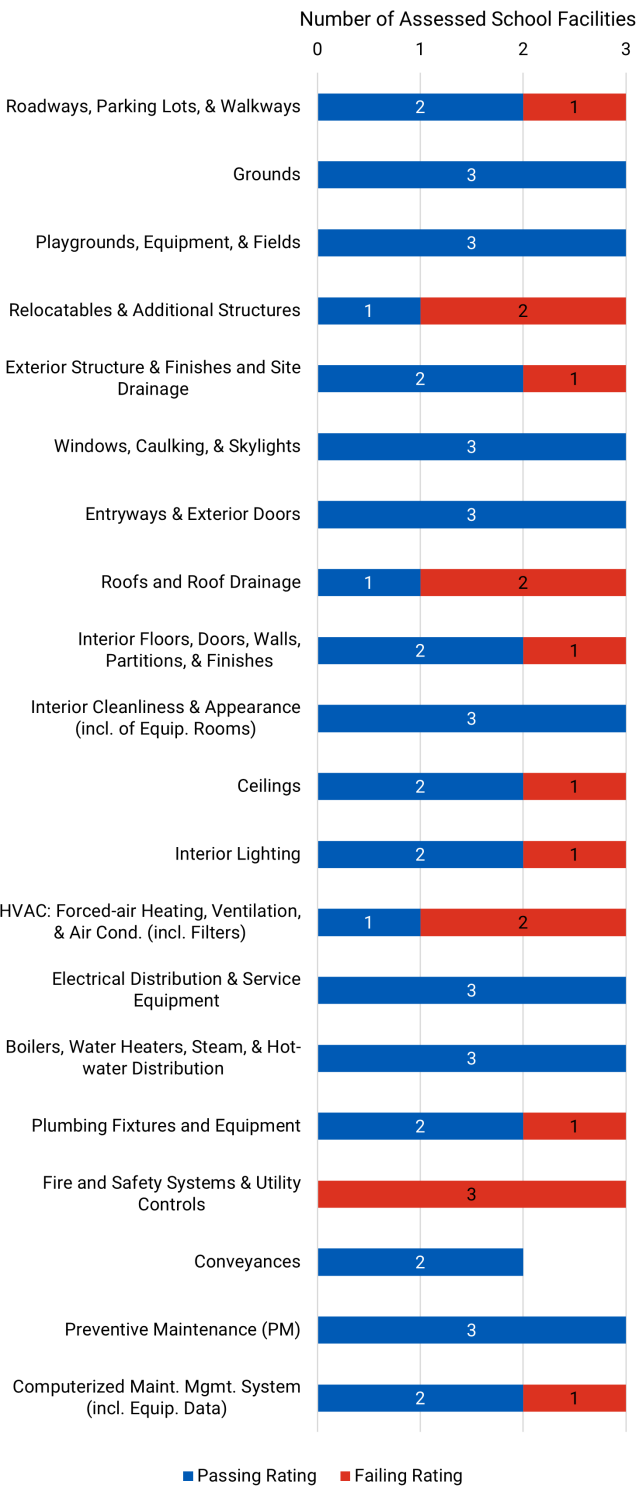
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Leonardtown High	223,727	23	68.96% Not Adequate	0	4
Esperanza Middle	115,866	25	68.46% Not Adequate	0	4
George Washington Carver Elementary	61,385	19	73.18% Adequate	0	0

Major and Minor Deficiencies by Category

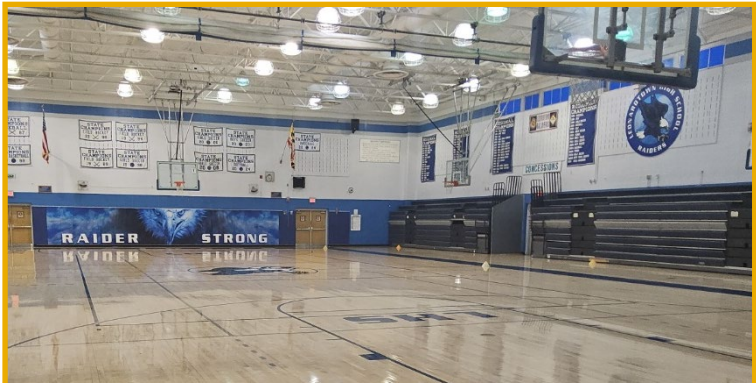
Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	1
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	2
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	1
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	1
Interior Lighting	0	0
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	2
Conveyances	0	0
Total	0	8

Strengths

FY26 Passing vs Failing Rating per Category

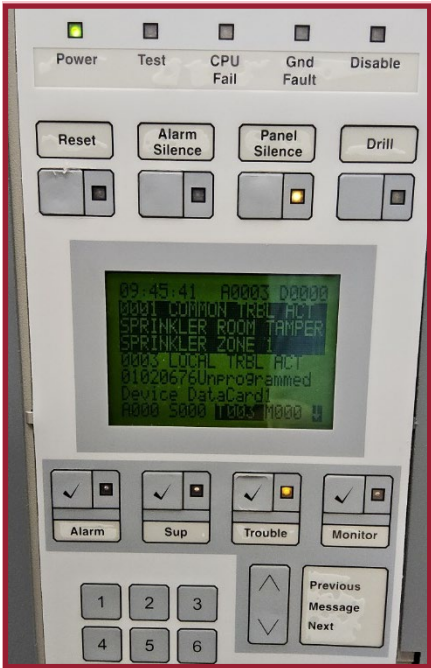


Boilers and pumps across assessments were observed to be functional and free from corrosion. Pipe insulation was intact and showed no signs of deterioration. The DLLR certificates were provided.



