

Scheduled Maintenance

Scheduled replacement, repair, or refurbishment

The preservation and enhanced operation of school plants requires an expenditure of labor and materials based on a predictable timetable and/or use schedule. This work involves both maintenance crews and contracted services. These large jobs call for substantial funds. A regular schedule permits the budgeting for these items to be spaced out over a period of time. In this way, SMCPs is alerted to the long-term maintenance needs of the school system and can allocate annual funds on a more predictable basis.

The Department of Maintenance schedules presented here are subject to revision when conditions mandate that a project be moved up in its schedule or a particular job may be deferred to a later time because of excellent care. While the schedules do indicate a year in which certain services should be provided, it is clear that this represents an effort to anticipate needs. Therefore, the year is only a guide and not a firm commitment. (See Facility Systems Planning and Assessment, page 48.)

Maintenance Schedules

Frequency

Roof Replacement

See Appendix A

25 – 30 years

Roof replacement occurs when conditions warrant roof replacement. This is covered under the Capital Improvements Program.

HVAC Replacement

See Appendix B

15 - 25 years

HVAC replacement occurs when conditions warrant replacement. This is covered under the Capital Improvements Program.

Bituminous Pavement Resurfacing

See Appendix C

Bituminous paving occurs when conditions warrant or the timetable factors dictate resurfacing.

20 year resurfacing

This includes repair of concrete gutters and curbing, as well as re-stripping.

Oil Tank Testing

See Appendix D

Tank testing completed based on state and federal compliance regulations. The following items are performed by a state approved contractor:

- Tank integrity testing
- Line and leak detector testing
- Containment testing
- Pascal perfect testing

15 years from
installation
5 years thereafter

Painting – Interior

See Appendix E

- Paint ceilings (would not include ceiling tiles) and I-beams, if required
- Paint all interior walls including classrooms, closets, storage rooms, hallways, bathrooms, offices, etc.
- Paint all door and window frames
- Paint all interior doors, if applicable
- Paint built-in shelving or casework

10 - 12 years

Painting – Exterior

See Appendix F

The exterior painting of schools would include, but is not limited to:

- Paint any exterior wood sheathing
- Paint metal flashing
- Paint exterior doors and window frames
- Paint entrance canopies

10 – 15 years

Carpet Replacement

See Appendix G

12 – 15 years

Carpet replacement occurs in administrative areas, media centers, and computer rooms only and are done primarily due to environmental conditions that occur within our facilities or where terminable factors dictate. As carpeting is removed, VCT tile is re-installed in classroom environments, to minimize the environmental and indoor air quality issues.

Floor Tile Replacement

See Appendix H

30 years

Floor tile replacement occurs when conditions of floor degradation occurs, or during asbestos abatements.

Wood Floor Refurbishment

See Appendix I

12 years

Wood floor refurbishment occurs when conditions of floor degradation occurs, or when the floor show signs of excessive ware.

Vehicle Replacement

See Appendix J

10 years or 200,000
miles

When conditions warrant or timetables dictate, vehicle replacement is completed through a bid process.

Generator Replacement

See Appendix K

20 – 30 years

Generator replacement occurs when conditions warrant replacement.

Athletic Amenities Replacement Schedule

See Appendix L

15 year scoreboards
10 year exterior surfaces

Fire Alarm Replacement

See Appendix M

15 – 25 years

Fire alarm replacement occurs when conditions warrant

Replacement, or the systems components become obsolete.

Playground Structure Replacement Schedule

See Appendix N

20 years

Playground structure replacement occurs when timetable

factors dictate or a major defective structural component is

Identified on the semi-annual inspections that cannot be repaired.

Tennis Court Resurfacing

See Appendix L

10 years

Tennis court resurfacing occurs when conditions warrant

or timetables factor dictates resurfacing and/or overlay.

Track Resurfacing

See Appendix L

10 years

Track resurfacing occurs when conditions warrant

or timetables factor dictates resurfacing and/or overlay.

Bleacher Replacement / Renovations (Interior/Exterior)

See Appendix L

30 years

Bleacher replacement occurs when timetable factors

dictate or a major defective structural component is

identified on the semi-annual inspections that cannot be repaired.

Preventive Maintenance Outline

ITEM	DESCRIPTION	Daily	Weekly	Monthly	Quarterly	Semi-Annual	Annually	Other
AHU & Unit Ventilators	Check motor, controls, filters, belts, lubricate							
Air Compressors	Check operation, oil level, belt tension, drain tank							
Air Conditioning Units	Check operation							
Air Dryers	Filter change, operational							
Auto Lift	Cables, safety devices, operations							
Backflow Prevention	Operations, certification							
Bathroom (Gang)	Operations, fixture conditions, leaks							
Bleacher-Telescoping	Operate, inspect & repair							
Boiler Inspection	Inspect							
Boiler Tube Cleaning	Brush, clean boiler tubes							
Boilers	Check low water cutoffs, relief valves							
Building Envelop	Inspect							
Cabinetry	Operate, Inspect & Repair							
Cafeteria Tables	Operate, Inspect & Repair							
Cistern	Operate, Inspect & Repair							
Clock & Bell Systems	Operate, Inspect & Repair							
Cooling Towers	Check nozzles, pumps, controls, valves, operate, inspect							
Courtyard	Door, drain, vegetation, furniture operate , inspect, repair							
Door Lock & Hardware	Operate, Inspect & Repair							
Effluent Water Testing	Sewage digestion plant testing							
Emergency Generators	Test run, PM power plant & load transfer equipment							
Emergency Lighting	Check operation							
Energy Control Insp/Ident	Inspection & identification of stored energy sources							
Exhaust Systems	Operate, Inspect & Repair							
Faucet, Eyewash Emergency Showers	Operate, Inspect & Repair							
Fences & Gates	Operate, Inspect & Repair							
Fire Alarm System	Operate, Inspect & Repair							
Fire Extinguishers	Inspect, tag & charge as necessary							
Grease Traps/Exterior	Pump & Clean							
Hazard Assessment	Inspection & identification of stored energy sources							
Hot Water Heaters	Operate, Inspect & Repair							
HVAC Air Filter Changes	HVAC air filter change, belt tension & damper operations							
Irrigation Systems	Operate, Inspect & Repair							
Kitchen Equipment	Clean coils, inspect refrigeration system							
Kitchen Hood Systems	Operate, Inspect & Repair							
Locker	Operate, Inspect & Repair							
Maintenance Vehicles	Change oil & filters, Tune-up							
Mobile Skirting & Siding	Inspect, Repair							
Mobile Unit Canopies	Inspect, Repair							
Mobile Unit Ramping	Inspect, Repair							
Mulching	Reapply - weed							
Oil Burner	Clean, check nozzle, electrode & efficiency test							

Preventive Maintenance Outline

Oil Tanks	Testing								
Parking & Athletic Field Lighting Pole	Inspect, Repair								
Playground Inspection	Operate, Inspect & Repair								
Pumping Systems	Check seals, couplings, strainers, & lubricate								
Reel Lawn Mowers	Operate, Inspect & Repair								
Roofing	Remove debris, clean drains, inspection								
Safety Meeting & Training	Update training, new subjects, annual requirements								
Septic Tanks	Pump & Clean								
Sidewalk & Curbing	Inspect, Repair								
Site Paving	Inspect, Repair								
Site Signage	Inspect, Repair, Replace								
Sliding & Folding Partition	Inspect, Repair								
Sprinkler System	Inspect & test flow, pumps & bells								
Stormwater Management	Inspect, Repair								
Test Equipment Calibration	Calibration of maintenance testing equipment								
Therapy Pools	Filters & other equipment								
Timers	Inspect, operate, adjust								
Tree & Shrubs	Inspect, trim, replace								
Water Chillers	Operate, inspect, clean & repair								
Water Flushing	Flushing water systems before students return								
Water Testing	Water testing of potable water								
Watercooler & Bubblers	Operate, inspect, clean & repair								
Well Water & Houses	Operate, inspect & repair								
Window Glazing	Inspect								

Preventive Maintenance Information

Each year the department of maintenance issues and assigns 4,217 preventive maintenance (PM) work orders. The average time spent of each PM work order is 0.85 hours, with a total of 3,592.3 hours annually used on PM work orders. PM tasks are separated into time intervals monthly, quarterly, semi-annually, and annually, it should be noted this does not include contracted maintenance tasks. The CMMS system is responsible for issuing 100% of the PM work orders. The average time from the date the PM is opened to closure is listed below:

Time Interval	Average Time to Closure
Monthly – 30 Days	30 days
Quarterly – 90 Days	31 days
Semi Annual – 180 Days	62 days
Annual – 360 Days	68 days

Preventive maintenance activities are performed by in-house staff and through contracted services. In-house PM supplies average \$314,258 annually, with the associated labor of 3,593.3. The total time spent on PM work orders as compared to all work orders is 19%. Corrective maintenance work orders which are typically created as a result of the PM process creates approximately 942 additional work orders annually. All work orders are created by central staff, and 0% are marked as high or emergency. The mean repair time of a CM work order is 1.14 hours. The closure rate for these work orders is 8% within the first 30 days they are opened. The level of contracted PM support this year resulted in a total cost of \$729,476.90.