Gymnasium and playground equipment were structurally sound and free from damage. The playfields appeared well maintained across facilities. Playground and bleacher inspections were included in the PM schedules.

Weaknesses and Recommendations



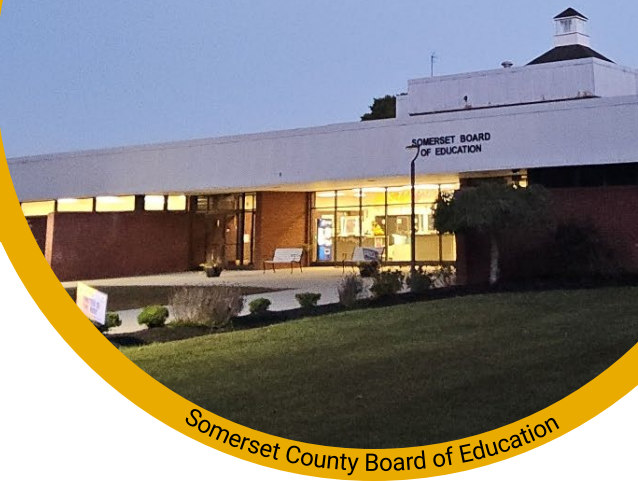
Fire alarm panels indicated a trouble status at two facilities. Missing sprinkler escutcheons and a non-functioning emergency light were also observed.

Recommendation: Fire alarms, sprinkler heads, and emergency lights should be inspected to ensure safety standards are met. Corrective repairs to fire and life safety systems should be given priority when applicable. These inspections and corrective repairs should be scheduled and tracked using the CMMS.



Observations of damaged exhaust fan belts and dirty HVAC filters and coils were identified across facilities. Additionally, multiple non-functioning or damaged gauges were noted in some assessments.

Recommendation: It is recommended that damaged exhaust fan belts, dirty coils, and filters be cleaned or replaced to restore proper HVAC system performance and efficiency. Non-functioning or damaged pressure gauges should be replaced to ensure accurate system monitoring and safe operation. Routine inspection and PM of HVAC equipment should be strengthened and included in the PM schedules.



Fiscal Year 2026: Key Facts

10 Facilities

Somerset County has 10 active and holding facilities.
No change since FY 2025.

> 0.6 Million GSF

Somerset County maintains 671,356 GSF throughout its 10 facilities.
It has the 23rd greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

25.3 Years Old

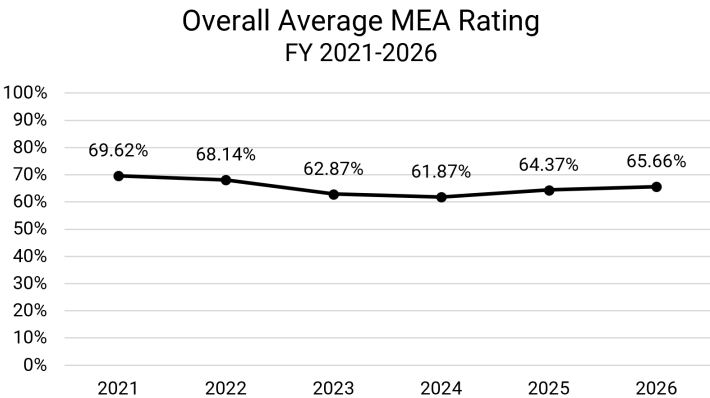
The average adjusted age of all 10 facilities is 25.3 years old.
+ 1 year since FY 2025.

> \$0.3 Billion

The current replacement value for Somerset County’s GSF, at the IAC’s current replacement cost of \$513/SF, is greater than \$0.3 Billion.

65.66% (Not Adequate)

The overall average MEA rating is 65.66%.
+ 1.29 percentage points since FY 2025.