Total Work Order Data for FY22

Total Maintenance Work Orders Opened	14,574
Total Maintenance Work Orders Closed	13,964
Total Maintenance Hours	27,438.35
Total Maintenance Costs	\$2,080,972.03 (note)

Note: Total Maintenance Costs does NOT include inhouse labor costs.

Roof Replacement Schedule / Appendix A

Roof Replacement Schedule						
Life Cycle Replacement in years: 30						
Capital Plan accounts for two years to design and start construction based on timing of funding and debt balancing						
Current Year: 2022						
Name of School	Last Roof Replacement	Current Age of Roof	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker (I) 36,000 sq. ft.	1998	24	2028	6		
Benjamin Banneker (II) 23257 sq. ft.	2002	20	2032	10		
Benjamin Banneker (ECC)	2009	13	2049	37	10	Metal Roof
Cpt. Walter Francis Duke	2015	7	2045	23		
Dynard	2021	1	2051	29		CIP 2020
Evergreen	2009	13	2039	17		
George Washington Carver	2006	16	2036	14		
Green Holly (A)	1992	30	2022	0		CIP 2025
Green Holly (B)	2020	2	2060	48	10	Metal Roof
Greenview Knolls	2001	21	2031	9		2000 - Gym and Pre-K
Hollywood	2020	2	2050	28		
Leonardtown	2007	15	2037	15		
Lettie Marshall Dent (I) 19210 sq. ft.	1992	30	2026	8	4	
Lettie Marshall Dent (II) 38610 sq. ft.	2002	20	2032	10		
Lexington Park (I) 39965 sq. ft.	1994	28	2026	6	2	CIP 2026
Lexington Park (II) 16035 sq. ft.	1999	23	2029	7		
Mechanicsville	2004	18	2034	12		
Oakville	2000	22	2030	8		
Park Hall	2020	2	2050	28		
Piney Point	2017	5	2047	25		
Ridge	1998	24	2028	6		
Town Creek	1997	25	2027	5	0	2002 - Gym
White Marsh	2002	20	2032	10		
Average Age		17				
Middle Schools						
Esperanza	2000	22	2030	8	0	2000 - 1/2 roof was resurfaced
Leonardtown (I) 116500 sq. ft.	2000	22	2030	8		
Leonardtown (II) 15000 sq. ft.	2009	13	2039	17		
Margaret Brent	2006	16	2036	14		
Spring Ridge	2016	6	2046	24		
Average Age		16				
High Schools						
Chopticon	1999	23	2029	7		2014 - 15,000 sq. ft., resurfaced
Fairlead Academy	1989	33	2029	17	10	Metal Roof
Forrest Center	2005	17	2035	13		
Great Mills (I) 90982 sq. ft.	2020	2	2050	28		
Great Mills (II) 125642 Sq. Ft.	1997	25	2024	(1)	(3)	CIP 2023
Leonardtown	2002	20	2032	10		
Average Age		20				
Offices						
Central Office	2002	20	2032	10		
Central Office II	1996	20	2026	4		
Supporting Services	1994	28	2027	8	3	
Average Age		23				
(I) - Old Section						
(II) - New Section						

HVAC Replacement Schedule / Appendix B

HVAC Replacement Schedule						
Life Cycle Replacement in years:		25				
Capital Plan accounts for two years to design and start construction						
based on timing of funding and debt balancing						
Current Year:		2022				
Name of School	Last HVAC Replacement	Current Age of HVAC	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker	2002	20	2027	5		
Benjamin Banneker (ECC)	2009	13	2034	12		
Cpt. Walter Francis Duke	2015	7	2040	18		
Dynard	2021	1	2046	24		
Evergreen	2009	13	2034	12		
George Washington Carver	2006	16	2031	9		
Green Holly (A)	2021	1	2046	24		
Green Holly (B)	1992	30	2017	(5)		
Greenview Knolls	2014	8	2039	17		
Hollywood	2020	2	2045	23		
Leonardtown	2007	15	2032	10		
Lettie Marshall Dent	1992	30	2017	(5)		9/2016 Replacement of units 4, 5, & 6, CIP 2022
Lexington Park	2003	19	2028	6		
Mechanicsville	2002	20	2027	5		CIP 2021
Oakville	2011	11	2036	14		
Park Hall	2020	2	2045	23		
Piney Point	1993	29	2018	(4)		CIP 2024
Ridge	2001	21	2026	4		
Town Creek	1999	23	2024	2		CIP 2022
White Marsh	2002	20	2027	5		
Average Age		15				
Middle Schools						
Esperanza	2000	22	2025	3		
Leonardtown	2010	12	2035	13		
Margaret Brent	2006	16	2031	9		
Spring Ridge	2016	6	2041	19		
Average Age		14				
High Schools						
Chopticon	1999	23	2024	2		2022 Replacement Cooling Plant
Fairlead Academy	2008	14	2033	11		
Forrest Center	2005	17	2030	8		
Great Mills	1997	25	2027	10		(2017) partial replacement of units 3, 4, & 5
Leonardtown	2002	20	2027	5		
Average Age		20				
Offices						
Central Office	2002	20	2027	5		Replacement in progress 2020
Central Office II	2022	0	2047	2032		
Supporting Services	2006	16	2031	9		1/2017 IT work area
AG Building/Print Shop	2015	7	2040	18		
Average Age		11				

Bituminous Paving Replacement / Appendix C

Bituminous Paving Replacement Schedule						
Life Cycle Replacement in years:		20	resurfacing			
Individual school needs are assessed on an on-going basis.						
Bi-annual funding was requested starting in FY 2008.						
Current Year:		2022				
Name of School	Last Paving Replacement	Current Age of Paving	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker	2002	20	2022	0		CIP 2024
Benjamin Banneker (ECC)	2002	20	2022	0		CIP 2024
Cpt. Walter Francis Duke	2015	1	2035	13		
Dynard	2022	0	2042	20		
Evergreen	2009	13	2029	7		
George Washington Carver	2022	0	2042	20		
Green Holly (A)	2003	19	2023	1		CIP 2024
Green Holly (B)	2003	19	2023	1		CIP 2024
Greenview Knolls	2005	17	2025	3		2022 Parking Area replaced
Hollywood	2022	0	2042	20		
Leonardtown	2011	11	2031	9		
Lettie Marshall Dent	2020	2	2040	18		
Lexington Park	2003	19	2023	1		CIP 2024
Mechanicsville	2013	9	2033	11		
Oakville	2014	8	2034	12		
Park Hall	2018	4	2038	16		
Piney Point	2018	4	2038	16		
Ridge	2006	16	2026	4		
Town Creek	2020	2	2040	18		
White Marsh	2017	5	2037	15		
Average Age		9				
Middle Schools						
Esperanza	2020	2	2040	18		
Leonardtown	2012	10	2032	10		
Margaret Brent	2006	16	2026	4		
Spring Ridge	2016	6	2036	14		
Average Age		9				
High Schools						
Chopticon	2021	1	2041	19		
Fairlead Academy	1999	23	2019	(3)		CIP 2026
Forrest Center	2005	17	2025	3		
Great Mills	2020	2	2042	22	2	CIP 2022
Leonardtown	2001	21	2021	(1)		
Average Age		13				
Offices						
Central Office	2002	20	2022	0		CIP 2026
Central Office II	2002	20	2022	0		CIP 2026
Supporting Services	2002	20	2028	12	6	
Average Age		20				