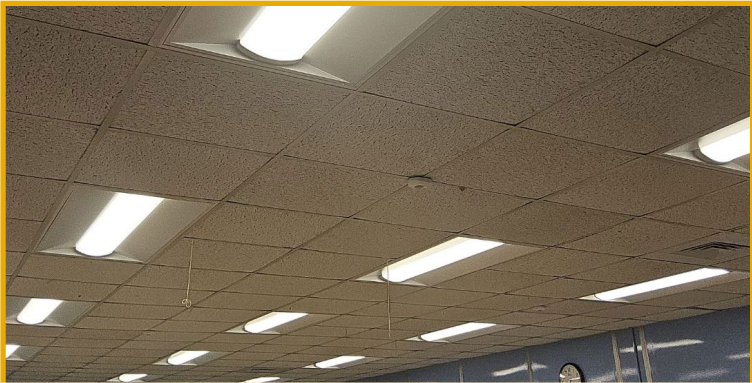
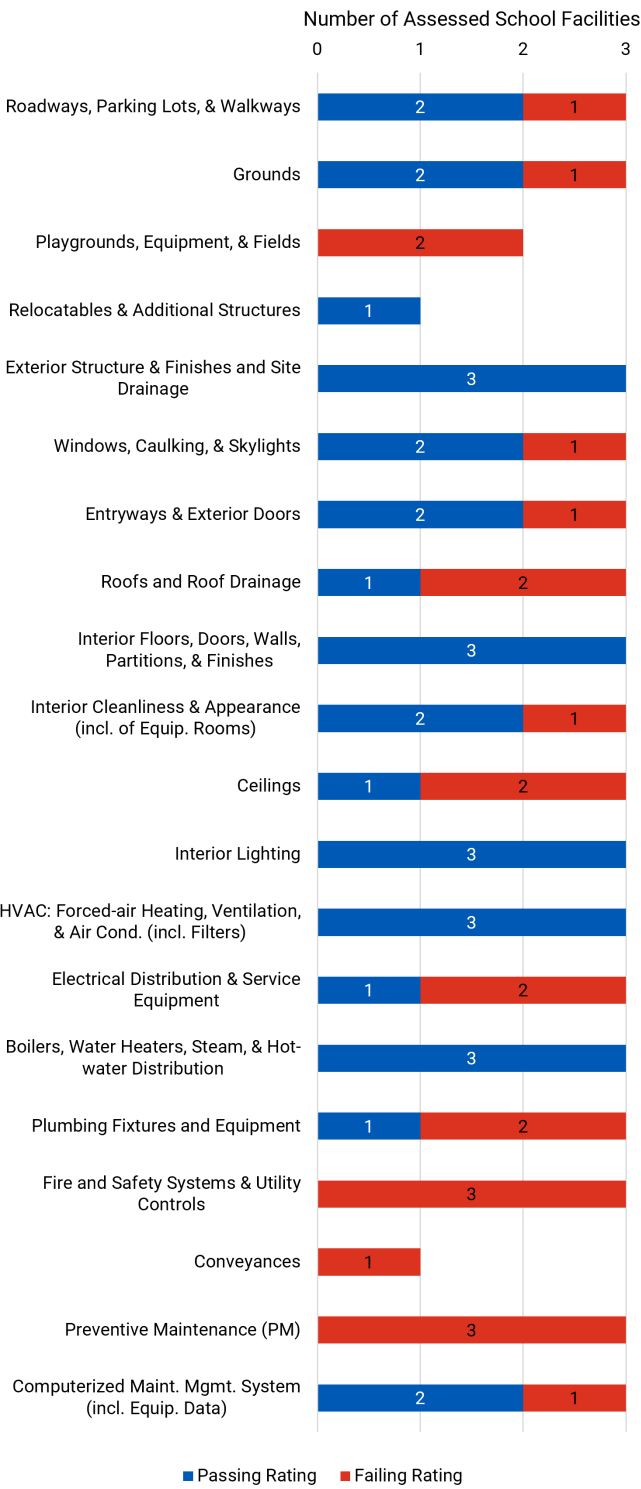
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Washington Academy & High School	130,000	15	68.30% Not Adequate	0	1
Somerset County Board of Education	49,500	49	58.58% Poor	0	3
Deal Island Elementary School	29,462	50	70.11% Adequate	0	1

Major and Minor Deficiencies by Category

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

Strengths

FY26 Passing vs Failing Rating per Category



The interior lighting fixtures throughout all assessed facilities were free from damage. Corridors, classrooms, and restrooms were well lit.



Improvements were observed during the assessment cycle in the PM schedules, CMMS documentation, and deficiency remediation. Assets were added to the PM schedules, including fire and life safety, HVAC, and playgrounds.

Weaknesses and Recommendations



The required roof inspections were expired or not provided for most assessed facilities. Most facility PM schedules included roof inspections but lacked completed work orders.

Recommendation: Roofs and roof drainage are mission-critical assets that require routine inspection and maintenance to obtain their expected useful life. The CMMS should auto-populate PM work orders to ensure inspections are tracked and completed consistently at appropriate frequencies informed by manufacturers' recommendations.



Most facilities were missing assets from their PM schedule, including the fire alarm, exterior doors, and windows.

Recommendation: Prioritize adding assets to the PM schedules that require annual inspections, especially state-regulated and life safety assets. Inspections should be scheduled and completed in advance of the certificate's expiration date.



Fiscal Year 2026: Key Facts

8 Facilities

Talbot County has 8 active and holding facilities.
No change since FY 2025.

~ 0.7 Million GSF

Talbot County maintains 700,971 GSF throughout its 8 facilities.
It has the 21st greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

21.1 Years Old

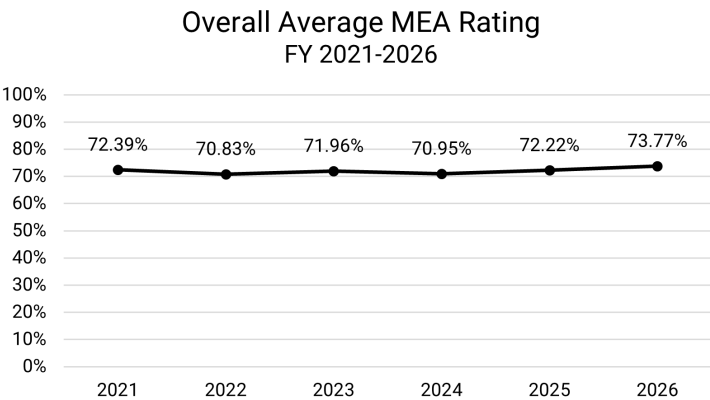
The average adjusted age of all 8 facilities is 21.1 years old.
+ 1 year since FY 2025.

> \$0.3 Billion

The current replacement value for Talbot County’s GSF, at the IAC’s current replacement cost of \$513/SF, is greater than \$0.3 Billion.

73.77% (Adequate)

The overall average MEA rating is 73.77%.
+ 1.55 percentage points since FY 2025.



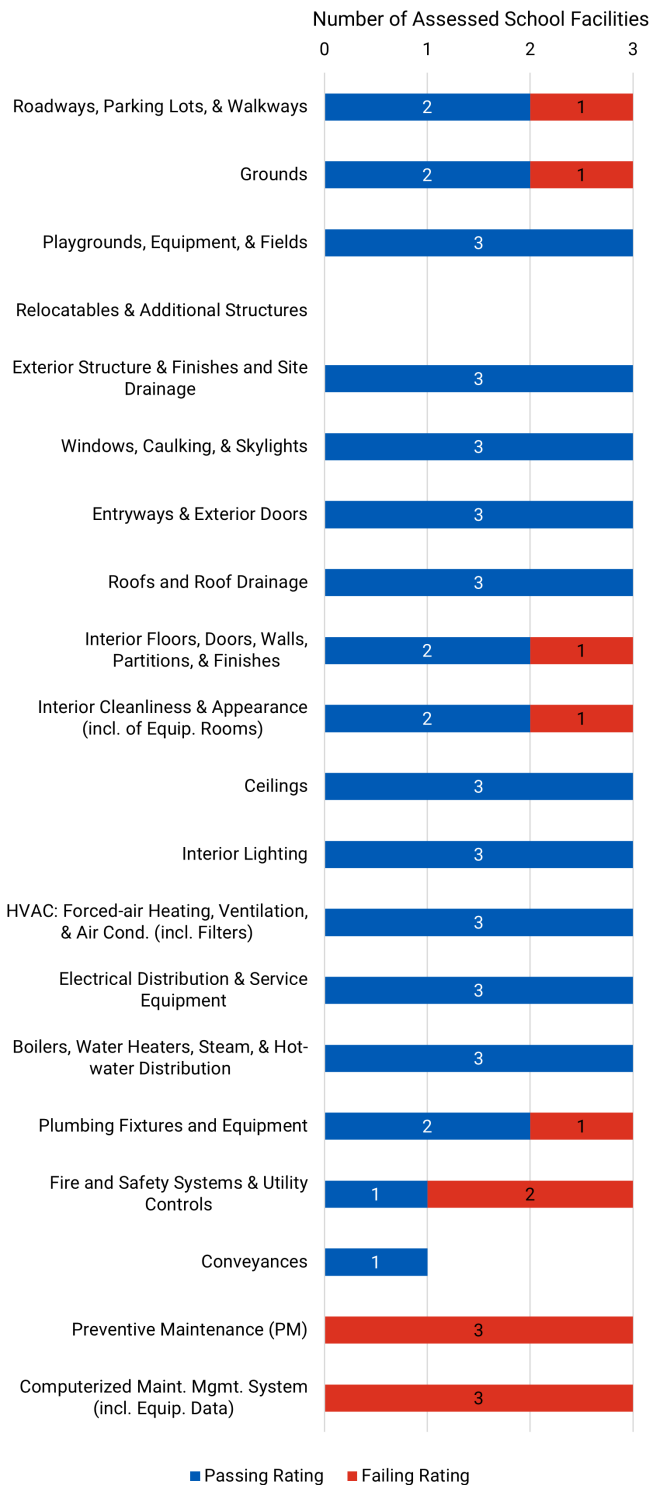
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
St. Michaels Elementary	80,581	17	72.88% Adequate	0	0
Tilghman Elementary	28,684	22	72.22% Adequate	0	1
Easton Elementary School	128,755	5	76.20% Adequate	0	2

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	1
Grounds	0	1
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	1
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	0
Interior Lighting	0	0
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

Strengths

FY26 Passing vs Failing Rating per Category

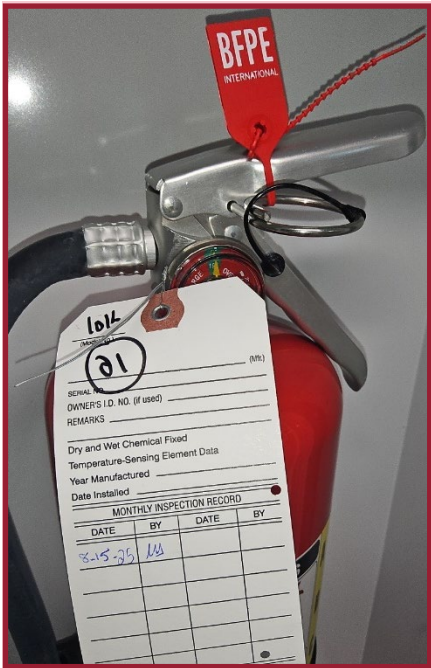


Above-standard maintenance practices were observed with boilers, water heaters, and circulating pumps at all assessed facilities. Current DLLR certificates were displayed on site, which is considered a best practice. Water heaters and pumps were included in the PM schedules.



The windows at all assessed facilities appeared well maintained. Exterior caulking was observed intact and free of deterioration. Window inspections were included in the PM schedules.