Oil Tank Testing Schedule / Appendix D

Oil Tank Testing Schedule				
Life Cycle Testing in years:			15 years from install	
			5 years thereafter	
Current Year:			2022	
Name of School	Tank Installation	Last Tank Test Date	Current Age of Tank	Year of Next Tank Test
Elementary Schools				
Benjamin Banneker	1992	2018	30	2023
Benjamin Banneker (ECC)	1983	2019	39	2024
Cpt. Walter Francis Duke	2014	2014	3	2029
Dynard	2022	2022	0	2027
Evergreen	Natural Gas			
George Washington Carver	Natural Gas			
Green Holly (A)	2021	2021	1	2036
Green Holly (B)	1989	2018	33	2023
Greenview Knolls	Natural Gas			
Hollywood	1993	2021	29	2026
Leonardtown	2007	2022	15	2027
Lettie Marshall Dent	1980	2019	42	2024
Lexington Park	Natural Gas			
Mechanicsville	2002	2021	20	2026
Oakville Above Ground Storage Tank	2011		11	2026
Park Hall	1993	2018	29	2023
Piney Point	1988	2022	34	2027
Ridge	2002	2022	20	2027
Town Creek	2020	2020	2	2035
White Marsh	1997	2021	25	2026
Average Age			21	
Middle Schools				
Esperanza	Natural Gas			
Leonardtown	2010	2010	12	2025
Margaret Brent	2004	2021	18	2026
Spring Ridge	2015	2015	7	2030
Average Age			12	
High Schools				
Chopticon	2019	2019	3	2034
Fairlead Academy	Electric			
Forrest Center	2003	2019	19	2024
Great Mills	Natural Gas			
Leonardtown	2000	2018	22	2023
Average Age			15	
Offices				
Central Office	Electric			
Central Office II	Electric			
Supporting Services	1992	2022	30	2027
Average Age			27	

Interior Repainting Schedule / Appendix E

Painting Interior Repainting Schedule						
Life Cycle Repainting in years:		12				
Current Year:		2022				
Name of School	Last Painting	Current Age of Paint	Next Scheduled Repainting	No. of Years to Next Repainting	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker	2003	19	2020	(2)	5	2014 - gym ceiling
Benjamin Banneker (ECC)	2008	14	2025	3	5	2018 Interior cabinets and trim only, 2022 Classrooms, Office Suite
Cpt. Walter Francis Duke	2015	1	2027	5		
Dynard	2010	12	2024	2	2	
Evergreen	2009	13	2021	(1)		
George Washington Carver	2019	3	2031	9		
Green Holly (A)	2016	6	2028	6		
Green Holly (B)	2017	5	2029	7		
Greenview Knolls	2014	8	2026	4		
Hollywood	2020	2	2032	10		
Leonardtown	2020	2	2032	10		
Lettie Marshall Dent	2008	14	2021	(1)	1	
Lexington Park	2003	19	2,020	(2)	5	
Mechanicsville	2010	12	2024	2	2	
Oakville	2012	10	2024	2		
Park Hall	2016	6	2028	6		2020 Hallways
Piney Point	2013	9	2027	5	2	
Ridge	2007	15	2022	0	3	
Town Creek	2013	9	2026	4	1	
White Marsh	2022	0	2029	7	(5)	Hallways, Gym, and Caf� 2022
Average Age		9				
Middle Schools						
Esperanza	2013	9	2025	3		
Leonardtown	2010	12	2025	3	3	
Margaret Brent	2005	17	2024	2	7	
Spring Ridge	2015	7	2027	5		
Average Age		11				
High Schools						
Chopticon	2012	10	2024	2		
Fairlead Academy	2019	3	2031	9		
Forrest Center	2006	16	2021	(1)	3	2005 - interior partial only
Great Mills	2009	13	2025	3	4	
Leonardtown	2015	7	2027	5		
Average Age		10				
Other Facilities						
Central Office	2002	20	2020	(2)	6	2017-18 partial C&I and Fiscal Services
Central Office II	2020	2	2038	16	6	
Supporting Services	2002	20	2018	(4)	4	
Average Age		14				

Exterior Repainting Schedule / Appendix F

Painting Exterior Repainting Schedule						
Life Cycle Repainting in years:		15				
Current Year:		2022				
Name of School	Last Painting	Current Age of Paint	Next Scheduled Repainting	No. of Years to Next Repainting	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker	2015	7	2030	8		
Benjamin Banneker (ECC)	2021	1	2036	14		
Cpt. Walter Francis Duke	2015	1	2030	8		
Dynard	2021	1	2036	14		
Evergreen	2009	13	2024	2		
George Washington Carver	2020	2	2035	13		
Green Holly (A)	2018	4	2033	11		
Green Holly (B)	2018	4	2033	11		
Greenview Knolls	2014	8	2029	7		
Hollywood	2019	3	2034	12		
Leonardtown	2018	4	2033	11		
Lettie Marshall Dent	2009	13	2024	2		
Lexington Park	2017	5	2032	10		
Mechanicsville	2002	20	2017	(5)		
Oakville	2021	1	2037	15	1	
Park Hall	2017	5	2032	10		
Piney Point	2022	0	2038	16	1	
Ridge	2010	12	2026	4	1	
Town Creek	2009	13	2024	2		
White Marsh	2009	13	2024	2		2007- doors
Average Age		7				
Middle Schools						
Esperanza	2001	21	2016	(6)		
Leonardtown	2012	10	2027	5		
Margaret Brent	2005	17	2020	(2)		
Spring Ridge	2015	7	2032	10	2	
Average Age		14				
High Schools						
Chopticon	2008	14	2021	(1)	(2)	
Fairlead Academy	2011	11	2026	4		
Forrest Center	2005	17	2020	(2)		
Great Mills	2010	12	2028	6	3	
Leonardtown	2020	2	2035	13		
Average Age		11				
Offices						
Central Office	2002	20	2017	(5)		
Central Office II	2020	2	2035	13		
Supporting Services	2002	20	2017	(5)		
Average Age		14				

Carpet Replacement Schedule / Appendix G

Carpet Replacement Schedule						
Life Cycle Replacement in years:		15				
Current Year:		2022				
Name of School	Last Recarpeting	Current Age of Carpet	Next Scheduled Recarpeting	No. of Years to Next Recarpeting	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker	2003	19	2018	(4)		CIP 2024
Benjamin Banneker (ECC)	2008	14	2025	3	2	CIP 2026
Cpt. Walter Francis Duke	2015	1	2030	8		
Dynard	2018	4	2033	11		
Evergreen	2009	13	2024	2		CIP 2026
George Washington Carver	2006	16	2023	1	2	CIP 2023
Green Holly (A)	2020	2	2035	13		
Green Holly (B)	2017	5	2032	10	0	
Greenview Knolls	2022	0	2037	15		
Hollywood	2020	2	2037	15	2	2015 - all hallways and houses
Leonardtown	2007	15	2022	0		CIP 2024
Lettie Marshall Dent	2019	3	2034	12		CIP 2023
Lexington Park	2018	4	2036	14	3	
Mechanicsville	1999	23	2014	(8)		2013 - media center 2015 - guidance & Principal's office
Oakville	2012	10	2024	2	(3)	
Park Hall	2020	2	2035	13		
Piney Point	2021	1	2036	14		
Ridge	2022	0	2031	9	(6)	CIP 2023
Town Creek	2022	0	2037	15		
White Marsh	2018	4	2033	11		
Average Age		7				
Middle Schools						
Esperanza	2021	1	2036	14		
Leonardtown	2012	10	2027	5		
Margaret Brent	2006	16	2021	(1)		CIP 2024
Spring Ridge	2016	6	2031	9		
Average Age		8				
High Schools						
Chopticon	2021	1	2036	14		2010 - main office & admin. office
Fairhead Academy	2007	15	2022	0		CIP 2026
Forrest Center	2006	16	2021	(1)		CIP 2026
Great Mills	2008	14	2023	1		2014 - Auditorium, 2022 Media & Career
Leonardtown	2021	1	2036	14		
Average Age		9				
Offices						
Central Office	2002	20	2017	(5)		2002 / 06 - partial completion only 2013 - Rose Alvey's Office / 2015 - Conf. room (purple) & Dept. S&S (common areas), 2021 Board Room and Suite
Central Office II	2020	2	2035	13		
Supporting Services	2021	1	2036	14		
Average Age		8				