Weaknesses and Recommendations



Monthly fire extinguisher inspections were not completed consistently at several facilities. Non-compliant hood suppression systems were observed, and one facility was found to have a non-functioning exit light.

Recommendation: It is recommended that monthly fire extinguisher inspections be incorporated into the PM schedules to maintain code compliance and ensure occupant safety.



Some asset lists were not provided while others lacked sufficient detail regarding building components. Numerous work orders, including water filter replacements, remained open in the CMMS for more than 30 days.

Recommendation: Developing a comprehensive asset list helps to identify and manage individual assets and track their maintenance history.



Maugansville Elementary

Fiscal Year 2026: Key Facts

46 Facilities

Washington County has 46 active and holding facilities.
No change since FY 2025.

> 3.4 Million GSF

Washington County maintains 3,476,621 GSF throughout its 46 facilities.
It has the 11th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

38.8 Years Old

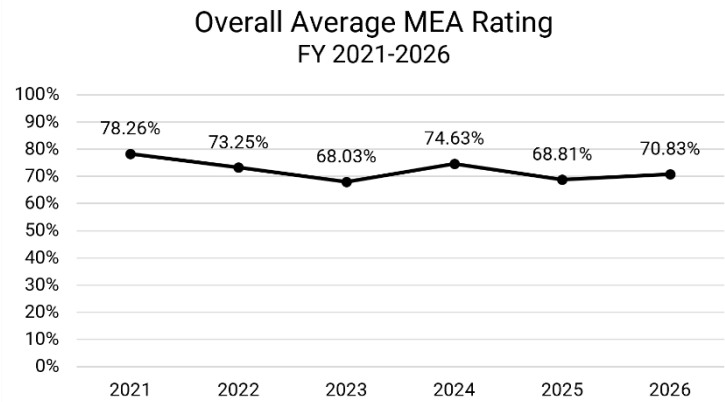
The average adjusted age of all 46 facilities is 38.8 years old.
+ 1 year since FY 2025.

> \$1.7 Billion

The current replacement value for Washington County’s GSF, at the IAC’s current replacement cost of \$513/SF, is greater than \$1.7 Billion.

70.83% (Adequate)

The overall average MEA rating is 70.83%.
+ 2.02 percentage points since FY 2025.



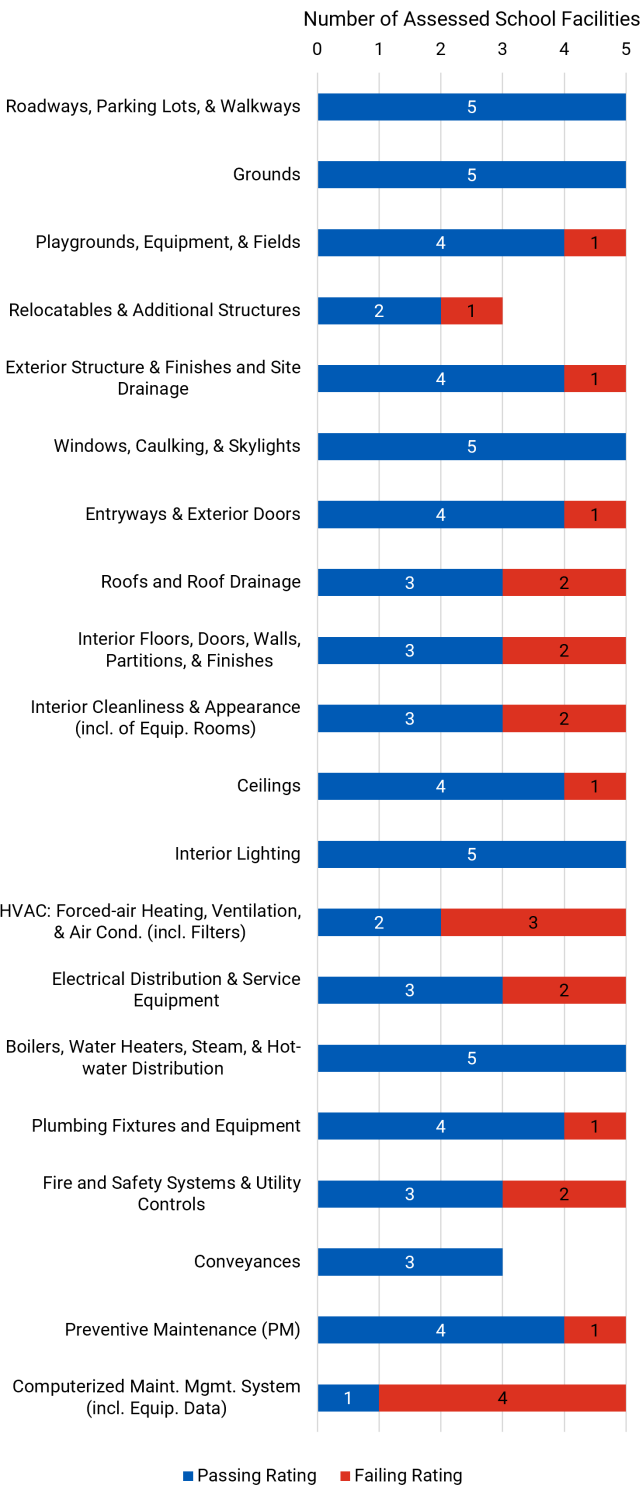
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Clear Spring High	101,662	49	66.57% Not Adequate	0	2
Cascade Elementary	54,646	72	70.53% Adequate	0	1
Paramount Elementary	47,923	32	71.29% Adequate	0	0
Pangborn Blvd. Elementary	88,116	18	72.30% Adequate	0	0
Maugansville Elementary	91,586	18	73.46% Adequate	0	1

Major and Minor Deficiencies by Category

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

Strengths

FY26 Passing vs Failing Rating per Category



The classrooms, restrooms, and common spaces were well lit throughout the assessed facilities. Most interior lighting fixtures were observed functional, free of damage, and with protective covers. Interior lighting inspections were included in the PM schedules.



The windows at all assessed facilities appeared watertight and weatherproof. Operable windows and blinds were intact and functional. Many windows were labeled for maintenance and emergency services, which is considered a best practice.

Weaknesses and Recommendations



Dirty and collapsed air filters and loose drive belts were observed at multiple assessed facilities. Loud noises were heard from HVAC equipment at one facility, while disused components were observed across the rooftop at another.

Recommendation: Prioritize adding HVAC assets and filter changes to the PM schedules and work orders to ensure maintenance occurs at appropriate frequencies informed by manufacturers' recommendations. Strengthening PM activities will extend asset life, improve system performance, and support occupants' health and safety.



While not observed at every assessed facility, pest droppings were identified in some dry goods storage rooms. Old, collapsed pest traps were observed in one kitchen, while another kitchen had dirty floors and cobwebs.

Recommendation: Increased emphasis on IPM responsibilities, routine monitoring, and accountability is recommended to maintain sanitary conditions and eliminate conditions favorable to pests.



Fruitland Intermediate

Fiscal Year 2026: Key Facts

24 Facilities

Wicomico County has 24 active and holding facilities.
No change since FY 2025.

> 2.3 Million GSF

Wicomico County maintains 2,327,835 GSF throughout its 24 facilities.
It has the 13th greatest amount of GSF of LEAs in Maryland.
+ 44,217 SF since FY 2025.

28.0 Years Old

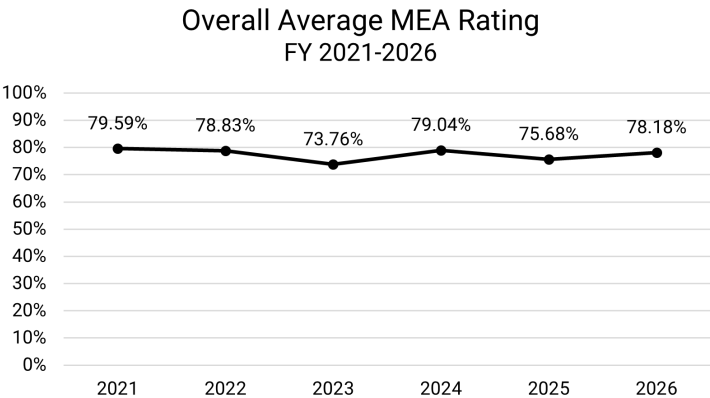
The average adjusted age of all 24 facilities is 28.0 years old.
- 1.3 years since FY 2025.

~ \$1.2 Billion

The current replacement value for Wicomico County’s GSF, at the IAC’s current replacement cost of \$513/SF, is approximately \$1.2 Billion.

78.18% (Adequate)

The overall average MEA rating is 78.18%.
+ 2.50 percentage points since FY 2025.



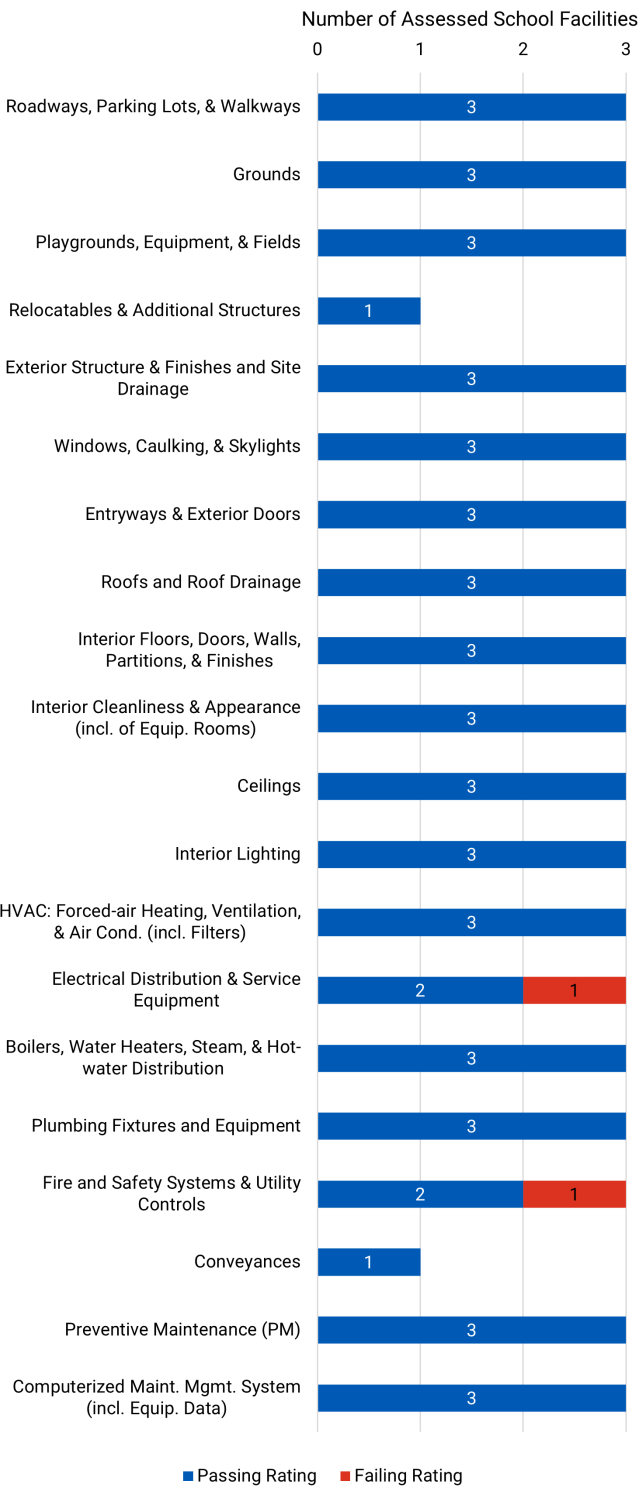
Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Fruitland Intermediate	43,712	34	78.11% Adequate	0	0
Westside Intermediate	54,797	26	76.31% Adequate	0	0
Willards Elementary	51,247	22	80.11% Good	0	0