Floor Tile Replacement Schedule / Appendix H

Floor Tile Replacement Schedule					
Life Cycle Replacement in years:		30			
Current Year:		2022			
Name of School	Last Reflooring	Current Age of Tile	Next Scheduled Reflooring	No. of Years to Next Reflooring	Status
Elementary Schools					
Benjamin Banneker	2003	19	2033	11	
Benjamin Banneker (ECC)	1991	31	2021	(1)	2013 - CR 7 & 8 CIP 2026 ACM and Tile
Cpt. Walter Francis Duke	2015	1	2045	23	
Dynard	2018	4	2048	26	
Evergreen	2009	13	2039	17	
George Washington Carver	2006	16	2036	14	
Green Holly (A)	2020	2	2050	28	
Green Holly (B)	2018	4	2048	26	
Greenview Knolls	1993	29	2023	1	2007 - mobile units 26 & 27, 2015 - mobile 30, 2017 - CR 1-10, Computer Lab #1, and faculty workroom
Hollywood	2020	2	2050	28	
Leonardtown	2007	15	2037	15	
Lettie Marshall Dent	2019	3	2049	27	All complete except Hallways
Lexington Park	2003	19	2033	11	2015 - main office suite
Mechanicsville	1998	24	2028	6	2018 - Rm 627A, 627B, 627C
Oakville	2003	19	2033	11	2003 - partial classroom / hallway
Park Hall	2020	2	2050	28	
Piney Point	1998	24	2028	6	2015 - main office restroom & teacher's lounge restroom, 2021 Classrooms and PODS
Ridge	2017	5	2047	25	2017 Classrooms only, 2022 Office Suite
Town Creek	2017	5	2047	25	
White Marsh	2018	4	2048	26	Except hallways
Average Age		12			
Middle Schools					
Esperanza	2001	21	2031	9	
Leonardtown	2012	10	2042	20	2015 - mobiles 961, 962, 963 & 964
Margaret Brent	2006	16	2036	14	
Spring Ridge	2016	6	2046	24	
Average Age		13			
High Schools					
Chopticon	2000	22	2030	8	2015 - B205
Fairhead Academy	2011	11	2041	19	2013 - two bathrooms in nurse's office
Forrest Center	2006	16	2036	14	
Great Mills	1998	24	2028	6	2014 - F12, F13 & F14 2015 - teacher's lounge, E-04, E-06, & guidance office
Leonardtown	2003	19	2033	11	
Average Age		18			
Offices					
Central Office	2002	20	2032	10	2002 - partial reflooring only
Central Office II	2002	20	2032	10	
Supporting Services	2022	0	2052	30	2014 - Maint. Lobby & Bldg. Trades Office
Average Age		13			

Wood Floor Refurbishment Schedule / Appendix I

Wood Floor Refurbishment Schedule							
Life Cycle Replacement in years:		35					
Life Cycle Refurbishment in years:		12					
Current Year:		2022					
Name of School	Last Replacement	Current Age of Floor	Last Refurbishment	Next Scheduled Reflooring	Next Schedule Refurbishment	Adjustment Refurbishment	Status
<i>Elementary Schools</i>							
Benjamin Banneker	2019	3	2019	2054	2031		
Evergreen	2009	13	2009	2044	2026	5	
Hollywood	1991	31	2020	2026	2025	(7)	
Leonardtown	2007	15	2008	2042	2026	6	
Park Hall	1994	28	1994	2029	2023	17	
Average Age		18					
<i>Middle Schools</i>							
Esperanza	1997	25	2000	2032	2022	10	
Leonardtown	2012	10	2012	2047	2028	4	
Margaret Brent	2006	16	2006	2041	2027	9	
Spring Ridge	2016	6	2016	2051	2028	0	
Average Age		14					
<i>High Schools</i>							
Chopticon	2008	14	2022	2043	2034	0	
Great Mills	2009	13	2022	2044	2034	0	
Leonardtown	1998	24	2020	2033	2032	0	
Average Age		17					

Vehicle Replacement Schedule / Appendix J

Vehicle Replacement Schedule

Life Cycle Replacement in years: 10
Life Cycle Replacement in mileage: 200,000

Current Year: 2022

ID No.	Make	Location	Year	Current Mileage as of 08/10/22	+/-200,000 miles	Current Age	First Life Cycle	+/- First Life Cycle
92628	Isuzu Box Truck	Maintenance	2007	273,055	73,055	15	2017	5
11377	Ford L550 Service Body Truck	Maintenance	2006	212,493	12,493	16	2016	6
74392	Ford E350 Service Body Truck	Food Service	2006	195,760	(4,240)	16	2016	6
87094	Ford 3/4 Ton Panel Van	Maintenance	2009	180,287	(19,713)	13	2019	3
74433	Chevrolet 3/4 ton Van	Maintenance	2006	164,834	(35,166)	16	2016	6
87091	Ford 3/4 Ton Panel Van	Maintenance	2009	158,875	(41,125)	13	2019	3
66432	Ford Focus	Technology	2000	148,022	(51,978)	22	2010	12
59210	Chevrolet 1/2 Ton Pickup	Maintenance	2001	147,229	(52,771)	21	2011	11
62472	Chevrolet 3/4 ton Van	Technology	2002	145,454	(54,546)	20	2012	10
92563	Chevrolet Van	Maintenance	2013	141,180	(58,820)	9	2023	(1)
76155	Ford Taurus	D&C	2003	141,073	(58,927)	19	2013	9
72261	Ford Taurus	D&C	2000	136,277	(63,723)	22	2010	12
78542	Chevrolet 8 pass Van	DSS	2007	135,687	(64,313)	15	2017	5
53318	1 Ton Panel Van	Maintenance	1999	134,778	(65,222)	23	2009	13
74430	Ford Taurus	FLA	2003	133,865	(66,135)	19	2013	9
66433	Ford Focus	Technology	2001	130,546	(69,454)	21	2011	11
59198	Chevrolet 3/4 Ton Pickup	Maintenance	2001	129,835	(70,165)	21	2011	11
68850	Chevrolet Blazer	D & C	2004	126,518	(73,482)	18	2014	8
62475	Chevrolet 3/4 ton Van	Technology	2002	126,459	(73,541)	20	2012	10
76191	Ford Expedition	Maintenance	2001	125,794	(74,206)	21	2011	11
59211	Chevrolet 1/2 Ton Pickup	Maintenance	2001	125,430	(74,570)	21	2011	11
10516	Isuzu Box Truck	Operations	2012	123,768	(76,232)	10	2022	0
77455	Ford F450 Box Truck	Maintenance	2006	123,548	(76,452)	16	2016	6
72260	Chevrolet 3/4 ton Van	Maintenance	2005	123,169	(76,831)	17	2015	7
87092	Ford 3/4 Ton Panel Van	Maintenance	2009	122,358	(77,642)	13	2019	3
87090	Ford 3/4 Ton Panel Van	Maintenance	2009	120,740	(79,260)	13	2019	3
70782	Ford Taurus	PPW	2003	113,569	(86,431)	19	2013	9
21446	Ford F550 Dump Truck	Maintenance	2011	111,295	(88,705)	11	2021	1
59247	Chevrolet 1/2 Ton Pickup	Operations	2001	110,627	(89,373)	21	2011	11
62469	Chevrolet Blazer	Maintenance	2002	109,986	(90,014)	20	2012	10
78540	Ford Taurus	PPW	2006	106,574	(93,426)	16	2016	6
74431	Ford Taurus	Food Service	2004	106,033	(93,967)	18	2014	8
62480	Chevrolet Astro Van	Safety & Security	2002	105,427	(94,573)	20	2012	10
99181	Chevrolet Van 3/4	Operations	2016	105,183	(94,817)	6	2026	(4)
92562	Chevrolet P/U	Maintenance	2013	103,423	(96,577)	9	2023	(1)
89124	Chevrolet 3/4 ton Van	Technology	2001	101,994	(98,006)	21	2011	11
74434	Chevrolet 3/4 ton Van	Technology	2006	99,911	(100,089)	16	2016	6