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	0
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	0
Ceilings	0	0
Interior Lighting	0	0
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

Strengths

FY26 Passing vs Failing Rating per Category



Above-standard maintenance practices were demonstrated with HVAC equipment at all assessed facilities. The filters were clean and had their installation date recorded on them. Temperatures throughout the facilities were consistent and comfortable. Multiple HVAC assets were identified in the PM schedules and closed work orders.



No issues or concerns were identified with the interior doors throughout the assessed facilities. Most of the casework, flooring, and finishes were free from damage. Interior doors and flooring inspections were included in the PM schedules, with closed work orders observed at each location.

Weaknesses and Recommendations



All facilities were missing some assets from their PM schedule, such as pumps and walkways. At two facilities, the PM schedules included assets that were not observed on site.

Recommendation: All site-specific PM schedules should have the remainder of assets added and auto-populating PM work orders created to maintain equipment and systems at appropriate frequencies informed by manufacturers' recommendations.



An expired ANSUL system inspection report was provided for one facility, and an overpressurized ANSUL system was observed at another.

Recommendation: PM work orders should be scheduled in advance of any required inspection's expiration date to allow adequate time to complete the new inspection.



Buckingham Elementary

Fiscal Year 2026: Key Facts

14 Facilities

Worcester County has 14 active and holding facilities.
No change since FY 2025.

> 1.3 Million GSF

Worcester County maintains 1,310,647 GSF throughout its 14 facilities.
It has the 17th greatest amount of GSF of LEAs in Maryland.
No change since FY 2025.

30.0 Years Old

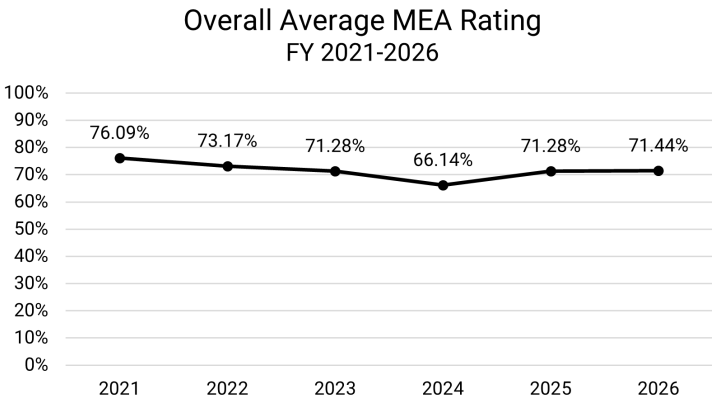
The average adjusted age of all 14 facilities is 30.0 years old.
+ 1 year since FY 2025.

> \$0.6 Billion

The current replacement value for Worcester County’s GSF, at the IAC’s current replacement cost of \$513/SF, is greater than \$0.6 Billion.

71.44% (Adequate)

The overall average MEA rating is 71.44%.
+ 0.16 percentage points since FY 2025.