Vehicle Replacement Schedule

Life Cycle Replacement in years: 10
Life Cycle Replacement in mileage: 200,000

Current Year: 2022

ID No.	Make	Location	Year	Current Mileage as of 08/10/22	+/-200,000 miles	Current Age	First Life Cycle	+/- First Life Cycle
62492	Chevrolet 1/4 ton Van	Technology	2002	99,542	(100,458)	20	2012	10
66421	Mercury Mountaineer	DOI-Health Fitness	2000	98,141	(101,859)	22	2010	12
66420	Ford Focus	Technology	2000	96,994	(103,006)	22	2010	12
62473	Chevrolet 1/4 ton Van	Safety & Security	2002	94,836	(105,164)	20	2012	10
89128	Ford 3/4 Ton Panel Van	Maintenance	2011	91,498	(108,502)	11	2021	1
62474	Chevrolet 1/4 ton Van	Safety & Security	2002	90,397	(109,603)	20	2012	10
92627	Chevy Express Van	Maintenance	2014	89,065	(110,935)	8	2024	(2)
70784	Ford Taurus	Technology	2003	89,005	(110,995)	19	2013	9
87071	Ford F150 Pick Up	Maintenance	2007	87,435	(112,565)	15	2017	5
92565	Chevrolet Van	Maintenance	2013	87,036	(112,964)	9	2023	(1)
92564	Chevrolet Van	Maintenance	2013	84,773	(115,227)	9	2023	(1)
87095	Ford Focus	Moakley-Loaner	2010	82,610	(117,390)	12	2020	2
84701	Ford Focus	Maintenance-Loaner	2007	80,740	(119,260)	15	2017	5
64802	Chevrolet Astro 8-Seat Van	DSS-Loaner	2002	79,134	(120,866)	20	2012	10
89125	Ford Focus	Moakley-Loaner	2011	73,799	(126,201)	11	2021	1
78532	Chevrolet 8 pass Van	Tech Center	2007	72,626	(127,374)	15	2017	5
92561	Chevrolet P/U	Maintenance	2013	72,045	(127,955)	9	2023	(1)
78512	Ford Escape	Technology	2007	71,714	(128,286)	15	2017	5
92623	Dodge Mini Van	Moakley-Loaner	2014	70,436	(129,564)	8	2024	(2)
77450	Chevrolet Blazer	Transportation	2006	68,601	(131,399)	16	2016	6
07661	Chevrolet Van 3/4	Technology	2016	65,909	(134,091)	6	2026	(4)
81243	Chevrolet Pick up	Operations	1997	65,892	(134,108)	25	2,024	15
87087	Ford Escape	Operations	2010	65,785	(134,215)	12	2020	2
87086	Ford Escape	Safety & Security	2010	63,903	(136,097)	12	2020	2
81244	Ford Escape	Safety & Security	2008	61,911	(138,089)	14	2018	4
99179	Chevrolet Van 3/4	Maintenance	2016	61,419	(138,581)	6	2026	(4)
62456	Ford F150	Operations	2001	60,456	(139,544)	21	2011	11
99178	Ford Focus	PPW	2015	58,996	(141,004)	7	2025	(3)
92634	Ford F-250 P/U	Maintenance	2014	57,892	(142,108)	8	2024	(2)
07674	Ford Transit 3/4ton Van	Operations	2018	56,797	(143,203)	4	2028	(6)
99170	Chevrolet Silverado	Operations	2015	53,667	(146,333)	7	2025	(3)
87084	Ford Explorer	Transportation	2010	52,963	(147,037)	12	2020	2
76199	Chevrolet Blazer	Transportation	2006	48,560	(151,440)	16	2016	6
06719	Freightliner	Food Service	2018	44,166	(155,834)	4	2028	(6)
87085	Ford Explorer	DSS	2010	37,183	(162,817)	12	2020	2
07672	Ford Transit 3/4ton Van	Maintenance	2018	34,299	(165,701)	4	2028	(6)

Vehicle Replacement Schedule

Life Cycle Replacement in years: 10
Life Cycle Replacement in mileage: 200,000

Current Year: 2022

ID No.	Make	Location	Year	Current Mileage as of 08/10/22	+/-200,000 miles	Current Age	First Life Cycle	+/- First Life Cycle
92602	Chevrolet Van	Safety & Security	2013	34,042	(165,958)	9	2023	(1)
99157	Dodge Journey	Food Service	2015	32,345	(167,655)	7	2025	(3)
11376	Dodge Ram ProMaster	Maintenance	2018	30,136	(169,864)	4	2028	(6)
99160	Chevrolet Traverse	Head Start	2015	25,357	(174,643)	7	2025	(3)
89126	Ford Escape	Capital Planning	2011	24,655	(175,345)	11	2021	1
07670	Ford Focus	PPW	2018	22,557	(177,443)	4	2028	(6)
18233	Chevrolet Van 3/4	Maintenance	2020	19,354	(180,646)	2	2030	(8)
17212	AWD Ford Transit Van	Maintenance	2020	17,990	(182,010)	2	2030	(8)
10513	Chevrolet Malibu	Moakley	2018	17,342	(182,658)	4	2028	(6)
18240	AWD Ford Transit Van	Maintenance	2021	17,066	(182,934)	1	2031	(9)
99176	Ford Focus	PPW	2015	15,168	(184,832)	7	2025	(3)
06716	Chevrolet Silverado	Maintenance	2017	15,104	(184,896)	5	2027	(5)
99177	Ford Focus	PPW	2015	13,062	(186,938)	7	2025	(3)
18234	Chevrolet Van 3/4	Maintenance	2020	12,957	(187,043)	2	2030	(8)
99161	Chevrolet Traverse	Head Start	2015	12,291	(187,709)	7	2025	(3)
07671	Ford Focus	PPW	2018	10,962	(189,038)	4	2028	(6)
17213	AWD Ford Transit Van	Maintenance	2020	9,791	(190,209)	2	2030	(8)
07675	Ford Focus	PPW	2018	8,196	(191,804)	4	2028	(6)
17201	4x4 / Nissan Pathfinder SUV	Maintenance	2020	6,935	(193,065)	2	2030	(8)
18241	AWD Ford Transit Van	Maintenance	2021	6,349	(193,651)	1	2031	(9)
20974	Ford Fusion	PPW	2020	5,940	(194,060)	2	2030	(8)
12764	Ford Escape	Moakley	2018	5,549	(194,451)	4	2028	(6)
18239	4x4 / Ford F-250	Maintenance	2021	5,420	(194,580)	1	2031	(9)
19592	Chevy Equinox SUV	Operations	2021	5,113	(194,887)	1	2031	(9)
19594	Chevy Express Van	Maintenance	2021	5,110	(194,890)	1	2031	(9)
19590	Chevy Express Van	Maintenance	2021	4,162	(195,838)	1	2031	(9)
20975	Ford Fusion	PPW	2020	3,458	(196,542)	2	2030	(8)
19591	Chevy Equinox SUV	Operations	2021	3,426	(196,574)	1	2031	(9)
19588	Ford Escape SUV	D&C	2021	3,327	(196,673)	1	2031	(9)
15569	Ford Escape SUV	Head Start	2020	3,322	(196,678)	2	2030	(8)
17209	Chevrolet Malibu	S&S	2020	3,277	(196,723)	2	2030	(8)
19589	Chevy Express Van	Maintenance	2021	3,152	(196,848)	1	2031	(9)
17210	Chevrolet Malibu	S&S	2020	3,027	(196,973)	2	2030	(8)
15575	AWD / Nissan Rogue SUV	DSS	2020	3,012	(196,988)	2	2030	(8)
07673	Ford Transit 3/4ton Van	Technology	2018	3,010	(196,990)	4	2028	(6)
19595	Nissan Sentra	PPW	2021	2,744	(197,256)	1	2031	(9)
19593	Honda HRV SUV	S&S	2021	2,521	(197,479)	1	2031	(9)
12765	Ford Focus	Moakley	2018	2,396	(197,604)	4	2028	(6)