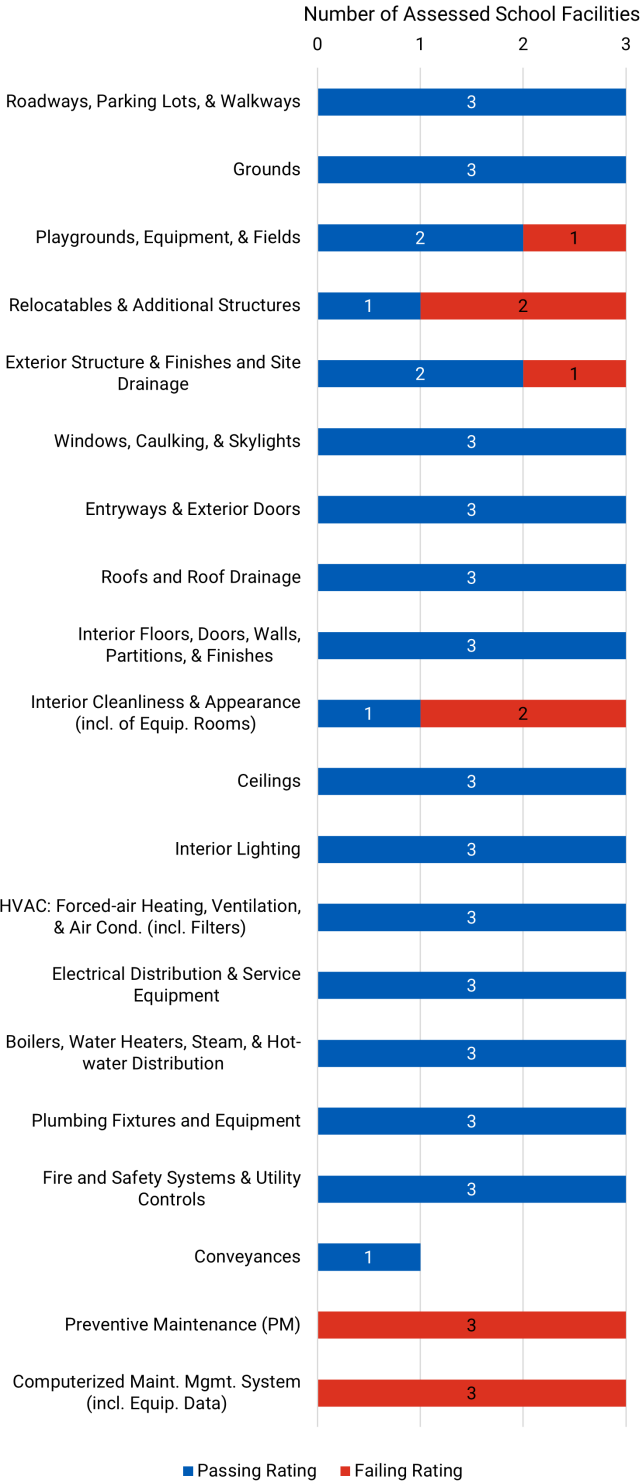


Facility Name	Square Footage	Adjusted Age	Overall Rating	# of Categories with Major Deficiencies	# of Categories with Minor Deficiencies
Pocomoke High	124,202	14	71.78% Adequate	0	0
Buckingham Elementary	49,000	47	69.97% Adequate	0	2
Snow Hill Elementary	40,500	46	72.57% Adequate	0	0

Major and Minor Deficiencies by Category

Category	# of Facilities with Major Deficiencies	# of Facilities with Minor Deficiencies
Roadways, Parking Lots, & Walkways	0	0
Grounds	0	0
Playgrounds, Equipment, & Fields	0	1
Relocatables & Additional Structures	0	0
Exterior Structure & Finishes and Site Drainage	0	0
Windows, Caulking, & Skylights	0	0
Entryways & Exterior Doors	0	0
Roofs and Roof Drainage	0	0
Interior Floors, Doors, Walls, Partitions, & Finishes	0	0
Interior Cleanliness & Appearance (incl. of Equip. Rooms)	0	1
Ceilings	0	0
Interior Lighting	0	0
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	2

FY26 Passing vs Failing Rating per Category



Strengths

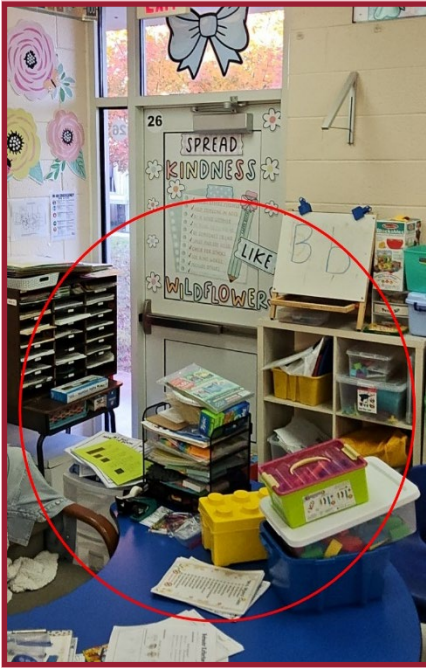


All fire alarm panels were observed in normal status and emergency lights functional in the assessed main facilities. The required fire and life safety inspection reports were provided.



No issues or concerns were observed with the electrical distribution and service equipment at most assessed facilities. Consistent observations of detailed breaker schedules, intact panel hardware, and a functional generator were noted across assessments.

Weaknesses and Recommendations



Multiple obstructed egresses were observed across the assessed facilities. Pest management and custodial responsibilities were not identified in the PM schedules.

Recommendation: Staff training should be enhanced or refreshed with an emphasis on safety requirements, including clearances around equipment and obstruction of egress points. Custodial responsibilities should be scheduled and tracked through the CMMS to ensure accountability.



Non-functional emergency lights were observed in a relocatable classroom and an additional structure. The monthly fire extinguisher inspections were not being completed at one facility. PM activities for relocatable classrooms and additional structures were not identified in the PM schedules.

Recommendation: All site-specific PM schedules should include activities for relocatable classrooms and additional structures, with auto-populating PM work orders created to maintain equipment and systems at appropriate frequencies informed by manufacturers' recommendations.