Generator Replacement Schedule / Appendix K

Generator Replacement Schedule						
Life Cycle Replacement in years:		25				
Current Year:		2022				
Name of School	Last Generator Replacement	Current Age of Generator	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker - 105 kW	2002	20	2024	2	(3)	CIP 2027
Benjamin Banneker (ECC) - 1500 kW	2011	11	2036	14		
Cpt. Walter Francis Duke - 180 kW	2015	7	2040	18		
Dynard - 100 kW	2021	1	2051	29	5	
Evergreen - 230 kW	2008	14	2033	11		
George Washington Carver - 81 kW	2005	17	2027	5	(3)	
Green Holly (A) - 12 kW	2021	1	2046	24		
Green Holly (B) - 33 kW	1989	33	2014	(8)	0	
Greenview Knolls - 30 kW	2010	12	2031	9	(4)	This unit was relocated from Spring Ridge Middle 10-16-17
Hollywood - 60 kW	1992	30	2023	1	6	CIP 2023
Leonardtown - 125 kW	2006	16	2031	9		
Lettie Marshall Dent - 20 kW	2012	10	2036	14	(1)	
Lexington Park - 20 kW	2002	20	2025	3	(2)	
Mechanicsville	None					
Oakville - 25 kW	2019	3	2041	19	(3)	
Park Hall - 15 kW	2017	5	2042	20		6/22/17 - new generator, connected to old transfer switch
Piney Point - 45 kW	1997	25	2022	0	0	MOP 2023
Ridge	None					
Town Creek	None					
White Marsh	None					CIP 2027
Average Age		14				
Middle Schools						
Esperanza - 60 kW	1998	24	2022	0	(1)	CIP 2025
Leonardtown - 130 kW	2005	17	2030	8		
Margaret Brent - 275 kW	2003	19	2028	6		MOP 2028
Spring Ridge - 30 kW	2014	8	2039	17		
Average Age		17				
High Schools						
Chopticon - 275 kW	2021	1	2046	24		
Chopticon (sewage plant) - 155 kW	2020	2	2045	23		
Fairlead Academy	None					
Forrest Center - 200 kW	2002	20	2027	5		
Great Mills - 100/150 kW	2008	14	2033	11	0	
Leonardtown - 275 kW	1999	23	2023	1	(1)	CIP 2024
Average Age		12				
Offices						
Central Office	None					
Central Office II	None					
Supporting Services - 100/150 kW	2008	14	2033	11		
AG Building/Print Shop	None					
Average Age		14				

Athletic Amenities Replacement Schedule / Appendix L

Athletics						
Current Year:		2022				
Scoreboard Life Cycle Replacement in years:		15				
Interior Scoreboards						
Name of School	Last Replacement	Current Age	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
Middle Schools						
Esperanza	2017	5	2032	10		
Leonardown	2017	5	2032	10		
Margaret Brent	2017	5	2032	10		
Spring Ridge	2017	5	2032	10		
Average Age		5				
High Schools						
Choate n	2017	5	2032	10		
Great Mills	2017	5	2032	10		
Leonardown	2017	5	2032	10		
Average Age		4				
Average Age		5				
Stadium Scoreboards						
Name of School	Last Replacement	Current Age	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
High Schools						
Choate n	2015	7	2030	8		
Great Mills	2012	10	2027	5		CIP 2027
Leonardown	2016	6	2031	9		
Average Age		6				
Average Age		7				
Tennis Court / Running Track Life Cycle Replacement in years:						
		8				
Tennis Court Resurfacing						
Name of School	Last Replacement	Current Age	Next Scheduled Replacement	No. of Years to Next Resurfacing	Adjusted No. of Years	Status
High Schools						
Choate n	2016	6	2024	2	0	MOP 2024
Great Mills	2016	6	2026	4	2	
Leonardown	2020	2	2028	6	0	CIP 2028
Average Age		4				
Middle Schools						
Esperanza	2017	5	2025	3	0	
Margaret Brent	2016	6	2024	2	0	
Average Age		5				
Running Track Resurfacing						
Name of School	Last Replacement	Current Age	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
High Schools						
Choate n	2018	4	2027	5	1	
Great Mills	2017	5	2026	4	1	CIP 2026
Leonardown	2017	5	2027	5	2	CIP 2027
Average Age		4				
Average Age		4				

Fire Alarm Replacement Schedule / Appendix M

Fire Alarm Replacement Schedule						
Life Cycle Replacement in years:		20				
Current Year:		2022				
Name of School	Last Fire Alarm Replacement	Current Age of Fire Alarm	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker	2003	19	2023	1		MOP 2026
Benjamin Banneker (ECC)	2014	8	2034	12		
Cpt. Walter Francis Duke	2015	7	2035	13		
Dynard	2021	1	2041	19		
Evergreen	2009	13	2029	7		
George Washington Carver	2006	16	2026	4		
Green Holly (A)	2022	0	2042	20		MOP 2023
Green Holly (B)	2022	0	2042	20		MOP 2023
Greenview Knolls	1997	25	2017	(5)		CIP 2026
Hollywood	1993	29	2018	(4)	5	5/2017 - repairs to fire alarm system completed due to lightening strike damage
Leonardtown	2008	14	2028	6		
Lettie Marshall Dent	1992	30	2012	(10)		MOP 2023
Lexington Park	2003	19	2023	1		
Mechanicsville	1990	32	2010	(12)		CIP 2021
Oakville	2005	17	2025	3		MOP 2027
Park Hall	2009	13	2029	7		
Piney Point	2006	16	2026	4		MOP 2026
Ridge	2018	4	2038	16		
Town Creek	2003	19	2023	1		6/2017 - upgrade and addition of mobile units into main fire alarm system
White Marsh	1978	44	1998	(24)		CIP 2026
Average Age		16				
Middle Schools						
Esperanza	2000	22	2020	(2)		MOP 2023
Leonardtown	2012	10	2032	10		
Margaret Brent	2005	17	2025	3		
Spring Ridge	2016	6	2036	14		
Average Age		14				
High Schools						
Chopticon	2020	2	2040	18		
Fairlead Academy	2011	11	2031	9		
Forrest Center	2021	1	2041	19		CIP 2027
Great Mills	2020	2	2040	18		
Leonardtown	2014	8	2034	12		
Average Age		5				
Offices						
Central Office	2003	19	2023	1		
Central Office II	2000	22	2020	(2)		
Supporting Services	2000	22	2020	(2)		Main Panel Obsolete
Average Age		21				

Playground Structure Replacement Schedule / Appendix N

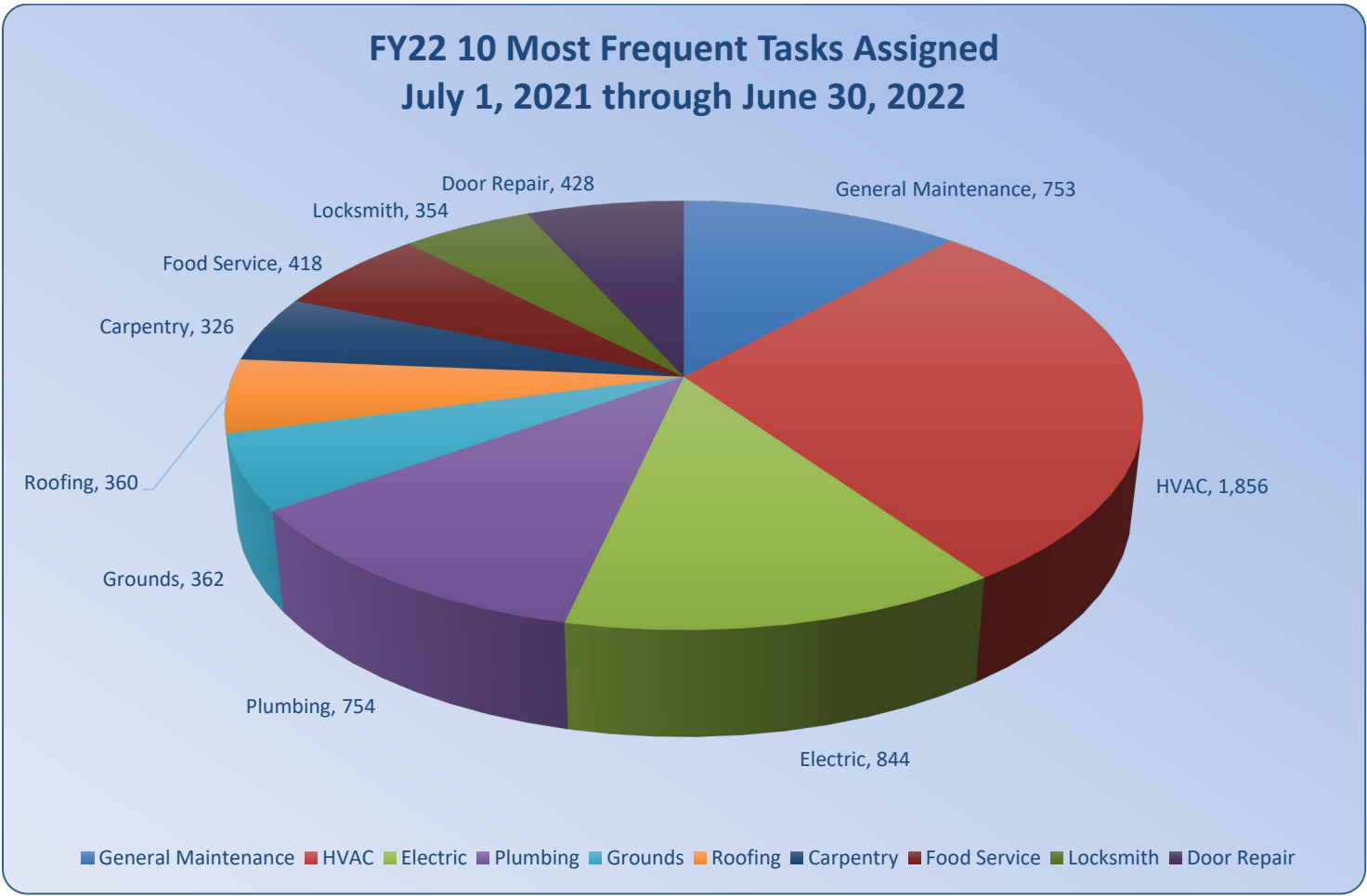
Play Ground Structures						
Life Cycle Replacement in years:		20				
Current Year:		2022				
Name of School	Last Replacement	Current Age of Equipment	Next Scheduled Replacement	No. of Years to Next Replacement	Adjusted No. of Years	Status
Elementary Schools						
Benjamin Banneker	2018	4	2038	16		
Benjamin Banneker (ECC)	2003	19	2023	1		Head Start playground 2015, new swings 2020
Cpt. Walter Francis Duke	2015	1	2035	13		
Dynard	2014	8	2034	12		
Evergreen	2009	13	2029	7		
George Washington Carver	2005	17	2025	3		
Green Holly (A)	2019	3	2039	17		
Green Holly (B)	2019	3	2039	17		
Greenview Knolls	2019	3	2039	17		
Hollywood	2014	8	2034	12		
Leonardtown	2007	15	2027	5		
Lettie Marshall Dent	2016	6	2036	14		
Lexington Park	2018	4	2038	16		Partial replacement, 1 of 2 playgrounds.
Mechanicsville	2012	10	2032	10		
Oakville	2012	10	2032	10		
Park Hall	2013	9	2033	11		
Piney Point	2017	5	2037	15		
Ridge	2011	11	2031	9		
Town Creek	2009	13	2029	7		
White Marsh	2016	6	2036	14		
Average Age		8				

Equipment Summary

<u>ITEM</u>	<u>QUANTITY</u>
Relocatable	107
Chillers	23
Boilers	71
A/C Roof Top Units	298
A/C Units	844
Cooling Towers	5
Fire Sprinkler Heads	14,500
Smoke Detectors	840
Fire Alarm Horn/Strobes	2,860
Strobes	2,180
Fire Extinguishers	1,850
Vehicles	111
Buses	24
Commercial Refrigerators	45
Commercial Freezers	45
Commercial Dishwashers	27
Commercial Gas Stoves	40
Commercial Ice Machines	40
Electrical Panels (Starters, Disconnects, etc.)	3,560
Electrical Receptacles	19,560
Interior Lights	26,570
Exterior Lights	875
Urinals	230
Lavatories	1,190
Faucets	1,750
Water Coolers/Fountains	730
Sewage Plants	2
Lift Stations	7
Bleachers	49 Sets (Int./Ext)

<u>ITEM</u>	<u>QUANTITY</u>
Bathroom Partitions	336 sets
Wall Lockers	12,000
Doors	17,832
Associated Key Ways	12 different types
Parking Lots	74
Tennis and Basketball Courts	17
Cafeteria Tables	560
Miles of Fencing	149
Mechanical Piping	102 miles
Electrical Wiring	270 miles
Faucets	1,800
Clocks	5,040
Electric Motors 1/32 HP-100HP	9,480
Emergency Generators—Electrical	21

10 Most Frequently Performed Tasks



IAC Required Data Elements Summary

A) Introduction and Supporting Information

1) Guiding Principles: A statement of the principles and/or values that guide the LEA's maintenance of its facilities. **SMCPS response: See Executive Summary Page 4 - 5**

2) Vision: A description of the desired outcome/situation that its facilities-maintenance group is working to achieve. **SMCPS response: See Executive Summary Page 4 - 5**

3) Mission: A statement of the mission of the LEA's facilities-maintenance organization/group/division/department. **SMCPS response: See Introduction Page 8-10**

4) Interrelationships: A description of how the CMP interrelates with the LEA's Educational Facilities Master Plan (EFMP) and other relevant documents. **SMCPS response: The process used in the CMP to assess facility systems and component conditions (as described in "Facility / System Planning and Assessment Page 48-50", results in recommendation made to Capital Planning (as documented in FY 2024-2029 Budget and Project Considerations Page 56-80.**

5) A description of the long-term (strategic) focus of the LEA with regard to maintenance of its portfolio of facilities. **SMCPS response: See Goals and Initiatives Page 12-15**

6) A description of the near-term (next one to three fiscal years) focus of the LEA with regard to maintenance of its portfolio of facilities. **SMCPS response: See Goals and Initiatives Page 12-15**

7) Computerized Maintenance Management System (CMMS)

a) The name of the software package being used by the LEA to manage its maintenance. **SMCPS response: See Work Flow Page 42-47**

b) A list of the CMMS modules or components being used and for what primary purposes. **SMCPS response: See Work Flow Page 42-47**

c) Whether or not the CMMS is being used to manage and track the work of contractors (non-LEA staff) engaged by the LEA to perform maintenance work. **SMCPS response: See Preventive Maintenance Information Page 114-116**

d) The percentage of preventive-maintenance work orders that are generated automatically within the CMMS pursuant to PM schedules entered into the CMMS. **SMCPS response: See Preventive Maintenance Information Page 114-116**

e) The percentage of facilities (active, holding, and administrative) for which all major building systems and components are tagged and entered into the asset inventory within the CMMS. **60%**

8) Facilities-Assessment Process

a) A brief description of how the LEA assesses its facilities (e.g., for condition, for educational sufficiency, etc.); how often it assesses them; and whether it uses in-house staff, contractors, or a combination of the two to implement the assessments

(or whether the LEA simply relies upon the condition assessments performed by the IAC and/or the IAC's contractors). **SMCPS response: See "Facility / System Planning and Assessment Page 48-50**

b) A description of the current status of the LEA's facility assessments, if any. fiscal years.

b) The percentage of custodial duties completed adequately (as assessed through the LEA's selected method of assessment and against the LEA's selected standard). **SMCPS response: 90%**

B) Facility Outcomes

Description	Previous FY Goal	Previous FY Actual	Current FY Goal
Facility Usability - the number of facility-days during which the facility could not support the delivery of the educational programs and services.			
Facility Usability	0	1 – All Sites Snow/Ice Event	2 – All Sites / Snow/Ice Event 2 – Leonardtown Elementary School / Oil Spill abatement 3 – Chopticon High School / power outage snow / ice event 1 – Leonardtown High School / Phase monitor failure , power outage
Preventive Maintenance Work Order (PM)			
Total Opened	5231	4217	5231
% Closed within 30 Days	100%	8% **	
Staff Hours	7000	3593.3	
Contractor Hours	Not Available	Not Available	

Total Spent on PM by Staff		\$314,258.44 *	
Total Spent on PM by Contractors		\$729,476.90	
Percent of total work order for PM	19%	19%	
Corrective Maintenance Work Orders (CM)			
Total Opened		891 ***	
% Closed within 30 Days	100%	9%	
Mark Urgent- High Priority or Emergency	0%	0%	
Staff Hours		2048.75	
Contractor Hours		Not Available	
Total Spent on CM by Staff		\$117,770.12	
Description	Previous FY Goal	Previous FY Actual	Current FY Goal
Total Spent on CM by Contractors		\$557,264.62	
Mean Repair Time		4.6 hours	
% of CM Work Orders Opened by Central Office Staff		100%	
% of CM Work Orders Opened by Building Staff		0%	
Custodial			
% of Custodial trained on custodial scope of work in the last two years	100%	90%	100%
% of Custodial duties completed adequately	90%	90%	100%

*this does not include labor cost

** average closure for monthly PM is 33.9 days, see Preventive Maintenance Information Page 114-116

*** this only represents the work orders generated as a result of a PM, we do not currently segregate your definition of CM from our general work order data.

C) Resources and Inputs

1) Maintenance Staffing and Organization

a) Organizational chart for the current fiscal year for the LEA's maintenance and operations units b) List of positions by type and/or unit, with definitions; number of each type of position; number filled vs. vacant as of June 30 of the previous fiscal year (the fiscal year just completed). **SMCPS response: See Organizational Structure and Lines of Responsibilities Page 18-33, The department of maintenance had 1 vacant position open as of June 30, 2021. The department of operations has 137.00 FTE with 5 vacant positions as of June 30, 2021.**

Department of Maintenance		Department of Operations	
FTE	Description	FTE	Description
0.2	Assistant Superintendent of Supporting Services	0.2	Assistant Superintendent of Supporting Services
0.2	Administrative Assistant	0.2	Administrative Assistant
1.0	Director	1.0	Print Shop Operator
1.0	Account Clerk	1.0	Delivery Driver
Department of Maintenance		Department of Operations	
2.0	Secretary	1.0	Director
1.0	Project Coordinator I	1.0	Supervisor
2.0	Foreman	1.0	Foreman
0.2	Maintenance Trades Staff Refrigeration	1.0	Logistics Manager
9.0	Maintenance Trades Staff HVAC	1.0	Facilities Support Manager
5.0	Maintenance Trades Staff Electrical	1.0	Fiscal Secretary
2.0	Maintenance Trades Staff Plumbing	1.0	Secretary II
4.0	Maintenance Trades Staff Grounds	3.0	Building Service Manager III
1.0	Maintenance Trades Staff Painting	7.0	Building Service Manager II
6.8	Maintenance Trades Building Repair	17.0	Building Service Manager I
2.0	Maintenance Trades Vehicle Repair	3.0	Assistant Building Service Manager III
2.5	Maintenance Trades Roofing	7.0	Assistant Building Service Manager II
		26.5	Assistant Building Service Manager I
		63.5	Building Service Worker

2) Summary of Current Staffing Against Industry Standards

Metric	Industry Standard	Previous FY Budgeted	Previous FY Actual	Current FY Budgeted
a) Maintenance Staffing (FTEs for Total GSF)	APPA Level 2 (Comprehensive Stewardship): 39.85 FTEs for 2,582,230 Total GSF*	39.85***	39.85***	39.85***
b) Maintenance Load (GSF per FTE)	APPA Level 2 (Comprehensive Stewardship): 67,456 GSF per FTE	64,798.74	64,798.74	64,798.74

Metric	Industry Standard	Previous FY Budgeted	Previous FY Actual	Current FY Budgeted
c) Percent of Maint. staff delivering bldg. services**	N/A	81.4%	81.4%	81.4%
d) Custodial Staffing (FTEs for Total GSF)	APPA Level 2 (Ordinary Tidiness): 137.4 FTEs for 2,582,230 Total GSF*	137.4	137.4	137.4
e) Custodial Load (GSF per FTE)	APPA Level 2 (Ordinary Tidiness): 16,700 GSF per FTE	20,758	20,758	20,758

* Enter the total GSF for the LEA's active, holding, and administrative facilities, divide by the appropriate GSF standard from the row below, and enter the resulting number of FTEs in the previous blank.

** This is the percentage of maintenance staffers who actually *deliver (i.e., perform)* services to PK-12 school facilities as opposed to performing administrative/managerial functions.

***this includes 2 auto/diesel mechanics and 3 FTE performing logistics and grounds care functions which are **NOT** part of the APPA Level 2 standard

3) Funding, Budgets, and Spending

a. Budget Narrative: A brief description of the budget situation and context for the fiscal year. **SMCPS response: Currently the maintenance of plant operating budget is based on an activity-based budget model with the predicted replacements included.**

b. Fiscal Summary

Enter a dollar figure for each box.

	Industry Standard	Previous FY Goal/ Budget	Previous FY Goal/ Budget per GSF	Previous FY Actual	Previous FY Actual per GSF	Current FY Goal/ Budget	Current FY Goal/ Budget per GSF
Spending							
Preventive Maintenance	N/A			\$906,649	\$0.35		

	Industry Standard	Previous FY Goal/ Budget	Previous FY Goal/ Budget per GSF	Previous FY Actual	Previous FY Actual per GSF	Current FY Goal/ Budget	Current FY Goal/ Budget per GSF
Corrective Maintenance	N/A			\$1,356,581.53	\$0.53		
Deferred Maintenance (if applicable)	N/A			\$55,893,331		\$805,008,600	
All Maintenance	(CRV x .03)	CRV= \$924,438,340 x .03 = \$27,733,150.20	\$10.74				
All Maintenance , per GSF	N/A	\$5,083,077	\$5.21	\$13,478,558 *	\$1.79	\$15,234,852 *	\$5.89
Operations	(CRV x .01)	CRV= \$924,438,340 x .01 = \$9,244,383.40	\$3.58				
Operations, per GSF	N/A	\$7,962,007	\$3.24	\$7,392,389	\$3.01	\$7,935,713	\$3.23
M&O Combined	(CRV x .04)	CRV= \$924,438,340 x .04 = \$36,977,533.60	\$14.32				
M&O Combined, per GSF	N/A	\$13,045,084	\$5.05	\$12,005,947	\$4.65	12,805,565	\$4.96

*Operating funds and Capital Funds (Building Critical / Infrastructure, and Renovations)

D) Planned Actions

1) Changes: Description of how the LEA's planned approach to maintenance or maintenance activities are different from the past year, if applicable. **SMCPS response: Minor updates to Building Inspections forms**

2) List of Planned Improvements to Maintenance Structures/Systems and Maintenance Processes. **SMCPS response: A funding request for addition funding and/or FTE will be made to help better support PM and CM requests.**

3) List of Planned Major (Capital) Maintenance and Repair Projects by Facility for Current FY and next FY. Make sure to cover all categories listed as Major Building Systems in the IAC's Statewide Facilities Assessment (SFA): Structural; Skin; Roofs; Interior Construction; Interior Doors & Hardware; Ceilings; Wall Finishes; Flooring; Conveyances; Plumbing Fixtures; HVAC; Electrical Distribution; Life/Safety Systems; Relocatables; Program Support Equipment; and Site. **SMCPS response: See "Facility / System Planning and Assessment Page 48-50", and FY 2024-2029 Budget and Project Considerations Page 56-80.**

4) Professional Development (PD)

a) Describe the LEA's accomplishments **SMCPS response: 98% of all department of maintenance employees are certified EPA renovators, 100% of HVAC tech's have been trained in how to verify ventilation via Co2 detections.**

b) Describe the challenges that the LEA expects to face in the fiscal year at hand in relation to maintenance. **SMCPS response: needs exceed funding.**

c) Briefly describe the key components of the LEA's PD plan for the year at hand and attach a copy. **SMCPS response: See Goals and Initiatives Page 12-15.**

E) Obstacles and Missing Resources

1) Describe any missing resources and obstacles to implementing needed maintenance activities. **SMCPS response: There are several challenges to maintaining any portfolio, the unique challenge that SMCPS's portfolio faces in the next decade, is the number of facilities and facility components that will be reaching the end of their life cycles.**

2) Provide summaries of any relevant data sets included with the CMP. **SMCPS response: Please see the entire CMP for relevant data to maintenance activities.**